

TOWN OF ESSEX DEVELOPMENT REVIEW BOARD
NOTICE of PUBLIC HEARING
March 20, 2025, 6:30 pm

Hybrid & In Person (Municipal Conference Room, 81 Main St., Essex Jct.) Meeting. Anyone may attend this meeting in person at the above address or remotely through the following options:

Join Online: Zoom Meeting ID: 821 7131 4999 | Passcode: 426269

Join Calling (*audio only*): 888-788-0099

Public wifi is available at the Essex municipal offices, libraries, and hotspots listed here:

<https://publicservice.vermont.gov/content/public-wifi-hotspots-vermont>

1. **Site Plan – Allen Brook Development** is proposing a 33,600 square foot commercial warehousing building with associated parking located at 572 Kimo Drive (FKA Saxon Hill Industrial Park, Parcel B, Lot 11) Parcel ID 2-074-004-011 in the Resource Preservation Industrial-District (RPD-I). Included in the application is a waiver request for the RPD-I 50' buffer (ZR Table 2.14(9)(c)) and proposed disturbance of slopes 20+% (ZR Section 5.6(B)(2)).
2. **Site Plan – Scannel Properties LLC** is proposing a +/- 107,000 square foot distribution facility with associated parking located at 637 Kimo Drive (FKA Saxon Hill Industrial Park, Parcel B, Lot 13) Parcel ID 2-074-004-013 in the Resource Preservation Industrial-District (RPD-I). Included in the application is a waiver request for the RPD-I 50' buffer (ZR Table 2.14(9)(c)).
3. **Consent Agenda – Site Plan – Black Bay Ventures XIV, LLC and Shenk Enterprises, LLC** are requesting a re-approval of a proposed 106,372 square foot warehouse facility located at 35 Thompson Drive, Parcel ID 2-070-671-5669 in the Resource Preservation Industrial-District (RPD-I). This was approved on April 28, 2022 by the Planning Commission and has since expired.

Application materials may be viewed before the meeting at

<https://www.essexvt.org/182/Current-Development-Applications>. Please call 802-878-1343 or email COMMUNITY-DEVELOPMENT@ESSEX.ORG with any questions. This may not be

the final order in which items will be heard. Please view the complete Agenda, at

<https://essexvt.portal.civicclerk.com> or the office notice board before the hearing for the order in which items will be heard and other agenda items.