

**TOWN OF ESSEX DEVELOPMENT REVIEW BOARD**  
**NOTICE of PUBLIC HEARING**  
**July 17, 2025, 6:30 pm**

Hybrid & In Person (Essex Highschool Cafeteria, 2 Educational Drive, Essex Junction) 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. **Consider amending or rescinding all or part of approval for John and Meredith McClellan** - 2-lot simple parcel subdivision and waiver at 56 Tanglewood Dr (Parcel ID 2-044-059-002) located in the Medium Density Residential (R2) District. Lot 1 will be 3.21 acres and contain the existing single-family home. Lot 2 will be 1.00 acre for future residential development.
2. **Continued from 6/26/25 meeting - 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. **Prelim Subdivision – John and Carolyn Leo** are proposing an 8-lot commercial subdivision located at 15 Leo Drive (Parcel ID 2-008-004-203) in the Industrial (I1) and Scenic Resource Protection Overlay (SRPO) Districts.

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](mailto: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.