

**ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING**  
**Essex Town Hall – Essex, CT**  
**March 11, 2020 4:00 pm**

In attendance: Chairman Janet Peckinpaugh, Peter Decker, George Sexton, Betsy D’Amico, Brian Weinstein, and Susan Malan.

**CALL TO ORDER**

The meeting was called to order by Chairman Janet Peckinpaugh at 4:03 pm. Betsy D’Amico seconded the motion. All in favor.

**APPROVAL OF MINUTES**

Motion made by Janet Peckinpaugh to approve the February 12 meeting minutes. George Sexton seconded the motion. All in favor.

**INTRODUCTION**

**Visitors:** None.

**Commissioners:** No additional comment.

**REPORT FROM EDC CONSULTANT/SUSAN MALAN**

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There has been a new tenant proposed for 104 Main street Ivoryton, no change of use for the space. The proposed business will offer retail gifts and ice cream. On January 25, a new retail gift shop called “You, Me and the Sea” opened. 23 Saybrook Road’s application to build a handicapped ramp, landing, and stairs to enter an indoor golf facility has been approved, and build out is in process. 47 Industrial Road as an indoor recreational complex will host for example, youth training and sports. The new committee Down River, which is focused on attracting tourism to Essex, is still meeting regularly.

**ZONING ENFORCEMENT OFFICER REPORT/ JOE BUDROW**

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Approved Zoning Permits:

- Application No. 20-12 – 46 Plains Road: New Use – Dave Scott Fine Art
- Application No. 20-18 – 23 Saybrook Road: New Use: Indoor Golf Recreation Facility
- Application No. 20-20 – 12 Bokum Road: New Freestanding Sign
- Application No. 20-27 – 11 Ferry Street – New Signage for Siren Kitchen and Bar
- Application No. 20-28 – 3A Main Street, CTBK: New Use – Thrive Solution Center

News

- Surfridge Brewing – Has received building permits and are currently building out.
- A retail store with accessory food service is potentially coming to Ivoryton. It is an all-retail concept, no change of use regarding zoning, and the business will offer ice cream made off premise.

Janet Peckinpaugh informed Joe Budrow that she recommends a letter of support to Carlson Landing I LLC in support of building an elevated stairway as it would be in the public's best interest. Janet Peckinpaugh had already drafted the letter and Joe Budrow agreed that sending a letter of support made a lot of sense.

Susan Malan asked Joe Budrow for an update about the Discovery Center. Joe said there were no updates.

Janet Peckinpaugh asked if there were any updates regarding the supermarket. Joe said there were no updates. Susan Malan said that there has been interest in the space, but it was currently going through a court process.

### **ACTION ITEMS**

None.

### **DISCUSSION ITEMS**

#### **New Business:**

Motion was made by Janet Peckinpaugh to approve the support letter to ZBA for Carlson Landing I LLC to build an elevated stairway from 57 - 63 Main in the Village, Application 20-6. Brian Weinstein recused himself from the vote. Peter Decker seconded the motion. All in favor, 1 abstained.

George Sexton said that the Yacht Club is developing a brochure for boating visitors that come to town. The brochure will have an insert that features the Steam Train, CT River Museum, dining areas, necessities, and so forth.

Brian Weinstein asked if there was any sort of clear process in place for someone coming into town interested in opening a business. Susan Malan replied there was an informational brochure by the Land Use Department. Brian asked how this process can be streamlined and clearer for business owners, and discussion followed where different members offered insight to address this, with the main topic centered around more information for the business owner.

Motion made by Peter Decker for the Economic Development Commission to recommend a change be made to the Zoning Application form, to include a box indicating that the Economic Development Consultant has been notified of the prospective business. Additionally, when a Reg

1 is certified by the Town Clerk, the Economic Development Consultant has also received a copy of the application. George Sexton seconds the motion. All in favor. Motion passed.

**Old Business:**

Janet Peckinpugh received an email from Sean Driscoll, a student working on the UCONN Senior Project, requesting an update. Economic Development Commission was tabled at the last Board of Selectmen meeting. Janet Peckinpugh told the students they would be given an update soon.

**Upcoming Guests and Meeting Locations**

The next meeting will be on April 8, 2020 at 4:00 pm at the Essex Town Hall.

**ADJOURNMENT**

Motion was made by Peter Decker to adjourn the meeting at 4:47. Brian Weinsten seconded the motion. All in favor.

Respectfully Submitted,

Menalie Hyde, Commission Clerk