

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

September 14, 2022

Zoom virtual meeting and in person at Essex Town Hall, Room A

Present: Chairman Susan Malan, Peter Decker on Zoom, Robert Day and MaryEllen Barnes. Tom Nichols, Brian Weinstein and Tom Pinkowish on Zoom.

Absent: Jim Vineburgh

CALL TO ORDER:

The meeting was called to order by Chair Malan at 4:03 p.m.

APPROVAL OF MINUTES:

Brian Weinstein made a motion to approve the minutes and Tom Nichols seconded.

INTRODUCTION:

Meeting was held virtually on Zoom and in person at Essex Town Hall.

Visitors: None

Updates:

Susan asked Robert about any P&Z updates. Robert explained that it was routine things that were discussed. Marijuana ordinance will be next month at the public hearing.

A representative and a developer came in to talk about the possibility of a change in property zone for 160 Saybrook Road 10+ acres to allow 48 condominiums. The P & Z thought this would affect quite a few properties. Discussion on which properties might be affected.

He wanted to talk about setting up regulations and an ordinance for Airbnb's. It was suggested that a draft of what it might look like be drawn up so there is something to look at and talk about. There is already in the Zoning Regulations that no rental for less than 6 months are allowed in Essex. All thought there were a lot of Airbnb's in Essex and they are not there for 6 months minimum. There was discussion on the different areas that have Airbnb's. It was understood at the meeting that Carey and Norm were going to work on a draft proposal. Peter also let everyone know that he had forwarded Carey the Groton/Noank Airbnb regulations. He thought it was pretty stringent- it was asked if that one passed? He thought it did but maybe not. It was in the paper.

Tom Pinkowish wanted to update everyone – after 6 months of talking about the National Estuarine Research Reserve, they may be talking with UConn about it next month. Professor Gordon McMann will be talking with them. It is a preliminary meeting to see what Essex needs and how they can help them achieve their goals. They do the field work, but have no website yet.

Planning and Zoning Report:

Carey Duques did not send a report for this month.

Discussion on retail spaces on Main Street Essex – new tenants at former Cooper & Smith and One Main Street former Pough Interiors. You Me and Sea leaving 11 Main Street end of December. Building is for sale and under contract

Discussion on Swankey's for sale. Thought that it was for sale for \$1.3 but that includes the other building on the property- they think so but not sure.

ACTION ITEMS:

None

OLD BUSINESS:

POCD- Susan wants to keep this on the agenda but nothing to talk about right now.

Harbor Management Plan- No updates just that it was assigned to a DEEP person and they will get to it.

River Road sidewalk- Now they are not going to wait for bridge and will start working on it.

UConn Senior Student Project- Susan let everyone know that even though we have nothing for them this year- we should think of a project for next year. Last update for virtual sidewalk on Ferry Street we were told we were waiting for the plan Geoff Paul was creating for the area near common owned properties. Susan will reach out to Geoff Paul for an update.

1Main St Window- Apparently, the owner gave many people permission for various things to do with the property but now we hear that it is rented.

River Lane- Open house this Saturday- email invites were sent to many in town.

NEW BUSINESS:

None

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, October 12, 2022.

ADJOURNMENT:

Peter Decker made the motion to adjourn and Tom Nichols seconded. The meeting was adjourned at 4:26 p.m.

Respectfully Submitted,
Cindy Sadlowski, Commission Clerk