

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

June 14, 2023

Zoom virtual meeting and in-person at 29 West Avenue Essex Room B

Present: Susan Malan (**Temporary Chair**), Peter Decker, Brian Weinstein, James Vineburgh, Bob Day, Tom Nichols (via Zoom), Tom Pinkowish (via Zoom)

Absent: Mary Ellen Barnes

CALL TO ORDER:

Meeting was called to order by Susan Malan at 4:05 p.m.

APPROVAL OF MINUTES:

Peter Decker motioned to approve the minutes and Jim Vineburgh seconded.

INTRODUCTION:

The meeting was held virtually on Zoom and in person at 29 West Avenue Essex Room B.

Visitors:

None

Updates:

Planning and Zoning Report Zoning Report for the Economic Development Commission from Carey Duques. Pending receipt

ACTION ITEMS:

None

OLD BUSINESS:

PoCD - No updates. Still waiting for feedback.

Existing PoCD priorities – attached *Elson do you have these?

Harbor Management Plan - No updates. Still waiting for feedback from DEEP

River Road Sidewalk - Susan comments that it will start in July and be a four month project. She also says that it will all be on Town land or within the Town right of way

Vacancies and new businesses - Susan says that the antique shop has gone into where Earth and Fire Art Studio used to be, and a new art gallery has moved into where Melanie Carr Gallery was but it has not opened yet. As said in the previous meeting, Carlson's Landing (business only) has been sold and was replaced by Noah's, which has now open. Additionally, 1 Main Street is still for sale; it has been shown but not leased or sold yet. "Cooked", which purchased the former Swanky's building a 5 Main Street

Centerbrook will have some construction and is hoping to have their soft open by the end of summer and then fully open in September.

NEW BUSINESS:

Parking and sidewalks, signage - Centerbrook, Ivoryton, Essex Villages - Susan updated the board that she and Carey Duques drafted a letter for tenants and building owners of commercially operated properties in the villages and Carey Duques will send it out shortly. It asks for tenants and businesses to remove obstructive signage and to be mindful of taking space from sidewalks.

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, July 12, 2023, at 4:00 p.m.

ADJOURNMENT:

Robert Day made a motion to adjourn. Peter Decker seconded. The meeting adjourned at 4:34 p.m.

Respectfully submitted,
Elson Guo

Zoning Report for the Economic Development Commission

April 6, 2023 Meeting

By: Carey Duques, Land Use Official

The following applications relating to businesses have seen activity since the last submission to the Essex EDC. The PZC held its regular meeting on April 4, 2023.

Approved Zoning Permits:

No commercial zoning permits.

Special Exception Applications:

Denied- PZC Application 23-02 Special Exception under Section 40J of the Essex Zoning Regulations for construction of a new 1000 sq ft single family home with architectural elements that represent a vintage Dutch windmill at **24 Charles Street Centerbrook** *Applicant/Owner: Keith Knickerbocker*

Site Plan Review Application:

No updates

Text Amendments and Zone Changes:

Approved Effective April 14, 2023 - PZC Application 23-1 Text Amendment under Section 123 of the Essex Zoning Regulations to modify the sections relating to the Gateway Zone as well as add language to regulate light pollution *Applicant: CT River Gateway Commission.*

Other updates: Discussions on short-term rentals planned with BOS at April 19, 2023 meeting.