

ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
September 13, 2023
Zoom virtual meeting and in-person at 29 West Avenue Essex Room A

Present: Susan Malan Peter Decker, Mary Ellen Barnes, James Vineburgh, Brian Weinstein, Tom Nichols (via Zoom)

Absent: Tom Pinkowish, Bob Day

CALL TO ORDER:

Meeting was called to order by Susan Malan at 4:07 p.m.

APPROVAL OF MINUTES: Peter Decker motioned to approve the minutes and MaryEllen Barnes seconded.

Updates:

Planning and Zoning Report:

See "Zoning Report for the Economic Development Commission" below from Carey Deques.

ACTION ITEMS:

Motioned to approve amending the agenda.

PUBLIC COMMENT: Kurt Schultz of Ivoryton asked the commission if there was any update on the status of the former Colonial Market – conversation about possible uses and markets that had been approached as potential tenants

OLD BUSINESS:

PoCD - No updates. Susan will check with P & Z regarding dates and deadlines for updates and comments.

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

Vacancies and new businesses - A commercial first floor residential second floor is being sold privately. 1-3 N Main, there are two spaces that are going for lease, one is waiting for lease to expire and another expires soon. Vintage Home, which is next to Nutmeg Pharmacy in Centerbrook, is open. 1 Main Street sale is pending. Blackjack's has closed. New bridal shop has opened at 3 South Main Street (original library building)

Short term rental ordinance- Peter Decker attended the most recent public meeting, a revised draft of the proposed ordinance is in process.

Directional signage - The board has tabled this topic for later.

NEW BUSINESS:

None

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, October 11, 2023 at 4:00 p.m.

ADJOURNMENT:

Brian Weinstein made a motion to adjourn. Mary Ellen Barnes seconded. The meeting adjourned at 4:37 p.m.

Respectfully submitted,
Elson Guo

Zoning Report for the Economic Development Commission

September 13, 2023

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 September 5, 2023.

Approved Zoning Permits:

1-3 North Main Street Unit #4 was approved for a retail shop.

Special Exception Applications:

No updates

Site Plan Review Application:

No updates

Subdivision Application:

None

Text Amendments and Zone Changes:

PZC Application 23-07 Proposed Text Amendment under Section 123 of the Essex Zoning Regulations to change the text of the Zoning Regulations to add a new Section 61A.2(G) to permit Multiple Dwelling Projects in the Rural Residence District *Applicant: Greylock Property Group, LLC*. **Public hearing closed on September 5, 2023. No new information can be collected at this time. The discussion among the board members was continued to October 3, 2023.**

Other updates: Second meeting on short-term rentals with BOS was held on September 6 2023. The BOS is revisiting the draft ordinance and may make changes. It is TBD if another public hearing will be held. I believe the final ordinance will be held for a vote via referendum.