

**THESE MINUTES ARE SUBJECT TO BOARD APPROVAL AT THE NEXT
ESSEX ECONOMIC DEVELOPMENT COMMISSION
ESSEX TOWN HALL - 4:00pm**

The Essex Economic Development Commission was held on Wednesday, September 12, 2012. In attendance were Acting Chairman Lon Seidman, Robert Laundry, Ed Cook, John Beveridge, Lon Seidman, and Mark Uihlein. Also in attendance was Kelley Frazier, Secretary to the Board and Audience Member Al Wolfgram. Absent: Lee Thompson and David Winstead.

CALL TO ORDER

The meeting was called to order by Mr. Seidman 4:05pm.

APPROVAL OF MINUTES

Upon a motion made by John Beveridge and seconded by Robert Laundry the Commission approved the minutes from the August 8, 2012 Essex Economic Development Commission meeting.

REPORT FROM TOWN HALL

Mr. Needleman noted that there is an application for the Sunoco Station. There is a property near the Ambulance building that may be attractive to the Town. This property may be contaminated. Mr. Needleman will look at this property. He has talked to the owner of the Piano Factory for possible space in that building which could be used by the Fire Department. Mr. Needleman is working with Northeast Utilities to revamp the island by the Town Hall. Mr. Needleman discussed the chip sealing of various town roads. He has not received any complaints about this type of repaving.

The Village of Ivoryton has received a grant. The Ivoryton Alliance is developing a plan for use of this grant. There will be no additional parking added, but the island near Aggie's may be eliminated for better traffic flow.

The Ivoryton Farmer's Market is hoping to receive a grant. The location may change next year.

COMMUNICATIONS/PUBLIC COMMENT

None

OLD BUSINESS

Retail Condition:

Essex Village

Mr. Beveridge reported for Mr. Thompson that we only have a couple of vacancies in Essex Village.

Centerbrook

No Update

Ivoryton

No Update

STEAP

No Update

NEW BUSINESS

Review of Possible Projects – Commissioners Input

The Commission discussed what projects will be the focus moving forward. There was a study done which detailed fourteen recommendations. There are some properties which are zoned both residential and industrial. Mr. Wolfgram said the Zoning Committee will discuss split zones in the future.

Mr. Beveridge feels that Ivoryton and Essex could use a small sewage plan to allow for possible additional restaurants. He noted that this may not be realistic at this time. He suggested that it may be more realistic to purchase the parking lot across from the Ivoryton Playhouse. The LC Doane property was briefly discussed and thoughts that this could be a small retail space with residential or offices above. This could allow for additional parking for the Essex Steam Train.

Mr. Wolfgram stated that we may review the Waste Water Management Facility Plan to see what the cost would be for a mini sewage option. He said that sewer avoidance is what the State recommends. He noted that the technologies need to be researched.

The group will email Mr. Thompson with other ideas.

ADJOURNMENT

On motion duly made and seconded, the Essex Economic Development Commission unanimously **VOTED** to adjourn at 4:40pm.

Respectfully Submitted

Kelley S. Frazier
Essex Economic Development Commission Clerk