

## **ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING**

**Essex Town Hall – Essex, CT**

**October 10, 2018 4:00 pm**

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

### **CALL TO ORDER**

The meeting was called to order by Chair Peckinpaugh at 4:05 pm.

### **APPROVAL OF MINUTES**

Motion made by Peter Decker to approve the September 12 meeting minutes. Brian Weinstein seconded the motion. All in favor.

### **INTRODUCTION**

**Visitors:** John Blake and Joe Budrow

**Commissioners:** No additional comment.

### **REPORT FROM EDC CONSULTANT/SUSAN MALAN**

A potter of Old Saybrook has rented the unite at 1-3 North Main where Truffle Shots was. Carlson Landing restaurant project is proceeding on schedule. Former Wright's Restaurant is being marketed for lease – there is another new deal is in process. There is currently no update on that. The Centerbrook sidewalk, lighting, streetscape improvements are proceeding and should begin in the spring. The Essex Restaurant has split their existing space into two separate restaurants. The Essex is in the front of the building and the back of the space is has been converted to a Mexican restaurant, Los Charros. Grand opening of Los Charros took place on October 3. A culinary school being added in affiliation with The Essex is still in the talks. Hope Partnership has received approval and a \$3.93 million grant to convert the upper floors in Spencer's Corner to residential – several tenants in the office are looking to relocate as they are concerned about construction disruption. UConn senior project design had their first meeting schedules on October 4 with the students, their professor and the EDC subcommittee. The new granite stairway to the Lay House lawn off the Main Street sidewalk, designed by will be completed by October 26<sup>th</sup>. Their capital Campaign Is in the closing stages and should finish by year end. They will soon begin renovating the Lay House Carriage House to become storage for the Museum's collection of art and artifacts.

### **Zoning Officer Report**

- Addressing the letter from EDC:
  - o There is a proposal for retail down Plains Road: General principle use up to 8k square feet and accessory use up to 8k square feet.
  - o Discussed zones on Plains Road, clear zones need to be looked over before any decisions can be made about the new proposal.

**ACTION ITEMS:** None

## **DISCUSSION ITEMS –**

### **Update on UConn Partnership**

- The subcommittee created for the senior project, which includes Susan Malan, Bob Ward, Ed Cook and Janet Peckinpugh, met with the professor overseeing the project. There are four students involved, most of whom are unfamiliar with Essex. The subcommittee gave the students a walk-through of Main Street, Essex. The project is just beginning. The professor overseeing the project will check in from time to time with the subcommittee. There will be a presentation in the spring for the students to show their findings. The types of things the students will consider making recommendations on is parking, bike lanes, striping of crosswalks, benches, etc.

### **John Blake**

Mr. Blake joined the meeting to discuss different options for property in Ivoryton. He asked the EDC for opinions on what to do with the space.

## **Upcoming Guests and Meeting Locations**

The next meeting will be on November 14, 2018 at 4:00 pm in John Blake's available space at his building located at 104 Main Street, Ivoryton.

## **ADJOURNMENT**

Motion was made by Peter Decker to adjourn the meeting at 4:48 pm. Brian Weinstein seconded the motion. All in favor.

Respectfully Submitted,

Kate Tucker, Commission Clerk