

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

Essex Town Hall – Essex, CT

January 9, 2019 4:00 pm

In attendance: Chairman Janet Peckinpaugh, Susan Malan, Brian Weinstein, Peter Decker, George Sexton and Ed Cook.

CALL TO ORDER

The meeting was called to order by Chair Peckinpaugh at 4:01 pm.

APPROVAL OF MINUTES

Motion made by Brian Weinstein to approve the December 12 meeting minutes. George Sexton seconded the motion. All in favor.

INTRODUCTION

Visitors: Sam Gavish

Commissioners: No additional comment.

REPORT FROM EDC CONSULTANT/SUSAN MALAN

3-5 Main Street has sold for \$400,000. Former Bennies Market is in foreclosure. A new decorator is still looking for window rental space on Main Street, Essex. Work has begun on 5 North Main for the 2nd floor apartment renovation. Carlson Landing restaurant project is proceeding on schedule. The Centerbrook sidewalk, lighting and streetscape improvements are proceeding and the work is set to begin in Spring of 2019.

Zoning Officer Report

Approved Zoning Permits:

- Application No. 18-122 – Underwater Construction, 100 Plains Road. New 6,000 square foot addition.

Special Exception:

- No special exceptions for commercial activity.

Petition for Text Amendment:

- Application No. 18-21 – Gary Gayharsh. A proposal to add a number of office uses as allowed uses within the RUM District, but only for properties in the district that front a State Road. A creative twist on the regulation here would allow the former Ivoryton Congregational Church to be open for a change of use to a business tenant(s). The septic system will dictate how many tenants.

News:

- Brewery is probably looking at a 2019 summer opening
- 5 North Main Street will be heading to the zoning commission for a site plan review to add an apartment over a future ice cream and candy store.

ACTION ITEMS:

None submitted

DISCUSSION ITEMS –

Peter Decker mentioned that there are currently almost eight hundred businesses & LLCs listed in Essex. This list does not take into consideration business & entities that are disregarded. As a committee, the EDC has no tangible count for the active businesses. It was suggested that there be a list given out for the EDC to verify the active vs disregarded entities. It was also suggested to create an e-base for this type of information for business owners. Ed Cook pointed out that once a list is published it would be outdated since businesses are constantly being opened/closed.

Plains Road

- After EDC's December meeting it was concluded that nothing could be done regarding the Plains Road issue that has been at hand the past few months.

Upcoming Guests and Meeting Locations

The next meeting will be on February 13, 2019 at 4:00 pm at the Witch Hazel Building in Centerbrook.

ADJOURNMENT

Motion was made by Brian Weinstein to adjourn the meeting at 4:51. George Sexton seconded the motion. All in favor.

Respectfully Submitted,

Kate Tucker, Commission Clerk