

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

January 11, 2023

Zoom virtual meeting and in-person at Essex Town Hall, Room A

Present: Susan Malan, Peter Decker, Brian Weinstein, Robert Day, Mary Ellen Barnes, James VineburghTom Pinkowish via Zoom

Absent: Tom Nichols

CALL TO ORDER:

The meeting was called to order by Peter Decker at 4:00 p.m.

APPROVAL OF MINUTES:

Peter Decker motioned to approve the minutes and Brian Weinstein seconded.

INTRODUCTION:

The meeting was held virtually on Zoom and in person at Essex Town Hall.

Visitors:

Scott Barger

Updates:

Planning and Zoning Report:

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

ACTION ITEMS:

Chair Malan distributed “Zoning Report for the Economic Development Commission” with all members.

OLD BUSINESS:

PoCD - Chair Malan says it will be discussed over the next week though many of the things listed in the plan have been done.

Harbor Management Plan - No update. DEEP says they have the new plan and will schedule a meeting, but have not done so yet.

River Road Sidewalk - Money for the sidewalk has been secured and it may be worked on soon.

Main Street Essex Village - Essex village has two empty spaces; 2 Main, which has interest, and 1 North Main.

Centerbrook is full besides space next to Spectrum (Art Gallery)and former Nutmeg Pharmacy. Ivoryton is completely full.

NEW BUSINESS:

P & Z short term rentals - Carey Deques and the board of selectmen are working together on this P & Z short term rentals but it is in the drafting phase. Does not plan to end short term rentals. Spoke about public safety devices (smoke detectors) and cards with phone numbers for emergency services for Airbnb’s. Brought up the policies of limiting reservations for 188 days each year and limiting reservations to town residents. Concerns brought up about enforcing these potential policies. Also spoke about state-wide hospitality tax.

2023 Meeting calendar attached; Bob Day made a motion to approve the 2023 meeting schedule, Brian Weinstein seconded the motion.

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, February 8, 2023, at 4 p.m.

ADJOURNMENT:

Susan Malan made a motion to adjourn. The meeting adjourned at 4:55 p.m.

**Zoning Report for the
Economic Development Commission
January 11, 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 a regular meeting on January 3, 2023.

Approved Zoning Permits:

Application No. 23-1 – **176 Westbrook Rd Essex**, approval for a new sign for Essex Savings Bank.

Application No. 23-2 – **61 Main Street Centerbrook**, approval for a new location of unwind therapy and new ritual skin care and signage.

Special Exception Applications:

Public hearing was opened and continued to February 7, 2023:

PZC Application 22-19 Special Exception under Section 90A.3(A) of the Essex Zoning Regulations to build 2 buildings, one 28,500 sq ft and one 21,700 sq ft, and associated building utility services and site improvements at **43 Bokum Road Essex** *Applicant/Owner: George C Field Co Inc.*

Public hearing was opened and continued to February 7, 2023:

Modification of PZC Application 19-26 under 90A.3(E) for change of use to indoor recreational facility in a 20,000 sq ft building approved in 2019 at **83 Westbrook Road Centerbrook**. *Applicant/Owner: E.S.T. Irrevocable Trust*

APPROVED: PZC Application 22-22 Special Exception under Section 90A.3(G) of the Essex Zoning Regulations to use the designated area to store clean roll-offs and trash/recycle containers at **27 Industrial Park Road** *Applicant/Owner: All Realty LLC*

Site Plan Review Application:

No updates

Text Amendments and Zone Changes:

APPROVED: PZC Application 22-20 Map Amendment under Section 123 of the Essex Zoning Regulations to change the zoning from Heritage Gateway to Rt 9 Gateway Special Development District (R9SDD) at **6 Main Street Centerbrook** *Applicant: Peter Decker, Owner: MacBeth Ventures, LLC*

Other updates:

Discussions on short-term rentals expected at the February PZC meeting.

Public hearings scheduled for February 7, 2023 for Special Exceptions for **6 Main Street, Centerbrook**, for event space and proposed addition at **49 Plains Road Essex** for an addition to Boars Head building.