

ECONOMIC DEVELOPMENT COMMISSION MEETING

March 8, 2023

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

Present: Susan Malan (Temporary Chairman), James Vineburgh, Bob Day III P & Z liaison, Tom Pinkowish, Tom Nichols, Brian Weinstein

Absent: Peter Decker

CALL TO ORDER:

Meeting was called to order by Susan Malan at 4:00 p.m.

APPROVAL OF MINUTES:

Brian Weinstein motioned to approve the minutes and Tom Pinkowish seconded.

INTRODUCTION:

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

Visitors:

None

Updates:

Planning and Zoning Report:

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

ACTION ITEMS:

None

OLD BUSINESS:

PoCD - No update

Existing PoCD priorities - See Below “Zoning Report for the Economic Development Commission”

Harbor Management Plan - No changes and still waiting for announced time for updates.

River Road Sidewalk - Surveyors are working on it. It appears to be on its final steps.

NEW BUSINESS:

Retail Update - Discussed combined effort to educate businesses on permitted signage due to issues with sandwich boards congesting sidewalks.

Discussion about new businesses and any open retail spots in the villages

Other items: Discussion regarding traffic congestion at the foot of Main with buses idling and blocking the boat ramps. Mary Ellen Barnes will speak with Public Works and we’ll also look to CRM to remedy the issue.

Mary Ellen Barnes briefed the commission on upcoming Park and Rec events

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, April 12, 2023, at 4 p.m. Location TBD

ADJOURNMENT:

Tom Nicols made a motion to adjourn. Jim Vineburg seconded. The meeting adjourned at 4:40 p.m.

Zoning Report for the Economic Development Commission

March 8, 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 its regular meeting on March 7, 2023.

Approved Zoning Permits:

Application No. 23-19 – **9 Novelty Lane Unit #5, Essex**, approval for occupying the space as a photography, digital image production space.

Special Exception Applications:

Approved with Conditions- 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 with Conditions- PZC Application 22-23 Special Exception under Section 90. A.1, 104.D.3 of the Essex Zoning Regulations to build a 10,125 sq ft building for expansion of the existing Boar's Head business at **49 Plains Road Essex**
Applicant/Owner: Piage Management Corp.

Site Plan Review Application:

No updates

Text Amendments and Zone Changes:

PZC Application 23-1 Text Amendment under Section 123 of the Essex Zoning Regulations to modify the sections relating to the Gateway Zone as well as add language to regulate light pollution *Applicant: CT River Gateway Commission*. **Public hearing scheduled for April 4, 2023**

Other updates: Discussions on short-term rentals planned with BOS in the spring.