

**ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING**

**April 12, 2023**

**Zoom virtual meeting and in-person at Surfridge Brewing 6 Main Street,  
Centerbrook**

**Present:** Susan Malan, Bob Day, Peter Decker, Tom Pinkowish, James Vineburgh

**Absent:** Tom Nichols, Mary Ellen Barnes, Brian Weinstein

**CALL TO ORDER:**

Meeting was called to order by Susan at 4:03 p.m.

**APPROVAL OF MINUTES:**

James Vineburgh motioned to approve the minutes and Peter Decker seconded.

**INTRODUCTION:**

The meeting was held in person at Surfridge Brewing 6 Main Street, Centerbrook.

**Visitors:**

Julia Hutchinson – President Essex Board of Trade was introduced to the commission toward the end of the meeting.

**Updates:**

**Planning and Zoning Report:**

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

**ACTION ITEMS:**

None

**OLD BUSINESS:**

**PoCD** - Peter Decker spoke about being aware that because there are so many people with home offices that communication infrastructure should be in place and being improved.

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

**Harbor Management Plan** - No updates. Still waiting for feedback.

**River Road Sidewalk** - Information session at Town hall tonight at 7:00 pm .

**NEW BUSINESS:**

**Retail Update** - 1 Main Street is still available in Essex Village. Melanie Carr Gallery from 1 North Main Street is closing. Centerbrook has 3 commercial office spaces available. Ivoryton retail is full. There was also a discussion about various restaurants that are for sale.

With respect to parking/sidewalks, Susan drafted a letter for Carey Deques to review, and read the draft letter to the committee. Carey is putting together the mailing list to send it to all three villages’ Main Street.

Talked about certain sections of Essex village where the parking spaces aren't striped for parallel parking and wanted to suggest to Public Works to stripe them. People from out of town don't understand that there are parking spaces because there aren't any lines.

Talked about people parking for longterm near Main Street and how fishing on the public dock is getting overcrowded which is causing conflicts with boaters coming in due to fishing lines. Susan Malan was asked to bring it up with the Harbor Commission, which she is a part of.

**Upcoming Guests and Meeting Locations:**

The next meeting will be Wednesday, May 10, 2023, at 4 p.m.

**ADJOURNMENT:**

Jim Vineburgh made a motion to adjourn. Tom Pinkowish seconded. The meeting adjourned at 5:04 p.m.

Respectfully submitted,  
Elson Guo

# **Zoning Report for the Economic Development Commission**

**April 6, 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 April 4, 2023.

## **Approved Zoning Permits:**

No commercial zoning permits.

## **Special Exception Applications:**

**Denied- PZC Application 23-02 Special Exception** under Section 40J of the Essex Zoning Regulations for construction of a new 1000 sq ft single family home with architectural elements that represent a vintage Dutch windmill at **24 Charles Street Centerbrook** *Applicant/Owner: Keith Knickerbocker*

## **Site Plan Review Application:**

*No updates*

## **Text Amendments and Zone Changes:**

**Approved Effective April 14, 2023 - 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.*

**Other updates:** Discussions on short-term rentals planned with BOS at April 19, 2023 meeting.