

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

May 10, 2023

Zoom virtual meeting and in-person at 29 West Avenue Essex Room B

Present: Susan Malan (Temporary Chair), James Vineburgh, Tom Nichols, Bob Day

Absent: Brian Weinstein, Peter Decker, Mary Ellen Barnes, Tom Pinkowish

CALL TO ORDER:

Meeting was called to order by Susan Malan at 4:02 p.m.

APPROVAL OF MINUTES:

Bob Day motioned to approve the minutes and James Vineburgh seconded.

INTRODUCTION:

The meeting was held virtually on Zoom and in person at 29 West Avenue Essex Room B.

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 updates. Still waiting for feedback.

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

River Road Sidewalk - Susan says she heard from Ryan that this will start in July. There was some issue preventing it from being completed sooner but Susan is not sure what it is. It is her understanding that it is approved, they have the money to do so, and it will definitely be happening.

Vacancies and new businesses - Susan mentioned a new exterminator business. There is a commercial single tenant building who cannot be named yet is probably not renewing, another is also not renewing but looking for something else in Essex. Additionally, Susan says that 37 Pratt Street might be leased and that 1 Main Street where Pough Interiors used to be is now for sale. Melanie Carr Gallery is closed but another art studio is going in there and work is being done for that. Bob Day reported a group from Middletown, Eli Cannons, is replacing Carlson’s Landing with a restaurant or pub named Noah’s. Susan also briefly mentions that Blackjack is closed and that Witch Hazel Works is for sale. Susan asked Bob Day about the indoor sports building and he responded saying the traffic study for it is done and that work continues to be done on it.

NEW BUSINESS:

Parking and sidewalks - Centerbrook, Ivoryton, Essex Villages - Susan brought up the Zoning Officer is sending out a letter to businesses to remove sidewalk obstacles like sandwich boards, signs and otherwise because they can be tripping hazards, nor do the businesses have permission to put them there.

She also spoke about redoing water lines in Ivoryton and repaving North Main from the water lines.

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, June 14, 2023, at 4 p.m.

ADJOURNMENT:

Bob Day made a motion to adjourn. James Vineburgh seconded. The meeting adjourned at 4:14 p.m.

Respectfully submitted,
Elson Guo

Zoning Report for the Economic Development Commission

May 10, 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 May 2, 2023.

Approved Zoning Permits:

Permit 23-44: 49 Plains Road, Essex for 10,125 sq ft building for expansion of the existing building.

Permit 23-45: 43 Bokum Road, Essex for Building 1 a 28,770 sq ft building to be occupied by Winair

Permit 23-46: 12 Plains Road, Essex for change of use from vacant space to an exterminating company

Special Exception Applications:

No updates

Site Plan Review Application:

No updates

Subdivision Application:

Received and scheduled a public hearing for June 6, 2023 PZC Application 23-04 63 South Main St, Essex. Proposed three lot subdivision which received variances for lot size for all three lots and width for two of the lots.

Text Amendments and Zone Changes:

Received and scheduled a public hearing for June 6, 2023 - PZC Application 23-05

Proposed Zone Change under Section 123 of the Essex Zoning Regulations to change the zoning of 45 Main Street Ivoryton from Village Residence to Rural Multifamily *Applicant:*

Ivoryton House, LLC.

Other updates: Discussions on short-term rentals planned with BOS at June 8, 2023 meeting.

Planning to send out letters regarding A-frame signs and parking to businesses this week or next, but need to have mailing list generated by Assessors Office.