

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

April 10, 2024

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

Present: Peter Decker (Temporary Chair), Tom Pinkowish, Brian Weinstein, James Vineburgh, Susan Malan, Mary Ellen Barnes,

Absent: Tom Nichols, Bob Day

NOTE: The meeting recording device did not capture the meeting – minutes prepared by Susan Malan from memory

CALL TO ORDER:

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

APPROVAL OF MINUTES:

Susan Malan asked for a motion to approve the minutes. Motion to approve made by Peter Decker seconded by Jim Vineburgh. Motion passed.

INTRODUCTION:

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

Visitors:

Charles Hajnal, Privateers Pizza

Updates:

Planning and Zoning Report:

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

ACTION ITEMS:

Susan circulated an ordinance proposal to regulate formula-based businesses. The commission will review and discuss at future meetings.

OLD BUSINESS:

PoCD - was discussed, the group will be focused on the goals set forth in the 2015 plan and start to work on updates for 2025 plan

Harbor Management Plan – still waiting for DEEP to sign off.

Vacancies & New Businesses – Vintage Home opened next to Nutmeg Pharmacy – Sayulita opening soon. Cooked is open and had excellent traffic, 31 Main Centerbrook was sold, buyer has opened a real estate office there where Elite Nutrition was, two vacancies at the Post Office building, Black Jax business is for sale, Sweet Peas has a new owner, Blissful Beauty opened at Wildwood, 67 North Main new business will be opening soon, CPA moving into one of the offices at 35 Pratt St. DG Market is open

Short term rentals – ordinance is proposed – Public Hearing April 17, 2024.

Plains Road Node – Peter Decker provided some background and highlights.

NEW BUSINESS:

Privateers Pizza - presentation - Mr Hajnal spoke with the commission about changes they have made and are proposing. They've significantly scaled back the provisions part of the business and have town approval for indoor seating now. They are applying for a beer and wine permit.

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, **May 8**, 2024, at 4:00 p.m.

ADJOURNMENT:

Peter Decker made a motion to adjourn. Brian Weinstein seconded. The meeting adjourned at 4:48 p.m.

Respectfully submitted,
Elson Guo