

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING

Essex Town Hall – Essex, CT

November 13, 2019

In attendance: Janet Peckinpough, Brian Weinstein, Peter Decker, Betsy D’Amico, Susan Malan and David Winstead.

CALL TO ORDER

The meeting was called to order by Janet Peckinpough at 4:00 pm.

APPROVAL OF MINUTES

Motion made by Peter Decker to approve the October 9 meeting minutes. Brian Weinstein seconded the motion. All in favor.

INTRODUCTION

Visitors: Paul Savisky.

Commissioners: No additional comment.

REPORT FROM EDC CONSULTANT/SUSAN MALAN

Woof Wellness Sandy Paws, relocated from Old Saybrook to 90 Pond Meadow Road, opened November 4. The new book store opening on 55 Main Street #2, Pucks Antiquarian Books, has their final fit out nearing completion. They hope to be open by November 15. An athletic training center is looking for 4,000-6,000 square feet of industrial space. A decorator may be leasing space on Main Street in Essex. Fit Focused will be relocating from Hadlyme to Spencer’s Corner Unit 104. A New restaurant at 78 Main Street in Centerbrook is scheduled to be open by December 1, 2019. Cait Shea on Main Street in Ivoryton is now open. The indoor golf center is working through the remaining approvals. 1 – 3 North Main Street is back on the market. Construction is in process at Siren at Essex Island Marina. Safe Harbor is considering building a “winter bridge” for all year dining on the island. There is no update on this. The Centerbrook sidewalk work was scheduled for completion in October 2019. It is almost completed with an additional sidewalk on West Avenue to connect the existing sidewalks. Carlson’s Landing is now open. Swanky’s should be opening soon, with no current update.

Zoning Officer Report

Approved Zoning Permit:

- Application No. 19-115 – New Use: Black Jax Saloon, 71 Main Street, Centerbrook.

Special Exception Applications:

- Application No. 19-16 – Nick Sapia, 130 Dennison Road, Essex. Application to locate a new 7,000+ square foot office building on a vacant property on Dennison Road. Hearing continued to November 25th.
- Application No. 19-18 – Scott Harger, 23 Saybrook Road. Application to locate an indoor golf center within a commercial space. To include an accessory bar, with food truck service. Approved October 21st.

Site Plan Review Application:

- No applications at this time

Petition for Text Amendments:

- Application No, 19-15 – Essex Zoning Commissions. A text amendment to allow Cottage Food Operations as an exception to the current definition for Customary Home Operations. Approved October 21st
- Application No. 19-21 – Essex Zoning Commission – Newly reformatted Zoning Regulations with some additions and deletions. Public hearing schedules for November 25th. In the Essex town hall auditorium at 7 pm. There will be hearings regarding new zoning regulations for the following three months.

News:

- Swkany's appears to be opening after Thanksgiving
- Brewery still awaiting a sign-off from the State.

ACTION ITEMS:

None.

DISCUSSION ITEMS –

- There are new nitrogen levels for the town from the DEEP.
- Proposed Zoning Regulations:
 - o It was mentioned that these regulations should keep in mind the long term affects it may hold.
 - o Joe Budrow informed the EDC that an email will be sent out to Essex town residents to inform them of the upcoming meetings to discuss the zoning regulations.
 - o It is still unsure how the meeting will be conducted.
- UConn Senior Project:
 - o The UConn students will likely not be back to meet with the EDC until the Spring.
 - o It would be a good idea through the winter and spring to put out articles about tactical urbanism to inform the town of the changes.
 - o It was also proposed to suggest the Valley Regional High School to have their students volunteer to help implement the tactical urbanism guide.
 - o It was suggested to have the UConn students come to a general board meeting to present their findings, or to a business after hours hosted by the EDC.
- An annual town meeting occurred on Monday, November 18 in the town hall auditorium. A Zoning meeting also occurred on Monday, November 18 to discuss new zoning regulations.
- Signage in town was discussed. David Winstead suggests that the signage regulations should be enforced by someone in town.

New Business:

None.

Upcoming Guests and Meeting Locations

The next meeting will be on December 11 at 4:00 pm at the Carlson's Landing, Essex.

ADJOURNMENT

Motion was made by Peter Decker to adjourn the meeting at 4:56. David Winstead seconded the motion. All in favor.

Respectfully Submitted,

Kate Tucker, Commission Clerk