

## **ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING**

**Carlson's Landing – Essex, CT**

**December 11, 2019**

In attendance: Janet Peckinpaugh, Peter Decker, Betsy D'Amico, Susan Malan, George Sexton and Norm Needleman.

### **CALL TO ORDER**

The meeting was called to order by Janet Peckinpaugh at 4:07 pm.

### **APPROVAL OF MINUTES**

Motion made by Peter Decker to approve the November 13 meeting minutes. Betsy D'Amico seconded the motion. All in favor.

### **INTRODUCTION**

**Visitors:** Michael Dudich.

**Commissioners:** No additional comment.

### **REPORT FROM EDC CONSULTANT/SUSAN MALAN**

Woof Wellness, formerly known as Sandy Paws opened at 90 Pond Meadow in Ivoryton. The book store at 55 Main Street #2, Pucks Antiquarian Books, has signage up and the store is open. An athletic training center is looking for 4,000-6,000 sf industrial space, with 25 foot ceiling height. There is currently no space available that meets these requirements. A decorator/designer is leasing 8 Main Street, Essex. 11 Main Street in Essex is being leased to a retailer. The new restaurant at 78 Main Street, Black Jax Saloon, is scheduled to be opening this month, currently in the process of hiring. An indoor golf center received their approvals and could be opening in the next few months. 1-3 Main Street is under contract. 53-55 Main Street was purchased by an abutting property owner. The new sidewalk on West Avenue connecting through Champlain Square is almost complete. Swanky's opened on December 7.

### **Zoning Officer Report**

Approved Zoning Permit:

- Application No. 19-122 – New use: Amelie Michel, 33 Deep River Road, Centerbrook.
- Application No. 19-123 – New use: Root Yoga, 2 Nott Lane, Essex.

Special Exception Application:

- Application No. 19-16 – Nick Sapia: 130 Dennison Road, Essex. Application to locate a new 7,000+ sq ft office building on a vacant property. The hearing was continued to December 16<sup>th</sup>.

Site Plan Review Application:

- No applications at this time

Petitions for Text Amendments:

- Application No. 19-21 – Essex Zoning Commission – Newly reformatted Zoning regulations with some additions and deletions. Public hearing scheduled for January or February.

### **ACTION ITEMS:**

None.

### **DISCUSSION ITEMS –**

- The new brewery is waiting on the state sanitarian.
- It was brought to attention that pending zoning items get dropped off the list while they are in the process of getting through Zoning. It was mentioned to the Zoning Enforcement Officer, Joe Budrow, that these pending items should be added to the report.
- It was mentioned that someone should compose a timeline for starting a new business in town.

#### **UConn Engineering:**

- The students presented the EDC with a guide/essay on the implementation of the Urban Tactical Guide for Essex Village. The EDC has suggested some wording changes in their essay. The students suggested all the temporary changes be done at once, instead of in phases. Involving the community, such as the high school, garden club, etc. would be the best way to implement the changes. The costs would total around \$500. The changes they are making in Essex Village could also be rolled out in the Villages of Centerbrook and Ivoryton in the future.
- There will be no implementation of any kind of bike lane. There will be alternating parking on either side of the roads. There was slight concern about headlights of cars parking on the opposite side of the road going into residential homes. The number of parking spaces will either stay the same or increase. More seating will be added into the upper traffic circle, making it pedestrian friendly. There was concern about having sufficient crosswalks near the lower cul-de-sac connecting to the sidewalks.
- There will be public meetings before this project starts to discuss with the community. The EDC will start by attending the Board of Selectman meeting on Wednesday, December 18 to ask for a visioning meeting in January, February or March.

#### **New Business:**

None.

#### **Upcoming Guests and Meeting Locations**

The next meeting will be on January 8 at 4:00 pm at the Essex Town Hall.

### **ADJOURNMENT**

Motion was made by Peter to adjourn the meeting at 5:11. Betsy seconded the motion.  
All in favor.

Respectfully Submitted,

Kate Tucker, Commission Clerk