

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING
June 9, 2021**

Present: Chairman Janet Peckinpaugh, Brian Weinstein, Susan Malan, Robert Day, Tom Nichols

Absent: Betsy D'Amico and Peter Decker

CALL TO ORDER:

The meeting was called to order by Chair Peckinpaugh at 4:06 p.m.

APPROVAL OF MINUTES:

Motion made by Brian Weinstein to approve the May 2021 minutes. Robert Day seconded.

INTRODUCTION:

This was the first meeting in person in quite some time. Some members have never met in person. Introductions were made.

Visitors: None

Updates:

Janet was so excited to share that she just got word that the pedestrian walkway is a go! Norm said yes and it hopefully will be starting soon. The thought was to use wooden flower boxes, but after talking with Norm, Janet passed around a picture that was of a cement flower box. This type of flower box would be less maintenance. We will be purchasing 5 or 6 of these and will be using them for the pedestrian walkway. It will be inside of cars and striping for pedestrians to cross over to Boatworks before they come down to the island. Janet asked if anyone had any contact with the Essex Garden Club? No one did but the question was who would take care of the planters. Maybe an Adopt a Box? That is great- but you kind of want similar plants in the boxes and that is not a guarantee. Right now, we will purchase the planters and plants and hopefully can have help maintaining them.

Planning and Zoning Report:

Janet handed out the Economic Development Report from Carey Duques. She asked Robert to update everyone on this. Robert talked about the new state statutes that affect town zoning members. Hourly training will be required for P&Z members requiring them to have 4 hours of training. This will probably change who volunteers going forward. Change in regulations may change what we do in time, but it seems that most are what we do anyway.

Discussion about the 1968 regulation regarding Essex Island and parking regulations. Other towns in the area are going to be looked at to see what their regulations are (Old Saybrook, Chester, Deep River, etc)- if they don't have parking regulations, it looks like ours might be changed as well.

Liberty Bank closing- is that really happening? They have requested to close but have not received permission from the State Bank Commission.

Economic Development Report- June, 2021

The following applications relating to business use have seen activity since the last submission to the Essex EDC.

Approved Zoning Permits

Application No. 21-81- 90 Pond Meadow- Change of use to Veterinary Office from dog groomer.

Special Exception Applications: None

Site Plan Review Application: None

Petition to Text Amendments:

PZC Applications 21-3 Text Amendment to the Zoning Regulations Section 401.2 Accessory Buildings: Essex Planning and Zoning Commission proposing text amendment to allow detached accessory structures no greater than 200 sq ft in size and 15 ft in height or less to be located not less than 5 ft from a side or rear property line and no less than 10 ft from side and rear lines for parcels deemed rear lots.

PZC discussed this text amendment and made an adjustment to limit the size of the structures to 200 sq ft. The item was continued to the July meeting.

Parking Regulations:

PZC voted to concur that a variance granted in 1968 enabled an addition of slips at Essex Island without the addition of parking spaces.

The PZC developed a subcommittee to look at the parking regulations in the Village after receiving a letter from the President of the BOT requesting the parking regulations be reduced.

Accessory Dwelling Units

An application for a text amendment to add the River Road Residential (RRR) to the zones permitted to have Accessory Dwelling Units (ADU) will be a public hearing at the July meeting.

Route 9 Gateway Special Development District

This was continued to the July meeting to allow for the Land Use Office to meet with property owners located in the proposed district. Details of the proposed regulation were included in last month's report

News:

I've met two new business owners and shared their information:

Rick Varrato- Magnolia Insurance Agency is moving into 5 Essex Square

Dr. Torlone- Veterinary Office 90 Pond Meadow

News that Liberty Bank is closing in October.

The pedestrian walkway down Ferry Street is coming together. Janet and I have been coordinating with Ryan Welch, DPW on types of planters and their location to create a pedestrian walkway along Ferry Street. The goal is to have something installed this summer.

ACTION ITEMS: None

OLD BUSINESS: Janet wanted to know if anyone made any visits to businesses over the last month. Since it is difficult to get out and do that, Janet said that we could also call them instead of visiting. Visiting would be better, but at least a call to introduce ourselves. We are really only trying to gather emails; we are not problem solvers. If they have a problem, we would do whatever we can to help them out.

NEW BUSINESS: None

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, July 14, 2021. Janet asked where we should meet, and Brian suggested Middle Cove.

ADJOURNMENT:

Motion was made by Robert Day to adjourn the meeting at 4:37 p.m. Tom Nichols seconded the motion. All in favor.

Respectfully Submitted,

Cindy Sadlowski, Commission Clerk