

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

July 13, 2022

Zoom virtual meeting and in person at Clark Group, 23 Saybrook Rd, Essex

Present: Chairman Susan Malan, Tom Pinkowish, Brian Weinstein, Mary Ellen Barnes and Peter Decker in person. Robert Day and Tom Nichols on Zoom.

Absent: Jim Vineburgh

CALL TO ORDER:

The meeting was called to order by Chair Malan at 4:01 p.m.

APPROVAL OF MINUTES:

Brian Weinstein motioned to approve the minutes. Mary Ellen Barnes seconded.

INTRODUCTION:

Meeting was held virtually on Zoom and in person at the Clark Group.

Visitors: Herb and T Clark- meeting held at Clark Group.

Updates:

Herb and T wanted to update the commission on 3 or 4 projects they have going on.

- 1- Nutmeg Pharmacy in Centerbrook is moving across the street. The building will be four times the space they have currently. They are scheduled to move in September.
- 2- Bokum Rd project- this is a PUD unit complex that will be done. They are waiting for the Essex Glen Project to be finished before they will start theirs. They will be east of the powerlines. They showed the commission a map of the area. This project is probably a couple years away from starting.
- 3- Another Bokum Rd project- wetlands approved already. It will have 2 buildings- 28,000 sq. ft. and 24,000 sq. ft. They already have a tenant for the larger building. The site work will be done all at once. It is considered an industrial space.
- 4- The last is right behind the Nalas building, near the Quonsett Hut. They showed a drawing of the building that will be there. They have approval from the town for the 20,000 sq. ft. building. It was approved 4 years ago. Right now, it is approved for 2-10,000 sq. ft. spaces but could be split further if there is a need.

The commission took a tour of Saybrook Storage which is on the same premises. It is a climate controlled indoor storage unit with 65 units that are 6 or 7 different sizes.

Planning and Zoning Report:

Susan did not receive the Planning and Zoning report from Carey Duques for this month as she has been on vacation. She will follow up with Carey and forward to everyone as soon as she gets it.

ACTION ITEMS:

Susan gave everyone the link to the Annual Report with the agenda. A motion to approve the Annual report- Peter Decker approved, Brian Weinstein seconded.

OLD BUSINESS:

POCD- Susan asked that all look over this document. Robert did go over it, we will need to go over it.

Harbor Management- haven't heard anything since it was submitted to DEEP.

River Road Sidewalk project- haven't heard anything on this since last report.

All talked about the vacant buildings in town-

1 Main St

2 Main St- was the pottery place- septic needs to be done

5 North Main St Joy Chocolates- Zoning official, Building official and Assistant Health Director were there. Should be approved- just some small items- signage

Old Nutmeg Pharmacy area- is anything going in there- don't think there is.

3 Pratt St- retail on the 1st floor- possibly 1, maybe 2 apartments on 2nd floor.

Swankey's building is for sale- \$1.3 million- been for sale a while. Will be selling both properties as one deal- both owners decided to do it together. It would solve some problems such as parking.

Former Liberty Bank property still hopes to open beginning of September,

Spencer's Corner unit for sale was sold- there were multiple offers; Essex Pilates & Wellness purchased it

Nothing on Colonial Market- someone was interested, they were willing to take on the repairs but not the demo of the building. The whole parcel is up for sale now. Quite a few places in the plaza are empty.

Anything on the sidewalk pedestrian project- no one heard anything since last discussion.

NEW BUSINESS:

Brian asked if the vacant buildings in town could have paper over the windows. Maybe 1 N. Main could have a Welcome to Essex sign or artwork on the windows. Susan will ask.

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, August 10, 2022.

ADJOURNMENT:

Peter adjourned and Mary Ellen seconded. The meeting was adjourned at 4:26 p.m.

Respectfully Submitted,
Cindy Sadlowski, Commission Clerk