

ECONOMIC DEVELOPMENT COMMITTEE REGULAR MEETING
Middle Cove Marina - Essex, CT
July 11, 2018 4:00PM

The Essex Economic Development Commission was held on Wednesday, July 11, 2018 at 4:00pm. In attendance were Chairman Janet Peckinpaugh, David Winstead, Brian Weinstein, Russ Smith, Zoning, and Betsy D'Amico. Also in attendance was Susan Malan, Consultant. Absent: Peter Decker, George Sexton

CALL TO ORDER

The meeting was called to order by Chair Peckinpaugh at 4:03pm.

APPROVAL OF MINUTES

Upon a motion made by Betsy D'Amico and seconded by Brian Weinstein the Economic Development Commission unanimously **VOTED** to approve the June 13, 2018 minutes as written.

INTRODUCTION

Visitors:

Bill Dahl
Kate Tucker

Commissioners:

No additional comment.

REPORT FROM EDC CONSULTANT/SUSAN MALAN

Ms. Malan discussed her report. The former Wright's restaurant has another deal in process but no update at this time. Five North Main Street is under contract. There were two more requests for information on the former Bennie's Market. A lease is still being negotiated for an Essex Island restaurant. A national Financial firm is looking for 10,000-12,000 sf office space and they are looking at the Soundings location (Soundings in relocating). Fifty Five Main Street Essex Village has closed. Carlson's Landing may not proceed as fast as expected.

Zoning Officer Report

Approved zoning Permits:

- Application No. 18-66 – New use, Mechanical Contractor (not name yet), 45 Plains Road
- Application No. 18-69 – New use, Deep river Roasters (coffee roasters), 35-41 Industrial Park Road

Special Exception:

- Application No. 18-11 – Change of use, facility for a dry cleaner drop-off/pick-up (no cleaning on-site), 31 Main Street, CTBK. Public hearing is on Monday, July 16

News: Firearms company looking at a facility on Industrial Park Road. They will need a special exception if they go forward. A culinary school component may be added to The Essex Restaurant. A woman was interested to see if the Ivoryton Congregational Church could be changed to a brewery. A dog daycare business seems to have fallen through due to the septic issue.

ACTION ITEMS

Parking in Essex Village Update

Essex was accepted by the University of Connecticut School of Engineering for their senior project to redesign the Essex Village parking. Back-in parking was discussed. Besides parking, other ideas for the students to go off of include a kiosk at the train station for tourists to find Essex Village, burying electrical wires, etc. Essex's narrow one-way streets are one of the biggest concerns. Ms. Peckinpaugh has to fill out the worksheet provided from UCONN to fully explain what is expected of the students to accomplish for the Town. There is concern that the students will develop a plan that is so extravagant that the Town won't be able to put it into action. The Planning Commission may be able to provide money for this project. UCONN needs money from the town; there are 3 tiers to choose from. Tier one is \$1,000, tier two is \$3,000 and tier 3 is \$6,000. Ms. Peckinpaugh would like to get the proposal to the school by August 1. Ms. Peckinpaugh also mentioned that John should be involved in this project.

DISCUSSION ITEMS –

A subcommittee will be created to work with the students at UCONN, those who volunteered include Susan Malan and her husband, Ed Cook and Janet Peckinpaugh. It still has to be confirmed exactly what the students will produce at the end of this project. It still needs to be decided which tier to choose for the project. There also needs to be an additional source for money, possibly by the Planning Commission or Board of Finance. It was mentioned that a copy of the proposal going to the school should go out to the committee members. There was an unsolicited request from a company in Missouri to come in and look at investor buildings to reassess in October to try and lower the taxes.

Upcoming Guests and Meeting Locations

The next meeting will be on August 8, 2018 at 4:00pm at the Essex Yacht Club, 13 Novelty Lane, Essex.

ADJOURNMENT

On a motion duly made and seconded the Economic Development Commission unanimously **VOTED** to adjourn at 5:05p.m.

Respectfully Submitted,

Kate Tucker, Commission Clerk