

**ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING**

February 14, 2024

Zoom virtual meeting and in-person at 29 West Avenue Essex Room B

Present: Susan Malan Tom Nichols, Bob Day and Tom Nichols (via Zoom), Brian Weinstein, Tom Pinkowish

Absent: Mary Ellen Barnes, Peter Decker, James Vineburgh

CALL TO ORDER:

Meeting was called to order by Susan Malan at 4:01 p.m.

APPROVAL OF MINUTES:

Brian Weinstein motioned to approve the minutes and Bob Day seconded. Motion passed.

INTRODUCTION:

The meeting was held virtually on Zoom and in person at 29 West Avenue Essex Room B.

Visitors:

None

Updates:

Planning and Zoning Report:

See “Zoning Report for the Economic Development Commission” below from Carey Deques.

The Board briefly discussed various updates from Carey Deques’s report.

ACTION ITEMS:

None

OLD BUSINESS:

PoCD - No update.

Harbor Management Plan - DEEP has sent back comments but they are looking less to Harbor Management Commission for guidance as the two groups have been disagreeing on several fronts with some recent applications HMC was not in favor of but DEEP approved.

Vacancies and new businesses: 1 Main was purchased by the owner of Courtland Park; Grace and Haven went into their former location. No vacancies in Main Street besides the space at the Post Office. Cooked is opening in mid-March. Black Jack’s remains closed. Sayulita has applied for a permit where Los Charros was. 30 Main Street was sold, new owner has a real estate company and is moving into one of the empty spaces.

Short term rental ordinance proposal - There will be a public hearing on March 13th at 7 pm.

Update on way making signs - Mary Ellen Barnes was not able to join the meeting to speak on this topic so it will be tabled for another meeting.

NEW BUSINESS:

Commercial spaces - vacancy type and location - Susan briefly touches on the effort to rebuild/raise Ferry Street this Spring.

Upcoming Guests and Meeting Locations:

The next meeting will be Wednesday, **March 13**, 2024, at 4:00 p.m.

ADJOURNMENT:

Brian Weinstein made a motion to adjourn. Tom Pinkowish seconded. The meeting adjourned at 4:25 p.m.

Respectfully submitted,
Elson Guo

Zoning Report for the Economic Development Commission

February 12, 2024

By: Carey Duques, Land Use Official

The following applications relating to businesses since the last submission to the Essex EDC. The PZC held its last regular meeting on February 6, 2024 and meets next on March 5, 2024.

Approved Zoning Permits for Businesses:

34 Main Street Centerbrook- Handicap ramp at Funeral Home

46 Plains Road Essex- Shoreline Auto upholstery

51 Main Street Essex- Change of ownership at ice cream shop- now Essex Sprinkles LLC 83

Westbrook Rd Centerbrook- installation of 12' X 34' wooden decking for HVAC equipment

30 Main St Centerbrook- New operator of Sayulita, Mexican restaurant, installation of sign

Special Exception Applications:

Public hearing held for **PZC Application 23-14 Special Exception** under Section 101E.1 of the Essex Zoning Regulations to remove the existing driveway pavement and install new gravel drive for access to boat slips at **13 Novelty Lane Essex**. *Applicant and Owner: Essex Yacht Club*. **APPROVED**

Application received for **PZC Application 24-1 Special Exception** under 80A.2(D) and 80A.2(T) of the Essex Zoning Regulations to conduct seasonal outdoor events at **11 and 15 Old Deep River Rd Centerbrook**. *Applicant and Owner: Essex Steam Train Events, LLC*. **Public hearing scheduled for March 5, 2024**

Site Plan Review Application:

No updates

Subdivision Application:

None

Text Amendments and Zone Changes:

PZC Application 24-2 Text Amendment under Section 123 of the Essex Zoning Regulations to create the Bokum Corner Development District (BCDD). *Applicant: Essex Planning and Zoning Commission*. **Public hearing scheduled for March 5, 2024**

PZC Application 24-3 Text Amendment under Section 123 of the Essex Zoning Regulations to create parcel standards for nonconforming non-waterfront parcels located in the Village Residence Zone. *Applicant: Essex Planning and Zoning Commission*. **Public hearing scheduled for March 5, 2024**

Other updates: Public hearing re: short-term rentals with BOS to be held on March 13 at 7 pm.