

SALISBURY ECONOMIC DEVELOPMENT COMMITTEE

REGULAR MEETING

SEPTEMBER 21, 2022 – 5:30PM (VIA ZOOM)

Call to Order. Present: Ward Belcher, Janet Graaff, Tom Shachtman, Robert Schaufelberger, Kitty Kiefer and Bruce McEver. Absent: Richard Block

Approval of Agenda. J. Graaff requested an Item to be added to the agenda as #1.a. "Discussion: SEDC support of developers." A **Motion to Approve the Agenda, as amended**, was made by J. Graaff, seconded by K. Kiefer and **Approved**.

**Approval of Minutes of June 6, 2022. So Moved** by J. Graaff, seconded by K. Kiefer and **Approved**.

1. PZC's zoning revision process and other updates (PZC Chair, Michael Klemens)  
PZC Chair Michael Klemens gave a detailed PowerPoint presentation about the new Zoning map which was approved at the PZC meeting on September 19, 2022 and will become final in October. He explained that the Plan of Conservation and Development (POCD) is a Master Plan for the community which is revised every 10 years. It includes a Comprehensive Plan, with zoning maps and zoning regulations, and needs to reflect the POCD. The current POCD is being updated; it will reflect community goals, updated conditions and needs. The PZC conducted a survey earlier this year to provide some of the information. The entire presentation and this explanation of the zoning revision process can be found on the Town website/SEDC page under Documents (in pdf format) at:  
<https://www.salisburyct.us/salisbury-economic-development-committee/>  
It was noted that the P&Z Regulation rewrites are in progress and may be finished in a few months, eventually going to Public Hearings before being finalized. The SEDC expressed their appreciation for the presentation and were, in turn, thanked for their support of PZC efforts.

1. A. Discussion: SEDC support of developers. J. Graaff talked about the SEDC role in making developers feel more welcome. There was brief discussion about a recent application for a proposed re-development of a property in Lakeville, which was withdrawn. The upcoming conversion of the old Lakeville firehouse to a restaurant was mentioned also. There was a suggestion that the SEDC look at upcoming PZC agendas for commercial property applications and have the SEDC liaison observe the meetings.

2. SEDC's endorsement letter and Lakeville Journal letter regarding the proposed zoning improvements for retail and commercial. J. Graaff indicated that 2 letters have been sent on behalf of the SEDC, a Letter to the Lakeville Journal, published September 8, 2022 and a Letter of Endorsement sent to the PZC, dated September 16, 2022. As the SEDC liaison to the PZC, J. Graaff will track commercial property applications. The back-up liaison person will be K. Kiefer, as approved by the entire SEDC.
3. EV Charging Stations on public property: Grant process and Consulting Group (Schaufelberger). R. Schaufelberger gave a detailed presentation of a new topic for the SEDC. He described incentive programs that are available from Eversource, up to \$20k per site, for municipalities to install. The Town would have some costs, but the exact costs are unknown. Potential sites include: Town Hall, the Library, the old train depot stationhouse in Lakeville and the Grove. They would all be separate proposals and grants. He commented that the Library site looks like the best first proposal; individual site package quotes are expected and another potential source of funds is under consideration. Suggestions will go to the Board of Selectmen (BOS). Private businesses are under consideration; they would have to double the number of chargers, resulting in a higher cost. **A Motion to Authorize R. Schaufelberger to Accept Proposals and Take to the BOS** was made by K. Kiefer, seconded by J. Graaff and unanimously **Approved**.
4. High Speed Internet (Belcher). W. Belcher commented on the progress made in Sharon, so far; Comcast has proposed continuation of co-axial cable, not a fiber-optic installation.
5. Salisbury Development Concept and Carol's Group (Schaufelberger and Graaff). Carol (Sadlon) was not present. There was brief discussion about talking with local businesses and assembling information for potential commercial tenants.
6. Possible next steps: Co-sponsoring a public visioning process (Graaff and Kiefer). The possibility of a Subcommittee will be discussed at the next meeting; suggestions were offered.
7. Other pertinent business – None
8. **Adjournment. So Moved** by K. Kiefer, seconded by W. Belcher and unanimously **Approved**.