

SALISBURY ECONOMIC DEVELOPMENT COMMITTEE

REGULAR MEETING

SEPTEMBER 20, 2023 – 5:30PM (VIA ZOOM)

Present: Janet Graaff, Kitty Kiefer, Ward Belcher, Tom Shachtman, Robert Schaufelberger and Bruce McEver. Absent: Carol Sadlon

1. **Approval of Agenda. So Moved** by J. Graaff and unanimously **Approved**.
Approval of the Minutes of July 19, 2023. So Moved by R. Schaufelberger, seconded by K. Kiefer and unanimously **Approved**.
2. EV charger stations – R. Schaufelberger reported that the check has been sent to Artis Energy and he is waiting to hear about the timeframe. After discussions with others, the original charger units will be used; they will serve most vehicles and are the best choice for now. Artis is coordinating; the SEDC work is done. W. Belcher asked about the cost; R. Schaufelberger noted that the total cost of the project included an incentive from Eversource, which amounted to a little more than half of the total cost. Another location that had been discussed, at the Library, was more complicated. When the EV chargers are installed at the Grove, there will be a lot of data available. R. Schaufelberger will remain available for the project, in the future.
3. Frontier fiber installation and Appalachian Trail – K. Kiefer had nothing to report on Frontier. She reported that the Public outdoor shower in Kent seems to be working out OK; she needs other people to work on this project. T. Shachtman pointed out that there is a big application due for April 2024 which would need support from a Town officer. He noted that the Appalachian Trail Association has people to help with that and added that Salisbury needs to do something extra for the Trail entrances. He suggested that the Town may need a separate non-profit to service those locations. J. Graaff and K. Kiefer talked about forming a working group, to get community support and become a welcoming community. K. Kiefer will talk to some people specifically about joining; W. Belcher also volunteered to join the subcommittee. Regarding Frontier, W. Belcher still wants to get the name of a contact person. T. Shachtman mentioned a recent article in the Lakeville Journal, which talked about public/private commitments, and the need for an on-going commitment from the Town.
4. Marketplace Courtyard – No report
5. PZC Liaison and Business Outreach – J. Graaff reported that the PZC has not finished the POCD yet; when done, there will be a full draft on the website, followed by Public Hearing and vote by the PZC. Regarding the Lakeville/Colliers study, the final report has not been submitted; J. Graff

noted that the study was expanded to include central Salisbury and they are just getting started on business outreach.

6. Policy-level discussion regarding Parking on Main Streets in Salisbury and Lakeville due to the real and potential increased demand for all-day parking. There was a lengthy discussion, including: the role of the SEDC; getting an understanding of requests for dedicated all-day parking spaces; the permitting process; and the responsibility of the PZC to determine parking matters. T. Shachtman talked about the need to support retail business and suggested that the PZC could say no to permit requests for parking use other than for retail business. He also referred to future development on the Pope (Salmon Kill) property and mentioned the disconnect between building affordable housing with no viable retail businesses to utilize. K. Kiefer talked about the need to have a tax incentive to keep properties going as multi-family housing. T. Shachtman noted that tax abatement is not meaningful now. It was pointed out that the parking issues in Salisbury will be included in the Colliers study, which is just beginning. J. Graaff suggested that PZC could do a more detailed parking study to include specific locations and buildings, including the Town-owned property on Grove St. J. Graaff suggested that this is an opportunity for the SEDC to recommend to the BOS that they save parking spaces on Grove St., while they are also considering possible development by the Salisbury Housing Trust. (At this time, R. Schaufelberger left the meeting.) K. Kiefer would like to know what the affordable housing development priorities are; she suggested that there are larger considerations than just the Housing Trust interests. J. Graaff suggested that the SEDC could come up with specific issues to be brought up at the next opportunity for POCD discussions. A specific point would be identifying Town-owned areas which could be maintained as parking, in order to keep all-day parking off of Main Street. W. Belcher pointed out that there is more Marketplace-owned parking available nearby for employees and others to use.
7. Public Comment – None
8. Correspondence and Other Business – B. McEver would like to have discussion of the Rail Trail extension on the next agenda.

Adjournment. So Moved by K. Kiefer, seconded by J. Graaff and unanimously **Approved**.

The Zoom recording of the meeting can be accessed at: <https://www.salisburyct.us/salisbury-economic-development-committee/>