

SALISBURY ECONOMIC DEVELOPMENT COMMITTEE

REGULAR MEETING

FEBRUARY 19, 2026 – 9:00AM (HYBRID)

Present: Kitty Kiefer, Robert Schaufelberger, Christopher Baetz, Adam Higgins and Carol Sadlon.

Absent: Alice Peck and David Becker.

1. **Approve Agenda. So Moved** by R. Schaufelberger, seconded by A. Higgins, **With All in Favor.**
2. **Approve Minutes of January 15, 2026. Tabled** to next meeting.
3. Additions to the Agenda – None. Order of Items may change.
4. Old Business – EV Update. R. Schaufelberger reported that the Historic District Commission approved the EV Charger; the ground now needs to be prepared. The new Charger will rely on the train station building for power; if no date is set for the building move, the EV Charger installation will go forward. K. Kiefer and R. Schaufelberger commented that there are other locations to consider and hope to get other charger put in; keep an open mind, regarding other locations.
5. Interviews with local businesses and Mission Statement.  
C. Sadlon commented that it is hard to get the interviews done; C. Baetz will help out, if needed, with extra interviews. About 14 interviews have been completed; another 15 are planned. C. Sadlon and R. Schaufelberger commented that some people would come to the EDC meeting to talk about the interview. C. Sadlon asked if there was economic impact from SWSA; K. Kiefer commented that ticket sales were off because of the cold, but A. Higgins mentioned it was still busy. C. Baetz commented that retail store business is not boosted by events or traffic; K. Kiefer mentioned that Falls Village does well with race track-related events. There was general discussion about the Marketplace and what the Town could do to help out with ideas; C. Baetz will talk to Fritz and Dana Rohn (Montage). A. Higgins commented that it is not easy to open a new business; they are not getting start-up requests because it is a big risk. R. Schaufelberger will ask Dave Maffucci to come to a meeting and noted that one big issue is hiring, a common response.
6. Check in with Abby Conroy, Salisbury Land Use office.  
The survey questionnaire will be sent to A. Conroy. A. Conroy noted that the Regulations are being updated; if the EDC knows of regulations that are working elsewhere, let her know. Work on the Regulations has slowed down; P&Z has requested a consulting planner to help with some difficult areas of the regulations. A. Conroy mentioned that Lime Rock Park is working with

professionals and the Citizen Council to get agreement on amended changes to the Regulations; A. Conroy can handle procedure, but would like third-party professional guidance for the Town. A. Conroy pointed out that the commercial zones in town still require special permits and some want the regulations changed to make that easier. The Housing bill that was adopted by the CT Legislature will take effect July 1, 2026. All Town Regulations will have to allow multi-family housing, as-of-right, in commercial zones; between 2-9 units, a special permit, public hearing or off-street parking cannot be required. A. Conroy noted that the 2-9 units do not have to be Affordable Housing; the objective is to diversify housing and not have local zoning obstruct the process. There was additional discussion about not over-regulating parking, but still having some control. A. Conroy is working with Lisa McAuliffe to re-configure Community Field; they are waiting for the final okay from the Comptroller on the Request for Proposal. Grants could be pursued for that proposed work. A. Conroy has spoken to Dana Rohn (Montage) and SLR Consulting for LaBonne's; she will have another meeting with them, regarding their traffic and parking needs. Additional input from SLR could help to finalize the plans for the rail trail area.

7. Public Comments – None

8. **Adjournment. So Moved** by R. Schaufelberger, seconded by K. Kiefer, **With All in Favor.**