

SALISBURY ECONOMIC DEVELOPMENT COMMITTEE

REGULAR MEETING

MARCH 20, 2025 – 9:00AM (HYBRID)

Present: Kitty Kiefer, Robert Schaufelberger, Carol Sadlon and Adam Higgins. Absent: Alice Peck.

Attending: Ward Belcher.

1. **Approval of Agenda. So Moved** by R. Schaufelberger, seconded by A. Higgins, **With All in Favor.**
2. **Approval of Minutes of January 16, 2025.** C. Sadlon asked to clarify her comment about adding discussion about the Wake Robin to the Agenda at that time, that it was framing a question about the SEDC being a more supportive resource for developers; K. Kiefer agreed. A **Motion to Approve the Minutes of January 16, 2025, as amended**, was made by R. Schaufelberger, seconded by K. Kiefer, **With All in Favor.**
3. Additions to the Agenda. K. Kiefer asked to add discussion of Sustainable Salisbury (POCD) and Vibrant Villages to the agenda, Item 4d.
4. Old Business
 - a. EV charging developments in the Town. R. Schaufelberger reported that new quotes had been received from Artis to install at the railroad station, a little higher than it would have been at the Grove. The quotes went to Curtis Rand and he will speak to the Land Use office; there is also some question about where the funding is coming from this year. K. Kiefer would like to have more info about possible locations, in the future.
 - b. K. Kiefer talked about arranging dates to “tour” the sewer plant; 2 members at a time could do this. Most mornings are available; additional info is available on the Town website.
 - c. K. Kiefer reported on the NHCOC & 2025 Economic Development Summit she attended recently. K. Kiefer and C. Sadlon would like to meet the Economic Development people in Washington, CT; they have a staff person and resources about business development in CT. K. Kiefer would like to find a way to encourage business development here, instead of single-family home development.
 - d. Discussion of POCD. Members were encouraged to look at the POCD for information and direction; K. Kiefer has distributed copies to various public locations. C. Sadlon commented that she and A. Peck want to talk to businesses as a group, with the full SEDC. They would like to have a survey of questions to the businesses; they will need a way to capture the information for an on-going study. R. Schaufelberger may be able to help formalize the answers and make the information useful. K. Kiefer suggested looking at the process for business development, including the permitting process. Ward Belcher commented that the

POCD was a collaborative effort and the document should be used. (At this time, First Selectman Curtis Rand joined the meeting.)

5. Brief discussion about open meeting law and related topics and questions. Any questions should be directed to K. Kiefer. (At this time, A. Higgins left the meeting.)

6. Public Comments:

Ward Belcher talked about the Marketplace of Salisbury, noting that it had started out a long time ago as the "Village Improvement Society"; it may be the second largest business property in the Village of Salisbury and could have significant economic impact, if there is re-vitalization. Mr. Belcher mentioned that there is a grant; Mr. Rand explained that P&Z has an access grant into Dresser Woods and East Railroad St. area. K. Kiefer added that it is a small planning grant and that the SEDC would like to be a part of the planning process and should be ready to help, if it comes up; C. Sadlon suggested they need clarification about a list of ideas for things they want to do. Mr. Rand suggested that Abby Conroy is the one to answer questions about what the grant can be used for and that it's basically for the right-of-way. Mr. Rand emphasized that LaBonne's is a private business and tenant of the Marketplace; the town needs to support them by shopping there. R. Schaufelberger commented that the SEDC could speak up in support of business applications. Mr. Belcher wants the SEDC to be included in the planning process; K. Kiefer commented that the SEDC should be involved and supportive, with a focus on LaBonne's. C. Sadlon asked if LaBonne's still wants to expand; Mr. Belcher answered yes; Mr. Rand commented that he had not heard about that right now. R. Schaufelberger commented that the SEDC should suggest not forgetting about LaBonne's in the planning process. Mr. Rand talked about previous ideas from a P&Z plan which included: increasing the parking area at LaBonne's; getting rid of the lower end of Academy St; making access in and out of East Railroad St; using the Town-owned land for some private development under a long-term lease. Mr. Rand suggested first finding out if there are potential tenants for a business like that; there are drawings of the area which includes Railroad St. and a 66' access right-of-way. R. Schaufelberger asked about the parking area behind St. John's Church; Mr. Belcher indicated that the Marketplace bought it, but didn't think they were transparent about it. Mr. Rand suggested that the SEDC start with Zoning because there are setback issues. K. Kiefer will talk to Abby Conroy about the permit checklist and the parking lot boundaries. Mr. Belcher proposed setting up a special economic zone. K. Kiefer talked about looking at the POCD and helping with the implementation. Mr. Belcher commented that there need to be ways to attract businesses and get them to stay in town. R. Schaufelberger suggested having an "exit" interview with the owner of Honeychurch Home about leaving Salisbury; C. Sadlon will mention that to Alice Peck. C. Sadlon also commented that she is not in favor of government entities subsidizing businesses. There was general discussion about business situations in other nearby towns.

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