

**TOWN OF SALEM
ECONOMIC DEVELOPMENT COMMISSION
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 20, 2022, 7:00 P.M.
SALEM TOWN HALL, CONFERENCE ROOM 1**

PRESENT

Steven Shelley, Chairman
Melissa Beers
Carl Fontneau

ABSENT

John Houchin
Victoria Knopf
John Gilbert, Alternate
Alexandra Marsh, Alternate

CALL TO ORDER:

Chairman Shelley called the meeting to order at 7:06 p.m.

1. PLEDGE OF ALLEGIANCE

2. ADJUSTMENTS TO THE AGENDA

M/S/C: Fontneau/Beers, to move Items 8, Plan of Conservation & Development (POCD), and 9, Zoning Map Modifications, to precede Item 12, New Business. Discussion: None. Voice vote, 3-0, all in favor.

3. APPROVE MEETING MINUTES: Tuesday, August 16, 2022 Regular Meeting

M/S/C: Fontneau/Beers, to approve the Economic Development Commission August 16, 2022 Regular Meeting Minutes, with the following amendment:

Page 3, Item 11, Second Paragraph:

Chairman Shelley felt that the establishment of such ~~a business could have, at least, some economic impact on the town~~ *businesses within the Special Agricultural Overlay Zone could further economic development* and felt that....

Discussion: None. Voice vote, 3-0, all in favor.

4. CORRESPONDENCE – none

5. PUBLIC COMMENTS – none

6. SALEM BUSINESS

- a. Update from Senator Paul Formica
- b. Update from State Representative Holly Cheeseman
- c. Update from Salem First Selectman Ed Chmielewski

Chairman Shelley reported that there were no major updates from the Senator or Representative. In speaking with the First Selectman, he was encouraged to move forward

in contacting the local businesses and proceeded to post an item on the Commission's Facebook page (facebook.com/SCTEDC) reaching out to the town's home businesses. The Commissioners were encouraged to share the post.

7. CT OFFICE OF TOURISM

a. Eastern Region Tourism District Update

Chairman Shelley reported that the Board postponed discussing and approving the district divisions and naming each of the districts until their next meeting.

Commissioner Beers reported that she visited Jeff Lilly, the publisher of *Ink Magazine*, and suggested they feature the town's various businesses. The suggestion was well-received. The high-end magazine features different businesses in the region. She suggested the Commission utilize part of their ARPA (American Rescue Plan Act) Funds to submit an advertisement reaching out to the public to vote or hold a drawing for a town business that the magazine could feature every month for one year. Upon Chairman Shelley's suggestion, Commissioner Beers will invite the Publisher to their next Regular Meeting to further discuss the idea.

8. SALEM BUSINESS SURVEY – see Item 7(a)

9. SALEM BUSINESS OUTREACH AND SUPPORT – see Item 7(a)

- a. In-Person Outreach
- b. Welcome Packet

10. PLAN OF CONSERVATION AND DEVELOPMENT (POCD)

Commissioner Fontneau reported that he is working on adding additional information to Chapters 4, Natural Resources, and 5, Agriculture and Forestry. He expressed his surprise that the town receives approximately \$323.00 annually in taxes for 47 acres of land that the Salem Land Trust is interested in purchasing. The land is designated as PA-490. At least 42% to 50% of the town's lands are under PA-90. He stated his concern with the stress placed on the remaining land that could be developed, which is limited and, as such, expensive.

With this in mind, Chairman Shelley proposed presenting possible areas of land in the town that could be rezoned to the Planning & Zoning Commission. He noted that less than 4% of the total area within the town is zoned highway commercial, industrial, and commercial recreation.

11. ZONING MAP MODIFICATIONS

Commissioner Fontneau noted that the aquifer protection zone is not indicated on the Zoning Map. The Gardner Lake State Park is the only property located in the Commercial Recreation Zone.

Commissioner Beers noted that Routes 82 and 85 have many limitations and suggested rezoning areas of Route 354, which has many opportunities for potential businesses. The route, she felt is highly under-utilized and very accessible for those residing in the towns of Lebanon, Colchester, Montville, and Bozrah. She also suggested the possibility of contacting the owners of the properties regarding their interest in the rezoning of their properties. A brief discussion ensued regarding the issues surrounding the activities occurring at 45 Forest Drive and the motocross motorcycle located on Route 354. Both of which the Zoning Regulations do not currently support.

The Commissioners discussed proposing the following areas for rezoning:

- Change the Industrial Zone along Route 354 to Rural Zone A (RUA) to coincide with the abutting properties.
- Expand the Business Zone along Route 354 to coincide with that of the surrounding properties.
- Change the Industrial Zone in the area located west of Route 11 and abutting Witch Meadow Road to Highway Commercial Zone to coincide with the property located across the street.

The goal is to eliminate any issues in which one lot is located in two different zones. A GIS printout of the proposed parcels for rezoning will be printed for further discussion.

The item will remain on the agenda and be moved up as Item 7, temporarily replacing the CT Office of Tourism.

12. NEW BUSINESS

Commissioner Fontneau reported that a new storage facility in Montville was recently established and could be one of the reasons why the proposed storage facilities on Routes 82 and 85 have not moved forward.

13. OLD BUSINESS

- a. ARPA (American Rescue Plan Act) Funding / Salem Small Business Assistance – *see Item 7*

14. ADJOURNMENT

M/S/C: Fontneau/Beers, to adjourn the meeting at 8:14 p.m. Discussion: None. Voice vote, 3-0, all in favor. Meeting adjourned.

Respectfully Submitted by:

Agnes T. Miyuki, Recording Secretary for the Town of Salem