

**TOWN OF SALEM  
ECONOMIC DEVELOPMENT COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, DECEMBER 21, 2020 – 8:00 P.M.  
SALEM TOWN HALL – CONFERENCE ROOM 1**

**PRESENT**

Edward Chmielewski, Jr., Chairman  
Carl Fontneau  
Paul Robillard  
Steven Shelley

**ABSENT**

*none*

**CALL TO ORDER**

Chairman Chmielewski called the meeting to order at 8:15 p.m.

**1. PLEDGE OF ALLEGIANCE**

*Chairman Chmielewski wished his fellow Commissioners and their families a Merry Christmas and Happy New Year. He thanked them for attending the meeting this evening and for their service.*

**2. ADDITIONS/MODIFICATIONS TO AGENDA – *none***

**3. APPROVE MEETING MINUTES**

**M/S/C: Robillard/Shelley, to approve the November 16, 2020 Regular Meeting Minutes.**

**Discussion: None. Voice vote, 4-0, all in favor.**

**4. CORRESPONDENCE – *none***

**5. PUBLIC COMMENTS – *none***

**6. SALEM BUSINESS AND COVID 19 IMPACT**

**a. Update from Senator Paul Formica**

Chairman Chmielewski reported that Senator Formica sends his regrets for his unavailability this evening and wished everyone a Merry Christmas, Happy New Year, and Happy Holidays.

**b. Update from State Representative Holly Cheeseman**

Chairman Chmielewski reported that Representative Cheeseman also sent her regrets and echoed Senator Formica's comments, wishing everyone a Merry Christmas, Happy New Year, and Best Wishes to the town's residents; she also thanked them for their service.

Chairman Chmielewski thanked the Senator and Representative for all of their efforts to support the Salem Community.

**c. Update from Salem First Selectman Kevin Lyden**

Chairman Chmielewski recited the First Selectman's report. First Selectman Lyden wished to thank the Commission for their support of the proposed age-restricted development. Estimated to cost \$7 million, the development will become one of the top five, if not top three, highest taxpayers. He thanked the Chairman and the Commissioners for supporting the much-needed and much-requested project.

**7. PUBLIC BLIGHT COMPLAINTS UPDATE**

**a. 1 NEW LONDON ROAD, SALEM PLAZA**

Commissioner Shelley noted that the plaza appeared to have fewer trashcans, sometimes causing an overflow.

Chairman Chmielewski recalled that there was an effort to consolidate the trashcans to streamline the process. It is his understanding that Maple Shade Services has been hired to pick up the trash. He requested that the Commission take notice of the plaza over the next month and suggest any recommendations.

**8. CT OFFICE OF TOURISM**

**a. EASTERN REGION TOURISM DISTRICT UPDATE**

Chairman Chmielewski reported that the Board of Directors continues to meet and work behind the scenes, updating their foundational policies as they work on various initiatives to bring back tourism to Eastern Connecticut.

**9. EDC BUSINESS & SERVICE DIRECTORY 2021**

Commissioner Robillard commended Commissioner Shelley on creating the draft survey to be distributed to the local businesses. Discussion ensued regarding the possibility of mailing the survey to the businesses with or without a letter of introduction or mailing a postcard that includes a link to the survey. The possibility of obtaining estimates from other printers was also discussed.

**10. SENIOR-FRIENDLY / AGE-RESTRICTED HOUSING DISCUSSION**

Commissioner Fontneau reported that the Planning & Zoning Commission (PZC) listened to, discussed, deliberated, and approved a recent application for a senior-friendly/age-restricted housing development to be located on Route 82. The application was very well-prepared and included the necessary required revisions per the town engineer and staff's comments. The development will include 48 single-floor rental units (eight (8) buildings with six (6) units each) and will bring in approximately \$160,000.00 to \$170,000.00 in additional tax revenue. Built on eight acres of a 44-acre property, the development, which will also include a Community Building, will be maintained by the owner. Each 900-square foot one-bedroom unit will include a deck

and a garage. Chairman Chmielewski, who attended the Public Hearing, agreed and commended PZC Chairman Vern Smith and the Commission, adding that, as the President of the Salem Seniors, such housing is much-needed and highly requested by the town's senior residents.

**11. PLAN OF CONSERVATION AND DEVELOPMENT (POCD)**

Commissioner Fontneau reported that, having completed two large applications, the Commission will begin actively discussing the town's POCD, including their land use-related goals with respect to improving the town's economic development. He expressed his appreciation to Commissioner Shelley for the updated list of businesses. He plans to research the contact information of the smaller, home-occupation businesses and determine their business type with the goal of creating a kind of synergy amongst the town's like-businesses.

Chairman Chmielewski thanked him for his efforts and for acting as a bridge between the two Commissions.

**12. SALEM BUSINESS OUTREACH AND SUPPORT**

**a. Electronic Survey (Commissioner Shelley)**

Commissioner Shelley felt that the 14-question draft survey will need to be further tailored and simplified, gearing it towards the Business Directory, itself. Chairman Chmielewski proposed initially promoting the survey to the local businesses via e-mail, followed by a mailing of a physical copy to those who did not respond to the e-survey. Funding for the Directory was briefly discussed. Commissioner Robillard will touch base with Senator Formica and Representative Cheeseman regarding any available grants after the new year.

**b. In-Person Outreach (Commissioner Robillard) – *no report***

**c. Welcome Packet (Commissioner Fontneau)**

Commissioner Fontneau plans to speak with the Zoning Enforcement Officer and Town Planner in the near future and compile a list of names and contact information to include on the EDC webpage.

**13. NEW BUSINESS – *none***

**14. OLD BUSINESS – *none***

**15. ADJOURNMENT**

**M/S/C: Robillard/Shelley, to adjourn the meeting at 9:14 p.m. Discussion: Everyone was wished a Merry Christmas and Happy Holidays. Voice vote, 4-0, all in favor. Meeting adjourned.**