

**TOWN OF SALEM  
ECONOMIC DEVELOPMENT COMMISSION  
SPECIAL MEETING MINUTES  
THURSDAY, SEPTEMBER 23, 2021 – 10:00 A.M.  
SALEM TOWN HALL – CONFERENCE ROOM 1**

**PRESENT**

Edward Chmielewski, Jr., Chairman  
Carl Fontneau  
Steven Shelley

**ABSENT**

*none*

**CALL TO ORDER**

Chairman Chmielewski called the meeting to order at 10:03 a.m.

**1. PLEDGE OF ALLEGIANCE**

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

**3. APPROVE MEETING MINUTES**

**M/S/C: Fontneau/Shelley, to approve the July 6, 2021 Economic Development Commission Special Meeting Minutes. Discussion: None. Voice vote, 3-0, all in favor.**

**4. CORRESPONDENCE**

Chairman Chmielewski reported that Planning & Zoning Commission (PZC) Chairman Vernon Smith expressed his appreciation to the Commission, especially Commissioner Fontneau, for all of their efforts on the Plan of Conservation & Development (POCD).

**5. PUBLIC COMMENTS – *none***

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

a. Update from Senator Paul Formica – *no update*

b. Update from State Representative Holly Cheeseman – *no update*

Chairman Chmielewski reported that Senator Formica and Representative Cheeseman continue to support the businesses throughout the town and the region as best they can during these trying times. State Representative Cheeseman attended the Lions Club Road Race, which also enjoyed the participation of many of the town's businesses.

c. Update from Salem First Selectman Kevin Lyden – *no update*

In response to Commissioner Fontneau, Chairman Chmielewski stated that the expenditures of the town's ARPA (American Rescue Plan Act) funds are currently in progress as they continue to work with other town officials regarding the specific

guidelines for the use of the funds. Commissioner Fontneau expressed his hope that the Commission will be able to have some input regarding the expenditures.

## 7. CT OFFICE OF TOURISM

### a. Eastern Region Tourism District Update

Newly appointed Commissioner Shelley reported that the Committee discussed local legislation, especially with respect to building tourism in the quiet corner of the State, and the recent allocation of funds to the towns of New London and Mystic. Federal and State Grant opportunities continue to be available for municipalities.

In response to Commissioner Fontneau, Commissioner Shelley will investigate the formula for the distribution of funds and whether the funds will be made available to the district, as a whole, or to the individual towns.

## 8. EDC BUSINESS & SERVICE DIRECTORY 2021

Chairman Chmielewski provided a brief background of the Directory, its challenges, and improvements, including a nearly 50% cost savings.

The Commission reviewed the proof of the Directory as provided by the publisher and proposed the following changes:

- Cover: Visual edits
- Footer: ~~2021-2022~~ 2022-2023 Salem Business Guide
- Page 3: should be page 4 (Index)
- Page 11: forthcoming
- Page 16: ~~Panfili's Farm Stand~~ Arborio Brothers
- Page 12: Add *Another Man's Treasure*, which is located on Centre Street

The businesses listed in the directory were included free of charge. The goal for future directories is to promote the town's groups and organizations.

**M/S/C: Fontneau/Shelley, to approve the Economic Development Commission's 2022/2023 Business & Service Directory, as amended. Discussion: Following the amendments, a draft will be provided to the Town Hall Staff for final review. Commissioners Chmielewski and Fontneau thanked Commissioner Shelley for all of his hard work on the Directory — an important resource for the town and its businesses. Once published, copies will be mailed to each of the town's residences and businesses. The Directory will be published biennially. Voice vote, 3-0, all in favor.**

## 9. SENIOR FRIENDLY / AGE-RESTRICTED HOUSING DISCUSSION

Chairman Chmielewski reported that a tour of the units/development will be arranged as soon as they are able. The development will offer 48 one-bedroom rental units for individuals ages 55 and over.

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

Commissioner Fontneau added that the senior-friendly/age-restricted housing is a positive economic development for the community. It also fits in with the goals that will be included in the POCD. Based on the preliminary Census data, there has been a slow growth rate over the past ten years, with fewer children and a growing senior population. Nationally, more individuals are migrating to urban areas. Locally, Salem has a high median income of \$113,000.00, making affordable housing easier to obtain. One-third of the respondents to the Planning & Zoning Commission's (PZC) Survey were retired and 15% work from home. The respondents felt that the town needed four primary types of businesses – grocery, retail, restaurant, and professional businesses – along Routes 82 and 85. Other areas might be suggested, e.g., Witch Meadow Road, near Route 11. Single-family residences are preferred, but more starter homes for the younger generation and senior housing are needed.

He also reported that the PZC will be discussing the regulation of the sale of recreational cannabis in town. Commissioner Shelley noted that the town's current Zoning Regulations do not define the type of vegetation that is allowed for growth on agricultural land.

**11. SALEM BUSINESS OUTREACH AND SUPPORT**

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

Because the purpose of the Survey was originally intended to direct the advertising costs for the Directory, the item will be deleted from future agendas.

**b. In-Person Outreach (Commissioner Shelley)**

Commissioner Shelley reported that one of the requests he has been receiving is for a drop-off/pick-up dry-cleaning location and has notified the owner of the property located at the Round-a-bout. Another comment he received was the ability to offer Building and Zoning Permits online.

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

Commissioner Fontneau is in the process of creating a few sentences regarding the ability and need for, especially, commercial enterprises to obtain a permit for signage.

**12. NEW BUSINESS – none**

**13. OLD BUSINESS – none**

**14. ADJOURNMENT**

**M/S/C: Fontneau/Shelley, to adjourn the meeting at 10:58 a.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