

Town of Maynard
Economic Development Committee
August 12, 2014
Main Street, Room 202

Present:

Kevin Sweet, Town Administrator
Andrew Scribner-MacLean, Assistant Town Administrator
Bill Nemser, Town Planner
Kate Hogan, State Representative (Ex-Officio Member)
Joe Mullin, Clock Tower Place
Dawn Capello, Revitalize Maynard Collaborative Representative
Jack MacKeen, At-large Member
Ron Calabria, At-large Member
Chris Worthy, Esq., At-large Member

Town Administrator Kevin Sweet called the meeting to order
Kevin introduced the members of the committee; two members Melissa Levine-Piro and Lauren Tetreault were not present today. Kevin presented a powerpoint describing the six areas of concentration entitled Maynard 2020 -Economic Action Plan
http://www.townofmaynard-ma.gov/wp-content/uploads/2014/07/Maynard_Economic_Development-20140812.pdf.
(http://www.townofmaynard-ma.gov/wp-content/uploads/2014/07/Economic_Action_Plan_DRAFT-20140812.pdf)

Kevin gave a rundown of some of the bigger projects in town. Walgreens recently shut down with no notice, other than Clock Tower Place this was the biggest commercial space. The town is unclear on whether the space will be sold or leased. There is also a closed Methodist church next door to Walgreens for sale by the same realtor. The Shops at Maynard Crossing(aka 129 Parker Street) are moving forward; the State Police Crime Lab expansion; former Oriental Delight demolition has started, to be replaced with a single family home, a duplex and two triplexes; 109 Powdermill Road a climate controlled storage with 24 hour on-site management; 86 Powdermill Road currently under renovation for Advanced Auto Parts in the space formerly Peytons restaurant. A variety of residential projects including Taylor Road; Pine Street 5-unit condominium just finished; Keene Ave a town owned piece of land off Great Road and Taylor Road that had a tax taking in 1956 was auctioned off to a developer who owns parcels next door for construction of single family homes, this is in the preliminary stages working with Town Planner Bill Nemser. This piece is a great example of economic development; the town was collecting tax on a \$15,000 valued piece of land and now will be six single family homes.

Kevin then asked the group to discuss what they would like to see and what their perception of the committee is. Bill, Andrew and Kevin would like to meet a few times and then monthly, what works well is alternating business guest meetings four or six times per year with invited guests such as Metrowest Economic Development, Chamber of Commerce alternated with business working meeting.

Ron commented that there have been several of these kind of committees, difficulty remaining continuity, he hopes there is a way for this to continue, would like to see the Board only concentrate on the next five years and get some things done. He has constantly heard from people that it is hard to open a business in Maynard, people saying they have had difficulty with getting inspections and permitting. Maynard needs to take advantage of investment surges.

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Jack asked who is the target audience of this committee, what is the role of this committee, what are the urgent things that need to be addressed now. This is a new committee it would be nice if this committee is credible, need to have some successes, he would like to see permitting guidelines.

Kate asked for input on how can the state help, one thing is Metrowest Edge Communities how do we access monies and resources that larger cities do. She can make introductions and work on projects that have been laid out, looking to be as effective as possible, economic development vs. community development, need to figure out what our focus is here. Smaller towns are in need of infrastructure and investment, we sit in the middle of Metrowest, need to define this area.

Jack posed the question What can we be the center of?, he would like to see goal output to be continuity, Maynard has had so much turnover, to get some process in place it would be a super achievement.

Joe agreed with Jacks comments, and added that over the last 25-30 years Maynard has made many positive steps in community. The difficulty with downtown is land lots and finding the right businesses to go in those places. Live work play, theory – working groups are very helpful empower neighbors and residents to the planning that is going on.

The committee next discussed scheduling of future meetings. The consensus was for Tuesday mornings at 8:30.

At the next meeting the committee will set goals and appoint a Chairperson.

Bill stated that one item he has been working on is revamping the application process and procedures on the Planning end. In addition e-permitting is going to be available soon.

Another member commented that when a business has interest in coming to town, the town hall staff needs to be more receptive, many businesses have had negative experiences with town officials, this needs to change.

Kevin thanked all the members for their input and in response to the comment about town hall staff, he replied that what you have described is unacceptable and will be looked into correcting.

The committee set the next meeting to be August 19, 2014 at 8:30 a.m.

Meeting adjourned at 10:21 a.m.