

MEDC January 2016 Minutes

Minutes of 1/5/2016 Maynard Economic Development Committee (MEDC) Meeting

Meeting called to order at 8:05 am.

Members present: Bill Nemser, Chris Worthy, Dave Krijger, Jack MacKeen, Kate Hogan, Paul Nickelsberg, Sarah Cressy, Melissa Levine-Piro, and Kevin Sweet.

Guests present: Bob and Sander DiPietri, The Capital Group

Minutes:

12/1/15 minutes unanimously approved.

Election of Chair and Vice Chair, or Secretary for 2016

MacKeen recommended Krijger for Chair. Cressy recommended Worthy for Chair and Krijger for Vice Chair. Worthy stated that he was fine serving another year as Chair, or serving as Vice Chair. Someone recommended Nickelsberg as Chair, but due to work constraints, he declined. MacKeen made a motion to appoint Krijger as Chair and Worthy as Vice Chair. The motion was seconded, and passed 6-0-1. Sweet and Hogan are nonvoting members, and Cressy abstained.

Visitor Introductions & Statements: Bob and Sandor DiPietri, The Capital Group

Sander DiPietri presented a brief history of The Capital Group's relationship with the 129 Parker St. Project since 2013. Previous zoning articles to redevelop the site had failed at Town Meeting (TM). Nickelsberg asked The Capital Group to articulate why prior proposed zoning failed at TM. Bob DiPietri stated that the prime reason for the failure at TM was that the populace was not comfortable with the amount of proposed apartments (250 units) and the size and amount of retail. Cressy noted that the possible inclusion of Walmart appeared to be an issue to many voters. Sweet added that the former proposal did not have full support of Town leadership nor the Board of Selectmen (BOS).

The new development proposal includes 150 units of senior housing, 175 apartments (158 at market rate), a supermarket no larger than 75,000 sf, and retail, no larger than 60,000 sf (Home Depots are typically 100,000 sf, while Walmart's are 150,000 sf). Hogan commented that 175 units is still a lot of housing. MacKeen mentioned that the open information sessions were well attended and informative. Sweet stated that Town management and elected leaders unanimously support the project. Sweet continues to keep the project on track, BOS Chairman DiSilva will present the article at TM, and Special Council John Witten will be on hand as well. According to the "social media buzz," citizens' primary concern at present is traffic, but The Capital Group feels that between widening Parker St., re-doing the lights at Rte. 117 and Parker, and other tweaks, that traffic issues will be greatly alleviated.

A motion was made, and seconded, for the MEDC to recommend approval of proposed zoning changes for 129 at TM. The motion was unanimously passed 7-0-0.

Meeting adjourned at 9:35 am.