

7/23/2020 Maynard Economic Development Committee Meeting, 8 am. (via Zoom)

Meeting called to order at 8:05 am.

Members present: Lynda Thayer, Sarah Cressy, Jack MacKeen, Megan Zammuto, Jerry Beck, Bill Nemser, Roz Greenstein, Dick Downey, and Karen Freker.

Others present: Zannah Noe (Economic Development Project Coordinator), Jeff Swanberg and Armand Diarbekirian (BOS Liaisons), Artur Nergaryan (Art's Specialties), Ruben Seyde and Dan Moreno (Delivered, Inc.), Flavia Hungaro (Local Motion Cannabis Company (LMCC), Kaitlin Young (Planner/Conservation Agent), and Tim Hess (resident).

Minutes of 7/9/2020 unanimously approved.

Parking Update. Phase one of improving meters and signage in downtown has been approved by the BOS, resulting in a DPW plan for installing additional meters and signage. DPW is also working on bringing parking spaces near crosswalks into ADA compliance with a potential loss of several spaces. Thayer asked that they give neighboring businesses a heads up before they begin their work.

Wayfinding Signage. Reviewing contract. The contractor is not responsive. Town administration is attempting to get out the contract and move forward.

Conversations with Marijuana Vendors--

Ruben Seyde & Dan Moreno (Delivered, Inc) and Flavia Hungaro (LMCC—Local Motion Cannabis Co.)

Delivered, Inc. is not seeking a retail site, but rather is a cannabis home delivery service. They only deliver to primary residences, not dorms or schools. They have chosen Maynard because they share the same core social justice values. If they are approved, Maynard will receive 3% of gross sales/quarter, 3% of local tax on orders originated in Maynard, and new employment opportunities.

They plan to partner with LMCC. LMCC currently operates retail establishments in Taunton and Berkley.

Art's Specialties recently purchased 25 Nason St. and is moving their business from 43 to 25 Nason St, which houses 12K sf of retail space.

LMCC plans to operate a small retail operation to service Delivered, Inc. from that location. The POS will be at the LMCC dispensary.

Parking will not be an issue because all Delivered, Inc. employees will store the company's vehicles at their home.

Seyde and Hungaro are both MA Social Equity Participants, which provides them priority positions with State Licensure.

If everything goes as planned, they will be operational by the end of 2020.

Committee Comments were as follows—

-Diarbekirian: It is important to present the business plan to the BOS as a collaborative team.

-Zammuto: She imagines that there will be questions about security.

-Thayer: What downtown needs is more foot traffic. This proposal will create more vehicular traffic, not more foot traffic.

-Hess: By providing Art a tenant, this partnership will allow Art to grow and thrive.

Action: Seyde and Hungaro will schedule BOS time via Megan.

Mill & Main: Utilization of Mill Pond Lot for storage of Ryder Vehicles

Mill & Main is requesting use of three acres of the Mill Pond Parking Lot as an overflow lot for temporary storage of Ryder Trucks, a use which is allowed by right. Since Mill & Main is only 50% occupied, there is adequate parking.

Tim Hess suggests that Mill & Main obtain a special permit and relocate to the Sudbury St (upper) Lot. Dick Downey agrees, stating that the fleet would be an "eyesore" in the Mill Pond Lot, and would take away from the aesthetics of the pond, the trees, the picnic areas, and the farmers' market.

Jack MacKeen, noting a by right use, asked if the trucks could be placed away from the pond, perhaps backed up against the embankment to the upper lot.

Bill Nemser reminded the group that the upper Sudbury Lot is located in a residentially zoned neighborhood, and therefore, locating a fleet of commercial vehicles there is not a "by-right use".

Roz Greenstein suggested that now might be the time to have a conversation with Mill & Main on how to be a "better neighbor."

115 Main St. (former Gruber Building)

Nemser reported that building permits at this site were denied by the Planning Board. Hess commented that this case was "uniquely complicated" and that it is important to understand what happened. It was suggested that with previous projects, the developer had done analogous things, which led the group to discuss the importance of consistent standards. Nemser will gather the appropriate players for a debriefing session.

Other

Meetings will return to the 2nd and 4th Thursdays of the month. August's meetings are on the 13th and the 27th.

Meeting adjourned at 9:43 am.

Encl: The Delivered, Inc. presentation provided with the agenda is incorporated by reference.

Proposed Minutes Submitted by Sarah Cressy on 8/10/2020