

## **Minutes of 3/14/19 Maynard Economic Development Committee (MEDC)**

Gianotis Conference Room, #201, Maynard Town Building, 8 am.

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Meeting called to order at 8:05 am.

**Members present:** Jack MacKeen, Ron Calabria, Bill Nemser, Rosalind Greenstein, Lynda Thayer, Jami Eycleshymer and Karen Freker. **Members absent:** Dick Downey, Will Doyle.

**Guests present:** Greg Johnson (TA), Armand Diarbekirian (BOS Liaison), and Jeff Swanberg (Maynard Cultural Council)

**Minutes of 02.14.19** moved, seconded, and unanimously approved.

**Discover Maynard: Update and Launch Plan - Discussion:** MacKeen explained that will was unable to present scheduled discover Maynard update. He asked committee and Town Administrator Johnson the best way to move forward with future fiscal and operational sustainability of Discover Maynard? MacKeen pointed out the EDC still has \$2000 money but would like to have money budgeted for this. It was decided this would be discussed at a future date.

**Zagster Kickoff** - Nemser discussed the Zagster grand re-opening to be held at Mill and Main and explained that he is requesting to EDC participate to make this an event for the Mill as a thank you for starting the Zagster Program. MacKeen suggested it if the town has taken possession of the rail trail, it would be good to incorporate that into the ground opening as well. Nemser said he would look into it and let everybody know about this rail trail status and attentional dates for the Zagster kick off. MacKeen also asked if it would be an opportunity to have a soft opening for Discover Maynard.

**Real Estate Technical Assistance Grant** - Nemser advised he has submitted an application for a Real Estate Technical Assistance Grant through MassDevelopment. The request was for a Master Plan of the "Basin" municipal parking lot. It was done with assistance of the EDC, the Maynard Business Alliance and the Cultural Council.

**Parking Authority Charter** – MacKeen discussed MacKeen noted EDC members had contributed input for the draft version of the Parking Authority Charter and they had all been incorporated (with the exception of Downey's which had arrived a little later). MacKeen reviewed Dick's proposed changes and concluded they were already covered in the existing text. MacKeen pointed out that it had been decided the incoming Assistant Town Administrator would head the authority and then discussed the potential makeup of the Authority. The EDC agreed that the Authority should consist of combination of town staff and business owners: however the business owner should also be a resident of the town. Greenstein pointed out that it will be important to ensure there is a clear purpose for the Authority established so there is no conflict between objectives of the program and other interests so it was important to clarify the need for the authority to the public (whether parking was viewed as a value-added benefit, town resource etc.). Thayer pointed out that the ADA committee should be consulted by the authority when discussing ADA related matters. MacKeen agreed to incorporate the changes to ensure the ADA Committee was included, into the charter. He Requested TA Johnson schedule him to present the charter to the board of selectmen at an upcoming meeting.

**By-Law reviews: Vacancy, Min Maintenance, Muni Lien** – MacKeen led the discussion on the

upcoming proposed by-laws for: Minimum Property Maintenance Standards, Vacant Property Registration By-law and an additional by-law, designed by Town Council, to enforce placing of liens for non-compliance with the By-laws. Nemser noted that it was helpful that other boards and committees have supported it. To date, in addition to the EDC, the Cultural Council voted to support the by-laws. Thayer stated that the MBA had not formally voted as of yet but she thought most of the questions have been answered and she expected a vote next week. There was one comment brought up regarding the disposition of funds that were collected for registration fees for vacant property or as penalties in property maintenance cases. Nemser said he didn't know exactly where funds would go other than what was specified in the bylaws as "administrative costs for the program". Nemser stated that he would research this. Selectmen Diarbekirian asked if there would be a recommendation for an initial amount to charge to register abandoned properties. Nemser said there is not and Selectmen Diarbekirian requested that when presented to the BOS, there was a recommendation for an amount attached for discussion.

**Economic Development Plan for Maynard** – MacKeen stated that he felt it is imperative that EDC come up with a formal economic development plan this year. The framework exists and previous documents developed, and between that and some of the other material, it would allow the incoming ATA to begin developing the economic plan. Nemser pointed out that MAPC is offering technical assistance grants for preparation of economic plans and pointed out that the EDC has invited a representative of the MAPC to attend a future meeting to discuss the possibility of a grant to develop the economic plan. The visit will likely be in April.

**Business Guide – Review feedback, next steps:** Nemser stated he had received input from the EDC and was inputting the modifications. He anticipates he will have the guide ready to route out for final review within the next two weeks.

**Recreational Marijuana Cap** - Town Administrator Johnson said that he had been asked to write a by-law for the upcoming town meeting proposing a cap of two (2) recreational marijuana establishments within Maynard. The EDC had a variety of opinions on this and did not reach a consensus on the imposition of a cap, the appropriate number or if it was even necessary. Nemser suggested a by-law along with a sunset date so that the new by-law could be tested and if it was undesirable with a cap of two, it could just be allowed to expire. Town Administrator Johnson asked Nemser to confirm legal that this was possible.

**Member comments, questions on Planner Update** - MacKeen stated that several letters had been set out on behalf of the EDC congratulating local businesses for recent achievements or investments. He asked Nemser to draft a letter for the town houses at 170 Main St. Nemser stated that both 331 Main Street Mixed-use project and the Firehouse plans had been approved by the Planning Board.

**Motion to adjourn was made by Calabria seconded by Thayer and the meeting adjourned at 9:55.**