

## **Minutes of 1.18.22 Maynard Economic Development Committee, via Zoom, 8 am.**

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Meeting called to order at 8:04 am.

**Members present:** Megan Zammuto, Sarah Cressy, Lynda Thayer, Roz Greenstein, Karen Freker (for Rep. Hogan), and Bill Nemser.

Others present: Bill Thornley, John Cramer, Zannah Noe (MCC), Jeff Swanberg and Armand Diarbekirian (SB Liaisons).

**Minutes** of 12.16.21. Cramer suggested that minutes are amended as follows.

Page two, under Guest Presenter--

From: Discussion turned to Mill & Main. O'Brien noted that M & M was purchased for \$16/square, and if they cannot break even on their operating expenses, there could be a "friendly foreclosure" in the future.

To: Discussion turned to Mill & Main. O'Brien noted that M & M was purchased for \$16/square, and if they cannot break even on their operating expenses, there could **hypothetically** be a "friendly foreclosure" in the future.

Minutes of 12.16.22, as amended, were unanimously approved.

### **Select Board (SB) Update** (Swanberg)

Since the last MEDC Meeting, the SB has approved the municipal outdoor dining plan (extension of premises), renewed the contract with the Maynard Golf Course, Updated the Cannabis agreement with UPA, and approved higher water and sewer rates . Additionally, the Fine Arts Theatre applied for a liquor license, and there has been permitting activity associated with Bull Spit.

### **Sub-Committee Reports**

Downtown Subcommittee: Thayer and Cramer reported that they are backing off on the basket program and putting more effort towards the Maynard Community Gardener's (MCG) bucket program, because it already has traction. Historically, the bucket program's placement has not been associated with a business. The MCG has placed, planted, and watered the buckets. The vision is to associate buckets with businesses, the businesses assume watering responsibilities, and in turn, the MCG can plant more buckets.

Greenstein applauded this effort, stating the importance that businesses feel pride about their shop. Freker stated that even if we start small, engagement will grow. The MEDC briefly discussed whether the holiday window contest can be replicated in the spring.

### **Ad hoc Vacant & Underutilized Property Task Force**

Greenstein distributed a proposal for a cross departmental/cross-town *ad hoc* Vacant & Underutilized Property task force and asked for feedback.

Zammuto thinks it is pro-active and an excellent way to gather important information.

Nemser reminded the group that we have had a minimum maintenance bylaw for the past two years. He asked that the following language be added to the proposal. "Evaluate existing Minimum Property Standards By-law for frequency of utilization, effectiveness, and to determine if any amendments may be warranted."

Cressy asked if there is a model out there that we can look at? Greenstein said that she done a lot of research on the subject and that this type of program was very typical in the 1990s. She cited Providence's Lean and Green Program as one example of a very aggressive program that paid off.

Thayer asked whether the SB has an appetite for this sort of program? She wants to make sure that our energy is focused on the right direction. Greenstein responded that the TA appoints us not the SB. If the TA can move forward without the support of the SB, then yes, Thayer will support the proposal.

Greenstein anticipates that the process to create a common database and knowledge base will be incremental.

Swanberg informed the group that the SB meets with all Town Committees throughout the year, and that he and Armand can get the MEDC on the agenda, sooner rather than later.

Greenstein suggested that after a year, that the effectiveness of the ad hoc committee is evaluated.

A motion was made by Thayer, and seconded by Nemser, to recommend to the TA the creation of an *ad hoc* Vacant & Underutilized Property Task Force.

The motion passed 5-0-1. (Y=Zammuto, Thayer, Greenstein, Freker & Nemser) (A: Cressy)

### **OMS/ATA Update (Zammuto)**

Board of Health issued a mask order on 1.13.22.

Azucar will be affected by the new extension of premises plan. During the emergency, Azucar hosted outdoor seating in the municipal parking lot egress. Zammuto and Nemser are collaborating with the owners to find an alternative spot. At present, they recommend that Azucar relocate their dumpsters and in that space, build a patio. Zammuto plans to apply for Shared Street Program funds to execute a dumpster re-location pilot program.

Cressy suggested that we revisit former Naylor Court Dumpster studies through the Urban Land Institute and the Downtown Initiatives Program. Zammuto confirmed that this effort is a product of the work of the previous studies and surveys. Greenstein expressed that a pilot program might be a useful strategy to work out challenges such as a governance structure, which wasn't included in previous studies.

The Town received community impact fees (\$20K) from RISE (formerly Greenstar Herbal). Zammuto wants to use funds to replace and upgrade downtown street furniture. Swanberg asked about limitations and guidelines. Zammuto said that they are vague. Greenstein suggested that Zammuto consult with Needham, which has a medical marijuana dispensary; perhaps they have a useful framework for linking marijuana revenue to community impacts.

The MCD applied for an MCC grant to support Discover Maynard's event page.

### **Planning Dept. Update (Nemser)**

The Assabet Co-Op Market has completed its conservation permitting and is scheduled for permitting through the ZBA (extension of non-conformity) and the Planning Board (special permits for eating platform next to the River). This process has exposed flaws, and Nemser said that it will change the way we permit in the future.

A new Vet Clinic has been permitted for Maynard Crossing.

Nemser is making final edits on the Powder Mill Corridor Study, and there will be a joint presentation to the SB and the Planning Committee. Additionally, Nemser is writing a grant for phase two of the Powder Mill Corridor

Study, which includes work on the overlay district, identifying and addressing impediments (especially on the waterfront), and addressing non-vehicular access along the corridor.

Nemser and a subcommittee are updating “home occupation” (i.e., working-from-home) regulations. Nemser will send a FAQ to the MEDC and is happy to get input.

**Meeting Logistics.** MEDC will meet on the 3<sup>rd</sup> Tuesday of the month. Nemser will forward Zoom invites.

**Other:**

Thornley is interested in serving on the MEDC. He is waiting for Edward Jones’ permission.

If Thornley gets permission, and the six members get re-appointed, we have two open seats on the MEDC.

Noe did a downtown walk-about, and identified two possible parklet spaces, one in front of Kind Goods and the other in front of Amory’s. Nemser noted that a previous pilot program included the space in front of Kind Goods.

Meeting adjourned at 9:34 am.

*Proposed minutes submitted by Sarah Cressy on 1/18/22*