

TOWN OF STOW
ECONOMIC DEVELOPMENT & INDUSTRIAL COMMISSION
& PLANNING BOARD

Minutes of the April 28, 2022 Joint Boards meeting between Economic Development & Industrial Commission and Planning Board

EDIC Members present: Bob Collings, Jennifer Gero, Mary Bradt-Mintz, Serena Howlett, Kevin Whalen

Planning Board Members present: Nancy Arsenault, Lori Clark, John Colonna-Romano

Kevin Whalen called the meeting to order at 5:35

Appointment – Discussion with Linear Retail

Present: Joel Kadis – Co-CEO; Greg Droc – Senior Vice President of Asset Management

Joel Kadis described his time working for Linear Retail, and provided context into the portfolio of properties that Linear Retail manages. Joel Kadis said that the Stow Shopping Plaza is an important part of the Linear Retail portfolio, noting the company has spent 5 million on the shopping center, including 1.5 million on the septic system and over \$300k on the water system.

Joel Kadis said that online shopping and covid have created headwinds for retail. Maynard Crossing has hurt the plaza, in part due to Market Basket but also because Maynard has been more flexible with their permitting. Joel Kadis said a primary reason that Dunkin Donuts will be leaving the plaza is due to not having a drive through. Joel Kadis noted that despite the high profile vacancies, the plaza is on par with other properties in the portfolio.

Joel Kadis indicated that they want to work with the Town on placemaking to retain and attract business. Joel Kadis indicated that one way the Town could assist Linear Retail is to revisit the zoning prohibition on drive through restaurants, as Starbucks has been interested in occupying the Papa Ginos space.

Members discussed upcoming zoning updates and Joel Kadis indicated that mixed use residential would be wonderful because it brings in people, and that residential density is very desirable for retail.

Joel Kadis noted that Town sponsored events, such as a farmers market would be great.

Bob Collings asked about interest in EV charging station locations in Lower Village. Joel Kadis said Linear Retail is currently developing five locations with charging stations but is unsure who would pay for the infrastructure in Stow.

Kevin Whalen noted that the EDIC should provide a thank you note to Linear Retail.

Kevin Whalen motioned to adjourn

Serena Howlett seconded.

VOTE: Unanimously in favor.

Respectfully submitted,

Jesse Steadman