MEMO

To: Bill Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: September 25, 2017

Re: Elim Church Rezoning

The Farmer’s Market is looking for winter space and have had conversations with the owners of the Elim Church on the corner of State and Oak Street about locating there for the winter season. Their size and hours are limited during the winter, so the addition of a retail use in this location, a zoning district where retail is not allowed as a primary use, would be minimal. The most significant issue that they would need to solve besides zoning is the lack of parking, which they may be able to get through an agreement with a nearby neighbor. If the Council is interested in limiting the possibility of other retail uses in this area as a result of this rezoning, the rezoning could be crafted as a very narrowly tailored contract zone that only allows exactly what the Farmer’s Market needs for their operation.

If the Council is interested in seeing this idea move forward, an order moving it to the Planning Board for their review and recommendation could be put on next week’s agenda. Given the very short time frame the Farmer’s Market has to find winter space – they want to be open in the new space by the end of November – this rezoning would have to move through the Planning Board as fast as possible and back to the Council, possibly as an emergency item.