

1. HDC AGENDA - 03-27-2025

Documents:

[HDC AGENDA 2025.03.27.PDF](#)

2. 300 MAIN STREET - SEVMAR GRAB & GO CONCEPT

Documents:

[SEVMAR GRAB AND GO CONCEPT \(1\).PDF](#)



# Town of Salem, New Hampshire

## Salem Historic District Commission

### **HISTORIC DISTRICT COMMISSION AGENDA FOR** **MARCH 27, 2025–5:00 PM**

Community Development Conference Room, Salem Town Hall  
33 Geremonty Drive

#### **ROLL CALL:**

<input type="checkbox"/> Mike Banks, Chair	<input type="checkbox"/> Howie Glynn
<input type="checkbox"/> Patricia Good, Vice-Chair	<input type="checkbox"/> Kathryn Burke
<input type="checkbox"/> Beverly Glynn, Secretary	<input type="checkbox"/> Lisa Withrow, Town Council Representative

#### **NEW BUSINESS**

1. 300 Main Street – discussion regarding future use of site.
2. 304 Main Street – discussion regarding Veteran’s Park redevelopment.

#### **OLD BUSINESS**

1. 292 Main Street – project update.

#### **OTHER BUSINESS**

1. Update on various properties and projects in the Historic District.
2. Update on Town Master Plan.
3. Update on Historic District Regulations and Design Criteria.
4. Other.

#### **REVIEW OF MINUTES**

1. October 28, 2024 – Regular Meeting

#### **ADJOURN**



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## GRAB & GO CONCEPT

*A VISION OF HEALTHY MEDITERRANEAN  
MEALS AT 300 MAIN STREET*





# OUR VISION

## ***REVIVING A HISTORIC SPACE WITH PURPOSE: FRESH MEDITERRANEAN MEALS***

*Inspired by Historic District Commision member*

A fast, healthy, convenient alternative to fast food , prepared daily

### Key Points:

- No on-site kitchen
- No dine-in seating
- No public restrooms
- Food from Sevmar Bistro Kitchen  
(401 Main Street)

### Mediterranean Menu:

- Hommus
- Taboule
- Grapeleaves
- Baked Kibbe
- Wraps
- Salads
- Grilled Options & Much More





# OUR TEAM

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**JOCELYN & KELVIN SEVERINO  
“PARTNERS”**

**GABY MAROUN  
“CHEF”**

**JOANNE SIMONE  
“DIRECTOR OF PEOPLE &  
CULTURE”**



# HISTORIC DISTRICT PESPECT

## *PRESERVING SALEM'S CHARM*

### Exterior:

- No facade changes
- Signage and lighting to meet standard (Only change is the logo on current signage, to be submitted for approval)
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### Interior:

- No kitchen or seating
- Minor layout changes for grab and go concept efficiency.



Retail heritage meets healthy Mediterranean

Open to commision guidance



# ZONING COMPLIANCE

## *ADAPTING RETAIL ROOTS*

**Past Use:** Pharmacy, retail, office, etc.

**Proposed Use:** Sevmar Grab & Go- Convenient Healthy Meals

**Aligns with Chapter 490, Town Zoning Ordinance**

**Variance Needed:** ZBA review for use change

**Site Plan Approval Required:** Planning Board oversight

**Committed to meeting all requirements**



# COMMUNITY IMPACT

## *HEALTHY CONVENIENCE FOR SALEM*

### **Location Benefits:**

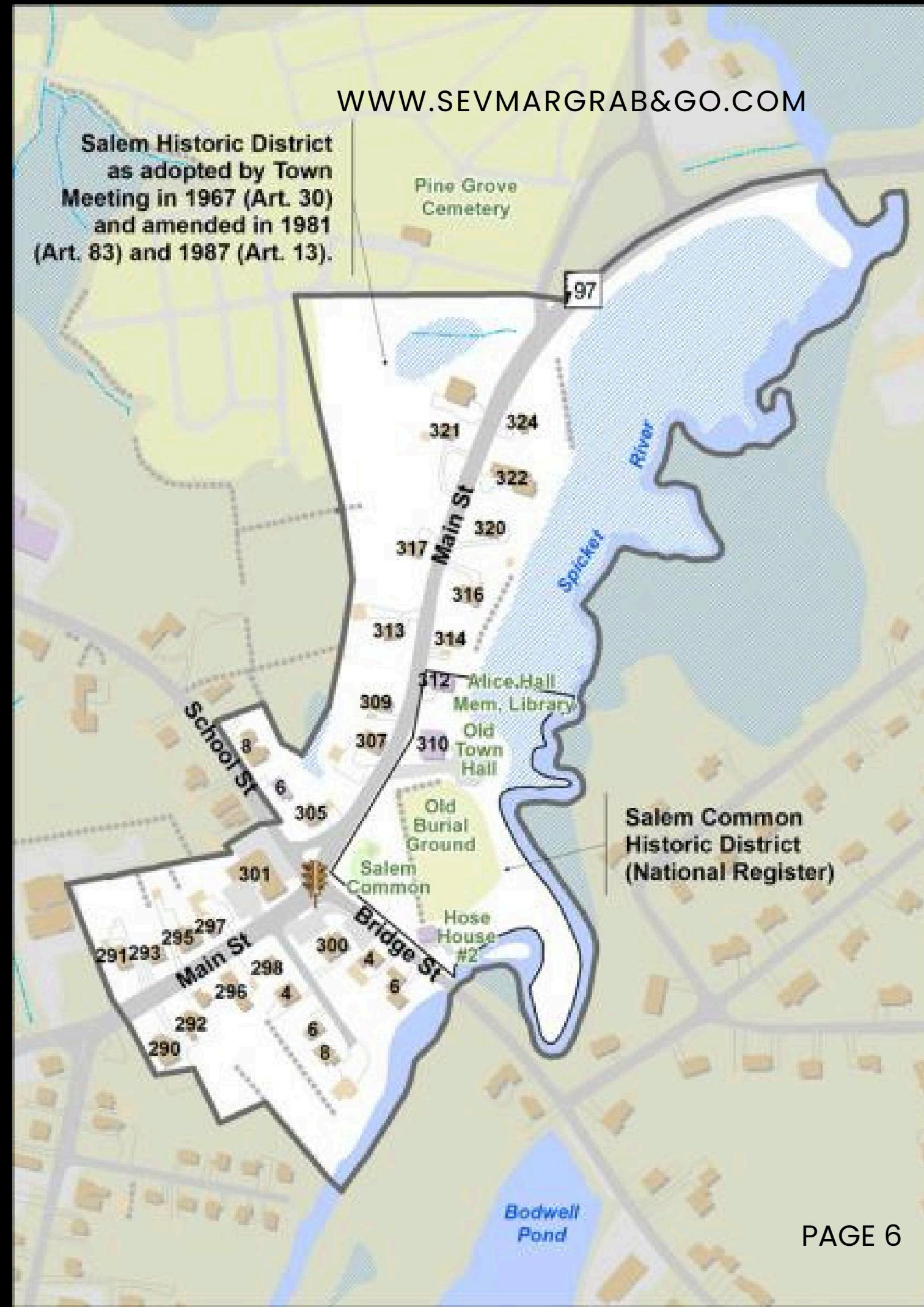
- Across from Veterans Park- picnics, visitors can grab food
- Near local churches
- Conveniently less than 1 mile from Sevmar Bistro Kitchen (cuisine made fresh daily and on demand)

### **Who We Serve:**

- Serve those who serve- 15% off for all Veterans, Active Duty Military, first responders
- Busy Salem residents seeking healthy options

### **Why It Matters:**

- Fresh Mediterranean, no wait
- Expands Sevmar's reach to you





# COMMUNITY IMPACT

*FUELING OUR HEROES*

## **Discounts:**

- Police, firefighters, EMT (all first responders)
- Veterans/ Active Military

## **Night Support:**

- Unsold meals to fire/police stations night shift.
- Pick up at Sevmar Grab & Go.

**Healthy fuel for Salem's guardians**





# COMMUNITY IMPACT

*COMPASSION IN EVERY MEAL*

## **Local Partnerships:**

- Boys & Girls Club of Salem
- Homeless support initiatives
- All Care Medical
- Local Restaurants, farms, and businesses
- New England Top Team (BJJ Gym)

## **Collaboration Benefits:**

- Showcase local business products on our shelves.

**Building a stronger Salem**





# HOW IT WORKS

*FRESH, FAST, HEALTHY*

- **Food Prep:** Mediterranean cuisine at Sevmar Kitchen (401 Main Street)
- **Set up:** Shelving and refrigeration at 300 Main Street
- **Operation:** Quicksales, no cooking, staff-only restrooms
- **End Goal:** Open Sevmar Grab & Go by September 2025





# NEXT STEPS

## *BRINGING HEALTH TO SALEM*

- 1) Historic Input: Work together on details
- 2) Zoning Review: Apply for variance from ZBA and site plan approval from Planning Board if required
- 3) Community Voice: Present at a public meeting
- 4) Launch: Renovate/revamp 300 Main Street and Open Sevmar Grab & Go.





# CLOSING CALL

A *HEALTHY FUTURE*

## Why Sevmar Grab & Go Matters:

- Honors our past with retail roots
- Serves busy Salem with fresh meals
- Meets high demand for Sevmar's best



1/2



# CONTACT US

IF YOU HAVE ANY QUESTIONS OR SUGGESTIONS DO NOT HESITATE TO CALL OR EMAIL US BELOW.



**401 MAIN STREET UNIT 202 SALEM, NH 30379**



**603-870-0018**

**JSIMONE@SEVMARLLC.COM**

# THANK YOU!

-FROM THE SEVMAR FAMILY