

**Danielle Delaney**

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**From:** Greg Reibman <greibman@charlesriverchamber.com>  
**Sent:** Tuesday, January 25, 2022 9:29 AM  
**To:** Marc C. Laredo  
**Cc:** Zachery LeMel; Danielle Delaney; Barney Heath; Deborah J. Crossley; Alison M. Leary; Susan Albright; Pamela Wright; Joshua Krintzman; R. Lisle Baker; Holly Ryan  
**Subject:** Dark store fronts

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Good morning Councilor Laredo and ZAP

Interesting discussion last night on dark store fronts being used for last mile services.

I share the concerns you and your many colleagues articulated about the loss of vitality these operations could have on our village centers.

I was also appreciative of those who shared concerns about our small property owners (who are, of course, small businesses too) looking to fill vacant store fronts, as well as the tax benefits of having something inside as many store fronts as possible. It's a difficult balance for sure.

I know that you are now in the process of docketing an item to move this forward. As you do so, and as the committee deliberates, I urge you to not craft regulations that are too narrow that it could hamper innovation.

Retailing, as we all know, is undergoing a rapid transformation and will likely look very different than it does today in just a few years. Surely some new zoning parameters seem warranted, but let's not do anything too restrictive that prevents business from experimenting with new ways to use our spaces, create jobs and tax revenue, and serve our residents.

Thanks very much.

**Greg Reibman**  
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