

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:

_____Mike Banks, Chair	_____Howie Glynn
_____Patricia Good, Vice-Chair	_____Kathryn Burke
_____Beverly Glynn, Secretary	_____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

Inpired 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
"PARNERS"

GABY MAROUN
"CHEF"

JOANNE SIMONE
**"DIRECTOR OF PEOPLE &
CULTURE"**



HISTORIC DISTRICT PERSPECT

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 commission guidance





ZONING COMPLIANCE

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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:

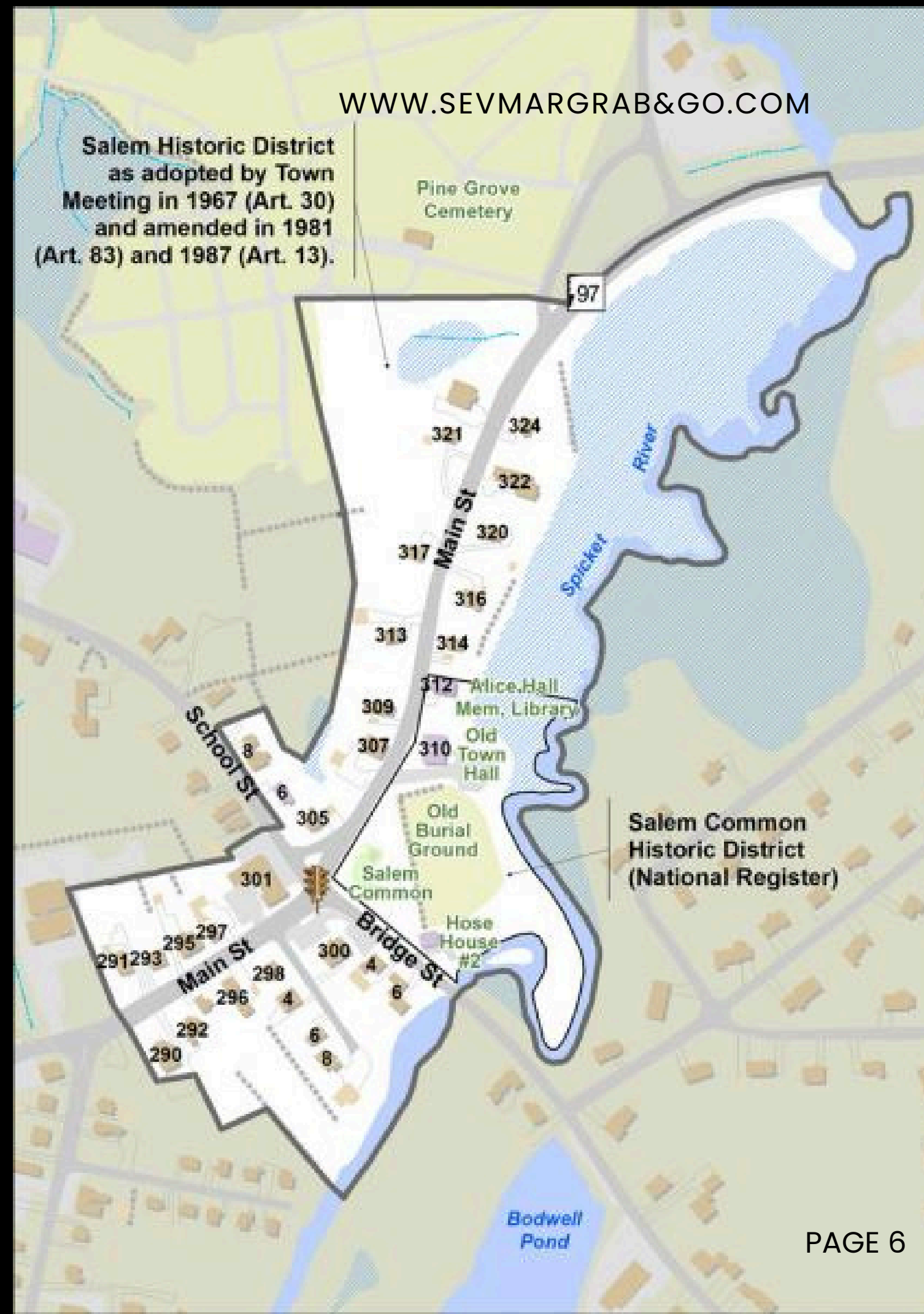
- Across from Veterans Park– picnics, visitors can grab food
- Near local churches
- Conveniently less than 1 mile from Sevmar Bistro Kitchen (cuisine made fresh daily and on demand)

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 Englad Top Team (BJJ Gym)

Collaboration Benefits:

- Showcase local business products on our shelves.

Building a stronger Salem

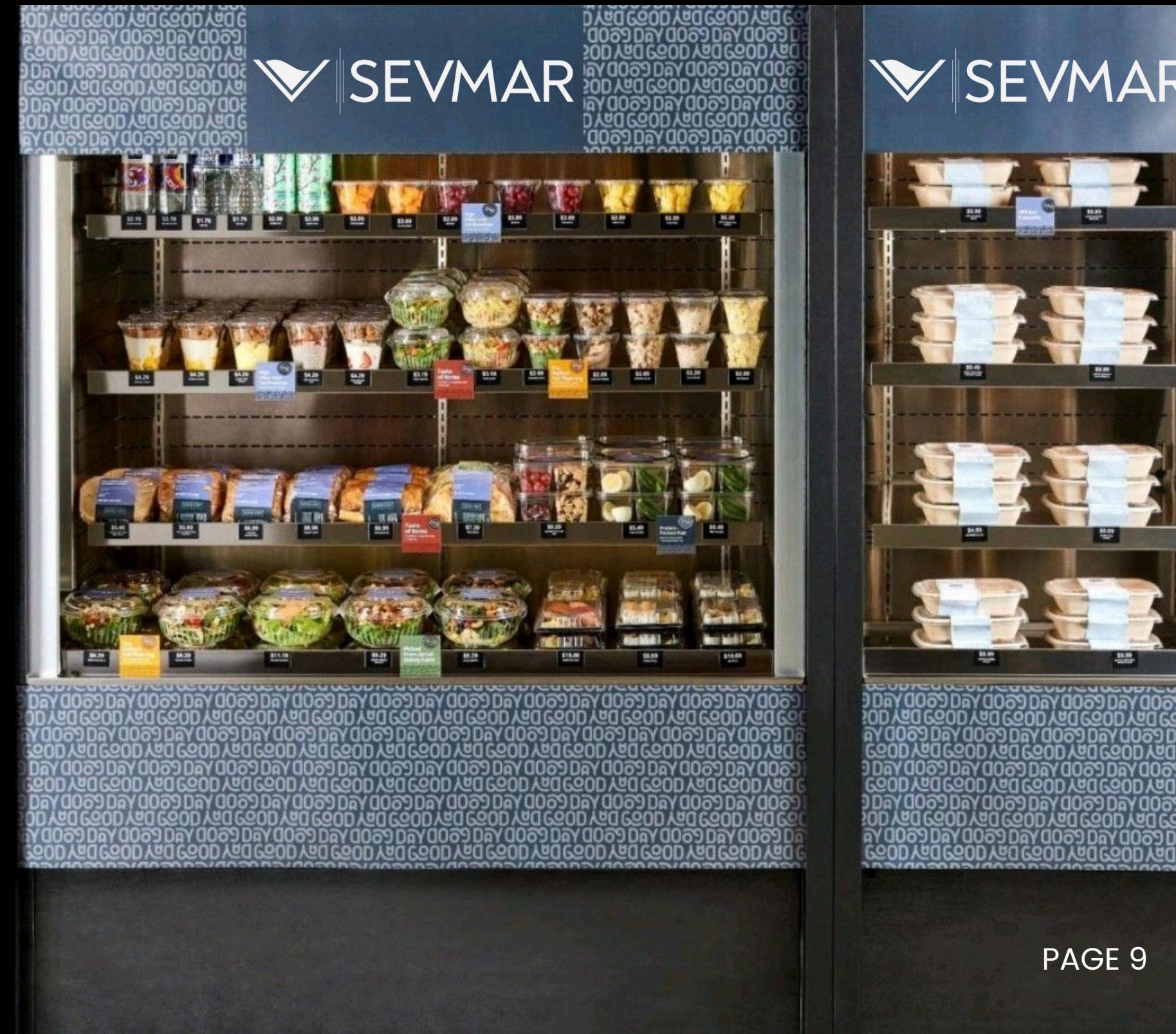




HOW IT WORKS

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

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- 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

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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



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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