

**BUILDING DESIGN REVIEW****Relevant Regulation:**

4.3.4 *Site Plan Review Standards: (3) Adequacy of .....exterior building designs in regard to achieving maximum compatibility with adjacent property and with the character of the neighborhood.* Please note that this is not limited to the “District” but instead neighborhood. There are no specific design controls for the Commercial District such as “pitched roofs” etc.

**Hannaford Original Application Submission Statement**

Hannaford’s building fits well within its context. It is within a mixed use area which is predominantly commercial. Most of the commercial properties are single story with adjacent parking. The exterior designs are an eclectic mix of styles and materials including vinyl, concrete masonry, and clapboard, as well as the metal siding on the Dark Star Lighting building and the Quonset hut automotive building. There are also some residences in the area which might be characterized as generally New England clapboard style. Hannaford's building design incorporates the New England style with brick accents and cementitious clapboards and includes decorative trim boards, as well as a gabled main entrance.

**They subsequently elaborated:**

Hinesburg doesn’t have specific design standards such as those found in a design review district. The adjacent buildings and broader neighborhood contain diverse structures without any consistent design theme or scale. Adjacent uses include the two-story metal sided Darkstar building, the Quonset hut, the mini-storage buildings, two single story shopping plazas, as well as smaller structures. The broader neighborhood includes much larger structures, specifically Saputo Cheese (90,000+ sq ft) and NRG (70,000+ sq ft). It’s clear that this neighborhood has shown the ability to assimilate diverse sizes, styles and types of structures. Within this context the proposed Hannaford store fits easily.

**Previous Decisions:**

The Planning Commission 12/10/86 - 15 Lot Commercial Subdivision Final Plat Approval contains:

#8 Potential purchasers are notified that the Commission will carefully review the site plans and proposed uses, and that those lots on the exterior of the development (which includes lot 15) will receive particularly close attention for aesthetically pleasing construction.....

While not binding on you, it is advisory. Additionally, the subdivision covenants required that an association would be created, which among other things would function as a design control board however I am not sure if it exists or functions.

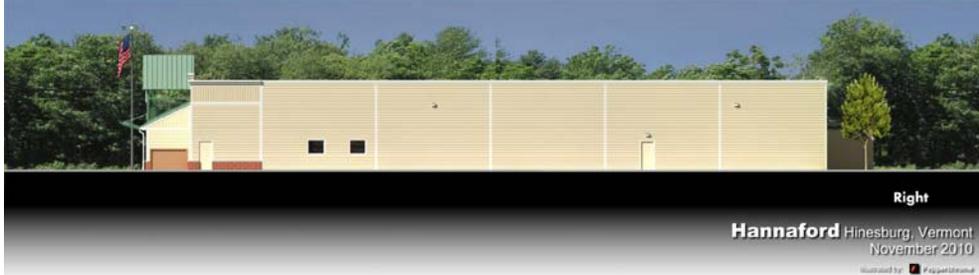
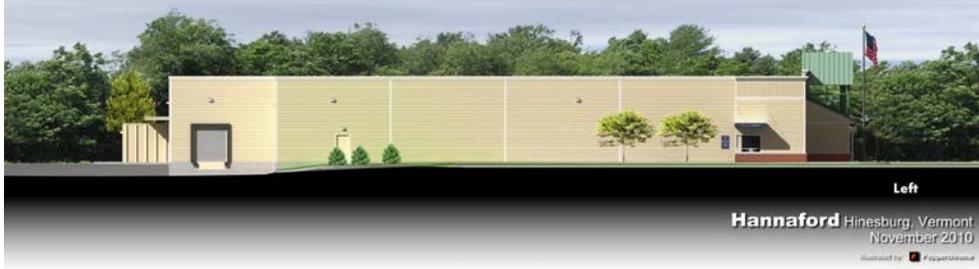
**ISSUES**

- The wording of the original decision about aesthetically pleasing construction.
- The observation that the neighborhood contains an eclectic mix of structures is accurate, however the question is not whether the neighborhood can assimilate their proposed structure, but whether the big box nature and look of the proposed structure will “achieve maximum compatibility with adjacent property and with the character of the neighborhood.”

The proposed structure is an approximately 36,000 square foot sq. ft. flat roofed structure and while technically “one story” it is proposed to be a 23 feet high monolith with minimal architectural relief. This design is exacerbated by the fact that the structure and surrounding parking will be constructed on a raised “platform” above the existing land which now slopes gently from East to West, the post office property being the highest. This constructed platform will be elevated above the surrounding properties about three feet near the post office and along the canal, up to seven ft above the adjoining western lots and then about six feet above the Dark Star property to a height of five feet at the end of Commerce St extension and eventually back to the three feet at the post office. The structure will be located in the North West corner of the property, which is the highest portion of the platform above the surrounding properties.

**I will have descriptions and photos of the structures in the neighborhood available at the meeting.**

Photo Elevations: I have requested new depictions without all the background vegetation that doesn't exist and with the addition of roof top mechanicals if they are proposed and as well other views taken from a distance and containing existing structures. These were submitted.



I have done a Web search of other Hannaford structures, and my take on their proposed Hinesburg design is that it is among the worst that they have constructed. I have included two others, better than most, for comparison.



Below:

Hannaford Store - : Augusta, Maine - 2009 Aerial depiction showing proposed 'Green Building' Features



The illustration above is for their “flagship store” just completed.