

From: [Alex Weinhagen](#)
To: [Stephanie Hainley](#)
Cc: [Peter Erb](#)
Subject: Hannaford - DRB 1/21 mtg follow up
Date: Wednesday, January 22, 2014 2:32:06 PM

Stephanie,

Thanks for a professional and comprehensive presentation of the four Hannaford-related applications at last night's DRB meeting. As you know, the Board continued the review of these applications to their March 4 meeting so that you could provide additional information and possibly plan revisions. Several issues and opportunities for improving the plans were brought up by the Board, by staff, and by members of the public. Here are the four specific issues highlighted by Board members during the discussion wrap up:

1. Lot coverage calculations for lot 15 with and without the proposed 0.32 acres to be transferred. If this 0.32 acre transfer is needed to comply with the maximum 60% lot coverage on the Commercial Zoning District portion of lot 15, please provide an explanation of how you propose to calculate this given that the land to be transferred is in the Village Zoning District.
2. A legal response to Mr. Dumont's contention (voiced at the hearing) that adding these 0.32 acres to lot 15 from the Village Zoning District somehow extends the Village District's use restrictions (i.e., section 3.5.6 - retail stores up to a maximum of 20,000 square feet) to the Hannaford use on lot 15.
3. Revisions to the Automotion site plan to better comply with the site plan standards in section 4.3.4, the design standards for commercial uses in section 5.6.3 and 5.6.4, as well as the village area design standards in section 5.22.2. The location of the proposed additional parking in the front yard of the lot was noted as particularly problematic.
4. Revisions to the Aubuchon site plan to include a culvert under the proposed/new driveway on the eastern side of the site.

Please address these items and submit any revised plans by February 11 if possible, and no later than February 18, so that we can review the material and make sure it gets distributed to the DRB ahead of the March 4 meeting. This will help expedite the staff review, and hopefully the DRB review on March 4.

Beyond these four items, Peter and I continue to strongly advise you to present additional stormwater treatment measures on both the Automotion site plan and the Aubuchon site plan. We understand you have limited authorization to make changes to the Aubuchon site, and we encourage you to work collaboratively with the Aubuchon Realty Company, as ensuring proper stormwater treatment is very much in their interest as well.

The Automotion site presents an excellent opportunity for treatment measures beyond simple overland flow across the grassed northwestern portion of the site. We continue to believe that

more substantive and better delineated treatment measures will be more likely to maintain functional integrity over time, and ensure better treatment and control of stormwater runoff for the benefit of the landowner, the business owner, the community, and the receiving water bodies (i.e., Patrick Brook and ultimately Lake Champlain).

The Aubuchon site presents several excellent opportunities to ensure treatment and control of stormwater runoff. Excavating the existing westerly access area to extend the grass-lined swale along this side of the lot would provide additional treatment and storage during severe inundation events (e.g., 100-year storm). Installation of additional treatment measures at the current outflow of the parking lot into the northerly swale along Commerce Street is also recommended. There appears to be ample room between the parking lot outflow and the bottom of the existing swale to provide additional treatment measures. For an example, see the rain garden installed on the north side of the Jiffy Mart here in Hinesburg (corner of Shelburne Falls Road and Ballards Corner Road) – plan attached. This rain garden is on a “shelf” below the parking area and above the bottom of the swale/stream. It provides treatment to parking lot runoff before it enters the swale/stream.

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