

# Hinesburg Hannaford Supermarket & Pharmacy



# Hannaford – New initiatives

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Four new initiatives:

1. Upgrade Charlotte Road intersection
2. Add green space to Farmers Market
3. Expand “pocket park” into “Canal Park”
4. Architectural design charette

## Other topics

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- Store size
- Official Map

# Store Size

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- DRB asked for examples of other similar size communities with similar size stores
- Sampling of northern New England and upstate New York
- Narrowed list to communities ranging from roughly half as large to about twice as large as Hinesburg (approx. 2,000 to 9,000)
- Does not address size of market area

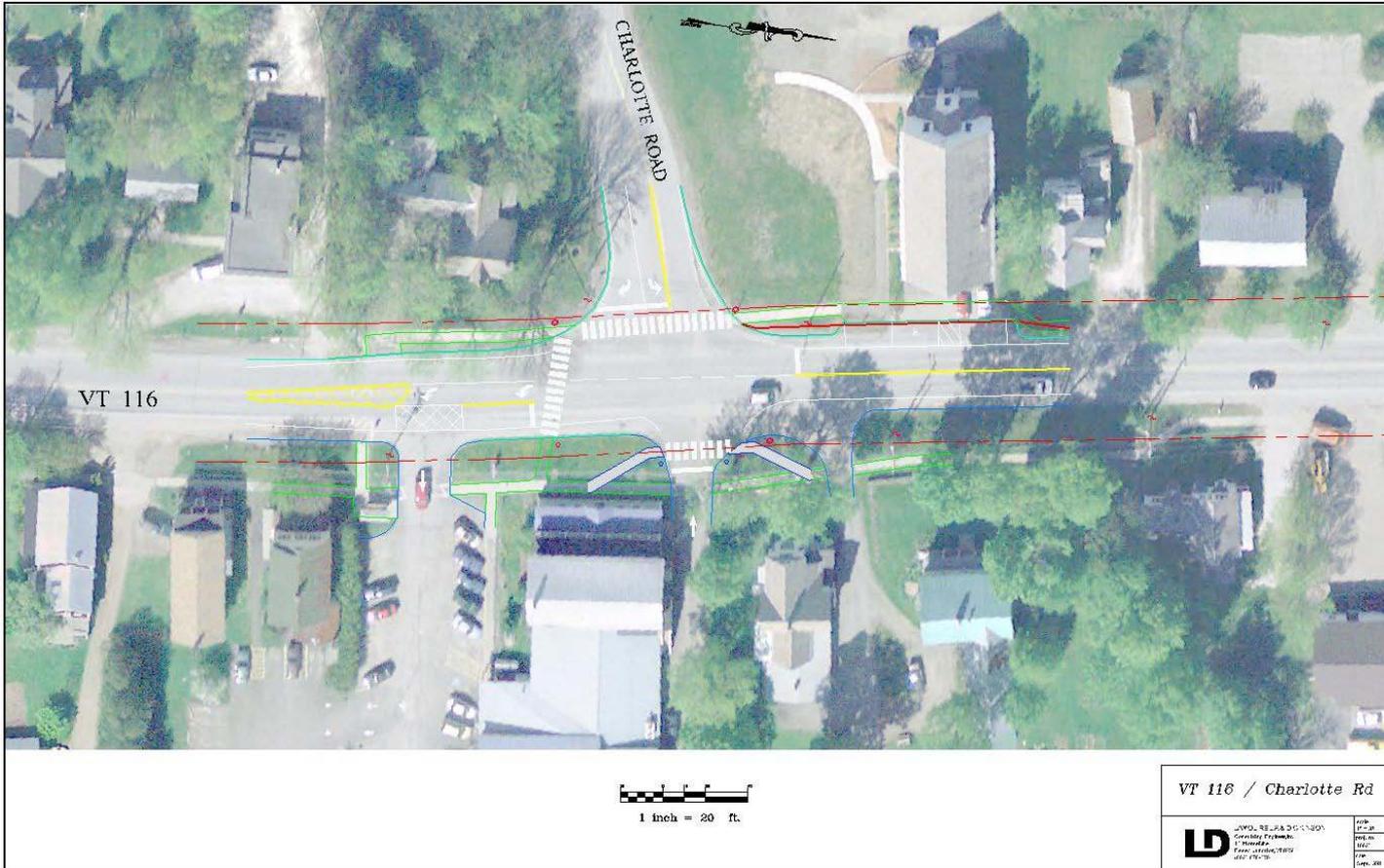
## **Local Comparisons – proposed store smaller than others you may know**

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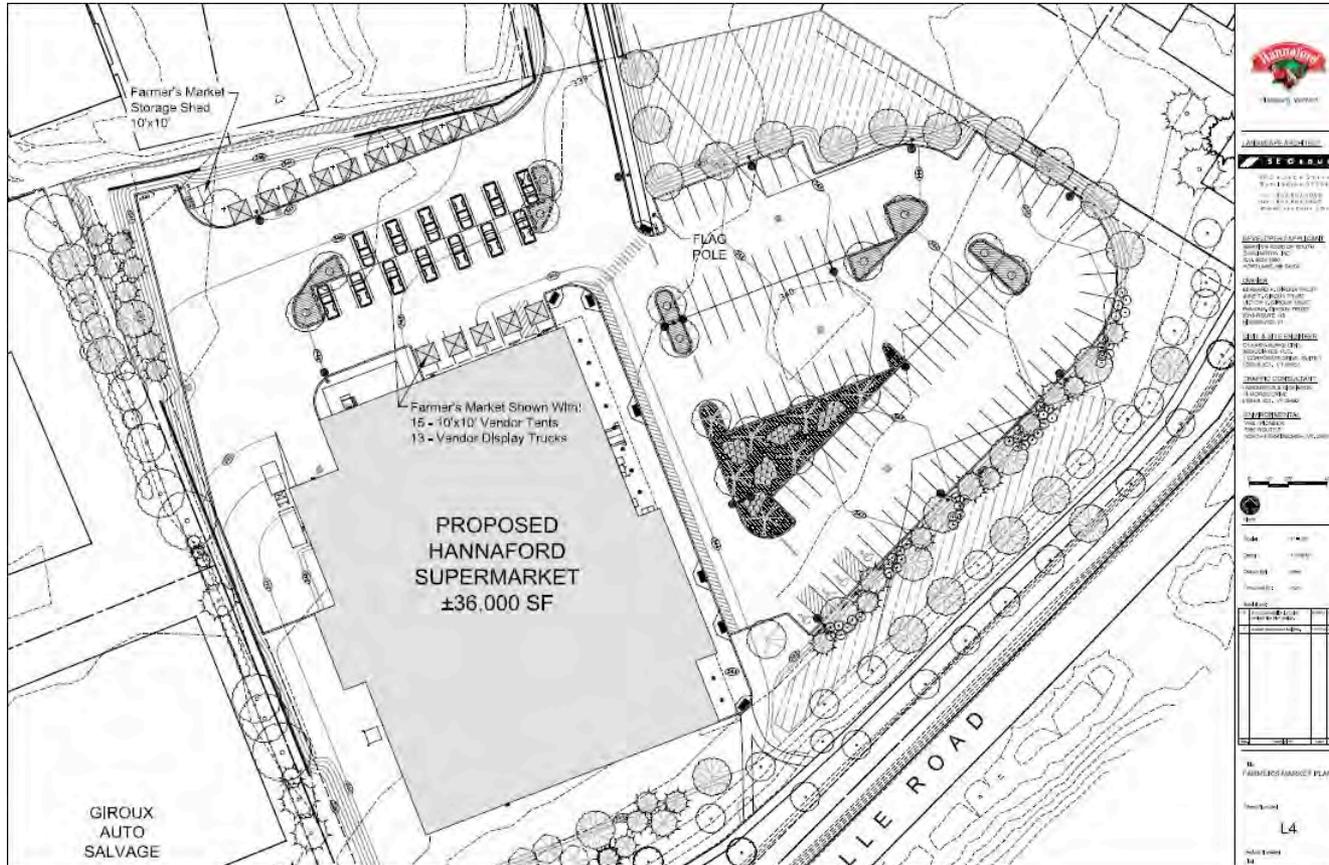
- Shaw's Shelburne Rd- 73,300 SF
- Price Chopper Shelburne Rd- 72,900 SF
- Shaw's Tafts Corner- 63,000 SF
- Hannaford Dorset St- 48,600 SF
- Hannaford Tafts Corner- 47,800 SF
- Hannaford North Ave- 47,800 SF
- Hannaford Shelburne Rd- 45,400 SF

Grocery Store Size VS Population				11/20/2011							
Sampling of Towns in VT, NH, ME and upstate NY, with populations under 10,000.											
Sorted by "Square Feet Per Resident" column											
All store sizes are approximate											
State	City	Population (2009)	Hannaford (SQ FT)	Price Chopper (SQ FT)	Shaws (SQ FT)	Other (SQ FT)	Total (SQ FT)	Square Feet Per Resident	Other Store Name	Notes	
NH	North Hampton	4,180			64,000	20,000	84,000	20.10	Philbrick's Fresh Market		
NH	Warner	2,938				53,000	53,000	18.04	Market Basket		
NH	Stratham	7,196			78,000	43,002	121,002	16.82	Market Basket		
ME	Dover-Foxcroft	3,803			43,700	14,000	57,700	15.17	Save-A-Lot		
ME	Blue Hill	2,292				34,400	34,400	15.01	Tradewinds, Merrill and Hinckley		
VT	BRADFORD	2,649	36,000				36,000	13.59		Approved Hannaford store to be constructed	
ME	Newport	3,282				44,000	44,000	13.41	Bud's		
NH	Colebrook	2,077				27,000	27,000	13.00	LaPerle's IGA		
VT	ENOSBURGH	2,709	34,408				34,408	12.70			
VT	MORRISVILLE + MORRISTOWN	7,918	46,832	53,600			100,432	12.68			
NH	Lee	4,240				52,800	52,800	12.45	Market Basket		
ME	Wiscasset	3,727			43,659		43,659	11.71			
NH	Hillsborough	5,108			59,100		59,100	11.57			
ME	China	4,402	36,045			13,340	49,385	11.22	The Market & Deli, Toby's General Store		
NH	Swanzey	7,249				76,500	76,500	10.55	Market Basket		
VT	MANCHESTER VILLAGE + TOWN	4,958		14,900	37,200		52,100	10.51			
VT	MIDDLEBURY	8,292	48,316		33,816	5,000	87,132	10.51	Greg's Meat Market		
NH	Lancaster	3,228			33,900		33,900	10.50			
VT	WATERBURY Village + Town	7,110			50,350	20,850	71,200	10.01	RJ's Friendly Market		
ME	Fort Kent	4,390				42,890	42,890	9.77	Paradis, John's Yankee Grocery		
ME	Freeport	8,391				80,263	80,263	9.57	Bow Street Market and Royal River Natural Foods		
ME	Dexter	3,582				32,800	32,800	9.16	Bud's, other independent		
NH	Alton	5,065	35,890			10,000	45,890	9.06	The Meat House		
VT	ST. JOHNSBURY	7,395		44,692		22,000	66,692	9.02	Whites Market		
ME	Pittsfield	4,066				36,500	36,500	8.98	Bud's, Danis, P&M		
VT	WAITSFIELD	1,692			15,185		15,185	8.97			
NH	Northwood	4,077	35,600				35,600	8.73			
ME	Caribou	6,282				71,555	71,555	8.64	Paradis, Sleepers, Roys, Dodos, Save-a-lot		
ME	Bridgton	5,845	35,890			13,069	48,959	8.38	Food City (North)		
NH	Walpole	4,089			34,000		34,000	8.31			
ME	Bath	8,653			57,000	12,500	69,500	8.03	Brackett's Market IGA		
VT	WILMINGTON	2,347			18,848		18,848	8.03			
VT	VERGENNES	2,670			21,120		21,120	7.91			
NH	Bristol	3,511				27,630	27,630	7.87	Bristol Shop 'n Save		
VT	HINESBURG	4,613	36,000				36,000	7.80		Proposed store	
ME	Gray	7,496	36,337			16,000	52,337	8.98	Shop N Save		
VT	FAIRHAVEN	3,142			21,700		21,700	6.91			
VT	LUDLOW	2,831			18,000		18,000	6.84		Shaw's expanding soon	
NH	Peterborough	5,961			37,500	2,800	40,300	6.76	Nature's Green Grocer		
ME	Corinth	2,713				18,000	18,000	6.63	Tradewinds Richfood		
ME	Greene	4,393				29,000	29,000	6.60	Greene IGA		
VT	RANDOLPH	5,308			34,500		34,500	6.50			
NH	Belmont	6,779			38,900	5,000	43,900	6.48	Gourmet Food Barn		
ME	Milo	2,096				13,000	13,000	6.20	Tradewinds Marketplace		
NY	Ballston Spa	5,800	35,693				35,693	6.15			
VT	LYNDON + LYNDONVILLE	5,685				33,417	33,417	5.88	White's Market		
NY	Duanesburg	6,104	35,812				35,812	5.87			
ME	Buxton	8,378	35,621			12,500	48,121	5.74	Plummer's		
ME	Winthrop	6,416	36,397				36,397	5.67			
NH	Newport	6,348			36,000		36,000	5.67			
VT	MONTPELIER	7,895			20,441	22,000	42,441	5.38	Hunger Mountain Co-Op		
NY	Hudson Falls	6,648	35,621				35,621	5.36			
VT	WOODSTOCK	3,140				16,600	16,600	5.29	Mac's, Woodstock Farmers Market		
VT	RICHFORD	2,303				11,914	11,914	5.17	Mac's		

# Upgrade Charlotte Road Intersection



# Add green space to Farmers Market – Original Concept



# Farmers Market Expansion

## One possible layout

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# Farmers Market Expansion

## Another possible layout

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# Expand “Pocket Park” into “Canal Park”



# Expand “Pocket Park” into “Canal Park”

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- Hannaford will give easement to town for Canal Park
- Town can design the park (subject to Hannaford’s reasonable approval)
- Hannaford will fund the same amount as would have cost to develop as currently planned

# Official Map

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- State statute requires we set aside area to “accommodate” the proposed facility
- We’re proposing to go one better
- We propose to actually build two facilities at no cost to the Town
  - Farmers Market Venue
  - Canal Park

# Architectural Design Charette

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- Lots of interest in the architectural design
- Opportunity for DRB and public input
- Hire outside architect
- Show three different concepts
- Break into small groups
- Discuss design preference and ideas for further improvements

# Architectural Design Charette

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- Each group report back to full meeting
- Hannaford take away ideas and return with architectural proposal based on what we hear
- During DRB hearing?
- Size, site layout and building footprint not part of discussion