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## MEMORANDUM

To: Hinesburg Development Review Board

From: David G. White

Date: May 1, 2012

Re: Revised Plans and Requested Information

We are pleased to submit the enclosed revised plans and other information requested by you. We're particularly pleased with the new architectural design that was developed by the local architectural firm of Bast & Rood using ideas that were generated during the design charrette held in March. We hope you'll be as pleased with the new design as we are.

These are the major changes included in the enclosed materials:

- 1) Architecture – In March we hosted a community design charrette facilitated by Bast & Rood architects. Out of the charrette came several design themes. Enclosed you will find a memorandum from Mac Rood, dated March 16, 2012, summarizing the charrette. Based on these themes Bast & Rood developed a completely new design. The design incorporates a hipped roof, a covered walkway around three sides, upper windows that will provide natural lighting into the store and other features.
- 2) Energy Efficiency – During the design charrette we clearly heard how important energy efficiency and green technologies are to people in Hinesburg. In response Hannaford has decided to add

photo-voltaic cells to the southern roof, as shown on the architectural plans. Regarding LEED, due to the addition of the 0.32 acre parcel that is intended to help host the farmer's market, the project is no longer relying on LEED Certification to achieve a development density bonus. Hannaford has prepared a revised LEED score-sheet using the current standards, a copy of which is enclosed. Because LEED certification is based on the standards in place when the project is reviewed after it is built, we can't be certain what the standards will be and whether Hannaford will achieve certification based on the governing LEED standards at that time. Regardless, Hannaford is extremely energy conscious since energy is one of its biggest operating costs. Hannaford will fully comply with the energy requirements in section 5.24.2 of the zoning ordinance.

- 3) Site Plan – The site plans have been revised to reflect the revised building design and incorporate the 0.32 acre parcel being added to Lot 15 from the Quonset hut lot.
- 4) Landscaping – The landscape plan has been revised to incorporate the added 0.32 acre parcel and to increase screening along the west side. The 0.32 acre parcel includes shade trees to help provide shade for the farmer's market. Screening along the west side now includes a row of arborvitae near the top of the slope behind the building.
- 5) Stormwater Plan – The stormwater plan has been revised to send the first flush of stormwater down the existing swales. This will fully meet the state's water quality treatment standards while still reducing flows in the existing swales.
- 6) Work in Town ROW – Our project engineer, Paul O'Leary spoke with Mike Anthony about his concerns relative to placing the stormwater pipe under Commerce Street. Based on that conversation it is our understanding that he wants assurance that Hannaford will be responsible for maintenance of the stormwater pipe and for any repairs to the street required as a result of the pipe being there. Hannaford is agreeable to these conditions.

- 7) Traffic – Enclosed you will find a memorandum from the project’s traffic engineer, Roger Dickinson, dated April 30, 2012, that responds offer to questions from the DRB. Among other responses you’ll see in the memo that Hannaford is now offering to help pay for signalization of the Rt 116/Mechanicsville Road intersection.
  
- 8) Easement Deeds – At your request Hannaford’s attorney has prepared draft easement deeds for the proposed “Canal Park” and farmer's market area. These are drafts and we expect to work with the Town’s attorney to finalize them after approval and before construction. Hannaford has agreed to have both deeds granted to the Town.