

**Town of Hinesburg**  
**Development Review Board**  
**Tuesday September 20, 2011**  
Approved October 18, 2011

**Members Present:** Tom McGlenn, Zoë Wainer, Dennis Place, Dick Jordan, Sarah Murphy, Kate Myhre, Greg Waples

**Members Absent:** Ted Bloomhardt

**Also Present:** Alex Weinhausen (Planning/Zoning Director), Peter Erb, (Zoning Administrator, Mary Seemann (Recording Secretary), Mary Beth Bowman, George Dameron, Maggie Gordon, Rik Palreri, John Lyman, Barb Lyman, David Lyman, Catherine Goldsmith, Lloyd Seemann, Mike Bissonette, Wayne Bissonette, Joe Bissonette, Frank Koss, Chris Merritt, Kathy Rolde, Michael Hennessey, Brad Stetler, Bethany Ladimer, Jean Kiedaisch, Gay Regan, Dena Monahan, Meg Kaminsky, Carol Jenkins, Ken Brown, Michael Wisniewski, Bobbie Goldstien, Sam Collins, Jim Collins, Bill Marks, Laura Wisniewski, Bob Linck, Doug, Boyce, Tyler Sterling, Mary Gamage, Dona Walker, Virginia Roberts, Nancy Baker, Bob Merritt, Michael Sorce, Michael Pelletor, Dot Blanck, Adam Peterson, Jeff French, Dale Wernhoff, Steve Giroux, Kim Hazlerigg, Chris Bataille, Nancy LeRoy, Greg LeRoy, Gary Thibault, Mary Thibault, Elly Coates, Rob Farley, Renata Parke, Wayne Schwab, Bill Lippert, Steve Aube, Traci Jensen, Maureen Blanck, Dave Blanck, Patti Drew, Marianna Helzer, Debbie Dameron, Julie Pierson, Tina, Specht, Dan Opton, Dorothy Pellett, Nancy Lee Ross, Bill Ross, Leon Lestage, John Roos, Barry Russell, Bryan Busier, Thomas Keller, Barry Lampke, Phil Pouech, Abbi Kiley, Jay Kiley, Anne Donegan, James Donegan, Elizabeth Lee, Andrew Linnevers, Soloman Pacht, Michael Fay, Kathy Beyer, Sam Briggs, Natacha Luzzi, Joseph Tomko, Bill Moller, Carrie Fenn, David Fenn, John Kiedaisch, Aaron Kimball, Andrea Morgante

**Tom M** called the night's meeting to order @ 7:30pm. He explained how the Development Review Board meetings run. **Tom M** asked the Board members to read the minutes from the last meeting for any corrections.

**Minutes from** September 6, 2011

**Zoë W** moved to accept as amended, **Dennis P** seconded. A vote was taken, 5-0. [\*\*THE MOTION PASSED\*\*](#), **Dick J** and **Greg W** abstained.

**Thibault, Gary:** Map # 09-01-53.000 - *2-lot Subdivision for property located in the Village District on/at 11093 VT Rte 116.*

**Tom M** stated there had been a site visit to this property before the nights meeting. He recapped what the Board members and interested parties saw and said the Board members do not discuss any application while on the visit to the property.

**Gary Thibault** said he is seeking to subdivide the property. He said he would some day in the future look to sell his part of the property but it will be difficult the way it is divided now. He just wants to make it clear for the banks and insurance. Chip Spillane, the other property

owner, told Gary he didn't have a problem with the division. Gary said they just want to have a dividing line.

**Tom M** said the Board looked at the set-back of the house and the possible Right of Way to Lyman Meadows. They also looked at the property behind Gary's for emergency vehicles access to Lyman Meadows. **Tom M** brought up the dumpster blocking the Lyman ROW.

**Tom M** asked if there were any other questions for the applicant.

**Tom M** explained to the audience the normal path an application would go thru: the 3 steps would be, sketch plan, preliminary plat and final plat. **Tom M** said he didn't know if there would be any need to go through a preliminary plat hearing. **Alex W** said there needn't be as no new development is proposed.

**Dick J** addressed the storm water issue raised in the staff report and **Tom M** said he was sure staff will work with the applicant on this. **Alex W** said he would.

**Tom M** made a motion to direct staff to come up with conditions of approval and keep the public hearing open until the Oct 4<sup>th</sup> meeting.

**Tom M** asked if there were any questions from the public. There was no response. **Greg W** seconded Tom's motion. A vote 7-0. [THE MOTION PASSED.](#)

**Sarah M** recused herself from sitting in on the next application.

**Hannaford:** Map #20-50-02.100 *Review of revised store plans for property located in the Commercial District on/at Lot #15 Commerce Park.* Hannaford is returning with new designs for their store. Some of the revisions are: lighting, parking, public area and Farmers Market.

**Tom M** introduced the Hannaford project, saying the traffic issue for this application will be discussed at the next meeting. **Tom M** said after the presentation by Hannaford there will be a chance for the public to ask questions and state comments. Tom M said he will first ask for questions and comments from any committee members present, and then he will ask the public.

**Tyler Sterling** gave a quick introduction of Hannaford and introduced the team that was present at the meeting. **Tyler S** started with talking about the charitable donations Hannaford makes to communities, and stressed that Hannaford has a program using locally grown produce. He said Hannaford works with 225 farmers in 5 states to use their local produce. This is a program Hannaford has been developing over the past years.

**Mary Gamage** is one of the many farmers who have worked with Hannaford for the last 26 years and she said she plans to continue to do so. She said this is a good program for the local farmers and out of all the chain stores, some of which she has worked for in the past, Hannaford is the best choice.

**Tyler S** talked about the changes Hannaford has made for their new proposal.

- Moved parking lot away from Mechanicsville Road.

- Eliminated the drive-thru, which allowed the building to move slightly to the south.
- Parking lot is smaller: it went from 144 spaces down to 125 spaces.
- Changed the sidewalk connection to Mechanicsville Road to make it safer for people walking.
- Landscaping is significantly more on Mechanicsville Road with the addition of 6 large trees along the canal.
- Pocket park and landscaping budget is around \$8,000.00 above the minimum required in the regulations.
- Lighting: changed to LEDs with 2 CFL lights at Emergency Exit doors.
- Light poles were taken down to 20 feet.
- Reduced average illumination from 2.45 to 1.23 foot candles which is similar to with CVU's illumination levels.

### **3 Operational changes**

- 1<sup>st</sup> deliveries, no deliveries after store hours.
- 2<sup>nd</sup> hours of operation proposed now will be 6am-10pm.
- 3<sup>rd</sup> asking for the use of employees after hours for stocking and cleaning.

### **Regarding the Official Map**

**Tyler S** said Hannaford took time to find some common ground, including:

- Sidewalk improvements, sign improvement.
- Pocket Park: located south of store where drive thru would have been. A place where the community can gather and sit to enjoy the canal.
- Farmers Market: Tyler S said he met with the Lions Club and they said they will consider moving the Farmers Market to the northern parking area of the Hannaford lot.

**Tyler S** turned the meeting over to **Doug Boyce**. **Doug B** thanked all for coming and said he would talk about the architectural changes. **Doug B** said Hannaford has given the requests and revision a lot of consideration. The size is still the same, 36,000 square feet, so there was no change on this. **Doug B** said Hannaford is in this for the long term and are not planning to vacate the property in a couple of years because it is too small.

### **Architectural changes:**

- **Doug B** showed slides of the original design and the new design.
- Major change is to store front. The front door was originally on the right of building, and now the front door is on the left side of the bldg.
- Modified store front by providing a covered canopy sidewalk, and extend the roof line for aesthetics.
- Added more windows to the bldg,
- Changed their wall-mounted sign saying they felt the internal illumination was not keeping with the style the Board was look for. It is now conforming to the code in terms of size and will be externally illuminated.
- The left side of the building faces Mechanicsville Road and the pocket park. Earlier the truck receiving area was on that side of the building as was the drive-thru. The drive thru was been removed and the left side of the building has been embellished by adding windows and further enhancing treatment of the building. The exterior will be clapboard and trim boards.

- The right side of the building is where farmers market would be. Currently proposing changing the truck receiving area from 1 door to 2.
- Added canopy feature over the Emergency doors.
- Rear of building will host truck activity, and will be the trash compactor area. Small vendor deliveries will come through these doors.

**Doug B** showed a slide from Thistle Hill as to what one would see from that development.

**Doug B** said Hannaford feels this is a great setting for this project. It is well buffered from Mechanicsville Road, and not really visible from Route 116. **Doug B** said there has been a lot of interest on the compatibility of the store. He showed pictures of surrounding buildings stressing each are different and yet still compatible in size and design.

**Tom M** asked if there were any questions from Board.

**Greg W** asked about the public space and Farmers Market. **Greg W** asked if Tyler or Doug could you delineate how much would be segregated for the public area and where the Farmers Market parking would be.

**Doug B** showed the areas on the map. **Doug B** showed 125 parking space saying maybe 25 will be on the side by the market and 100 spaces will still be available elsewhere. **Doug B** said very likely most of the people shopping at the market will also go inside the store. Vendors can set up and use the spaces along the building and they will be able to sell from their trucks.

**Dick J** asked to see where the employees will have to park.

**Doug B** gave a short history of the Giroux subdivision known as Commerce Park, how it was set up with a board to establish a governing body to deal with compatibility. He said Hannaford did meet with the governing body of Commerce Park and got their approval for the site plan they are showing tonight.

**Greg W** said 36,000 square feet is bigger than anything else in Commerce Park.

**Tyler S** said a lot of the size and design has to do with what the community looks like now and what it is projected to look like in 10-20 years. 36,000 square feet is big relative to someone's house and Hannaford stores do go up to 56,000 square feet.

**Zoë W** asked if Tyler had any examples of stores of this size in a community of 4500 people. She asked why a smaller store is not viable, and noted that there are smaller stores serving small communities – e.g., Richmond Market, Shelburne Market, etc.

**Tyler S** said Hinesburg is a small community and he bets the Hinesburg residents are not the only shoppers at Lantman's. The area is going to get to a point where Lantman's will not be able to satisfy the community in the future.

**Dick J** asked what the height from the floor to the ceiling. **Doug B** said with an open ceiling it is about 15-18 feet.

**Tom M** said he would like to open the discussion up to any advisory board and asked they limit comments to a couple minutes. **Tom M** said Hinesburg residents can't vote from just their hearts and the DRB must base its decision on the regulations.

**Bill Marks (Conservation Committee)** said The Conservation Committee had a meeting the previous night and what was of most interest was the size of the building. **Bill M** said what the Hannaford representatives said and what he heard was Hannaford wants to build this store for the future growth of Hinesburg. **Bill M** said Hannaford is correct about growth and growth records predict some growth but what the Conservation Committee fears is the store being so large. **Bill M** said the committee thinks the current population does not want a store of this size in Hinesburg, and he hopes all the comments reveal this to him.

**Tom M** asked if there were any questions or comments from the public.

**Wayne Schwab** said he is not a resident of Hinesburg but wanted to know the employment policies of Hannaford. Such things as: how does Hannaford's wages compare with minimum wage, Price Chopper, Shaw's, about their policies on unions, policy on hiring older people, and then on hiring younger people. He went on to ask about maternity leave, National Guard duty, and finally what benefits Hannaford's offers its employees, such as pensions, and profit sharing.

**Mary Beth Bowman** stood up and said "just because you say it doesn't mean it is true". She went to two Hannaford stores and talked to the managers at each about the Close to Home program. Mary Beth B said they didn't know anything about it. She said her second point: if no one stood up against the previous store design, would that previous awful design have gone in? She finds this design still ugly, awful, and we don't need it. Mary Beth B asked the Hannaford group "Who are you to say what Hinesburg needs".

**Catherine Goldsmith** made a model to scale of the proposed Hannaford store for everyone to get a perspective of the size. She said it is HO (model train) scale. **Catherine G** wanted people to see it in three dimensions before a mistake was made. She showed the layout and explained where everything surrounding the store is. She said the zoning regulations call for maximum compatibility with the neighborhood. She said she is not sure a building this size can have maximum compatibility.

**David Lyman** said growth is inevitable and every single one of us, in this room, is responsible for that growth. **David L** asked if the town should have restricted changes and growth such as: the remodeling of the Peck house, the cleaning up and renting out of the old Saputo property, or perhaps the Jiffy Mart/Mobil station which is adding more space for growth. **David L** said Hinesburg has village shopping, a doctor's office, a liquor store, a hardware store, which has new owners, and the Family Health was taken over by Fletcher Allen. He said he doesn't know how many times over the last year's Lantman's has increased. **David L** said "I am in favor of Hannaford".

**Debbie Dameron** said one thing she would like to bring up is that Lantman's delivers grocery once a week to seniors who can't drive or have mobility problems. Will Hannaford continue this service and put it in writing they will.

**Sarah Murphy** said her development is close to store site and asked the Hannaford group if they have ever built a store in a small rural setting. She also noted that the photo shown by Hannaford tonight of the project from the Thistle Hill development was not in fact taken from the highest part of the Thistle Hill neighborhood.

**Maggie Gordon** talked about the detailed Grover engineering report analysis of the stormwater which was submitted as evidence by the Responsible Growth Hinesburg group. She pointed out the stormwater would be a breeding ground for insects and a large storm would overwhelm the ditch. She requested the Board take a good look at this report sooner rather than later.

**Michael Wisniewski** said one immediately sees how large this bldg is compared to others. The applicant makes a lot out of the pocket park and farmers market but it seems to him both are tight and really good planning would bring both together. He said this is just a big box. The Board should go around and look at the other facades. On the front there is a main gable with two smaller ones on the side. Left side has the gable sloping down.

**Abbi Kiley** said she was reading through White and Burke's report which discussed traffic and sidewalks. Her concern is at night she likes to go for walks and right now she feels it is not safe to walk down Mechanicsville Road. She asked what Hannaford's sees with respect to Route 116. Additionally she said she has heard that it was approved to have sidewalks along Mechanicsville Road, so if this project goes through, maybe they could expedite getting the sidewalks in.

**Rik Paleri** said first of all Hannaford has tried to make a lot of the changes and the one thing now that matters we are community. He doesn't like Hannaford trying to tell Hinesburg what this community wants.

**Laura Wisniewski** said she feels Hannaford is not interested in the welfare of Hinesburg.

**Sandy Colbert** said she comes from a town in southern Vermont where Act 250 came into being. She said she has seen this happen in other communities where big stuff comes in and takes over. She was curious if an environmental study on the heat from the parking lot had ever been considered?

**Bill Moller** is in favor of Hannaford. He said something that concerns him about tonight's meeting is he felt Peter Erb's staff report was biased against Hannaford. He said Peter E mentioned many times that this is a big box store that looks like a Wal-Mart. He asked Tom M "should staff be expressing an opinion of this type?"

**John Lyman** said this meeting was supposed to be based on fact that it all comes down to rules and regulations. He pointed out Hinesburg needs a viable grocery store in town, and thinks it would be best to work with Hannaford.

**Rob Farley** said it seems that people are very polarized on this subject. He likes what Hannaford said up front. The other thing is you can't regulate who will be in town that is a personal business decision. He said it seems that Hinesburg is not working with businesses in

making them want to stay here in town. With Hannaford this is going to be a tax gain for the town.

**Dennis Willmott** said he is certainly not in favor of what he sees, he said the question we should be asking is if we really have a sense of pride. Hannaford is trying to revise this box and hoist it upon us and we lay back and take it. Is this going to be what we want?

**Nancy Baker** said she is really not in favor of this Hannaford proposal. She asked the architect if on the days of the Farmers Market he said 100 parking spaces will be adequate, then why not 100 parking spaces every day. Why not make the park bigger and parking area less. She stated she just feels this store stands out so horribly and wonders why Hannaford's doesn't start out small and come back to the DRB when they need to make it bigger. The whole idea is on cutting down on traffic, and she feels with Hannaford building that large of a store here it will be increasing the traffic flow through our town.

**Barb Lyman** said she is in favor of Hannaford. "They have done an excellent job in doing most everything the town has asked for and wants".

**Chris Bataille** said what he is seeing is a group willing to work with the town to make parking for the Farmers Market. He can see a grocery store going in a Commercial District named Commerce St.

**Bobbie Goldstein** said she had just one comment. She said there is some misconception that with this store the property taxes will be lower. She wants people to know that this is not true.

**George Dameron** said he noticed the store is 36,000 square feet with one access road. He asked if there are any Hannaford stores this size in another village that is close to the size of Hinesburg.

**Gay Regan** said when looking over what Hannaford has handed out she is curious about the wetland delineations. She asked if this topic would be discussed at another meeting.

**John Roos** wanted to make a comment in terms of the growth in Hinesburg. He said Hannaford is saying the population of Hinesburg is rapidly growing and after reading statistics for Hinesburg he doesn't feel that an increase of 1.2% over the last 10 years should be considered rapid growth.

**Chuck Reiss** said it may be unfortunate to some but he is all for growth and is wondering what type of growth the residents of Hinesburg want.

**Jim Collins** wanted to correct the size of businesses that could be on this lot. He said this is the last and only lot in town that is zoned for over 20k sf. No more Big Box stores will be coming here as there is no property for them to build on. **Jim C** said Route 116 has a lot of traffic now because it only has one lane heading south and it does not have a left turn lane for easy access into Lantman's parking lot.

**Michael Sorce** (Dark Star Properties) said he always imagined this lot would be developed someday but he is against a 36,000 square foot building being put there. He talked about compatibility stating if one would come to the end of his property and look forward they would see a 7foot retaining wall. His main concern is the snow removal. Right now there is a serious drainage issue and he doesn't feel the extra snow from the Hannaford parking lot will be of any help in dealing with this problem. He asked if Hannaford was planning on storing all their snow in a certain area as he finds it hard to see it helping the drainage. Michael S said during Hurricane Irene there was water up to his door so he would like, in writing, from Hannaford that they will come and help pump his store out if another flood happens.

**Tom M** said after 30 statements and questions from the public he would like to cut it off for this meeting. He thanked everyone for coming.

**Tyler S** said there was a large gap from the last meeting to this meeting but he said they (Hannaford) can be available at any time for the Board. **Tyler S** said he can bring in designs from neighboring stores. **Tyler S** said if it would be helpful to present a list of the issues and do some sort of workshop as Hannaford is 100% invested in this project

**Dick J** was asking about the access of the smaller size stores. Where were their access points, and did they have similar traffic issue.

**Zoë W** suggested the Board keep the 18<sup>th</sup> solely for Hannaford.

**Tom M** the October 18<sup>th</sup> meeting will be for the traffic issue.

**Peter E** asked if the Board wanted to do the Official Map at the same time.

**Peter E** said his take on Conditional Use is limited to after hours, maintenance, and stocking even though the store would not be open.

**Tom M** moved to continue this to the October 18<sup>th</sup> meeting. Greg W 2<sup>nd</sup>. A vote was taken. 6-0. [THE MOTION PASSED](#)

**Tom M** adjourned the meeting at 10:15pm

Respectfully Submitted,

Mary Seemann