

## NOTICE OF PUBLIC HEARING FOR BRANDON DEVELOPMENT REVIEW BOARD (DRB)

On Wednesday, August 25, 2021 at 7:00 PM, by In-Person Public Hearing at Town Hall (1 Conant Square), and via Zoom remote conferencing, the Brandon DRB will meet to review Application #6145 from Hannaford Brothers Co./ Maple Rock LLC (Owners). This application requests an addition to the existing Store (a Conditional Use), and variances to install new non-conforming exterior illuminated signs at 71 Supermarket Drive (Parcel #22-51-56).

Following the Hearing on this Zoning related request, the DRB will open a second Public Hearing to review the Hannaford Application (#6145-A) to review the proposed project under Criterion #6, 7, and 10 of Act 250. Local review will address the proposed project's impact on Educational Services; on the Town's ability to provide Municipal Services (Fire protection, 1<sup>st</sup> Response, Police, water & sewer uses); and Conformance to the Municipal Plan.

A copy of the application is posted in Town Office, 49 Center St.  
& [www.TownofBrandon.com](http://www.TownofBrandon.com)

*This Meeting & Hearing may also be attended remotely by Zoom audio & visual programs; and access instructions are posted on Town website, Post Offices, and at Town Office.*

*Un-vaccinated persons attending the Hearing in the Town Hall (ground floor) Conference Room are required to wear masks and social distance.*

Interested Parties are to be registered and present testimony, or have submitted written testimony to the Town, by 7:10 pm of the Hearing date or they may forfeit their right to appeal any decision of the DRB to VT Superior Court (Environmental Division).

### The Remote Attendance Options are still Available:

*This Meeting & Hearing will also be conducted remotely by Zoom audio & visual programs; and access instructions are posted on Town website, Post Offices, and Town Office.*

Interested Parties are to be registered and present testimony, or have submitted written testimony to the Town, by 7:10 pm of the Hearing date or they may forfeit their right to appeal any decision of the DRB to VT Superior Court (Environmental Division).

To Participate by ZOOM Video Conferencing: Visit <https://us02web.zoom.us/j/84094564293>  
Meeting I.D.# 840-9456-4293

To Participate by Telephone Conferencing: Dial (929) 205-6099  
Upon prompt, enter Meeting I.D. # 840 9456 4293 and #  
If prompted again, enter just #

#6145  
6145-A

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JUL - 6 2021

Brandon Narrative

TOWN OF BRANDON

Hannaford is looking at its first remodel of the Brandon store after taking over operations in 2012. The store will be renovated on the interior to better serve the customer base and the associates that work there. Part of that work will be adding a small addition off the back of the building over the top of an existing loading slab and truck dock which is no longer required. We are also proposing to upgrade the façade, replace the existing façade sign in-kind with newer faces and LED lighting in lieu of the florescent bulbs and replace the pylon sign at the entrance to the parking lot, as well as updating the ADA signage in the parking lot. These are discussed in more detail below.

Building Addition:

- Building Addition Use – The remodel will include a 15' x 60' 900 square foot addition off the back of the building to be used for an associate lounge and two offices (see Exhibit 1). Presently, the associate lounge and the two offices co-exist in the turn-around office which is woefully undersized and does not provide the spacing and distancing needed to serve either the store or the associates. The kitchen sink, presently located in the turn-around office, will be relocated to the associate lounge but there will be no new bathrooms added either to the store or in the addition. The present bathrooms will be updated in their existing location to meet ADA requirements. There will be no additional employees added because of the addition, and there will be a reduction in water and sewage usage because of the water saving fixtures being added.
- Building Addition Construction – The addition will be built on top of an existing concrete loading slab. The addition will have a standing seam metal shed roof pitching towards the existing loading dock area. It will have horizontal cementitious siding matching the existing color of the building so it will all match. It will have one window out the back and an emergency door that exits onto a concrete ramp area leading to the ground. The foundation will utilize screw anchors driven into the ground that will support the steel framed building. 16"x 16" sections of the loading dock slab will be cut out and removed to install the anchors and then the areas around the anchors will be cemented back after the anchors are installed. This will provide minimal ground disturbance at the site and result in no additional storm water runoff. Bollards filled with concrete will be placed by the addition for the protection from trucking and maintenance operations on site.
- Building Addition Location – As noted above, the addition will be located on an existing concrete loading slab. It is shielded from the south and west by large ledge outcrops and dense woodlands. It shielded to the north by dense woodland and to the east by the building. The project is surrounded by commercial uses and the addition will not be visible from either Union Street or the abutting users, pretty much hidden behind the building so there will be no visual impacts to the surrounding properties or the town.

Signage

- Façade Sign - We are proposing to replace the front façade signage while we are updating the façade. The front of the store is over 300' from Union Street and has limited visibility due the heavily landscaped berm along the entire front of the property, except at the entrance. We are proposing to replace the signage in kind with a slightly less square footage (74.59 SF verses the

# 6145  
6145-A

existing 75.19 SF) keeping with the internally lit letters using LED in lieu of the existing fluorescent bulbs. This will reduce the lumens in the signage down from about 10,150 lumens to about 4,250 lumens or about a 58% reduction. Local code for facade signs limits them to 24 SF, do not allow internal illumination and need to be downlit. That code probably works well for business situated close to the street, but a 300' away, that sign would not be legible. If we opted to down light the proposed 74.59 SF sign, we would introduce more lighting and light trespass onto the site that using the internally illuminated lettering. We will need to seek a Variance for both size and illumination for this sign. (See attached signage plans)

- Welcome Sign – We are proposing to add a 6.73 SF welcome sign above the main entrance to the store. This would be non-illuminated letters is an exempt sign under the local code. (See attached signage plans)
- Pylon Sign – We are proposing to replace the large internally illuminated pylon sign with a smaller (20.52 SF) externally lit pylon sign that meets local code. The top of the proposed Hannaford signage is about 9' off the present ground and the average height of the sign is about 10'-6" above the present ground. The slight peak of the sign will include the 911 address for emergencies since the building is located so far from the Street and the roof overhang will shield the Led lighting that will wash the face of the sign. (See attached signage plans)

**Building Façade**

- We are updating the façade of the building by changing the color and the roof. We are bringing the exterior colors up to Hannaford Brand Standards and changing the old asphalt roof to a green patina standing seam metal roof. (See attached front elevation)

**Parking Lot**

- The current site is not ADA compliant for signage and we are changing that to meet current ADA standards. (See attached site plan)

**Jeff Biasuzzi**

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**From:** Karl Marchessault <karlm@olearyburke.com>  
**Sent:** Tuesday, July 27, 2021 2:54 PM  
**To:** J M Lord  
**Cc:** Jeff Biasuzzi  
**Subject:** RE: Brandon Applications - OBCA #2021-18, Brandon Application #6145  
**Attachments:** Brandon Narrative.pdf

Hi Jeff – I just spoke with J and the lighting is under the eave so you won't be able to see the lights on the Pylon sign. J said he was going to work on getting you and the board an illustration of the hidden lights under the eave. So when we spoke it is not goose neck light so my apologies if that is what we were talking about.

Please also include the narrative. I think I had previously sent that in word format but more applicable for the board as a pdf. Lastly the new Hannaford sign and logo are proposed to be relatively the same size as explained in the narrative but utilize LED lighting with a 58% reduction in lumens and a slightly different more modernized font to the sign that is there. We are seeking a variance for size and illumination for the store sign and logo in an effort in keeping status quo to what is there. I just wanted to clarify these items per our conversation. Thanks for all your help!

Karl

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**From:** Karl Marchessault  
**Sent:** Tuesday, July 27, 2021 2:11 PM

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JUL 27 2021

TOWN OF BRANDON

Application No.: 6145

Town Office Use Only			
Town of Brandon 49 Center Street Brandon, Vermont 05733	Tax Map # <u>22-51-56</u> Parcel ID # <u>0089-2000</u> No. of Acres <u>10.35</u>	Date Completed: _____ Decision: _____	
Phone: (802) 247-3635 ext. 202 FAX: (802) 247-5481	Fee \$ _____ Zone <u>CBD</u>	Check # _____ Deed Reference _____	Rec'd by _____

### APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):  
 Hannaford Bros Co.  
 145 Pleasant Hill Road  
 Scarborough, ME 04074

Home Phone: \_\_\_\_\_  
 Work Phone: \_\_\_\_\_  
 Fax Phone: \_\_\_\_\_

Name and Address of Applicant(s)  
 (if different from property owner):  
 Hannaford Bros Co./ Maple Rock LLC  
 PO Box 28, 560 South Road, Rye Beach, NH 03871

Home Phone: \_\_\_\_\_  
 Work Phone: 603-502-3650  
 Fax Phone: \_\_\_\_\_

Current property information/location (for boundary adjustments include for all parcels involved):  
 71 Supermarket Drive (Private) Brandon, VT

**THIS APPLICATION IS FOR: (Check all that apply)**

- Division of parcel into two or more parcels (Please complete Addendum B)
- Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
- Landfill, mining, or excavation operations
- Substantial change in nature or intensity of the current use of any building, structure or parcel of land
- Extension of current use of land
- Increase in number of dwelling units on a parcel of land
- Razing any structure, temporary or otherwise, over 500 sf or any structure in the Central Business District
- Interior renovations to residential structure in contemplation of increase in number of bedrooms or dwelling units
- Interior renovations to a nonresidential primary structure done in contemplation of a change in use or intensity of use.
- Home occupation
- Sign(s) (Please complete Addendum C)
- Development in Flood Hazard Area (Please Complete Addendum E)

**ADDENDUM MAY BE REQUIRED FOR THE FOLLOWING:**

Development Review Board Hearings: (Check all that apply)

- Hearing
- Appeal
- Variance
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: The current use is a grocery store / supermarket.
  
2. Give a detailed description of the PROPOSED project:
  - a) Describe the construction (include building dimension, size and location), and the proposed use: The proposed addition is a 15' x 60' employee lounge attached to the rear of the existing Hannaford's Building.
  - b) Does it involve erecting a sign (*Please complete Addendum C attached*), fence, pre-made structure or installing a pool? Yes If yes, describe dimension, size and location:  
The existing sign & logo is 75.19 s.f and the proposed sign & logo is 74.59 s.f. The welcome sign is 6.73 s.f. Lastly, a new pylon sign is proposed.
  - c) Does it involve a change of use? No If yes, describe current use and proposed use:  
N/A
  - d) Does it involve a subdivision or boundary line adjustment? No *If Yes, Please complete Addendum B attached.*
  - e) Does it involve construction of an agricultural structure or use? No *If Yes, Please complete Addendum D attached.*
  - f) Does it involve development or construction in a flood hazard area? No *If Yes, Please complete Addendum E attached.*
  
3. Give the estimated cost of the project: \$ 1,500,000
  
4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.
  
5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: 11/15/2021  
Intended Completion Date: 6/15/2022

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. **I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete.** I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

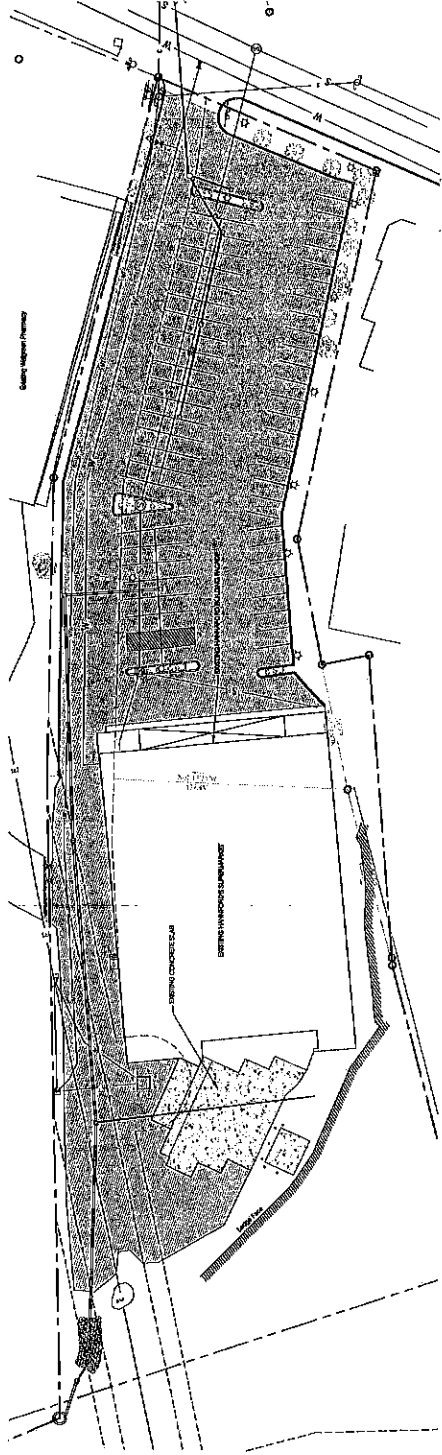
Date 7/21/2021 Landowner J. Merrill Lord  
Landowner \_\_\_\_\_  
If different from landowner, Applicant J. Merrill Lord

Comments by the Administrative Officer: RECEIVED FINAL APPLICATION 7/27/21 FEE RECEIVED 8/3/21  
CONDITIONAL USE FOR ADDITIONAL VARIANCE REQUEST (SIGNS), ACT 250 REVIEW  
REFERRED TO DEVELOPMENT REVIEW BOARD 8/10/21, PUBLIC HEARING  
WARNED FOR 7<sup>00</sup> PM WED. AUG. 25, 2021, AT TOWN HALL & ZOOM.

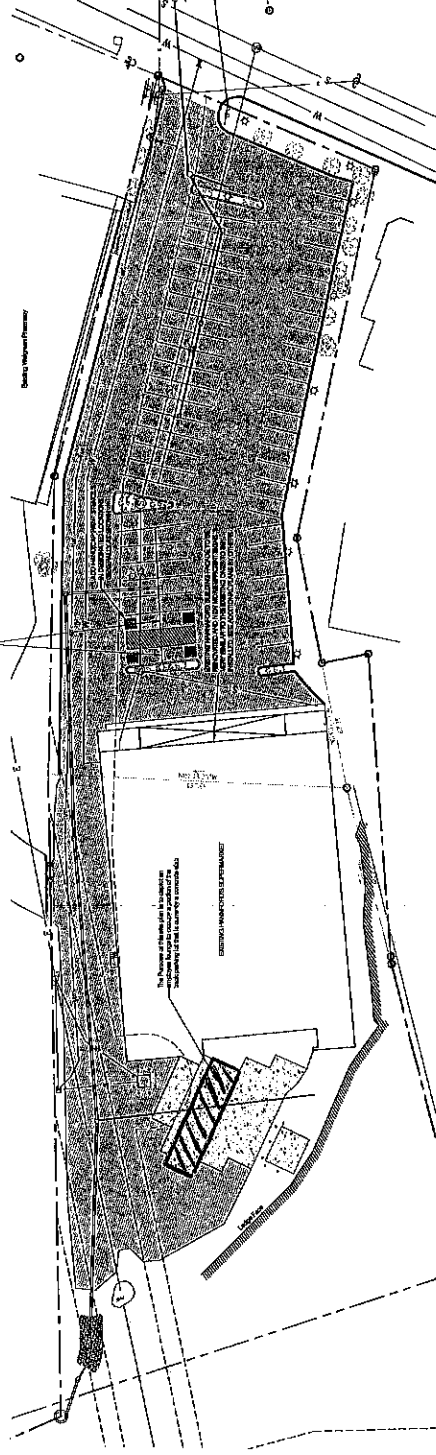
7/6/21



Location Plan-n.t.s.




EXISTING CONDITIONS



PROPOSED CONDITIONS



 - ADDITION  
LOCATION

CONSTRUCTION NOTE:  
COORDINATE THE WORKS FOR THE SIDEWALK AND SIGN PLANS DRAWN ON  
ARCHITECTS' LANT DRAWINGS WITH THE CONSTRUCTION PROJECT MANAGER.

DATE	05/21	PROJECT	2108010	OWNER	Hammford - Brandon	PROJECT NO.	2108010
	07/06/21		2108010		2108010		
DESIGNER	OTTEARY-BURKE CIVIL ASSOCIATES, P.C.	ARCHITECT	OTTEARY-BURKE CIVIL ASSOCIATES, P.C.	CLIENT	71 Spartanburg Drive - Random, Vermont	DATE	07/06/21
CHECKED	BY	SCALE	AS SHOWN	APP. DATE	07/06/21	SHEET	1
					Site Plaza Employee Lounge In Rear		



5107 Kissell Ave.  
Altoona, PA 16601  
P: 814.949.8287  
F: 814.949.8293  
blairimage.com

**PROJECT INFORMATION**

Hannaford  
71 Supermarket Drive  
Brendon, VT 05783  
80696  
02-15-21  
LGM  
AD-H 80696 Bldg. Elevation  
FINAL

**REVISION**

02-12-21 Removed Welcome letters from the SF overall calculations. Decreased sizing of the logo and increased letter spacing on the Hannaford letters.  
02-12-21 Updated Hannaford letters to be same size/letter spacing as existing letters. Updated logo to keep sizing/SF existing logo to keep sizing/SF as close as possible to existing



**CUSTOMER INITIALS**  
Initials \_\_\_\_\_

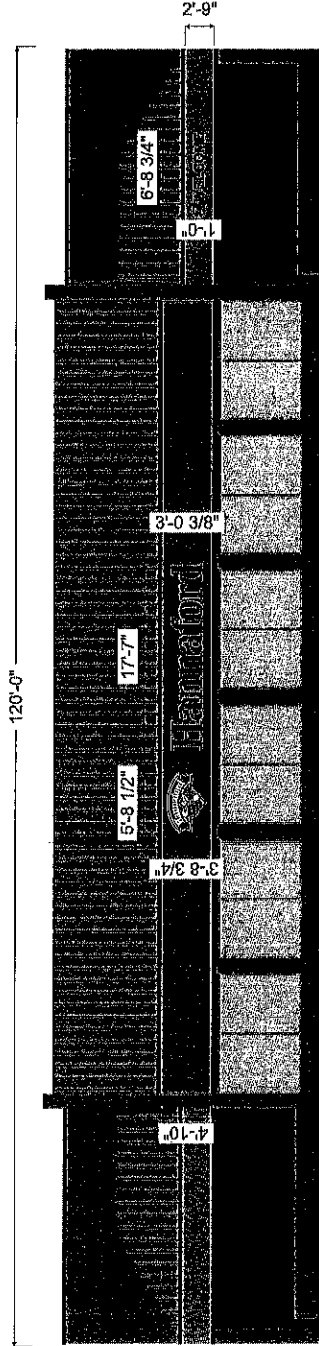
*FROM EMAIL 7/6/21  
(3 PGS)*



Logo: 21.88 SF  
Hannaford: 53.30 SF  
Total: 75.18 SF

**Existing Condition**

NTS



Logo: 21.29 SF  
Hannaford: 53.30 SF  
Total: 74.59 SF

**Proposed Condition**

NTS

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**PROJECT INFORMATION**

Hannaford  
71 Supermarket Drive  
Brandon, VT 05733  
93896  
02-15-21  
LEH  
AD-H-86856 Bldg. Elevation  
FINAL

**REVISION**

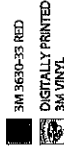
02-12-21 Removed Welcome letters from the SF overall calculations. Decreased sizing of the logo and increased letter spacing on the Hannaford letters.  
02-16-21 Updated Hannaford letters to be same size/letter spacing as existing letters. Updated logo to match width of existing logo to keep stringer as close as possible to existing



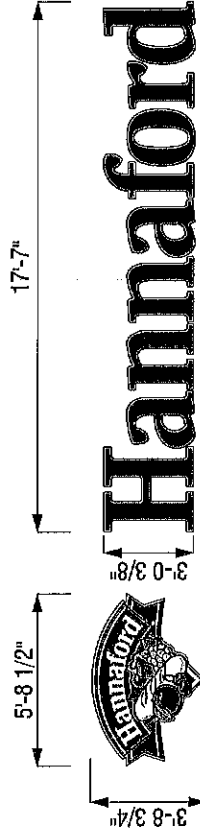
**CUSTOMER INITIALS**  
\_\_\_\_\_  
Initials



**Color Reference**



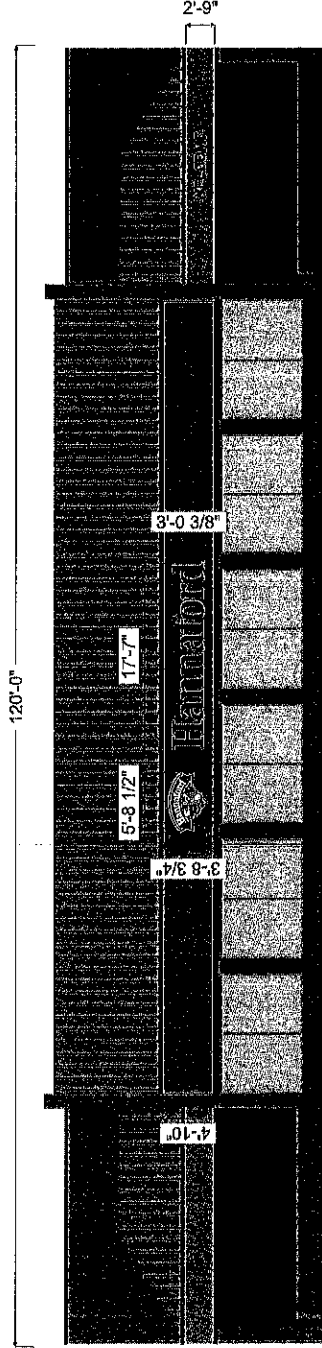
**Logo: 21.29 SF**  
**Hannaford: 53.30 SF**  
**Total: 74.59 SF**



**Channel Letters**

**Flex Face icon & LED illuminated channel letters**

**Scale 1/4" = 1'-0"**



**Proposed Condition**

NTS

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blairimage.com

**PROJECT INFORMATION**

Hannaford  
71 Supermarket Drive  
Brandon, VT 05733  
98656  
02-15-21  
LEW  
AD-R-93898 Bldg. Elevation  
FINAL

**REVISION**

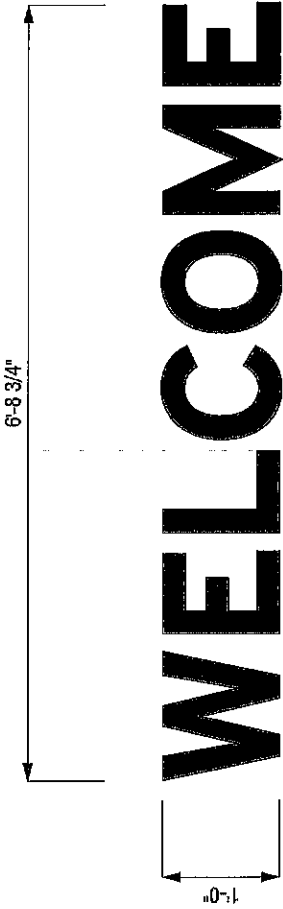
02-12-21 Removed Welcome letters from the SF overall elevation. The existing of the logo and increased letter spacing on the Hannaford brand.  
02-15-21 Updated Hannaford letters to be same size/letter spacing as existing letters. Updated logo to match width of existing logo to keep spacing as close as possible to existing



**CUSTOMER INITIALS**  
Initials \_\_\_\_\_

**Color Reference**

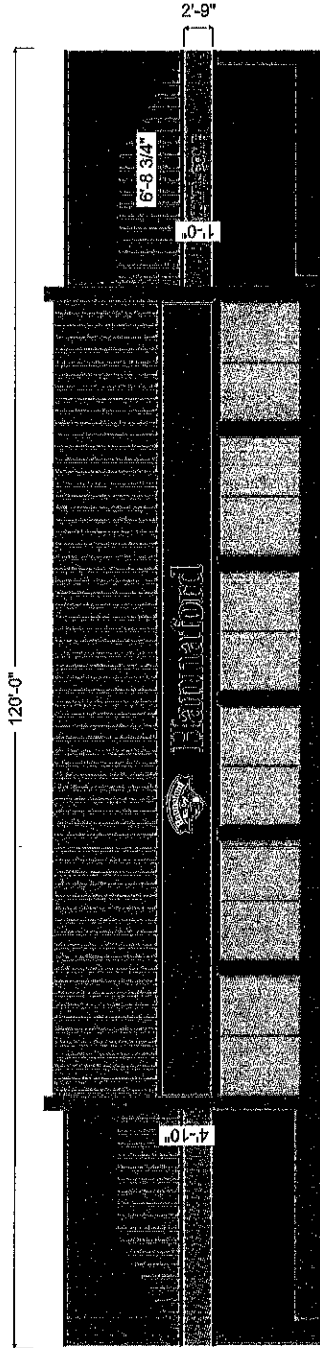
DIGITALLY PRINTED VINYL  
TO MATCH PMS-484C



**FCO Letters**

1" thick white acrylic flat cut-out letters, with digitally printed vinyl on faces only to match PMS 484C. White returns, and backs. Mounted on 1/2" standoffs

Scale 1" = 1'-0"  
6.73 SF



**Proposed Condition**

NTS

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7/16/21  
1.89

# blair

IMAGE ELEMENTS™

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Allentown, PA 16601  
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F: 814.949.8293  
blairimage.com

**PROJECT INFORMATION**

Hannaford  
71 Supermarket Drive  
Brandon, VT 05733  
93896  
02-15-21  
LGM  
AD-H-93896 Pylon  
FINAL

**REVISION**

05-12-21 Changed proposed to new pylon instead of retro dimensions  
03-16-21 Updated pylon dimensions  
03-24-21 Updated pylon and added a new option  
05-06-21 Removed option 2 and reduced the width of the base

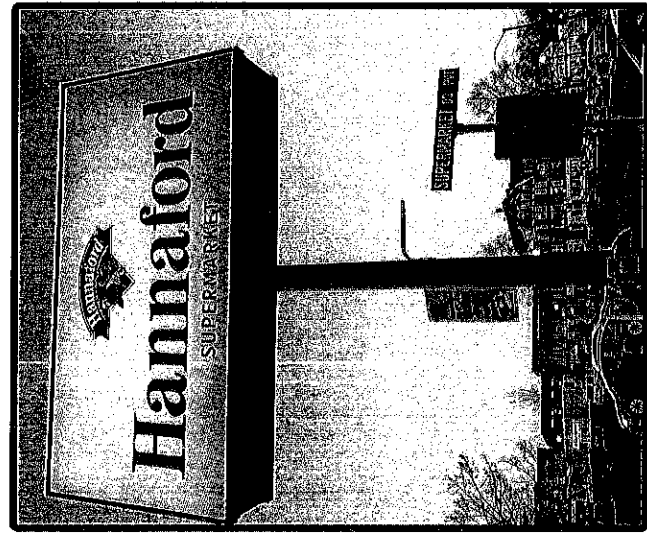
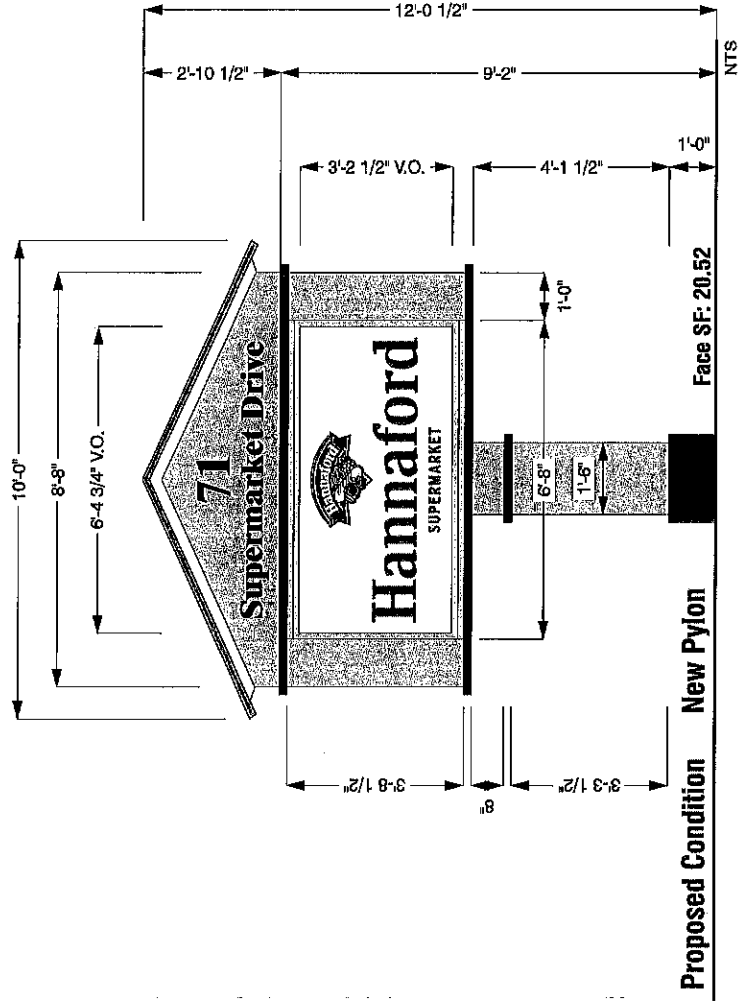


**CUSTOMER INITIALS**

Initials \_\_\_\_\_

**Color Reference**

- SW 2853 NEW
- COLONIAL YELLOW
- SW 6084
- ARRESTING AUBURN
- ATLAS #24
- ANTIQUE PATINA
- 3M 3690-33 RED
- 3M 3690-43 RUST
- WHITE
- 3M 3690-22 BLACK
- DIGITALLY PRINTED
- 3M VINYL



**Existing Condition**

NTS

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