MAPLE ROCK

Marketing & Project Development

July 15, 2015

Mr. Matt Nazar, Planner
City of Augusta
16 Cony Street
Augusta, ME 04330

Subject: Hannaford To Go Project
29 Whitten Road – Tax Map 92; Lot 4-2
Minor Site Plan Application

Dear Mr. Nazar:

On behalf of Hannaford Bros. Co., LLC (HBC), our office is pleased to submit 10 copies of the Site Plan Application and supporting materials for minor additions to the existing Hannaford Supermarket & Pharmacy site for Planning Board review. The applicant is seeking to add a Hannaford To Go grocery pick up lane.

Project Summary

Hannaford proposes to add a grocery pick-up location to their store located at 29 Whitten Road. Hannaford is in the process of rolling out this service to its store customers in a new program called 'Hannaford To Go' after a successful trial period at some of their stores. It's a service that allows its customers to call in their orders in advance and then come pick them up without leaving the comfort of their vehicle. Once customers announce their arrival through a call box, they then pull forward into one of the six proposed reserved parking spaces. Store employees do all the work. It has been received very well across the board by its customers but been especially welcomed by mothers with newborns or young children and by the elderly. Hours of operation are from 10AM to 8PM, with peak use between 10AM to 12PM and from 4PM to 6PM.

The application calls for removing a portion of the existing sidewalk along the far left-hand portion of the Hannaford store (as you face the building from the parking lot) and replacing that with asphalt. A call box protected by bollards would be at the entrance to the drive aisle and a gull wing canopy would be located forward of that to where customers would pull up to make transactions. Bollards would be aligned along the right side of the drive aisle to protect the building and pedestrians as the cars exited the drive aisle. A striped island area outbound of the drive aisle would allow for flexible delineators that would help define the drive aisle while still

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leaving the 8' fire lane intact. Using a striped island in lieu of a raised curb island will maintain existing sheet flow drainage. This location was chosen because it's away from both entrances, would be the least disruptive to existing pedestrian and vehicle flows and keep these customers on the outer drive aisle road.

Once a customer stops at the call box to announce their arrival, they pull forward to the gull wing for the transaction. If the service starts to experience a backup in the system, customers can pull out to one of the reserved spaces. In locations today where Hannaford has installed this type of system with a drive aisle, they have successfully allowed for queuing for 4-5 vehicles and hence the need to reserve six (6) spaces for pick up. Since orders are placed online and can be limited to certain hours, this helps the per hour loading for the system.

The impact on the Plaza would be *de minimis* in nature because:

- There would be no increase in impervious area because it would be constructed within the existing sidewalk area/ parking lot;
- Existing landscaping will not be disturbed;
- There would be no further lighting added to the project;
- There will be no impact to drainage;
- The grading will remain the same; and
- Internal traffic patterns will not be affected.

Due to the above project details and the *de minimis* impact on the Plaza due to this project, the Project Narrative checklist items a. through y. on pages 4 and 5 of the City of Augusta, Maine Development Review Application are not applicable. There will be no impact to pollution, water supply, soil erosion, road congestion, sewage disposal, solid waste, aesthetics, surface water, ground water, flood areas, freshwater wetlands, stormwater, outdoor lighting, traffic pattern, flow and volume, public utilities, resource protection and the environment due to the Hannaford To Go project.

If approved by the Planning Board, Hannaford will apply for all necessary permits from the City's Code Division for the construction work of the grocery pick up installation, including all necessary building, electrical, mechanical, foundation or other permits that may apply.

The following attachments are also provided as part of this submission:

- Agent Authorization Letter
- Development Review Application
- Waiver Request
- Ground Lease Agreement

- Catalog Cut of Gull Canopy
- Site Layout Plans

We trust the Site Plan Application and the supporting plans and materials satisfy the City's requirements and look forward to Administrative review and approval of the project. If you have any questions with regard to the information submitted, please contact our office.

Sincerely,

MAPLE ROCK LLC

J M Lord

J M Lord
Principal

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AGENT AUTHORIZATION

January 23, 2015

To Regulatory Authorities

Re: Agent Authorization for Proposed Hannaford to Go Locations

Dear Sir/Madam:

Hannaford Bros. Co. LLC and its related entities (Hannaford) is requesting approval of a Hannaford to Go proposed grocery pick-up area. This is a new service we are pleased to offer for the convenience of our supermarket customers. This service will allow our customers the option of ordering groceries online. Hannaford will then pick and pack the order and when the customer arrives at the store, a Hannaford associate will load their groceries into their vehicle.

J. M. Lord, P.E.
Maple Rock, LLC
PO Box 28, 560 South Road
Rye Beach, NH 03871

is authorized to attend regulatory meetings and speak on Hannaford's behalf, prepare and sign permit applications and obtain all regulatory approvals for Hannaford to Go projects. This agent authorization expires on December 31, 2015. If you have any questions or concerns, please contact me at 207-885-2329 or mary.gamage@delhaize.com.

Sincerely,

Mary E. Gamage
Director of Real Estate, Delhaize North

CITY OF AUGUSTA, MAINE

DEVELOPMENT REVIEW APPLICATION

Applicant Please Read First:

It is the Applicant's responsibility to read the relevant sections of the Augusta Land Use Ordinance and provide the material required to constitute a complete application. No application will be placed on the Planning Board agenda until it has been deemed complete by staff at the Bureau of Planning. An application that includes all of the information described in this packet shall constitute a completed application. Waivers from certain standards may be requested in writing as an alternative to providing the required information.

This application form is for major development and minor development site plan applications which are:

MAJOR DEVELOPMENT: Any multi-family or non-residential development project that:

a. creates more than 20,000 square feet of new floor space in the CD or IA zones; or
b. creates more than 10,000 square feet of new floor area in zones not listed in a. above; or
c. that disturbs more than 43,560 square feet (1 acre) of land; or
d. creates more than 43,560 square feet (1 acre) of new impervious surface; or
e. new construction that generates more than 100 trips in the peak hour for the proposed use; or
f. proposes a new wireless communication facility that will require construction of a new tower.

MINOR DEVELOPMENT: Any multi-family or non-residential development project that:

a. creates between 5,000 and 20,000 square feet of new floor area in the CD and IA zones; or
b. creates between 1,000 and 10,000 square feet of new floor area in zones not listed in a. above; or
c. that disturbs between 10,000 and 43,560 square feet of land; or
d. creates between 10,000 and 43,560 square feet of new impervious surface; or
e. creates four (4) or more residential units in a pre-existing single family, duplex, or multi-family structure; or
f. new construction that generates between 35 and 99 trips in all zoning districts except CD and IA, in the peak hour for the proposed use; or
g. any change of use where the proposed use requires 25% more on-site parking, as calculated using the parking requirements in the Land Use Ordinance, than the applicant proposes to make available on site; or
h. proposes collocation of a wireless communication facility on an existing tower that will require construction of a new equipment shed.

i. all uses proposing to construct a drive-through service or vehicle re-fueling pumps that do not otherwise qualify for major or minor development review.

When a proposed use qualifies as both a Development review and a Conditional Use, this single application shall be used. The staff and Planning Board review shall take both required approvals into account during a single review process.

Please note that a **complete application is required** before it will be reviewed by the Planning Board. The attached application must be submitted with the required plans, drawings, reports, and narratives as outlined in Chapter 4 of the Land Use Ordinance and Section 6.3.4 of the Land Use Ordinance.

The application review for a Major and **Minor Development** will proceed as follows:

1. Pre-Application review with Planning Staff, as necessary
2. Application submission to Planning Board.
3. Notification of abutters upon receipt of Application for Minor Development
4. Public hearing within thirty (30) days of receipt of complete application
5. Planning Board decision within thirty (30) days of the close of a public hearing.

Decisions on a Major or Minor Development are generally made in a single Planning Board meeting, however, if additional information is required, the hearing may be continued and require additional Planning Board meetings.

FEES:

1. For all applications: $0.15 + the cost of first class postage for each abutter that will be notified as required by the ordinance.

2. For Major Development review: $2,000 + ($0.15 x each new square foot over 25,000). Maximum fee = $4,000.

3. For Minor Development review: $250 + ($0.15 x each new square foot over 5,000). Maximum fee = $1,000.

City of Augusta
Development Review Application

Bureau of Planning, Department of Development Services

Address of Proposed development: 29 Whitten Road, Augusta, Maine

Zone(s): CC - Commercial - Regional Business District

Project Name: Hannaford To Go

Existing Building (sq. ft.): 73,126	**Proposed Building (sq. ft.):** 73,126
Existing Impervious (sq. ft.): 250,673	**Proposed Impervious (sq. ft.):** 250,673

Proposed Total Disturbed Area of the Site: 4,000 SF

Proposed disturbance of greater than one acre requires a Chapter 500, Stormwater Management Permit from the Maine Department of Environmental Protection (DEP).

Owner's Name/Address: & Applicant	**~~Applicant's~~ Name/Address:** Agent's	**Consultant's Name/Address:**
Hannaford Bros. Co., LLC PO Box 1000 MS 6000 Portland, ME 04104-5005	Maple Rock LLC Attn: J M Lord PO Box 28, 560 South Road Rye, NH 03871-0028	Andrew D. Johnston, P.E. Fay, Spofford & Thorndike 778 Main Street, Suite 8 South Portland, ME 04106
Phone #: 207-885-2090	**Phone #:** 603-502-3650	**Phone #:** 207-775-1121
Cell #:	**Cell #:**	**Cell #:** 207-956-1972
e-mail:	**e-mail:** jmlord560@gmail.com	**e-mail:** ajohnston@fstinc.com
Tax Map #: 92 **Lot #:** 4-2	**Lot Size (acres):** 8.21 **Frontage (Feet):** 811.13	**Form for Evidence of Standing** (deed, purchase and sale agreement, other):

For Staff Use

Fee Calculation: Major Development max fee is $4,000; Minor Development max fee is $1,000

Major Development: $2,000 + (number of sq ft over 25,000 x $0.15) =

Minor Development: $250 + (number of sq ft over 5,000 x $0.15) =

All Development: Number of Abutters x (1oz First Class postage fee + $0.15) =

Total Fee:

Signatures

Applicant: JMlord **Date:** 7/6/2015

Owner: JMlord **Date:** 7/6/2015

Agent: JMlord **Date:** 7/6/2015

Checklist. The checklist below must be completed by the applicant. The required material or a written waiver request must be provided.

Information Required on Plan(s) See Augusta Land Use Ordinance for greater detail	**Included**	**Waiver Requested**
a. Name of Site Plan (Sec 4.5.2.1 of the Land Use Ordinance)	X	
b. Owner(s) name and address (4.5.2.2)	X	
c. Deed reference to subject parcel (4.5.2.3)	X	
d. Engineer's name, address, signature and seal (4.5.2.4)	X	
e. Surveyor's name, address, signature and seal (4.5.2.5)		X
f. Scale, both in graphic and written form (4.5.2.6)	X	
g. Date and Revision box (4.5.2.7)	X	
h. Zoning designation(s) (4.5.2.8)	X	
i. North Arrow (true and magnetic, dated or grid) (4.5.2.9)	X	
j. Ownership, location and present use of abutting land (4.5.2.11)	X	
k. Location map (4.5.2.12)	X	
l. Streets, existing & proposed, with curve data (4.5.2.13 & 4.6.2.5)	X	
m. Drainage and erosion control (4.5.2.14) (No Changes Proposed)		X
n. Utilities, existing and proposed (4.5.2.15) (No Changes Proposed)		X
o. Topography, 2 foot contours (4.5.2.16)	X	
p. Parcel boundaries and dimensions (4.5.2.17)	X	
q. Proposed Use of the property (4.5.2.18)	X	
r. Proposed public or common areas (4.5.2.19)	X	
s. Boundary Survey and associated information (4.5.2.20)		X
t. Traffic controls, off-street parking and facilities (4.5.2.21)	X	
u. Proposed fire protection plans or needs (4.5.2.22) (No Changes Proposed)		X
v. Landscaping and buffering (4.5.2.23) (No Changes Proposed)		X
w. Outdoor lighting plan (4.5.2.24) (No Changes Proposed)	X	
x. Freshwater wetlands (4.4.1.14)		X
y. River, stream or brook (4.4.1.15)		X
Information Required in Written Project Narrative See Augusta Land Use Ordinance for greater detail	**Included**	**Waiver Requested**
a. Pollution – Undue water or air pollution (4.4.1.1)	N/A	
b. Water – Sufficient potable water (4.4.1.2)	N/A	
c. Municipal Water – is there adequate supply (4.4.1.3)	N/A	
d. Soil Erosion – unreasonable soil erosion (4.4.1.4)	N/A	
e. Road congestion and safety (4.4.1.5 & 4.5.2.21)	N/A	
f. Sewage waste disposal – adequate provisions (4.4.1.6)	N/A	
g. Solid waste – adequate provisions (4.4.1.7)	N/A	
h. Aesthetic, cultural, and natural values (4.4.1.8)	N/A	
i. Conformity with city ordinances and plans (4.4.1.9)	N/A	
j. Financial and technical ability (4.4.1.10)	N/A	
k. Surface water, shoreland, outstanding rivers (4.4.1.11)	N/A	
l. Ground water – negative impact (4.4.1.12)	N/A	
m. Flood areas (4.4.1.13)	N/A	
n. Freshwater wetlands – description of impact (4.4.1.14)	N/A	
o. Stormwater – management plans (4.4.1.16)	N/A	
p. Access to direct sunlight (4.4.1.17)	N/A	
q. State Permits – description of requirements (4.4.1.18)	N/A	
r. Outdoor lighting – description of lighting plans (4.4.1.20)	N/A	

Additional Information Required in Written Narrative See Augusta Land Use Ordinance for greater detail **Where the items below duplicate the items above, identical responses are permitted and encouraged.**	**Included**	**Waiver Requested**
s. Neighborhood Compatibility – description per ordinance (6.3.4.1)	N/A	
t. Compliance with Plans and Policies (6.3.4.2)	N/A	
u. Traffic Pattern, Flow, and Volume analysis (6.3.4.3)	N/A	
v. Public facilities – Utilities including stormwater (6.3.4.4)	N/A	
w. Resource protection and the environment (6.3.4.5)	N/A	
x. Performance Standards (6.3.4.6)	N/A	
y. Financial and Technical Ability (6.3.4.7)	N/A	

Application Materials

The application materials that are required for a complete application are listed below:

Paper Copies	**Included**	**Waiver Requested**
10 copies of the application form and narrative	X	
10 copies of the deed, Purchase & Sale agreement, or other document to show standing	X	
3 copies of any stormwater report		X
2 copies of any traffic report		X
6 reduced-sized copies of the complete plan set on 11” x 17” size paper	X	
4 full-sized copies of the complete plan set on ANSI D or E size paper	X	
10 copies of a letter authorizing the agent to represent the applicant	X	
Payment in full of application fee (Note: an abutter notification fee will be assessed after the application is determined to be complete. The fee is $0.15 plus the cost of first class postage for each abutter that will be notified as required by the ordinance.)	X	
Electronic Copy		
1 CD that includes each of the application documents in Adobe PDF format	X	

For Official Use:

[] $_____ **Application** Fee Paid. Received By (Initials):_____Date:_____

[] $_____ **Abutter** Notification Fee Paid. Received By (Initials):_____Date:_____

WAIVER REQUEST SUMMARY
PROPOSED HANNAFORD TO GO
29 WHITTEN ROAD, AUGUSTA, MAINE

Waivers are being requested on the following items from the Information Required on Plan(s) section of the City of Augusta, Maine Development Review Application:

Item #	Provisions	Purpose for Waiver
e.	Surveyor's name, address, signature and seal (4.5.2.5)	There is no surveyor for this project.
m.	Drainage and erosion control (4.5.2.14)	There are no changes proposed to existing drainage and erosion control devices, and all construction is within existing paved areas.
n.	Utilities, existing and proposed (4.5.2.15)	There are no changes proposed to the existing utilities.
s.	Boundary Survey and associated information (4.5.2.20)	The proposed Hannaford To Go project will not alter any boundary condition and no boundary survey information was provided on the Site Layout and Pavement Striping Plan prepared by Squam Bay Corp in 1989 used as a base plan for this project.
u.	Proposed fire protection plans or needs (4.5.2.22)	There are no changes to the existing fire protection plans or needs.
v.	Landscaping and buffering (4.5.2.23)	There are no changes to the existing landscaping and buffering features on site and no new landscaping is proposed as part of this project.
x.	Freshwater wetlands	There are no wetlands on the project site.
y.	River, stream or brook	There are no rivers, streams or brooks on the project site.

Waivers are also being requested on the following Application Materials:

Item	Purpose for Waiver
3 Copies of Stormwater Report	There are no changes proposed as part of the Hannaford To Go project that will alter stormwater quantities or patterns on site.
2 Copies of Traffic Report	There are no changes proposed as part of the Hannaford To Go project that will alter traffic.

Legal

Hannaford Bros. Co.

Via Certified Mail RRR
7009 0820 0001 3860 4848

June 7, 2010

Hallowell Realty
c/o Boulos Property Management
One Canal Plaza, Fifth Floor
Portland, ME 04101

Re: Ground Lease Agreement dated November 30, 1988 (the "Lease") between Hallowell Realty (Landlord) and Hannaford Bros. Co. (Tenant)
Hannaford Supermarket, 29 Whitten Road, Augusta, ME 04330

Dear Landlord:

Please accept this as Notice that Hannaford Bros. Co. hereby exercises its option to extend the above-referenced Lease for a period of twenty years (20) years commencing on September 1, 2011 and expiring on August 31, 2031.

Should you have any questions regarding this renewal, please feel free to call me at (207) 885-2414.

Sincerely,

Rebecca Brown
Manager
Lease Administration & Property Management

cc: S. Beichler
C. Campagna
M. Gamage
E. Maier

Drive-Thru Canopy

Don't miss out on drive-thru sales because of the weather.
Our outdoor, stand alone canopy provides comfort and security for drive-thru customers.

*** Provides protection from the elements- rain, snow, sun, wind**
*** Creates an added sense of security**
*** Acts as an overhead sound barrier**

Features:

- All metal parts are made of high-grade, zinc-rich primed, powder-coated steel.
- The roof is made of ultra durable, fade resistant, maintenance-free vinyl.
- Color choices include: 7 standard colors for the metal parts- red, silver, copper, black, white, tan, blue and 5 standard colors for the vinyl roof- black, grey, red, tan, blue. Custom colors are available.
- Options include:
  1.) pole mount speaker and microphone kit 2.) three-lamp light fixture 3.) below ground foundation kit 4.) Rotating "swing away" roof design
- The unit is wind load rated for up to 110 mph.
- Includes two year limited warranty. The unit is shipped in two parts- 1.) pole and 2.) roof assembly and ships via common carrier.

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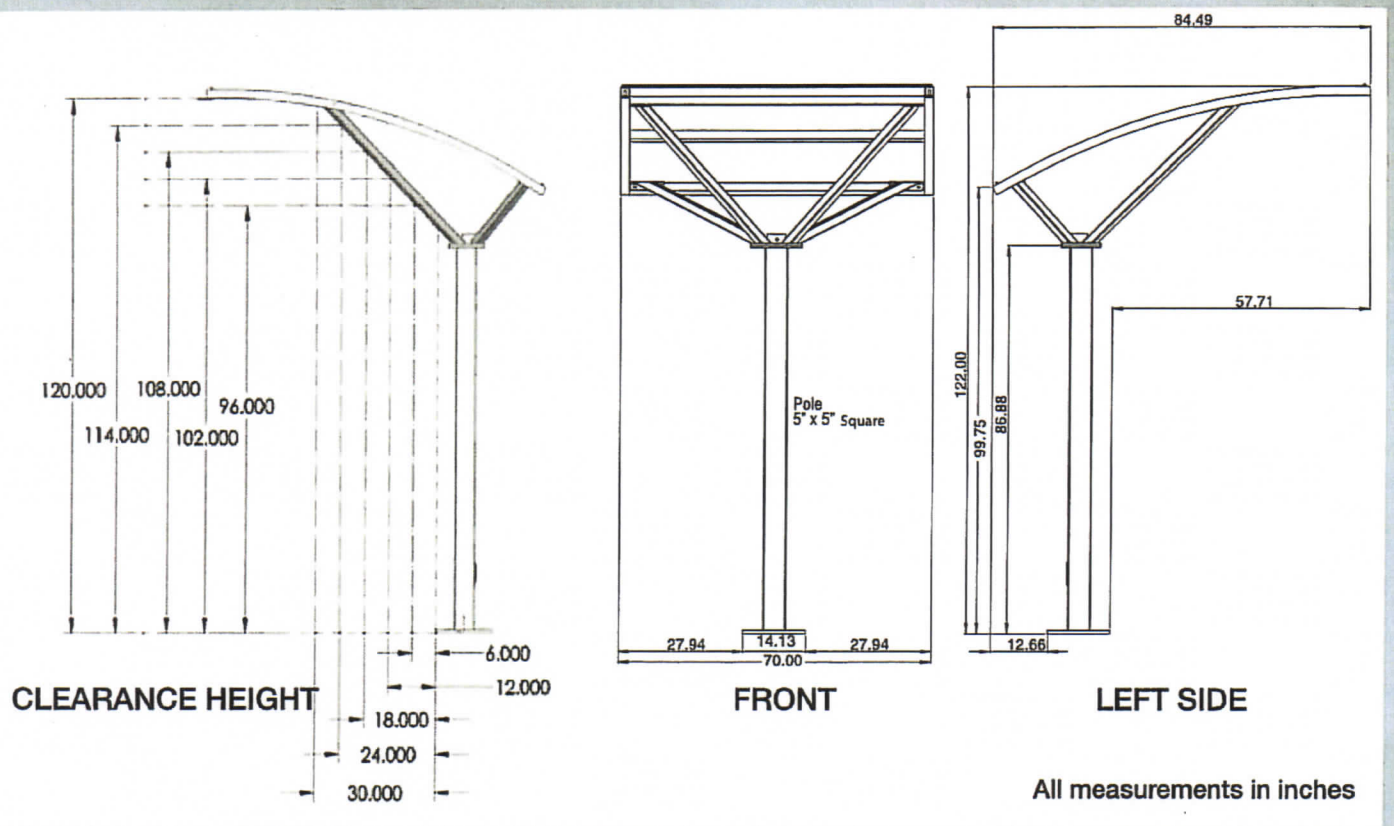
Email: info@mainstreetmenus.com
Website: www.mainstreetmenus.com

Drive-Thru Canopy



Options

Back View

Side View

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