

# Stop & Shop Presenting Project Particulars

Stop & Shop, From Page 1

Center near the library and Town Hall.

Company representatives reiterated a previous statement made on behalf of Stop & Shop on June 1: Stop & Shop wants to build a supermarket and a drug store by the end of 2007. And they got more specific: Lisa Davis, a planning consultant for the supermarket company, said Stop & Shop officials prefer to open their stores in November, so the planning team is shooting for November 2007 to open the supermarket.

A pharmacy could be completed earlier next year, she said.

Meanwhile, Bob Davis, a lawyer with the Boston law firm Goulston & Storrs who represents Stop & Shop, said the company plans to file for necessary special permits with the town's Zoning Board of Appeals within the next couple of weeks in hopes of getting on the board's agenda this fall.

All three selectmen attended the Planning Board hearing July 13.

Selectman Jim Lehan, board chairman, who has questioned Stop & Shop's intentions in the past, said in an interview this week that he is encouraged by the pace of applications before town boards.

He noted that the company has announced intentions to have simultaneous processes with the Planning Board, the Zoning Board of Appeals, and the Design Review Board, which Lehan said suggests that Stop & Shop is in no mood for delay.

"I've gone from being cautiously totally pessimistic to cautiously totally optimistic," Lehan said. "... They are doing all of the things that you would expect someone serious about building to do."

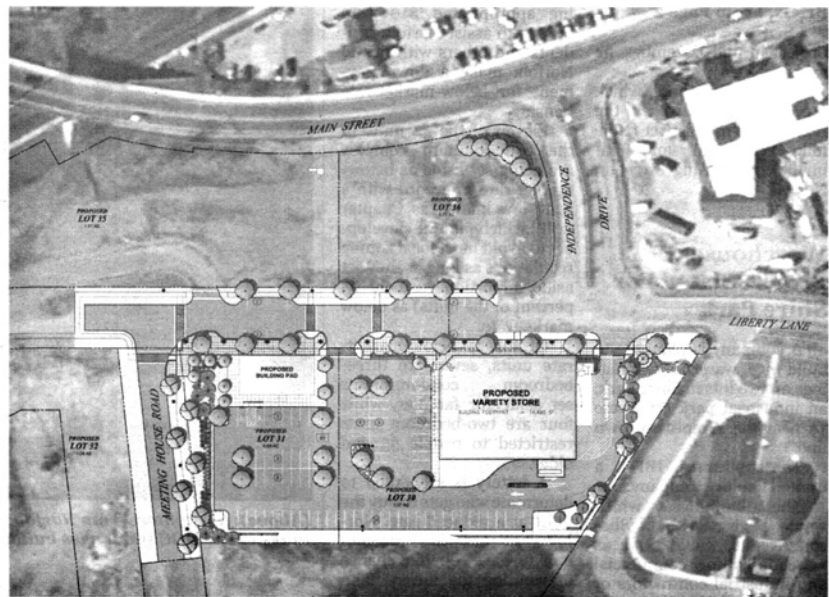
Building a supermarket would require building a new street, to be known as Meetinghouse Road, which would be expensive.

"When they put up the bond for the road, we'll know they are for real. But all indications are positive," Lehan said. "They are behaving like a developer who wants to get things done. And this is the first time they've acted that way."

Another sign of earnest-

## Norfolk Commons Norfolk, Massachusetts

Zoning Summary Chart	
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PROPOSED LOT 12	...
PROPOSED LOT 13	...
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(Above): A site plan for a proposed variety store in the Norfolk Commons development. The plan is courtesy of the engineering firm Vanasse Hangen Brustlin, Inc.

ness over a project is haggling with the Planning Board over details, which also occurred last week.

Town planning officials expressed reservations, for instance, about developers' proposal to build little more than a foundation for the third store in the beginning.

Ken Staffier, an engineer with Vanasse Hangen Brustlin Inc., an engineering firm with an office in Watertown, said Stop & Shop lacks a tenant for the third building, but the company would prefer to finish the site work and leave a building pad there. That way, rather than construct a specific type of building speculatively, "When a tenant does come forward, we can try to build something more suitable to their needs," Staffier said.

But planning officials wondered about details, such as how developers could know how much parking they need to provide if they don't know the use of the building.

"I guess a related issue is how do you deal with the pad aesthetically, if it's there for a long period of time," said Thomas Houston, an engineering consultant for the Planning Board.

"I think it's really hard to predict, and that's why we would like to do it this way," said Bob Davis, the lawyer for the developers.

Project planners envision 79 regular parking spaces in the shared parking lot for the

pharmacy and smaller retail store, plus six handicapped spaces and seven spaces on Liberty Lane that would count for the two stores.

Staffier told the Planning Board that Stop & Shop would be seeking relief from the town's parking requirements, relying instead on an industry standard that calls for fewer spaces. Staffier said the supermarket would have 275 parking spaces total: 247 regular spaces in the parking lot, eight handicapped spaces, and 20 on-street spaces that would be credited to Stop & Shop.

Planning Board member Arthur Spruch noted that the Stop & Shop's plan meets the town's requirement that at least 20 percent of the lot be landscaped, but he suggested that consultants tinker with the proposed parking lot design for the supermarket.

"I just think that's an awful lot of parking with no breakup at all," Spruch said.

Spruch also warned company representatives that they wouldn't get lot releases from the Planning Board allowing them to build until they build a road accessing the site and put up a bond guaranteeing completion of the road.

Andrea Langhauser, an associate member of the Planning Board, suggested that engineers move a railing on a proposed wall toward the outer edge, which would allow people to sit on the wall and hang out.

The comment reflects a vision of some town officials to make the town center an inviting place for pedestrians to spend time.

"Loitering in the center of town is a good thing, right?" Langhauser said.

John Weddleton, a town resident and developer who is

building homes on land near the Stop & Shop property, pressed Staffier on the proposed design for the exterior of the supermarket.

Staffier said the plan calls for clapboard façade with painted block on the other sides.

Weddleton warned that a side currently pegged for painted block could be a prominent view for some drivers if a proposed bridge extending Boardman Street south of Main Street in built.

John Buchholz, chairman of the town's Design Review Board, which makes recommendations on building and site designs to the Planning Board, suggested that Stop & Shop representatives meet with his board sometime this month, if possible, so board members can review at least an early iteration of the building design.

Stop & Shop consultants said they have not yet gotten from the company an approved floor plan, which will

affect building design.

Spruch, noting Stop & Shop's stated desire to complete the supermarket and pharmacy in 2007, urged the developers to make progress on the new road this fall instead of putting off the work until early next year.

"If you wait until the spring, believe me your store isn't going to open in November," Spruch said, referring to 2007.

Spruch said that if Stop & Shop can complete the Design Review Board process within the next several weeks, the Planning Board might be able to close its public hearing this coming September.

"There's a good chance that we could close it out then," Spruch said.

Once the board closes the hearing the only remaining step is to issue a decision, which usually is an approval of a project with conditions.

The Planning Board continued the hearing to September 14.

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