

2014-02-28 (to MVC) Can MVC acquire Nantucket Stop & Shop proposal on 31 Spark Ave for a comparison to Tisbury S&S Proposal?

Feb 28, 2014

Dear MVC,

re: Nantucket Stop & Shop Development, 31 Spark Avenue

Currently, 33,000sf, 1/2 mile away from downtown area, 140 car spaces

→ **proposal 38,000sf, in their own lot, have a separate construction staging site at 51 Spark ave, 181 car space**

(news articles)

- Nov 17, 2011
(Inquirer and Mirror, **Stop & Shop thinking two stores once new supermarket is built**)
<http://www.ack.net/stopshop111711.html>
- Dec 05, 2013
(Inquirer and Mirror, **Stop & Shop plans new store on Sparks Ave**)
<http://www.ack.net/StopShopplansnewstore120513.html>
- Dec 15, 2013
(Cape Cod Times, **Stop & Shop unveils upgrade plans on Nantucket**)
<http://www.capecodonline.com/apps/pbcs.dll/article?AID=/20131215/NEWS/312150337/-1/rss02>
- **Feb 13, 2014**
(Inquirer and Mirror, **Stop & Shop details new store plan**)
<http://www.ack.net/StopShopnewstoredesign021314.html>
["Stop & Shop hopes to build a 38,000-square-foot supermarket with an additional 14,000 square feet of inside mezzanine-level storage and office space on the east side of its 31 Sparks Ave. property adjacent to the Nantucket Fire Department, eventually demolish the existing store on the site and increase the number of parking spaces to 181, 41 more than currently provided."](#)

After finding Nantucket Stop & Shop development proposal submitted to Nantucket Planning Board, I start to think that there must be some FINITE DESIGN AND IMPACT RESEARCH materials submitted to Nantucket Planning & Economic development board. And, it must be the public record.

1. Could MVC, please, acquire such proposal from Nantucket Planning Board and post it on-line for the public?

I strongly feel that our islanders would benefit from Stop & Shop's development proposal in Nantucket, as their size being similar to Tisbury Stop & Shop's application, and, especially, if they say their 30,000+ sf was too small to operate their business currently, we could learn from their struggling agenda.

And, from their proposed design or emphasis of the areas, we could also find what site and neighborhood conditions they are expecting to tackle or what kind of appeals are addressed for Planning Board's consideration.

In fact,
I have not seen the whole development proposal packet for Tisbury stop & shop to compare with such for Nantucket board. Could this be posted together to inform the public?

Proposal, Feb 2014
31 Spark Ave Stop & Shop, Nantucket

Stop & Shop details new store plan



Courtesy of Stop & Shop
Stop & Shop has applied to build a new, larger supermarket on the site of its current store between Sparks Avenue and Pleasant Street. The existing store is located where the parking lot would be. I&M Photo Galleries

Current,
31 Spark Ave Stop & Shop, Nantucket (33,000sf, 140 cars on their private property)

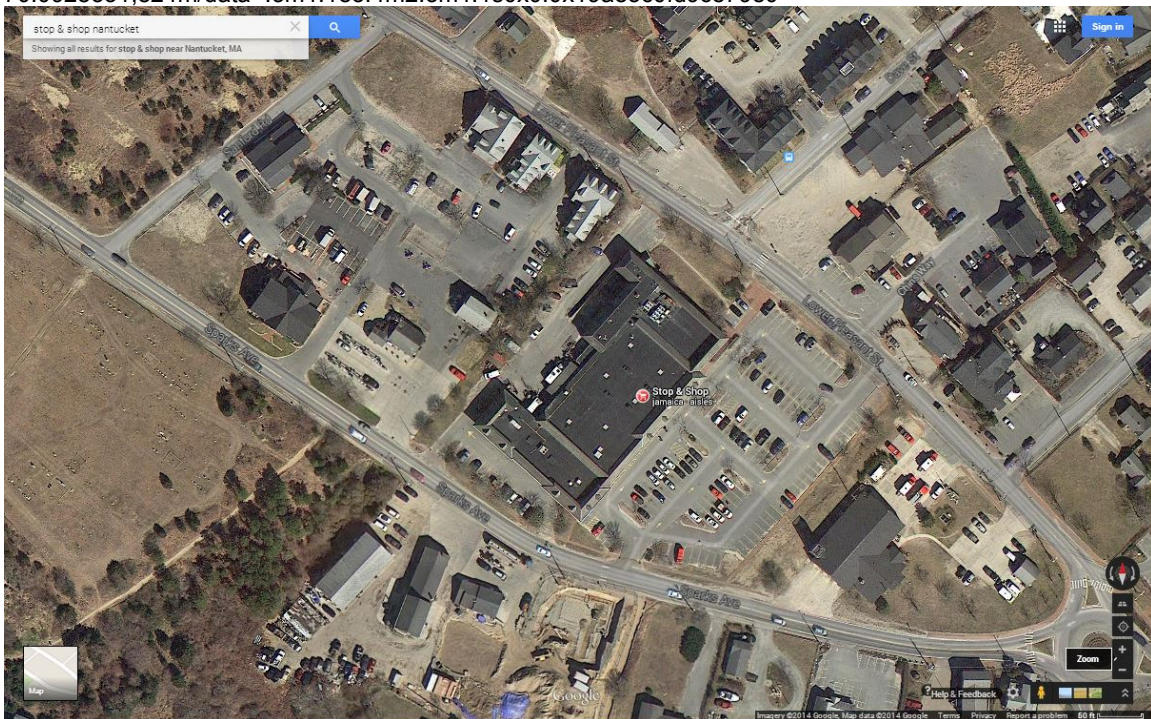


**51 Spark Ave, leased open lot across from the Store,
Reserved for future Construction Staging site for 8~10 months**



Current, 31 Spark Ave Store, google map (1"=50ft)

<https://www.google.com/maps/place/Stop+%26+Shop/@41.2717373,-70.0928331,824m/data=!3m1!1e3!4m2!3m1!1s0x0:0x19ae5c0fd9c879e0>



2. Stop & Shop in Nantucket (dir Deborah Farr - Dir of Stop & Shop Development, seen at MVC public meetings) said 140 cars currently for their 30,000 sf, 1/2 mile away from the downtown area is quite limiting, and, they are proposing to increase its size to 38,000 sf with 181 cars.

The way the drawing was produced, it appeared to be the same design firm, VHB.

In Nov 17, 2011 I&M news article, at 51, Sparks Ave, the proposed Construction Staging Site, **Stop & Shop had considered to build "another" Whole Foods or Trader Joe's type store**, across from their current Stop & Shop store on 31 Sparks Ave.

"Stop & Shop announced plans last month to lease the property....which in August received Planning Board approval to develop the vacant lot at 51 Sparks Ave. next to the Nantucket Boys & Girls Club into a mixed-use retail complex anchored by a supermarket, potentially a Whole Foods, or Trader Joe's-style Market."

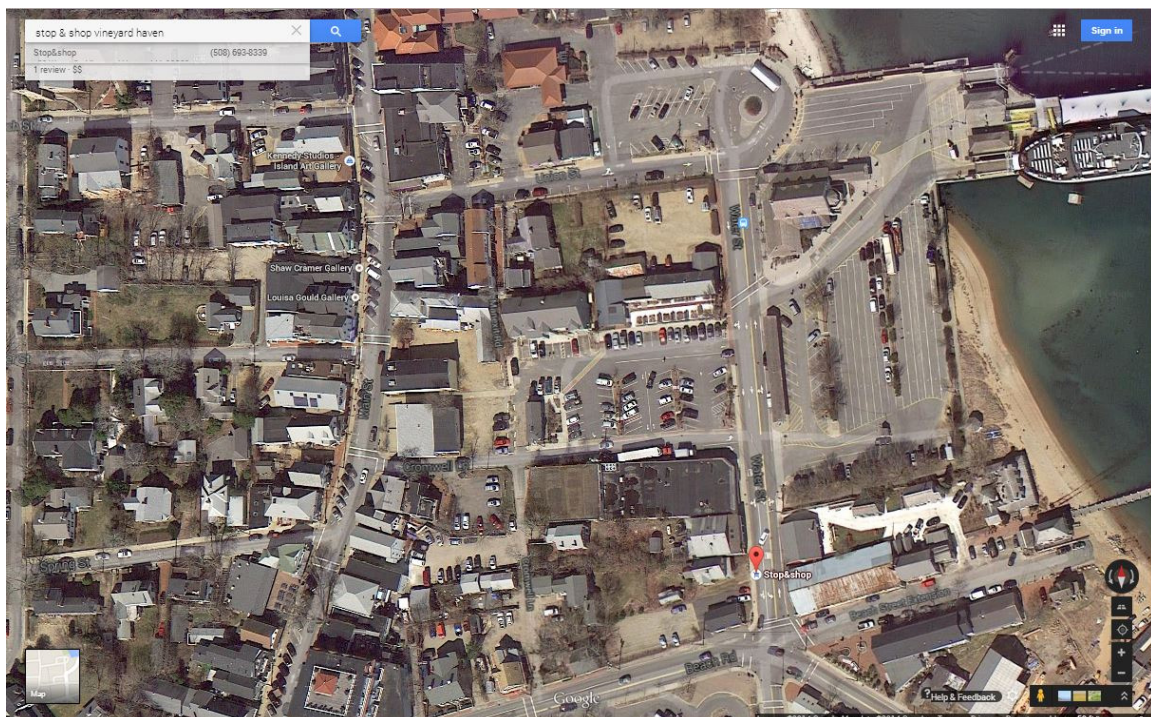
The same MV Island Stop & Shop's development Director, Ms. Deborah Farr, might be steering its direction as her name is shown in the news articles.

But, at our MVC public hearings, Ms. Deborah Farr, or S&S lawyer, Mr Geoghan Coogan said, those type of stores will NOT work. This is a conflicting comment.

3. (What about Tisbury Stop & Shop?)

Current, Stop & Shop in Tisbury, with the Public Parking Lot (1"=50ft)

<https://www.google.com/maps/place/Stop%26shop/@41.4545593,-70.6016826,206m/data=!3m1!1e3!4m2!3m1!1s0x89e52893875e7e53:0x5f1ef763a772550d>



Now, **how did they come up with only additional 41 cars (in a garage) in Tisbury Stop & Shop proposal in their MVC application?**

On Nantucket, the proposed location and its size of their PRIVATE lot for their new development sound more like a naturally acceptable commercial development to a point, although there will be still challenging issues from both sides with local impacts, still.

But, looking at our Tisbury's proposal location or its private lot size(still 3 lots, not merged), it looks very obvious that their business model WILL NOT FIT in the confined and overcrowded current location on Water Street, with their proposed development of significantly large 29,000sf with 41 cars.

Hence, this news from Nantucket Island (**Stop & Shop Proposal on Nantucket**) is **quite a contradictory news to Tisbury residents**, especially they are being presented by the same representatives of Stop & Shop New England, Ahold Group.

I strongly ask MVC to look into this Nantucket S&S development proposal as a clear comparison to Tisbury S&S proposal, before March 20th meeting.

Things to consider, in comparison :

a. The Nantucket Stop & Shop wants to REDUCE THE NOISE FROM "LOADING BAY-TRAILER TRUCK" by putting its feature on the back of the building.

vs.

Tisbury Stop & Shop, putting its congested and confining location, closer to the local business and housing, close to Main St. Tisbury.

b. Nantucket S&S wants more parking spaces - increasing numbers from 149 to 181, on their OWN PROPERTY LOT. (Current 149 spaces for 30,000 sf is perhaps not enough?)

vs.

30,000 sf gross retail area of Tisbury S&S has only 41 added parking spaces in their garage.

c. Nantucket S&S will have their leased open lot (51 Spark Ave) to accommodate "future construction staging area" for 8-10 months,

vs.

Tisbury S&S will be using the public parking lot more than likely for the construction period.

d. Nantucket S&S would plea to compromise open space, driveway access, parking space size, with their planning board/town officials.

vs.

Tisbury S&S will have to have their al vehicle access from/to adjacent town property, Not from the public road(Water st),

- with no setbacks to create their own service roads for cars and shoppers within their lot lines,

- They will encourage more cars to come to the store, with negative impacts to the Water street, Main Street, and the municipal parking lot (120 cars), but with no eminent solution, we can agree upon.

- They will further remove open space and trees, leaving the area with the vast openness of over 240~260ft-long monolithic building size (South/North sides)
- They do not have any clear solution to preserve or relocate historic Caleb House(15 Cromwell Lane) but, their consideration of the demolition surfaced in the last meeting.
- They also ask Tisbury officials to remove the pre-existing restroom for their truck access, close to Main Street residences, along Cromwell Lane.
- Their 1st floor indoor gross retail area will be below FEMA flood level partially currently, and 1st floor will be fully submerged in the future FEMA flood level when it rises to 3 ft higher.

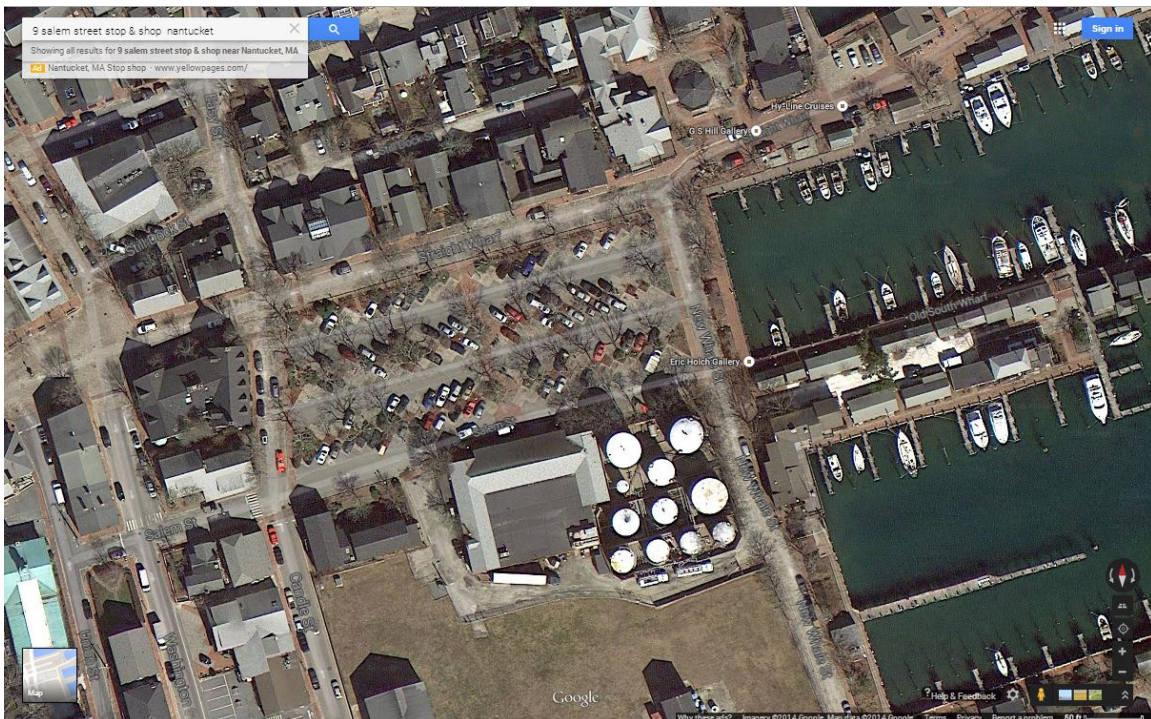
4. (Nantucket Harbor Stop & Shop, 9 Salem St, Nantucket is a grocery store =12,145 sf)

Instead of expressing our public concerns further, I would like to mention another example of the smaller size that will work better in Tisbury Stop & Shop.

There is another Stop & Shop on Nantucket at the marina (9 Salem St, formerly Grand Union Store), that had taken over a "grocery store" on the water front in June 28, 2013, in the dense neighborhood. This could be a good comparison to Tisbury Stop & Shop location for your consideration.

9 Salem St Stop & Shop in Nantucket (former Grand Union)

<https://www.google.com/maps/place/Stop+%26+Shop+Supermarket+Co/@41.2834686,-70.0967213,346m/data=!3m1!1e3!4m2!3m1!1s0x0:0x531461d6b12bc0dd>



In 2013, Stop & Shop moved into this place, seeing its great potential of the location's profitability, with the adequate size of 12,145 sf.

I bet they probably understand how to operate their business in that dense neighborhood in the downtown area, also close to the SSA terminal for the traffic parking consideration.

This is very similar to Tisbury Stop & Shop location/conditions. Our location is just more complicated with traffic flows.

- Mar 20, 2013 (**Grand Union Store, 12,145 sf**)

[https://www.stopandshop.com/about_us/news_media/press_release.htm?p=3c4cf2ad-109e-4ebf-a13b-
ea399588b98a](https://www.stopandshop.com/about_us/news_media/press_release.htm?p=3c4cf2ad-109e-4ebf-a13b-
ea399588b98a)

*Stop & Shop will begin work soon on a multi-million dollar renovation of the **12,145-square-foot building**. The downtown Stop & Shop will offer an assortment of quality products and prepared foods to meet the needs of year-round islanders and summer visitors who shop in the downtown area.*

"We are pleased to be opening a downtown Stop & Shop, continuing the operation of a grocery store there, and contributing to the revitalization of the area," said Joe Kelley, president, Stop & Shop New England Division.

*"The new store allows Stop & Shop to expand its offer of products and customer service to the island. **Our decision was made after serious considerations about the location.** Our Nantucket customers and a customer survey indicated to us that a downtown supermarket was essential. Our priority always has been the design and construction of a new store in the Mid Island. When the Grand Union closed and no supermarket company with the proven experience, infrastructure and **resources to operate a successful year-round grocery store** stepped forward, Stop & Shop reconsidered options in the downtown, and responded to that need.*

- Jun 06, 2013 (**June 28, 2013 5am new S&S opening**)

<http://www.ack.net/StopShopopeningJune28060613.htm>

- Jun 26, 2013 (S&S's own news on their website)

[http://www.stopandshop.com/about_us/news_media/press_release.htm?p=fee88e67-2e43-4169-8bb3-
717404040988](http://www.stopandshop.com/about_us/news_media/press_release.htm?p=fee88e67-2e43-4169-8bb3-
717404040988)

I hope these findings and my request for the comparison of the Stop & Shop stores (both at 31 Sparks Ave, and 9 Salem st locations) on Nantucket with Tisbury Stop & Shop will help all of us to have a clear vision, and toward your decision.

Thank you!

H Lee