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**Brian Barthelmes**

813 Main St  
Hanover, MA 02339  
Phone: 517-513-4408

▶ **Matthew Perkins, Chairman**

Hanover Zoning Board of Appeals  
550 Hanover St  
Hanover, MA 02339

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Reference: Case Z-18-11

**Mr. Perkins:**

I am writing to you express my support for PREP Hanover Real Estates request for a variance for the development of a multi-unit residential development on the mall property at 1775 Washington St.

During my time serving on the Board of Selectmen and the Advisory Committee the redevelopment of the mall property' was one of the primary topics that residents were interested in. The Board of Selectmen successfully negotiated a TIF agreement that ensured that developer's investment and tax benefit was tied to retail redevelopment only. The \$40 million dollar investment was one of the largest TIF's ever negotiated in the Commonwealth. The recent addition of a residential component is not part of the TIF and will have an immediate positive impact on the Towns tax revenue for the property.

Earlier this year, I spent a considerable amount of time looking at the impact of future multi-unit residential development in Hanover. Although our water resources are not endless, our water department has confirmed that we have the supply and capacity to support this development. A review of the existing apartments and condos in Hanover shows that the impact to the schools has been minimal and the property tax revenue received per student exceeds single family residential. Our public safety officials have stated that no additional staffing and/or resources would be required to support this development. In addition, everyone is in agreement that mall property is the ideal location should the Town approve any additional multi-unit housing

During my time working with PREP's leadership team I have found them to be very willing to work cooperatively with the Town of Hanover. They have been and continue to be open to looking for ways to mitigate any impact to the community. For example, offering to make 10% of the units affordable to avoid any negative impact to the Towns 40B threshold. I believe that requests made by the developer are reasonable and will achieve the desired results of the VPUD zoning.

Thank you for your consideration and thank you for your continued service on the ZBA.

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Sincerely,

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**Brian Barthelmes**

HP  
11/28/2018