

Matthew Perkins, Chairman
Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339

TOWN OF HANOVER
2018 JAN 22 AM 8:08

2018 NOV 26 PM 1:16

Dear Chairman,

As a longtime resident of Hanover and a businessman, I have witnessed the plight of the Hanover Mall over the past 10 years or so. While some of the peripheral businesses seem to do well (Panera, Trader Joe's & Dick's), the enclosed Mall stores have suffered for years. JC Penney closed several years ago and Sears appears to be on the verge of collapsing as a company. Enclosed Malls, like Hanover Mall, are a dinosaur. My understanding is that before PREP bought the property in 2016 the Mall was bank owned for close to six years experiencing virtually no growth and in fact closing more national retailers.


Most residents I know, when not shopping on the internet, travel to Derby Street, Legacy Place and Plymouth to Colony Place. My business travels take me around much of the state and I have seen the most successful retail centers now include mixed-use and mostly residential as the mix. These centers include Legacy Place (Dedham), University Ave (Westwood), Assembly Row (Somerville), Arsenal Yards (Watertown) and Market Street (Lynnfield). I read the notice for the hearing and understand PREP would like to adopt the VPUD zoning as an overlay which allows the mixed-use needed for the mall or the future Hanover Crossing. I see that even Kingston has fully supported 300 new apartments and a 150 room hotel at Kingston Collections, another Hanover Mall competitor, and received a \$3 Million Mass Works grant from the State to help with water and sewer improvements to allow the development to take place. All Hanover residents and people in our Town Government need to be as supportive to the PREP project as Kingston residents and Town Government.

I see no issues with allowing their buildings to be 53' high as there is a significant grade drop from Route 53 to where the residential will be located, I think over a 20' drop. There are no Hanover residential abutters and you will virtually not see the development from Route 53. The research I have read through indicates a nominal, at best, effect on our schools. Traffic from the residential is a non-issue and I realize any additional traffic will be due to the successful retail portion of the project. I am willing to live with that. The Town awarded PREP the TIF for future tax savings as they increase the value of the retail center. The residential is not part of the TIF and the PREP reports indicate the residential alone will pay the town over \$800,000 in taxes annually. There are water issues in the Town and that concern is PREP and the Town have vowed to work together to make this new development a state of the art facility that will help the Town account for the 22% water that is unaccounted for now. The additional taxes will help pay for improvements needed in the Town to help both Water quantity and water quality issues.

The other variance is the rate of development. This luxury apartment complex needs to be constructed all at once. Do we want construction happening over 3-4 years? The Town needs to work with PREP and the residential developer Hanover Co. to make this quarter of a billion dollar project as smooth as possible. Hanover needs to be a partner not a hindrance.

This is a once in a lifetime opportunity. If we residents do not support this because of some short sighted attitudes and misconceptions, we will miss the boat. I want to see a thriving Hanover Crossing which is the gateway to our community. I feel this can offer my family and residents a sense of community, a place to go and eat, shop, hang out instead of the alternative - a failing Mall that no one other than PREP will ever be interested in. I see no better alternatives and this seems to be a great one.

Sincerely


Chris Carney
61 Stone Meadow Lane
Hanover, MA