

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

TOWN OF HANOVER
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TOWN CLERK

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As a resident and business owner in town I am in favor of both variances being approved and allowing Hanover Crossing to add a residential component in the area where Patriot Cinemas currently stand.

Malls and shopping centers across the country are incorporating this same mixed-use model, whether it's residential, office, or both. Just here in the South Shore, malls and shopping centers are taking this same approach as a way to increase value to shoppers, tenants, residents, etc.

Hanover Mall/Hanover Crossing is one of, if not the town's largest tax payer; the more successful they are, the more successful our town's future is. If Hanover Crossing doesn't have a residential component I think it will only hinder their success, and thus the town as a whole.

As far as the two variances being requested:

1) The height: Even if the apartments were at the same grade as Rt. 53, they will be far enough away from residences and businesses that it won't hurt the aesthetics of our town. However, the apartments will be below grade from Rt. 53 by over 20 feet. PECO/Hanover Co. is only asking for an extra 18 feet. In my eyes this is a non-issue.

2) The rate of development: This shouldn't apply to this project in my view. To build approximately one quarter of the apartments in year one, then another quarter in year two, and so on, obviously doesn't make much sense and really can't be done. Everything has to be built in one continuous phase.

As far as other general concerns I've heard throughout town:

The apartments will be one or two bedroom, so it shouldn't put a burden on the schools as most residents will be young professionals without children, or baby boomers who are downsizing. I also don't think it's bad to have an avenue for the younger generation to live here; it creates a healthier future for Hanover.

Traffic of course will increase, but we want Hanover Crossing to be busy; more shoppers, residents, etc means higher success. If we want a successful outcome, then we have to expect an uptick in traffic.

My only initial concern was water. However, with less retail space and new, more efficient fixtures PECO/Hanover Crossing claim they can be water neutral. Whether this truly doesn't make a dent in the water supply remains to be seen, but even if it does, I don't believe it will be enough to create a burden.

I think approving the two variances will benefit Hanover. Thanks for your hard work and time on this matter,

Regards,



Josh Donovan
Resident at 317 Woodland Drive