



The Commonwealth of Massachusetts  
MASSACHUSETTS SENATE

TOWN OF HANOVER  
2010 NOV 27 PM 3:36

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Chairman  
JOINT COMMITTEE ON REVENUE

Vice Chairman  
JOINT COMMITTEE ON TELECOMMUNICATIONS,  
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JOINT COMMITTEE ON PUBLIC SERVICE

JOINT COMMITTEE ON VETERANS  
AND FEDERAL AFFAIRS

JOINT COMMITTEE ON PUBLIC SAFETY  
AND HOMELAND SECURITY

JOINT COMMITTEE ON CONSUMER PROTECTION  
AND PROFESSIONAL LICENSURE

TOWN OF HANOVER  
NOV 22 AM 8:07

SENATOR MICHAEL D. BRADY  
Second Plymouth and Bristol District

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11/27/2018

Mr. Matthew W. Perkins, Chair  
And Members of the  
Hanover Zoning Board of Appeals  
Hanover Town Hall  
550 Hanover Street  
Hanover, MA 02339

Dear Chairman Perkins and Members,

I am writing today in support of PREP Hanover Real Estate, LLC's request for variance at 1775 Washington Street, "Hanover Mall."

This mixed use development representing a quarter of a billion dollar investment to replace the once thriving but now dilapidated Hanover Mall is contingent on all three (live, work and play) aspects of retail success which is dependent on mixed use.

The residential portion of this development is designed to create 297 units consisting of 70% one bedroom or smaller targeted at mostly empty nesters and young millennials. Typical occupancy after one year in this type of development is 90%. The residential is not included in the negotiated TIFF and is estimated to provide between \$800,000 and \$900,000.00 in revenue while contributing a mere 30 students to a steadily declining enrollment in the Hanover Public School System.

The developer has agreed to work hand in hand with the Town of Hanover helping the Town account for the 22% of unaccounted for water they have now. The project is expected to have a strong impact on the administrative consent order from MADEP to improve on that.

The Police and Fire officials support the project. Please feel free to contact me with any questions or concerns.

Sincerely,

Michael D. Brady  
State Senator  
2<sup>nd</sup> Plymouth & Bristol District