

TOWN OF HANOVER
2019 JAN 22 AM 8:07
TOWN CLERK



TOWN OF HANOVER
2018 NOV 27 AM 11:29
TOWN CLERK

November 26, 2018

Hanover Zoning Board of Appeals
55 Hanover Street, Suite 2
Hanover, MA 02339

I am pleased to support the proposal before you from PREP for relief on two variances: height restriction and rate of development. Relief is essential to allow the residential use proposed by Hanover Company. The South Shore Chamber of Commerce, as part of its regional economic competitiveness plan, has been looking at both housing and the future of retail real estate use on the South Shore. We see this project as important on both fronts.

In competing for a stronger economy and stronger communities the region, including Hanover, needs to become more competitive in attracting younger professionals and retaining aging baby boomers looking to downsize. Both groups are in search of similar types of housing. Generally, this is higher density housing which allows for smaller homes and lot sizes. Detached housing on larger lots has dominated the South Shore housing market and we are now paying a price for that. They are also looking for interesting locations. This includes centers of community activity or downtowns where they are within walking distance of services, stores and leisure activities including dining. Unfortunately the region has been slow to meet this type of demand.

We are also concerned about how national market changes in retailing will adversely impact local retail real estate, particularly our malls and retail centers. Nationally, competitive municipalities are working with malls and shopping centers to prevent shuttering of large blocks of real estate. They are transforming old retail store destinations to new downtowns with a broad mix of retail, entertainment, professional services, even government services, and residential development. We see a highly desirable combination of goals in placing new multi-family housing near or even in existing retail space like old malls.

We believe the proposed introduction of residential use next to Hanover Crossing makes sense for the owners, the town and the region. We happen to be familiar with Hanover Company which has several projects on the South Shore. We have been pleased with their other projects and are certain they will build a high quality product in Hanover.

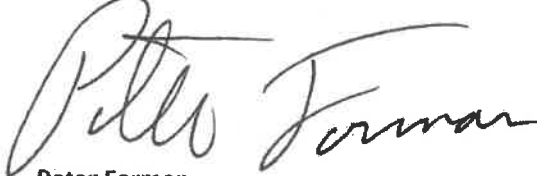
In regards to the two specific requirements which the applicant seeks relief from, we believe one is not relevant for this particular project and the other frankly makes no sense for this type of project. The height restriction is not particularly relevant for community standards and ascetics with this location.

It is behind a mall that will see new building and on a graded land. Most people won't see the building and if they do the height isn't likely to dominate since grade and lines of sight will break most views of the building.

The rate of development rule is an old growth control measure which has little value today. It certainly makes no sense with multi-family housing. It is hard to envision stretching out a single multi-family project to be under construction for four years. Nobody would invest or build on that schedule and it's hard to imagine anyone moving in under those conditions. Furthermore it would probably delay other business attraction and development of Hanover Crossing rather than help stimulate the reincarnation of the old mall.

Hanover has demonstrated its strong interest in partnering with PREP to revitalize the old mall concept and make it a cornerstone investment for the town's economic future. I hope the ZBA will recognize the importance housing plays in the revitalization of malls around the country and will support the actions necessary for Hanover Company and PREP to move forward so they can present their plan to the Planning Board.

Sincerely,

A handwritten signature in cursive script that reads "Peter Forman". The signature is written in black ink and is positioned above the printed name and title.

Peter Forman
President & CEO