

November 25, 2018

TOWN OF HANOVER
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Hanover Zoning Board of Appeals

Matthew W. Perkins, Chair; Christopher M. Bernard, David Connolly, Brian R. Callow,
Frederick Adami, Glen Openshaw

We are writing this to you as the ZBA board because we have been residents for over 42 years. We have lived through many big ZBA issues including the Interchange District. We feel the community of Hanover is not well informed and is trying to press one more time with their "snob" zoning mentality.

As the ZBA board you should not bow to pressure that may be pushed on you right now. Your decision needs to be solely based on the variance for heights and rate of development being requested by PREP Hanover Real Estate, LLC.

There are too many people who don't know what they are talking about, but want the community to think they know why this can't be done on the Mall property. We must first remember the Mall has been a good neighbor to Hanover. We are a bedroom community and the Mall provides tax relief to the homeowners of Hanover. This residential development will also create a great deal of tax relief to the homeowners. A tax relief answer so many residents are looking for.

Fire Services Impact - We were privileged to join town officials at the meeting in Foxboro earlier this year to see the Hanover Company's project in Foxboro.. The Foxboro Fire Chief was present and he and Chief Blanchard discussed openly the impact on fire services from a project the size of what Hanover Company is proposing. Chief Hatfield from Foxboro shared that Hanover and Foxboro are similar in size and that the property that we were visiting was Hanover Company's 2nd project in Foxboro. It has had minimal impact to their fire services.

Police Services Impact – Neither Police Chief was present to discuss impacts with the group, but conversation had taken place and the situation is the same as with Fire Services, minimal impact.

Water – You should not entertain any conversation about water. Ask those in charge of water to defend Hanover's water issues. Neither the Mall nor Hanover Company can explain why Hanover is in the water challenge we are in at the current time. The utilization of Gray Water is outside of your responsibility, but this should be required of the project.

The Mall, as stated earlier, has been a good neighbor. The owners and managers understand the business of retail shopping and what is successful and what is not. We're tired of hearing the same old rhetoric about apartments and how they will bring in low grade tenants. We already have 2 non-age restricted projects in town (North Pointe and Webster Village) both of which are 40B properties and they are hardly bringing in low grade tenants. Yes, we are a bedroom community, but we are not diverse in providing options for professionals and seniors who do not want to own property.. Professionals are working from home more than in the past and they need an additional bedroom for an office. Full disclosure, we are a couple who no

longer wanted the care and maintenance of our home. We reside at North Pointe and have done so for 6 years. While living here we lived through a new owner and management company. That's the nature of apartment or condo living. The property is being well maintained, in fact, they just added an amenity, outdoor grills. Certainly the aim of Hanover Company is for high-end clientele, which Hingham seems to be embracing at the "Launch" at the old Shipyard.

Schools – North Pointe and Webster Village have not adversely impacted the Schools in Hanover. Each might have 2 or 3 families at most with school age children.

The project proposed by Hanover Company provides Hanover, one more time, the opportunity to be diverse. We were smart in making sure we met our 40B requirements, unlike our neighboring towns. We now need to be smart and utilize a parcel of land that has infrastructure in place with traffic signals, etc. What better location than at the mall? Yes, we know Mill Street will need to be further improved, and it has already been recognized with the problems at the intersection of the YMCA.

Height Restriction – They are proposing flat roof buildings. With a 3 story building they would develop a pitch roof style that would probably be just as tall as 4 stories.

Rate of Development – We feel limiting the rate of development to 1.5% per year is too restrictive for a project such as this.

Sound – The beauty of the location is the mall abuts the highway and the apartments will have a tree buffer. Different from Webster Village apartments, that are right on the highway, and where residents have been complaining about the highway noise. Some of you were on the ZBA Board when the Interchange project was proposed and the taking of trees right up against from the highway right up to property owners was a big concern of residents of Walnut Hill.

Final Thoughts – Your role is to determine variance on height and rate of development of multi-unit residential buildings, only. All the calls you have been receiving about anything else need to be dismissed. If we need to change a by-law, or create a by-law, then let's get it done so we can have a great development at the Mall with Apartments adjacent to the Mall. If we don't, PREP Hanover Real Estate, LLC, may just put the property up for sale and Hanover will have a huge "White Elephant" on its hands. The cry every year is WHY are our taxes so HIGH. Here is one solution that will create a renewed retail space and high-end multi-unit residential living.

We are asking for your **POSITIVE VOTE** for the 2 variances.

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