

Town Of Hanover - Zoning Board of Appeals
Attention: Mr. Matthew Perkins, Chairman
550 Hanover Street
Hanover, Massachusetts, 02339

TOWN OF HANOVER
2019 JAN 22 AM 8:20
NOV 26 AM 9:36

November 21, 2018

RE: Hanover Crossing Project, Hanover, MA

Dear Mr. Perkins and the Hanover ZBA Board Members,

I am writing to you in support of the Hanover Crossing Project in relation to the proposed multi-family development that consists of 297 "luxury" apartment rentals, and the masterplan that is relying on this part of the project to be approved.

I am a resident of the neighboring Town of Pembroke. I have reviewed the Hanover Crossing the information provided by PREP which includes the ZBA application, PowerPoint Presentation displayed on 7/19/18, and I have seen the proposed construction plans for this project as well. I strongly believe this project will be a great addition to the Town of Hanover and surrounding communities.

I would like to note that I work in the construction industry and have been involved with several projects with The Hanover Company, the partnering developer who will be building the multi-family portion of the project. They are known for building luxury apartments and cater to the towns and populations they build in. Their projects and projects alike have been crucial and contributed to the success of many redevelopment projects. These are known as "Life Style Centers" such as: University Station – Westwood, Legacy Place – Dedham, Market Street – Lynnfield, Meadow Walk – Sudbury, Lakeway Commons – Shrewsbury, Hingham Shipyard – Hingham, Arsenal – Watertown, Assembly Row – Somerville, etc. All these projects have helped with improving their town's infrastructure, helped with taxes, while improving the values of the properties around them, and have helped make their community a more attractive place to live. Hanover currently has an opportunity to follow the positive trend for their town and development.

The current Hanover Mall has been struggling for years and is too big of a property to underutilize. I strongly feel the struggling Hanover Mall has negatively impacted the local business along Route 53 that has led to many vacant buildings. The town and property need this type of redevelopment to work. The revival of this property will draw many residents from all over the South Shore to shop and spend their money in Hanover. Failure to follow through on the masterplan of Hanover Crossing will result in losing business to competing areas. As a neighboring resident, my family and I either go to Plymouth, Hingham, sometimes Kingston. Right now, Colony Place in Plymouth has started the construction of the multi-family component to the development with plans of adding another hotel. Kingston is in the planning stage of "Kingston Commerce Center" which will be very similar to the proposed Hanover Crossing. Many other towns across the region are continuing to follow the same "model" as they all see the benefits of these developments. The luxury apartments will not only help support the businesses at Hanover Crossing but the surrounding businesses as well.

As a local resident, I respectfully recommend the Hanover ZBA approve the Prep Hanover petition.

Thank you for your time.

Respectfully,



Ryan Jones
60 Monroe Street
Pembroke, MA 02359
Cell: (617) 549-1117
Email: Ryan.Jonesy51186@gmail.com