

September 30, 2019

Town of Hanover Planning Board
Town Hall Ste. 24
550 Hanover Street
Hanover MA 02339

Re: Response to Peer Review Letter #2
Hanover Crossing
1775 Washington Street, Washington Street rear, Mill Street
Hanover, MA 02339

Cc: Matt Doyon, Comprehensive Environmental Inc.
Lloyd Sova, PREP
David Hall, The Hanover Company
Frank Marinelli Esq.

Dear Members of the Board:

On behalf of our client, PREP, 5905 E. Galbraith Road, Suite 1000, Cincinnati, Ohio 45236, we are pleased to submit the following documents:

- 2 full size and 7 (11x17) copies of the "Site Development Plans" revised September 20, 2019 by Kelly Engineering Group, Inc.
- 2 full size and 7 (11x17) copies of the Residential Site Development Plans Sheets C-3, C-4, & C-5 revised September 30, 2019 by TetraTech, Inc.
- 2 copies of the Letter "Response to DPW Comments" dated September 30, 2019 by Kelly Engineering Group, Inc.
- 2 copies of the Memo "Hanover Crossing Residential" dated September 30, 2019 by TetraTech, Inc.
- 2 copies of a letter to the Conservation Commission dated September 30, 2019
- 2 copies of the "Supplemental Stormwater Management Calculations" dated September 30, 2019

These documents include all revisions required since the plans and documents were initially filed with the Planning Board application in May. The revisions are the results of comments from the Town of Hanover Conservation Commission and their peer review consultant CEI, the Planning Board and their peer review consultant CEI and the Town of Norwell (for the Norwell portion of the project). These changes are generally categorized as follows:

General Plan Changes

1. 196 parking spaces are proposed to be land banked: throughout the hearing process there were comments relating to the need for parking in areas where they would be less used. The revised plans show the land banking of parking spaces at the rear of the site. These land banked spaces will only be constructed if they are needed for a use in the future. Even with the land banking of the parking spaces, the property in its entirety will still comply with the Town of Hanover parking requirements.
2. The maintenance building has been relocated: The Town of Norwell portion of the property is in the aquifer protection overlay district that may affect the use of that building. The building was relocated to the Hanover portion of the property.
3. Sidewalk has been added between Route 53 and the proposed Market Basket building: during the

hearing process the Board was concerned with pedestrian connectivity within the property. Pedestrian pathways were provided throughout the project allowing all buildings to be connected however there was no direct connection to Route 53. The proposed pathway will connect the site to Route 53.

4. Drainage recharge systems have been revised and redistributed to reduce stormwater temperature to Third Herring Brook: Third Herring Brook was determined to be a Cold Water Fishery. During the hearing process request were made to make efforts to reduce the temperature of runoff to the Brook. The revised plans redistribute the recharge systems to maximize the amount of runoff that can pass through these systems.
5. Revisions per Hanover DPW water comments: The plans include water system revisions requested in the memos from Neal Merritt to Victor Diniak dated July 17, 2019 (for Residential) and July 18, 2019 (for Commercial). Specific responses to these comments are included in a letter from our office to Neal Merritt dated September 30, 2019 and in a memo from Tetrattech to Victor Diniak dated September 30, 2019. Both of these documents are included with this letter.
6. Revisions to the plans based on comments to the Conservation Commission by CEI: A copy of the response to CEI is included with this letter.

Responses to CEI letter to the Planning Board dated 9/23/2019.

The following are responses to the peer review letter "Site Plan Review Response to Comments: Hanover Crossing" by Comprehensive Environmental Inc. dated September 23, 2019. The comments are listed in *italics* and the responses are in normal text.

C. Civil Site Design

1. *The riverfront enhancement area and compensatory flood storage location is an outstanding issue. However, the comment can be resolved through the Conservation Commission review, results of which will not impact the Planning Board.*

The compensatory flood storage area has been relocated as recommended. See response letter to Hanover Conservation Commission dated September 30, 2019 for additional information.

D. Stormwater Management Design

2. *CEI reviewed a concept of the stormwater management design to address our concerns in discharging stormwater to the ORW, but the Applicant has not produced a detailed design. We believe this issue is an open item that can be resolved through the Conservation Commission without impact to the Planning Board.*

The Site Development Plans have been revised to relocate subsurface recharge systems and water quality structures to provide groundwater recharge of roof areas as well as pavement areas to further reduce the temperature of stormwater runoff leaving the site.

If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.



Brandon Li, Project Engineer