

June 6, 2022

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

Re: Definitive Subdivision Plan
1410 & 1422 Washington St.
Hanover, MA 02339

Cc: Centercorp New Hanover LLC
Town of Hanover Board of Health
Town of Hanover Building Inspector
Town of Hanover Board of Public Works
Town of Hanover conservation Commission
Town of Hanover Fire Department
Dear Members of the Board:

Attached herewith are the following documents:

- 2 copies of the Form C Application.
- 2 full size & 5 (11x17) copies of the "Definitive Subdivision Plan" (4 sheets) by Kelly Engineering Group, Inc. dated 4/18/2022.
- One check in the amount of \$3,000 for Consultant Review Fee (To be provided under separate cover at a later date if it's deemed necessary that a peer Review is required).
- One check in the amount of \$2,000 for the Definitive Subdivision fee.

A preliminary subdivision application was filed on November 4, 2021. The Board voted to approve that application on 1/24/2022. As was discussed at the Preliminary Subdivision meeting, Centercorp Retail Properties (Centercorp New Hanover LLC) purchased the subject property in 2018. They have been making plans and proceeding with remodeling, beautifying and re-tenanting the site as necessary in these unsteady times. Andy Rose and his partner Mark Klamann of Centercorp are professional, experienced developers of retail properties throughout Massachusetts and New England. In Hanover Centercorp also owns the Michael's Plaza nearby on Washington Street and also the new Cumberland Farms site near the North Bound Route 3 off ramp.

As Centercorp strive to re-develop 1414 Washington Street they hope to create two lots (one for the Pearle Vision parcel and one for the remainder). The purpose of creating two lots will be for ease of transactions and financing. These were historically two lots however the lots are now non-conforming (Pearle Vision doesn't have sufficient lot area, the remaining lot doesn't have sufficient frontage). The proposed subdivision plan would create a new short "paper" street (shown as Parcel A on the plan) that would provide for adequate frontage to each lot and a reconfiguration of the lot lines that will ensure adequate area for each. There would be no change to the look or operations of the site other than the aesthetic improvements that have and will continue to occur on the property. Access will still be from the same driveway and, were the lots to be sold separately, easements would be created to allow for cross access and utilities between the properties.

Concurrent with other property upgrades described above the applicant has developed plans to upgrade the site with new paving and curbing, better traffic flow, enhanced landscaping and lighting, more gentle slopes and stormwater management improvements and intends to soon implement those plans.

To accomplish the above Centercorp Retail Properties respectfully requests that the Board approve the Definitive Subdivision plan and consider granting all applicable waivers of the Subdivision Rules and Regulations that will allow that to happen as described below. The Definitive subdivision process will create "Parcel A"- a paper road. It is not intended to make any physical improvements to Road A which will essentially continue as a private driveway to the development.

The subdivision will require the following waivers from the "Rules and Regulations Governing the Subdivision of Land in Hanover, Massachusetts, dated June 15, 1998:

S III.B.2. Contents

III.B.2.i. Traffic counts of street there will be no change to the existing physical property

Section IV: Design Standards

Section IV A.2.e.- curb radii. The existing radius is approximately 15'

Section IV A.4.c: Road Grade. As shown on the site development plan the grade will be flatter than existing but in some location may be steeper than 3%.

Section IV A.5.b: turnarounds. No turnaround is provided. Emergency and other vehicles can turn around in the site as they currently do.

Section IV A.5.c: turnaround center Island. No center island is proposed.

Section IV E Lot Drainage: The improvements on the both proposed lots are existing. Lots may grade across each other but the drainage system is shared.

Section V: Required Improvements for an Approved Subdivision

Section V A.2: roadways etc in conformance with Appendix A. The proposed road is a common drive that is already paved. The roadway will be repaved as part of ongoing site improvements.

Section V C: Sidewalks. No sidewalks are proposed in the new roadway. We do note that a sidewalk is proposed along Washington Street as requested by the Planning Board during the Preliminary Subdivision hearing.

Section V D.3: Dead end water mains. The water service to the site currently exists and will not be changed.

Section V G: Monuments. No monuments are proposed.

Section V H: Street signs. No street signs or new road names are proposed

Section V G: Street trees. No street trees are proposed although upgraded landscaping n the site is proposed.

Waivers from any other provisions of the Rules and Regulations that the Planning Board determines necessary.

The applicant believes that these waivers can be granted since this is a unique proposal where all improvements

are already in place and have been operating for many years. This proposal will merely create a “paper road” and lots that can be used for financing and other transactional purposes. The site has and will always operate as one unit.

This Definitive Subdivision Application is being concurrently filed under separate cover with two Special permits- one to grant a waiver from parking standards and the second to allow an alteration of the existing non-conforming frontage where access and utilities to the Pearle Vison lot do not cross the lot frontage.

Sincerely,

KELLY ENGINEERING GROUP, INC.

David N. Kelly, P.E., President