

June 6, 2022

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

Re: Special Permit  
1410 & 1422 Washington St.  
Hanover, MA 02339

Cc: Centercorp New Hanover LLC

Dear Members of the Board:

Attached herewith are the following documents:

- 2 copies of the Special Permit Application.
- 2 full size & 5 (11x17) copies of the "Site Development Plan" (6 sheets) by Kelly Engineering Group, Inc. dated 1/24/2022, Landscape sheet L1 Plan by Hawk Design dated 10/28/21 and a photometric Plan by Visual dated 7/12/2021.
- 2 copies of the Stormwater Management Summary dated 1/24/22
- One application fee check in amount of \$500.
- One check in the amount of \$6,000 for Consultant Review Fee
- Certified Abutters List.

Centercorp Retail Properties (Centercorp New Hanover LLC) purchased the subject property in 2018. They have been making plans and proceeding with remodeling and beautifying the site. 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.

These special permit applications are being filed concurrently with a Definitive Subdivision application. 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. We note that the Conservation Commission issued an Order of Conditions approving the proposed site improvements on March 23.

In order to proceed with the new lotting and the proposed site improvements it is respectfully requested that the Board Grant the following Special Permits:

1. (Section 9.310): to allow 9'\*18' parking spaces with 24' aisles (270 sf).

This will allow for more efficient and better parking and traffic circulation and will provide for more landscaping to better define the parking area. 9'x 18' parking spaces and 24' aisles are the industry standards and are consistent with what is being built in the nearby Hanover Crossing and what was previously constructed in Target Plaza which has been operational since 2008.

2. (Section 4.330)- to allow the alteration of a preexisting non-conforming lot. The Pearle vision lot does not comply with the definition of frontage where "Primary access and the provision of municipal services shall be through the frontage of a lot" in Section 2 of the bylaw.

The Pearle Vison property is non-conforming in regard to access and utilities since primary access and the provision of municipal services are not through the frontage of a lot. Access to the Pearle Vison lot needs to be through the common driveway as currently exists since any other location would interfere with the efficiency and safety of the traffic signal used for access to the Hanover Crossing. This really is a "technical" Special Permit request and granting it will not alter how the property is used in any way and will allow the lotting as proposed in the Definitive Subdivision application.

If you have any questions or desire additional information please feel free to call

Sincerely,

KELLY ENGINEERING GROUP, INC.

---

David N. Kelly, P.E., President