



TOWN OF HANOVER
2023 APR 28 AM 11:33
TOWN CLERK



April 27, 2023

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

Re: Preliminary Subdivision
Hanover Crossing
1775 Washington St.
Hanover, MA 02339

Cc: PREP Property Group

Dear Members of the Board:

Attached herewith are the following documents:

- 2 copies of the Form B Application
- 2 copies of Subdivision Rules and Regulations Table of Compliance and Waivers for Minor Streets
- 10 full size & 7 (11x17) copies of the "Preliminary Subdivision Plan" (4 sheets) by Kelly Engineering Group, Inc. dated 04/27/2023.
- One check in the amount of \$6,000 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 \$1,000 for the Preliminary Subdivision fee

The goal of the attached Preliminary Subdivision Plan is to create a private right of way over the existing site features and infrastructure currently being constructed. The main entrance driveway to Hanover Crossing and the roundabout are proposed right of ways in this Preliminary Subdivision application. There will be no change to the aesthetics or operations of the site other than the improvements that have and will continue to occur on the property. There will be no new work other than that shown on the previously approved special permit. Access will continue to occur from the same driveway and the other access driveways on the property. Extensive upgrades to the site have and are occurring. This includes new paving and curbing, better traffic flow, enhanced landscaping and lighting, stormwater management improvements, and other features.

We respectfully request that the Board approve the Preliminary Subdivision Plan and consider granting all applicable waivers of the Subdivision Rules and Regulations that will allow that to happen. The Preliminary and Definitive subdivision process will create Parcel A- a paper road. It is not intended to make any physical improvements to Road A which will 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 January 31, 2022:

Section IV: Design Standards

Section IV A.5.b: Turn-around Outside Roadway Diameter of 106'.

The proposed turnaround outside roadway diameter is 100'. Emergency and other vehicles can turn around the

roundabout as well as traverse across the site. See Fire Truck Paths 1 -3 by Kelly Engineering Group, Inc. dated June 25, 2019. These exhibits were previously provided to the Hanover Fire Department.

Section IV A.5.b: Turn-around Way Line Diameter of 130'.

The proposed turn-around right of way line diameter is 110'.

Section IV A.5.c: Minimum Turnaround Central Circular Island Radius of 24'.

The proposed turnaround island radius is 20'.

Section IV A.6.f: Sidewalk on both sides.

Sidewalk exists on one side of the existing roadway.

Section V: Required Improvements for an Approved Subdivision

Section V.B.1: Curbs. Sloped granite and vertical granite curb exists on the entrance to the roadway. Concrete curb exists on the remainder of the roadway. Sloped granite curb is proposed along the inside central island of the turn-around.

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 a portion of the road has been operating for many years. This proposal will merely create a "paper road".

Sincerely,

KELLY ENGINEERING GROUP, INC.



Brandon G. Li, P.E.
Senior Engineer