



TETRA TECH

September 6, 2022

Ellen Agro, Town Clerk
Town of Mendon
20 Main Street
Mendon, MA 01756

**Re: Hastings Street Plaza, LLC
Mixed-Use Development Project**

Dear Board Members:

The enclosed applications are provided in support of a mixed-use development project proposed by Hastings Street Plaza, LLC (the Applicant) on 18.3-acres of applicant-owned land that is occupied by the Mendon Driving Range, Barry's Place (closed), and two single-family residences along Washington Street. The Project includes integrated development of a shopping center and a neighborhood of over 55 age-restricted single-story homes.

The shopping center, anchored by a much-needed local market, is proposed on the Mendon Driving Range site with primary access via a new roundabout at the Hastings Street and Millville Road intersection. The roundabout will be designed and constructed as part of the Project and represents a significant upgrade in both safety and performance capacity over what is currently proposed as part of MassDOT's Route 16 corridor improvement project. Land needed to accommodate the larger intersection footprint will be provided by the Applicant.

The neighborhood is proposed on what is mostly undeveloped land behind the existing historical residence at 12 Washington Street, which will be restored and incorporated into the age-restricted community. New homes will be sited to maintain rural character along Washington Street. Primary access to the neighborhood will be via a new entry off Washington Street with secondary access at the existing 12 Washington Street driveway location.

The commercial and residential components, although severable, are integrated through a combined stormwater management system, connected pedestrian pathways, common emergency access, and a shared public water system. Furthermore, the Project has been designed to align with the Commonwealth of Massachusetts' Sustainable Development Principles, developed as part of the Commonwealth's Smart Growth Initiative, to offer a set of complimentary uses that minimize impacts by concentrating development and mixing uses along a densely developed stretch of the Route 16 corridor and adjacent to the Mendon Center District, where it is best suited.

Each component of the development requires an approval from the Zoning Board of Appeals. The Shopping Center needs a Special Permit for alteration from the preexisting non-conforming use as a Golf Driving Range, which is prohibited in the Rural Residential (RR) and General Business (GB) Districts to a more conforming Shopping Center, which is specially permitted in the GB District. The over 55 age-restricted neighborhood needs a Variance to allow multiple single-family dwellings on a lot within the RR District. Applications for each are provided along with detailed project information and the required justification.

We look forward to presenting the project and its benefits to the Zoning Board of Appeals at its next available public meeting in anticipation of continuing the typical comprehensive review processes with other Town of Mendon Boards, Commissions, and Departments.

Very truly yours,

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