

# HANOVER MASSACHUSETTS



# HANOVER MASSACHUSETTS

Business and Community Guide

2015-2016

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## *Welcome to the Town of Hanover*

The Town of Hanover would like to welcome you to Hanover's Economic Development Guide. We hope this guide helps you understand the Town of Hanover and introduce you to the great characteristics and high quality of life Hanover has to offer its residents and business community.

The Town of Hanover is a historic New England community comprised of 15 square miles with approximately 14,434 residents. Hanover was first settled in 1649 and incorporated as a Town in 1727. The Town's colonial economy was centered on agriculture and timber. In the 18<sup>th</sup> Century, shipbuilding and iron forging flourished along the banks of the North River. It is believed that Hanover's anchor forges made the anchor for the U.S. Constitution. The Town Seal proudly illustrates Hanover's historic past with the use of the anchor and plow. In the 19<sup>th</sup> Century, Hanover's growing economy included munitions companies that provided important supplies to the war effort.

Hanover has attracted a variety of commercial and industrial companies ranging from national corporations to locally owned businesses, all contributing to Hanover's vibrant economy. Hanover's commercial corridor along Route 53 allows for easy access to Route 3 and provides a convenient location within the region for businesses to grow and expand. Hanover is an emergent suburb that provides a variety of housing options for its educated and prosperous workforce. Hanover is a growing community with a pro-business attitude, ample industrial and commercial sites, a modernized infrastructure, a low tax rate and excellent municipal services.

The Hanover Board of Selectmen, Town Manager and Planning Board are working hard to creatively develop Hanover's economy all while maintaining a high quality of life for our current and future residents. We have forged strong partnerships with our business community and will continue to work hard to sustain those relationships.

For more information about relocating your business to Hanover or expanding your existing business please contact the Planning Office at (781) 826 – 5000 (ext. 1026) or visit the Town's website at <http://www.hanover-ma.gov/>.



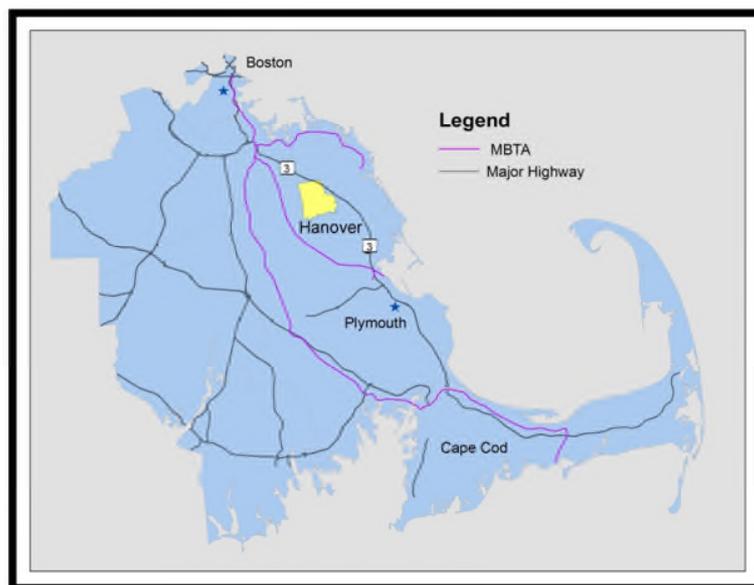
Troy B.G. Clarkson, Town Manager

## *Why Hanover...Hanover Has It!*

Hanover is open for business and we are looking to work closely with businesses that may be considering establishing a partnership within our community. Hanover recently implemented a Town Manager form of Government, which provides for a CEO and a team atmosphere allowing the Town to aggressively plan for Hanover's economic prosperity and to create an infrastructure network for future expansion. Hanover possesses a vibrant work-force and a high quality of life for our residents.

Hanover is traversed by Route 3; Routes 53, 123, & 139 make Hanover an easily accessible community. Route 53 is Hanover's commercial development strip, home to the Hanover Mall, Patriot Cinemas, and the newly opened University Sports complex.

- Proximity to Route 3
- Route 53 widening project (Mass DOT)
- Department of Municipal Inspections on-line permitting
- Green Community designated by the Massachusetts Department of Energy and Environmental Affairs
- Proximity to diverse regional transportation
  - ✓ Greenbush Commuter Rail Line
  - ✓ Plymouth Commuter Rail Line
  - ✓ Plymouth & Brockton Bus Service
  - ✓ GATRA (Greater Attleboro Taunton Regional Authority)



South Shore Regional Map

## *Transportation*

Hanover is located just 23 miles southeast of Boston and 17 miles north of Plymouth which makes our Town a desirable location. Public transportation is available locally on the MBTA's Kingston/Plymouth Commuter Rail Line and the Greenbush Line while the Plymouth and Brockton bus is available in the neighboring Town of Rockland, all of which connect to South Station in Boston. Additionally, Hanover is serviced by GATRA, the Greater Attleboro Taunton Regional Transit Authority which oversees operations of fixed route bus services. There is a water shuttle service available to Boston's waterfront from Hingham which is just 12 miles from Town this convenient service can transport you to Boston's Rowes Wharf.

## *Infrastructure Improvement*

Hanover continues to enhance its commercial and transportation infrastructure. MassDOT has recently completed the widening of Route 53 south from Route 3 and has finished the replacement of the Route 53 overpass bridge. Within FY 2015 MassDOT will begin widening Route 53 north to the Norwell line. Hanover is currently undergoing a Sustainable Waste Water Management Study along Route 53, Hanover's commercial strip. The Town is also researching the existing waste water treatment plant's capacity and the economics of developing a community waste water treatment plant to serve future economic growth along the Route 53 corridor. Development continues along Route 53, and due to the expansion and growth Hanover has contracted with Vanasse Hangen Brustlin, Inc. (VHB) to extensively study Route 53.



Hanover Mall Sign

## *Local Business*

Hanover has an expansive portfolio of small and large businesses within its borders. The Hanover Mall and the recently constructed Prime Automotive GMC and Mercedes Benz dealerships anchor the commercial interchange of Routes 3 & 53. Additionally, Hanover has a vibrant shopping center located slightly north on Route 53 known as Merchants Row, and to the south on Route 53 we have the Hanover Mall, both of which are regional shopping destinations. Within the past decade Hanover's commercial strip has attracted national corporations such as Target, Walmart, Dick's Sporting Goods, Five Guys and Wendy's. The YMCA has developed its local headquarters at the newly renovated Emilson facility. Recently opened on Route 53 is the University Sports Complex. Locally known as "The U," the facility is the largest indoor sports complex in New England. "The U" plays host to both regional and national basketball tournaments, leaving local businesses with an opportunity for maximum growth. Route 53 offers great redevelopment potential as well as other areas throughout our Town. The FY 15 commercial tax rate is \$17.14 per \$1,000. Planning for the future, the Board of Selectmen, Town Manager and Chamber of Commerce are actively supporting new companies and developing industries which are looking to build a relationship within our community. Hanover pro-actively works with businesses to resolve issues that may take place during the permitting and development process.



## *Local Business Testimony*

### **Anchor Excavating Corp.**

*"We have been doing work in the Town of Hanover for the past 15 years. Our projects involve site development, earthwork, underground utilities, paving and new building construction. This involves working with the Planning Board, Board of Selectmen, Building Department, Conservation Commission, Board of Health, Water Department, Highway Department, as well as the Police & Fire Departments. Whether going through the permit process to get plans approved, getting inspections for work that we have completed or just asking a questions; the Town of Hanover has always acted very professional and fair in all of our interactions with them.*

*We travel all over the State of Massachusetts and deal with many towns and municipalities. I wish all of the other Towns and municipalities could be as professional and fair as the Town of Hanover."*

Respectfully,  
Peter Varrasso Jr  
Owner of Anchor Excavating Corp

### **Prime Motor Group**

*"We have done business throughout the Commonwealth, and I can easily say that Hanover is the best town in which to do business."*

David Rosenberg  
Owner of Prime Motor Group

## *Local Attractions*



South Shore YMCA

### The South Shore YMCA

*“We are dedicated to improving the quality of life for all through programs that promote healthy spirit, mind, and body. Here you'll find people of all ages and abilities, from all walks of life and economic circumstances. Everyone is welcome at the Y, where we build strong kids, strong families and strong communities.”*



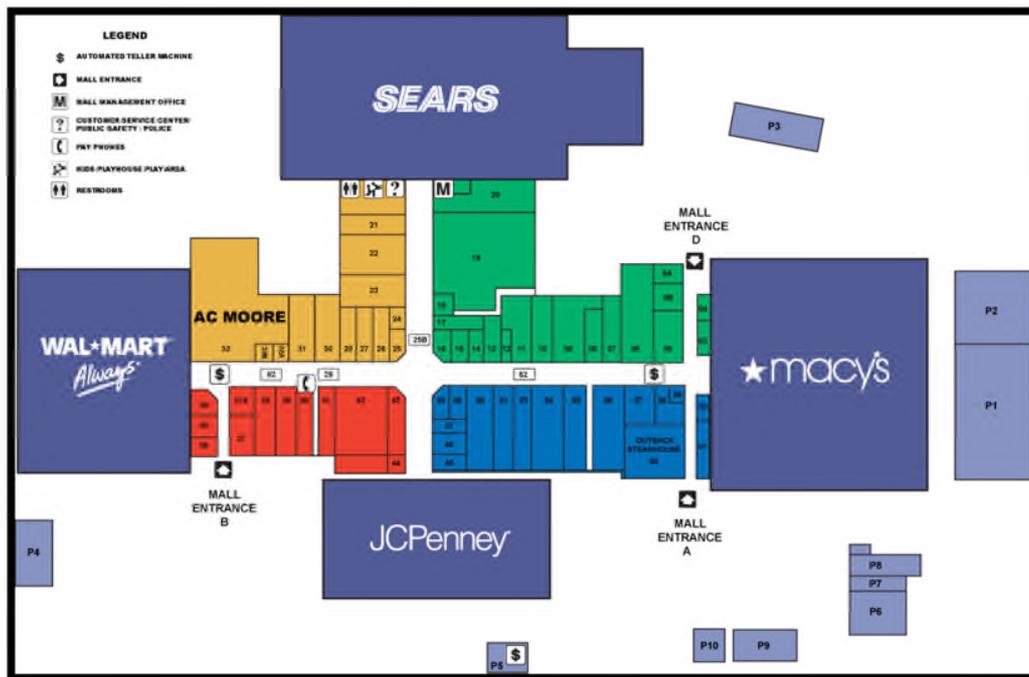
University Sports Complex/Starland Sports & Fun Park

The University Sports Complex is the largest indoor sport complex in New England. The sports complex serves baseball, soccer, basketball, and football enthusiasts. It contains eight indoor basketball courts and a large indoor turf field. Starland Sports and Fun Park contains an 18 hole mini golf course, rock wall, bumper cars, batting cages, laser tag, and a full arcade and concession stand.

# Hanover Mall



The Hanover Mall is a one story enclosed shopping center that holds approximately 80 different shopping attractions. The Hanover Mall is conveniently located at 1775 Washington Street (Route 53), right off of Route 3 (exit 13) and is considered a regional shopping destination.

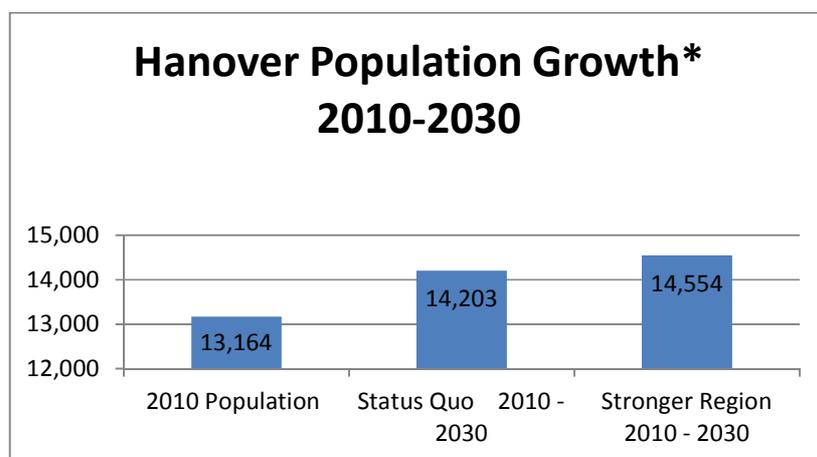


## *Demographics/Education/Workforce*

Hanover's location on the South Shore and proximity to existing public transportation infrastructure makes Hanover an ideal community for business development, expansion and relocation. As of 2014 Hanover has a population of 14,434 with a workforce of 7,363 residents with an above average education attainment level. Fifty percent (50%) of Hanover residents have obtained a college education while thirty percent (30%) of residents hold a bachelor's degree or higher. A population projection report forecasts Hanover's total population to increase between 2% - 7% by the year 2030. In comparison, Metro Boston's population is forecasted to surge between 6.6% and 12.6%. Hanover residents have a per-capita income of \$40,378 and a median household income of \$99,856.

Hanover prides itself on education, and in 2011 the Town completed the construction of a \$53 million dollar High School. Hanover continually updates the middle and elementary schools with state of the art technology. The South Shore Vocational Tech High School educates students with hands on technical trades. The region offers accredited higher education institutions such as Bridgewater State University, Massasoit Community College, Quincy College and Eastern Nazarene College, with close proximity and accessible transportation to UMASS Boston.

<u>Population *</u>		<u>Educational Attainment*</u>	
Population 24 and Under	4,778	Population 25 Years and Over	9,114
Population 25 - 64	7,249	Associate's degree	905 9.90%
Population 65 and over	1,852	Bachelor's degree	2,760 30.30%
		Graduate or professional degree	1,041 11.40%



\*Source: US Census Bureau, 2010

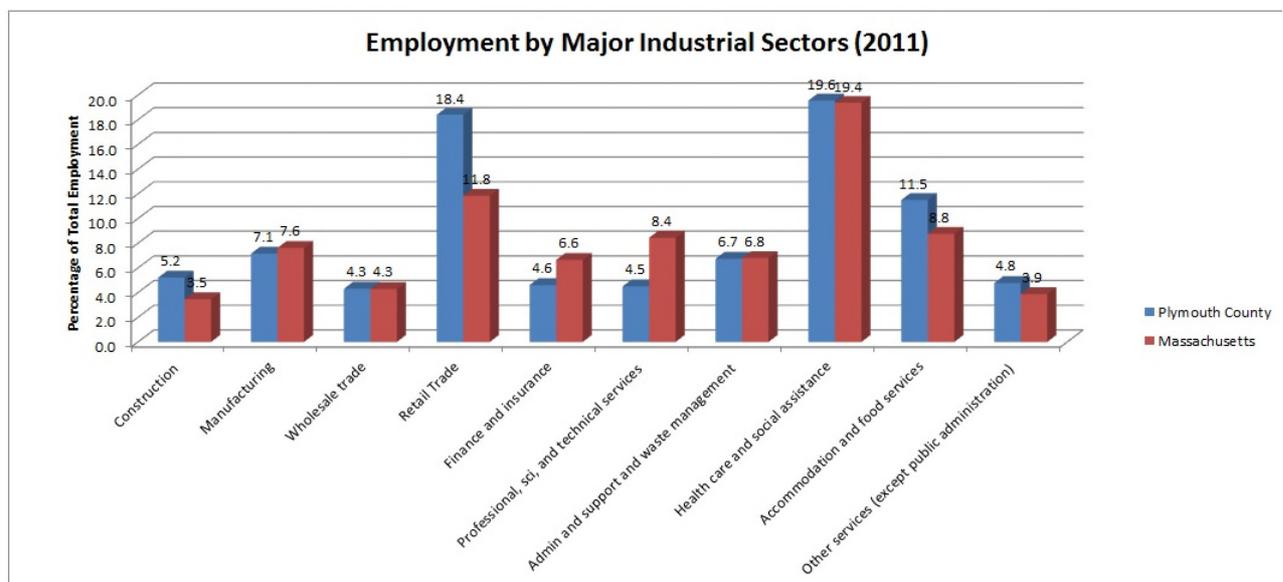
## Employment by Major Sectors

Major Industry Sector (2011)	Plymouth County	Massachusetts
Construction	6.0%	4.3%
Manufacturing	8.2%	9.4%
Wholesale trade	5.0%	5.3%
Retail Trade	21.2%	14.6%
Finance and insurance	5.3%	8.2%
Professional, Sci, and technical services	5.2%	10.4%
Admin and support and waste management	7.8%	8.4%
Health care and social assistance	22.6%	23.9%
Accommodation and food services	13.3%	10.8%
Other services (except public administration)	5.5%	4.8%
<b>Total Employment (in the thousands)</b>	<b>^128,168</b>	<b>^2,400,262</b>

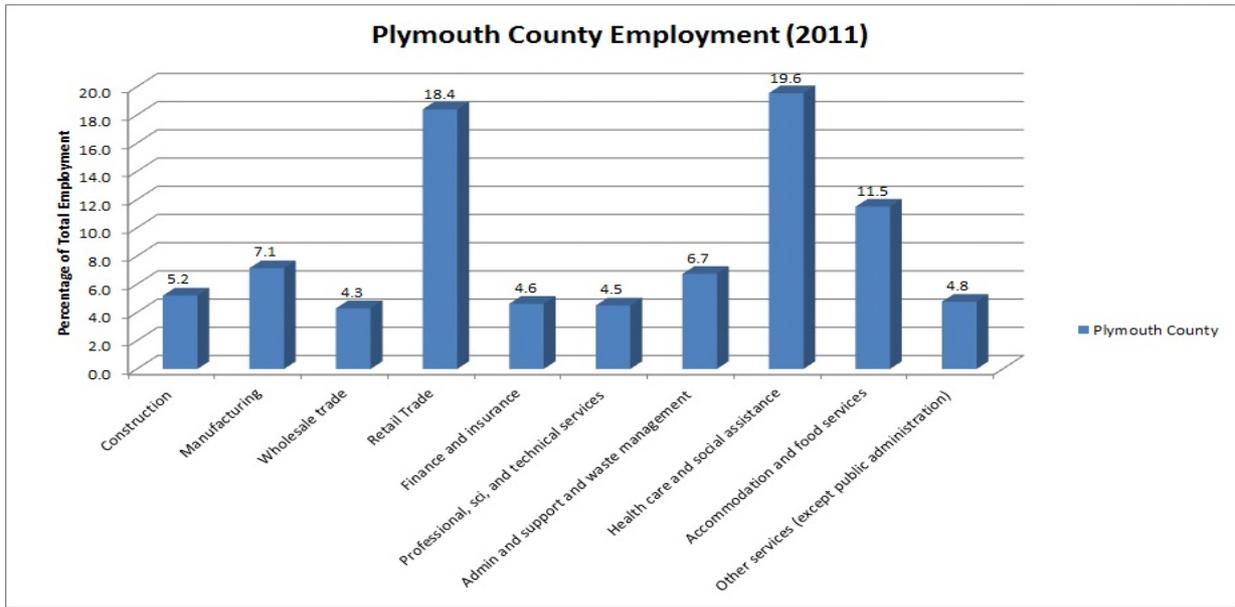
Source: US Census Bureau, 2011 County Business Patterns (NAICS)

^We excluded some sectors due to data constraints for the overall total employment

The major industries in the region are retail trade, health care and social assistance, accommodation and food services. These major industry trends apply to the Town of Hanover by offering an establishment of an inclusive selection of businesses. These County business trends help to support what types of businesses will be successful in Hanover.



Source: US Census Bureau, 2011 County Business Patterns (NAICS)



Source: US Census Bureau, 2011 County Business Patterns (NAICS)

## *Housing in Hanover*

The Town of Hanover is made up of five villages consisting of North Hanover, Assinippi, West Hanover, South Hanover and Four Corners, each providing its own unique character and housing opportunities. Hanover has approximately 4,800 housing units; 89.7% of housing in Hanover is owner occupied. The median household income in Hanover is \$99,856. While the average single family home in Hanover sells for approximately \$367,000. The FY 2015 residential tax rate has been set at \$16.15 per \$1,000. In addition to single family homes, Hanover offers rental opportunities at North Pointe and Barstow Village. The newly permitted Webster Village which is a 76 unit housing complex is anticipated to begin construction in the spring of 2015. Village Commons, a Northland Residential Corporation development, is a proposed housing development which will be comprised of 130 units of condominiums and townhouses. Catering to the baby boomer population, Hanover has developed three privately owned age restricted housing communities for 55 years and older. Age restricted developments are owner occupied and maintained through condo associations offering a communal atmosphere. The Hanover Affordable Housing Trust works diligently to develop affordable housing units within the community for a range of lifestyles and incomes. Their efforts can be seen in the development of Barstow Village. Barstow Village is a 66 unit complex for people 62 years of age or older and includes an affordability component.

The  
Elms



North  
Hanover



## *Quality of Life*

Hanover is a community which is dedicated to delivering a high quality of life for all residents. In 2006, residents approved the Community Preservation Act which has funded historical restoration projects, as well as open space land acquisitions and development. The Community Preservation Committee's most dynamic project is Forge Pond Park a five million dollar multi-use recreational facility. The new recreation area is comprised of 247 acres with 6.2 miles of walking trails along Forge Pond. In addition to the walking trails there are also three little league baseball fields, three softball fields, two regulation sized soccer fields, a larger multi use field, as well as a canoe launch. Hanover's Open Space Committee actively pursues tracks of land that pose unique habitats that can be developed into walking trails. Additionally, Hanover has taken initial steps to reclaim and develop the West Hanover rail spur into an active multi-use rail trail. Hanover also constructed a new Senior Center in 2011. The new Senior Center has created a place for senior residents to meet, socialize and participate in numerous activities. Hanover's John Curtis Free Library was substantially expanded and renovated in 2001 and is located in the center of Town.



John Curtis Free Library



Hanover Senior Center



Forge Pond Park Softball Field



Forge Pond Park Soccer Field

## *Hanover Schools*



Hanover High School, built 2011

The Hanover Public School System is an essential reason families move to, and stay, in our community.

The Hanover Public Schools serve approximately 2,800 students across the district in four schools: Cedar Elementary, Center/Sylvester Elementary, Hanover Middle School and Hanover High School. In 2011, the new Hanover High School was built using community and State funding sources. This state of the art school has become a resource for the community and supports our goal of open communication and participation between the schools and the community at large.

As the community continues to welcome new families, future plans include an addition to Center/Sylvester Elementary School this will accommodate the growing population of elementary aged students with the addition of enhanced technology this will meet the evolving needs of today's learners.

The Hanover Public Schools provide a rigorous curriculum that meets the individual needs of students and encourages academic and personal success. Through learning both in the classroom and beyond the school day, students develop the skills necessary to be leaders and active citizens in our community. Staff and students embrace a culture of respect that fosters high expectations of all students, excellence in teaching, collaborative relationships, and respect for human differences.

Hanover students excel on standardized test scores such as the MCAS, SAT, and AP exams. An exceptional faculty and low student to teacher ratios promote active learning and success at all grade levels. When compared to students across the State, Hanover students outperformed their peers in nearly all areas on comparative exams.

Hanover High School is a comprehensive four-year high school with a community spirit marked by pride and enthusiasm. Most students utilize the resources of the newly constructed building and athletic fields through participation in after school activities including student government, the arts and athletics. Presently, over 90% of Hanover High School graduates pursue post-secondary education with approximately 80% attending four-year schools, 12% enrolling in two-year schools, 1% attending technical programs and 1% enlisting in the military.

South Shore Technical Vocational Technical High School is the local technical high school in the South Shore area. It serves the surrounding towns of Abington, Cohasset, Hanover, Hanson, Norwell, Rockland, Scituate, and Whitman. The technical high school is dedicated to providing students with personal, technical, academic and life skills. Teachers and staff members pride themselves to take extra care to instill and help develop the technical skills in students that guide them to make well-considered informed choices about careers, further education and training.

## **Economic Development Map Index**

### **Site #1: Merchant's Row Development**

Acreage: 10.1

Zoning: Commercial, Adult Use Overlay District, Medical Marijuana Overlay District

Contact: Don Mace, Vice President of Leasing

Keypoint Partners, LLC, One Burlington Woods Drive, Burlington, MA 01803

DMace@keypoint Partners.com

Tel: 781.418.6243

781.273.5555

Fax: 781.229.2823

### **Site #2: Village Park (mixed use development)**

Acreage: 44.76

Zoning: Commercial, Limited Industrial, Residential and Aquifer Protection Overlay District.

Owner: Karen TT McGee, 836 Washington Street Trust

860 Washington Street

Hanover, MA 02339

### **Site #3: 409 Columbia Road / Building 19 Site**

Acreage: 22.96

Zoning: Business District, Aquifer Protection Overlay District

Owner: Charles C Hajjar & Anne Tamer TTS, 409 Columbia Nominee Trust

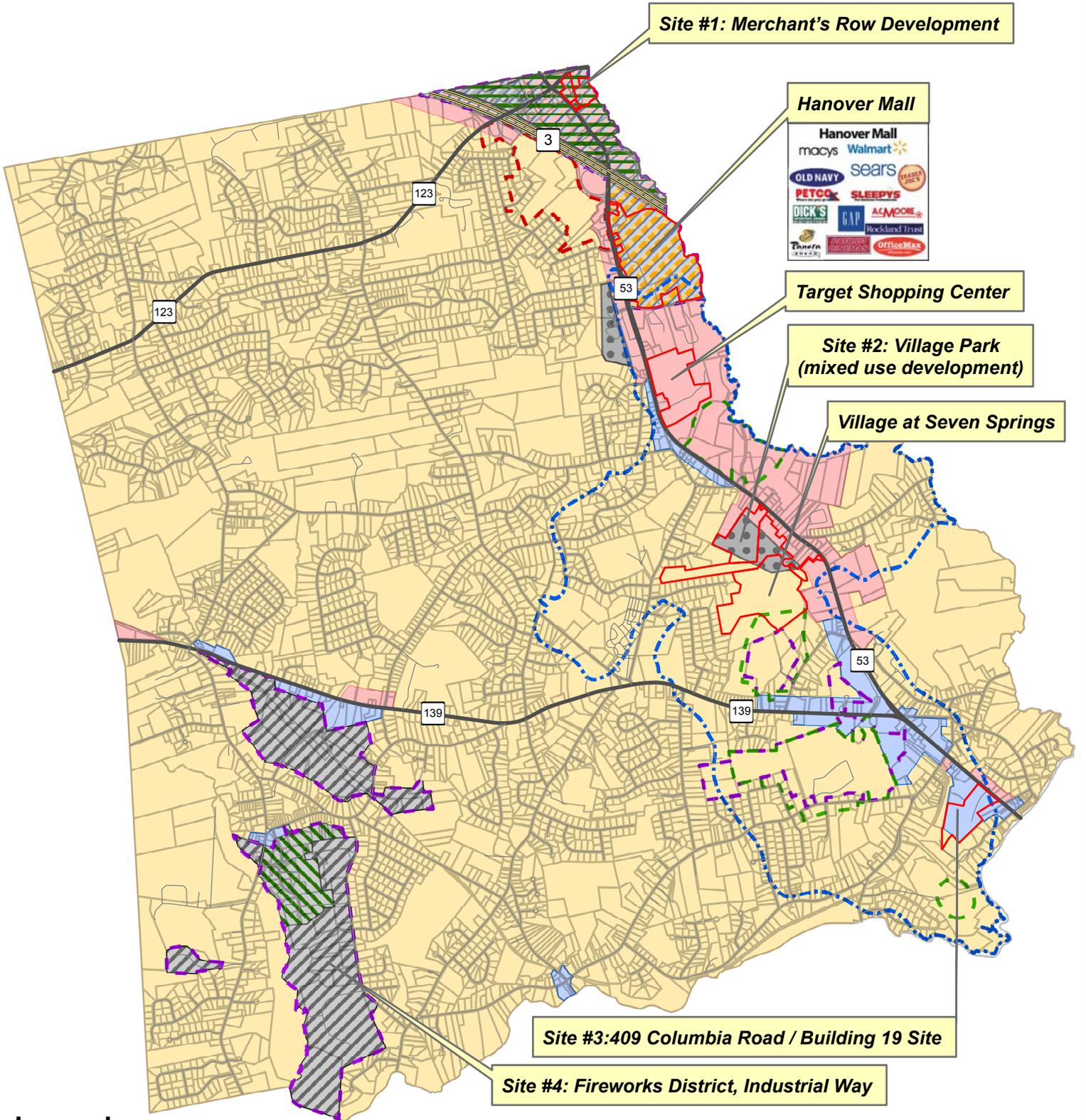
C/O Hajjar Management

Milton, MA 02186

### **Site #4 Fireworks District / Industrial Way**

Zoned Industrial, Hanover's Fireworks District and Industrial Way occupies the land mass which is locally known as the National Fireworks site. For more information regarding the Fireworks District and abutting industrial land please visit Hanover's municipal website at <http://www.hanover-ma.gov/>.

# Economic Development Map



## Legend

- |                                  |                             |                                      |
|----------------------------------|-----------------------------|--------------------------------------|
| Residence A District             | Limited Industrial District | Well Protection Zone                 |
| Business District                | Industrial District         | Interchange District                 |
| Commercial District              | Fireworks District          | Wireless Telecommunications District |
| Planned Shopping Center District | Aquifer Protection District | Medical Marijuana District           |
|                                  |                             | Adult Use District                   |

## *Local Restaurants*

Hanover has a wide range of dining available for all tastes & budgets!

- **Assinippi Eating Establishment** 2103  
Washington Street
- **Burger King**  
1835 Washington Street
- **Crossroads Cafe & Deli**  
216 Rockland Street
- **D'Angelo Grilled Sandwiches**  
1426 Washington Street,  
409 Columbia Road
- **Dunkin Donuts**  
Several Locations
- **Flavors of Italy**  
644 Washington Street
- **Five Guys Burgers**  
1207 Washington Street
- **Friendly's Restaurant**  
1985 Washington Street
- **Gunther Tooties**  
2053 Washington Street
- **Hanover House of Pizza**  
276 Columbia Road
- **Hilliard's House of Candy**  
122 Webster Street
- **Imperial Garden**  
811 Washington Street
- **Joe's Coffee Shop**  
346 Whiting Street
- **JC's Dairy**  
812 Washington Street
- **Mamma Mia's**  
333 Columbia Road
- **Marylou's Coffee**  
211 Washington Street
- **McDonald's Restaurant**  
1392 & 1775 Washington Street
- **Old Railroad Café**  
386 Columbia Road
- **Pacini's Pizza & Italian Eatery** 2053  
Washington Street
- **Panera Bread**  
1401 Washington Street
- **Papa Gino's Pizzeria**  
1422 Washington Street
- **Quan's Kitchen**  
871 Washington Street
- **Rocco's Italian Pizzeria**  
1143 Broadway
- **Siam Cuisine**  
370 Columbia Road
- **Squires of Hanover**  
1202 Washington Street
- **Starbucks Coffee**  
1972 Washington Street
- **Sweet Kiwi Frozen Yogurt**  
409 Columbia Road
- **The Cedar Café**  
2035 Washington Street
- **Tsang's Village Café**  
644 Washington Street
- **Uno's Pizzeria & Grill**  
1799 Washington Street
- **Wendy's**  
1316 Washington Street
- **West Hanover Pizzeria**  
1415 Hanover Street

## *Local Banks*

- **Bank of America-** 1764 Washington Street (781) 826-7347
- **Citizens Bank** - 250 Rockland Street (781) 829-9593
- **Hingham Institution-Savings-** 5 Assinippi Avenue (781) 659-5800
- **Independent Bank Corporation-** 2036 Washington Street (781) 878-6100
- **Rockland Trust Company-** 272 Columbia Road (781) 826-2911
- **Rockland Trust Company-** 2036 Washington Street (781) 982-6766
- **Rockland Federal Credit Union-** 1771 Washington Street (781) 878-0232
- **Santander Bank-** 303 Columbia Road (781) 826-8808
- **S-Bank** -1165 Washington Street (781) 829-9400

## *Municipal Services*

### *Hanover Police Department*



For the past 5 years Hanover's Police Chief has been Walter Sweeney. The Hanover Police department is made up of eight commanding officers, two detectives, and seventeen patrolmen.

***129 Rockland Street***

***Hanover, MA 02339***

***Phone: (781) 826-3231***

<http://www.hanoverpolice.org>

### *Hanover Fire Department*



Jeffrey Blanchard is Hanover's Fire Chief and Barbara Stone is the Deputy Chief. Hanover Fire Department is made up of five fire captains and thirteen firefighters

***32 Center Street***

***Hanover, MA 02339***

***Phone: (781) 826-3151***

<http://www.hanoverfiredept.com>

### *Department of Community Service*



The Department of Municipal Service's combines the Planning Dept., Conservation Dept., Health Dept. and Building Dept. Anthony Marino, Assistant Town Manager / Director of Community Services heads the department in addition to being the Building Commissioner & Health Agent. Communication between all departments streamlines the permitting phase of development.

#### ***Department of Community Services***

***550 Hanover Street***

***Hanover, MA 02339***

***Phone: (781) 826-5000 Ext 1007***

<http://www.hanover-ma.gov/building-inspection-services>

## *Municipal Services*

### *Department of Public Works*



The Department of Public Works is led by Superintendent Victor Diniak. The DPW maintains the public ways and utilities in Hanover. The mission of the Hanover Department of Public Works is to protect, preserve, improve, and manage the Town's infrastructure, facilities, and related assets.

***Hanover Department of Public Works***

***40 Pond Street***

***Hanover, MA 02339***

***Phone: (781) 826-3189***

***<http://www.hanoverdpw.org/>***

### *Finance Department*



The Finance Director, Janine Smith manages the financial system for the town. Preparation of government budget materials and State and Federal reports are also completed. The Finance Director advises the Town Manager, Board of Selectmen, and Advisory Committee on financial matters; and coordinates the financial activities of the Town Accountant's, Board of Assessors, and Treasurer/Collector's offices.

***Hanover Finance Department***

***550 Hanover Street***

***Hanover, MA 02339***

***Phone: (781) 826-5000 Ext. 1000***

***<http://www.hanover-ma.gov/director-of-finance-accountant>***

### *Facilities Department*



The Facilities Department is responsible for custodial and maintenance services at all Town and School buildings. The department is led by Robert Murray and is comprised of managers and employees assigned to the custodial and maintenance division

***Hanover Facilities Department***

***273 Cedar Street***

***Hanover, MA 02339***

***Phone: (781) 857-5706***

***<http://hanoverdpw.org/Facilities.shtml>***

## *Helpful Links*

**Town of Hanover:** <http://www.hanover-ma.gov/>

**Massachusetts Government:** <http://www.mass.gov>

### **Hanover Chamber of Commerce**

The Hanover Chamber of Commerce consists of businesses and individuals dedicated to advancing the commercial, industrial, and civic interests of the Town. We endeavor to keep abreast of matters that affect our membership and the community. We are 185 leading business and professional women and men who represent a wide range of commercial, professional and service interests. We actively support projects which aid local worthy causes and at the same time provides a forum for ongoing communication with Town Officials and the community at large. <http://hanovermachamber.com/>

### **Metropolitan Area Planning Council**

The Metropolitan Area Planning Council (MAPC) is a regional planning agency serving the people who live and work in the 101 cities and towns of Metro Boston. Our mission is to promote smart growth and regional collaboration. We work toward sound municipal management, sustainable land use, protection of natural resources, efficient and affordable transportation, a diverse housing stock, public safety, economic development, an informed public, and equity and opportunity among people of all backgrounds. <http://www.mapc.org/>

### **South Shore Chamber of Commerce**

At the South Shore Chamber, our mission is broad -- to make the South Shore the best place to Live, Work and Play. In our 115 years, the South Shore Chamber has proven that collaboration and perseverance pays off. <http://www.southshorechamber.org/>

### **South Shore Workforce Investment Board**

The South Shore Workforce Investment Board, one of 16 Workforce Investment Boards across the Commonwealth, is a federally-mandated, regional private-public partnership that has oversight responsibility and policy-making authority for federal and state workforce development activities. Our goal is to develop a seamless, efficient and responsive workforce development system that is customer-based, market-driven and supports the needs of employers and job seekers to the economic benefit of both. <http://southshorewib.org>