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Cinema may be coming to Salem

Town hasn't had theater in 15 years

By Doug Ireland direland@eagletribune.com 16 hrs ago



Mark Lorenz

STAFF FILE PHOTORestaurateur Joseph Faro proposes to bring a movie theater to Salem, N.H., as part of his redevelopment of the former Rockingham Park racetrack property. The town hasn't had a theater since this one closed in 2002.



SALEM, N.H. — For 30 years, local residents would venture over to Salem Tri Cinema to catch a movie on a Friday or Saturday night or to see a matinee.

The small, three-screen theater on South Broadway is long gone now, closing in February 2002. It was torn down to make way for Babies R Us.

But many warm, wonderful memories remain of the theater, which opened in 1972 as Jerry Lewis Cinema at 451 S. Broadway. A Facebook page has even been created in its memory.

"I really miss that cinema," said Salem resident D.J. Bettencourt, a member of the town's Budget

Committee. "It was the most convenient cinema around."

The 32-year-old former state lawmaker fondly remembered watching movies there as a boy, including one particularly memorable Fourth of July presentation in 1996.

His father took his rambunctious 12-year-old son and several equally excitable friends to see a late-night showing of the science-fiction action film "Independence Day."

"It was a real thrill," said Bettencourt, now a father himself.

It was a night that Bettencourt said he would never forget — he became a hero among his friends. But the real hero, he said, was his dad — the man brave enough to bring a bunch of exuberant boys to the theater.

The days of having a neighborhood theater down the street are long since gone.

"Tri Cinema was the one and only in Salem," said town planning director Ross Moldoff.

There had been a drive-in theater in town, he said, but that closed in the 1980s.

Salem residents now have to travel to Derry or cross into Massachusetts to see a movie in Methuen or Lawrence.

But that may not be the case for long.

Plans for a 12-screen theater at the former Rockingham Park racetrack property will be considered Tuesday by the town's Planning Board.

Restaurateur Joseph Faro proposes to build the 56,000-square-foot theater and an 11.5-acre park in an area that now serves as a former parking lot at Rockingham Park, Moldoff said.

The theater, proposed off Mall Road, would also have 525 parking spaces, according to the plan presented to the town by project representative Mark Gross of MHF Design Consultants in Salem.

The theater and new Tuscan Park would be part of the first phase of Faro's redevelopment of the 170-acre racetrack property known as The Tuscan Village.

It's a mixed use retail and residential neighborhood that the Tuscan Kitchen restaurant owner has said would be the largest of its kind in New England.

The two-phase, town center-style development would also feature a 256-unit, high-end apartment complex, 100 townhouses, a 150-room hotel, several restaurants, a banquet facility, entertainment complex, organic grocery store, Market Basket grocery store, Ford Superstore, upscale bowling alley and an additional 200 luxury apartments.

The prospect of having a new cinema in town will generate a lot of interest, Moldoff said.

"I think that is a part of the plan — getting a movie theater — that will be exciting for people," he said.

That includes Bettencourt.

"It really is a good idea," he said. "I think Salem is a place that will really benefit from a movie theater."

But a part of the plan to make that happen includes a proposal by Faro to amend the previously approved conceptual master plan for the development that allows for 17 acres from a 120-acre portion of the property to be added to the 50-acre first phase of the project, Gross said.

The Planning Board will consider that request at its meeting Tuesday at 7 p.m.

Approval of the request will allow work to begin at the site of the former 110-year-old racetrack, which will be memorialized throughout the development, Gross said. Construction is scheduled to begin next spring.

"We're pretty excited about this," Gross said.

Informational kiosks will be set up to educate visitors about Rockingham Park's rich history, he said.

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http://www.eagletribune.com/news/crematorium-plan-raises-concerns-in-salem/article_e8539894-a396-567d-919c-93559c7a1a9b.html

FEATURED

Crematorium plan raises concerns in Salem

Neighbor worried about possible smoke, odor

By Doug Ireland direland@eagletribune.com Nov 26, 2016



Tim Jean

TIM JEAN/Staff photo. Gountry and Dewhirst Funeral Home & Cremation Service wants to establish a crematorium in this small garage at 46 Main St. in Salem, N.H.



SALEM, N.H. — It's just a small, white three-bay garage on Main Street, yet some fear it will become much more than that.

A crematorium that's been proposed at 46 Main St. is only 30 feet from the home where Susan Davis has lived for the past 19 years.

"There have been many changes to the area for the positive," Davis said. "This change, I believe, would be detrimental to the up-and-coming area."

That area includes Pleasant Street United Methodist Church, Saints Mary and Joseph Parish and St. Joseph Regional Catholic School.

It's also not far from the Tuscan Kitchen restaurant, Tuscan Market and restaurateur Joseph Faro's proposed 170-acre residential and retail development.

Davis, who choked back tears, is especially concerned about the health of her family and youngsters at Pleasant Street United Methodist's child care center. The church also operates a food pantry and Hope Center for those who need a helping hand.

"My family and six grandchildren are being affected ... I care for them — my backyard is right there," Davis said. "The gross thought of a body being cremated while I'm trying to cook and dine with my family and friends."

Davis voiced her opposition at the town's Planning Board meeting Tuesday to the plan presented by L&R Realty on behalf of Rick Dewhirst and Goundrey & Dewhirst Funeral Home & Cremation Service.

Also appearing before the board was Ron Salvatore of Matthews Environmental Solutions, also known as Matthews Cremation. The business is an international supplier of cremation equipment. The firm has 30 clients in New Hampshire, including those in Derry, Manchester and a controversial crematorium in Meredith.

Salvatore said great care is taken to find locations for crematoriums so that they do not disrupt neighborhoods or communities. This Main Street site is no exception, with the crematorium blending in nicely with its surroundings and being unobtrusive, he said.

"We locate these in the most sensitive areas," Salvatore said. "This location would be a typical location."

Crematoriums in New Hampshire do not require state or federal regulation, he said.

Dewhirst said the growing demand for cremations prompted him to want to conduct them at his business instead of a second party. Dewhirst said there would be two or three a week and the facility would operate during normal business hours.

Approximately 72 percent of those who died in New Hampshire last year were cremated, he said.

"The simple fact is cremation isn't decreasing, it's increasing — our clients are demanding it," Dewhirst said. "They would like us to take the process full circle for them."

Dewhirst, whose own family lives less than 30 feet away, said he wouldn't propose a crematorium if it were detrimental.

"My name is on that sign," he said. "That's my reputation."

Board members voted unanimously to table the request due to questions about its proposed site operation. It's in a business zone where such facilities are allowed, town planning director Ross Moldoff said.

"I personally don't feel I have enough information to even make a decision on this right now," Linda Harvey said.

Paul Pelletier agreed. "Like everyone else, I'm on the fence with this," he said. "I don't want to make a mistake on this."

The vote to table came after a public hearing that lasted nearly two hours and included graphic descriptions about how the crematorium would operate.

Those graphic comments pertained to concerns from Davis and board members about the possibility of odors, particles and smoke filling the neighborhood.

"I don't believe they can guarantee no smoke, odor or heat," Davis said.

Salvatore said there would be few, if any, odors but there is no way to guarantee there will not be any smoke from the cremations.

"I don't want to tell you there won't be smoke," he said. "I can't make that promise."

Davis said she visited two crematoriums in Manchester — Lambert Funeral Home & Crematory and Phaneuf Funeral Homes & Crematorium — that are affiliated with Matthews.

Davis said she heard there were smoke and odor problems. Salvatore confirmed there were a small number of isolated incidents that were dealt with accordingly.

Salvatore was asked by board members to further explain the situation, involving Mayhew Funeral Home and Crematorium in Meredith, where the owner of the American Police Motorcycle Museum complained about ash from the facility landing on the motorcycles. The matter has led to litigation.

"He allegedly is suing because his motorcycles are being covered with ashes," Salvatore said. "That is a stretch of any kind of accuracy or truth."

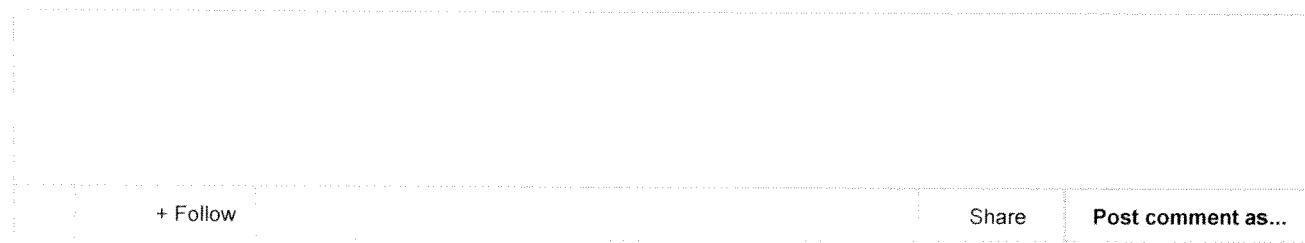
The board now awaits additional information on the crematorium's planned operation before further considering L&R Realty's request for site plan approval.

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A screenshot of a comment section. At the top, there are buttons for 'Sign in' and '4 people listening'. Below that is a horizontal line with a 'Follow' button. The main content area shows a single comment from 'Jammer466' posted '2 days ago'. The comment text is: 'Susan Davis needs to get over herself. I'll bet she's the kind of imbecile that complains about cell phone towers near her home while each of her family members has a cell phone.' At the bottom of the comment are 'Like' and 'Reply' buttons.

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Salem reinstates public safety impact fees

Developers to pay more to build projects

By Doug Ireland direland@eagletribune.com 2 hrs ago



SALEM, N.H. — Developers will be asked to pay public safety impact fees again to defray the cost their projects have on police and fire services.

The town's Planning Board recently voted 4-3 to charge the fees after they were discontinued in June 2015 when town officials became concerned they no longer had the legal justification to collect them.

Developers were charged the public safety impact fees for two decades to help fund the costs the Police and Fire departments incur as a result of the construction projects.

Board members agreed with a consultant last year that the town must stop assessing the fees after voters rejected the construction of a \$23.4 million public safety complex in March 2015.

But police and fire officials have told the board they are seeing a significant increase in calls while their staffing and facilities have remained unchanged for years.

Part of that increase, they said, is tied to the need to respond to more emergency calls because of an opiate epidemic that has already led to six deaths this year. The police and fire stations have not received significant upgrades since they were built in the 1960s.

The decision to reinstate the fees comes at a time when Salem is seeing a major increase in economic development, especially with restaurateur Joseph Faro's plans for The Tuscan Village, town planning director Ross Moldoff said.

Chairman Keith Belair, Linda Harvey, Laurel Redden and selectmen's representative James Keller voted to charge the fees while Edward DeClercq, Paul Pelletier and Robert Donahue were opposed.

"We are facing an unprecedented amount of new development that is going to have an impact on our

public safety facilities," Moldoff said. "More is coming."

Moldoff said 650 residential units and more than 500,000 commercial space have been proposed in town.

"That does not include the bulk of The Tuscan Village project," he said.

The two-phase project proposed for the former Rockingham Park racetrack property would feature a 256-unit apartment complex, 100 townhouses, a 150-room hotel, several restaurants, a theater, banquet facility, entertainment complex, organic grocery store, Market Basket supermarket, car dealership, bowling alley and an additional 200 luxury apartments.

The 650 units include 256 apartments and 100 townhouses as part of the first phase of Tuscan Village along with more than 100,000 feet of commercial space.

After Faro announced his intention to develop the 170-acre property, other developers started to come forward with proposals as well, Moldoff said.

"We are getting a surge in development," he said. "We are already seeing new development being proposed in anticipation of The Tuscan Village project."

Planning Board members met with consultant Bruce Mayberry of BCM Planning of Yarmouth, Maine, to question him about the series of public safety impact fee rates he proposed. They also consulted with Fire Chief Paul Parisi and police Capt. Robert Morin.

Mayberry has advised Salem on impact fee issues since 1992. The town continues to charge school, recreation and traffic impact fees, which total \$7,790 for the construction of a single-family home.

With the adoption of public safety impact fees, it will now cost a developer an additional \$700 for each single-family home, Moldoff said. The one-time fee for an assisted-living unit is \$2,425, and the fees for commercial space are based on square footage.

Discontinuation of the fees meant Salem did not receive \$85,000 in revenue within the last year. Salem wanted to avoid the same legal mess that Londonderry encountered when a property owner filed a lawsuit against the town four years ago, challenging the impact fee she was charged.

She lost her appeal, but Londonderry officials decided to review their impact fees. It was found the town improperly collected some fees and did not spend or designate other fees for specific projects within the six-year limit.

Londonderry ended up refunding more than \$1.2 million in impact fees and saw its town manager resign. Moldoff said Salem's attorney advised that the town can charge the public safety impact fee as long as it returns any money not spent within the six-year limit.

One critic of Salem's impact fee system is Arcadia Lane resident and commercial real estate agent Christopher Goodnow.

Goodnow, the town moderator, was the chairman of a Planning Board subcommittee that studied the impact fee issue before Salem instituted the fees in 1994.

"Just because it's legal doesn't necessarily mean it's a good idea," he said. "We have the ability to raise them, it's legal, and therefore it's a good idea — I think that has been our default for too long."

Goodnow said while he supports paying for improvements to the police and fire stations, he asked if other impact fees could be reduced by at least 10 percent if public safety fees were assessed.

"We are the highest in the state and we are proposing to increase it," he said.

DeClercq said he could not vote to charge the fees without more information from Mayberry and asked Moldoff if they hindered the amount of development proposed.

"We are still seeing the development despite the fees," Moldoff said.

Keller made the motion to charge the public safety impact fees. He also called for an analysis of the town's other impact fees, which received unanimous approval.

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FEATURED

Progress made on redeveloping 'The Rock'

Construction expected to start next spring

By Doug Ireland direland@eagletribune.com 1 hr ago



This is a rendering of what the proposed Tuscan Village Apartments will look like.



SALEM, N.H. — Ground wouldn't be broken until spring, but progress is being made behind the scenes on the redevelopment of the former Rockingham Park racetrack property.

The town's Planning Board has been reviewing plans for restaurateur Joseph Faro's proposal for The Tuscan Village, a 170-acre mixed-used development featuring numerous commercial and residential options.

The Tuscan Village would be the largest mixed-use neighborhood of its kind in New England, according to Faro, owner of Tuscan Market and the Tuscan Kitchen restaurant chain.

The two-phase project would feature a 256-unit high-end apartment complex, 100 townhouses, a 150-room hotel, several restaurants, a theater, banquet facility, entertainment complex, organic grocery store, Market Basket grocery store, Ford Superstore, upscale bowling alley and an additional 200 luxury apartments.

The town center-style development has been compared to MarketStreet in Lynnfield. It would also include pedestrian-friendly walkways, a palazzo, and serve as a vibrant community center where residents of Salem and surrounding towns could gather for seasonal celebrations, festivals and holiday events, Faro said.

Faro, who recently presented plans to the board for a 256-unit apartment complex as part of the project's first phase, finalized a deal last month to acquire the remaining 120 acres of the racetrack property.

"We are very excited we closed on the rest of Rockingham Park," he said. "We are now moving full steam ahead to put together the next conceptual master plan design in collaboration with all the members of the community, the town, the Planning Board and subsequent boards as well."

The Planning Board reviewed plans for the four 53-foot tall apartment buildings and clubhouse to be constructed on 8.3 acres at 39 Pleasant St. — formerly the site of dozens of dilapidated horse barns before the 110-year-old racetrack closed Aug. 31.

It's just a small portion of the 50-acre first phase known as Tuscan Village North. The 50-acre site would also include the 100 luxury townhouses, 84,000 square feet of retail space and the 38,500-square-foot Salem Ford dealership.

In addition, the first phase calls for construction of the Market Basket store on 26.7 acres that Demoulas Super Markets acquired as part of the transaction.

"I think you all will be pleased with the quality of the architecture and the landscape design — all of the elements that really embody The Tuscan Village and the vision," Faro told the board.

The board considered the proposed traffic plan for the development at their meeting Thursday, learning that an estimated 1,700 vehicles would travel to Tuscan Village North on a typical weekday and about 1,640 on a typical Saturday.

Eighteen nearby intersections have been analyzed to determine the impact from Tuscan Village North, with some board members expressing concern with the addition of more traffic on busy Pleasant and Main streets and in the Salem Depot area.

"I know some concerns have been raised about Pleasant Street," town planning director Ross Moldoff said. Various traffic safety improvements have been proposed.

Final approval of the traffic plan is needed from the New Hampshire Department of Transportation, Moldoff said.

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Salem gaming plans rejected again

But zoning proposal could offer future relief

By Doug Ireland direland@eagletribune.com Nov 3, 2016



SALEM, N.H. — Two of three businesses looking to run charitable gaming operations in town have been dealt a double defeat.

And the third firm has apparently given up — at least for now.

Only a month after the town's Zoning Board of Adjustment rejected proposals for the three gaming facilities, the board has voted down requests for rehearings for Cheers Charity Poker Room and Kymalimi LLC.

But the third proposal by HBC Gaming and owner Michael Lupoli was not considered by the board again.

That's because a rehearing had not been requested within the 30-day deadline after the plan's defeat, town planning director Ross Moldoff said Wednesday.

HBC proposed operating its gaming facility out of the former Coca-Cola plant at 23 S. Broadway.

The board voted unanimously Tuesday against granting the request for Kymalimi and owner Michael Withrow, and 4-1 in opposition to the plan presented by Cheers owner Daniel Dandreo. Board member John Manning was the lone supporter of the Kymalimi request.

Dandreo, who said he wasn't informed the request would be considered Tuesday, was not pleased to hear it was rejected.

He said his gaming facility proposed at 286 N. Broadway would have helped a lot of charities and created 70 to 100 jobs.

"It's just disappointing that all these people will be unemployed and all these charities aren't going to get any money," Dandreo said. "The board wrote off 70 jobs so easily."

He said the next likely option is legal action.

All three businesses seek to run charitable gaming operations following the closure Aug. 31 of Rockingham Park racetrack.

Before it closed, gaming at "The Rock" supplemented the bare-bones budgets of three dozen local nonprofit organizations, generating nearly \$2 million a year, according to Rockingham's General Manager and President Edward Callahan.

Some of those organizations backed the plan proposed by Kymalimi, which Withrow said would create more than 40 jobs at 13 Garabedian Drive. He could not be reached Wednesday for comment, but voiced his frustration with the board earlier this fall.

There's a chance the three businesses could receive another chance through a zoning amendment being drafted by the town's Planning Board, Moldoff said.

The proposal, discussed by Planning Board members before the Zoning Board of Adjustment even voted on the three plans Sept. 28, would exempt prospective gaming facilities from having to receive zoning approval in parts of the town's commercial district, he said.

"They would only have to go to the Planning Board," Moldoff said.

The amendment will have to be finalized in the next month before a public hearing is scheduled for January, Moldoff said. Voters would then make the final decision at the polls in March, he said.

If the amendment is adopted, the three businesses would have to present new proposals for consideration by the Planning Board if they still hope to locate in Salem.

Before each of the three plans were defeated in September, board members said they had to ensure they met the proper zoning criteria.

It didn't matter whether they supported charitable gaming and its potential benefit to community organizations, they said.

Board members were compelled to review issues such as traffic, especially along heavily traveled Route 28, and the amount of available parking when determining if the businesses met the zoning criteria.

When asked to consider the rehearing requests this week, the board had to decide if any new evidence was presented and if it previously acted "unlawfully" or "unreasonably" when it rejected the plans, according to Chairman Bernard Campbell.

They agreed the board was fair.

"Did the board act unlawfully?" member Michael Smith said of the Kymalimi proposal. "I don't feel we did at all. I don't think we acted unreasonable."

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October 19, 2016 7:40PM

Rockingham Park project just got bigger

SALEM — An estimated 5,000 new jobs and \$10 million a year in added property taxes are predicted from a proposed half-billion-dollar development of the former Rockingham Park site, according to the developer.

"As we realized the opportunity was getting larger and larger, the vision got larger and more exciting as well," Joe Faro, CEO of Tuscan Brands Development, said in an interview Wednesday.

Faro this week announced he had purchased the remaining 120 acres of the Rockingham Park property, 2 1/2 years after buying an initial 50 acres. Faro declined to disclose the purchase price.

Dubbed The Tuscan Village, the project envisions 1.4 million square feet of retail space, a Market Basket, Ford dealership, high-end apartments, hotel and banquet space — more than \$500 million in all — to be built by 2020.

"It's a massive project for the town," Planning Director Ross Moldoff said.

Faro expects the project to require widening of area roadways — including parts of Route 28, Rockingham Park Boulevard and Mall Road — but he doesn't expect to ask the town for financial assistance.

During its heyday, the track, which closed in August, attracted nearly 10,000 visitors a day and even a visit by legendary racehorse Seabiscuit. Efforts in recent years to bring a casino there failed.

Faro expects the racetrack grandstands to be demolished in the spring.



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Rockingham Park (ELI OKUN/UNION LEADER CORRESPONDENT)



Next week, plans for 256 luxury apartments will go before the Planning Board for site plan approval. The board already gave approval to a new Ford dealership.

Moldoff said traffic will be "one of the biggest issues."

The developer submitted a traffic study for the first 50 acres that the state and town are reviewing. Another traffic study will be needed for the project's other 120 acres.

Ground will be broken on Tuscan Village North in the spring. That will include a state-of-the-art Market Basket, the apartment complex and 100 luxury townhouses as well as shops and the Ford dealership.

As far as retail tenants, "the interest has been tremendous," Faro said, saying it was too early to name interested stores. The 120-acre parcel will include an organic supermarket, a luxury movie theater, an upscale bowling alley as well as office space and a 150-room hotel.

Faro said Market Basket's real estate arm purchased 26.7 acres of former Rockingham Park property from him, but Faro declined to disclose the sales price.

Across the road from the track property, The Mall at Rockingham Park, including its anchor stores and the Sears Auto Center, pays about \$4.85 million in taxes annually, according to Chief Assessor Norm Pelletier.

The Rockingham Park property is assessed at around \$50 million currently, mostly for the land itself, Pelletier said.

Tuscan Brands will open new concepts throughout The Tuscan Village, including an upscale Italian steakhouse, a casual Italian sports bar and an expanded Tuscan Market. The Tuscan Villa Hotel will include a Tuscan Kitchen restaurant on the ground floor with a banquet and events center for weddings and conventions.

The Tuscan Village is a joint development from Tuscan Brands and Grossman Development Group.

Hugo Overdeput, a member of the Economic Development Action Committee for the town of Salem, said "it's a tremendous project that could be very successful for the area."

He said the parcel is located just off Interstate 93 between two exits and a few miles from the Massachusetts line, which will attract even more shoppers to sales-tax-free New Hampshire.

"Obviously, we can draw from a large market to attract people to visit and shop" and enjoy entertainment options, said Overdeput, vice president for Colliers International

New Hampshire, a commercial real estate firm.

mcousineau@unionleader.com



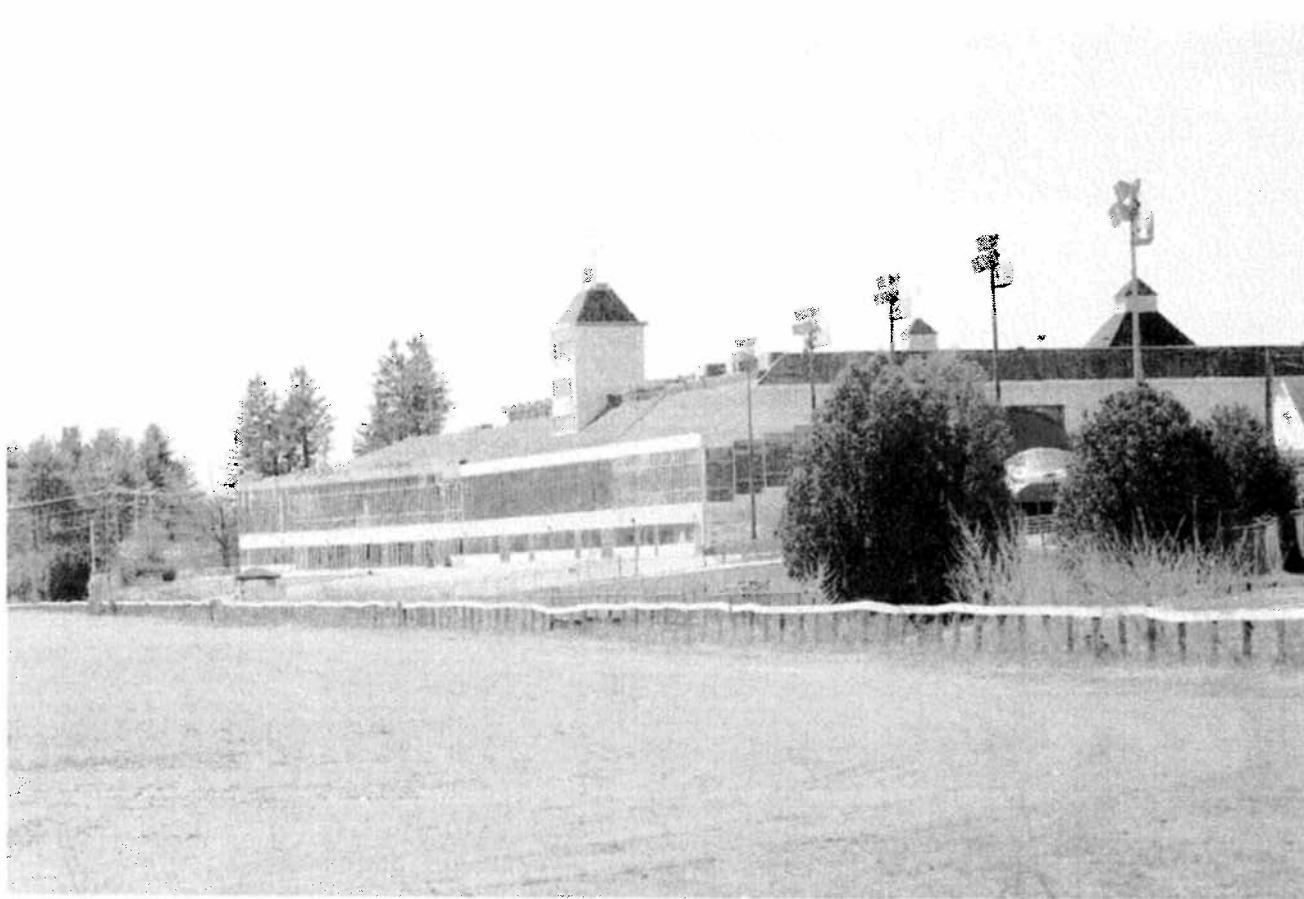
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FEATURED

120 acres of Rockingham Park site sold for \$40M

Faro spends \$49 million on 170 acre site, selling parcels to Demoulas and auto dealership

By Doug Ireland direland@eagletribune.com Oct 18, 2016



Tim Jean

TIM JEAN/Staff photo The remaining 120 acres of the 170-acre Rockingham Park racetrack has been sold to restaurateur Joseph Faro for \$40 million. Some of the property was sold to Demoulas Super Markets for \$15 million.



SALEM, N.H. — When restaurateur Joseph Faro announced Monday that he closed on the sale of the former Rockingham Park property, it wasn't the only major transaction to take place.

After purchasing the remaining 120 acres of the 170-acre racetrack for \$40 million, the Tuscan Brands CEO then sold part of the property to the Market Basket grocery store chain for \$15 million, according to documents filed with the Rockingham County Registry of Deeds in Brentwood.

A deed shows that Demoulas Super Markets Inc. bought 26.7 acres of the racetrack site, Register of Deeds Cathy Stacey said. The track, which used to draw up to 50,000 people on race days, closed Aug. 31 after 110 years.

An upscale Market Basket store is just one of many features proposed as part of Faro's residential and commercial development of the property that he said in a statement Monday would be the largest mixed-use complex of its kind in New England.

It's compared to MarketStreet in Lynnfield and would include pedestrian-friendly boulevards and serve as a vibrant community center where Faro said residents of Salem and surrounding communities could gather for seasonal celebrations, festivals and holiday events.

The town center-style development, known as The Tuscan Village, would sport 1.4 million square feet of retail space along with a 150-room luxury hotel, banquet facility, restaurants, movie theater, bowling alley and other entertainment options.

Faro, a Haverhill native and Windham resident, is best known as the owner of Tuscan Market in Salem and the growing Tuscan Kitchen restaurant operation.

The new grocery store would be constructed as part of the first phase of the project, or what Faro calls Tuscan Village North — "an innovative supermarket and retail village."

It would be located on part of a 50-acre site purchased from the park's owner, Rockingham Ventures Inc., and president and general manager Edward Callahan.

Tuscan Village North would also feature a new Ford dealership along with The Villas at The Tuscan Village — 100 luxury townhouses — and a 256-unit high end apartment complex and clubhouse.

The store's architecture would be consistent with The Tuscan Village "look and feel" and be Market Basket's newest upscale addition with a sushi bar, prepared foods and a cafe, Tuscan Brands spokeswoman Amelia Sutton said.

But Salem already has two Market Basket grocery stores only a short distance away at 167 S. Broadway and 265 S. Broadway. Sutton did not know if they would be affected by construction of a third store.

She referred inquiries to Demoulas Super Markets, but operations manager David McLean could not be reached Tuesday for comment.

The newly purchased 120 acres would offer dining and retail options provided by local, regional and national operators, an organic supermarket and an entertainment complex, Faro said.

That's where the movie theater, family entertainment, upscale bowling alley and other entertainment facilities would be located, according to the proposal.

The second phase also features office space, the 150-room hotel and 200 additional luxury apartments above the village's main boulevard. There would also be the Tuscan Villa Banquet & Events Center, an expanded Tuscan Market a, new Tuscan Kitchen restaurant and several other dining facilities, including an Italian steakhouse and casual Italian sports bar.

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Joan_lannazzo

10 hours ago

Where is the water going to come from??? Salem is in a drought!! 500 more people in apt and hotel and restaurant? Water for who??

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4 hours ago

Debbie downer

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Ricky_Underwood

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Projects like this create jobs and jobs create tax rev. Joe Faro is a gentlemen with the community is his best interest. When two power houses like Demolous and Tuscan brands come together water is the least of anyone's worries. Enjoy what is to come because I know I will.



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FEATURED

Upscale comfort food: Salem to see new restaurant on South Broadway

By Breanna Edelstein bedelstein@eagletribune.com 2 hrs ago



Courtesy photo A dining room at the Copper Door in Bedford. A new location in Salem will be completed next year, and is expected to look nearly the same.



SALEM, N.H. — An elegant, high-end atmosphere without an air of stuffiness — that's what the Copper Door promises to bring to town when it opens at 41 South Broadway late next year.

For locals who have enjoyed popular dishes at the existing eatery in Bedford — like cedar planked salmon, seasonal sweet and savory fall greens and poblano and chipotle chicken pizza — it means a shorter drive and possibly, some familiar faces.

According to Tom Boucher, CEO and owner of Great New Hampshire Restaurants — which also includes T-Bones Great American Eatery and Cactus Jack's Great West Grill — the new restaurant will create 100 jobs.

"Our plan is to take about one third of employees who already work at our restaurants and move them to Salem," he explained. "The rest will be new hires. And then, of course, those existing positions that were vacated will need to be filled."

With the addition of soundproofing, which customers have requested, the building will be an exact replica of the Bedford business. That means, a shiny copper door at the entrance, warm lighting and plenty of comfort food.

"We've been looking (for a place to bring the Copper Door) in Salem for two years," Boucher said. "We know the market because of a T-Bones location nearby, which has been there for almost 32 years and has been very successful."

He eventually thought that Salem was lacking when it came to upscale dining, and would likely respond well to the additional offering.

The Copper Door will take the place of the Weathervane seafood restaurant, which had been serving customers for three decades.

Owner Terry Gagner said that making the decision to close was not easy, and "another locally operated restaurant group...contributed greatly to our difficult decision."

Last year, the chain closed four of its 11 locations, according to a notice posted by Gagner.

This location was ideal for the Copper Door, due to its proximity to Interstate 93 as well as restaurateur Joe Faro's proposed residential and retail complex on the former Rockingham Park property.

Aside from an established menu and ideal location, the rapport between customers and staff members is something that Boucher believes has led to continued success.

"We have a part-owner at all of our restaurants, meaning they have a lot of personal relationships with their location," he said. "And they work hard to find the best employees to deliver a great product."

Those hostesses, servers and chefs are providing affordable lunches for around \$12 and indulgent "new American" dinners that can reach \$38 and combine varying cultural flavors.

"We like to call it upscale comfort food," Boucher said. "It's very approachable, but a step up from casual dining."

The 8,300 square foot space will include two private dining rooms and an outdoor patio.

To view a complete menu, visit copperdoorrestaurant.com.

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Ashley Stewart

2 hours ago

Glad to see a new restaurant come to Salem. There's VERY LITTLE food choices that are any good there. It will be good to see what comes to Rockingham as well. I hope its not just another Tuscan Kitchen though. Now all we need is a Panera Bread.

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http://www.eagletribune.com/news/sale-of-the-rock-finalized/article_24d2ba84-5dcb-5253-8b33-24f481db5a5a.html

Sale of The Rock finalized

Racetrack's price not revealed

By Doug Ireland direland@eagletribune.com 12 hrs ago



SALEM, N.H. — The sale of the former Rockingham Park racetrack property to restaurateur Joseph Faro was finalized Monday.

Although the sales price was not revealed, the Tuscan Brands owner and CEO announced the purchase of the 110-year-old iconic venue from Rockingham Ventures LLC.

Faro, a Haverhill native and Windham resident, bought the first 50 acres of the 170-acre site for approximately \$9.6 million nearly three years ago and proposed a major commercial and residential complex.

The track closed Aug. 31 and thousands of pieces of memorabilia were auctioned over two days in late September. Hundreds of people who worked at The Rock or frequented the track over the years returned for a final visit before it shut its doors forever.

The purchase of the remaining 120 acres finalized Monday allows the owner of Tuscan Market and the popular Tuscan Kitchen restaurant chain to vastly expand the size of his mixed-used project, known collectively as The Tuscan Village. The initial 50-acre development is now known as Tuscan Village North.

"We have tremendous faith in the town of Salem's vision for The Tuscan Village as a town center-style retail development that is community-centric, pedestrian friendly, and designed for generations of New Hampshire and New England residents to enjoy for years to come," Faro said in a statement.

Town officials have praised the proposal, saying the project would be an economic boon and welcome addition to the community. Ground is scheduled to be broken next spring.

The Tuscan Village would be the largest mixed-used development of its kind in New England, featuring

a 150-room luxury hotel, retail, dining and residential uses, Faro said.

It would feature 1.4 million square feet of retail space. The town's land-use boards are reviewing portions of the project and need to grant their approval before construction can begin.

"Additionally, the economic impact of The Tuscan Village is sizable," Faro said. "Thousands of jobs will be created for Southern New Hampshire, and the development will generate significant additional tax property revenues."

The project has been compared to MarketStreet in Lynnfield and would generate approximately \$2.4 million in annual property tax revenue alone, according to project consultant Russ Thibeault. It would also provide the town with about \$2.1 million in project impact fees, he said.

The entire village would include pedestrian-friendly boulevards and a picturesque town center-style palazzo, according to Faro. He said it would also serve as a vibrant community center where residents of Salem and surrounding communities could gather for seasonal celebrations, festivals and holiday events.

The history of Rockingham Park, which opened in 1906, would be celebrated by preserving aspects of the racetrack through a series of informational kiosks throughout the village.

Tuscan Village North is to be the first part of the project to be developed and includes what Faro calls an "innovative supermarket and retail village" that features a Market Basket supermarket.

The store's architecture is to be consistent with the Tuscan Village "look and feel" and would be the grocery chain's newest upscale store with a sushi bar, prepared foods and cafe, Tuscan Brands spokeswoman Amelia Sutton said.

Salem already has two Market Basket stores on South Broadway but Sutton did not know if they would be affected by the addition of the third local store.

Tuscan Village North would feature additional retail uses along with a new Ford dealership established by Key Auto Group. It would also include The Villas at The Tuscan Village — 100 luxury townhouses — and a 256-unit high-end apartment complex and clubhouse built by The Dolben Company Inc.

The newly purchased 120-acre site would offer dining and retail options provided by local, regional and national operators, an organic supermarket and an entertainment complex.

That complex would include a movie theater, family entertainment, an upscale bowling alley and other

entertainment concepts, according to the proposal.

The second phase also features office space, the 150-room hotel and 200 additional luxury apartments above the village's main boulevard.

Tuscan Brands will offer "product and culinary innovation," Faro said, in the form of restaurants that include an Italian steakhouse, casual Italian sports bar and an expanded Tuscan Market.

A new Tuscan Village restaurant will be constructed along with the Tuscan Villa Banquet & Events Center for weddings, business events and conventions.

Edward Callahan, Rockingham Park's president and general manager, confirmed the closing of the sale.

"It's official," Callahan said Monday night. "It's been coming for months."

A \$650 million casino proposed by Millennium Gaming of Las Vegas was planned for the site but New Hampshire lawmakers declined to legalize expanded gambling in the state. The Rock was put up for sale in 2013.

Callahan has said the closing of the track was unavoidable after New Hampshire opted not to allow for casino gambling. He praised Faro's proposal.

"I think he will do a great job," Callahan said.

Tuscan Brands and Rockingham Ventures said they could not disclose the sale price as part of their agreement. Documents outlining the sale were not available Monday night.

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After 2 years, senior housing project gets approval

Plan raised concerns about traffic, safety at public hearings

By Doug Ireland direland@eagletribune.com 4 hrs ago



Tim Jean

STAFF FILE PHOTO A 60-home senior housing development has been approved near Patsy's House on Lawrence Road in Salem, N.H. Neighbors and town officials have been concerned about potential traffic and safety issues.

SALEM, N.H. — It took five public hearings over nearly two years, but a developer has been given the go-ahead to construct a 60-home senior housing development on Lawrence Road.

DHB Homes of Londonderry recently received unanimous approval from the town's Planning Board to build the homes at 80 Lawrence Road, a neighborhood where residents and town officials have been concerned about the potential for increased traffic.

But the developer's decision to reduce the number of homes in the 55-and-older development from the 74 originally proposed and agreement to meet numerous conditions set by the town led to the board's unanimous approval of the plan.

Neighbors adamantly opposed the project when it was first announced, saying the development would create a traffic nightmare in an already dangerous area and reduce their property values.

While several residents voiced their concerns about the project at the initial public hearings, no one expressed their opposition at the final two hearings held in recent weeks.

Yet some board members remained concerned about traffic and pedestrian safety along the busy road and a nearby intersection before deciding to grant conditional approval as long as DHB Homes met the numerous stipulations by last week.

The conditions have been met and DHB Homes can now begin work, town planning director Ross Moldoff said.

They include obtaining various permits needed for the construction. While one condition states that DHB can build no more than 20 homes a year, another says at least six of the 60 residences must meet guidelines for affordable housing.

Those homes would sell for approximately \$269,900 each, project representative Jeffrey Brem said.

The project is being built in conjunction with the town's senior housing ordinance, adopted in 1998.

The ordinance's density requirements allow developers to build more homes than ordinarily permitted under traditional zoning if they are designated for people 55 and older.

Moldoff has said the 74 homes on 36 acres first proposed for the Lawrence Road site would be four times the number allowed under a conventional plan.

Allowing developers to maximize the number of homes they could build has led to several senior housing projects being proposed in Salem in the last three years. Most were approved.

Another 55-and-older housing project that met strong opposition from neighbors because of traffic concerns was a complex proposed at 10 Sally Sweet's Way by Salem MOB 1. A revised proposal calling for a 14-unit multifamily complex was finally approved by the Planning Board in August.

Some neighbors said Monday they remain worried about the potential for more cars speeding down Lawrence Road, especially Cheryl Brown, co-director of Patsy's House Daycare & Learning Center at 76 Lawrence Road.

"We're still concerned about the traffic," Brown said.

The day care center, located on Lawrence Road for 11 years, is owned and operated by her parents Patricia and Lloyd Ranlett.

Brown was among those who expressed their concerns to the Planning Board at one of the town's first public hearings in May 2015.

"It's pretty close to our playground," she said. "At certain times of day, you can't even pull out of the day care."

Others concerned about more traffic were Lawrence Road residents Gregg Dicecca and Jason Ponte, who said building a housing development would just exacerbate a serious problem on a street where many children live.

"It's a pretty nasty road to walk down," Ponte said. "I am more concerned

about the traffic than anything."

Lloyd Ranlett said Monday that the development would be built only 50 feet from the entrance to his business, which is licensed to care for up to 35 young children. The site is heavily wooded.

But Ranlett said he's worried about the project's impact on the landscape and potential for flooding since water tends to end up in his basement in the spring. He has a French drain and two sump pumps in the basement to keep the water out.

"I'm mainly concerned about the water table," he said. "We get a lot of water in the spring."

Town officials have also expressed concern in the past about potential flooding once the trees were cut down and the site excavated.

"I don't know what's going to happen when they start their site work and begin removing trees and building roads," Ranlett said. "I'm also worried about the building and what's it going to do."

Brem referred questions about the project to owner Ralph Meissner, who could not be reached Monday for comment.

DHB Homes has built residential and commercial projects throughout New Hampshire and Massachusetts, including office parks in Londonderry.

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Cheryl Wheeler from Facebook

19 minutes ago

There are so many locations that are abandoned dumps and they are choosing to tear down more trees...this is disgusting. I really wish developers would buy already developed land and fix it up instead of destroying every ounce of woods left in Salem.

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Ashley Stewart

2 hours ago

More development. Hopefully the project isn't on town water. If it is lakes like Canobie and Arlington will be even lower. When are the officials in Salem going to seriously consider getting alternative water sources? What are they waiting for? And with the new Rockingham development?

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http://www.eagletribune.com/news/salem-may-reinstate-impact-fee/article_e2f9c840-824e-5d73-82ea-2b7014b30684.html

Salem may reinstate impact fee

Levy would fund police, fire services

By Doug Ireland direland@eagletribune.com 15 hrs ago



SALEM, N.H. — The town may ask developers to pay public safety impact fees again to help offset the cost their projects have on police and fire services.

The request comes at a time when police and fire officials say they are seeing a sharp increase in calls while their staffing and facilities remain unchanged.

"I can tell you that we are seeing a tremendous impact on services with the development that has occurred here in the last 25 years," Fire Chief Paul Parisi told the Planning Board.

Developers were charged the public safety impact fees for two decades until the town stopped assessing them in June 2015. The money is intended to fund expenses the Police and Fire departments incur as a result of the construction projects.

"The impact fees are a one-time charge for new development and the impact they have on the town's capital facilities," Salem planning director Ross Moldoff said.

The Planning Board agreed with a consultant that the town no longer had a justifiable legal basis for charging the fees after voters rejected the construction of a \$23.4 million public safety complex in March 2015.

Residents voted 1,656 to 1,592 against the project, which required three-fifths approval. The police and fire stations have not received significant upgrades since they were built in the 1960s.

"We thought it was the right move at the time," Moldoff said of discontinuing the fees. That meant Salem did not receive \$85,000 in fee revenue in the past year.

Salem wanted to avoid a legal mess that Londonderry encountered when a property owner filed a lawsuit against the town four years ago, challenging the impact fee she was charged. She lost her appeal, but Londonderry officials decided to review their impact fees.

It was found the town improperly collected some fees and did not spend or designate other fees for specific projects within the six-year limit. Londonderry ended up refunding more than \$1.2 million in impact fees and saw its town manager resign.

Salem still charges school, recreation and traffic impact fees, which total \$7,790 for the construction of a single-family home, Moldoff said.

He said Salem's attorney advised that the town can charge the public safety fees as long as it returns any money not spent within the six-year limit.

Moldoff also said the town is experiencing tremendous economic development, especially with Tuscan Village owner Joseph Faro's plans to establish a major commercial-residential complex on the 170-acre, former Rockingham Park property.

"We got hit with a really unprecedented amount of growth," Moldoff said. "There is upcoming growth we really haven't seen the likes of before."

That growth includes 645 residential units and 508,000 square feet of commercial development space either already approved or now being considered by the Planning Board.

A preliminary proposal before the board asks that builders be charged an additional \$700 public safety impact fee for each single-family home, raising the total to \$8,490 per residence, he said. The public safety impact fee for an assisted-living unit is \$2,425.

But the plan to reinstate the fees met with opposition from local resident and commercial real estate agent Christopher Goodnow, who said the town has not experienced enough growth in the last 20 years to warrant charging the assessment. The town even closed one of its schools because of declining enrollment, he said.

Goodnow, the town moderator, was the chairman of a Planning Board subcommittee that studied the impact fee issue in the 1990s. The town began assessing the fees in 1994.

"We sit here 20 years later and we are still charging these fees," he said. "If you look at these fees in totality, we are far and away the highest-cost (community) to do business in the state. ... We have an impact fee structure in place that is hard to justify in my mind."

Goodnow said statistics show the town's population has only grown 2 percent since 2000 and that price rates for office and industrial space in town have not changed in 30 years ago.

Parisi said his department responded to 5,170 calls for service in 2015 compared to 2,928 in 1990 — a 77 percent increase. The number of calls has placed a large burden on his department and delayed the time it takes to respond to emergencies, he said.

It takes an average of four minutes to respond to each call while the national standard is six minutes, Parisi said.

"From my perspective, it is certainly new growth that is impacting our ability to provide services," the fire chief said.

Board members agreed they wanted to meet with consultant Bruce Mayberry before discussing the issue further, possibly at their meeting Oct. 11.

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Charity gaming halls rejected in Salem

- By Doug Ireland direland@eagletribune.com
- Oct 1, 2016
-

SALEM, N.H. — Lady luck has run out on three businesses looking to run charitable gaming operations in town following the closure of Rockingham Park.

Cheers Charity Poker Room, HBC Gaming and Kymalimi were denied approval by the town's Zoning Board of Adjustment. They were seeking variances to operate in the town's commercial-industrial zone after the 110-year racetrack shut down Aug. 31.

"It was a big disappointment," developer Daniel Dandreo said. "They did the applicants and the charities a huge disservice."

Dandreo proposed opening Cheers Charity Poker Room at 286 N. Broadway. His request was voted down 4-1, with David Bruce being the lone supporter.

Kymalimi and owner Michael Withrow sought approval to open their gaming facility at 13 Garabedian Drive while HBC Gaming and owner Michael Lupoli planned operating out of the former Coca-Cola plant at 23 S. Broadway.

Lupoli's proposal was defeated 4-1 in a final vote with Bruce again the only proponent. Kymalimi's request was also denied 4-1 on Wednesday, with John Manning the lone supporter.

As they considered each proposal during separate hearings, board members immediately found themselves in a quandary as they tried to ensure each met the proper zoning criteria.

"This is probably the toughest thing to come in front of us," Manning said. "There is really a lot to consider. There is also a lot of money here."

It didn't matter whether they supported charitable gaming and its potential benefit to community organizations.

"I know the issue can become passionate, but we have to stay level-headed," Chairman Bernard Campbell told board members.

"We are not looking at charitable gaming, we are looking at variances," member Michael Smith said. "It is the use of the property, not that these guys propose great things."

Before it closed, gaming at Rockingham Park supplemented the stretched-thin budgets of three dozen local nonprofit organizations, generating nearly \$2 million a year, according to general manager and President Edward Callahan. About 200 people had to find new jobs.

Some of those organizations backed the plan proposed by Kymalimi, which Withrow said would create more than 40 jobs.

Representatives from groups such as the Salem Exchange Club and Friends of ServiceLink told the board during a presentation three weeks ago that the facility would greatly benefit the charities as the gaming at Rockingham Park did.

"It's not just the charities," Exchange Club member Doug Seed said. "It's the hundreds of thousands of people that have been touched by these charities and the people in these charities that have been touched by this gaming. It is very important."

But board members were compelled to review issues such as traffic, especially along heavily traveled Route 28, and the amount of available parking when determining if the businesses met the zoning criteria.

"I'm concerned about the neighborhood and the adjoining businesses," Bonnie Wright said of the HBC Gaming facility. "I'm very concerned about the traffic."

The criteria takes into account factors such as whether a potential project would decrease surrounding property values, not be in the public's best interest, or result in an unnecessary hardship if not approved.

"I would like to see (charitable gaming) come to the town, but we just can't put in anywhere according to the ordinance," Smith said.

Before voting to deny all three requests, he said the likelihood the gaming facilities could negatively impact the surrounding neighborhoods was a significant factor.

He cited a letter to town officials from Deputy Police Chief James Chase that said police details would be needed at the facilities just as they were at Rockingham Park.

While Chase said "we have no concerns in regards to three proposed charitable gaming locations," he also noted that "we are a very busy agency and we don't have the resources (to) constantly be responding to these types of venues"

Smith said it would be difficult to vote for a facility that required police details if the Police Department could not provide the officers needed.

After the votes, Dandreo and Withrow expressed their frustration with the political process to The Eagle-Tribune, saying they were not ready to give up on their proposals. Lupoli could not be reached for comment.

"Sadly," Withrow said, "the ZBA's decision slowed down the process and hurts the charities and unemployed people waiting for these jobs to come back."

Dandero said the board limited the amount of time he was given to present his proposal, preventing him from providing answers to all of its questions.

"That would have given the board a lot more information instead of just guessing and speculating," he said. "You could see the board struggling to figure it out when they didn't have all information."

Withrow said he disagreed with the board's interpretation of the zoning criteria and Chase's letter. He also said traffic would not have been an issue at his location.

"Over and over and over, the board stated the letter referred to the police saying they could not handle supplying the police details needed for the poker rooms. The letter does not say this at all," Withrow said. "This letter stated a police detail is a better option than the facility calling the police for every incident that may arise and we 100 percent agree. We plan on having a detail every day and the police welcome this."



Rail trail group seeks donations

Salem: Money would go toward finishing touches for first phase of project.

By ELI OKUN
Union Leader Correspondent

SALEM — Two decades in the making, the first phase of Salem's Bike-Ped Corridor — also known as a rail trail — is finally set to open next month.

But as construction wraps up in the next couple of weeks, the nonprofit Friends of the Salem Bike-Ped Corridor has one last obstacle for phase 1: It's appealing to the public to help raise about \$6,000 for final landscaping and amenities like benches and historical signs.

"This is really the first time we've asked the community to come help us," said fundraising chairman Larry Belair, a former selectman and state representative. "We accept winning lottery tickets," he added with a smile.

The 1.1-mile, \$1.1 million phase 1 of the Bike-Ped Corridor will run roughly parallel to Route 28, from Range Road near the Windham town line to the end of Old Rockingham Road.

Future phases of the corridor would extend south to Main Street and through the rest of Salem, ultimately connecting with Methuen and Lawrence, Mass., trails in replication of the original Manchester-Lawrence line of the Boston and Maine Railroad that it once housed.

In New Hampshire, Salem constitutes one end of a planned series of rail trails that would stretch all the way to Lebanon when completed.

Salem's path is intended to appeal to walkers, runners and bikers. But the town officially calls it a Bike-Ped Corridor to emphasize its uses beyond recreation: for transportation around town or to work, and to stimulate economic development.

"The Route 28 corridor is our most important commercial corridor in town, and for people to move up and down that without having to use cars we think



ELI OKUN/UNION LEADER CORRESPONDENT
Work underway for the Bike-Ped Corridor includes a reconfiguration of the intersection at Range Road and Route 28 so pedestrians on the trail can cross more safely.

ters of the construction, the group has over the years contributed more than \$250,000 to provide the local funding portion — all from individual businesses or through personal outreach, and at no expense to taxpayers, Belair said.

When phase 1 is completed and people start using the trail in mid-to-late October, a Windham portion is expected to open around the same time, Belair said, meaning that people will be able to go from Salem's Route 28 to downtown Derry, 9 miles north, all on paved trails.

"The original concept was being talked about in town before the trains ever totally left," said Dave Topham, co-chair and treasurer of the Friends of the Salem Bike-Ped Corridor.

Phase 2 is currently in the planning stages, with a target date of 2017 or 2018.

Donations are tax-deductible and can be made by contacting Belair at 898-4909 or Topham at 898-9926.



ELI OKUN/UNION LEADER CORRESPONDENT
The first phase of the Salem Bike-Ped Corridor is slated to open next month.



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NEXT UP



Friend: I told her, 'Wanda, you need to be careful'

Gaming proposals unveiled in Salem

Groups hope to pick up The Rock's business

By Doug Ireland direland@eagletribune.com Sep 13, 2016

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SALEM, N.H. — For nearly a century, sleek racehorses took to the track at Rockingham Park, earning thousands of dollars for their owners and spectators each time they raced.

For several decades, charitable gambling at "The Rock" has generated thousands of dollars for nonprofit organizations each year, earning well more than \$1 million for the groups last year alone.

But horse racing came to an end seven years ago and the last poker hand was dealt two weeks ago when the 110-year-old racetrack shut down.

It closed after plans to open a \$650 million-dollar casino complex there were nixed when state lawmakers repeatedly rejected expanded gaming legislation. One of the final bills lost by a single vote in the 400-member House of Representatives.

Now, three groups proposing charitable gambling halls in lieu of the track's closure seek to gain the

business The Rock left behind.

They presented their plans to the town's Zoning Board of Adjustment last week to obtain the variances needed to operate in the commercial-industrial district. The groups also need approval from the Salem Planning Board and the state's Racing and Charitable Gaming Division.

The three — Kymalimi LLC, HBC Gaming LLC and Cheers Charity Poker Room LLC — have proposed gaming operations they say would create dozens of jobs, provide an economic boost to the community and its nonprofits, and continue a longtime tradition in town.

They also said their projects would not result in major traffic problems or any negative impacts on the community. At least one proposes bingo, a popular game in town provided solely by the Derry-Salem Elks.

"It is very important that charitable gaming be located here in the town of Salem and be operated by local people," said Mark Gross, a representative for Kymalimi and owner Michael Withrow.

Gross reminded zoning board members that 81 percent of Salem voters who cast ballots supported a casino at Rockingham Park in a nonbinding referendum.

But three Salem state representatives drew the ire of casino supporters in town when they did not vote in favor of the legislation.

They failed to win re-election.

"With one fell swoop of a pen, that was eliminated," Gross said of the hope for casino gambling in Salem — what many supporters said would provide a major economic boost to the town and the state.

"It is unfortunate because the gaming that was provided was going to be for the benefit of the charitable organizations that utilize it," he said.

Approximately three dozen local service organizations reaped the benefits of charitable gaming, including the Boys & Girls Club of Greater Salem and the Greater Salem Caregivers, until the racetrack closed, according to Rockingham Park president and general manager Edward Callahan.

Many of those organizations are backing the charitable gaming facility proposed at 13 Garabedian Drive by Kymalimi, Withrow said. The former Pie Guy owner and current UPS store operator is the husband of Selectman Lisa Withrow.

He said he recently met with Callahan and representatives for the nonprofits, several of whom spoke in favor his proposal and the need to continue charitable gaming in Salem. The business would create more than 40 jobs.

"I believe truly it will be operated with the same quality we had at Rockingham Park," said Connie Young of Friends of ServiceLink, which has an office in Atkinson.

Brady Avenue resident Doug Seed, a member of the Salem Exchange Club, also supports the plan and continuation of gaming.

"It's not just the charities, it the hundreds of thousands of people that have been touched by these charities and the people in these charities that have been touched by this gaming," Seed said. "It is very important."

Michael Lupoli of HBC Gaming proposes operating his 36-employee, 272-seat business at the former Coca-Cola plant at 23 S. Broadway.

He would offer bingo, among numerous other games. Lupoli, the brother of Salvatore's and Sal's Pizza owner Sal Lupoli, also has a gaming facility in Hampton.

"I think it is important for the community to understand this isn't some unknown people coming in," attorney and project representative Douglas Hausler said. "These are people who are well known to state officials."

The third applicant is Daniel Dandreo, who seeks to open Cheers Charity Poker Room at 286 N. Broadway, the former site of Phantom Crossfit gym.

"It is going to be a beautiful place," he said. "There are going to be good jobs there."

Dandreo, a developer from Salem, Massachusetts, said he hopes to operate a 12,636-square-foot gaming facility similar to The Poker Room in Hampton Falls. The Poker Room offers 28 poker tables, four tables and about 100 parking spaces, he said.

After hearing the proposals, zoning board members have decided to consult with the town's legal counsel before discussing the projects further Sept. 28.

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Captains Corner: Windham golf

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NEXT UP



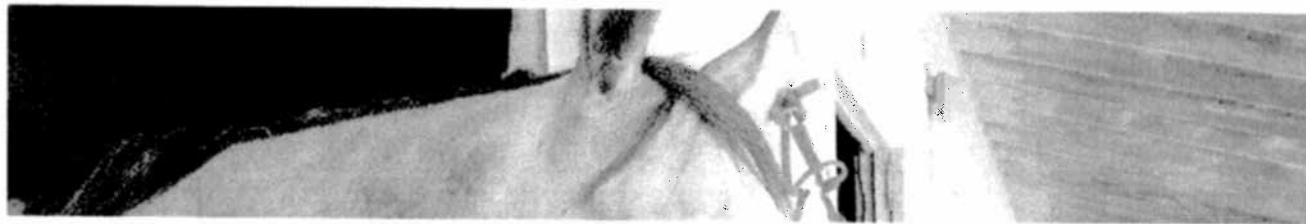
Under the Lights: Katie Bettencourt's top recruiter ... her dad

FEATURED

Reflections of The Rock

'Very proud to be part of the Rockingham family'

By Lynne Snierson Special to The Eagle-Tribune Updated 13 hrs ago



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Lou Smith must be spinning in his grave.

Rockingham Park's late and larger-than-life former owner, who turned the track into what was regarded as "Little Saratoga" in its glory days, would surely be dejected by the news that the 116-year-old track has been sold for development and is shutting its doors for good.

The rest of us who share a long and loving history with "The Rock," the eighth oldest thoroughbred track in America, certainly are dismayed that Aug. 31 is the end date.

Even though I wasn't surprised — after all, I witnessed the end of live Thoroughbred racing in 2002, watched the last harness horse depart in 2009, saw what was once the stable area sold to a local developer and demolished, and knew the rest of the property was on the market — the finality of it all hit home. Hard.

"It's one of those places, like the house you grew up in, that you think will always be there. It's so strange and sad to find out that it's really going to be gone," said Donna Barton Brothers, who was an apprentice in Rockingham's jockey colony in 1987 before she went on to become one of the sport's most successful female riders and an on-air analyst and reporter for NBC Sports and TVG.

"That track was where I cut my teeth as far as riding goes," she said. "I learned so much about riding there from people like Phil Ernst and Bennie Carrasco and some of those really good, old riders like Carl Gambardella and Rudy Baez, who for whatever reason ended up at Rockingham. I rode with some world class riders."

Speaking of the greats, old black-and-white photos of Eddie Arcaro, Johnny Longdon, and Bill Shoemaker still adorn the walls of Rockingham's clubhouse from their time here. Pat Day hung his tack in the jocks' room when he was a bug, and Chris McCarron to this day is revered as the local kid who made good.

Trainer Shug McGaughey won his first race at Rockingham and fellow Hall of Famer Bobby Frankel captured the one and only \$500,000 New England Classic with Marquetry in 1991 as part of the nationally televised American Championship Racing Series.

Dr. Fager and Roman Brother, each a Horse of the Year in the 1960s, won the New Hampshire Sweepstakes in that race's earliest days, and 1985 Filly Triple Crown winner Mom's Command made her debut a success in a stakes race at The Rock. Seabiscuit's beginnings weren't as auspicious; with Red Pollard up, they lost all five starts during the horse's juvenile season in 1935 when based here.

In more recent times, Little Silver Charm, the official "spokeshorse" for equine rescue at Old Friends, came from Rockingham. After Lorita Lindemann, now an assistant trainer in New York, pulled him off a van headed to the kill buyers. He was a backside mascot until Michael Blowen eventually took him along when he established Old Friends in Kentucky.

Incidentally, at the time Blowen was working as a groom for a claiming trainer in addition to his regular job as a successful Boston Globe columnist.

Looking back through the decades, contributions of major significance to the industry had their genesis at Rockingham.

Smith, who was affectionately known as "Uncle Lou" when he owned the track from 1931 until his death in 1969, was a founding father of the HBPA in 1956 and the idea for the national organization was said to have been hatched in the track kitchen. In 1958, Smith was the Jockey's Guild Man of the Year because Rockingham was the first track to offer insurance for riders and institute other measures to benefit their safety and welfare.

But that is all just part of the glorious past now.

Rockingham's once lush and verdant turf course, considered by horsemen to rival only Keeneland's, has gone completely to seed and the main track is equally untended and overgrown with weeds. In three months, the last simulcasts will be shown in the clubhouse, which has been in disrepair for years. The remaining 120 acres of the property were bought by the same developer who acquired the stable area's 50 acres and now face an unknown fate.

The end of August will be the sad end of the line for the last of the employees. They'll join so many of us who remain extremely proud to have been part of the Rockingham family.

"I'm grateful that I still have the win pictures," said Barton Brothers.

And I'll always be grateful for the memories.

Editor's note: Lynne Snierson spent 15 seasons at Rockingham Park as the track's director of communications from 1995 through 2009 and reflects on the track's history in this column which also runs in Thoroughbred Daily News.

"It's one of those places, like the house you grew up in, that you think will always be there. It's so strange and sad to find out that it's really going to be gone."

Donna Barton Brothers

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NEXT UP

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Tuscan Village given initial approval for Rockingham Park project

First phase OK'd, focus turns to traffic, infrastructure

By Doug Ireland direland@eagletribune.com 1 hr ago

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SALEM, N.H. — The initial phase of restaurateur Joseph Faro's Tuscan Village "town center" project has reached one of the first of what are expected to be many milestones before it's completed.

The town's Planning Board voted unanimously this week to grant conceptual master plan approval for the village only days before the 110-year-old Rockingham Park racetrack closes forever.

The board's conditional approval of the first phase of the 170-acre development allows engineers, architects and others designing the project to focus on major issues that include traffic control, utilities and infrastructure, Salem planning director Ross Moldoff said.

"I believe that we are at the point where we can say the criteria have been basically met or addressed to our satisfaction," he told the board Tuesday.

Some town officials have said Tuscan Village would help revitalize Salem following the loss of the last 200 jobs at Rockingham Park.

But board members and project representatives realize numerous traffic and infrastructure issues, such as the impact on municipal water and sewer service, need to be resolved if the development is to receive final site plan approval.

"There are a lot of issues — as you can imagine — that need to be addressed for a project of this size," Moldoff said.

The first portion of the project calls for the construction of 350 residential units and 164,000 square feet of retail space in nine buildings, including an 80,000-square-foot market, on 45 acres called North Village.

The remaining five acres of the 50-acre site — where dilapidated stables for hundreds of racehorses once stood — was purchased from Faro by the owner of the Salem Ford dealership proposed for the property.

More than 25,700 motor vehicle trips are expected on a typical Saturday if the project is built, Moldoff said.

But representatives for Faro have been working with the town to resolve the issues, he said. There have been five hearings on the proposal — the first of many, he said.

"There has been quite a bit of work in terms of the traffic mitigation," Moldoff said. "I think the applicant has demonstrated a commitment to working with the town."

Some town officials and residents are concerned about the potential for more flooding and increased traffic in the area, which is near The Mall at Rockingham Park and heavily traveled Route 28.

They include board member Linda Harvey, who recommended the construction of roundabouts, and Pleasant Street resident Robert Donahue.

"Adding all the cars is just going to make for a dangerous situation," Donahue said.

Another Pleasant Street resident, Brenda Dietrich, has notified the town that she is not only concerned about traffic and flooding, but also noise from construction and declining home values, Moldoff said.

Faro, owner of Tuscan Brands and the Tuscan Kitchen restaurant chain, acquired the 50 acres from Rockingham Venture LLC a few years ago.

He is now finalizing a deal with the racetrack owner that would grant him the remaining 120 acres of the

property, according to Rockingham Park president and general manager Edward Callahan.

Callahan has said the "The Rock" will end close Wednesday and a two-day auction would be held in late September to sell off the entertainment venue's equipment, furniture and memorabilia.

Faro recently said the 120 acres would be home to South Village.

The preliminary plan filed with the town shows an enormous project that includes the 350-room Tuscan Villa hotel, additional housing units, 1.3 million square feet of retail space, pedestrian walkways and even a man-made lake.

Faro, a Haverhill native, has also proposed several restaurants, a movie theater and bowling alley, among many other features.

Tuscan Village is being compared to MarketStreet in Lynnfield and would generate millions of dollars in annual revenue for the town, according to consultant Russ Thibeault.

"I believe this project more than pays for itself," he said.

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NEXT UP



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Charitable gaming halls proposed in Salem

Three file applications Monday

By Doug Ireland dirland@eagletribune.com 1 hr ago

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SALEM, N.H. — Only a week before the last poker hand is dealt at Rockingham Park after 110 years of operation, three proposals for charitable gaming facilities were filed with the town Monday.

The three requests for gaming facilities on South Broadway, North Broadway and Garabedian Drive seek variances to operate as prospective business owners rush in to get a piece of The Rock's business.

"I'm looking to continue the charitable gaming," said Michael Lupoli, who has proposed a facility at 23 S. Broadway — the former Coca-Cola plant..

Lupoli, who runs a charitable gaming business at Hampton Beach, is the brother of Sal Lupoli, known throughout Southern New Hampshire and the Merrimack Valley as the man behind Salvatore's and the Sal's Pizza chain, which began in Salem in 1990.

But Michael Lupoli said this venture is his own, and he faces competition from two other applicants who want to bring their own charitable gaming locations to Salem.

The others are Daniel Dandreo of Salem, Mass., and local resident and businessman Michael Withrow, husband of Selectman Lisa Withrow.

The three variance requests will be heard by the town's Zoning Board of Adjustment on Sept. 6, according to town planning director Ross Moldoff.

If approved by the zoning panel, the projects would then need site plan approval from the Planning Board, Moldoff said. Approval is also required from the state, which regulates games of chance.

Dandreo, a North Shore developer formerly from Swampscott, proposes to establish Cheers Poker Room at 286 N. Broadway.

The large steel building has been the home of several businesses over the

years. It was mostly recently occupied by Phantom Crossfit gym.

Michael Withrow and Kymalimi LLC seek to operate a gaming facility at 13 Garabedian Drive.

A 250-seat bingo hall was proposed at the site two years ago by Lucky Bingo, which operated charitable games at Rockingham Park for years, but never established there.

Lupoli and Dandreo said Monday they are excited about the prospect of opening their facilities in town and carrying on a decades-old tradition of charitable gaming in Salem.

"It's been so successful over the years in generating money for charities," Lupoli said. "It's just a nice way to help a community out."

Dandreo agreed, saying he wants to run a business that will benefit Salem and its residents. He said he and his wife have been considering locating in town for at least a year.

"We found a great location with great space," Dandreo said of the North Broadway site. "You have to give back."

Lupoli and Dandreo said they have been involved in past fundraising activities and found it rewarding and something they want to continue doing.

Both businessmen said they are not concerned about potential competition. Withrow could not be reached for comment.

"If there end up being two places in town, it will be double for the charities," Dandreo said. "It's all good."

Thirty-five percent of the money raised would go to the charities and an additional 10 percent would be paid to the state as required, he said. Dandreo said he also considered the former Coca-Cola plant building, but thought the North Broadway site would be a better location.

Charitable gaming at Rockingham Park generates approximately \$2 million in revenue for about three dozen service organizations that rely heavily on bingo, Texas hold 'em poker and other games of chance to sustain their operating budgets, according to president and general manager Edward Callahan.

Gaming at The Rock will end by Aug. 31, Callahan said, but the iconic racetrack will continue to host the Insane Inflatable 5K on Sept. 3.

The venue's equipment, furniture and memorabilia will be sold at a two-day auction in late September, he said.

The 170-acre property is being purchased by local restaurateur Joseph Faro, owner of Tuscan Kitchen and Tuscan Market.

Faro has proposed a major "town center" project for the racetrack site that calls for a mix of commercial and residential buildings along with numerous pedestrian walkways that are expected to revitalize the community.

0 comments

Developer expects to purchase rest of Rockingham Park this fall

Closing scheduled for end of month, memorabilia auction planned for September, sale finalized in October

- By Doug Ireland direland@eagletribune.com

August 8, 2016

SALEM, N.H. — Restaurateur Joseph Faro's plan to purchase the rest of the 170-acre Rockingham Park property to expand his Tuscan Village "town center" project is expected to be finalized this fall.

"If everything goes as we have scheduled, the property will be closed on in October," park president and general manager Edward Callahan said.

The 110-year-old former horse track and popular charitable gambling and entertainment venue is still set to close Aug. 31, he said. A two-day auction is slated for late September.

The park's owner, Rockingham Venture Inc., and Faro — owner of Tuscan Brands and the popular Tuscan Kitchen restaurant chain — have negotiated a purchase-and-sale agreement for the remaining 120 acres.

Faro purchased 50 acres more than a year ago for approximately \$9.6 million and has proposed a major retail and residential development on the site. Five of those acres were sold for the new Salem Ford car dealership.

His plans for the 45-acre parcel, which received preliminary approval from the town's Planning Board in April, called for a 150-room hotel, organic grocery store, several restaurants, a movie theater, bowling alley, 128 units of multifamily housing, 80 townhouse units and approximately 168,000 square feet of retail space at Tuscan Village.

But that all changed when Faro, a Haverhill native, learned he would be able to acquire the entire historic site.

It came after the New Hampshire legislature repeatedly killed proposals to legalize expanded gambling in the state, dashing a Las Vegas-based company's plan to bring a \$650 million casino complex to a venue that used to draw more than 50,000 people in a single day.

Rockingham Park hosted some of the top horses and jockeys in racing history, along with some of their well-to-do owners.

They included the legendary Seabiscuit along with jockeys Eddie Arcaro and William Shoemaker — recognized as the most-winning jockey of all time. Prominent owners included singer Rod Stewart and Hollywood icons such as Bing Crosby, Mickey Rooney and Jim Durante.

Live racing ended in 2009, but charitable gambling at the park continues to raise thousands of dollars for local organizations each year. There were also race car and airplane competitions at the park in its early days. Movies and television shows were also filmed there.

A one-page preliminary plan just filed with the town shows what the 170-acre property would look like once it is fully developed. The 45-acre section of the Tuscan Village project would be known as North Village and South Village would be built later.

The preliminary plan shows an enormous project that includes the 350-room Tuscan Villa hotel, 600 housing units, 1.3 million square feet of retail space and even a man-made lake, among many other features.

Project representative Mark Gross of MHF Design Consultants told the Planning Board last week that a formal proposal would not be filed with the town until later in the year.

Faro, who could not be reached Thursday for comment, told the board during the two-hour hearing that he would be pleased to acquire the remaining property to fulfill his "vision" for the property.

"We were the successful bidder for the 120 acres," Faro said. "We are very excited about making this project successful for the town in the years to come."

There are many details that need to be worked out before the Planning Board can vote to grant final approval for the project's first phase, expected to be completed in 2019.

Consultants have been hired to handle the various aspects of the project, including increased traffic — considered to be the biggest potential problem.

Town planning director Ross Moldoff said the complex is projected to draw about 17,000 motor vehicles on a typical weekday and 28,000 on a Saturday.

The project is being compared to MarketStreet in Lynnfield, and would generate approximately \$2.4 million in annual property revenue, consultant Russ Thibeault told the board. It would also provide about \$2.1 million in project impact fees, he said.

Callahan declined to reveal details of the pending purchase-and-sale agreement before the deal is closed. He also did not disclose the number of prospective purchasers and their plans for the mammoth site.

"There were numerous interested buyers," Callahan said.

The closure was announced in May and would have left 200 employees without jobs after Aug. 31. Some of those employees have worked at The Rock for more than 30 years, including Callahan.

But Callahan said Wednesday that at least 30 of those workers have since found new jobs. He said he was not at liberty to discuss whether the remaining employees would receive severance packages.

A large auction of decades worth of park items and memorabilia will be held Sept. 24. and 25, Callahan said. A preview of the items for sale will be offered the day before the auction begins, he added.

As Callahan and the staff prepare to close the park forever, they have found all kinds of mementos while packing up and cleaning at the track.

"We've had dumpsters coming and going," he said. "There are items from the New Hampshire Jockeys Club from the '30s. It's amazing all the stuff in the backrooms and in storage."

Callahan said he's endured a wide range of emotions over the years before it was finally decided to put The Rock up for sale.

But the end is finally near, he said.

"You go through all the phases, from surprise to depression ..." Callahan said. "At this point, it's time to move on."



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Sal's expands restaurant, plaza in Salem, N.H.

Popular chain began in town 26 years ago

By Doug Ireland direland@eagletribune.com 13 hrs ago

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SALEM, N.H. — In 1990, a small pizza restaurant opened its doors on Main Street.

Four years later, that 800-square-foot restaurant moved to North Broadway, opened some new locations, and began to make a name for itself in a big way.

Now, Sal's Pizza is a staple in the Merrimack Valley and Southern New Hampshire.

Founder Sal Lupoli and his family now operate more than 40 Sal's restaurants in several states and have their headquarters in Lawrence. They also operate Salvatore's — an Italian restaurant with multiple locations.

And what started as the popular chain's first Sal's restaurant recently received unanimous approval to expand at 29-49 N. Broadway.

The Salem Planning Board also granted permission for Lupoli Companies to redevelop the entire plaza to allow for construction of a 110-seat restaurant near the 30-seat pizza place.

The 18,000-square-foot project will also include offices, retail space and apartments.

The 95-year-old building would be demolished along with an adjacent building, where Portland Glass and an antique shop were most recently located.

They are being replaced by three new buildings in what is the first major project approved in the town's Depot Village Overlay District.

"We are happy to see the site redeveloped," town planning director Ross Moldoff said.

Sal Lupoli's brother, Michael Lupoli, told the board that the expansion would begin soon.

The two eateries would be near the Tuscan Kitchen Italian restaurant and entrepreneur Joseph Faro's Tuscan Village.

Tuscan Village is a major restaurant, retail and residential town center project proposed on the former Rockingham Park racetrack property and is expected to revitalize the community, according to Salem officials.

But don't expect another Salvatore's or any other Italian restaurant to be built near Tuscan Kitchen, Michael Lupoli said. Tuscan Kitchen and Tuscan Market have developed their own solid reputations in Salem.

"We do not want to put an Italian restaurant there," he said. "I think we all know why."

A "brew pub" may be built instead, Lupoli said.

"We anticipate putting something a little special there," he said.

Lupoli Companies has also reached an agreement to purchase a parcel near Dodge Grain to provide more parking for employees, Lupoli said.

"Assuming this all goes well, we will finalize the deal and start construction as soon as possible," he added.

Although there was no major opposition to the project, some board members and neighbors have been concerned about the creation of more traffic along heavily traveled Route 28.

Town traffic consultant Steve Pernaw said he was happy that Lupoli Companies decided to abandon plans to have a third driveway and to also provide off-site parking for employees.

No more than 25 of 38 employees are expected to be on the job at any one time.

"The bottom line is they are agreeing to park employees off site and that's important," Pernaw said. "The big close was eliminating that middle driveway, going from three to two — that was the most important thing that could be done to the site plan."

Lupoli said there would be at least 76 parking spaces available and he did not expect any problems.

The proposal was introduced three years ago but put on hold at the 1.1-acre site before plans were presented to the Planning Board. The reason for the delay has not been given.

The latest proposal was first presented to the Planning Board in November, and numerous aspects were revised before it was granted approval.

The board voted unanimously to issue conditional use permits for parking, additional signs, and to not have entrances at the front of the property as required by town regulations.

After starting in Salem 26 years ago, Sal's is a perfect example of a "homegrown" business climbing the ladder of success, Moldoff said.

"It's kind of a nice story for a local company," Moldoff said.

Sal's now has more than 1,000 employees and four million square feet of space, he said.

"Still working hard," Lupoli said.

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Salem to buy, preserve 101 acres

By Doug Ireland direland@eagletribune.com 1 hr ago

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SALEM, N.H. — The town is purchasing 101 acres adjacent to the town forest to preserve for future generations to enjoy.

The \$750,000 deal between the Conservation Commission and Stonebrook Land Developers was unanimously approved by selectmen earlier this week.

The purchase of the hilly, mostly wooded property will expand the 200-acre town forest by about one-third, according to town planning director Ross Moldoff.

"We think it's a win-win for the community," he said. "I'm very excited about it."

The property fronts Bluff Street and includes prime wetlands, part of Hitty Titty Brook, nine vernal pools with aquatic wildlife, floodplains, uplands and walking trails that snake through the woods, Moldoff said.

"There are a lot of walking trails," he said. "The nice thing about the walking trails is they actually go into the town forest."

Moldoff, who has worked for the town for 32 years, said it's rewarding any time such a large parcel can be preserved as the amount of open space in Salem continues to dwindle.

"We have some big parcels in town left but they are few and far between," Moldoff said. "We saved a piece of land we had wanted for a long time."

It was one of 14 "high-priority parcels" the town targeted for acquisition in its 2010 report on the remaining open space in town.

Moldoff thanked Stonebrook Land Developers and owner Steve Hatem.

"I've been here a long time and I think it's one of the best projects I've ever been involved with," he said. "It was great to work with someone who really wants to preserve the land."

Conservation Commission Chairman Linda Harvey also said she is enthused about the agreement, calling it a "real good outcome."

The commission approved the acquisition May 4 after holding a public hearing. There will be no tax impact for the town.

The purchase has been in the works for at least a year, Moldoff said. Hatem could not be reached for comment Thursday.

The 101 acres are part of a 165-acre parcel owned by Hatem, who will preserve 34 acres as open space through the state's land use program.

He plans to develop the remaining 30 acres into lots for 27 homes and would have to pay the town at least a couple hundred thousand dollars in land-use change taxes, Moldoff said.

The sale agreement calls for the town to pay \$500,000 upfront and then foot the remainder within the next two or three years depending on how much money Salem has in its conservation fund, Moldoff said.

"That development will pay over \$200,000 in land-use change taxes we will be able to use to pay off the remaining \$200,000," he said.

Hatem and Stonebrook Developers has agreed to pay the cost of subdividing the property.

Land protection specialist Duane Hyde from the Southeast Land Trust was hired by the town to help with the acquisition and will seek grants to help defray Salem's cost, Moldoff said.

Selectmen, including Everett McBride Jr., praised the deal and those who made it happen.

"It's an exceptional opportunity," he said.

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FEATURED

Salem dealership owner receives final approval

Used cars to be sold at old liquor store site

By Doug Ireland direland@eagletribune Apr 21, 2016



Staff file photo The former state liquor store on South Broadway in Salem, N.H., is being converted into a showroom for used vehicles by Rockingham Motors owner Emmett Horgan.

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SALEM, N.H. — Not many business owners can say they run a successful operation on both sides of the same street.

But that's Emmett Horgan's goal as he prepares to refurbish the former liquor store at 417 S.

Broadway into a new showroom for his growing car dealerships.

For a half century, the 10,748-square-foot building was the home of New Hampshire's fourth-most profitable liquor store before it closed last year. A new 24,000-square-foot liquor store opened down the street in June.

Horgan, owner of Rockingham Honda and Rockingham Toyota/Scion, purchased the 4.9-acre site from the state for \$3.9 million in September and plans to operate the used vehicle portion of his business there.

"That's becoming a big part of our business," Horgan said Tuesday. "It's a great value."

The building is right across the street from Rockingham Toyota at 412 S. Broadway, which opened in May after operating for years at 354 Main St.

Rockingham Honda recently moved to 402 S. Broadway from 360 N. Broadway. Both are divisions of Rockingham Motors, founded by Horgan in 1985.

Horgan said the increased demand for previously owned vehicles in recent years has spurred a need for more space for his business.

But to boost his used car sales across the street, the 30-year dealership owner had to receive town approval for his latest endeavor. New vehicle sales will continue to be the focus at 412 S. Broadway.

The Planning Board voted unanimously last week to allow the sale of used vehicles at the former liquor store building. In January, Horgan was granted a variance from the Zoning Board of Adjustment to use the site.

That's because zoning for the commercial/industrial district forbids a used car dealership from being within 2,000 feet of another dealership — even though both sites are owned by Horgan.

There are to be 157 spaces for used vehicles at the new site along with nearly 30 spaces for employees and customers.

A condition of approval was that both remain under the same ownership, according to town planning director Ross Moldoff.

Horgan said that work will start soon to renovate the old liquor store and that he hopes to begin operations there in the next month to 45 days.

"We will be moving forward with it," he said.

Horgan said he expects to hire an undetermined number of new employees in the immediate future. After having fewer than 100 employees not long ago, Horgan said he now has about 125 workers.

Before granting approval, Planning Board members and an abutter did have some concerns about operations at Horgan's new location.

The main concerns were drainage and protecting a surrounding wetland, and the use of a second driveway that Horgan blocked off because of liability concerns.

"I went by there today and there are cars blocking the entrance," board member Paul Pelletier said.

Horgan said he was concerned about motorists driving into the plaza at least 45 to 50 mph but would consider keeping the entrance open.

"We will reduce the size of that driveway from a safety standpoint," he told the board. "It's an unsafe situation. We are going to address it."

Board members said they were reluctant to approve the plan if the access were blocked off or eliminated.

Member Linda Harvey said she was concerned about the wetlands being contaminated by road salt used by the business. The wetlands lead to Policy Brook and the Spicket River, she said.

Project representative Mark Gross of MHF Design Consultants of Salem said the dealership would most likely use a lot less road salt than the state.

"The problem at this site isn't going to get worse," he said. "It might get better. The state likes to use a lot of salt."

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FEATURED

Faro hopes to buy more of 'The Rock'

Local entrepreneur outlines village project in Salem

By Doug Ireland direland@eagletribune.com 1 hr ago



PAUL BIODEAU/Staff photo Karl Dubay of The Dubay Group speaks about the Gateway Park development project during the annual Greater Salem Chamber of Commerce economic development breakfast Thursday in Windham.

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WINDHAM — Restaurateur Joseph Faro may be getting another piece of "The Rock."

Faro, who seeks approval for a major hotel, restaurant, retail and residential development in Salem, said Thursday he is interesting in purchasing more property at the historic Rockingham Park racetrack.

"We are deep in discussions with the Rockingham Park guys," Faro said.

The owner of Tuscan Kitchen and Tuscan Market purchased 50 acres of the 170-acre racetrack property last year and has proposed a 847,000-square-foot "town center" project expected to revitalize Salem.

Faro, whose culinary career began with the founding of Joseph's Gourmet Pasta and Sauces in Haverhill, outlined plans for the Tuscan Village development for a crowd of about 175 people at the Greater Salem Chamber of Commerce's eighth annual economic development breakfast.

Also giving presentations were aerospace engineer Adam Sloan of BirdsEyeView Aerobotics of Concord and Karl Dubay of The Dubay Group, who spoke on the 32-acre Gateway Park redevelopment project off Interstate 93 in Windham. In addition, the Chamber of Commerce honored the four recipients of its annual Business Pillar Awards.

After the nearly three-hour event at Castleton Banquet & Conference Center, Faro told The Eagle-Tribune he would like to acquire more property at the former horse track. It opened in 1906, and continues to host special events and charitable gaming after live racing ended in 2009.

Last month, Rockingham Park president and general manager Edward Callahan said the remaining 120 acres had been put up for sale. The news came just as state lawmakers voted against expanded gaming legislation that would allow for construction of a casino at The Rock.

For a decade, park owner Rockingham Venture Inc. had an agreement with Millennium Gaming Inc. that would allow the Las Vegas company to establish a \$650 million casino complex at the park, creating hundreds of part- and full-time jobs.

Faro has proposed a 150-room hotel, 128 units of multifamily housing, 80 townhouse units and included approximately 168,000 square feet of retail space at Tuscan Village.

The development also features a movie theater, bowling complex, organic grocery store and at least six or seven restaurants, he said.

Numerous pedestrian walkways are part of the project, comparable to the MarketStreet development in Lynnfield, Mass., Faro said. The village would be built along the rail trail, he added.

Five acres were sold to Key Auto Group of Portsmouth for construction of the Salem Ford dealership. While Tuscan Market will be relocated, Tuscan Kitchen will remain at its current location, Faro said.

"I couldn't, in my heart, move it," he said of the popular restaurant. "It's where it all began."

Tuscan Village would be built near The Mall at Rockingham Park, which is 1.1 million square feet.

"The mall is a single structure," Faro told the crowd. "This is dozens of structures."

Earlier this week, the Salem Planning Board granted preliminary conceptual approval for the first phase of the project — a 350,000-square-foot site at 11 Central St. Construction is expected to begin next spring and wrap up in 2019, Faro said.

Faro said even if he does not expand his property, it won't be a major disappointment.

"It's still a great project," he said.

Callahan politely declined to discuss negotiations for the remaining Rockingham Park property, which is being marketed by Newmark Gruff Knight Frank of Boston. The company calls itself one of the largest commercial real estate firms in the world.

Before Faro's presentation, Dubay outlined the Gateway Park project at 53 Range Road in Windham. The 360,000-square-foot project — proposed at a former nine-hole golf course — features office, retail, medical and other business space along with restaurants and townhouses.

Sloan told of how the "aerobots" his company manufactures — what many would think of as drones — are used for mapping, aerial videography and monitoring commercial operations.

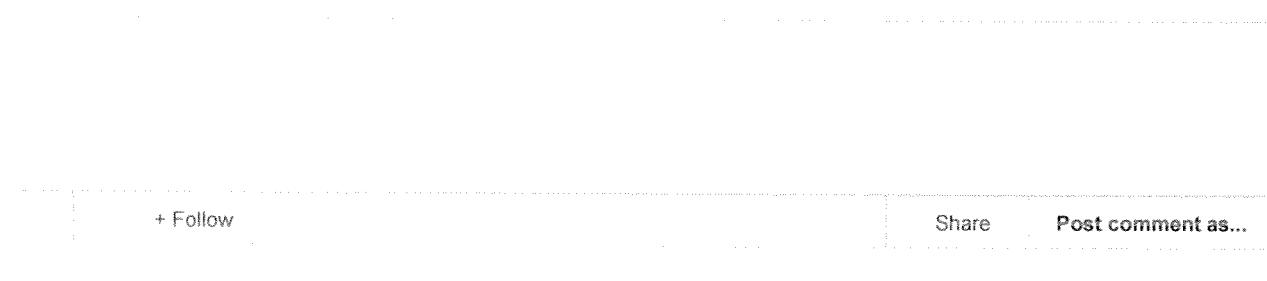
The Chamber's Pillar Award winners, recognized for their business achievements and contributions to the community, are: Salem Co-operative Bank, large business category; Black Water Grill, small business; Cucina Aurora Kitchen Witchery, new business; and Greater Salem Caregivers, nonprofit.

The event's main sponsor was Pentucket Bank.

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http://www.eagletribune.com/news/new_hampshire/developer-must-pay-salem-s-k-fee/article_9f5748cd-b1e2-551a-87ef-1232409dd66a.html

Developer must pay Salem's \$153K fee

Fire chief: Senior facility would strain services

By Doug Ireland direland@eagletribune.com Apr 14, 2016

SALEM, N.H. — The developer of an assisted-living facility has lost its bid to avoid paying a \$153,857 impact fee to the town.

LCB Senior Living, which is completing construction of the 84-unit facility at 6 Sally Sweet's Way, contends it should not have been required to pay the public safety impact fee.

That's because the fee was intended to fund a potential increase in police and fire services in town even though voters rejected plans for a \$23.4 million public safety complex in March 2015, according to Bernard Campbell.

Campbell is a Salem attorney representing the Norwood, Mass., firm. Impact fees are assessed to fund the costs of improvements made by communities as a result of development.

Three months after the public safety complex was defeated at the polls, the town's Planning Board decided to no longer assess the public safety impact fee based on a report from consultant Bruce Mayberry.

The board voted unanimously Tuesday to reject LCB's request at the recommendation of town planning director Ross Moldoff, who said the fee was justified even if the safety complex were not built.

"It doesn't say it has to be done in March 2015 and that it can be done at some point," Moldoff said. "We recommend that you deny the request."

Some board members agreed that even the purchase of an ambulance for the Fire Department would qualify as an increase in public safety services.

Town Manager Leon Goodwin has also said only developers whose projects were approved after the fee was dropped would not have to pay.

The town has collected \$256,931 in impact fees for potential public safety improvements that were never made, prompting Mayberry to recommend they no longer be assessed.

If the money is not used within six years, it must be returned to the developers. Londonderry found itself in a similar situation four years ago and was forced to refund more than \$1.2 million in impact fees.

Fire Chief Paul Parisi said there is no doubt emergency personnel would be asked to respond to the 72,600-square-foot assisted-living facility more than any other place in town. It's scheduled to open soon.

The Fire Department already finds itself responding to Greystone Farm at Salem — another assisted-living facility — an average of 120 times a year, Parisi said.

"There will be a demonstrated impact on our services," he said. "Forty-three percent of the time when we get a call, we are already helping someone else."

Voters' approval of the public safety complex would have provided a new home for the Fire and Police departments, which operate in 50-year-old stations in need of upgrades and additional space.

"Both public safety agencies desperately need new facilities," Parisi said. "We are both way undersized for what we have to deal with. ... The breaking point is now."

Board member Linda Harvey said if LCB was not required to pay the fee, the town's ambulance service would be "over the edge."

Campbell told the board that based on the timing of the project's approval and the granting of the building permit, LCB should be exempt from paying the fee.

The town has already received the \$153,857 fee, he said.

After the request was rejected, Campbell thanked the board for considering the issue.

"We are well aware of our rights under the law to appeal," he added.

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http://www.eagletribune.com/news/new_hampshire/tuscan-village-plan-for-rock-property-receives-preliminary-approval/article_bf63fa89-1a39-5592-b2ea-649c917afddc.html

EDITOR'S PICK

Tuscan Village plan for Rock property receives preliminary approval

Tenants sought for 'town center' project

By Doug Ireland direland@eagletribune.com Apr 14, 2016

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SALEM, N.H. — The initial phase for the redevelopment of part of the former Rockingham Park racetrack property has cleared a major hurdle, allowing space to be marketed to prospective tenants.

Plans for a 350,000-square-foot hotel, restaurant, retail and residential development proposed by restaurateur Joseph Faro received preliminary conceptual approval from the town's Planning Board.

The vote on the Tuscan Village "town center" project at 11 Central St. was unanimous.

"We look forward to working with you for the next few years," project representative Mark Gross told the board.

The granting of preliminary approval Tuesday allows Faro, the owner of Tuscan Kitchen restaurant and Tuscan Market on Main Street, to move ahead with marketing the property to at least two or three major tenants, Gross said.

"It is necessary to proceed further with the entire project," Gross said.

He said final conceptual approval would be requested in June before seeking site plan approval under the town's large-scale redevelopment ordinance drafted a decade ago. The ordinance allows certain zoning requirements for big projects to be waived as long as other criteria are met.

"This is the first project to come through that ordinance," town planning director Ross Moldoff said.

The board has reviewed the proposal on several occasions since it was first presented in December. Faro, who was also on hand Tuesday, has said Tuscan Village would be a “multipurpose site that actually allows you to work, play, eat and stay.”

The initial plan calls for a 150-room hotel, 128 units of multifamily housing, 80 townhouse units and at least 168,000 square feet of retail space.

The proposal also includes a 60,000-square-foot movie theater, a 45,000-square-foot bowling complex, an organic grocery store, and 16,000 square feet of restaurant space to be occupied by several eateries. Faro has said there would be no chain restaurants.

“It’s almost a micro village in the town,” Faro said. “We are very excited about how it’s evolving.”

There would also be numerous pedestrian walkways. Board members recently visited a similar village-style development in Lynnfield, Mass. Faro said the homes would provide “hotel amenity-style living.”

Rental units would go for \$2,200 to \$2,600 a month, he said. Board member Laurel Redden asked if he would consider including more affordable housing into the plan.

“I wish I could afford to live in your village,” she said. “It’s much more than my mortgage.”

Gross said the village would include several rail trail access points.

Moldoff recommended the board grant the preliminary conceptual approval, but noted various issues, including traffic concerns, will have to be resolved before final site plan approval is given.

Some town officials have said approval of the project would revitalize Salem in the wake of the possible closure of the former 109-year-old horse track, which discontinued live racing after the 2009 season. The venue still hosts special events and charitable gambling, but president and general manager Edward Callahan said the remainder of the local landmark was recently put up for sale after hope of establishing a \$650 million casino complex there was dashed by the Legislature’s refusal to adopt expanded gambling.

“I would expect in the next 18 months to two years, the entire property will be redeveloped,” Callahan told The Eagle-Tribune last month.

Faro purchased 50 acres of the 170-acre site last year, selling five acres to Key Auto Group of Portsmouth for the construction of the 38,500-square-foot Salem Ford dealership.

Neighbor Glenn Gidley, who operates Salem Manufactured Homes at 72 S. Broadway, said while he supports the village project, he has concerns about traffic, drainage and flooding. Improved drainage is essential in the flood-prone area, he said.

"If there is not something done to coordinate these improvements, we could be getting a hell of a lot more water down there," he said. "It would be a disaster."

Construction of Tuscan Village calls for closing off Central Street, which board member Paul Pelletier said must remain open to allow access to The Depot area.

"If you close that road, you are going to isolate it from The Depot," he said.

Pelletier praised the project.

"It's an excellent plan — I love it," he said.

Selectmen's representative James Keller said it would be problematic if Central Street were not closed off. He also said it would be ideal for motorists to turn into Tuscan Village right off Exit 1 of Interstate 93.

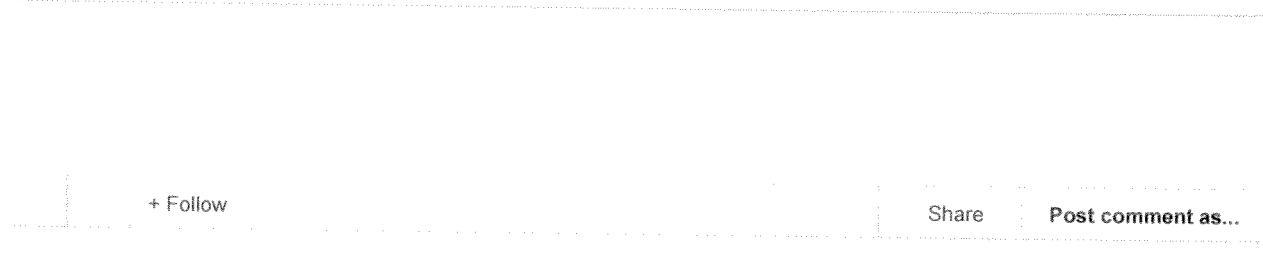
A sign near the exit would guide them to the village, Keller said.

"It will be just like Universal Studios," he joked.

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http://www.eagletribune.com/news/new_hampshire/developer-fights-k-fee-charged-by-salem/article_5e848982-b0e5-53d0-9cae-332ea207aaa3.html

Developer fights \$153K fee charged by Salem

By Doug Ireland direland@eagletribune.com 5 hrs ago

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SALEM, N.H. — When voters rejected plans for a \$23.4 million police and fire complex last year, the town decided it could no longer compel developers to pay public safety impact fees.

Now, a developer has come forward asking that it not be forced to pay a \$153,897 fee assessed before the decision was made.

LCB Senior Living was required to pay the fee for its development of an 84-unit assisted-living facility at 6 Sally Sweet's Way.

The 72,600-square-foot facility, under construction since 2014, is scheduled to open soon.

Bernard Campbell, a Salem attorney representing the Norwood, Mass.-based firm, said Thursday his client believes it should not have to pay the fee.

He will present the request to the town's Planning Board at its meeting 7 p.m. on Tuesday at Town Hall.

Developers must pay public safety impact fees if their projects are expected to have an effect on the cost of providing additional police and firefighting services.

So when residents voted 1,656 to 1,591 against the complex in March 2015, town planning director Ross Moldoff recommended to the board it reconsider charging the fee based on a report from consultant Bruce Mayberry.

That's because there were no other plans to upgrade the nearly 50-year-old police and fire stations.

The town had been accepting thousands of dollars in impact fees for years for potential public safety

improvements that were never made. The board then voted in June to stop assessing the fee.

Salem had collected \$7,000 in public safety impact fees for every single-family home built since its fee schedule was last updated in 2005.

More than \$204,000 in fees collected by the town sat in a special account and board members debated whether the money would have to be returned to developers. Town Manager Leon Goodwin said the money could still be used for public safety improvements even if it were not spent on building new stations.

Moldoff said Thursday the amount had risen to \$256,931 as of March 1. LCB was also asked to pay a road impact fee of \$37,498.

"If it's not used in under six years, it has to be returned," he said.

That means some of the money would have to be returned as early as next year, Moldoff said.

Londonderry found itself in a difficult situation four years ago and ended up in a legal battle.

A property owner filed a lawsuit against the town in Rockingham Superior Court, challenging the impact fee she was charged.

She lost her appeal, but Londonderry officials decided to review its collection of impact fees. It was found the town improperly collected some fees and did not spend or designate fees for specific projects within the six-year limit under New Hampshire law.

Londonderry ended up having to refund more than \$1.2 million in impact fees.

No other developers in Salem have asked to waive the impact fee, Moldoff said.

The project was approved by the board in July 2014.

In a March 17 letter to the board and Moldoff, Campbell says "it appears that the impact fee assessed in July 2014 did not reflect the impact on municipal facilities at the time the building permit was issued."

Moldoff said the town planning staff believes LCB is still responsible for the fee.

"At the staff level, we are in disagreement with (Campbell's) contention," he said. "But it will be up to the Planning Board to decide."

The board's new chairman, Keith Belair, said board members will consider the company's request and review Moldoff's recommendation before making a decision.

"That will be vetted," he said of the recommendation.

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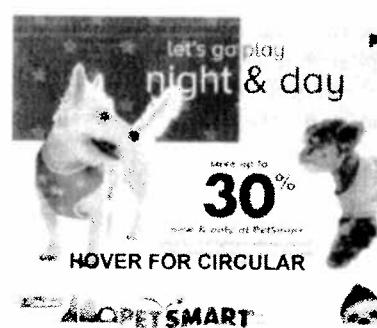
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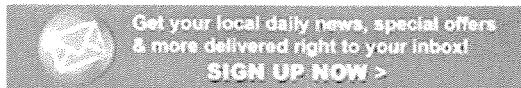
This Week's Circulars



3/26/16

Zion Hill pill

I'm not so sure those of us living in New Hampshire, especially Southern New Hampshire, are as free as we once were. I just finished reading the article about approval of the cell tower on Zion Hill Road in Salem despite a well-informed opposition — an opposition that even suggested other sites that could also improve cell phone reception. This is another example of too much power held by a handful of people who claim their hands are tied because of regulations and laws already on the books. Once established, are those regulations here for eternity? Do none of these powerful people ever consider challenging those regulations? So many committees and boards, like zoning and planning, don't really listen to their constituents. Might as well move the border several miles north or just call the area "Mini Mass."



http://www.eagletribune.com/news/new_hampshire/casino-bill-s-defeat-may-close-the-rock/article_cbf674ef-1b72-580b-b31a-f7b4528336b6.html

HOT

Casino bill's defeat may close The Rock

Historic racetrack up for sale

By Doug Ireland direland@eagletribune.com 3 hrs ago

0

SALEM, N.H. – Some say a proposal to legalize expanding gambling in New Hampshire just wasn't in the cards.

Neither was a \$650 million casino complex at Rockingham Park in Salem.

Legislation proposing a casino expected to generate \$100 million in annual state revenue and create hundreds of jobs went down in defeat Thursday.

The 109-year former racetrack may not be far behind it — and hope for any expanded gaming in the state.

The Senate voted 13-11 to kill a bill that called for establishing a casino at the former Salem racetrack.

Senate Bill 551 called for up to 3,500 lottery video machines and 160 tables games.

The vote came not long after Rockingham Park President and General Manager Edward Callahan told The Eagle-Tribune that the remaining 120 acres of the 170-acre site had been put up for sale after hope of opening a casino was quickly fading.

He said closing the former horse track would mean the loss of 200 jobs.

"I would expect in the next 18 months to two years, the entire property would be redeveloped," Callahan said.

Sen Lou D'Allesandro, D-Manchester, the bill's sponsor, led an emotional charge for casino gambling on the Senate floor.

"Everyone in the state of New Hampshire will share in the profits of this legislation," D'Allesandro said. "We are a destination location."

He pleaded with the 23 other senators to support a landmark in danger of closing its doors forever. D'Allesandro told of how restaurateur Joseph Faro purchased 50 acres of the site last year to build a hotel, residential and retail complex.

"We lose a site that is a big opportunity for expanded gaming," D'Allesandro said. "We have had gambling at that site for over 100 years ... I can remember when 25,000 people a day would come to Rockingham Park."

At one time, revenues from the park funded at least 20 percent of the state's operating budget.

Numerous gaming bills have been considered in the Legislature for more than two decades, but all have failed.

"All of you had the opportunity to read this bill," D'Allesandro told his colleagues, "because it's been 20 years in the making."

In recent years, similar bills passed in the Senate were defeated in the 400-member House — including one that lost by a single vote two years ago.

"Seventy percent of the people want expanded gaming," D'Allesandro added, referring to an informal poll of Salem residents a few years ago.

This was the first time in years that only a single casino bill was proposed — and some have said it could be the last year gaming legislation is proposed at all, especially if The Rock closes.

D'Allesandro was disappointed in the vote's outcome and said he doesn't know if he will propose casino legislation again next year.

"It was frustrating because everyone is looking for money," he said. "We all want to spend money but no one wants to raise it."

D'Allesandro and Callahan said expanded gambling at Rockingham Park would have stopped the flow of New Hampshire residents traveling across the state border to spend their money at casinos in Massachusetts, Maine and Connecticut.

Callahan said although he was thankful D'Allesandro and others fought for a casino, SB 551 was flawed because — unlike past bills — it only called for a single venue.

"People want multiple casinos," he said. "We never thought it had any legs to begin with. But we are very pleased with all of their efforts."

Bill co-sponsor Eric Estevez, R-Pelham, is also frustrated when he thinks of the potential revenue the state will not receive.

"I'm disappointed in the news but not surprised," he said. "I really believe this was the last best chance to keep Rockingham Park open."

That's sad news for Estevez, who literally grew up at The Rock.

His parents were both jockeys who raced at the track from the 1970s until the 1990s.

Estevez's uncle was a jockey there as well, and many of his friends still work there. They would lose their jobs.

"It's history is a precious thing," he said. "Once it closes, it's gone. It's really a shame — it's a piece of New Hampshire history."

That history began in 1906 when more than 10,000 people turned out the day The Rock — its nickname since the 1930s — opened with thoroughbred racing.

Over the next several decades, there would also be airplane, motorcycle and car racing. The legendary Seabiscuit raced there in the 1930s as well. The Rock would become a well-known hangout for America's rich and famous.

Although a fire destroyed the grandstand in 1980 and closed the track for four years, The Rock made a comeback but racing's eventual decline in popularity took a toll on revenues.

Track owner Rockingham Venture Inc. contracted with Millennium Gaming Inc. of Las Vegas in 2005 to establish a casino complex if expanded gaming were ever approved. Live racing finally ended after the 2009 season, but the venue continues to host simulcast racing, charitable gaming and special events.

Salem selectmen James Keller, the board's chairman, and Everett McBride Jr. expressed their disappointment in the bill's defeat.

"I think it's the final straw," Keller said. "We were all hoping gaming would mean continued economic activity in Salem and bring jobs and new opportunities for businesses."

McBride agreed, but said he wasn't surprised because of the dwindling support for casino legislation in recent years.

"We would have liked to have had a casino," he said.

But McBride also said the Rockingham Park property offers great economic redevelopment possibilities that will bring tax revenue to Salem.

"It's going to be exciting," he said. "It's the most prime piece of real estate on the East Coast."

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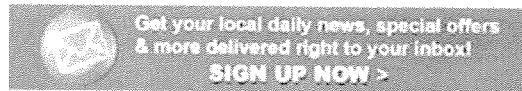
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Cell tower project divides Salem neighbors

Plan OK'd in 4-3 vote

By Doug Ireland direland@eagletribune.com 3 hrs ago

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SALEM, N.H. — Three days after a controversial 100-foot cell tower received approval, some residents are still upset — feeling their concerns were ignored.

But other residents in the Zion Hill Road and Briarwood Drive areas are happy they will receive improved cell service. Yet some are reluctant to speak out in a neighborhood divided over whether the Verizon Wireless tower should be erected.

Some have only been able to make calls from their yards and not inside their homes.

"I'm all for it," said Shore Drive resident Marijane Currier, 72. "We have to move forward — we're in the 21st century now."

When the Salem Planning Board held several public hearings on the proposal over the last seven months, few — if any — people voiced their support.

Yet there were plenty of people who spoke out against the tower, which was approved by the board in a 4-3 vote Tuesday night. The decision came after board members listened to more than four hours of presentations and public comment at two meetings.

Neighbors opposed to the project said construction of the tower — only hundreds of feet from North Salem School — at Zion Hill Road would reduce their property values, present a health risk because of radiation and be an eyesore.

They brought along their attorney, Marcia Brown, and fought an unsuccessful battle to prevent the tower from being built.

While it was agreed cell service needed improvement, the neighbors banded together to prove to the board there were other, more suitable sites for the tower.

Among those to voice their concerns were Briarwood Drive residents Danielle and Steven Risch. The couple said Thursday the cell tower should have never been approved.

"We are very disappointed," Danielle Risch said. "It just doesn't belong in a residential neighborhood. It's going to be a blight to the neighborhood."

She accused Verizon, represented by attorney Victor Manougian and several company consultants, of "bullying tactics" to persuade the board that it had no choice under state and federal law but to approve the tower.

While board members said they were sympathetic to the neighbors' concerns, they had to base their decisions on law governing the siting of cell towers — not emotion.

They agreed the laws favor cell service providers, making it difficult to deny a request and then successfully defend the decision in court.

"Given the history," selectmen's representative James Keller said, "I think there is a strong likelihood we won't prevail because the laws aren't written so we prevail."

That frustrated Briarwood Drive resident Bob Mullin. He presented a blasting analysis to the board to show the project would be detrimental. The neighbors' concerns were ignored, Mullin said.

"We felt like it had been a foregone conclusion," he said. "When it came down to the vote, the board members were told they clearly had their hands tied by the regulations."

After Verizon's presentation and the public hearing lasted nearly four hours last week, Chairman Edward DeClercq asked to postpone the vote until this week so the board had ample opportunity to review town attorney Kate Miller's legal opinion.

Miller recommended to the board Tuesday it approve the application, saying Verizon met the necessary criteria and that the 44-acre location on Zion Hill Road is the best possible site under consideration.

"There really aren't other feasible locations," she said.

DeClercq said the board did not have a legal basis to deny the request even though some members, including himself, did not believe the tower should be erected there.

"We did reach down to find something, but we could not find anything — we had to abide by the law," he said. "We tried to pull the rabbit out of the hat, but we came up short one rabbit."

Board member Ronald Belanger said they should approve the request.

"It is easy to say no, but it's harder to say yes," he said. "When you have state and federal law telling you what you have to do!"

But Keller and DeClercq voted against the project as did Laurel Redden. Voting for the tower were Belanger, Keith Belair, Robert Gibbs and Linda Harvey.

East Broadway resident Phyllis O'Gray, who served on the Planning Board for 18 years, said while she sympathizes with the Briarwood Drive residents, she will be happy just to receive better cell phone service.

"I feel sorry for the people at Briarwood," she said. "But I'm glad I will be able to use my cell phone more. I sometimes have to go outside to make a call. I get really bad reception and it's disheartening."

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Derry/Londonderry

Salem OK's cell tower despite much grumbling

By **ELI ORON**
Union Leader Correspondent

♦**Hard decision:** Officials decided denying the permit would result in costly litigation.

By **ELI ORON**
Union Leader Correspondent

SALEM — The Planning Board somewhat reluctantly approved a new Verizon cell tower in a residential North Salem neighborhood Tuesday night, in what Edward DeClercq called one of the toughest decisions in his

decisions, hiring a lawyer and providing reams of documents to counter Verizon's two-year tenure as chair-

man. The tower, which has federal and state laws that come before the Planning Board in several meetings strongly favor new towers since August, aims to fill a gap in cellphone coverage in the area near its location at 152 Zion Hill Road. Nearby residents deny and have a majority

opposed this board support that another.

I really did," said Jim Keller, selectmen representative to the board. "But there's no legal basis."

As the nature of the board's decision became clear, even before it voted, several people walked out angrily. Others reacted audibly.

"It's a fight worth fighting here and make a motion to out

officials made clear that they thought a denial would invite a lawsuit, costing taxpayers money — and that the town would likely lose in court.

But the board and town findings, though Salem ordinances invite a lawsuit, costing tax-ers the one where the tower is proposed — as the least preferred option for such structures, no other single- or dual-tower solution would improve coverage as much, hired its own consultants town legal counsel Kate Miller said.

Planning Director Ross Moldoff said the town had to review Verizon's plans, in the face of accuracy questions from residents, and verified the company's

UNION LEADER
NEW HAMPSHIRE
Thursday, March 24, 2016 • Page C1

Bend waist, then bend elbow

Derry board

unanimous

Salem board backs Lupoli's plan to redevelop plaza

- By Doug Ireland direland@eagletribune.com
- Mar 16, 2016
-

1

SALEM, N.H. — For 25 years, Sal's Pizza has been a staple in the Merrimack Valley and Southern New Hampshire.

And it all began in Salem.

Representatives for Lupoli Companies said they hope the tradition of picking up a pizza at Sal's in Salem will continue for years to come as they propose a major redevelopment at 29-49 N.Broadway.

Lupoli Companies, owner of the restaurant chain, plans to renovate the Route 28 plaza to make way for a larger Sal's, another restaurant, offices, retail space and apartments.

The project was first proposed three years ago but put on hold at the 1.1-acre site before plans were presented to the planning board.

Project representative Eric Gerade of TEC Inc. in Lawrence, an engineering firm, has said the proposal is similar to the one introduced in March 2013. He would not say why the project was delayed.

Rick Friberg, another project representative for TEC, outlined the latest plans for the 18,000-square-foot project for the planning board on Thursday. A conceptual proposal was presented to the board in late November.

The project calls for demolishing the current home of Sal's and an adjacent building, where Portland Glass and most recently an antique shop were located. They will be replaced by three new buildings.

Sal's has been in the 95-year-old building since the 1990s, according to town Planning Director Ross Moldoff.

It opened not long after Sal Lupoli founded the family business in an 800-square-foot storefront nearby in 1990.

Sal's now has more than 40 locations in several states and its headquarters in Lawrence.

As initially proposed, one restaurant would occupy a single-story building at one end of the plaza while the second would be in a two-story building that also includes office space.

The second building would be in the middle while the third structure — housing retail, office and residential space — was proposed for the other end of the plaza.

The latest plans call for a project about 2,500-square-feet larger than what was presented in November and three curb cuts on North Broadway instead of one. Lupoli has since acquired a small adjacent lot to expand parking.

It would be the first major project proposed in the town's Depot Village Overlay District.

The planning board reviewed the project and made recommendations, but is not yet required to vote on whether to grant approval, Moldoff said.

Friberg said they will now be able to provide 11 additional parking spaces, bringing the total to 70. A study showed about 48 parking spaces are typically occupied on weekdays and about 51 are used simultaneously on Saturdays, he said.

Providing sufficient parking and increased traffic on heavily traveled Route 28 are major concerns, according to Moldoff and board members.

"Based on our parking calculations, we feel we have enough parking on site as it is — period," Friberg said. "But parking supply was a serious concern at the last meeting."

Neighbors such as Diane Ferraiolo of 48 N. Broadway are also concerned about increased traffic in the Salem Depot area.

"We are witness to fender benders over there all the time," she said.

To resolve the issue, Ferraiolo recommended having a central entrance, a northbound exit and a southbound exit.

"It would eliminate these traffic problems and people cutting across," she said. "That is our major concern — the number of accidents that do occur in that area because of the Depot congestion problems."

Moldoff said they would work together to resolve the traffic issues. Route 28 would also be widened as part of the project, Friberg said.

The civil engineer said they hoped the plaza would include a stairway leading to the rail trail, but the New Hampshire Department of Transportation denied the request because it is trying to limit the number of access points.

Board member Linda Harvey, who has helped lead the rail trail project, said she liked the redevelopment plan but constructing a stairway to the trail would have been ideal.

"It is unfortunate they said no to more access down there," she said. "It screams for it."

Michael Lyons, the selectmen's representative to the board, agreed.

"It is a shame we couldn't get the stairway," he said. "I can see a lot of foot traffic going between the two projects."

Moldoff and board members said they were generally satisfied with the project.

"This would be a huge improvement over what we have," Moldoff said. "I think we ought to encourage them to move forward in redeveloping the site."

The planning director also praised TEC's projects in Andover, Lowell, Haverhill and Hampton Beach.

"I think it looks great," board member Ronald Belanger said.



http://www.eagletribune.com/news/new_hampshire/salem-residents-speak-out-against-cell-tower/article_7795d198-2ab9-576c-853f-a185e1508992.html

Salem residents speak out against cell tower

Structure would be erected near school

By Doug Ireland direland@eagletribune.com 1 hr ago

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SALEM, N.H. — Angry residents packed a Town Hall meeting room to oppose a 100-foot cell tower proposed near North Salem School, saying it would harm public health and decrease property values.

Neighbors from Briarwood Drive and Zion Hill Road waited anxiously for nearly four hours Tuesday night as several consultants and fellow residents spoke to the Planning Board about the tower proposed by Verizon Wireless at 152 Zion Hill Road.

Residents pleaded with board members to reject the tower, saying it would have a detrimental impact on the community — especially the hundreds of children who attend the school.

"I'm really begging you — it's not too late to pull out," said Jessica Delano, whose son attends North Salem School. "We don't want it. Just think about the children."

They also called it an eyesore and said the "Monopine" tower, which is designed to resemble a pine tree, would be visible from miles away.

Verizon attorney Victor Manougian disagreed. The tower would be surrounded by a green, 9-foot-high fence that blends in with nearby woods, he said.

"All these design standards are designed to fit in and not make it visible," he said. "It's going to look like a tree. It's going to blend in."

A group of Briarwood Drive residents, led by attorney Marcia Brown, were among the more than 30 people who turned out for the public hearing. Brown and the neighbors presented numerous alternative sites they thought would provide a more ideal location.

"We have done a lot of the work you requested Verizon to do," Brown told the board.

David Carstairs of 38 Briarwood Drive has said the tower would be only 248 feet from his home.

Verizon has sought permission to construct a driveway to the site across Salem School District property, but school Superintendent Michael Delahanty has denied the request.

The residents went home Tuesday night without a decision from the planning board, which took two breaks during the meeting to consult with the town's legal counsel on the controversial matter.

The first lasted 37 minutes while the second was about 10 minutes.

After the second break, Chairman Edward DeClercq announced shortly before 11 p.m. that the meeting was recessed until March 22 while the board considers town attorney Kate Miller's legal opinion.

Manougian said he hoped a decision would be made without resorting to a second meeting, but DeClercq said the board needed the additional time.

"We would prefer a vote tonight," Manougian said.

Minutes earlier, Kathy Guilmette of 29 Briarwood Drive — the seventh and final resident to speak — told board members Verizon was ignoring their advice and that the cell tower would be detrimental to the neighborhood.

"How many times are you guys going to be ignored?" Guilmette said. "How many times are you going to hear the same thing over and over and over again."

Board members have said during past meetings that they wanted to make sure Verizon considered all other sites possible before seeking approval for the tower on Zion Hill Road.

"This application should be denied," Guilmette said. "They should be sent back to the drawing board to do what you asked them to do — they are ignoring you."

Manougian and the company's several consultants have insisted the 44-acre site — located hundreds of feet from the school — is necessary to provide the improved cell phone coverage that is desperately needed in the area.

The tower can be erected without increasing the risk to public health or lowering property values, they said.

While Brown and the neighbors admit better cell phone coverage is needed, they say it's not worth the risk.

Some said more data is needed on the radiation emitted by cell towers and that the board should not take any chances by approving the tower.

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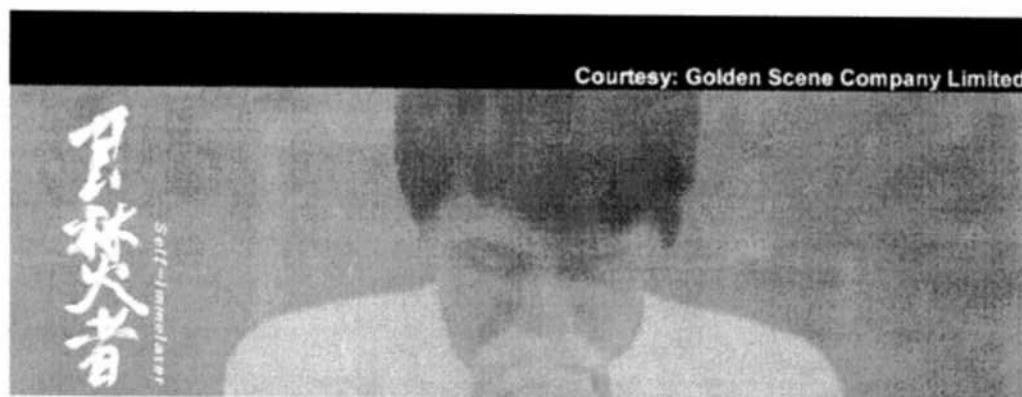
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Salem board OKs first phase of Tuscan Village

Auto dealership also approved

By Doug Ireland direland@eagletribune.com 4 hrs ago

SALEM, N.H. — The Planning Board has given the go-ahead for the first phase of a multipart plan to redevelop a portion of the former Rockingham Park racetrack property and create a bustling, vibrant town center.

That initial phase includes the board's approval of the conceptual master plan for the Tuscan Village project under the town's large-scale redevelopment ordinance.

It also paves the way for a 50-acre business and residential development that begins with construction of a 38,500-square-foot car dealership, Salem Ford, by Key Auto Group of Portsmouth at 60 S. Broadway.

The town center project culminates with a 360,000-square-foot hotel, restaurant, retail and residential development proposed by restaurateur Joseph Faro.

Faro, who owns Tuscan Kitchen restaurant and Tuscan Market on Main Street, purchased the 50 acres of the 170-acre Rockingham Park property from Rockingham Venture and general manager and president Edward Callahan last year.

The Planning Board unanimously approved the large-scale redevelopment ordinance and the dealership proposal Thursday. Approval of the dealership came with the stipulation that Key Auto Group meet 13 conditions on issues such as signs and drainage.

Project representative Mark Gross of MHF Design Consultants presented plans to install signs at the dealership, including two free-standing signs.

Town planning director Ross Moldoff said Key Auto Group has made substantial improvements in the dealership's design since the initial plans for Salem Ford were presented to the board last year.

But Moldoff expressed concern about Salem Ford's plans to erect two free-standing signs on the property to advertise the business. Several wall signs were approved for the site.

"I don't think they need the two free-standing signs, he said.

Board members agreed, including Linda Harvey.

"I think it's sign overkill," she said.

Board member Ronald Belanger said he supported the two signs and likes the project.

But only one sign was approved.

A major concern for the redeveloped site, including the 5-acre Salem Ford property, is an increase in traffic in that heavily traveled part of town.

"They have come a long way from where they started in terms of the design of the building and in terms of the traffic," Moldoff said.

One of the conditions is that Salem Ford pay the town an \$111,000 road impact fee to offset the dealership's impact on the community.

The New Hampshire Department of Transportation must give its final approval to road improvements, including a traffic signal.

Neighbor Glenn Gidley, who operates Salem Manufactured Homes at 72 S. Broadway, has expressed concern about runoff from the new development affecting his property.

He voiced approval of Key Auto Group's plan for drainage and said he supported the dealership plan.

"I think this group has done a good job out there," he said.

Key Auto Group previously received approval from the Zoning Board of Adjustment for the sale of used vehicles at Salem Ford.

A variance from the zoning board is required because Salem Ford would be built close to another dealership, Toy Store Auto Sales.

Michael Lyons, the selectmen's representative to the Planning Board, said he supports the development but expressed concern about the impact on the town's sewer system.

"We have a capacity problem out there," he said. "I'm very concerned about this sewer hookup. We have a problem out there we have to fix."

Moldoff said that issue would have to be addressed before the development proceeds further.

The Planning Board will next hear the latest plans for the rest of the development, which it began reviewing in December.

That 45-acre section of the development, proposed by Faro, calls for a 150-room hotel, 128 units of multifamily housing, 80 townhouse units and at least 168,000 square feet of retail space.

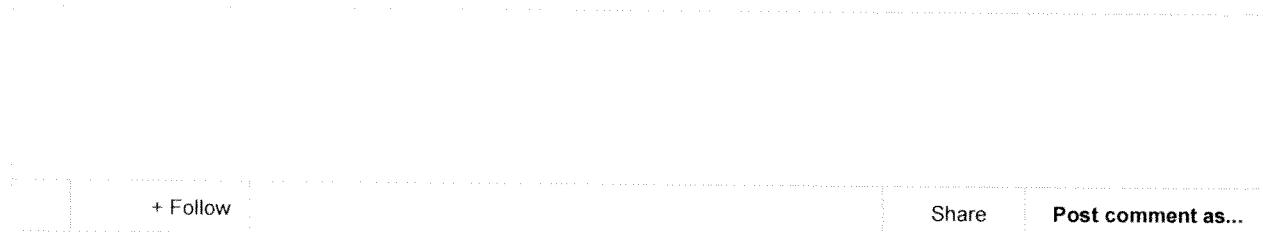
The proposal also includes a 60,000-square-foot movie theater, a 45,000-square-foot bowling complex and 16,000 square feet of restaurant space to be occupied by several eateries. Faro has said there would be no chain restaurants.

He has also told the Planning Board that Tuscan Kitchen and Tuscan Market would be relocated.

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Condo complex OK'd in Salem

Previous approval requests denied

By Doug Ireland direland@eagletribune.com Feb 17, 2016

SALEM, N.H. — It took a 3-2 vote after three previous rejections, but a developer received approval Tuesday from the Zoning Board of Adjustment for a controversial housing project.

Salem MOB 1 LLC and owner Gino Baroni were recently granted a variance to allow a 14-unit "high end" condominium complex to be built in a residential district at 10 Sally Sweet's Way where multifamily housing is not permitted.

Residents have been outspoken in their opposition to the project during the past year, urging board members to deny the request.

Chairman Bernard Campbell and board members John Manning and Olga Guza voted in favor of the project. Michael Smith and Robert Uttley were opposed.

The proposal must now go before the Planning Board to receive site plan approval. An application has yet to be filed with the town, Planning Director Ross Moldoff said.

A variance request for a 10-home complex was first rejected by the board in June. The second plan, calling for 10 townhouses for people 55 and older, was denied in July after some board members said it was too similar to the first proposal.

The zoning board denied Salem MOB's request for a rehearing in September, prompting the firm to file a lawsuit against the board and town in Rockingham Superior Court. No court hearings were held in the case, pending the board's latest decision.

Project representative Mark Gross of MHF Design Consultants said the homes would be "high-end, luxury, garden-style" condominiums ideal for retired people and young professionals without children who are from Salem and do not want to leave the community.

"There really is a lack of this type of housing in Salem," he said. "I have had conversations with people who say their kids can't find any of this type of housing here to live."

The condominiums would sell for well over \$500,000, prompting Gross to receive criticism from some board members and residents. But Gross said similar housing would cost at least \$1 million in the Boston area.

Neighbors have said the project would lower their property values and increase traffic in a neighborhood that serves a large elderly population.

The 4.1-acre site is near the Ingram Senior Center, which has several hundred members, and the 120-unit Club at Meadowbrook — a development for people 55 and older.

Across from the senior center is The Residence at Salem Woods, an 84-unit senior housing project scheduled to open this spring.

Gross said traffic studies show the project would not lead to a major traffic increase.

Three residents spoke against the complex during the two-hour presentation and public hearing.

"It is going to adversely affect the character of the town," said Colleen King, a Club at Meadowbrook resident. "If you start approving this, you are going to be down a slippery slope. It is seven times bigger than what was previously allowed."

Glen Edwards, who bought his home at the Club at Meadowbrook that same day, also was opposed even though his wife supported the project.

"This would affect the welfare of people who live in this area," he said. "It's just not appropriate for this area of town to have this type of development."

But four neighbors spoke in favor of the condominium complex, including Club at Meadowbrook resident Donna Mae D'Agata.

D'Agata and the other residents said they would rather have housing instead of a large commercial building similar to the medical office building granted a variance for the site in 2006. The project was never built and that variance expired, Campbell said.

Moldoff reminded the audience of nearly 30 people that a variance would be needed for a commercial building to be constructed on the site.

Lawrence Road resident Thomas Whittaker and some board members said this plan was better than the earlier proposals because there was less density after Salem MOB increased the total lot size by an acre and a half.

"I'm for it because of the density — there is more space," Whittaker said. "My line of sight will be nicer than having a commercial building because a commercial building will occupy a lot of space."

Campbell, Manning and Guza said they thought the project would be good for the area and that Salem MOB met the necessary criteria.

Smith and Uttley disagreed, with Uttley saying he was concerned about increased traffic.

"We have a possible safety issue," he said. "I'm not very comfortable with it."

2/16/16



http://www.eagletribune.com/news/new_hampshire/neighbors-oppose-cell-tower-in-salem/article_79bbb204-71c6-5bb3-aa30-cfe4c2521e5d.html

Neighbors oppose cell tower in Salem

Residents concerned about property values, health effects

By Doug Ireland direland@eagletribune.com 3 hrs ago

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SALEM, N.H. — Neighbors continue to band together to oppose a 100-foot cell tower proposed on Zion Hill Road.

Residents of Briarwood Drive and Zion Hill Road say the Verizon Wireless tower would destroy their quality of life and diminish their property values.

But representatives for the telecommunications company said the tower is desperately needed to improve service along Arlington Pond and Route 111. The 44-acre site is near North Salem School.

After Verizon presented its proposal to the Planning Board in October, the company was told it must consider all other possible sites in the area before the tower could be erected at 152 Zion Hill Road.

"I need to be convinced you have exhausted all alternatives," said James Keller, the selectmen's representative to the board.

Numerous neighbors voiced their concerns about the 100-foot tower, which Verizon attorney Victor Manougian said would resemble a pine tree and blend in with surrounding trees. It would be surrounded by a 9-foot-high chain-link fence.

The residents said they were worried the tower would lower property values, lead to increased traffic, and present a potential health risk because of the radiation that would be emitted.

Those neighbors and more appeared before the Planning Board on Thursday night as did Manougian and other project representatives. The residents also brought their lawyer, Marcia Brown.

"It's been three and a half months and we have done a lot of work," Manouelian said. "Hopefully, we have addressed the concerns of the board."

While board members said some of their concerns were addressed, they still had other questions and granted a 30-day extension to Verizon to allow the company to comply.

But the neighbors remained concerned as nearly a dozen spoke in opposition to the project during a two-and-a-half hour presentation and public hearing.

They were led by Brown and Kathy Guilmette of 29 Briarwood Drive. Approximately 30 people attended the hearing at Town Hall.

"We are very concerned about the environmental perspective of this," Guilmette said, noting that trees would be removed and erosion could be a problem.

"We do believe there will be property value impact," she said. "We really do believe there are other sites. ... It was not an exhaustive search — there are other locations available. It is going to be smack dab right in our faces."

Guilmette raised many questions about the tower as did other neighbors, including David Carstairs of 38 Briarwood Drive. He said the tower would be only 248 feet from his home.

"This thing obviously doesn't belong where they want to put it," Carstairs said. "This thing is an eyesore to say the least."

Karen Ruffen of 33 Briarwood Drive said the tower, which would need a height waiver, will be seen from miles away.

Ruffen and other residents questioned why Verizon could not use a 150-foot cell tower approved for nearby Atkinson Resort & Country Club. Manouelian has said the "Monopine" tower would extend about 20 feet above the tree line.

"It is very visible," Ruffen said. "I see no reason why that wouldn't be adequate coverage for the Arlington Pond area."

But Verizon consultants Brian Ross and Keith Vellante said a tower at the site is needed because of significant gaps in cell phone coverage.

Kate Miller, an attorney representing the town, said a study shows there are no other possible sites in the area but recommended the tower be 90 feet.

Vellante, an engineer for C Squared Systems of Auburn, said reducing the height from 100 to 90 feet would result in a 10 percent to 15 percent reduction in cell coverage.

Since the tower would only be hundreds of feet away from North Salem School, Verizon asked for permission to construct a driveway across school district property. School Superintendent Michael Delahanty denied the request.

Although Verizon must appear before the board again, Guilmette asked its members to carefully consider the proposal when making a final decision. Brown said town boards' rejection of cell tower requests have been upheld in court.

"Please have the courage and think through to say no to this application," Guilmette said.

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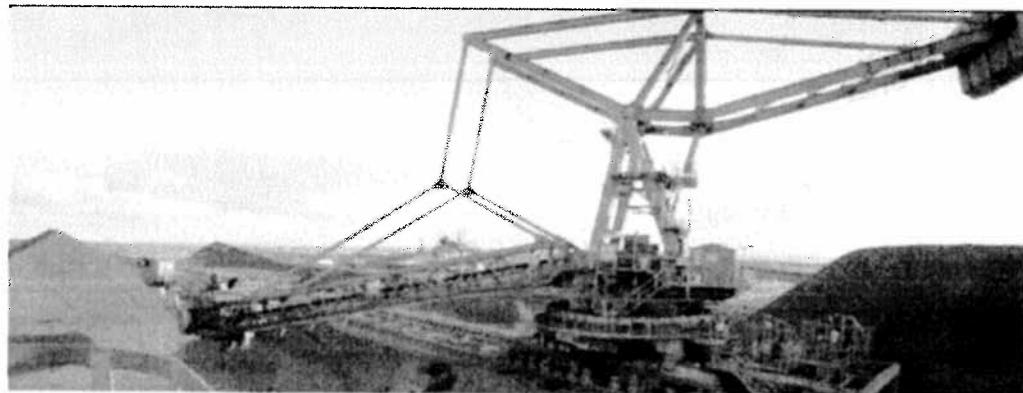
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1/28/16

Dealership plan presented in Salem

Project proposed on former racetrack land

By Doug Ireland direland@eagletribune.com 1 hr ago

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SALEM, N.H. — The Planning Board received a formal look at the first phase of a major redevelopment of the former Rockingham Park racetrack property.

That first phase includes construction of the 38,000-square-foot Salem Ford dealership at 60 S. Broadway.

It's just a small portion of the town center project proposed by restaurateur Joseph Faro, owner of Tuscan Kitchen restaurant and Tuscan Market on Main Street.

Faro purchased 50 acres of the 170-acre Rockingham Park property a year ago, selling five acres to Anthony DiLorenzo and Key Auto Group of Portsmouth for construction of Salem Ford.

The remaining 45 acres is to be site of a 360,000-square-foot hotel, restaurant, retail and residential downtown-style development expected to revitalize the community.

The proposal calls for a 150-room hotel, 128 units of multifamily housing, 80 townhouse units and at least 168,000 square feet of retail space.

Also proposed are a 60,000-square-foot movie theater, a 45,000-square-foot bowling complex and 16,000 square feet of restaurant space to be occupied by several eateries. Several hundred parking spaces in multiple lots are also planned along with a network of pedestrian walkways, some leading to the town's rail trail.

The board took a conceptual look at the projects last month and then reviewed the plan for the dealership Tuesday night. Project representative Mark Gross of MHF Design Consultants said the goal is open the dealership by year's end.

He presented plans for the two-story, curved-glass building. The site would include parking for 95 customers and employees, and spaces for 320 new and used vehicles.

"It's not your typical flat-walled building," Gross said.

Board members had several concerns with the proposal, primarily traffic issues. They voted to continue discussion of the project until at least February.

"There are going to be some backups on (Route) 28 potentially," town planning director Ross Moldoff said.

That's no surprise to board members, who expect there will be many traffic issues to resolve before the dealership and town center development are built. They include the possible construction of a left turn lane into the dealership and when it would be done.

"My biggest concern here is traffic, too," board alternate Laurel Redden said.

Board members have praised the overall plan. Redden said the town center project reminded her of a similar development in Cherry Hill, N.J.

"It sounds great to me, but the traffic situation down there, however, is absolutely unbearable," she said.

Gross said he often travels in that area and doesn't expect Route 28 to be problematic.

"The traffic there is more significant than 28," he said.

Redden asked if other construction alternatives, such as a jug handle, could be considered to relieve the traffic congestion.

"We will take a look at some options that may be available," Gross said.

Selectmen's representative James Keller questioned how people traveling on Interstate 93 would be drawn to the development without significantly adding to the existing traffic problem on Route 28.

Chairman Edward DeClercq asked that vehicles up for sale not be parked near the entrance.

Board member Paul Pelletier asked if there was a plan to formally recognize the site as the former Rockingham Park property, which opened in 1906.

Last year, several dozen dilapidated barns that once accommodated up to 1,600 racehorses were razed. Live racing at Rockingham Park ended six years ago, but charitable gaming and special events continue to be held at the former track.

"Will there be any recognition (of) Rockingham Park as a legacy, tradition?" Pelletier asked.
"Something simulating in this facility that there was a horse racetrack here for many, many years. ... Something just to justify this was a Rockingham Park facility."

He spoke of putting a photograph on the wall or even offering "Mustang specials."

Gross said he would speak to DiLorenzo, who sat in the audience along with Faro.

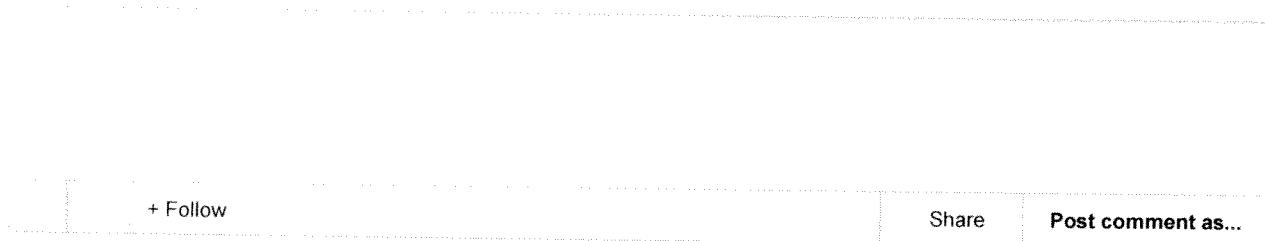
"We won't put any horse hitching posts out front, though," Gross joked.

Locally, Key Auto Group also operates Salem Hyundai and Key Collision Center of Salem.

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Developer seeks ZBA approval for Salem housing project - again

ZBA rejected previous plans

By Doug Ireland direland@eagletribune.com Jan 27, 2016

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SALEM, N.H. — After the first three attempts were unsuccessful, a developer will go before the Zoning Board of Adjustment for a fourth time to seek approval for a housing project.

Salem MOB 1 LLC proposes to construct a 14-unit housing complex at 10 Sally Sweet's Way, but has faced opposition from residents. They were concerned the previous projects would lower their property values and increase traffic in a neighborhood that serves a large elderly population.

The site is down the street from the Ingram Senior Center, which has several hundred members, and the 120-unit Club at Meadowbrook — a development for people 55 and older.

Across from the senior center is The Residence at Salem Woods, an 84-unit senior housing plan scheduled to open this spring.

A variance from the town's zoning ordinance is needed because the multifamily building is not permitted in the residential district, according to town planning Director Ross Moldoff. The board will hear the proposal at its meeting Tuesday.

The latest plan from Salem MOB and property owner Gino Baroni calls for the condominium units to be built on 4.1 acres — an increase of an acre-and-a-half over the previous proposals.

The developer seeks to purchase an additional two lots to boost the acreage, Moldoff said.

But neighbors have been outspoken in their opposition to the two previous proposals at the site within the last year.

"With all the traffic coming in there, it's really bordering on not safe," resident Colleen King said.

Resident Shirley Kerman also was opposed.

"There is a great safety issue," she said. "It is going to decrease the value. The entire neighborhood is going to be impacted."

The first plan, which called for 10 townhouses, was rejected by the board in June.

The second proposal, calling for 10 townhouses for people 55 and older, was denied in July after some board members said it was too similar to the first plan.

Salem MOB then requested a rehearing, which the board rejected in September. The firm then filed a lawsuit against the town and board in Rockingham Superior Court, claiming the project should not have been denied and that the necessary criteria were met.

Moldoff said Tuesday that no hearings have been held in the case.

"Everything has been continued pending the outcome of this petition," he said.

Project representative David Jordan of MHF Design Consultants said unlike the previous proposals, the latest project calls for construction of a single building. There would be no age restriction for residents, he said.

He has said the first proposal was amended because some people believed there should be an age limit for residents.

Board members said they were concerned families with young children would be moving into an area with substantial traffic.

"What really scares me is the density," board member Michael Smith said.

But Jordan said at the time that the luxury townhouses would not be ideal for families with children.

The board's meeting Tuesday is set for 7 p.m. at Town Hall, 33 Geremonty Drive.

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Salem ZBA grants approval for used cars

By Doug Ireland direland@eagletribune.com | Posted: Wednesday, January 13, 2016 7:11 am

SALEM, N.H. — Rockingham Motors owner

Emmett Horgan is another step closer to converting the longtime state liquor store on South Broadway into a new showroom for his growing business.

Horgan, who recently opened two new locations on the busy commercial strip, received approval from the town's Zoning Board of Adjustment to expand at 417 S. Broadway.

For 50 years, the 10,748-square-foot building was the home of a state liquor store that was the fourth-most profitable in New Hampshire before it closed in June. The closure made way for a new 24,000-square-foot liquor store down the street.

Horgan, owner of Rockingham Honda and Rockingham Toyota/Scion, was among 50 prospective suitors who inquired about the 4.9-acre site, according to Christopher McInnis, principal and president of Nautilus Realty.

He purchased the property for \$3.9 million and the deal was approved Sept. 16 by the Governor's Executive Council.

Horgan said the old liquor store site would be utilized for the used car sales portion of his business.

"It's a natural fit for the expansion of our business," Horgan said Tuesday.

The building is across the street from Rockingham Toyota at 412 S. Broadway, which opened in May after being located for years at 354 Main St.

Rockingham Honda recently moved to 402 S. Broadway from its previous location at 360 N. Broadway. Both are divisions of Rockingham Motors, founded by Horgan in 1985.

Town regulations required Horgan to receive a variance from the Zoning Board of Adjustment to use the former liquor store site. That's because zoning for the commercial district prohibits a used



Salem ZBA grants approval for used cars

STAFF FILE PHOTOCar dealer Emmett Horgan plans to convert the former state liquor store on South Broadway in Salem, N.H., to a used car showroom.

car dealership from being within 2,000 feet of another dealership — even though both sites are owned by Horgan.

Project representative Mark Gross was able to persuade the Zoning Board last week that Horgan only wanted to expand his existing business and will convert the old liquor store into a large showroom. The ordinance's purpose is to protect current businesses.

Board member Michael Smith was worried what would happen if Rockingham Toyota changed hands, but he was assured that Horgan had no plans to sell the dealership.

The board then voted unanimously to grant approval on the condition the property remain within the same corporate ownership.

“We do have a lot of car dealers out there — Salem is trying to grow,” board member John Manning said. “I think he does have a right to expand his business. He’s doing well and I’m glad to see him there.”

There was no opposition from the public, though neighbor John Belko said he hopes the lighting “would not be vibrant and obtrusive.”

The project must now receive Planning Board approval.

Horgan said his new building is in great condition and would be modified so vehicles can be driven inside.

“The state liquor store site is amazing,” he said. “It’s quite a building.”

Horgan said no other expansion plans are in the works and that his focus will be to continue providing top quality service and vehicles to customers. His wife, Carolyn, and son Ryan also help run the family business, which has about 100 employees.