

# New medical center may offer surgery, too

◆ A surgical unit, office building and pharmacy are included in a proposal by a national company.

By Sally Gilman  
Eagle-Tribune Writer

SALEM, N.H. — The same Nashville company that plans a \$5

million medical center in Derry wants to put a second outpatient facility about 10 miles south on North Broadway in Salem. Arcon Health Care Inc. is proposing a surgical center and health clinic, an office building and pharmacy on land where the Rancho Motel once stood, according to Planning Director Ross A. Moldoff. The 11.7 acres are on the east side

of North Broadway (Route 28), opposite Rockingham Road. "The office building would probably be three stories," Mr. Moldoff said. "There would be a lot of parking."

Mr. Moldoff said preliminary plans filed with his office show 20,000 square feet for the surgical center, 35,000 square feet for the

Please see **MEDICAL**, Page 2

## Similar center is being built in Derry

DERRY, N.H. — Arcon Health Care Inc. is expected to begin building its first medical center on Tsienneto Road this spring. Derry Planning Director George Sioras said the \$5 million

project has Planning Board approval. The 11-acre site is about 2,000 feet west of Bypass 28, diagonally across from Sunview Condominiums.

Please see **DERRY**, Page 2

Continued from Page 1

office building and 10,000 square feet for the pharmacy.

"At some point the plans must come before the Planning Board," Mr. Moldoff said.

Arcon is a national company that plans to open medical centers throughout the Northeast. The Derry facility would be its first. The project is planned by Steven R. Gordon and Thomas E. Buchanan, who left high-ranking jobs at Columbia Parkland Medical Center in Derry for jobs with Arcon.

Telephone messages left with Arcon's northeast regional office in Bedford and the home office in Nashville were not returned this week.

Preliminary plans will be discussed for the first time Wednesday night before the Salem Conservation Commission. The meeting begins 7 p.m. in the municipal office building on Geremonty Drive.

Construction would require filling in about 6,100 square feet of wetlands, Mr. Moldoff said.

George Fredette of Salem, vice president of SFC Engineering Partnership Inc. of Manchester, is the engineer on the project. He will represent Arcon before the Conservation Commission.

He said the firm has a purchase and sales agreement on the property.

This report was prepared by Sally Gilman of The Eagle-Tribune staff. If you have questions, comments or material to add to this report, please feel free to contact her by phone (603) 434-9450, by mail at 46 W. Broadway, Derry, NH 03038, or by e-mail: sgilman@eagletribune.com.

## Derry: Complex is first in area for firm

Continued from Page 1

Mr. Sioras said the town requires that a portion of Tsienneto Road be widened for a middle turn lane to handle traffic in and out of the medical center.

"We are talking about how much improvement must be made and how much of an escrow bond will have to be posted," Mr. Sioras said. He said work cannot begin until the bond is settled.

The Derry facility would be the first built by the Tennessee-based company in the northeast.

home or at the mall.  
that a shame.

## Vote "no" on Article 8

The Planning Board is looking for your "yes" vote on Zoning Amendment Article 8 which reads, "To limit the size of retail stores along North Broadway from Main St. to Dyer Ave."

We suggest you should vote "no."

The reason behind this suggestion is that three long-term residents who own businesses in this area will suffer financial hardships if they are not allowed to either expand or sell their property to someone who wants to develop it in a certain way.

We are speaking specifically about Winmill Equipment's lot, the Veterans of Foreign Wars (VFW) building, and Granite State Potato Chip Factory.

These businesses or organizations have been in Salem from "day one," and we think it unfair to change the zoning on them this late in the game.

Businesses above Dyer Ave. will not be affected by this rezoning, so Wal-Mart, a relative newcomer to town, can do anything it wants.

We feel this is unfair to long-time Salem businesses and residents.

A.J.M.

### THE SALEM OBSERVER, INC.

373 MAIN ST. • PO BOX 720  
SALEM, NH 03079-0720

(603) 893-4356

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Publisher

Arthur Mueller, Jr.

Avenue and future commercial development on Fairmont Road will continue to adversely impact the value of residential property on South Policy Street. The Planning Board wishes to be pro-active in its planning, providing both an opportunity for property owners to retain or improve the value of their property and permit the development of professional office properties, which have proven to be good neighbors in transitional use neighborhoods. The major issue is preserving community values while planning for the future for an area that is already changing and will continue to change, regardless of the zoning.

Please support pro-active planning by voting yes on Article #7.

Robert Ellis

### Just to set the record straight

To the Editor:

Many of the residents within our neighborhood have been campaigning against a zoning change for our area that will be decided on by the voters of Salem, NH on March 10th. Our campaign has been focused on educating the vot-

## Salem Community Calendar

### THURSDAY, MARCH 5

Stepfamilies Support Group  
Derry/Salem Elks Bingo  
Millville Arms Assn.  
Telfer Circle Assn.  
AmVets Post 2

Library  
Rockingham Park  
Community Bldg.  
Community Bldg.  
Legion Hall

### FRIDAY, MARCH 6

Salem/Methuen Rotary  
Chess Club  
Boys & Girls Club Bingo

La Chandelie  
Library  
Rockingham Park

### SATURDAY, MARCH 7

Soccer Coaches Workshop  
Kiwanis Bingo

Library  
Rockingham Park

### SUNDAY, MARCH 8

Boys & Girls Club Bingo

Rockingham Park

### MONDAY, MARCH 9

Telfer Cir./Millville Arms Librarian  
Salem Garden Club  
Kiwanis

Community Bldg.  
Library

Call Voice Line at 893-4356  
Weekdays from 5 pm to 8 a.m. All day Saturday & Su

## S.O.S.

I think it's time that we put out an S.O.S. to the taxpayers and water users in Salem. Save Our Salem. Property taxes in this town are out of control, and they have been for almost 15 years. Part of it started when we bought the lemonade stand known as the Turner Well from the Campbells. This has been going on for quite a while. A couple of years ago we bought something so we could get water out of the big septic tank known as Arlington Pond and started putting that into our water system. We have a lot of people who work for this town who spend our money, like the Town Manager and so forth. They live out of town and love to spend our tax money. They don't have to pay taxes. We have to do something now before it gets out of control completely. We have politicians in this town who are liberal. They love to spend our money. Now a former politician wants to take the "10 percent" off.

## Who made the decision?

In last week's Salem you included a photo in "Progress" of the Municipality's renovations a couple of questions; m one could answer for m one is "Who made the renovation this building?" one is "How much is cost?" My only statement: remember voting on would like someone out me know if this should h matter for the taxpayer on?" I'm sure it's going to of money.

Editor's note: The re will cost approximately You didn't vote on it. Tl tions are part of the n tion plan for the Municip Building and were ins

3/5/98

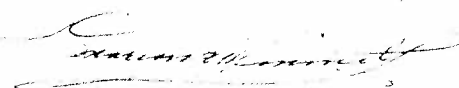
# Attention Salem Voters

*Please keep  
North Broadway  
Values at their  
Current Level*

## Vote NO on Article 8

Business owners on North Broadway (Rte.28) from Salem Depot (Rte.97) to Dyer Ave. have enjoyed the present Commercial/Industrial Land Status for more than 50 yrs. An attempt is now being perpetrated to relocate the existing value to a lesser valued position of retail restrictions.

Signed By



For 50 Yrs. of Winmill Equipment Company  
(50 yrs. at: 242 North Broadway)

Fiscal Agent: M.E. Winmill, 240 No. Broadway, Salem, NH

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ishing suffering from  
through research, education, advoc-  
acy, and service.

named to the Dean's List  
University of Notre Dame for out-  
standing scholarship during the fall  
semester.

The Dean's List is comprised of a  
select group of Notre Dame students  
who have succeeded in maintaining a  
grade point average of 3.4 or better  
during the past semester.

King, a 1994 graduate of Central  
Catholic High School in Lawrence,  
MA, is a senior in the University's  
College of Business Administration,  
majoring in finance.

#### Clarkson University

George F. Dannecker, a senior  
majoring in Chemical Engineering,  
has been named to the Dean's List at  
Clarkson University in Potsdam, NY.  
Dean's List students must achieve a  
minimum 3.25 GPA and also carry  
at least 14 credit hours. He is the  
son of Mr. and Mrs. G.P.  
Dannecker, 18 Teague Dr., North  
Salem.

## NHES Mini-Workshops set

New Hampshire  
curity (NHES) con-  
es three Mini-  
se workshops are  
y Thursday of the  
he skills which will  
a job. Everyone is  
end one workshop  
series. Please call  
y at 893-9185 to  
ce or visit NHES in  
uth Broadway.  
orkshop schedule is

Thursday, March 5, 2-3 p.m.:  
"What Can Word Perfect Do For  
Me That a Typewriter Can't?"

Thursday, March 12, 2-3 p.m.:  
"The Internet-How Can I Use It to  
Expand My Job Search?"

Thursday, March 26, 1-3 p.m.:  
"What I Can Learn About  
Budgeting From the Consumer  
Credit Counseling Service."

In addition, the NH WORKS  
Job and Information Center, locat-  
ed in the Salem NHES office, has  
numerous videos on Job Search,  
Resume Preparation, and Inter-  
viewing which can be viewed indi-  
vidually in the Center.



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# Support Our Planning Board

## Don't Stunt Salem's Growth

To the voters of Salem:  
Please vote "YES"  
on zoning amendment 7

on the town ballot. The planning board had recom-  
mended rezoning numerous lots on South Policy  
Street, Point A Road and Fairmont Road to "Business".

This area has become a No-man's Land, changing  
from a neighborhood to a very busy "highway". By  
rezoning these lots now, it will allow the town to  
increase its needed "office" area but it will not force  
people to move nor will it place any hardships  
on the current residents.

Fiscal Agent: Joseph Devaney, 9 South Policy St., Salem, NH

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PELHAM, N.H. — People are invited to a "Ready for the Vote" seminar tonight sponsored by People for Education in Pelham. Five speakers will discuss items on the school warrant. Residents will vote on the items Tuesday.

Topics will include the proposed charter school, new teacher hiring and salaries and referendum questions. Speakers are Schools Superintendent Raymond J. Raudonis, School Board Chairman Al Rotondi, principals DeWayne E. Howell, Dennis R. Goyette and Robert A. Pedersen, and Bill S. Scanzani, who wrote a petition article for a new school. Liz Fontanella will be the moderator. "Ready for the Vote" is scheduled for 7:30 p.m. to 9 p.m. in the high school library.

### Pupils rewarded for turning in miscreants

PORTSMOUTH, N.H. — Police and school officials are setting up an experiment under which Portsmouth High pupils would report their peers' misdeeds for money. Once Scholastic Crimelink is in place, Portsmouth will be the first New Hampshire city to participate in the program in use elsewhere around the country. In the program pupils who witness or become aware of relatively minor crimes, such as stealing, report the crime to a liaison. Then it is referred to the administration and a hand-picked board of 7 to 11 pupils who decide on the punishment. Rewards of up to \$100 will be offered the informants.

### Atkinson, Candia, Fremont get new police

CONCORD, N.H. — The latest batch of federal police grants will put six new officers on the street in New Hampshire. Locally, Atkinson will add one part-timer and Candia and Fremont each will add one full-time officer. The grants provide money for up to 75 percent of the salary and benefits for each officer for three years, then towns must pick up the cost.

### Train service is delayed again

DOVER, N.H. — The proposed Portland-to-Boston passenger train service has been delayed again. It's on hold indefinitely because a federal board has yet to decide the terms and conditions under which Amtrak would run the service.



Judy Emmert/Eagle-Tribune  
Several residents of the Fairmont Road neighborhood do not want their house lots rezoned for business and have been campaigning with fliers, cable television spots and a Web page to convince voters to vote no on Article 7. Standing in back, from left, are Paul K. Blanchette, Edward J. Thomas and Charles F. Boehm Jr. In the front are, from left, Kelly R. Demers, Pamela S. Blanchette, Megan Blanchette, 7, and Rachel H. Thomas.

## Residents disagree over article to allow business

By Dawn Souza  
Eagle-Tribune Writer

SALEM, N.H. — Paul K. and Pamela S. Blanchette like living on Fairmont Road because their daughter Megan, 7, can ride her bike in the street with few cars passing her. It's near Fisk School, has some small ponds, a brook with a waterfall and is home to Salem's Old Grist Mill, which is designated by a historical marker.

Several residents of the Fairmont Road neighborhood say they are fighting to protect their neighborhood, which could be rezoned for business at Tuesday's election.

But a handful of other neighbors support the rezoning, saying they think their land could become more valuable.

The residents against it have made signs and fliers, a 10-minute cable spot and even a Web page. All have the same "Say no to Article 7" theme.

Article 7 on the ballot calls for some 20 house lots on Fairmont Road, Point A Road and South Policy Street be changed to "Business Office II." The area is located off Interstate 93 at exit 2.

That distinction would allow businesses like accounting, engineering and law offices to open in buildings that have a home-like motif, Town Planner Ross A. Moldoff said. He said portions of Main Street have the same zoning and feature offices, literally in New England-style houses.

Mr. Moldoff said the article was drafted by the Planning Board with the intention of helping the neighbors and does not require them to move.

He said the Fairmont Road neighborhood is sandwiched between the Raymond Avenue Industrial Park, I-93, the Red Roof Inn and industrial land owned by Sharon DeMarco that will someday be developed.

"These homeowners are surrounded," Mr. Moldoff said. "Some have complained over the years on South Policy Street, mostly about the traffic."

While Fairmont Road is essentially a dead end, it is located off South Policy Street, a highly traveled service road. South Policy Street is commonly used as a way to bypass traffic lights along Route 28, as it stretches from Kelley Road to Pelham Road, near I-93's Exit 2.

Planning Board member Robert Ellis, the selectmen's representative on the board, said once more industrial development comes in, including Ms. DeMarco's land, traffic will get worse. He believes the lots should be rezoned as a proactive measure to give the homeowners' options.

Several Planning Board members — and landowner Ms. DeMarco — said the rezoning will not change the neighborhood if the neighbors don't want it to. The homeowners can keep their homes as is, or sell them for a higher price.

Bonnie Alexander, 4, S. Policy St., wants that option. She lives in the house her grandfather built. While she is attached to it, she said she has to admit that the neighborhood "is not a neighborhood" anymore.

She said the continued development in the area, including Route 38, brings more and more traffic.

Please see ZONING, Page 14

## Voters to decide on other zoning issues

the north side of Pelham Road, between Bailey Road and Commercial Drive, from residential to industrial to match the back portion of the lots.

15. Rezone a lot on Cluff Road, just beyond the former Lechmere store, from residential to business office. It would also change some of the regulations governing Business Office I Districts.

16. Allow various forms of senior housing in commercial and industrial areas. This article has different restrictions from Article 11.

17. Allow senior housing on smaller-than-usual lots on a parcel of land off Route 111.

18. Rezone three lots on Main Street, between Highland Avenue and School Street, from residential to Business Office II District.

as residential areas.

7. Rezone several lots on South Policy Street, Fairmont Road and Point A Road for business.

8. Limit the size of retail stores along North Broadway, from Main Street to Dyer Avenue.

9. Regulate wheels and how cellular towers can be put up in town.

10. Turn parts of Geremonty Drive and Veterans Memorial Parkway into a municipal district making way for other government uses.

11. Allow for senior housing in areas zoned Commercial, Business Office District, Municipal District and, in some cases, Residential or Rural.

3. Add some definitions to the Floodplain Development Regulations in order to keep Salem eligible for federal flood insurance.

4. Require a 20-foot natural buffer between wetlands and new structures.

5. Allow the Planning Board to make changes on how road impact fees are calculated without having to go to voters.

6. Would require 100-foot setbacks from businesses in rural areas as well as in the front of five lots on

# Zoning: Campaign organized to defeat rezoning article

Continued from Page 13

She said she would like to sell her home and get the most for it. She said there are several other neighbors who agree and want their properties rezoned.

"This has kind of pitted neighbor against neighbor," she said. Mr. Moldoff said the rezoning would make the properties more valuable, since they could be sold for business.

But several of the homeowners

disagree, saying most of the lots are too small for businesses, especially if it needs a parking lot. Mr. Blanchette said his house lot, for example, is half swamp.

Edward J. Thomas, 4 Point A Road, said if one of the neighbors sell to a business, the home next door will be worth less as a residence "because it is no longer in a neighborhood, it is now in an office park."

During the Planning Board's Jan. 8 hearing, Ms. DeMarco said her commercial property "will be devel-

oped" and said Fairmont Road was the prime access to it.

Mr. Thomas said Fairmont Road is very narrow and would have to be widened if it were to become the access road to the large undeveloped commercial parcel.

Widening the road would put several homes right on the road's edge, Mr. Blanchette, 2 Fairmont Road, said.

Mr. Thomas said his home, located on the corner of Point A Road and Fairmont Road, may even be in the

way and have to be removed.

But Mr. Moldoff said this week there are other ways for Ms. DeMarco's property to be reached other than by Fairmont Road. He said it is not likely the board would allow the narrow neighborhood road to be widened to provide access.

"Whether or not she uses Fairmont Road is up to the Planning Board," Mr. Moldoff said.

Mr. Thomas said he has no problem with Mrs. DeMarco developing her land.

"We're not against development, we just don't want to be rezoned," Mr. Thomas said.

Mr. Moldoff said no one wants to destroy the neighborhood.

"We thought we were helping and being proactive," Mr. Moldoff said.

Because some neighbors have filed a protest petition, Article 7 must pass with a two-thirds vote Tuesday.

## Roast: Revenge is sweet

Continued from Page 13

Lawrence mayor had the pleasure of roasting Mr. Warner along with Daniel J. Griffin, editor of The Derry News, Sandra E. Barch, Eagle-Tribune design and technology editor, Sally L. Cerasuolo of Haverhill and Richard P. Maguire of Seabrook Beach, N.H.

"The Tribune comes out every day. There are few times we have the chance to publicly rebut Mr. Warner's editorial comments," said Mr. Sullivan, who had not forgotten how often Mr. Warner told him to

"get out of town" while he was serving as mayor.

Mr. Warner took the abuse with a grin and a grain of salt. "There are no people of any great intellectual depth who are roasting me," he quipped.

Cassandra Petrakis is the community service reporter for The Eagle-Tribune. If you have questions or comments about this report, please feel free to contact her by fax at (978) 687-6045, by phone at (978) 685-1000 or by mail at Box 100, Lawrence, MA 01842.

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### RE-PUBLICATION OF PUBLIC ANNOUNCEMENT CONCERNING MERRIMACK VALLEY HEALTH SERVICES, INC.

Merrimack Valley Health Services, Inc., with a principal place of business at 16 Jompson Road, Wilmington, MA 01887, intends to file a Determination of Need on March 13, 1998 for expansion of mobile magnetic resonance imaging (MRI) services through acquisition of an additional MRI unit with an estimated capital expenditure of \$1,962,000. Any ten taxpayers of the Commonwealth may register in connection with the application by April 13, 1998 or within thirty (30) days of the filing of this application which ever is later. If requested, a public hearing shall be ordered on the application at the request of any such ten taxpayers made in writing.

### CLADDAGH PUB ROADRACE

5th Annual

Sunday, March 8th

11:00 a.m.

Public is Welcome to

**Post-Race Party**

Starting at 1:00 p.m. featuring

**"BEYOND THE PALE"**

"A Bit of Ireland in Downtown Lawrence"

Claddagh Pub & Restaurant

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- Punta Cana

# Neighborhood zoning stays

◆ A grassroots campaign to save their neighborhood proves successful for residents from the Fairmont Road neighborhood.

**By Dawn Souza**  
*Eagle-Tribune Writer*

SALEM, N.H. — After waging a campaign to keep their homes from being rezoned for business, many residents of the Fairmont Road neighborhood slept well after last night's election results rolled in.

Voters overwhelmingly defeated Article 7, which would have rezoned several house lots on Fairmont Road, South Policy Street and Point A Road.

The neighbors gathered at Paul K. Blanchette's 2 Fairmont Road home to watch the results live on television. He said they were thrilled by the article's large margin of defeat.

"We had a few Dunkin' munchkins and watched it over and over again," he said, explaining that they taped the results.

With 2,199 people voting against rezoning and only 625 in favor, the article did not get a majority. Even if it had, a protest petition filed by the neighbors required that it receive a two-thirds vote to pass.

After handing out fliers, setting up a hotline and a creating an Internet web page, the neighbors say their cause gained townwide support.

"People from all over town called our hotline," Mr. Blanchette said. "There were people supporting us from roads we've never heard of... We have a lot of thank you notes to write out."

While a majority of the neighbors campaigned for the article's defeat, there were some who wanted their homes rezoned. The rezoning would allow businesses such as accounting, engineering or law offices to open in buildings with a house-like motif.

Those who wanted their homes rezoned said it would allow them to sell for a higher price. They said the increase in industry on the properties around the neighborhood has increased traffic and taken away from the quiet neighborhood feel of the area.

Mr. Blanchette said he would not be surprised if another rezoning attempt comes up again in future years.

"Hopefully there won't be a next time... But if there is we'll be prepared. This time we were blindsided," Mr. Blanchette said. "But I have to say, we really got a good education."

Mr. Blanchette said he and the others who fought for the article's defeat are looking forward to living in their neighborhoods and watching their children grow up.

"And maybe seeing our grandkids, too," he said.

## LASTING LOCATION

### *Salem Industrial Park is running out of room*

Because companies and their employees enjoy New Hampshire's tax breaks but still stay close to Massachusetts, the Salem Industrial Park is running out of space.

A prime location for business and industry, the 28-year old, 500-acre park is off Interstate 93 at Route 97, some 35 minutes from Boston.

But the park's popularity has its price: it is running out of room, and that is of concern to companies that want to expand. It also concerns the town, which reaps \$4 million a year in taxes from the park.

While some companies are scrambling to get a piece of remaining space — at least one firm rents far more space than it needs, waiting for the day it will expand — others are looking elsewhere.

The Salem Planning Board, meanwhile, is looking at other sites that might be zoned for industry.

"Realtors are telling us we are losing companies because we don't have room for them to expand," said the town's planning director, Ross Moldoff.

Created in 1970, the park has about 60 buildings. Its lower electric rates — it is served by Granite State Electric, whose rates are between 20 and 30 percent lower than Public Service of New Hampshire's — is a big draw. The work force is another attraction, as are the nearby colleges, both in Massachusetts and New Hampshire.

Moldoff said Salem's strong industrial base has helped keep the town's tax rate lower than in surrounding towns that also are close to Massachusetts and I-93.



# Intersection improvements hit roadblock

◆ The money for the work would come from impact fees paid by Wal-Mart.

By Dawn Souza  
Eagle-Tribune Writer

SALEM, N.H. — Improvements to the Route 28 intersection at Route 111 may have hit another roadblock. Requirements recently ordered by the state have added \$40,000 to the project's price tag.

Tonight, selectmen will decide whether to spend the extra cash, bringing the project's total to \$190,000. The money will not come

*"That intersection is a disaster waiting for a headline."*

Selectman Thomas Eden said.

from tax dollars, but from impact fees paid to Salem by Wal-Mart, Capital Projects Manager George W. Sealy said.

The project would make the five-way intersection safer by adding exclusive left turn lanes on Route 28. In other areas the road would be widened, including a widening of the

right turn lane from Route 111 to Route 28.

On Monday, Mr. Sealy told selectmen about the newly added state requirements.

**Traffic controls:** Rather than just replacing the hanging traffic light head, the state has ordered the entire signal system be replaced because the timing of the lights will be different with left-turn lanes. Cost is \$25,000.

**Tack coating:** An special sticky coating must be put on the existing road to make the new paving on top of it hold together better. Cost is \$22,000.

**Night paving and hand work:** To reduce the impact on traffic, the roadwork will be done nights, from 8 p.m. to 5 a.m. Some areas will require hand paving. Cost is \$10,625.

Selectman Robert Campbell said he was frustrated with the last-minute changes and added costs.

"I'm inclined to say forget the whole thing," Mr. Campbell said. "The state lays these requirements down and we get the bill."

However, Selectman Charles "Chuck" Morse noted the state spent \$450,000 to buy the land across Route 111 from U.S. Gas to allow Salem to widen the turn from Route 111 to Route 28 north. The town has

been unable to get an easement on the property from the landowner.

The state-ordered changes total \$57,000, but because he town did not have to spend money for the easement there was money left over in the initial budget, making the net increase \$40,000.

Mr. Sealy said the initial price tag was a preliminary one, developed before the town's plans for the intersection went to the state for approval.

Mr. Campbell said he would have liked the project to go out to bid for the lowest cost.

Mr. Morse asked the board to hold off voting until tonight so it could go

over a cost breakdown of the entire project.

If selectmen refuse to spend the money, it will be the second delay to the project over the past two years.

Last year, the project was delayed because of the easement situation. The state solved the problem by buying the entire parcel of land this year.

While the board plans to discuss the money issue tonight at 6:30 p.m., none of its members deny the need for the traffic improvements.

"That intersection is a disaster waiting for a headline," Selectman Thomas Eden said.

HIGHLIGHTING/Dollman

LONDONDERY

2/10/98

# Ice rink coming in 1999

◆ The Icenter may be used for trade shows, concerts, indoor soccer or boxing matches, in addition to hockey and figure skating.

**By Sally Gilman**

*Eagle-Tribune Writer*

SALEM, N.H. — The Planning Board attached a string of conditions but in the end the seven men approved a site plan for the \$7.5 million two-rink "Icenter" on Lowell Road last night.

"We plan to break ground in late July and be up and running in May 1999," said Michael N. Vigue, half of V&S Entertainment Inc. of Windham. After the meeting ended at 11:30 p.m., Mr. Vigue said he and partner J. Michael Sapienti will now close on the 18-acre parcel. Sale price is \$950,000.

The men must also get approval from the Salem Conservation Commission to fill in some wetlands on the

*Please see **RINK**, Page 10*

# Rink: Ice center coming to Salem in '99

Continued from Page 1

The commission will decide whether to give its permission July 1.

Figure said they are eager to get started on the ice and entertainment complex. In addition to ice hockey and hockey, the center can host shows, concerts, indoor soccer and boxing matches.

Help win over the Planning Board, architect Richard L. Landry reduced the building from 100,000 square feet to 94,000 square feet and also lowered the building so it would fit the Olympic rink, the center would have an NHL rink on the east end and two separate levels.

The building will be cement block with trim in two shades of gray. The rear of the building will be dark gray at the request of neighbors.

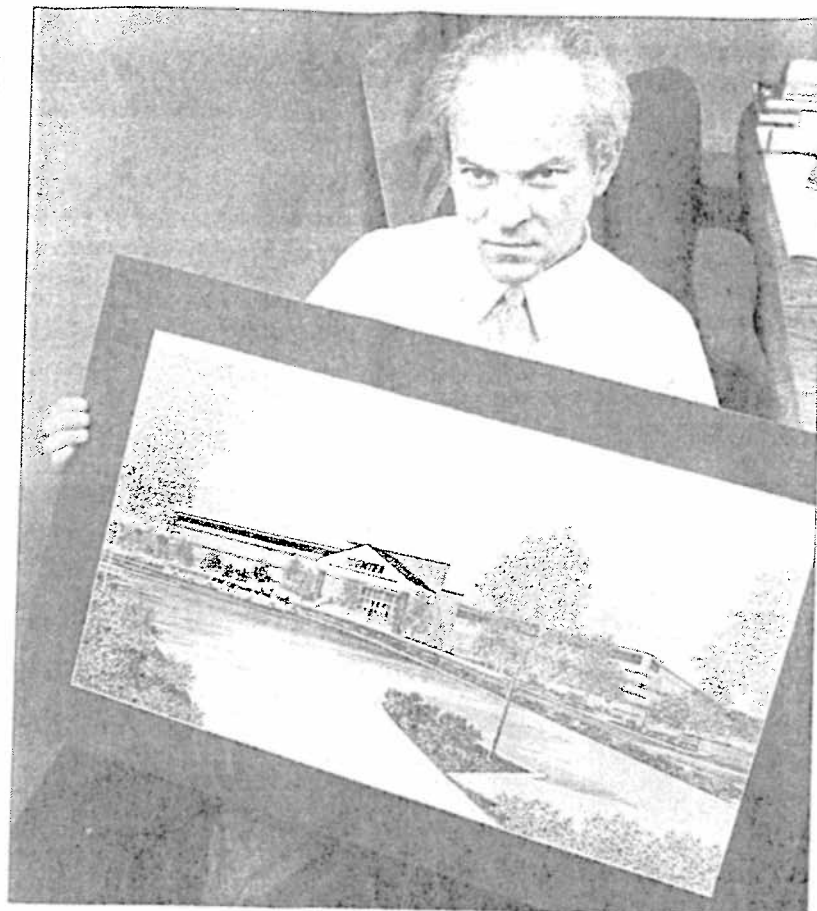
Mr. Gross, of MHF Design Consultants, is the civil engineer on the project.

The building will be very visible and will help set the tone for what can happen, hopefully with the development of property out on Lowell Road," Mr. Gross said.

Opponents at the meeting were Christopher and Patricia McQuilkin of 121 Brady Avenue, which is west of the site.

Mr. McQuilkin's main objections were parking and property value.

"Low parking is the biggest concern on my mind," Mr. McQuilkin said. He was worried about people parking on Lowell Road and cars lining



Mark Lorenz/Eagle-Tribune

**The Salem Planning Board last night approved V&S Entertainment's plans for the "Icenter," a skating rink that will be built on Lowell Road. It will have two rinks inside. Architect Richard L. Landry holds an artist's rendering of the arena.**

up the street.

The Planning Board also had its concerns about parking, especially

for so-called special events.

Mr. Gross said that LL&S, across Lowell Road from the project,

## ICENTER WILL HAVE

Seating for 2,000

Parking for 520 cars

An Olympic rink, NHL rink and 13 locker rooms

Health Club, Pro Shop and food service

Function rooms, caterer's kitchen and VIP room

Video arcade

agreed to let cars park there when the rink's lot is filled.

Mr. Gross also assured the board that 95 percent of the activities at the rink would be ice-related, including tournaments, youth hockey, Salem High hockey, fund-raisers, leagues and competitions.

"I think we need to keep that in perspective," Mr. Gross said.

Conditions set down by the Planning Board include requiring overflow parking and police details for special events as coordinated with the town, owners to pay for "no parking" signs along Stiles Road extension at the discretion of the police department, lights in the parking lot facing homes to be shut off at 11 p.m. and 60 minutes after the end of a special event and requiring that mechanical units on the roof meet the town noise ordinance and be screened.

## Letters to the Editor

4/11/98 06:52 JGR

now figure

LETTERS

### **Quality of life matters**

Dear Editor:

Once again the people of Salem saw that their local government gives more consideration to business over the citizens of our town. The Selectmen's meeting of June 1, 1998, and the discussion the Board had with Susan Lane about Walmart is one more example.

Susan was not too sure whether private citizens should attend a private meeting with Walmart on an issue that impacts the whole town. Susan felt that some public officials should attend to represent the town's interest.

The Board of Selectmen are correct in saying that the Planning Board should not attend, but none of the Selectmen showed any interest in attending. The Selectmen have plenty of time to congratulate

baseball teams and Olympic champions, but no time for the problems of one of our neighborhoods. The difference is that the Walmart issue might cost them votes or support in future elections.

When I first started getting involved with town politics, my dad made a wise observation. He said that for as long as he had lived in town, the town had been run by the developers and the Chamber of Commerce. A lot of the money that is spent on Selectmen's elections come from these groups.

The most important issues that have come up recently have included impact fees, Fairmont Rd., video gaming, and now Walmart. They have all seen a general support of the business interest by the Board of Selectmen and the Planning Board. All we ever hear is that there is little they can do to

stop business from maximizing the value of the land. Maybe it is time we get some public officials like the Henniker, NH Planning Board that would not allow a Rite Aid store in their town and then won in court.

Quality of life issues do matter. Maybe we need new leaders and lawyers so that the Town of Salem can have some control over the future. We do not need more retail. We do need development such as Scudder that brings good jobs to Salem so some of us can stop paying income tax to Massachusetts and that do not have the quality of life issues that the Mall, twenty-four hour supermarkets at Walmart or tattoo parlors have.

It is time for the Board of Selectmen and the Planning Board to stop only listening to those that have money and start listening to average every day people.

Sincerely,

Stephen Campbell

■ See LETTERS Page 6



*7. Observer 6/11/98*

# Mayberry and Town of Salem honored

**SALEM** - Bruce Mayberry and the Town of Salem have been honored by the State of New Hampshire, Office of State Planning with an Award of Merit.

The honor stems from the effort to develop a fair and equitable school impact fee program and to conduct extensive public education forums on the related ordinance which resulted in its adoption in 1997.

Mayberry, who works as a consultant for the town, was nominated by Planning Director Ross Moldoff for his report to the Board of Selectmen and the School District completed in 1994 and titled "Methodology for the Calculation of Impact Fees for Public Schools in the Town of Salem."

Moldoff noted in his nomination letter, "The most impressive aspect of Bruce's work was his thoroughness in researching and documenting all aspects of the school impact fee issue."

Moldoff also said, "Despite heated opposition from builders and developers, Bruce calmly addressed all the issues. His professionalism and thoroughness impressed everyone."

The town hired Mayberry to update his original report in 1996 and Salem voters adopted the school impact fee system in March 1997.

The award was given at the Annual Planning and Zoning Training Conference on May 30, 1998.

## Editorials

### *Salem pride dwindling*

A telephone call from a Salem resident caused us to think about something: Where is Salem pride?

The caller asked "What ever happened to Salemfest?" She added that she was looking forward to taking her grandchildren to the annual bed race.

Salemfest didn't happen. The Fourth of July almost didn't happen. There were fireworks, but the all day activities, entertainment and citizen participation were all but missing.

Salem doesn't have an "Old Home Day" celebration; Salem has, in fact, very few New England style community activities. Unless you belong to a sports team, private organization or just love to go shopping, you probably just stay home or take off to some other place to have fun.

There seems to be nothing that brings all Salem residents together, except for Town and School District Meetings, and they are poorly attended.

We don't have a community chorus, a community band; we have a community theater, but that receives too little support.

The Field of Dreams has eliminated its summer concerts due to lack of funds and lack of volunteers.

You can drive through almost any New Hampshire community during the summer months and see community festivals of one kind or another.

We wonder where the heart of Salem pride has gone?

For children, everything is either school or sports oriented, or their parents take them out-of-town to expose them to some form of culture.

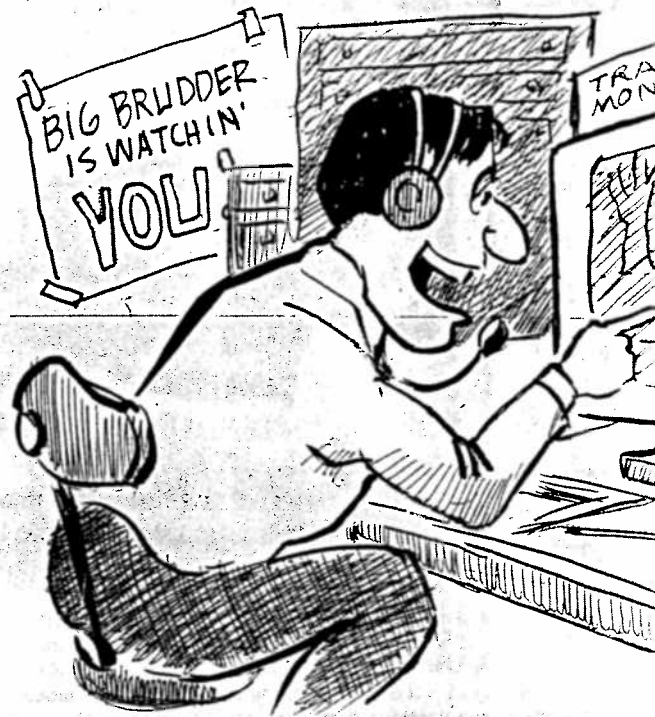
The Kelley Library certainly tries to put forward cultural and entertaining programs, but there is no place that works to bring together Salem residents where they can identify with the town as a whole.

We are coming up to our 250th Anniversary and the committees are making terrific plans.

We hope this serves as a catalyst to involve all residents in community activities and pride.

Otherwise, we will be merely known as the shopping center of southern New Hampshire, and that isn't much to be proud of.

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THIS IS GON'NA PAY FOR



### *Special appreciation*



# Salem Observer

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JULY 16, 1998

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## North Broadway: Lots of plans; no answers

by Carol Moore

**SALEM** - A workshop session held prior to the regular Planning Board meeting on Tuesday, July 14, was a discussion about what to do about the increasingly busy North Broadway corridor.

The area in question is Route 28 from the depot north to the intersection of Routes 28 and 111.

There are no easy answers.

There are many plans on the boards to develop new businesses and expand older ones along that route and the Planning Board brainstormed alternatives to traffic planning in hopes of taking a proactive approach to the problem.

Currently, Wal-Mart is seeking approval for a 75,000 s.f. expansion and Arcon is planning to develop a site situated between the former Winmill Equipment and Salem Marketplace into a walk-in health center.

Both Wal-Mart and Arcon have

submitted traffic studies and suggestions as to where traffic signals might be appropriate.

Wal-Mart's study favors traffic signals at Taylor St. and Old Rockingham Road; Arcon wants a traffic signal at the site of their driveway.

Another approach would be to realign Old Rockingham Road with the Arcon Driveway and place a signal there.

There is an alternative to place the signal at the Arcon driveway and force traffic from Taylor St. to cross through private property—the BankBoston lot, the Salem Marketplace lot, and the Arcon lot where motorists will be funneled to a traffic signal for access to Route

28.

What is contemplated is not a road, but rather something like an aisle in a parking lot.

Also, any future development—which would include the former Winmill Equipment site, the former JAMCO Building to the rear of Video Update, a lot south of Wendy's and a lot north of Wal-Mart—would most likely include traffic being funneled out of existing driveways to eliminate more curb cuts along the busy corridor.

While all these alternatives are being studied, one thing seems to be set in place. North Broadway will become a five lane road—two

■ See PLANS

Page 2



sure Conor didn't take off for is on display on Friday, July 10 appreciation day.

Observer/Carol Moore

## Response Team proposed

risk warrant arrests where the nce of weapons is suspected il as control of a riot situation. ere not a village anymore. re way overdue to have an nt," Mac Kinnon added.

would be a danger for ined officers to attempt to ol a situation, but the wou carry the burden while officers would establish the eter, control traffic and deal the press.

five or six officers who would receive specialized training.

The total team membership would be 20 to 25 police officers from the member communities.

He estimates the total cost to Salem at about \$15,000 per year.

In a situation where the team is called out, the costs would initially be paid by the team member's department, but the town that requests the service would be billed

## NEWS BRIEFS

### Blood Drive set for today

**SALEM** - The Bishop Peterson Council #4442 of the Knights of Columbus will be holding a Blood Drive from 2 to 7 p.m. today at the K of C Hall, 37 Main St., Salem, NH. All donors will also be treated to a spaghetti dinner served by Council members.

### Gov. Shaheen to visit Salem

**SALEM** - The Salem Democratic Town Committee will be hosting Governor Jeanne Shaheen on July 18, 1998. The event will be held at the home of Freda Smith and Elaine Petrucci of 98 Brady Avenue, Salem.

The time will be from 4 p.m. until 6 p.m., rain or shine, and refreshments will be served. Tickets are available for the event at a cost of \$25. Anyone interested can contact Dal at 898-7715.

# Assisted living complex plans unveiled

by Carol Moore

**SALEM** - A plan for a 65,000 s.f. 90 unit assisted living facility which will also include 25 independent living units was presented before the Planning Board at their Tuesday, July 14 meeting.

The facility is being developed by Atria and will be situated on land currently owned by the Town of Salem at the intersection of Lawrence Road and Veterans Memorial Parkway.

The plan hinges on a land swap between Atria and the Town.

A Warrant Article approved at Town Meeting gives the Board of Selectmen the authority to swap this parcel of town-owned land for another parcel directly behind the Municipal Office Building.

This lot would be used for future town development and possibly a future senior center.

The project is within the newly-created elderly overlay district and is the first plan to come before the Planning Board for this type of facility in this district.

The plan was brought forth for a conceptual discussion only, so no vote was taken.

## Planning Board Notes

The Planning Board met in regular session on Tuesday, July 14 and held the following discussions:

### OLD BUSINESS:

#### Mika Subdivision

Preliminary hearing for 2 lot subdivision at 9-19 Lake Shore Road, Map 79, Lots 4435 and 4436. Continued from 3/12/98. **Moved to final hearing. Approved with conditions.**

### NEW BUSINESS:

#### Azarian Subdivision

Preliminary hearing for 2 lot subdivision at 47 Cross St., Map 135, Lot 9326. **Continued.**

#### DHB/Taylor Subdivision

Preliminary Hearing for lot line adjustment at 102 Bridge St., Map 102, Lots 7546 and 11823. **Moved to final hearing. Approved with conditions.**

#### Brooks Pharmacy Site Plan

Public Hearing on revised site

Public input, however, was allowed.

The two major concerns were parking spaces and, of course, traffic.

The plans call for 65 parking spaces where 110 are required, so the developer would need a waiver on this issue.

The traffic issues are mainly concerns by abutters that placing the main entrance on Lawrence Road at a very busy intersection would be a disaster waiting to happen.

Several abutters met with the developer on July 8 for a "neighborhood meeting" where they expressed their concerns.

Marty McCabe, 51 Lawrence Road, speaking for the group explained that no one has any objection to the project, but they felt the main access on Lawrence Road would cause traffic problems.

They cited the fact that the entrance is located along a blind curve and visitors unfamiliar with the area could end up in an accident.

McCabe told the Board that her fence has been taken down numerous times by cars losing control.

"It's a terrible road. On weekends, we can't get out of our driveway," she said.

Abutters suggested an alternative entrance through the back of the area into the Salemhaven driveway, then out to Geremonty Drive.

Atria is currently negotiating with Salemhaven to see if this would be possible.

Some Board members suggested that if the entrance is on Lawrence Road, there might be a need for road widening and perhaps a full traffic signal at the intersection of Lawrence Road and Veterans Memorial Parkway.

According to Planning Director Ross Moldoff, the last time this area had a traffic study was probably in 1989 when the Mall at Rockingham Park was proposed.

Since then, McCabe said, the traffic has quadrupled.

## PLANS, From Page 1

lanes north, two lanes south and a turn lane in the center.

Along with the alternatives for the North Broadway corridor, future possibilities for the Routes 28 and 111 intersection may include closing off Shadow Lake Road and rerouting Route 28 traffic through Lake St.; adding an eastbound lane from Route 111 into the intersection and placing a median strip on Route 111 near Old Rockingham Road that would prevent left hand turns onto and from Old Rockingham Road.

A median strip is also contemplated somewhere along the depot area of Route 28 to prevent left hand turns from Taylor St. and the BankBoston parking lot.

Traffic consultant Steve Pernaw said this would improve safety, but not convenience.

Among the questions yet to be answered is how the railroad right-of-way adds to the mix and whether train transportation could be reactivated.

Although the alternatives are still in the discussion stage, Planning Director Ross Moldoff said the planning should move along and should be part of an updated Master Plan.

"Applicants are going to be coming in and saying, 'Here we are. What do you want us to do?'"

## Salem resident honored

**SALEM** - Elke Harper, daughter of Monika Spillane of Main Street, Salem, was given the Sears B. Condit and Ruth E. Sullivan Awards during a Northeastern University honors banquet. Harper is an anthropology and photography major and a graduate of Northeastern's class of 1998.

The Sears B. Condit Awards were established in 1940 through the generosity of Mr. Condit, a member of Northeastern University's Corporation from 1936-1951. The awards are presented annually to outstanding students in the senior classes of all basic colleges at Northeastern. Award recipients receive \$300 and a certificate commemorating their achievement.

The Ruth E. Sullivan Scholarship is given annually to recognize undergraduate excel-

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7/21/98 Tribune

# Quest for bigger Salem Senior Center begins

◆ Salem's Council on Aging has until Monday to apply for a \$1 million grant to build a new senior center.

**By Dawn Souza**  
*Eagle-Tribune Writer*

SALEM, N.H. — Seniors envisioning a bigger, better senior center are one step closer to seeing it become a reality.

Last night, selectmen set aside

land behind the Municipal Office for a new center and authorized the Council on Aging to apply for a \$1 million grant to build it.

If the town wins the grant from the Department of Housing and Urban Development, it would pay the full cost of the proposed 7,750-square-foot building, Town Planner Ross A. Moldoff said.

The center would be built on town-owned land behind the Munic-

Please see **SENIORS**, Page 10

Continued from Page 9

## Seniors: Grant proposal in the works

ipal Office, just north of it. It would be one floor with a partial basement and also include space for the Rockingham County Community Action Program. That program provides services to both elderly and low-income families in the area.

The new center would also have updated kitchen facilities, far superior to those at the present center on Lawrence Road. The existing center, located in a former school, is tight on space and cannot accommodate

Salem's growing senior population.

Mr. Moldoff said the plans have the potential to add space so more service agencies can be centralized there.

"The building has been designed so it can be expanded," he said.

However, if Salem wants to add offices for other agencies, Town Meeting would have to approve paying for the costs beyond the grant money.

Mr. Moldoff said selectmen and taxpayers may want to include other programs in the building, such as

the Greater Salem Caregivers. That group provides rides to medical appointments for seniors and other homebound residents.

However, before any plans can move forward, Salem must apply for and win the \$1 million grant. The application is due Monday and winners will be announced sometime in September.

If the money comes to Salem, the Council on Aging wants to have a new center built and open by the town's 250th anniversary in the year 2000.

CHIRE

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SALEM

# Target told store needs regional flair

## While they redesign, Brooks heads to Depot

By Dawn Souza

Eagle-Tribune Writer

SALEM, N.H. — Town planners want Target to make its mark in Salem.

That is why the Planning Board sent the national retailer back to the drawing board last night to try to give its proposed Route 28 store a more New England look.

Target, a discount chain, wants to demolish the old home of Lechmere and build a store there. Last night, during its first Planning Board hearing, Target unveiled its artist's rendering, showing a rock-face concrete exterior done in three shades of brown.

Planning Board Chairman James Keller said the Route 28 location near the intersection of Cluff Road is a highly visible one.

"Target has the opportunity here to say, 'We don't want a Target in Salem, we want a Salem Target,'" Mr. Keller said.

Mr. Keller said he wants the company to somehow add more New England-style architecture to the 117,500-square-foot store.

The board continued the hearing on Target, following a lengthy presentation on landscaping, traffic, parking spaces and other pertinent details.

The store plans to add more trees and flowering shrubs, build an irrigation system to water them and install a water treatment tank to clean its parking lot run-off before it flows into the Spicket River.

Mr. Keller said the company could have bypassed the board by moving into the existing store, hanging a Target sign over the Lechmere one and opening. Instead, he said, the company chose to demolish Lechmere and make changes and improvements to the site.

Scott Columb from Target said the company prides itself on having attractive, user-friendly locations. He said Target considered remodeling Lechmere into a Target, but decided against it.

"To 'Targetize' the building would cost more than if we went back and demolished the existing building," Mr. Columb said.

Another new business discussed last night was Brooks Pharmacy, which received approval to move

**"Target has the opportunity here to say, 'We don't want a Target in Salem, we want a Salem Target.'"**

Planning Board Chairman James Keller, who wants the discount store to build in traditional New England style at the Lechmere site on Route 28

into Main Street.

The pharmacy will be located at 142-148 Main St. in the Steenbecke plaza, taking the space of the former Big Jim's Home Center Bargain Outlet.

The approval came after Planning Board members spent more than a half-hour considering whether to allow 10 parking spaces and a two-way drive aisle in the area in front of the store. Other parking is located to the east and rear of the building.

A Brooks representative said this company needs the front-door parking to succeed in business, as a high percentage of customers are elderly and handicapped who cannot walk long distances.

The board approved the front parking after its traffic consultant said he did not consider it a bad traffic situation and suggested a few slight changes to make it work better.

Being located in the Depot, the area where Route 28 and Main Street intersect, also caused concern. The Planning Board required 4 feet in the front of the lot be set aside for future widening of Main Street.

Two nearby property owners are against the project, saying more traffic would choke the already busy Depot.

James Troisi, lawyer for Brooks, said the company expects to break ground by the end of this year.

This report was prepared by Dawn Souza. If you have questions, comments or material to add on this subject, please feel free to contact her by phone at (603) 893-9555, Ext. 188, during business hours, by mail at Box 100, Lawrence, MA 01842 or by e-mail at dsouza@eagletribune.com.

8/28/98  
Observer

# Target's "New England" architecture finds favor with Planning Board

by Carol Moore

**SALEM** - Architecture plans for a revised Target building with a New England flavor were well received by members of the Planning Board at their meeting on Tuesday, August 25.

Target plans to raze the former Lechmere building on Route 28 and replace it with a 117,550 s.f. building which will house a retail store.

In what seemed an 11th hour revision of the architectural plans, Target scored high with its building concept.

During a presentation made by Project Architect Jay Richardson, credit was given to Planning Director Ross Moldoff who took pains to provide photographs of many buildings in Salem that represented the "New England flavor" the Planning Board had asked Target to achieve.

Up until late Tuesday, drawings were being electronically sent from a Manchester architectural office to the Municipal Office Building in hopes that the revised plan would be ready for presentation on Tuesday evening. It was.

The new plans are a cross between the old car barn on Main St. and Rockingham Park Racetrack.

While the color scheme is not settled as yet, the drawings reflect gray for New Hampshire granite and russet brown for colonial brick.

The design is highlighted by twin towers reminiscent of the towers at the racetrack and a peaked entrance that is a feature appearing on many recently constructed Salem retail buildings.

The plans also include a covered pedestrian arcade at the front of the building.

Scott Collum, Regional Architectural Manager for Target, said he was looking for the Planning Board's blessing on the concept.

He explained that all non-prot-

## "Today's Parent" debuts

**DURHAM** - UNH Cooperative Extension and Concord Hospital are collaborating to produce a new television show called "Today's Parent, Everyday Challenges: Real-life Families."

"Today's Parent," a half-hour educational magazine-style program, premieres this fall with six pilot shows throughout New Hampshire on the Media One cable network. Shows will delve into such topics as positive ways to manage child/teen behavior, instilling responsibility, discussing sex and sexuality with children, and more. The program will promote communication skills, offer ideas and current research-based information, and feature UNH faculty experts discussing various issues with guest parents.

Judith Bush, UNH Cooperative Extension, and Laurie Anderson, Concord Hospital, will produce and host the show. Tapes of the show will be available for distribution statewide and will be in libraries, schools and parent/child centers. Serving on the Advisory Committee, also from UNH Cooperative Extension, are Mary Temke and Holly Young.

typical Target stores must be reviewed by a committee.

"We think we can sell this plan," he said.

The new plan adds some "relief" to the previous plan which was described by Richardson as "clean and simple."

"The pedestrian arcade will provide some relief and shadow to the front," he said.

Also, the architects have added a cornice that "has some shape to it."

Overall, the new plan has toned down the modern stripes and moved them higher up on the building.

Planning Board members expressed unanimous approval of the new plan.

Planning Board member Phyllis O'Grady did express some concern over the arcade's metal roof.

"Couldn't you use some nice shingles?" she asked.

Planning Board member Francis DeCesare said that the 99 Restaurant had a metal roof and when it rained the noise was unbearable.

"They had to cover the metal roof with a wooden roof," he added.

Chairman James Keller said the overall plan was exactly what the Planning Board had been looking for.

"You've clearly moved forward. The plan may need some tweaking, but no major modifications," he said.

The discussion centered around the architectural design only. Target will be returning in the near future to address other issues, including traffic.

when conditions. The next Planning Board meeting will be on Tuesday, September 15. There will be no meeting on September 8 which is the date of the primary election.

## Dumont joins Chamber

**SALEM** - Laurie (Wysocki) Dumont has joined the staff at the Greater Salem Chamber of Commerce as Program Manager.



Laurie Dumont

She will organize special events such as the Business Expo, Chamber Cup Challenge Golf Tournament, Annual Dinner, and monthly Business After Hours networking events. Laurie will also serve as liaison to the Chamber's 500+ members from Salem, Windham, Peiham, Atkinson, and Hampstead.

Laurie has previous sales and marketing experience within the software and medical device industries.

Please contact Laurie at the Chamber, (603) 893-3177, if you are interested in becoming a member or sponsoring an upcoming event.

In industries around help inventors get front of the right companies. Invention Manager recognizes that process starts long tact with manu Program brings expertise and re areas of Propriet licensing and tech market research. Improvement. M ADLE works with degree of improv the technology itself ufacturing proce

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Catholic Health Care System

across Haverhill's Ralph Basiliere Bridge, when he noticed a car parked in the southbound lane with nobody in it. Looking over the car, he spotted a woman holding onto the outside of the bridge railing, leaning toward the river below.

"When I saw that car and her, I did a U-turn and pulled up right behind her car," said Officer Gilligan.

"I got out of the car and walked up to her very slowly and asked, 'Ma'am, you're not thinking about jumping, are you?' She started to freak out. In my heart of hearts, I thought she was desperate enough to jump," he said. "But I tried to calm her down and make her think a little more rationally until I could get somebody there to help me."

Several minutes later, two girls in a car slowed down to see what was happening. Officer Gilligan pointed them in the direction of a cruiser he had seen up the road and told them to drive back and alert police that there was a jumper on the bridge and to return immediately.

Haverhill Officers **Lance A. Dawkins** and **George Dekeon Jr.** responded quickly. One of the officers joined Officer Gilligan, trying to talk the woman out of jumping while the second one sneaked up from behind and grabbed her.

"They were outstanding. The ... officer made a phenomenal grab to keep the woman from going into the water. She was fighting us. She panicked and let go of the railing," said Officer Gilligan.

"You really don't have too much

Please see **ON BEAT**, Page 10

cats spayed or neutered. As the animals breed and the population increases, cats either stray or are intentionally abandoned by their owners.

Feeding the strays generally means even more cats will arrive.

## Saving critters

**R**enee Dalton, 35, is a veterinary technician and groomer at Salem's Main Street Animal Hospital. A volunteer

6 kittens died at foster homes.

with the Feline Friends Rescue/Adoption League, she is also an animal lover who has 10 of her own cats and seven other foster cats awaiting permanent homes.

One of her cats, "Tate," is lucky to be alive, one of only three survivors in a Salem, N.H., home that held 20 dead cats in small carriers

9/7/98 Observer

# Nature lovers in store for warmer welcome in Salem

◆ A wooden bridge and a new gravel parking lot will welcome visitors to the Salem Town Forest.

By **Dawn Souza**

Eagle-Tribune Writer

SALEM, N.H. — One of the town's largest wooded areas will soon be easier to enjoy.

A 100-foot-long, environmentally sensitive bridge will take pedestrians from a new parking lot on Route 111 across Hittytitty Brook into the 235-acre Town Forest. The town-owned forest is on the east side of Shadow Lake Road near the road's south side.

"It really opens it up and it makes it nicer," said Theodore W. Hatem, chairman of the Salem Conservation Commission. "Whether you go there to walk the trail or watch the birds, you'll get the full benefit."

It is a Conservation Commission project that aims to demonstrate how development can compliment the environment. Rather than driving stakes or piles deep into the ground to

support the 4-foot-wide wooden bridge, anchors will be screwed into the ground. Planning Director Ross A. Moldoff said it is an environmentally friendly process.

"It will have very little, if any, affect on the environment," he said.

The new parking area is located between the state public works shed on Route 111 (Shadow Lake Road) and Hitty Road. It is a gravel parking lot, shrouded by trees along the road with several trees in its center.

Before the new parking lot, visitors to the Town Forest had to turn off Route 111 onto Hitty Road and West Lane to get to a gate and dirt road leading into the forest. Mr. Moldoff said both residential streets are very narrow and the area near the gate only has room for a handful of cars. The new parking lot can fit 13 cars and four buses, he said.

The entire project — parking lot, bridge with railings and a wooden "Town Forest" sign — will cost \$73,800. The money will not come from tax dollars, but from the commission's conservation fund. Work on the bridge was to begin this week.

## MARTHA E. PREVITE

Age: 27.

**Occupation:** Litigation specialist, Daniels Law Office in Boston.

**Profile:** Ms. Previte is the daughter of renowned Lawrence political figure Albert S. Previte Jr., a former School Committeeman and state senator during the 1950s. A lifelong Lawrencian, she says she is delving into politics to follow in her father's footsteps.



## ORLANDO CARRILLO

Age: 31.

**Occupation:** Building and maintenance supervisor at the Lawrence Family Development Charter School.

**Profile:** Mr. Carrillo is one of seven brothers who were raised in Lawrence by their Puerto Rican-born parents. The father of two children attending Lawrence schools, he says he can bring a parent's perspective to the School Committee. Of Hispanic descent but raised here, he said he can also help bridge ethnic differences.



# Battling

◆ Two political newcomers say they are ready to fill the vacant seat on the Lawrence School Committee. They will face each other in the Nov. 3 election.

By **Hernán Rosemberg**  
Eagle-Tribune Writer

LAWRENCE — Both candidates on the ballot vying for the lone empty seat on the School Committee are lifelong city dwellers making their first attempt at becoming politicians.

Orlando Carrillo, 31, of 108 Tremont St., is



# Program inside

9/14/98

# Target talks traffic impact tomorrow

Target, a national retail chain, is one step closer to making its mark in Salem.

The giant discount store wants to demolish the former Lechmere store on Route 28 near the corner of Cluff Road and build a 117,500-square-foot building.

**DAWN SOUZA**



Still before the Planning Board, Target recently satisfied the board with some changes it has made to its proposed building's architecture. Last month, the Planning Board sent Target back to the drawing board to give its large building a

more New England-style look.

The result was some striping and other designs on the building's outside to break it up. The color of the building was also changed from being three shades of brown to rust and gray. Some peaked roofs were also added over parts of the store.

Salem Planning Director Ross A. Moldoff said Target has also added more landscaping, including a double row of evergreen trees along the back side of the building.

Mr. Moldoff said Target now has things like traffic and some elevation changes to discuss with the board. The board will be looking at how the new store will impact the surrounding area, such as Route 28's intersection with Cluff Road.

Target will go before the Planning Board tomorrow night during its 7:30 meeting in the Knightly Meeting Room at the Municipal Office. Target is the second hearing on the agenda.

## Race night benefits Field of Dreams

Those looking for a way to help out Field of Dreams may want to come to "A Night at the Races" Fri-

## SALEM

day night.

For \$35 per person, one can dine on appetizers and deserts while watching and betting on races at Rockingham Park racetrack.

The annual event, which starts at 6:30 p.m., is hosted by Dr. Michael Stein and his wife Gina. Dr. Stein has a medical practice in Salem.

Proceed from the event will be given to Field of Dreams, a privately run park and playground located on Geremonty Drive. The park is open to the public.

Tickets to "A Night at the Races" are being sold at Fleet Bank and Ford Flowers, both on Route 28.

## Business event offers massages

The next "Business After Hours" event of the Greater Salem Chamber of Commerce will be held Wednesday at SalemHaven Nursing Home, 23 Geremonty Drive.

Sponsored by the chamber's Health Professional Network members, the networking event will also feature some demonstrations including a hypnotist and massage therapist.

Business people are invited to bring their cards and literature to the event, which runs from 5:30 to 7:30 p.m.

The cost is \$3 for chamber members and their guest with advanced reservations. Nonmembers and those without reservations will be charged \$5.

Reservations may be made by calling the Greater Salem Chamber of Commerce, 220 N. Broadway.

Dawn Souza covers Salem for The Eagle-Tribune. She can be reached at (603) 893-9555, Ext. 188, during business hours, by mail at Box 100, Lawrence, MA 01842 or by e-mail at [dsouza@eagletribune.com](mailto:dsouza@eagletribune.com).



Mark Lorenz/Eagle-Tribune

tasters at Sunday's Salem Family Funday. Andy Cyr, a cook at Edge and Patrick Holland, John J. Moynihan of Andover Bank-NH, Police Capt. Alan S. Gould from the Greater Salem Council

## 's best pizza

and crust categories. Salem of Pizza won the best cheese

ry. Sponsors of the event were Andover NH of Salem, attorney Darlene niele of Salem, Harvey Sign of ence, Mary Queen of Peace of Salem, Munro Graphics of en, RTT Associates of Salem aw's Supermarket of Salem. nizers hope to make the pizza- an annual event.

### PIZZA-TASTING RESULTS

**Best overall:** Sal's Just Pizza

**Best sauce:** Sal's Just Pizza

**Best crust:** Sal's Just Pizza

**Best cheese:** Salem House of Pizza

Debra Brown covers Chester for The Eagle-Tribune. She can be reached by mail at Box 181, Sandown, NH 03873 or by e-mail at [dbrown@eagletribune.com](mailto:dbrown@eagletribune.com).

## Quayle makes Derry stop

DERRY, N.H. — Former Vice President Dan Quayle will visit Derry on Wednesday.

Mr. Quayle will attend a reception from 3:15 to 4 p.m. at the law office of Thomas P. Colantuono, a Republican candidate for Executive Council.

Mr. Colantuono's office is at 23 Birch St. in Derry. The reception is by invitation only.

Mr. Quayle, who is considering a run for President in 2000, will make stops earlier in the day at a reception for gubernatorial candidate Jay Lucas in Goffstown, speak at St. Anselm College there, then attend a reception in Hillsboro.

On Thursday, he will attend a reception in Merrimack, then make several appearances on state radio programs. He will also host a fund-raiser in Concord at the Eagle's Nest Restaurant for Republican state Senate candidate Mary E. Brown, a representative from Chichester, who is running for the seat that includes Danville and Sandown.

## Target working toward traffic deal

9/18/95

Target, a national retailer, is still work- toward town approval to demolish the Lechmere building on Route 28 and build its own store.

**DAWN SOUZA**



This week Target and the Planning Board talked about traffic for more than two hours.

Both sides agree that Target will bring more traffic than Lechmere.

Target has offered to do a full-scale study of the Route 28 intersection at Cluff Road and Cluff Crossing, taking it and other potential development into consideration. It would give

the study to the town.

However, the board's traffic consultant suggested Target look into finding some way to ease its traffic impact when the store opens.

"The Planning Board wants more information, and they want a consensus between the traffic consultants," Salem Planning Director Ross A. Moldoff said.

Target is planning some traffic improvements within its site. The exit onto Cluff Road will be lined up to match that of BJ's. Target also plans to add a lane along the driveway coming off Route 28 at Ames and retime the traffic light there.

Target's 117,500-square-foot, rust and

gray building would also have more landscaping than the Lechmere store did, including a double row of evergreen trees along Cluff road at the rear of the store.

An irrigation system would also be installed to water the trees and flowering shrubs, and a water treatment tank would clean its parking lot run-off before it flows into the Spicket River.

Mr. Moldoff said Target is still working on securing some state permits. He said Target will come before the Planning Board again to discuss traffic, but a date has not yet been set.

### Teen Center concert

With school in full swing, the Salem Teen Social Center is hosting a "Back to School" concert Sunday.

Held at the Derry-Salem Elks Club on Route 111, the dance will run from 7:30 to 10:30 p.m.

Admission is \$5 per person.

The bands Jerico and Past Experience will perform live.

### Scrapbook workshop

Parents can make a family scrapbook at a free workshop Tuesday night, sponsored by Success By 6.

The workshop will be held at 7 p.m. at

## SALEM

Woodbury Middle School on Main Street.

Parents are asked to bring scissors and five to seven photos of their children and family to transform into a keepsake treasure.

Christine Augusta will run the workshop, called "Celebrate Our Children."

Because seating is limited, pre-registration is required by calling Salem Family Resources at 898-5493.

### Civil War remembered

The Sons of Union Veterans of the Civil War will meet Monday at the American Legion on Route 28 in Methuen.

The organization exists to honor those who fought to preserve the Union and free the slaves. It is open to male descendants who are blood relatives of soldiers, sailors, marines or members of the Revenue Cutter Service, who served during the War of the Rebellion of 1861-65. Men without ancestry may apply to become an associate of the organization.

Douglass R. Knight of Salem is the commander of the organization's William Tabor Camp 162.

Dawn Souza covers Salem for The Eagle-Tribune. She can be reached at (603) 893-9555, Ext. 188, during business hours, by mail at Box 100, Lawrence, MA 01842 or by e-mail at [dsouza@eagletribune.com](mailto:dsouza@eagletribune.com).

# Salem gets new plaza

## Owners plan changes for Route 28

◆ Five or six stores will be located in the Village Shoppes on Route 28.

By Dawn Souza  
Eagle-Tribune Writer

SALEM, N.H. — A new shopping plaza is coming to Route 28.

Five or six stores are planned for the Village Shoppes, a new two-building plaza being built across from Home Depot, just north of the intersection of Route 28 and Kelly Road.

*The 170,000-square-foot mall will be located near Kelly Road.*

The 170,000-square-foot project, rejected in 1995 by the Planning Board, was approved the following year in court after its developers, Rosen Associates of Miami, Fla., challenged the board's decision.

Now, nearly two years since a Rockingham Superior Court judge ruled in their favor, the developers are set to break ground.

Last week SUR Construction of Rochester, the project's contractor, took out a town permit to do \$1.5 million in site work.

Rosen Associates' plans also call for improving Route 28, the town's major retail thoroughfare, spanning from Methuen to Windham.

They will:

Add a traffic light at its Route 28 entrance, which would be lined up with the entrance to the Funhouse Pizza plaza across the street. The light would be the sixth one along the stretch of Route 28 between Kelly Road and Cluff Road.

Widen Route 28, from the new plaza to the intersection of Cluff Road by Salem Animal Hospital, to add another

travel lane going north. Land will be taken from the south-bound side and the road restriped to create the new lane.

The names of the new stores have not been released to the town, Salem Planning Director Ross A. Moldoff said.

The plaza is expected to open sometime next summer, according a man at SUR Construction, who refused to give his name.

The plaza's development has been a tumultuous spanning about six years.

Rosen Associates first looked at the location in 1992 and started planning its center in early 1993. It took nearly three years for the plans to be accepted for

review by the Planning Board, which then rejected them in August 1995.

The project was met with fierce opposition from residents, both those who live near the project and others simply fed up with the growing development and traffic in town.

The board's rejection was based primarily on three reasons: safety, general welfare of residents and the traffic impact on Route 28. Traffic studies of the Kelly Road intersection showed it would have more cars than it could handle by the year 2005, even if improvements were made to ease traffic. Rosen Associates filed suit and in December 1996 the Planning Board's decision to bar the project was overturned in Rockingham Superior Court. Judge Patricia C. Coffee ruled the project "did not degrade the level of service at the intersection."

Clifford Rosen of Rosen Associates was out of town and not available for comment, according to a secretary who answered the phone in his Miami office. A message left at Rosen Associates' Boston office was not returned.

# promise could be right one

## capping tax rates for school money

*ing this is the one  
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r Donna Sytek

action,"  
Gov. Sha-  
heen said.

For the  
first time,  
Republican  
and Demo-  
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present the amendment.

Last week, House Speaker Donna Sytek, R-Salem, offered an amendment that failed to get the necessary three-fifths vote. Gov. Shaheen backed it, but House Democratic Leader Peter Burling did not.

The new amendment will come before the Legislature on Thursday.

Leaders say the compromise is the last best chance to put something

on the Nov. 3 ballot.

"I'm hoping this is the one that puts us over the top," Rep. Sytek said.

Rep. Sytek said the change "trumps" the court's finding that every child has a fundamental right to an adequate education.

The amendment would require the state only to assure "the opportunity for an adequate education." The court held the state had a duty

Please see **TAX CAP**, Page 10



# planned

Continued from Page 1

building both an East Side Mario's restaurant and a bar and grille there.

All that is needed to seal the land deal is the approval of the state Executive Council, said New Hampshire Department of Transportation spokesman William H. Boynton.

With more than 30,000 cars traveling Interstate 93 daily, the project is meant to help ease congestion to and from Boston. More than 700 people from Salem and Windham commute by car to Boston each day.

"It's part of an ongoing effort to encourage multipassenger riderships," said Mr. Boynton.

The commuter lot will have space for more than 500 cars for carpoolers and bus passengers. A bus terminal will provide regular routes in and out of Boston.

If the land sale goes through as expected, the Department of Transportation will put the project out to bid in September 2000. The park-and-ride and bus terminal are expected to cost about \$1.5 million to build and would be paid for with federal money earmarked for congestion mitigation.

State Rep. Richard T. Cooney, who has been involved with the bus transportation issue for more than a year, said it will be welcomed in Salem, by both commuters and those who want to use the bus sporadically.

"It will be nice to go there and hop on a bus to Boston," Rep. Cooney said.

Rep. Cooney is a member of the Salem-Plaistow-Windham Metropolitan Planning Organization, which also deals with transportation issues.

Because the T-shaped parcel is larger than needed for the project, Rep. Cooney hopes the state and town will work together to provide some of the land to Soule school for more recreation fields. In return, the town can turn over some land along I-93 for the state to use for wetland mitigation for the highway's widening.

Whether a temporary park-and-ride is established between now and 2000 is still up in the air, said Rep. Cooney. With a firm date in place, local businesses with large parking lots, like Rockingham Park race-track, may be willing to let a park-and-ride and bus route run from their property in the interim.

Concord Trailways, a Concord-based bus service, last year agreed to run a route through Salem into Boston once a park-and-ride location, either permanent or temporary, was found. Whether the bus company would be involved with the terminal coming to Salem this year is not yet known.

## Haute cuisine at the firehouse

By [illegible]

...out and  
...partment. Police

Please see **FIRE**, Page 5

9/18/98

## Car pool lot could ease I-93 traffic

◆ Boston-bound commuters may be able to take a bus from Salem starting in 2000.

By Dawn Souza  
Eagle-Tribune Writer

SALEM, N.H. — The state plans to build a park-and-ride lot and bus terminal on Rockingham Park Boulevard in the year 2000.

It has signed a contract to pay \$3 million for 14 acres across from The Mall, Rockingham Park, behind Bradlees department store and backing up to the Dr. Louis F. Soule School on Playcamp Road. Rockingham Park Boulevard is Exit 1 off Interstate 93.

The land is being sold by Renaissance Development Corp. of Rhode Island, which had been considering

Please see **CAR POOL**, Page 4

# NEW HAMPSHIRE

INSIDE  
Sports, 16

## 12 building permits left for 1998

◆ Developers have been keeping an eye on the number of permits issued, to be sure they apply before it is too late.

By Dawn Souza  
Eagle-Tribune Writer

SALEM, N.H. — The home building cap enacted last year by voters is doing its job. Created to keep Salem from growing too

### Cap controlling Salem's growth

fast, the home building rule does not allow more than 130 permits for single-family homes to be taken out each year.

There are only 12 left to issue for this year, Community Development Director James Turse said.

Once they are gone, those looking to start building a new home during the last three months of 1998 will have to wait until the new

year. By controlling the town's residential growth, Salem's schools, police, fire and public works services will have a chance to keep up with a growing population.

Last year, the first year for the cap, only 82 home building permits were applied for, far below the maximum allowed.

However, this year's permits surpassed 80

by the end of July. As of this week, the total had jumped to 118 permits.

Longtime homebuilder Laurence N. Belair of Salem said the strong economy has put consumers in the market for new homes, thus an increase in homebuilding.

"I really think it's reached its peak. I don't expect sales to be as good in 1999," said Mr. Belair, who owns Captains Village Development.

While developers would prefer not to have a

Please see CAP, Page 14

## Cap: 12 permits left

Continued from Page 13

cap, several local contractors say the cap has not been a problem for them.

Thomas A. Gioseffi of Gio Properties said those who earn a living from building homes have been keeping an eye on the number of permits to be sure they get what they need before it is too late.

Mr. Gioseffi and his partner, John Sytek of St. Joseph Properties, are building Briarwood, an 11-home subdivision off Zion Hill Road. They have applied for six permits during the past few weeks.

Mesiti Development, which is building the 67-home Autumn Woods development, has also been keeping an eye on the number of building permits being issued.

The Autumn Woods development, located off Route 111 about 2.5 miles east of U.S. Gas near Wickson's Corners, is about one-third built.

Last week, the company applied for six permits for homes along Hawk Drive, which is part of Autumn Woods. Because voters also capped the number of homes one developer could build in a subdivision to 20 a year, it will take Mesiti Development more than three years to build Autumn Woods.

The 130 cap figure was recommended for the ballot by the town's Growth Management Subcommit-

tee. Mr. Gioseffi and Mr. Belair represented developers' interests as part of the committee, which also included town officials and citizens.

Mr. Belair said during the past eight to 10 years, the average number of homes built in a year has been 108. With 130 as the cap, Salem can prevent major spikes in the number of homes being built, without putting too much of a restriction on homebuilders.

If all 130 homes are built each year, it will take Salem 20 years to run out of possible house lots.

Because there are so few permits left and three months to go, Mr. Turse has stopped issuing them. He said he wants the Planning Board to give him some direction on how to dole them out in the fairest way, as there may be a rush for the last few.

This report was prepared by Dawn Souza. If you have questions, comments or material to add on this subject, please feel free to contact her by phone at (603) 893-9555, Ext. 188, during business hours, by mail at Box 100, Lawrence, MA 01842 or by e-mail at dsouza@eagletribune.com.

# BULL'S-EYE! Target is in

9/30/98

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Range Road  
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whether to  
trees brought  
ES, Page 10

◆ But Wal-Mart and Old Rockingham Road neighbors have still not agreed on how to shield homes from lights and noise.

By Dawn Souza  
Eagle-Tribune Writer

SALEM, N.H. — Lechmere will be razed and a Target store built in its place on Route 28.

The Planning Board last night gave the retail giant the OK to build a store near Cluff Road, pending some needed state approvals and the completion of road improvements.

Because Target is expected to draw more cars than Lechmere did, a right-turn-only lane will be added on Cluff Road for drivers to turn onto Route 28. Target hopes to open sometime in 1999.

Meanwhile, Wal-Mart is still at odds with neighbors over building a barrier wall to shield homes from noise and lights from Wal-Mart and traffic it generates.

Wal-Mart, located just south of the Route 28 and Route 111 intersection, was also before the Planning Board last night. It wants to expand to add a supermarket and have the entire store open 24 hours a day.

Last night, the board brought up the issues of architecture, hours of operation and the neighborhood concerns about privacy.

Please see SALEM, Page 10

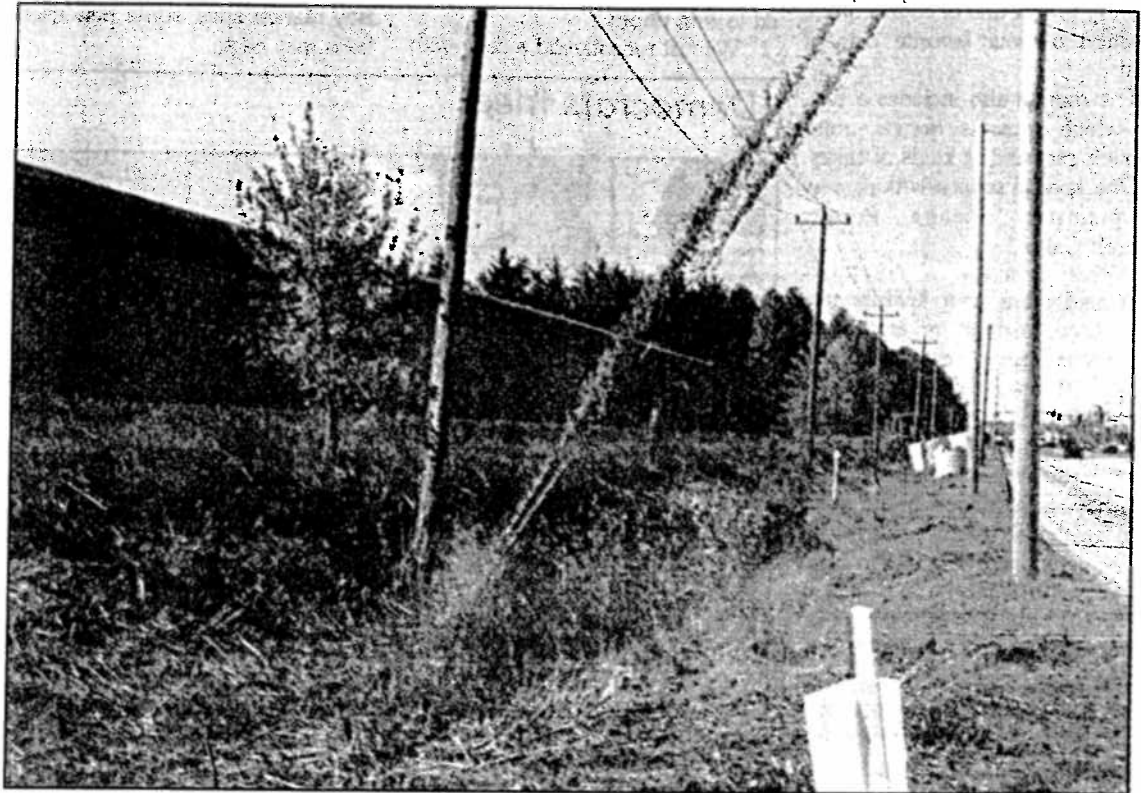
## WAL-MART VS. TARGET

Last night, both Wal-Mart and Target met with the Salem Planning Board to discuss proposed building plans for Route 28 stores. Wal-Mart wants to expand its existing store near Route 111. About three miles south, Target wants to demolish the old Lechmere store near Cluff Road and build its own store. Here's a brief look at each company.

TARGET	WAL-MART
U.S. stores: 828 in 40 states	U.S. stores: 2,388 in 50 states
N.H. stores: None	N.H. stores: 18
Number of employees: 166,000	Number of employees: 720,000
1997 revenues/sales: \$20.37 billion	1997 revenues/sales: \$119.9 billion
First store: Opened in Roseville, Minn., in 1962	First store: Opened in Rogers, Ark., in 1962.
Headquarters: Minneapolis, Minn.	Headquarters: Bentonville, Ark.

Continued from Page 9

Graha  
some  
Franc



Confusion on one of the plans led a contractor to remove decade-old trees planted by the state from the site of the Rosen Development on South Broadway. The site plan calls for more than 40 trees to be moved and relocated, but a glitch on one of the sheets simply said "to be removed." The lone tree shown is the only sur-

vivor. Rosen Development has been cited with a site plan violation and has been asked to replace all the trees with new ones of approximately the same type and size. It is estimated that each tree is worth approximately \$1,000—an expensive mistake.

Observer/Carol Moore

## State-owned trees mistakenly removed

by Carol Moore

**SALEM** - A sub-contractor responsible for drainage and road on the Rosen Development on South Broadway was given a blueprint that stated that more than 40 mature trees planted by the State of New Hampshire nearly two decades ago were to be removed.

The mistake is one that will take on major proportions for the developer.

The development was protested heartily by Haigh Ave. area residents when it was first proposed several years ago.

A Planning Board denial was

eventually overturned in Rockingham Superior Court.

Construction of the proposed strip mall was begun recently, but the fact that the site plan requires the trees that existed in the state right-of-way were to be removed and relocated further back on the lot when South Broadway was widened to accommodate the new retail strip was somehow overlooked.

According to Planning Director Ross Moldoff the infraction is a site plan violation and Rosen Development has been notified that the trees must be replaced "in

kind."

That is, trees of similar type and maturity will have to be planted in the area where the old trees should have been relocated.

"These were the public's trees, not Rosen's," Moldoff said.

He added that the stipulation was not only on the site plan, but also on the Department of Transportation's plans and the State Wetlands Permit.

It is clearly a costly mistake, since mature replacements will cost the developer approximately \$1,000 per tree.



# ICEnter developers facing time in the penalty box

10/22/98  
Advertiser

by Steve Eifler

**SALEM** - Water has to be at 32 degrees to freeze, but the developers of Salem's ice rink found themselves in some water of a much higher temperature last week.

Three local companies involved with the development of the ice rink are in legal hot water with the New Hampshire Department of Environmental Services. NHDES issued an administrative order Oct. 14 that could lead to fines and other penalties for Salem Corporate Park Associates, V & S Entertainment and Hutter Construction.

"Salem Corporate Park Associates, V & S Entertainment and Hutter Construction have violated RSA 482-A:3 (and, 485-A:17," according to the order issued by NHDES.

An investigation by DES officials revealed that construction at the ice rink site near Stiles Road has spilled over into non-permitted areas, including wetlands. The violations include impact on a prime wetland land," said Salem Planning Director Ross Moldoff. "They [DES] take that more seriously."

V & S Entertainment is the developer of the property and Hutter Construction is the contractor responsible for the work. Salem Corporate Park Associates owns the property and applied to NHDES for a permit to fill certain wetlands around the construction site.

NHDES did issue a permit to Salem Corporate Park Associates on July 1 of this year, but DES charges that the SCPA, Hutter and V & S have gone beyond what the permit allows.

NHDES personnel inspected the property on Oct. 5 and found a number of violations.

"There's a lot more excavation that's been done than what we expected," said Salem Community Development Director Jim Turse.

According to NHDES, prime wetland had been drained without a permit and more than 4,000 square feet of other wetland was filled in without a permit for such.

Also, construction of Stiles Road

■ See ICE RINK

Page 3

had occurred north of the permitted limit by approximately 650 feet. The road was being used by construction vehicles.

"There are several other minor violations listed in the order including a lack of orange construction fencing to designate the construction site.

Consequently, the findings led NHDES to issued order reparations on Oct. 14. To comply with the order, SCPA, V & S and Hutter must:

- not allow construction vehicles to use the Stiles Road extension
- install orange construction fencing
- stop all unauthorized dredging and filling of any wetland areas
- and, finally, submit a plan for the restoration of wetlands that were filled without permit. The restoration plan must be implemented as soon as DES approves.

"We're meeting to remedy the situation," said Mike Sapientti, one of the principals of V & S Entertainment. "Most of the problems have already been remedied, but we're going to continue to work with the DES wetlands bureau to get the site permitted."

"Usually, the company gets pretty scared," Moldoff said. "This is not just a letter saying, 'Hey, you'd better stop.' This means that it's relatively serious."

"There are fines and penalties that apply as determined by NHDES, SCPA, V & S and Hutter agree with the findings.

"An order has been issued, but that doesn't mean there has been a violation," Turse said. "They have an opportunity to appeal."

"Some [of the alleged violations] are valid, some aren't," Sapientti said. "I don't know if any [unauthorized] wetland filling occurred."

Jack Hakia of Hutter, the site's construction supervisor, agreed with Sapientti.

"The town will not be involved in the penalty process; that will be left to the state.

"We've been consistently in dialogue with DES because we feel it's in the best interests of the town," Turse said. "However, I don't expect the town to take any independent action."

It should not delay construction of the arena according to Turse. Indeed, the only places where Hutter has been ordered to cease and desist construction is outside the original plans for the arena. If Hutter can stick to the approved plans, the rink should continue to move forward.

11/20/97 OBSERVER

# Sidewalk "loop" completed

**by Carol Moore**  
SALEM - After the initial proposal was submitted nearly four years ago, the Town has finally completed the sidewalk "loop" that runs from Main St. at the Kelley Library, down Geremonty Drive, along Veterans Memorial Parkway, along the easterly side of Route 28, and back to Main St., terminating at the Library.

Most of the loop has been in place for quite a while, but the final leg on Geremonty Drive and Veterans Memorial Parkway was recently finished at a cost of \$22,032 to the Town.

The project got a "go ahead" from voters at the March 1997 Town Meeting in the form of a \$16,400 warrant article to fund 20 percent of the cost, with the State picking up 80 percent.

The warrant article was for the construction of 1,600 feet of sidewalk along Geremonty Drive from Salem High School to Veterans

Memorial Parkway and continuing for another 1,200 to the intersection of Freedom Drive.

The Town was ready to go with this project four years ago, but the initial estimate for the project was too low to build the sidewalk, according to Department of Transportation (DOT) specifications.

"If we had tried to build the sidewalk to town specifications, there would have been no state money," said Planning Director Ross Moldoff.

But even this project went over budget due to a realignment of the path of the sidewalk.

"An engineering review caused us to move the sidewalk up closer to the road, so we needed additional fill," explained Capital Projects Manager George Sealey.

Also, there was a \$5,000 expense for engineering costs. These two items added \$5,632 to the total package, bringing the

Town's portion to \$22,032.

In addition to the money from the warrant article, the Town dipped into the sidewalk trust fund for the balance.

Sealey admits that he isn't a big fan of "sidewalks everywhere."

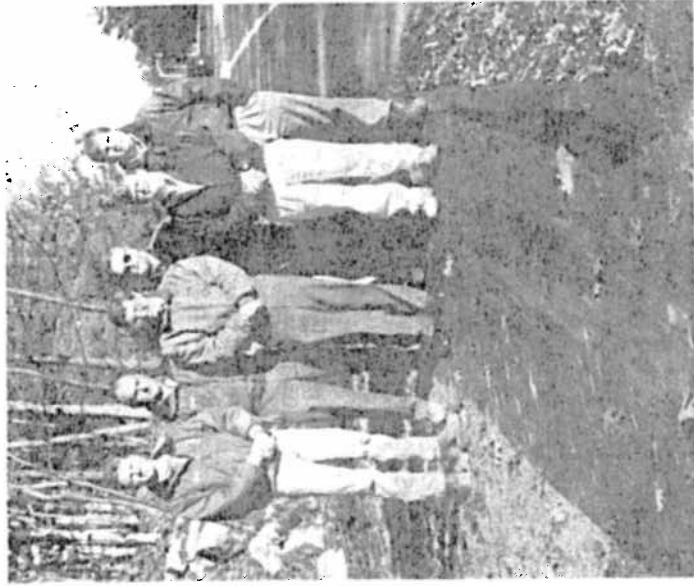
"It has to have some meaning. I believe in sidewalks going somewhere, but this is a loop; it's a great project," Sealey said.

Paul Busby, of Busby Construction which built the sidewalk, said, "The sidewalk was being

used as we were building—people with baby carriages; high school kids. There is a guy in a wheelchair who lives at the elderly housing on Freedom Drive who can now go to the Kelley Library."

The project began on September 25 and was completed on October 22, 1997.

The total cost of construction and engineering was \$110,160 with the federal matching funds totalling \$88,128.



Paul Busby and Frank Wilson from Busby Construction; Planning Director Ross Moldoff, Capital Projects Manager George Sealey, and Mark Commerford and Caleb Dobbins from the New Hampshire Department of Transportation gathered to look over the new sidewalk which runs along Geremonty Drive and Veterans Memorial Parkway. The sidewalk project was four years in the making, but now there is a continuous loop running along these roads to Route 28, Main St., and back again.

Observer/Carol Moore



The new footbridge over Hitty Titty Bridge is at the entrance to the Salem Town Forest. Another addition to the area is the parking lot, dedicated by Conservation Commission Chairman Theodore Hatem Jr. (second from right) and members (from left) William "Wally" Schultz, George P. Jones III, Thomas Campbell, Earl Merrow and David George.

## Entry to Town Forest complete

◆ Visitors to the Town Forest have lots of rooms to park their cars and a way to cross Hitty Titty Brook.

**By Sally Gilman**  
Eagle-Tribune Writer

SALEM, N.H. — Visitors to Salem Town Forest can now park their cars in a gravel lot right off Route 111.

Gone are the days of driving over Hitty Road and West Lane to reach a parking area big enough for a few cars.

The new driveway and gravel lot are off Shadow Lake Road (Route 111), next to the state highway, east of Route 28. The project took seven years to complete because of design and permit

requirements, said Conservation Commission Chairman Theodore W. Hatem.

Mr. Hatem said the project is important because it provides public access to the town forest, one of the town's most important assets.

The parking lot and a footbridge over Hitty Titty Brook were officially opened two weeks ago.

Mr. Hatem said the Conservation Commission works hard to preserve open space.

"I'm proud to tell you that the Town Forest now consists of about 230 acres," Mr. Hatem said. It is bounded by Shadow Lake Road and Bluff Street.

He said the town forest gives everyone in Salem a place to hike and enjoy the outdoors.

A footbridge over Hitty Titty Brook was built by local contractor David Merrill of Seacure Solutions. The bridge is dedicated to William "Wally" Schultz, a Conservation Commission member for 25 years.

Mr. Hatem said the town owes special gratitude to Planning Director Ross A. Moldoff for being the constant driving force behind the parking lot project.

Merrill and Sons completed the site work and Emil Corrente made the entrance sign.

Mr. Hatem said now that townspeople know where to park and how to cross the brook, they should come out and enjoy the forest.

# Too much of a good thing?

Has Salem become too congested to lure border residents?

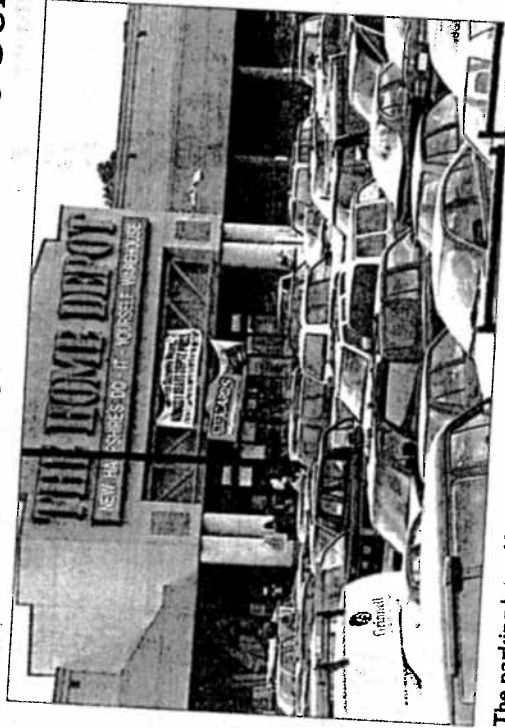
By Courtney Claire Brigham  
Eagle-Tribune Writer

**S**usan A. Lane has a view of Wal-Mart, Wendy's and a video store from her Old Rockingham Road house. In the last 15 years since she and her husband moved there, she has watched the road expand from one lane to five, and the woods around her disappear to make room for large retail stores.

Aside from the negative aesthetics associated with the strip malls lining Route 28, the expansion has created a traffic nightmare for Mrs. Lane, her neighbors and shoppers in the area, she said.

"It is horrendous. You can't move on 28 on a Saturday, never mind a Friday afternoon," Mrs. Lane said. "You just don't travel on 28."

What has also changed in recent years is the fact that these traffic headaches are no longer reserved for residents. Town officials say the crowded roads are now playing a deciding factor for some Massachusetts border shoppers who would rather save time than avoid the sales tax.



The parking lot at Home Depot in Salem is filled to capacity on most weekends.

The latest example of the crowding on Route 28 was highlighted this past month in The Home Depot's decision to construct a 135,000-square-foot store in Methuen, about five miles over the

state line from its Salem, N.H., site. Store and town officials say the company plans to keep both locations open to free up the crowded Salem store and parking lot, as well as give residents in

the Methuen area a more convenient place to shop.

Katrina Blauvelt, a spokeswoman for The Home Depot, denied any possibility of closing the Salem store. She said the company has a philosophy of "canibalizing" its own stores, which means opening a second store nearby to shift some customer traffic away from one site, thus freeing up staff to assist customers planning home improvement projects.

"I want to be clear — we have never closed a store," Ms. Blauvelt said. "If you drive to New Jersey, you will see other stores this close."

## New concept here

Perhaps multiple store sites are commonplace in New Jersey, but for New Englanders the idea is relatively new, and has sparked the age-old time versus money question among the political and business communities. For community leaders, the question is: Has the congestion reached a point where shoppers will forego tax savings to avoid traffic headaches?

Please see GRIDLOCK, Page F7

The Eagle-Tribune



Sunday, December 27, 1998

# Gridlock: Will Salem traffic discourage shoppers?

Continued from Page F1

Ross A. Moldoff, planning director for Salem, said the town has become increasingly concerned about the gridlock on Route 28. While securing additional businesses in the area is good for economic development, it is a balancing act to maintain a high quality of life for residents, which includes accessible roads so the town does not lose shoppers and retailers frustrated with the traffic.

"Right now, the lack of a sales tax is the driving point," Mr. Moldoff said. At some point, are people going to say saving 5 or 6 percent to sit in traffic for an hour is not worth it, and stay to shop in Massachusetts?"

For Salem's community development office, maintaining economic growth and a good quality of life has become a delicate issue. In the last five years, 20 national retailers have built stores along Route 28 in

Salem. Most of the developments are built on new land or are redeveloped sites of former stores. Some of the most recent developments include Brooks Pharmacy, Target, Rite Aid, Pep Boys and Video Update. The Rockingham Mall was redeveloped to include, among others, the Christmas Tree Shops Inc., Bob's Stores, and Shaw's Supermarkets.

Jim Turse, community development director for Salem, calls Route 28 a "classic strip development."

## Traffic studies

"Route 28 is probably inappropriately developed," Mr. Turse said. "A lot of it is not developed in accordance with what we like to see in Salem and has affected our quality of life. . . . There is a quiet consensus that we probably have too much retail."

With the saturation of Route 28, the town planning department has become more vigilant about requiring builders to assist in traffic improvements and beautification projects. Some developers have been required to pay for traffic studies even before the project's approval. Others that have the go-ahead have been required to pay for road improvements such as traf-

fic lights. The Village Shoppes development, for example, was required to spend close to \$1 million to widen South Broadway and install a traffic light.

"It is not an easy issue to solve," Mr. Moldoff said. "There is only so much road you can widen or lights you can add."

Whether these traffic mitigation techniques help ease the congestion depends on whom you talk to. Mr. Moldoff said. Average residents say the traffic situation worsens with each new store. Traffic consultants, meanwhile, will note the traffic

improvements resulting from the developments typically make the situation "slightly better," he said. "The town has to be very concerned," Mr. Moldoff said. "Will we be losing out because people don't want to fight the traffic on South Broadway? It is not (at) a crisis point, but it may become one."

## Lights slow traffic

Salem Police Captain Alan S. Gould agrees. Each additional traffic light installed means slower traffic, more congestion — and more accidents, he said. Several minor accidents now take place on Route 28 in Salem each week, according to Captain Gould.

"The more cars traveling on a

roadway, the more opportunity for an accident," Captain Gould said. Despite the congestion, Salem businesses say the traffic is a "minor inconvenience." In comparison to the tax benefit and convenience of visiting so many stores in one area, according to Richard S. Inoclingo, chairman of the board of the Greater Salem Chamber of Commerce.

"You know what you are getting into when you go out there," Mr. Inoclingo said. "I think the convenience of having everything right at your fingertips brings people there."

## Loop development

Retailers in The Loop will likely include clothing stores such as Old Navy or The Gap, as well as a book shop, sporting goods, shoe and music stores. They will compete with some of the Route 28 shops, Mr. Wilder said.

With easy access to 495 and 93, developers anticipate The Loop will attract people from southern New Hampshire, Haverhill, Amesbury, Andover, North Andover and other communities within a 25-minute drive.

"We are offering an alternative to people to come down and have a pleasurable experience for three or four hours," he said. "It is not easy to do that in your traditional mall or going from strip center to strip center."

John J. Wilson, Methuen's director of economic development, said





Traffic in the north and southbound lanes of Route 28 in Salem, N.H., illustrates the concerns that community planners have about congestion driving away potential customers.

Carl Russo/Eagle-Tribune