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FEATURED

Make way for a new restaurant, shop

Property owners submit plan to demolish Salem Denny's, making way for new building

By Allison DeAngelis adeangelis@eagletribune.com Dec 7, 2017



Allison DeAngelis/staff photo The Dennys at the corner of South Broadway and Cluff Crossing Road is set to close sometime next year.



SALEM, N.H. — The Denny's along South Broadway may soon join the ranks of its shuttered neighbor, Shaw's, according to documents submitted to the town late last month.

The local link in a national restaurant chain is set to be demolished and replaced with a new 7,830 square-foot space housing a restaurant and retail store, according to construction documents submitted to the Planning Board on Nov. 27.

Town officials have not been told what businesses will go in the new spaces, and representatives from the property management company Kimco Realty did not respond to multiple requests for comment.

It is unclear if that Denny's is closing and if they will be relocating elsewhere in Salem.

"At this time, we are not aware of any additional plans for this Denny's location," Denny's spokesperson Jillian Hutwagner said.

The 4,200-square-foot restaurant will feature a drive-through as well as indoor and outdoor seating for 150 people, which Planning Director Ross Moldoff said is an indicator that the space won't be inhabited by a fast food restaurant. The retail space will be roughly 3,600 square feet in size.

Tearing down older buildings and replacing them with new, more modern-looking structures is becoming a trend in Salem, according to Moldoff.

In just over a year, two longtime eateries — The Weathervane Seafood Restaurant and Bickford's — have been closed and replaced with new structures. Both locations also boast close proximity to the town's forthcoming new complex, Tuscan Village.

The complex behind Denny's is also in the midst of change.

The former Shaw's location, which is more than 51,000 square feet in size, is still available for rent. The space has been empty since the supermarket closed in February.

The board will hear plans for the Denny's space during their Dec. 12 meeting.

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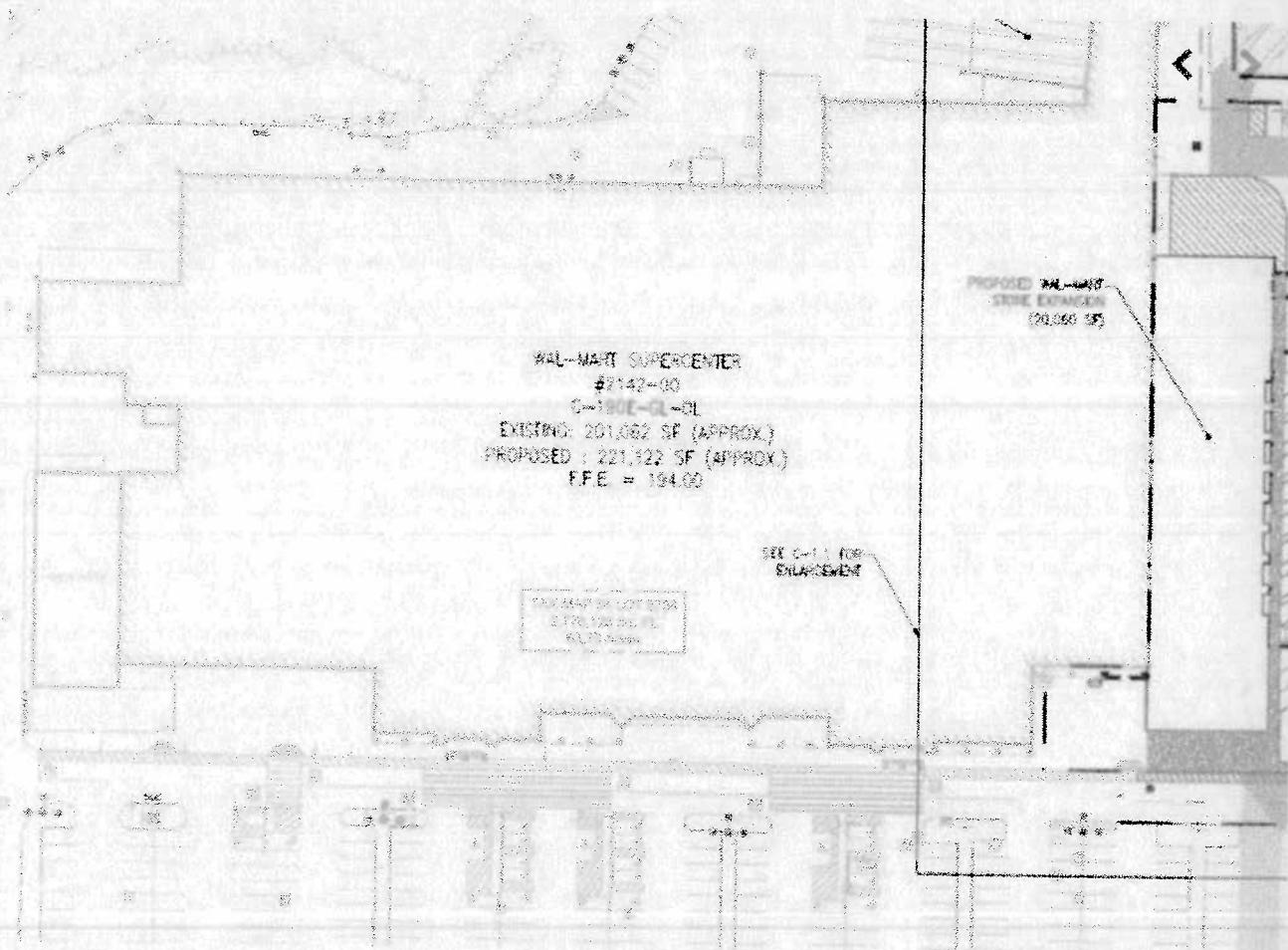


http://www.eagletribune.com/news/walmart-planning-major-salem-expansion/article_afdb8c1b-3ee6-54fd-9991-6ae67716acec.html

Walmart planning major Salem expansion

New store would be 220,000 square feet, just shy of biggest store in U.S.

By Allison DeAngelis adeangelis@eagletribune.com Nov 27, 2017



Courtesy photo Walmart officials are planning a 20,000-square-foot expansion of the current North Broadway location's southeastern portion of the parking lot.

Allison DeAngelis



SALEM, N.H. — The North Broadway Walmart superstore could soon be even larger.

The international retailers filed documents with the Salem Planning Board last week to expand their Salem store by 20,000-square-feet. The proposed addition would be situated in part of the existing southeastern parking lot and would include a pick-up location for online orders.

Walmart Communications Director Phillip Keene said that the expansion is part of a planned store remodel. Keene did not respond to further requests for comment.

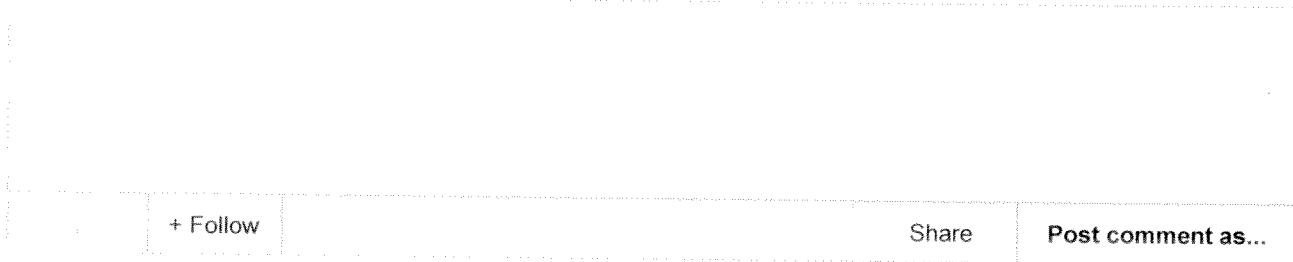
An expansion would bring the location to approximately 220,000-square-feet of retail space. That would put the store on the larger end of the store size spectrum. The average Walmart superstore measures around 205,000 square feet, while the biggest store in the country in Albany, New York is just under 260,000 square feet in size, according to CBS.

A public hearing on the proposal is scheduled during Tuesday's Planning Board meeting at 7 p.m.

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The image shows a comment section with a single comment from a user named 'musterikna'. The comment is a reply to the article, discussing a friend's sister-in-law's employment situation. The comment includes a link to a URL: <https://tinyurl.com/Good-working>. The interface includes standard social media sharing buttons for 'Share' and 'Post comment as...'.

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musterikna

2 days ago

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Sections About

Entrepreneur Joe Faro gives NH his most ambitious project yet

Tuscan Village, a 170-acre retail-residential-commercial project, to replace former Rockingham park racetrack

BY MELISSA PROULX

11 Share

Published: November 23, 2017



"I'm not really much of a sheep. I never really follow the herd," says Joe Faro, creator of Tuscan Kitchen and Market and the man behind the development of a 170-acre retail-residential-commercial project.

PHOTOS BY ALLEGRA BOVERMAN

success; just ask him yourself.

Joe Faro enjoys the outdoors, whether it be surfing, paddle-boarding, fishing, skiing or cycling. He jokes about his golf game, which he said he can improve. He has a passion for old Italian sports cars.

He loves his family and will tell you stories about the trip they took to Italy this past summer.

And Faro isn't sheepish about his

The entrepreneur has started a hugely successful authentic Italian cuisine company (twice), retired and re-entered the working world before he was 40, and is now having a hand in what will be one of the biggest real estate developments New Hampshire has ever seen.

"I'm not really much of a sheep," Faro said. "I never really follow the herd."

The son of two Italian immigrants, Faro said he had a traditional "immigrant upbringing, one of food, family and tradition. We made everything from scratch. I just thought this was life."

Faro's father, Joe, started off working as a hairdresser and shoes salesman before becoming a baker. The elder Faro bought an old Greek Orthodox church in Haverhill, Mass., that he turned into his bakery.

Faro said the banker is where he really grew up. He would spend his off time working with his father. The most common job that he had was to clean the bread oven.

"I was the only one small enough to fit inside of it," Faro joked.

This is what would shape Faro's focus and drive when he finally entered the working world himself.

"Slowly but surely, I developed my own passion for (authentic) Italian food," Faro said.

'History' in the making

Faro attended the University of New Hampshire and majored in business, though that journey was rocky. Faro said that he ended one semester with a 1.7 GPA and knew he was in trouble.

But that did little to dampen Faro's drive. During the summer, he would dabble in pasta making, which led him to selling some of his products to local restaurants.

"What started out as a summer hobby turned into a small business," Faro said.

From there, Faro said he went back to school reinspired. During his senior year, he learned of



the Holloway

Competition, in which students are able to present their plans to a panel of judges.

The winner is given a cash prize to help with the startup of their business.

Faro placed second

that year, but he was set on opening his pasta factory. He'd found an old shoe factory that he had plans to fit up to hold the entire operation.

Faro said he spoke to more than a dozen different banks before he finally found one that would help him — First Essex Savings Bank out of Lawrence, Mass. — and started Joseph's Gourmet Pasta and Sauces.

"The rest was history," he said.

He said the work was consuming, but not something that he shied away from.

"There's no drug like it," he said. "I would be dreaming about tortellini in the middle of the night."

Faro said at the peak, about \$75 million in revenue was brought in annually.

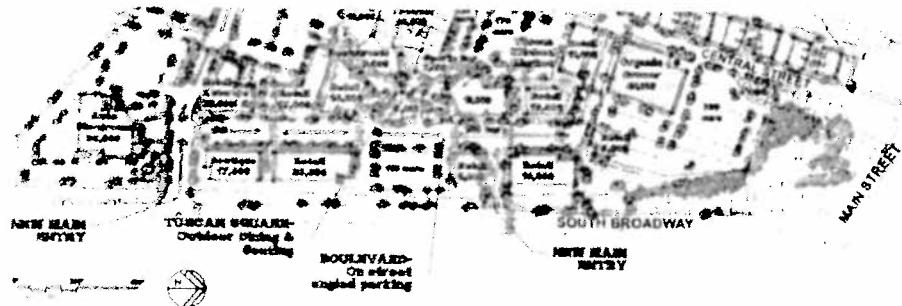
Nestle approached Faro in 2006, offering to buy his company. Faro, who was 38 years old at the time, said he went back and forth on whether or not to go forward with the deal.

"That was a real crossroads for me," he said.

He loved his work, but the idea was of being able to spend time with his family full time instead seemed like an opportunity too good to pass up.

"I wasn't learning anymore because I was maxed out," he said.

Something new



The 170-acre mixed-use Tuscan Village will feature a roughly 200-room hotel, dozens of storefronts and standalone retail spaces as well as North Village, a section consisting of 50 acres of townhouses.

Faro eventually agreed to the sale, though on one condition: A portion of the sale needed to go back to his employees.

"At the end of the day, how would I have gotten there without them?" he said.

Faro retired, and for the first time since college he didn't have a job. He traveled, spent time with his family and took golf lessons.

"I realized after seven months, I still suck at golf," he joked.

But he said it was hard to transition into that sort of lifestyle. He missed his old life in business, particularly the people and the creation process of new product.

"I felt like I was not contributing anything to the world," he said.

Faro said he was also worried about his children and not setting a good example for them by living a life of leisure.

"That is a recipe for raising a moron — or three morons in my case," he said.

Faro said he decided to look more into real estate. But during a tour of a restaurant building in Salem, plans changed as he toured the 67 Main St. space.

"I wasn't even listening to the broker," Faro said.

He was planning what would become the Tuscan Brand.

"A light bulb went off in my head that very moment," he said. "I'm a food artisan — that's what I am."

Faro bought the business and rather than continuing as is, he decided to make his own Italian restaurant, a place where he could show off his lifelong passion for food.

He passed this love on to those who worked there as well. In the restaurant, Faro said he makes sure everyone on staff knows how each dish is made, whether or not they're actually the ones doing the cooking.

"I wanted my employees to share my passion," he said.

In 2010, the Tuscan Kitchen officially opened its first location in Salem. As part of the opening, Faro said about 1,000 veterans were served, for free.

"It was probably the best day ever," Faro said.

Business continued to grow from there.

In 2012, Tuscan Market was opened next door to the Salem restaurant. It's designed to mirror an open-air artisan Italian market, selling meats, cheeses, wines, baked goods and Italian groceries.



Tuscan Village is being built at the site of the former Rockingham park racetrack, pictured here in August.

Two years later, a Tuscan Kitchen and Market was opened in Burlington, Mass., and last summer, a Portsmouth location opened. Yet another new location opened Nov. 17 in Boston's Seaport.

Building a downtown

His latest project is his most ambitious yet.

For the last few years, he's been working to redevelop the former Rockingham Park property in Salem into what will be the 170-acre mixed-use Tuscan Village.

Rockingham Park, an historic racetrack that opened in 1906, closed in August 2016 after years of declining business. The land was sold off and purchased by Faro.

Demolition of the old buildings started this past Spring, though some of the historical items were saved to be used in the development.

The parcel will be a multi-use, multi-phased development that will feature hotels, housing, restaurants, medical offices, entertainment venues and retail space. The hope is to revitalize the town of Salem by building a live-work-play area.

"Salem doesn't have a downtown," Faro said.

The project is split into two different parts: the main development and the North Village.

The main development will sit on the majority of the land — about 120 acres — that used to be the site of the racetrack. Some of the highlights include a roughly 200-room hotel, dozens of storefronts and standalone retail spaces, a small lake that can be used for recreational activities and walking paths throughout the property.

There's also a promenade in the center of the development, where there will be restaurant and shops, along with other features like a fountain, giant chess board and a bocce arena.

Faro said the space will also allow him to expand and showcase the Tuscan Brand.

The Tuscan Kitchen and Market will be moved there from their Main Street homes, and some of the other concepts being toyed with are a Tuscan Steakhouse and Joey's Sports Bar.

"I'm Joey," Faro said with a smirk.

There's also the North Village section, which will consist of about 50 acres of townhouses and retail space. Already, HomeGoods, Market Basket and Sketchers are expected to have stores in the shopping plaza there.

Parts of the project are underway. Construction on a 96-unit townhouse development in the North Village part of the development began this past summer.

The units will be a mix of two- and three-bedroom units that are designed to be a stepping stone for people saving up to buy a home, or for senior citizens looking to downsize.

The project has an undoubted economic benefit for the region as well, Faro told town officials earlier this year during a presentation to the Salem Planning Board.

In all, he said, there will be more than \$11 million in tax revenue each year for the town. That doesn't include the roughly \$8 million in impact fees and \$15 million in infrastructure improvements.

Tuscan Village will create potentially 5,000 permanent jobs and 1,000 construction jobs as well.

"We're super excited about that," Faro said. "There's nothing like it in New Hampshire."

Community-focused

For those who work regularly with Faro, one of the main things that sticks out to them is his focus on the community.

Donna Morris, president of the Great Salem Chamber of Commerce, said the Faro is a great neighbor — literally. The chamber's office is right next door to his Salem restaurants.

Morris said that she was able to watch Faro build both the Tuscan Kitchen and Market from her office. She said she was amazed at the transformation.

"He does quality," she said. "He goes that extra mile when it comes to quality."

This will translate to the work he's doing with the Tuscan Village, Morris said. "I know he is a smart business man who has done his homework," Morris said. "He knows the importance of being a good community member," she said.

Ross Moldoff, Salem's town planner, echoed those words. Part of what makes Faro easy to work with is the fact that even when he has a set vision, but he knows when to change, Moldoff said.

"It's been a great experience for me to work with a guy like that," he said.

Moldoff said that Faro's passion for his work is constant and his work ethic admirable.

"You wonder how the guy can get everything done," Moldoff said. "[But] he's able to do it, and he's able to do it a very high level."

Moldoff has seen Faro's eye for details.

While conducting research for the new Tuscan Village project, Moldoff said he and Faro went to visit a similar development.

During such trips, Moldoff said he enjoys taking pictures and exploring the architecture and design, though he's usually alone in that excitement. But with Faro, the two spent the visit sharing both observations and excitement.

"Honestly, he was more excited than I was," Moldoff said.

In fact, Faro would jump out of his seat, pointing out all the highlights of that development and how it would compare to the Tuscan Village, Moldoff said. "He also said, 'We can do better than this, we will do better than this.," Moldoff recalled.

And that's a challenge Faro isn't scared of.

"I'm stubborn in that way," he said.

This article appears in the November 24 2017 issue of New Hampshire Business Review

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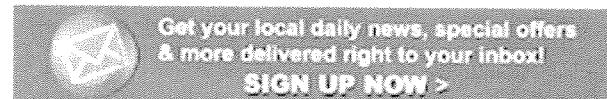
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Dillon to stay on as Salem town manager

By Allison DeAngelis adeangelis@eagletribune.com 21 hrs ago



SALEM, N.H. -- The Board of Selectmen has suspended their search for a new town manager, instead giving the position to current interim Town Manager Chris Dillon, they announced Wednesday.

Dillon was made the interim town manager last month after Leon Goodwin III resigned to take a position in the U.S. State Department. The board hired an outside agency to conduct a search for a permanent replacement and had received several applications, but said they thought it was in the best interests of the town if Dillon -- who has worked for the town for 10 years -- stayed on.

"Though he has only served for a short time, Mr. Dillon has impressed the members of the board and we have decided to act now in the best interests of the town," Selectman Gary Azarian said in a board statement.

The board will approve a new contract with Dillon during its Sept. 11 meeting.

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Housing costs squeeze Rockingham County renters

By Allison DeAngelis adeangelis@eagletribune.com Sep 3, 2017



SALEM, N.H. — Despite statements made earlier this week to the contrary, Salem does not have the highest rental costs in New Hampshire, according to state data.

At the Board of Selectmen meeting on Monday, Human Services Director Barbara Riley stated that most two-bedroom apartments in Salem cost more than \$1,500 per month. By comparison, the median cost of a two-bedroom apartment is \$1,280 in Manchester and \$1,522 in Portsmouth.

Riley reported making her statement after interviewing Salem landlords. But, the New Hampshire Housing Authority reports that the median rent for a two-bedroom apartment in town is \$1,268.

Though Salem has not reached the high costs of other major cities and towns, Rockingham County continues to hold the most expensive housing in the state and many say they struggle to find apartments.

Over the last five years, the median rental rates for a two-bedroom apartment in Rockingham County have jumped 20 percent from \$1,166 to \$1,409 per month. Rent in Salem has increased by one-third during that time.

To be able to afford these units, a renter would have to earn more than \$50,000 a year —

more than 130 percent what the median renter in New Hampshire currently makes.

Heather Lombard said she found it difficult to afford an apartment in Rockingham County and has had better luck in other parts of New Hampshire.

She spent several years paying around \$1,500 for a two-bedroom apartment in Derry. In Manchester, Lombard is now paying nearly \$500 less for a larger space.

"Without a subsidized housing budget, most cannot afford to live here. They're forced to double up with family or move out of the area," Riley said.

Nicole Paquette, 23, said that she has been unable to find a two-bedroom apartment with her boyfriend for under \$1,300 each month. As a result, she has resorted to renting a room in her parents' Salem home.

Despite the high costs, apartment vacancy rates are low.

A healthy vacancy rate is generally between 4 percent and 5 percent, according to the housing authority. Just 1.4 percent of two-bedroom apartments are available for rent across New Hampshire, and fewer than 1 percent are available in Salem.

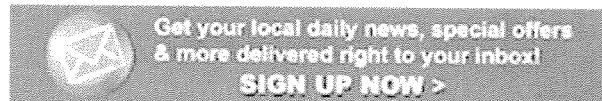
Renters can wait between six months and two years for an apartment in Salem, Riley said.

Authority officials also say that people are staying in rentals longer because they can't save for or afford houses.

"People are sort of stuck. They're staying in rentals longer because they can't move on to be homeowners," housing authority spokesperson Grace Lessner said.

Riley attributed the increase, in part, to Massachusetts' competitive housing market. Many people are selling their homes in the Bay State and are moving over the border to places like Salem, she said.

0 comments



http://www.eagletribune.com/news/officials-salem-needs-more-municipal-employees/article_96087554-3e45-54f0-b132-ffe062871035.html

Officials: Salem needs more municipal employees

By Allison DeAngelis adeangelis@eagletribune.com 9 hrs ago



SALEM, N.H. — Salem needs more municipal services employees and a sewer rate increase of nearly 54 percent to keep up with demand and cover costs, town officials told the Board of Selectmen Monday.

“We’re doing the most we can with what we have,” Municipal Services Director Roy Sorenson told the selectmen before requesting three new employees in fiscal year 2018.

The Municipal Services Department oversees 182 miles of roads, 35 miles of sidewalks, three dams, 18 municipal bridges, more than 7,700 water meters and other aspects of the town’s infrastructure. The department currently has a staff of 36 people, which is eight fewer than it had 10 years ago.

In addition to Sorenson’s requesting three new employees, Finance Director Nicole McGee warned that without a sewer rate increase, the town could face a \$1 million deficit in sewer operations.

The presentations Monday echoed the statements of several other department heads: Salem has reached a point of critical mass and municipal departments need more resources to keep up with the town’s growth.

Both the Municipal Services Department’s staffing and the town’s sewer rates have not

seen an increase in several years.

Municipal services were cut back during the recession. Deputy Municipal Services Director Dave Wholley previously said that the department's staffing had been cut back so much, it would be happy to have staffing levels from the 1990s.

Meanwhile, 20 percent of the municipal services workforce has been out on leave at various points this year due to injuries.

Neighboring towns pay more for the highly trained workers, Sorenson said, leading to difficulty recruiting new employees.

Sorenson's presentation came as the department approaches its final construction projects for the year and gears up for winter. Without more manpower, snow plows will sit unused and the staff will get burnt out, the department head said.

One of the new employees would be installed in the sewer department, which officials warned is facing a fourth year of net losses due to the low rates.

The sewer rate was cut by 10 cents per 100 cubic feet of product filtered in 2012.

McGee recommended raising the rate from \$3.25 to \$4.99 per 100 cubic feet, which would help cut the difference between money spent addressing sewage and income.

"We actually have a very lean budget, there really isn't much opportunity to cut from this budget... I do really believe we need to increase the rates, and that we need to do it substantially," McGee said of the sewer operations.

Sewer operations can't run on a deficit, she added. If the department goes into the red this year, that money would need to be recovered through taxes.

Any sewer or water rate changes must be approved by Oct. 1.

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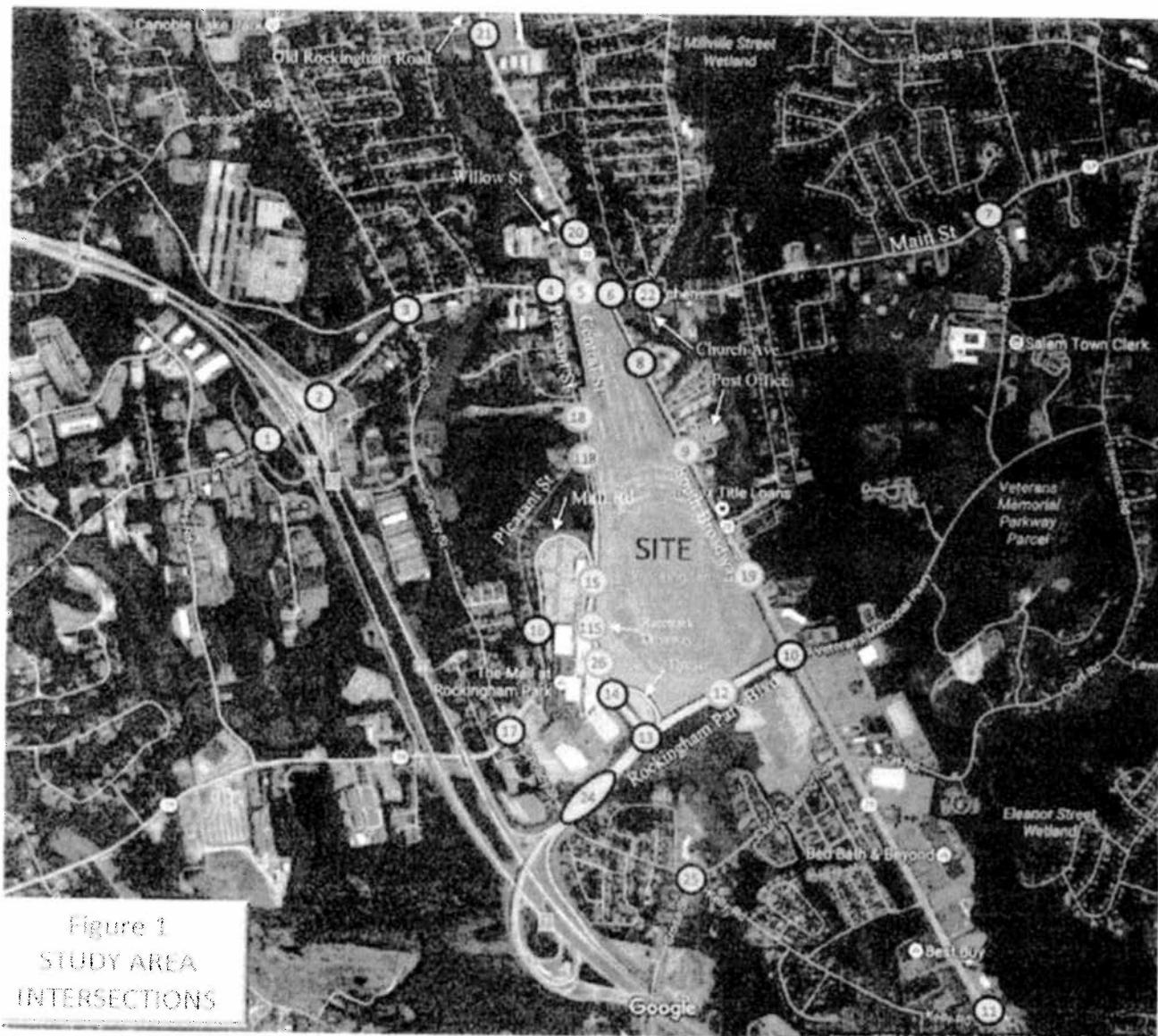
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FEATURED

50K more cars in Salem on Saturdays

Developers tackling Tuscan's traffic impact by bypassing Broadway

By Allison DeAngelis adeangelis@eagletribune.com 16 hrs ago



Courtesy PhotoAn image showing the locations of several streets and intersections that will be impacted by the

Tuscan Village development.

Allison DeAngelis



SALEM, N.H. — When the Tuscan Village's residences, supermarkets, movie theater, car dealerships, shops and restaurants open, they will bring another 50,000 cars to Salem's roads every Saturday.

Many of these drivers will travel down Broadway and through the already problematic Depot intersection.

It's a cause of concern — a state Department of Transportation traffic analysis of the project last month found a "systemic failure" in traffic flow without changes to the Depot intersection.

Tuscan developers had previously pointed to the town's long-planned Depot Intersection project as a remedy. However, that project is currently slated to begin in 2019, which is the same year that the first phase of the Tuscan development will be opening.

Despite the delay, officials are urging residents not to worry — Tuscan Village's updated traffic plan filed earlier this week continues to point to the Depot project as a solution, but adds a few smaller roadways that will be built before 2019 and will help mitigate Broadway traffic increases.

By the end of 2018, Tuscan developers are planning to open four roadways close to the intersection of Main Street and Broadway that will allow drivers to circumvent the intersection. The so-called ring roads will surround the intersection, filtering out some of the cars entering and exiting the village or heading toward Millville Street before they bottleneck around the traffic light.

These alterations to Willow Avenue, the former Coca-Cola Plant driveway and Millville and Church Streets will be constructed and paid for by the Tuscan Village developers.

The ring roads will take pressure off of the Depot intersection during Tuscan's first few years, Deputy Municipal Services Director Dan Hudson said.

Early estimates stated that the village could bring in another 33,700 motor vehicle trips on weekdays and another 39,500 on Saturdays. In Tuscan engineers' latest documents, those numbers grew to 42,300 trips on weekdays and 51,100 on Saturdays.

The full brunt of traffic won't hit until Tuscan Village is completed. But while the first phase won't bring the full impact of cars, it will have an impact, Hudson said.

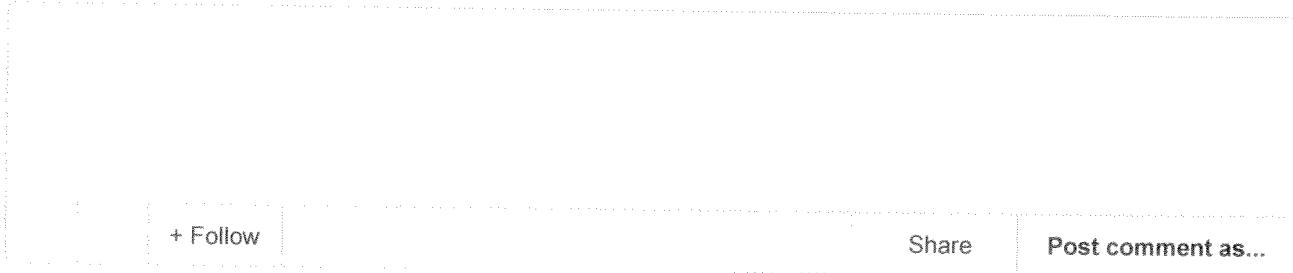
"We have submitted a comprehensive traffic improvement plan and are working diligently with the town and the state to address issues as they arise and ensure that the roadway system will be significantly upgraded. Included in our plans are several off-site improvements that will streamline vehicle flow, provide smooth access to the site and more than adequately mitigate the traffic concerns," developer Joe Faro said in a statement.

Faro is still working with town and state officials on the traffic plan, which has not been finalized.

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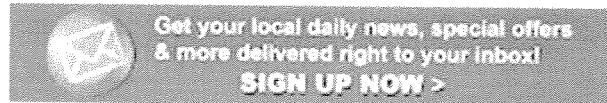
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Jon_Roberts1

13 hours ago

This is one of the most asinine plsns I have ever seen. There was heavy palm greasing to allow this boondoggle. I hope there is federal investigation

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Salem fire chief: Previous staffing plan may not be enough

By Allison DeAngelis adeangelis@eagletribune.com 11 hrs ago



SALEM, N.H. — The Salem Fire Department followed suit with its fellow first responders Monday, requesting the Board of Selectmen consider increasing the previously set staffing plans and potentially renegotiate the Tuscan Village development agreement.

Both the police and fire departments have experienced decades of stagnant staffing, which department leaders say have caused longer emergency response times in Salem and more cases in which the fire department has to ask for assistance from neighboring towns. Police officials asked the board last week to double its previous plan for new officers, and the fire department asked the board to also reconsider firefighter staffing levels.

"Our shift commanders are often scrambling to staff our apparatuses with off-duty members... I get messages from my shift commanders that say, 'We reached failure point today.' We continue to reach this critical mass," Fire Chief Paul Parisi said before addressing the plan for 12 new firefighters he had previously brought forward.

"With the Tuscan plans now fully underway, I want to leave open possibility that that may not be enough. I think it would be irresponsible of me to say that this is going to be the plan."

Looming development is expected to strain the department's existing emergency issues, and is already leaving inspectors trying to keep their heads above the sea of permitting paperwork, the chief said.

It's expected that the couple of dozen new residential and commercial properties in progress in Salem will cause a 20 percent increase in emergency calls.

Additionally, the fire department is currently seeing an increase in its Narcan use and drug-related deaths in Salem, though the department has responded to fewer overdoses than in previous years.

Currently, the department is unable to comply with the National Fire Protection Association's four-minute standard for emergency services response times. Earlier this month, the department had to request the Methuen Fire Department respond to an unconscious overdose victim, leading to an 11-minute response time.

In addition to fires and medical emergencies, the department also oversees health inspections, building safety inspections and permits — areas that have been significantly impacted by the ongoing development boom.

Independent of the Tuscan project, the town is looking at approximately 6.5 million-square-feet of new commercial buildings.

"Salem is an extremely busy community right now... In terms of the permits issued, 2017 is running 20 percent ahead of previous years, and that does not include the Tuscan Village development," Fire Marshal Jeffrey Emanuelson said.

In addition to the board carefully considering the staffing levels, Parisi proposed constructing a new fire station west of I-93.

Close to 20 percent of the town's service calls currently originate on the west side of Salem, and a department projection showed a sharp decrease in response times with addition of a fourth station.

While the department is asking for more money, Parisi said there are multiple ways that the town could pay the bill.

Salem Fire recently applied for and was granted a \$1.58 million grant from FEMA that will cover most of the cost for eight new firefighters. The chief also cited the town of Westwood, Mass., which negotiated with the developer behind a large project to give the town some of the money they could expect from taxes and other fees in advance.

The board will continue to hear presentations from department heads over the next few weeks before deciding on a budget and tax rate for 2018.

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jori

4 hours ago

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check

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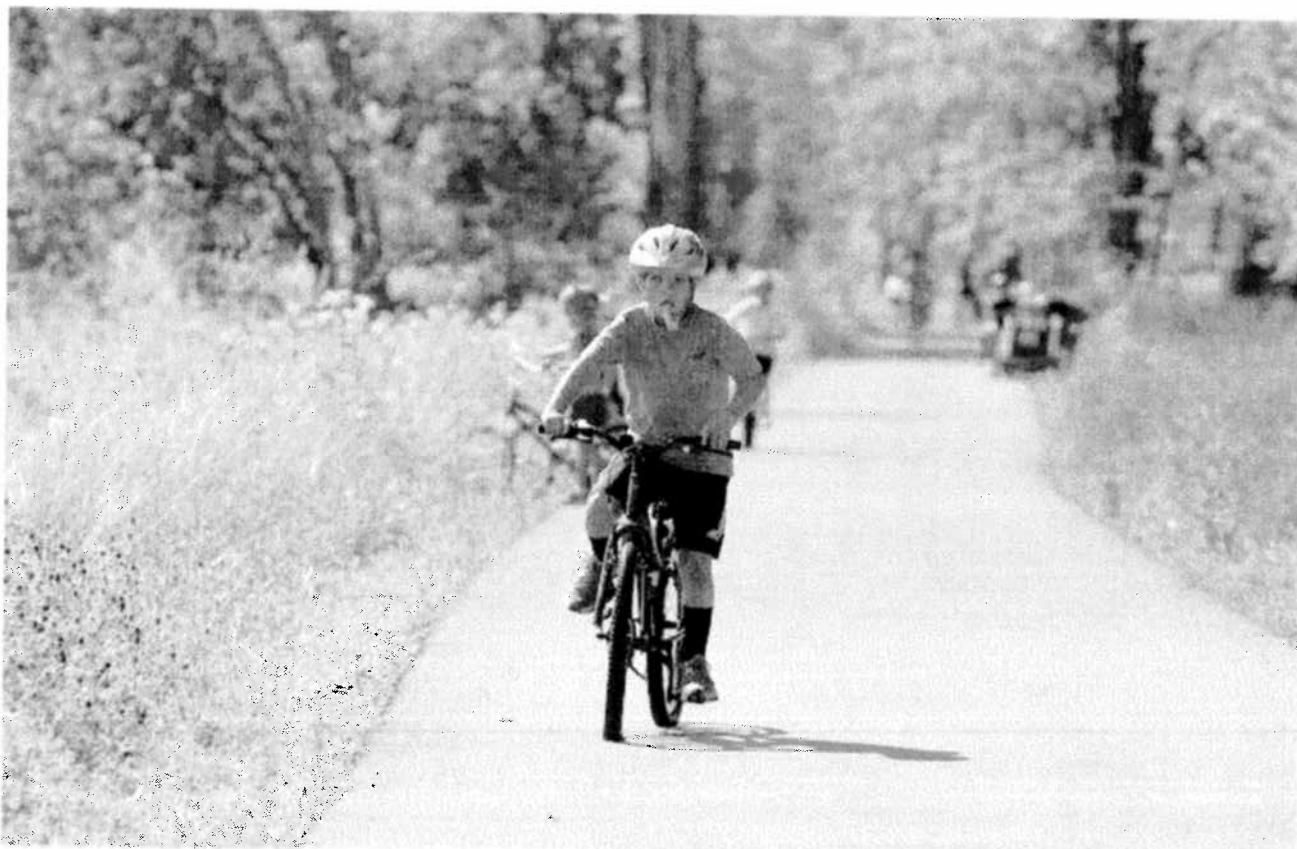
FEATURED

Salem completes first section of 5-mile rail trail

Salem completes first section of 5-mile rail trail

By Amanda Getchell agetchell@eagletribune.com 18 hrs ago



RYAN HUTTON/Staff photo. Jack Richard, 8, pedals his way down the final stretch of the Salem Bike-Ped Corridor while blowing a wooden train whistle.

Ryan Hutton

SALEM, N.H. — Family and friends ran, walked, biked, and roller-skated on Sunday to

celebrate the completion of the first phase of the Salem Bike-Ped Corridor.

When completed, the rail trail will be made up of four sections, stretching 5.1 miles from Derry to Methuen.

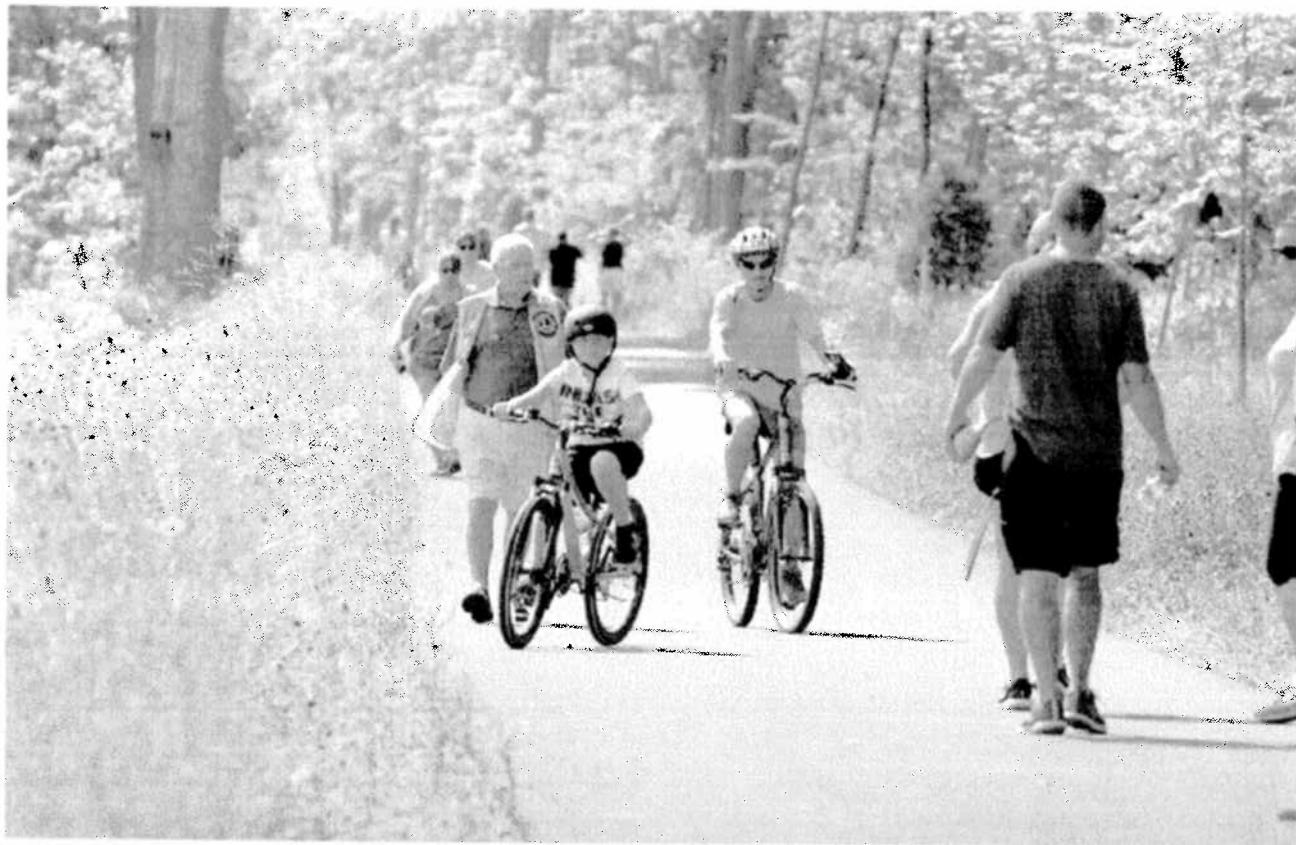


RYAN HUTTON/Staff photo. Balloons greet bikers and walkers at the end of the Salem Bike-Ped Corridor.

Ryan Hutton

"We have a great usage, but not a lot of people know about the trail," said Larry Belair, fundraising chairman of the Friends of Salem Bike-Ped Corridor.

Organizers hoped that would change with Sunday's celebration, which started with a slow walk or ride from North Broadway Crossing to Range Road. Those with decorated bikes or outfits with a "train theme" received prizes, including tickets to Canobie Lake Park.



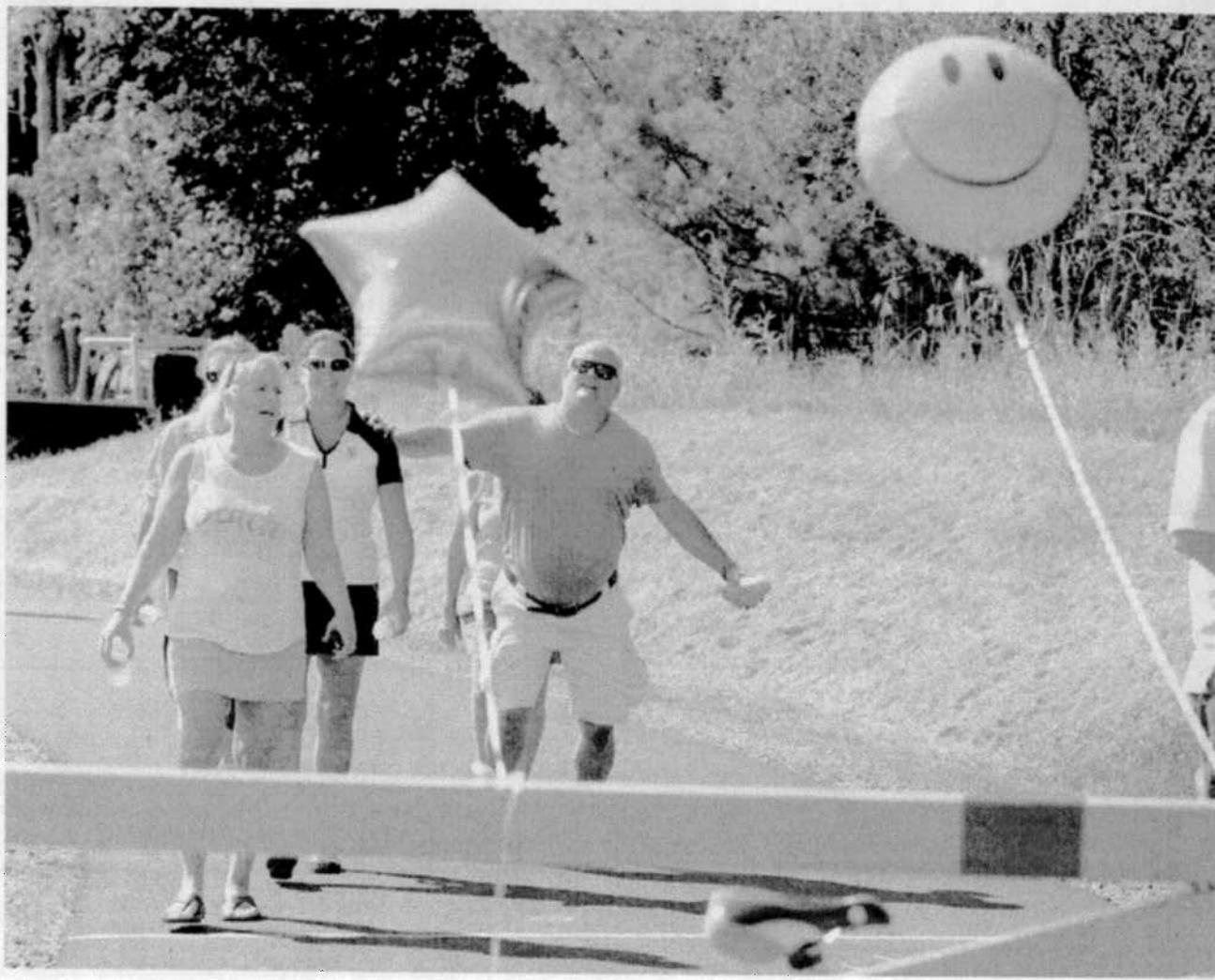
RYAN HUTTON/Staff photo. Salem Selectman Everett McBride and his grandson Graham Hollis, 9, bike down the Salem Bike-Ped Corridor.

Ryan Hutton

Salem residents praised the bike path for its safety, focus on conservation and promotion of exercise.

"We are only a bike ride away," said Zoe Perkins of Salem, about her family. "We try and come down at least once or twice a week."

The bike path will be able to be used all year round — with walkers, runners and bikers in warm weather and cross country skiers and snowshoers in colder weather.



RYAN HUTTON/ Staff photo. Walkers cross the finish line of the first walk down the Salem Bike-Ped Corridor.
Ryan Hutton

"The winters are hard around here, so any time we can get out and be active is great," said Kevin Richard of Salem.

The first phase of the trail cost \$1.2 million and was built with a combination of state, federal and donated funds. Seventy-five percent of the money came from New Hampshire Department of Transportation grants. The Friends of the Salem Bike-Ped Corridor raised the other 25 percent.

No town taxpayer funds were used to pay for the rail trail.



RYAN HUTTON/ Staff photo. Doug Cole, recreation coordinator for Salem, chalks the finish line of the first walk down the Salem Bike-Ped Corridor.

Ryan Hutton

For the longest time, the rail trail project languished due to a lack of funding and minor enthusiasm.

"This has been a vision of mine for 17 or 18 years," said Linda Harvey, a member of the Planning Board and chairman of the Conservation Commission. "It took a long time and a lot of effort, but we want to have a place our community can enjoy."



RYAN HUTTON/Staff photo Jack Schafer, 9, left, and Jack Richard, 8, right, look at their medals.

Ryan Hutton

The second phase, which will run behind the Tuscan Market, is expected to break ground in 2018.

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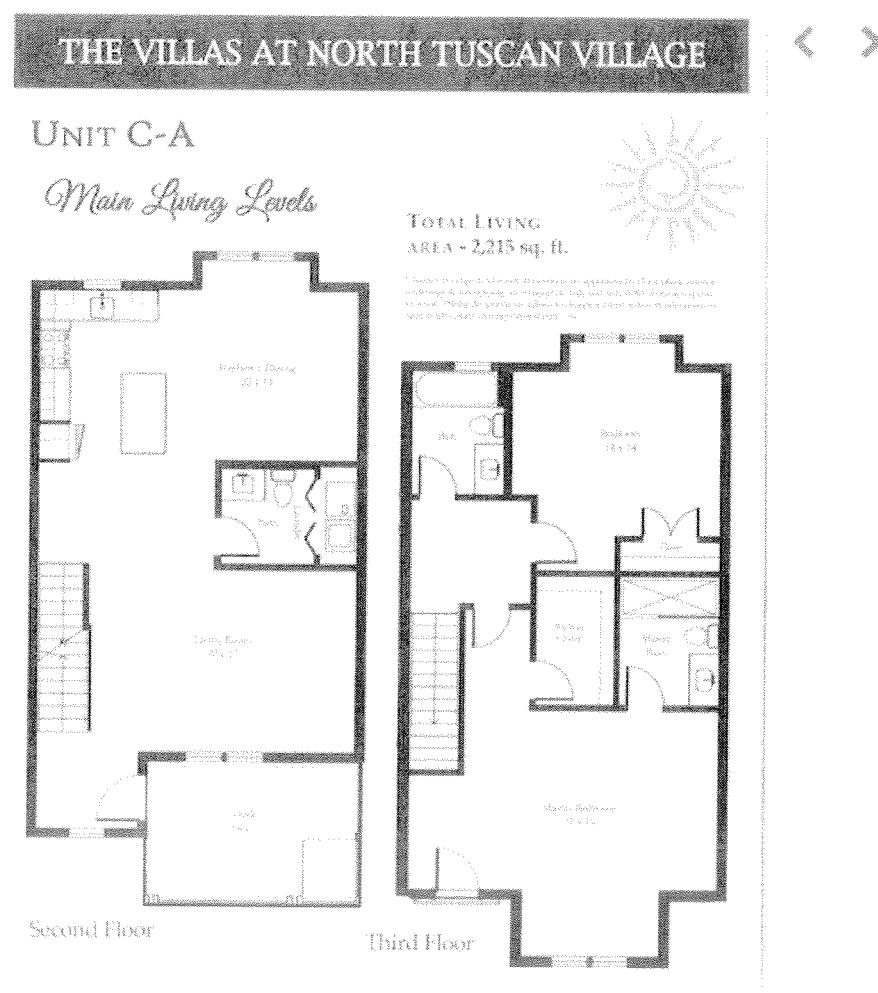
http://www.eagletribune.com/news/tuscan-village-townhouses-hit-the-market/article_9eef4540-f4c9-525a-8cb3-d9d8e9021d44.html

FEATURED

Tuscan Village townhouses hit the market

Quarter of \$469-499K units sold since Tuesday

By Allison DeAngelis adeangelis@eagletribune.com Aug 10, 2017



Courtesy photoA floorplan of one of the Tuscan Village townhouses. The homes all have garages on the first floor, spaces on the second and third floors.



SALEM, N.H. — Work has begun on the Tuscan Village townhouses, which have hit the market this week and are quickly being scooped up.

When completed, the development will include around 100 townhouses, as well as more than 250 apartments, a hotel, movie theater, supermarket, shops, restaurants and more.

The homes — which Developer Joe Faro previously said would be affordable — have a high cost compared to other area homes and have left some mixed feelings, but are flying off of the shelves.

The townhouses start at \$469,000 for a 2,200-square-foot unit with two bedrooms and two-and-a-half bathrooms. The highest listed property — which is 1,800-square-feet and has three bedrooms and three-and-a-half bathroom — is listed for \$499,000.

The median home value in Salem is currently around \$300,000, while the median sale price is \$387,000, the according to real estate company Zillow.

The price per square foot for the Tuscan townhouses comes in between \$212 and \$278, compared to an town average of \$202.

Several Salem residents said online that the townhouses are overpriced, with some speculating that they wouldn't sell at that price.

Denise Parker said that she loved the idea of Tuscan development including townhouses, but said she dislikes the price.

"It squeezes us 'average Joe's' out of the town and certainly does absolutely nothing to encourage 20-somethings and other youth to move here. No one but the older and wealthy people make the money to afford those," she said.

Real estate agents think the price is fair for the close proximity to amenities.

"If people are just looking at a price comparison, townhouse to townhouse, they may feel lukewarm about the prices. But, what you're really buying here is a very unique lifestyle not available anywhere in this area," said Linda Early, co-owner of the real estate firm Coco, Early and Associates.

In their first three days on the market for pre-sale, a quarter of the 40 townhouses currently up for grabs have sold, according to Early.

"The buzz has been tremendous. Clients are very interested, and we feel it will sell quite well," she said.

The early buyers have been a mix of millennials and empty nesters around 60 years old — both groups that are interested in and will pay to have an urban lifestyle where they can walk to shops and restaurants, Early said.

The units will include granite counter-tops, stainless steel appliances, central air conditioning and a mixture of hardwood, tile and carpet flooring.

The homes have yet to be built. The company received permits from the town to begin laying the foundations within the last two weeks.

The first townhouses are expected to open in December 2017 or January 2018.

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40 Tuscan Village condos could be ready this fall

Walk to restaurants, shops from The Villas

By Steve Whipple
SalemLife Writer

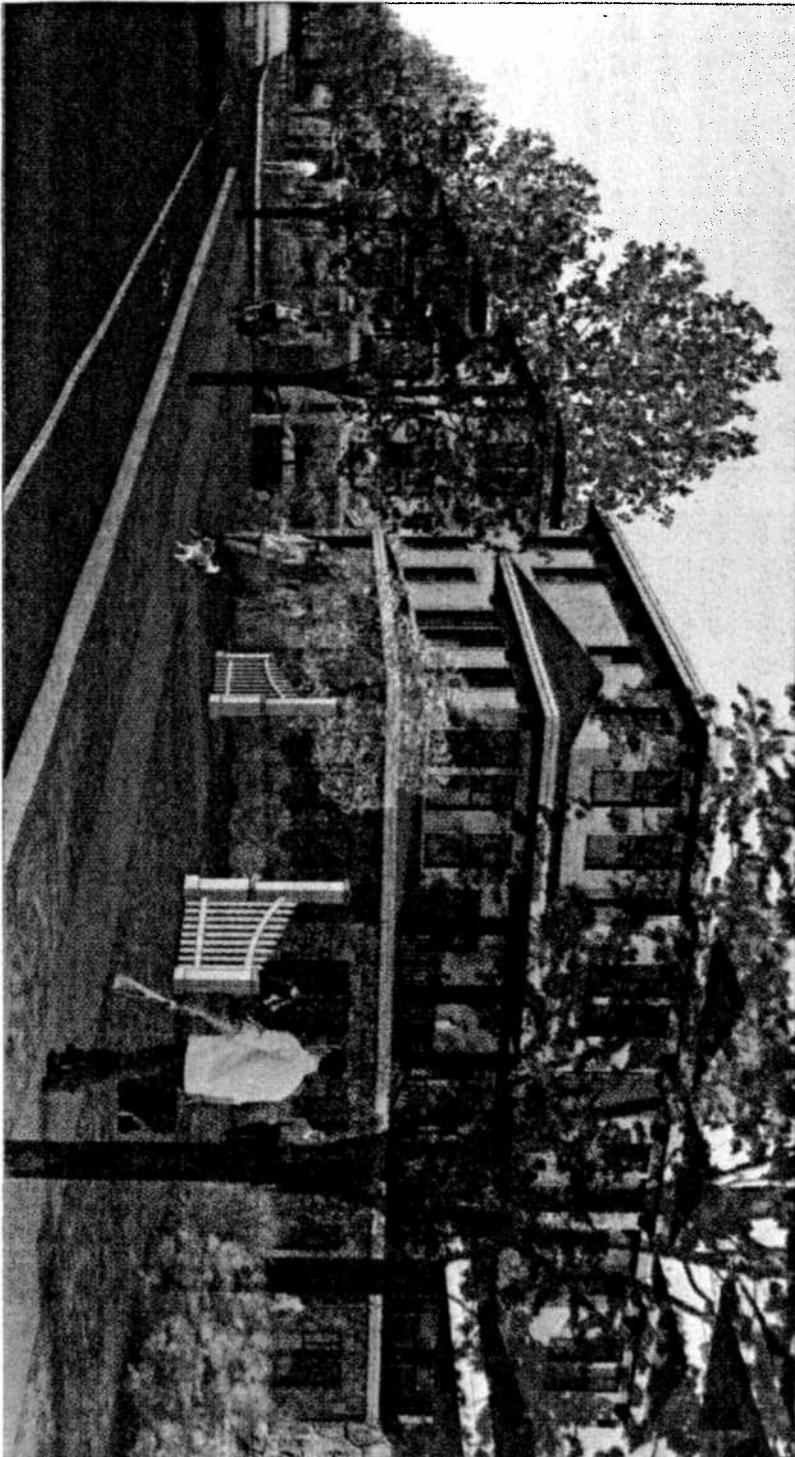
Big, beautiful things are happening at the end of Pleasant Street in Salem.

Front-end loaders and bulldozers are moving earth at a dizzying pace. Foundations are being poured, and water lines hooked up. There's activity everywhere on the 9-acre parcel at the edge of the former Rockingham Park property.

Welcome to Phase 1 of The Villas at North Tuscan Village -- the first 40 of 96 luxury townhomes being constructed by Black Brook Realty and marketed exclusively by Coco, Early and Associates.

The development is part of Joe Faro's sprawling Tuscan Village on the site of the former Rockingham Park race track that Faro purchased. Pleasant Street is across from Tuscan Market, located on Main Street.

"They'd like a 'Tuscan feel' to it, so homes are a combination of a cement-like clapboard and stone," said Black Brook President John Burns who has built 450-plus houses and condos in New Hampshire,



This rendering shows what the luxury townhomes at North Tuscan Village will look like.

NEW HAMPSHIRE

UNION LEADER

More questions about development behind Sears in Salem

By MELISSA PROULX

Union Leader Correspondent

July 13. 2017 1:11AM



The new plans call for constructing one additional building in the lot — a Cinemark movie theater (Courtesy)

SALEM — Developers looking to revamp the parking lot behind the Sears at the Mall at Rockingham Park need to answer more questions after the first public hearing on the proposal.

The public hearing for a proposed movie theater, restaurants and retail spaces in that area took place at Tuesday's Planning Board meeting.

Developers presented a third version of how these new spaces will be configured on the parcel.

Originally, new pads — or buildings — were going to be constructed on the site, but the latest version of the plan puts the proposed two restaurants and one retail space in the soon-to-be former Sears Auto Center.

There will also be a new Cinemark Movie Theater.

"So, the only new building is the movie theater," said Roy Tilsley, an attorney from Bernstein Shur in Manchester who is representing the developers.

"This is an important project to really try and revitalize the north end of the Mall," Tilsley said.

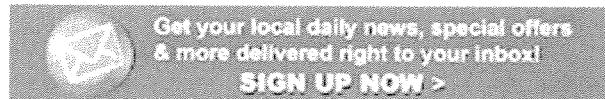
The main concerns that have been raised over the last few months have dealt with parking as well as the impact the development will have on abutters.

With the new structure, there will be a 478 parking space deficiency for the rest of the mall property. This number is about half of the 900-spot deficiency that was calculated with the first plan.

Tilsley said the parking lot is only at capacity a couple of times a year, primarily around the Christmas shopping season.

"This is a relatively under-utilized portion of the Mall," he said.

Some Planning Board members will be looking for more information to justify why the deficiency won't be detrimental to the site.



http://www.eagletribune.com/news/new_hampshire/another-casino-in-the-cards-for-salem/article_86bd15a8-1555-5eed-b819-35f9d30cf0ac.html

Another casino in the cards for Salem

Fourth Market Basket location also on the table

By Allison DeAngelis adeangelis@eagletribune.com Jul 7, 2017



SALEM, N.H. — A second casino could soon be setting up shop in Salem.

The town Planning Board and the public will hear from another potential casino owner Tuesday, as well as Demoulas company representatives who are proposing a fourth Market Basket in town.

Businessman Michael Withrow announced late last month that he will be moving forward with his charitable gambling enterprise, Chasers Poker Room. Next week's meeting will be the first step in opening his business since charitable gambling was legalized earlier this year.

Withrow's company, Kymalimi LLC, was one of three companies that filed to open charitable gambling businesses last fall. All three were rejected due to zoning concerns, but residents voted to allow gambling businesses in March.

Chasers is slated to begin business in October, pending regulatory approval. After an initial delay, competitor Cheers Poker Room and Casino is scheduled to open by the end of the summer.

Zoning Board of Adjustment and Planning Board members have expressed concerns about security at gambling sites, which could strain the town's short-staffed police force.

The gambling sites would be required to provide some security. They also would likely pull from the Police Department, according to Salem Fire Marshall Jeffrey Emanuelson.

"My understanding is that it will be similar to Canobie Lake and even Rockingham Park, when it was open. They had in-house people that would provide basic security, but they also had paid-detail officers from the Police Department. It's my understanding that the two facilities, as proposed, will be no different," he said.

The bill for any Salem police officers used will be paid by the casinos.

Withrow declined to comment on the next steps for Chasers, stating that he believed "the news would come and go and be forgotten."

Withrow had originally planned to open his casino at 13 Garabedian Drive, but he is now seeking the Veterans Memorial Parkway space currently occupied by the Grand China restaurant.

It is unclear if the restaurant will move or is going out of business. The restaurant did not respond to questions about the business' future.

A public hearing will also be held Tuesday for a 161,000-square-foot retail and restaurant plaza proposal from Demoulas Super Markets company.

If approved, the new Market Basket at 56 South Broadway would be the third in Salem. It will join two other locations on South Broadway, as well as the store slated for the Tuscan Village project.

1 comment

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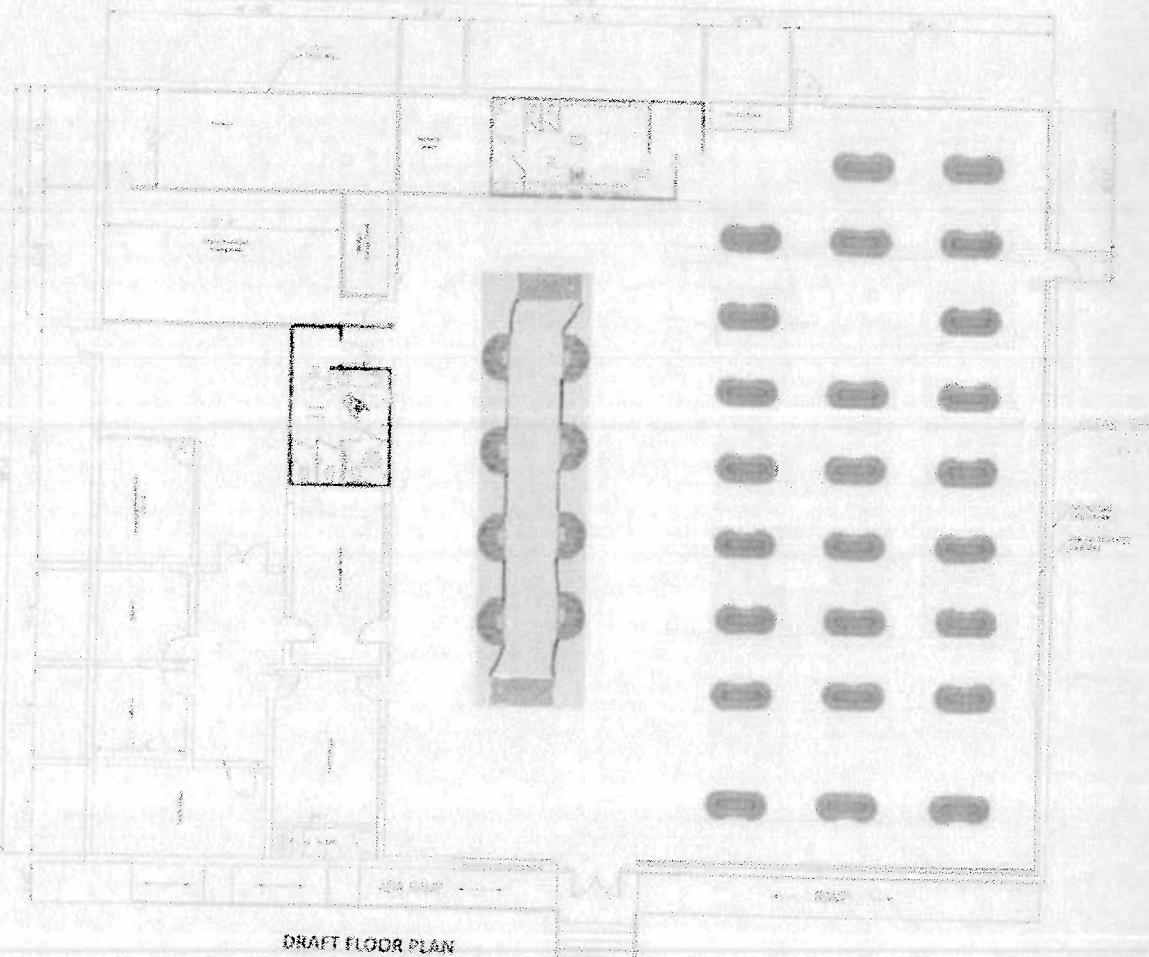
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http://www.eagletribune.com/news/new_hampshire/charitable-gambling-site-opening-delayed/article_34aa633d-30fe-52bd-a3b6-03160433d5f0.html

Charitable gambling site opening delayed

By Allison DeAngelis adeangelis@eagletribune.com Jun 28, 2017



Courtesy photo



SALEM, N.H. — Though the opening date has been pushed back, town officials are anticipating that Salem's forthcoming charitable gambling operation will have a regional impact.

During a planning board meeting on Tuesday, Planning Director Ross Moldoff proposed that the board consider naming the new charitable gambling business as a "development with regional impact." Under state law, local land use authorities such as planning and zoning boards can formally mark a project as having a regional impact. Once designated, the town must notify a regional commission and it is recommended that the town or city to consider the interests of other potentially affected municipalities.

"It's such an unusual type of facility, the first of its type that we've seen. It's going to attract people from all over," Moldoff said. The board ultimately did not make the designation.

Cheers Poker Room and Casino will be the first charitable gambling organization to open in Salem since the voters approved charitable gambling and the closure of Rockingham Park last year, and will bring in money for many local nonprofit organizations.

Money made at Rockingham Park supplemented the budgets of 36 local nonprofits, generating nearly \$2 million annually, according to the racetrack's general manager. After the racetrack closed last September, multiple businesses filed proposals to open charitable gambling locations. However, citing zoning concerns, the town rejected all of them. The issue then went to the voters, who approved it in March.

The poker room and casino will be located at 286 North Broadway next to Isabella's Pizzeria. The 12,00-square-foot facility once housed a gym and, previously, Maxwell Plumbing Supply.

"About anything that Dan Dandreo does to this site will be an improvement," planning representative George Fredette said.

Dandreo had originally planned to open the gambling business in June, but has pushed it back to the last week of summer as they work to get permits and building plan approvals. The poker room has yet to determine where the driveway will be and submit a traffic study. They also must get approval from the state Department of Transportation, as North Broadway is a state road.

Once it opens, Cheers Poker Room and Casino will be open until 1 p.m. There are homes 350 feet away on nearby Old Rockingham Road, and a police detail will be employed during peak times.

Hobbyist and self-professed poker room expert Ashley Adams and other poker players attended Tuesday's hearing in support of the business and dismiss any misconceptions about gamblers.

"Poker rooms and poker players are almost always exceptional corporate citizens. There are exceptions, but they're less than at Fenway Park or what used to be called the Boston Garden," he said.

Cheers will seat almost 300 people and will include food and beverage options. It is expected to employ close to 30 people.

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http://www.eagletribune.com/news/it-s-not-joe-faro-s-world/article_76a33ef0-84a9-5c59-a8bf-93b4bb19d945.html

FEATURED

'It's not Joe Faro's world'

Local entrepreneur says he's creating downtown, community environment at Tuscan Village for everyone

By Allison DeAngelis adeangelis@eagletribune.com 14 hrs ago



Courtesy imageA rendering of the piazza and retail stores outside of the hotel planned for Tuscan Village.



SALEM, N.H. — Where in New England is Joe Faro?

On any given day, the restaurateur-turned-developer is shuttling between several sites in New Hampshire and Massachusetts, sampling menus, reviewing construction plans and meeting with potential tenants.

"I basically have three full-time jobs right now," Faro said. "It's been a wild ride from 2010 to now."

The New Hampshire native is rapidly expanding his empire, opening a market in Portsmouth, expanding into Boston and overseeing constructing of his first non-food based business, the Tuscan Village development. But, as his real estate footprint continues to grow in Salem, Faro refutes the idea that he is taking over the town.

"The reality is, what I can say is, that it's not Joe Faro's world. It's the community of Salem. We're creating this downtown, community environment for everyone," he said.

Faro launched his Tuscan brand in 2010 with the opening of Tuscan Kitchen, followed by the market in 2012. He had originally planned to expand the Main Street plot where both businesses are into a mixed-use retail, residential and community space called Tuscan Villa, but shifted that idea to the former Rockingham Park site.

"I think it is a tremendous opportunity for everyone involved. When I made the decision to make investment in future of the Tuscan Village, in Salem, really, we did it in collaboration with the town, the board of selectmen, the planning board and the town manager," Faro said.

Last month, construction crews tore down the old racetrack and began the groundwork on Tuscan Village, which will officially break ground later this summer. The first retail and apartments are slated to open in early 2018.

The change hasn't been entirely well-received, with some residents still lamenting the loss

of "The Rock."

"I see the comments, and I can say, we didn't close Rockingham Park," he said, adding that the village will honor the racetrack's history.

"The unknown worries people, but I'm not going anywhere. My vision is the town's vision. When we unveil the finished product, I know folks are going to be excited to use it."

While Faro says the 170-acre development will be transformative, he is "100 percent" committed to fostering local and regional businesses in the 8-10 restaurants and many retail spaces. He added that while there will not be any low-income housing, the prices won't be unapproachable.

Faro is also sowing new ground in Boston with his new Kitchen location in the Seaport District. His restaurant — which Faro developed after years of working in his parents' Haverhill restaurant and running his own sauce and pasta company — will be competing against the likes of Barbara Lynch's Sportello, Mario Batali's Babbo Pizzeria e Enoteca, and most of the nearby North End neighborhood.

The Seaport location will have a different menu than the other sites, though it is still being finalized. It also will not initially have a market component, though Faro said that could change in time.

"It will be tailored to that very discerning business clientele, that passionate foodie clientele. Residents there love great food and are followers of authentic food artisans. But honestly for us, I've been in the artisan Italian food business since I was a kid," he said.

The Seaport Tuscan Kitchen will open on Nov. 1, preceded by the new Portsmouth Tuscan Market location on July 29.

1 comment

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Businesses eyed for eminent domain due to Route 28 road improvements

Salem Depot intersection is 2nd highest accident area in town

By Steve Whipple
SalemLife Writer

Well, there's good news and bad news.

The intersection of Route 28 (Broadway) and Main Street is already clogged on a typical Saturday with 3,600 vehicles per hour.

A recent traffic study predicts that by the time the Tuscan Village is completed in 2020, an additional 39,500 vehicle round-trips will crawl through the area at the peak each Saturday, with 33,700 on weekdays.

The Village, to be built in phases on the former Rockingham Park property, will bring hundreds of jobs, stores and residences - and the vehicles that transport folks to said destinations.

The good news, at least for motorists, is that \$3 million was recently approved for property acquisitions to add dedicated left-turn lanes heading north and south on Broadway.

"The 1962 master plan said we have to do something about the Depot (traffic)," said Salem Planning Director Ross Moldoff. "We're finally doing something about it — 55 years later. The town is going to take either partially or fully several properties."

Moldoff handed off a more detailed explanation duties to the town's Director of Engineering Dan Hudson.

"It's still preliminary, but seven properties need to be acquired — 1, 4, 8, 14, 22, 26 and 28 South Broadway," said Hudson. "We'll have a public hearing this summer for the public, abutters and business owners, then the land acquisitions will start later this year."

Land acquisition is another term for eminent domain which provides a town or state with the authority to take private property for public use if there's a good reason.

In this case moving a monstrous volume of vehicles efficiently through the intersection is a priority.

"It's a safety issue as well because there's been so many accidents there due to no dedicated left lane," said Hudson. "It's the second highest accident area in town."

Overseen by the New Hampshire Department of Transportation, the whole process of the hearing, negotiating with the business owners, then acquiring the properties takes a year and a half, said Hudson. The property owners are offered fair market value for their properties and assistance in finding a new location if desired.

Two appraisers are employed so that business owners are compensated fairly.

Construction is scheduled for the summer of 2020.



A handful of businesses is being considered for eminent domain at the Salem Depot intersection to make way for dedicated left-turn lanes. Pictured here are Century 21 North Shore, Kian Taekwondo, Sugar and Spice Bake Shoppe, and the four-business strip mall at the far right that will likely be acquired. Photo by Steve Whipple

The following businesses are currently scheduled to be acquired to accommodate the left-hand turn at the intersection:

- The strip mall across the street from Londonderry Piano.
- Sugar and Spice Bake Shoppe.
- Kian Taekwondo.
- Century 21 North Shore.
- Daisy Cleaners.
- The Cutting Edge and Tanning Loft.
- Stateline Ticket Agency.
- Not Just Curtains.

The small strip mall at 1 S. Broadway, that's actually north of Main Street, on the left side of Route 28 heading north is slated for removal. The one-story building hosts four businesses including a tattoo shop, printer and hair salon.

"There will be other easements as well because the impact is so significant," said Hudson, of North Broadway properties. "The Sal's (Pizza) side will be stripped, meaning we'll buy a strip of frontage along Route 28."

When the project is completed north- and southbound vehicles will both have dedicated left-turn lanes onto either side of Main Street.

"It's a very, very busy intersection, with traffic growing at 1 percent a year," said Hudson.

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NDHAM INDEPENDENT NEWS

in News That Brings People Together

ORICAL SOCIETY SPEAKER: TONE -"MYSTERY HILL"

In 2017, the Salem Historical Society will host describe Mystery Hill, an archeological site in Salem, NH. The Hill site is better known as America's Stonehenge and is situated on an exposed bedrock summit of a hill in North Salem. The site consists of a core complex of 13 stone chambers, several enclosures, niches, stone walls, stone-lined drains, small grooves and basins, and other features which cover about one acre on the summit.

Dennis Stone grew up at America's Stonehenge and has been involved with the site for the last 55 years, and has met a variety of researchers. Also a full-time has traveled extensively around the world to Europe and North America. He has been on radio shows since 1970. When he is not flying, at America's Stonehenge where his wife Pat operations of the site. Their son, Kelsey, who is interest in ongoing research there

0pm at the Old Town Hall Museum, 310 Main is open to all free of charge. Light refreshments meeting. For details call 893-8882 or 898-0842

H SUMMER GOLF LESSONS

ry Club is hosting youth & adult golf lessons on through June 29th. Youth lessons will be from lessons will run 6:30 - 7:30pm. Bring a club or irs. These lessons are designed for the basic s with experience. Parents are welcome to wait youth golfers. \$65.00 (Youth), \$95.00 (Adult).

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SALEM HIRES TUSCAN VILLAGE PROJECT MANAGER

The Salem Town Planning Board approved the hiring of an outside project manager to handle the many projects that will be coming to the Town Planning Department. During the past year, the Planning Board has added additional public meetings to their calendar to meet all the needs of the projects in town and the work needed for the Tuscan Village project.

In a letter to the planning board from Community Development Director, Andre L. Garron, the request to hire the project manager explained the need for this position.

Each project requires many forms to be filled out with the town, the state, environmental agencies, transportation departments, and many meetings with Planning Director Ross Moldoff and other town staff members. Many letters need to be sent to abutters for each public meeting. All this paperwork needs to be verified, approved, and copied by the town staff. In addition, the town staff guides and directs projects in what is needed to meet all the requirements for each project.

Also, projects often require multiple meetings in front of the ZBA, the Conservation Commission, and the Planning Board. Each meeting requires sending packs of information to board members and to provide demonstration material for the meetings.

The project manager will perform many of these tasks, freeing town staff to meet the need of other projects.

According to the letter from Garron, with the experience of evaluating the conceptual review and the site plan reviews of just a portion of the first 50 acres of the Tuscan Village, the staff and developer, Joe Faro, determined that it would be to both the town and the developer's benefit to bring on a project manager that is dedicated to the Tuscan Village Project.

The town posted a Request for Qualifications (RFQ) for Project Management services in February of 2017 and received five proposals. Following the review of each of these proposals, three of the top candidates were interviewed. Staff determined that the BETA Group, Inc, of Manchester, NH, would be the first choice.

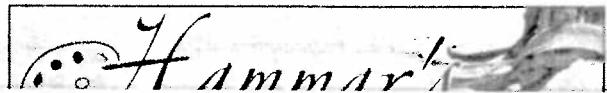
According to The Beta Group website, they were founded in 1982 with their first office in Rhode Island. Their mission is commitment to clients in providing a broad range of planning, engineering, and landscaping architectural services.

The RFQ, requested qualifications from qualified persons, firms, or organizations to provide organizations to provide project management services related to the Tuscan Village project.

The amount of the contract is \$175,000. Joe Faro has agreed to fund \$100,000 per year of the contract. \$75,000/year will be paid for by Tuscan Village's applications. It is estimated that Tuscan Village will pay \$372,000 in total application fees for the entire 170-acre Tuscan Village proposal. The contract with BETA will be for three years. The town will still receive \$147,000 in application fee revenue.

According to RSA 673:16 and 676:4-b, the planning board has the discretion to establish fees and to use them to cover the expense of consulting fees.

The Planning Board voted unanimously to approve the position.
Story Bob Gibbs



what I — for one — ,...

Italy at the Rock? Really? 5/25/17

Question du jour: Do we really have to name the new development at Rockingham Park "Tuscan Village?" After all, the Rock is nestled in the middle of an old New England town first settled in 1652. A British colony, if history serves me correctly. How about naming the area "Salem Village," or "New Salem Center," or honoring the old Rock and naming it "The Village at Rockingham?"

But naming it after a region in central Italy? I find that offensive, and a slap in the face to the history and tradition of what the Rock has meant to us in Salem: obviously, a personal preference of a developer with absolutely no regard for us who loved the Rock!

What in the world is developer Faro, and even worse, our town leaders in Salem thinking?? Good grief!

May 13, 2017 8:48PM

New law makes it easier to add in-laws, apartments to homes

By GRETCHEN M. GROSKY

New Hampshire Union Leader

A new law goes into effect June 1 allowing homeowners to add apartments within and attached to their homes with few restrictions from their communities.

And while every community must comply, they aren't all happy about it.

Salem Planning Director Ross Moldoff said the town already allowed homeowners to add in-law apartments in certain areas of town. But now it will be forced to allow these units in areas such as Arlington Pond, where homes already sit very close together on small winding roads and require septic systems, which can fail and pollute the waters.

"We had to increase density in these areas," Moldoff said. "We were not in favor of this law because it took away control from the town and the state is dictating what we do. We really felt it was the wrong way of doing this."

Then-Gov. Maggie Hassan signed the bill into law in March 2016 with proponents arguing it would help increase the availability of affordable housing while also helping the state's rapidly aging population remain at home with live-in help. The law says communities must allow in-law apartments and other accessory dwelling units (ADUs) in all single-family zoned areas and cannot restrict size to anything less than 750 square feet.

Many communities adopted their own amendments to meet the requirements of the new law at their March town meetings, said Steve Buckley, attorney for the New Hampshire Municipal Association. He said communities were allowed to add some restrictions, such as requiring either the main home or new unit to be owner-occupied.

While the association doesn't take formal positions on legislation, Buckley said this was one that was not embraced whole-heartedly.

"We think in general, we should allow municipalities to decide things like their zoning regulations," Buckley said. "This ADU law is a form of statewide zoning, but it is what the law is."

The municipal association spent much of last fall educating communities about the new law, helping them to prepare their own amendments to put to voters in March,

Buckley said.

He said that while the law affects every community, it does affect them differently. He pointed to areas of historic Portsmouth, which needed to add amendments requiring any new unit meet the aesthetic requirements already set forth in current zoning.

"I think there are going to be circumstances where some town zoning rules will have some attributes that will conflict with the state law," Buckley said. "We will see what happens."

Moldoff agreed, saying the state was "trying to control zoning with one swipe of a broad brush."

Kimberly LaFleur, president-elect of the Greater Manchester/Nashua Board of Realtors, said these apartments add value to a home. She said the additional living space, kitchen and bathrooms makes a property more attractive to younger families who may be taking care of their aging parents, or to parents trying to give a child just out of college and saddled with tens of thousands of dollars in student loans a separate space.

"Our young people who are taking out student loans are trying to get an education behind them and go out into the workforce and hopefully secure a position that is going to keep them viable, living on their own, paying their bills, and buying a home," she said. "They can't do that with their student loans coming due and for many of them those loans are in six figures. This gives them an option."

There are a few other things a community has control over with these new units, such as having adequate septic, sewer and water available. Buckley said a community cannot require the homeowner to add a separate septic system or well. Communities can also mandate there is enough parking to accommodate the new unit.

The law does require a door linking the unit to the main home, but does not require it to be unlocked. It also states communities can allow detached units on their property so long as they meet the same zoning requirements of the single-family home, such as required setbacks.

Silver Linings is a continuing Union Leader/Sunday news report focusing on the issues of New Hampshire's aging population and seeking out solutions. Union Leader reporter Gretchen Grosky would like to hear from readers about issues related to aging. She can be reached at ggrosky@unionleader.com or (603) 206-7739. See more at www.unionleader.com/aging

THEATER AT ROCKINGHAM MALL POSSIBLE?

Seritage Properties has proposed building a 10 screen Cinemark movie theater and 4 new restaurants at the Rockingham Mall. The proposed new buildings are being planned for what is currently the north parking lot of the mall. The building that is currently housing the Sears Tire Store is designated to be rebuilt as 2 restaurants. The other two restaurants are being planned for either side of the parking lot.

Seritage has twice been before the town planning board to discuss their concept of the plan and to hold a public hearing. Nate Kirschner, Langen Engineering, explained the project location. They are proposing an approximately 42,000 square foot cinema on the northwestern portion of the property, and converting the existing auto center into restaurant uses and proposing two additional restaurant pads.

Regarding water usage, Kirschner stated that the cinema is 4.8 gallons per seat, or 5,500 gallons per day. The restaurants are about 30 gallons per seat and 33,000 gallons per day. The annual totals are, 38,500 gallons per day, or 1.4 million gallons per year.

The biggest issues for many on the planning board is the additional traffic in the surrounding area and the fact that the plan is 810 parking spaces short of what the town ordinance requires. Stephen Pernaw, the town's traffic consultant stated that it was important to understand that the buildings being proposed would eliminate 257 parking spaces from what they currently use.

Pernaw went on to say that he believes that the parking spaces that will be available will be sufficient. He went on to say that the busiest days of the year, around Christmas, Thanksgiving, and Black Friday, the mall will need to utilize the easement that it has with the former Rockingham Race track. This is an additional 500 parking spots that can be utilized on these busiest of days by mall employees.

Mark Gross of MHF Design Consultants, representing OMJ Realty, Rockingham Acquisition, and Joe Faro, stated that he read the easement deed does transfer with the property. But, Gross went on to say that the 500 parking spaces can be located wherever the property owner determines and twice a year. Gross also stated that the parking ordinance requires that 75% of the required parking be within a 400-foot radius of the entrance to a facility.

Mr. Ed Declercq discussed that the traffic studies for the mall theater and restaurants will need to be expanded to include the intersection at the Soule School and Kelley Rd at route 28, and this study needs to include the traffic study that the Tuscan project has completed. The board members disagreed on which topic, parking or traffic, was most important, but did agree that both need to be considered.

Seritage came before the most recent ZBA meeting seeking a waiver of the existing rules governing the height of buildings in the Commercial/Industrial C district. Under this districting, buildings are required to be no higher than 35'. Seritage is requesting to build the theater with a height of 45'. The engineering group stated that the additional height is required to build a 38' movie screen within the theater.

It was pointed out that the current mall building is above the height restrictions of the district.

The theater will be a high-class entertainment center with wait service at the seats, and the larger screen is required to draw people to events, such as grand openings of movies.

The ZBA asked questions regarding placing a buffering around the Mall road to cut down on noise and light pollution from the theater. Seritage explained that the current plan calls for adding a 2' berm with a 6' fence adjust to the properties on Pleasant Street.

The board was also concerned with signage, security, traffic, and parking. Many of these topics were responded to by the members of Seritage, but Chairman Campbell explained that many of these issues were for the Planning board to discuss.

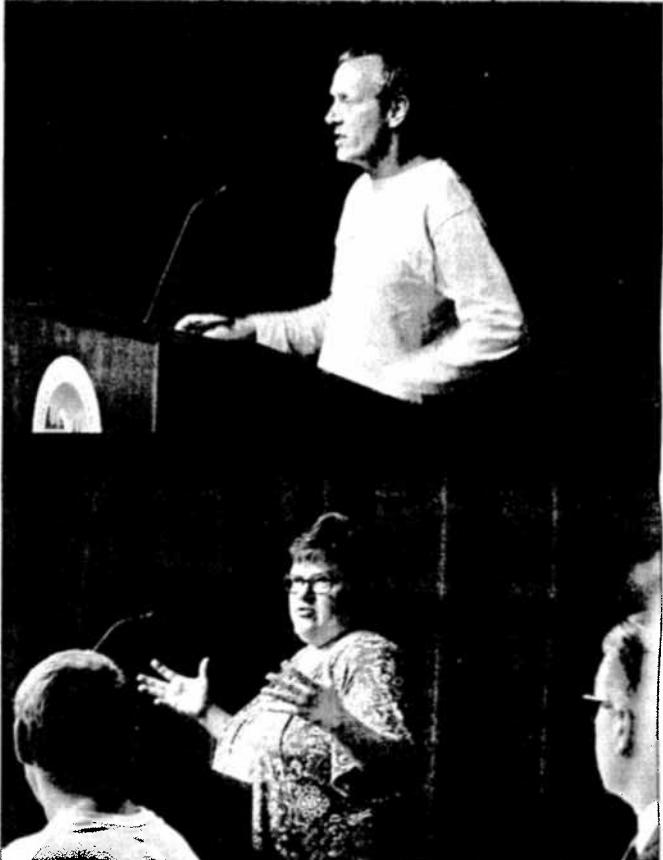
ZBA member Jeff Hatch questioned the effect on property values in the Pleasant street neighborhood. Nate Kirschner, stated that he believes the theater property improvements would be an improvement over what is in the area now.

Several residents were present for the ZBA hearing and a few did speak to the board regarding their thoughts and issues. First to speak was resident Stephen Boyd, who stated that he believed the theater was a great idea and that the issues of young people causing trouble at the theater should not be a concern.

Also speaking were Mike Johnson, who stated, "If I lived on the other side of town, I'd be in favor of this. But I don't to see a 45' building" from my residence.

Sherry Ritter, also a resident of Pleasant St. explained she is not necessarily against the theater but would like to see that the theater is blocked from her and her neighbors. She also asked that there not be lighted signs on the back side of the building. Several other Pleasant street residents expressed the same feelings.

After consideration of the 5 criteria, that the ZBA is required to judge each petition, the board voted in favor of the 45-foot height waiver. The motion carried 5-0. The project will now go before the planning board.



Rockingham mall movie theater-03193.JPG Salem Resident Stephen Boyd
Rockingham mall movie theater-03197.JPG Pleasant street resident
Sherry Ritter
Photos/story Bob Gibbs

LETTER TO THE EDITOR

Please join the Home Health Foundation family of agencies, Home Health VNA, Merrimack Valley Hospice and HomeCare, Inc., as we recognize the millions of nurses who make a remarkable difference to patients and families during National Nurses Week, which is celebrated May 6 through 12. We sincerely appreciate the role all nurses play in delivering the highest level of quality care to their patients.

We would also like to personally thank the exceptional nurses of our agencies, who bring their skill and compassion to the door of thousands of patients every day. Their efforts in the home and in our offices allow us to provide a full spectrum of medical care and support in more than 110 cities and towns in this region. Even when New England weather presents blinding snow storms or torrential rain, our nurses bravely travel throughout our service area to ensure that all our patients are cared for and safe. Their commitment to quality care and compassion is both heartwarming and inspiring.

J&D Stump Grinding
Windham, NH

Mike Sullivan 978-361-7805
msullivan276@gmail.com

Peabody Funeral Homes
and Crematorium

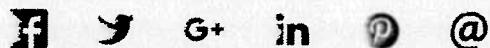
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Last chance saloon Charitable gaming advocates in Salem urge voters to support ballot item

By Nicholas Golden ngolden@eagletribune.com Mar 12, 2017



SALEM, N.H. — For years, local nonprofits have been relying on donors. On Tuesday, they'll be banking on voters.

With Election Day this Tuesday, activists are making their last minute pitches for the approval of charitable gambling in Salem. They are urging voters to consider the merits of a return for charity gaming halls before casting their ballots.

Last year's closure of Rockingham Park shuttered opportunities for nonprofits to raise funds via charitable gambling events at the once famous horse track.

Thirty-six different charitable organizations relied on gaming at The Rock for revenue each year before it closed, according to previous reporting.

Three business groups stepped tried to open new gaming halls in the void left by The Rock, but all were denied permission by the Salem Zoning Board of Adjustment.

Instead, advocates decided to take the question directly to Salem voters.

Salem ballot's Article 2 asks voters to consider allowing gaming to open in Salem without receiving a special zoning variance.

Organizations such as the Greater Salem Boys and Girls Club, Kiwanis Club and Knights of Columbus relied on charitable gaming in the past, said Colin Hanlon, chief professional officer at the Boys and Girls Club, an outspoken supporter of the fundraising mechanism.

"My last-minute pitch is that Salem has consistently voted in favor of charitable gaming — I think everybody knows the benefits to the nonprofit sector. I think for the most part, it's been understated, the resources that (it) brings to bear for us to deliver our mission."

According to Hanlon, the Boys and Girls Club serves about 2,000 children — disadvantaged kids or those who need it most — each year.

The club is losing \$250,000 a year in revenue without charitable gaming, Hanlon told the Tribune.

The club puts on programming for character development, prevention programs against drug abuse and events for the arts — funded in the past by revenue in part from charitable gaming.

"We, as an organization, really hope to see the revitalization of charitable gaming here in Salem. It's just something that we, as an organization, have been struggling obviously with the loss of revenue," Hanlon said.

"In the long run, this is also a time where Salem or the greater Salem area really needs to support the nonprofits that are providing such critical services for the community," he said.

Dan Dandreo, a self-identified avid poker player and real estate businessman, is at the head of one business trying to open a gaming hall in Salem, the Cheers Poker Room & Casino.

"I'm looking forward to the town of Salem voting to restore charity gaming Tuesday night and opening charity fund sources back up."

Dandreo has identified 286 North Broadway as the location for Cheers, which according to its website will have "Roulette, Blackjack, Let it Ride, Mississippi Stud, Boston Stud Poker and Three Card Poker" once the article is approved.

"We're going to renovate the place and open the space that's the same size as the one at Rockingham Park."

The question before Salem voters says gambling would be allowed in certain areas of town. Specifically, the amendment would impact areas east of Route 93 and South and North Policy streets.

Gambling operations would also have to be licensed by the state, and of a minimum size that would help deter widespread growth of backroom gambling.

In the past, opponents of the measure say gambling welcomes unsavory characters, increasing crime and criminal activity where it expands.

Local resident and businessman Larry Belair contests that claim.

"Look, there's always going to be the small incidents — but all you have to do is look at the record at Rockingham Park, there was very little," Belair said.

"Whenever people get together and whenever there's money, you have to put your thumb on it," said Belair. "That's why there was always a police officer on duty," he continued.

"You can get people out having a beer out of work that can you more grief than that. Even look around at the other establishments in the state — there's not rampant crime in those places," Belair said, emphasizing that drinking at bars can cause more problems than charity gaming halls.

With Rockingham's closing, Belair said gaming may have left Salem, but not the state. Locations in Manchester and Hampton draw people away from the Salem economy when they could place their bets in Salem instead.

"We used to have a loyal following when we were here at Rockingham Park — once the park closed, these folks kind of wandered off because they wanted to continue their interest in the game and enthusiasm for the game...so they found other spots," Belair said.

"Nashua, Manchester for some of them – Hampton, Seabrook, they're scattered all over the place."

The vote will take place on March 14.

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Traffic, inadequate water concern Salem residents

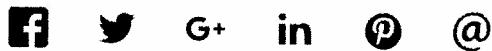
Public voices its views at zoning forum

By Doug Ireland direland@eagletribune 9 hrs ago



reba@rebaphoto.com

Resident Peggy Tripp asks a question about charitable gambling during a forum on proposed zoning amendments Thursday night. REBA SALDANHA/Photo



SALEM, N.H. — Imagine 60,000 cars passing through your neighborhood in a single day.

Then, imagine heading downtown to the local poker parlor to test your luck at Texas Hold'em.

That's why the Greater Salem Chamber of Commerce hosted a public forum Thursday night at Town Hall, educating the electorate on significant zoning amendments they'll cast ballots on at the polls March 14.

They included proposals aimed at allowing charitable gaming, accessory apartments throughout town, and large developments such as the 3 million-square-foot Tuscan Village project.

A three-member panel of top town planning officials outlined the proposed amendments and their potential impact for the crowd of approximately 20 residents.

They were Planning Director Ross Moldoff, Planning Board Chairman Keith Belair and Andre Garron, Salem's community development director and assistant town manager.

The town officials explained zoning and the often-misunderstood process of community planning. Residents voiced their concerns about what could happen in Salem.

The primary concern was The Tuscan Village — a 170-acre residential and commercial development proposed by OMJ Realty and restaurateur Joseph Faro on the former Rockingham Park racetrack property.

OMJ proposes the construction of a luxury hotel, several restaurants, cafes, a theater, entertainment complex, banquet facility, Market Basket grocery store, organic grocery store, Ford Dealership and bowling alley.

"It is a massive development," Moldoff said. "It's something we really haven't seen before."

In comparison, The Mall at Rockingham Park is about 1.1 million square feet, he said.

The proposal also calls for building up to 650 apartments, townhouses and other homes where an estimated 60,000 motor vehicle trips will be made daily at the southern end of the development, Moldoff said. There would be 25,000 daily trips at the northern end, he said.

"The traffic issue is just a massive issue," Moldoff said. "Sixty-thousand trips a day — those are incredible numbers."

The town had to find five consultants just to handle the project, Moldoff said. Their work is funded by OMJ, he said.

The development, expected to take several years to complete, would be built under the town's large-scale redevelopment ordinance.

The ordinance was adopted about a decade ago when town officials realized the future of the racetrack was in danger. Rockingham Park closed Aug 31, after 110 years.

A proposed zoning amendment seeks to modify the large-scale redevelopment ordinance, making it easier for the development of properties exceeding 25 acres.

Substantial traffic and overwhelming the public water supply, including Canobie Lake, are major public concerns as work on The Tuscan Village progresses. Concerns have also been raised about the impact on the school system, police and fire services.

Earlier this week, OMJ received conditional approval for a 256-unit apartment complex at 39 Pleasant St.

"Has the water issue already been addressed?" the panelists were asked.

Moldoff said while it has not been determined if there is enough water for the entire project, Municipal Services Director Roy Sorenson has concluded there is a sufficient supply for the apartment complex.

The Rev. David Ysenka, an ardent advocate of helping the homeless and those in need,

said providing affordable housing at The Tuscan Village needs to be considered.

Yasenka was speaking on a proposed amendment that would expand the availability of accessory apartments throughout town as required under a recently adopted state law.

"I don't think it's going to put much of a dent on what we need for workers for affordable housing," he said.

Resident Jon Tripp was concerned about the project's impact on schools.

"I assume there is going to be a redistricting at the schools," he said.

Moldoff said projections show the 356 apartments and townhouses could add up to 74 — but probably fewer — students to the school system.

The third proposed amendment discussed was a proposal allowing charitable gaming facilities to open without receiving a special zoning variance.

It was proposed by the Planning Board after the Zoning Board of Adjustment voted down three requests from businesses hoping to establish gaming halls in town. Each sought to replace the charitable gaming operations at Rockingham Park.

"It's going to be used — if it passes — the day after the election," Belair said. "We realized there was a tremendous need for these now that the track isn't there."

Before the racetrack closed, President and General Manager Edward Callahan said gaming provided nearly \$2 million annually to 36 local charities.

"I would hate to see charities having nothing to do with Salem," resident Peggy Tripp said.

Seated in the audience Thursday were representatives from two of the local charities — Greater Salem Caregivers Executive Director Richard O'Shaughnessy and Colin Hanlon, chief professional officer of the Boys & Girls Club of Greater Salem.

The hour-long event was led by chamber and School Board member Bernard Campbell

along with Donna Morris, the organization's president.

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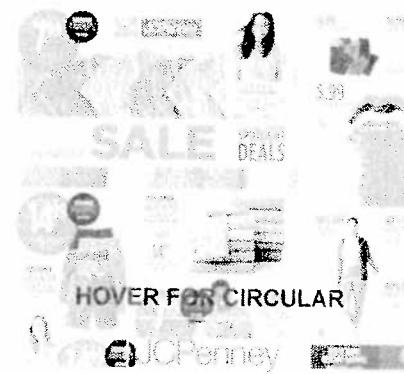
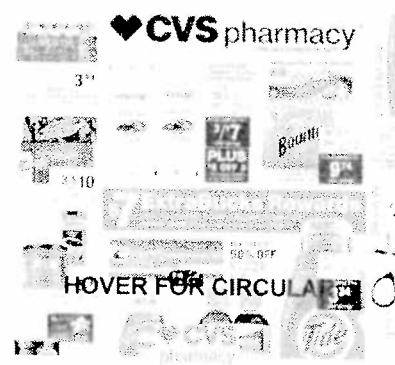
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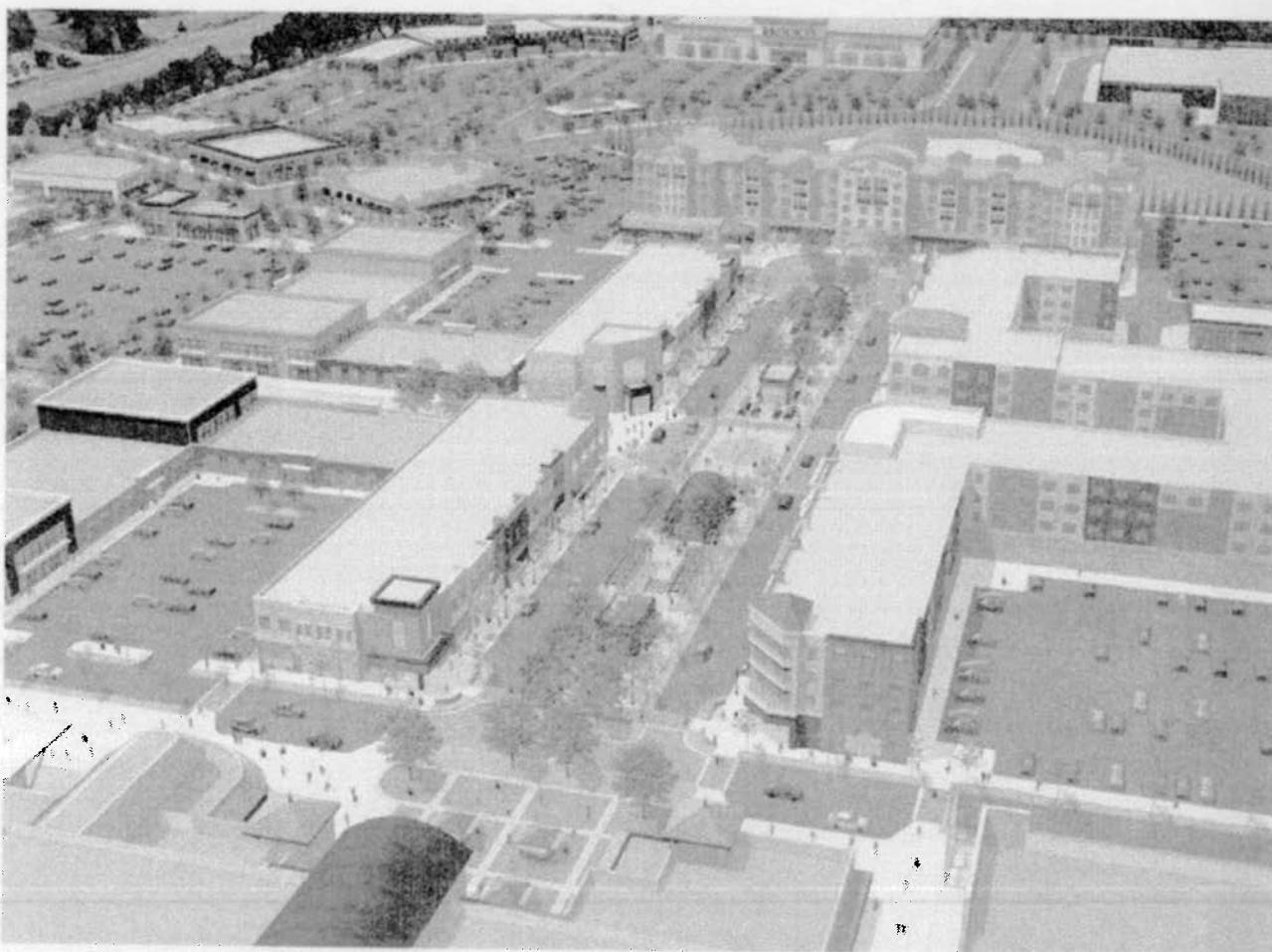


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Apartment complex OK'd at Tuscan Village

Development moves forward in Salem

By Doug Ireland direland@eagletribune.com Feb 22, 2017



COURTESY PHOTOThis is a look at The Tuscan Village commercial and residential development proposed in Salem, N.H. A unit apartment complex there received approval Tuesday.



SALEM, N.H. — Only months after historic Rockingham Park closed, conditional approval was granted for a 256-unit apartment complex on the former racetrack property Tuesday by the town's Planning Board.

The complex is the first of many proposed aspects of The Tuscan Village, a 170-acre residential and commercial development the size of Boston's famous Back Bay neighborhood, expected to take several years to complete.

Uanymous approval came after board members questioned the impact of the project proposed by OMJ Realty, which includes property owner and developer Joseph Faro.

Among the major concerns of board members and residents are traffic, burdening the public water supply and the project's density.

Pleasant Street resident Robert Donahue, a Planning Board alternate seated in the audience, said he's concerned about more traffic on his road — one of the busiest in town.

"I think increasing the traffic on Pleasant Street is a mistake," he said.

Donahue said he sent a memo to the town in November recommending that any traffic studies of the site take into account the amount of time it would take police and firefighters to respond to emergencies in the area. That was not done, he said.

"Adding any kind of traffic onto Pleasant Street is going to increase an already unacceptable response time from police and fire personnel," Donahue said.

Some residents have voiced concern that the development would overwhelm the town's public water supply, including Canobie Lake and Arlington Pond; both major municipal water sources.

Those who are worried include South Shore Road resident David Blake and Dale Valvo, president of the Canobie Lake Protective Association. Both men told the board in January they are concerned about the project's impact on Canobie, with Valvo saying the lake is "extremely stressed."

Town Planning Director Ross Moldoff said Tuesday that Municipal Services Director Roy Sorenson concluded the project would not have an adverse effect on town water.

"It has been determined the town of Salem has adequate water supply to serve the development as proposed," Moldoff said.

Board members, including Linda Harvey, said they are concerned about the project's density. There is also concern about not having enough room to put snow in the winter.

Harvey said residents are worried the entire site will be paved.

"I'm just letting you know that's the public's perception of what has been proposed so far," she told project representatives. "Practically the whole thing is covered by building or asphalt."

Faro and those affiliated with the project say The Tuscan Village would feature an eight-acre pond along with nicely landscaped walkways and streetscapes.

It would be built around the theme "Live, Work, Stay and Play," referring to neighborhoods where residents can live, work and enjoy an array of cultural offerings.

The local restaurateur also owns the Tuscan Kitchen and Tuscan Market. Faro said he intends to break ground on the development this spring, creating 5,000 jobs and an additional 1,000 construction jobs.

OMJ must meet 14 conditions before work can begin on the apartment complex, including building and zoning requirements. None are expected to create significant delays.

As part of the large development, board members are reviewing plans for a 100-unit townhouse complex at 11 Central St. and a 2.1 million-square-foot retail, office and residential development at 71 Rockingham Park Blvd.

They are also considering designs for the extensive road, utility and floodplain improvements needed for the development. Faro said he is investing \$15 million in infrastructure improvements alone. About \$4.5 million would be spent to prevent flooding in what is one of the most vulnerable areas of town.

When complete, The Tuscan Village would feature hundreds of residential units, a luxury hotel, several restaurants, cafes, a theater, entertainment complex, banquet facility, Market Basket grocery store, Ford dealership and a bowling alley.

Tuscan Kitchen and Tuscan Market would relocate to another part of the property. The Tuscan Village would replace the iconic horse track, which closed Aug. 31 after 110 years.

Project representative Mark Gross of MHF Design Consultants in Salem said the racetrack's rich history will be memorialized throughout the property.

Plans to build a multimillion-dollar casino at the site failed when the New Hampshire Legislature rejected attempts to legalize casino gambling. A recent bill failed by a single vote in the 400-member House of Representatives.

The Planning Board will meet Feb. 28 and March 9 to review other aspects of the project, including the 100-acre townhouse complex.

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Salem to rehear crematorium zoning request

Board of Adjustment to rehear crematorium proposal

By Doug Ireland direland@eagletribune.com Feb 8, 2017



Tim Jean

TIM JEAN/Staff photo Goundrey and Dewhirst Funeral Home & Cremation Service has proposed establishing a crematorium garage at 46 Main St. in Salem, N.H.



SALEM, N.H. — Plans for a crematorium on Main Street have been given a second chance by the town's Zoning Board of Adjustment.

After voting to deny a variance for Goundry & Dewhirst Funeral Home in January, the board has granted a rehearing on the request.

The variance would allow for a lot line adjustment for the property. Goundry & Dewhirst proposes opening a crematorium in its garage at 46 Main St.

The rehearing is scheduled for the zoning board's next meeting March 1, town Planning Director Ross Moldoff said Wednesday.

Board members voted 3-2 on Tuesday night to hear the variance request again after some voiced concern an error may have been made or that there were questions needing answers.

"In my opinion, we as a board made a mistake and I think we need to regrant that hearing," Bonnie Wright said.

John Manning disagreed an error had been made — as did other board members — but wanted another chance to hear the request.

"There are a lot of questions I would like to have answered," Manning said. "We want to give them every chance to work it out if we can."

The Planning Board was scheduled to consider the proposed crematorium Jan. 24 but the request was withdrawn by L&R Realty Corp., which represents the funeral home, shortly after the zoning board's denial.

The proposal has raised concern in the neighborhood, which includes Pleasant Street United Methodist Church, Saints Mary and Joseph Parish and St. Joseph Regional Catholic School.

It would also be close to Tuscan Kitchen restaurant and Tuscan Market, which are across the street, and restaurateur Joseph Faro's proposed 170-acre residential and commercial development, The Tuscan Village.

Neighbors such as Susan Davis of Pleasant Street are worried about potential health problems from smoke and odors if the funeral home were allowed to operate a crematorium.

"I will be fighting it," said Davis, who has hired a lawyer. "It would be 30 feet from my kitchen and dining room window. ... I'm not just fighting this for me."

When Rick Dewhirst first presented the project to the Planning Board in November, Davis choked back tears describing how she was concerned about the health of her family and children in the neighborhood. Davis said she has six grandchildren who visit her home.

Dewhirst said a growing demand for cremations prompted him to want to conduct them at his business instead of relying on a second party.

If the crematorium is approved, there would be two or three cremations a week and it would operate during normal business hours, Dewhirst said. Approximately 72 percent of those who died in the last year were cremated, he said.

While the crematorium would be in the small garage at 46 Main St., the funeral home is in a large, four-family building at 42 Main St.

The garage was used to store hearses and equipment for decades, including Salem's first ambulance in the 1940s and 1950s, according to Bernard Campbell, an attorney for L&R Realty.

Since the application before the zoning board involved a request to amend lot lines and not the crematorium proposal, zoning board members were not at liberty to discuss plans for the facility or allow that to influence their final vote.

"We cannot consider the cremation in our decision," Wright said.

Board members Robert Uttley and Thomas Raskow voted against the rehearing request, sticking to their original decisions.

"I don't think we did anything wrong," Uttley said.

A reason they were opposed was because allowing the lot line adjustment would reduce the size of a lot from approximately 23,000 square feet to only about 9,000 square feet.

Wright, Manning and Kellie Annicelli voted against the rehearing. Earlier, Wright and Annicelli voted for the variance request.

Campbell said allowing the lot line adjustment would allow Dewhirst to maintain separate residential and business properties in case he intended to sell them or retain them as mortgage collateral. Denial of the variance request would not necessarily nix the crematorium proposal, he said.

Campbell said Wednesday he was pleased the rehearing was granted.

"I appreciate the board's thoughtful consideration and we will address their concerns when we return before the board," he said.

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February 02, 2017 12:59AM

Tuscan Village plans for former Rockingham Park on track

By Melissa Proulx

Union Leader Correspondent

SALEM — Entrepreneur Joseph Faro presented a conceptual plan last week for the old Rockingham Park site, saying his goal is to use the 120-acre parcel for a mixed-use, village-like development, with housing, restaurants, entertainment and business and medical offices beginning in 2019.

"I think excitement is kind of a small word for what we feel about this project," he said.

A 100-unit townhouse development is one component of the project being proposed for the site. The 27 buildings would have red roofs and stucco exteriors intended to simulate Tuscan-like architecture.

Forty-six units will have two bedrooms and the rest three bedrooms, with ground-level master bedrooms, which would allow for single-floor living ideal for older residents, said David Chelinski, an architect from PCA Architect in Cambridge, Mass.

Concerns were raised at the planning board meeting about traffic at the development, specifically in terms of access for emergency vehicles, guest parking and traffic flow in and out of the property. The plans have not yet been approved; discussion will continue at a later meeting.

Two other proposed projects for the site — a 256-unit apartment complex and an infrastructure plan — were on the planning board agenda, but were rescheduled for the board's Feb. 21 meeting.

Rockingham Park, which closed in August after 110 years of operation, mostly as a



(/storyimage/UL/20170202/NEWS02/170139749/AR/0/AR-170139749.jpg?q=100)

Forty-five acres of Rockingham Park are set to become a new mixed-use downtown area called the Tuscan Village under Joe Faro's plans for the property. (Eli Okun/Correspondent file)

horse-racing track, was put up for sale in March, and most of the land was bought by Faro, a local businessman and entrepreneur behind the Tuscan Kitchen restaurant.

Planning board members said they're looking forward to the project, though they asked developers to flesh out such items as emergency evacuation routes, school enrollment impacts and how the development will connect to the town's rail trail.

Dale Valvo, president of the Canobie Lake Protective Association, said he hopes developers will look at water impacts as well. The two main water bodies in town — Arlington Pond and Canobie Lake — are already under stress, Valvo said, and he's worried about the additional impact the development could have.

"Today the lake is dangerously low," he said. "...We are very, very concerned (the water supply) is not here."



http://www.eagletribune.com/news/salem-crematorium-plan-opposed/article_738b7573-41e4-59e9-b67d-a6315a58130e.html

Salem crematorium plan opposed

Neighbor concerned about smoke, odor

By Doug Ireland direland@eagletribune.com Jan 19, 2017



Tim Jean

TIM JEAN/Staff photo Goundrey and Dewhirst Funeral Home & Cremation Service has proposed establishing a crematorium in this small garage at 46 Main St. in Salem, N.H.



SALEM, N.H. — Plans for a controversial crematorium on Main Street have hit an obstacle, possibly jeopardizing the entire project and prompting withdrawal of a request for Planning Board approval.

The town's Zoning Board of Adjustment voted 3-2 on Wednesday against a variance for representatives of Goundrey & Dewhirst Funeral Home and Cremation Service. The business proposes opening a crematorium in its garage at 46 Main St.

But after the request for a lot line adjustment was rejected, a Planning Board hearing scheduled for Tuesday was canceled.

That request was withdrawn Thursday, town Planning Director Ross Moldoff said.

While it remains to be seen whether L&R Realty Corp., which represents the funeral home, will proceed with the project, attorney Bernard Campbell told the zoning board they will review their options.

The crematorium has been proposed in a neighborhood that includes Pleasant Street United Methodist Church, Saints Mary and Joseph Parish and St. Joseph Regional Catholic School.

It would also be close to Tuscan Kitchen restaurant, Tuscan Market and restaurateur Joseph Faro's proposed 170-acre residential and commercial development.

"I appreciate the board's thoughtful consideration of the application," Campbell said. "We are aware of our appeal rights and we will act accordingly."

For neighbors such as Susan Davis of Pleasant Street, the denial offers a sense of relief — at least temporarily, since she expects the zoning decision will be appealed.

"I will be fighting it," she said of the proposal Thursday. "It would be 30 feet from my kitchen and dining room window. ... I'm not just fighting this for me."

When the project was first presented to the Planning Board by Rick Dewhirst in November, Davis choked back tears while telling how she was concerned about the health of her family and also youngsters at Pleasant Street United's child care center. The church also operates a food pantry and Hope Center for those who need a helping hand.

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

Davis said she stood outside two crematoriums in Manchester — Lambert Funeral Home & Crematory and Phaneuf Funeral Homes & Crematorium — to see if there were any major problems at those facilities. There were not.

Also appearing before the board was Ron Salvatore of Matthews Environmental Solutions, who told of a few isolated incidents at a Meredith funeral home not affiliated with the other two. The owner of the American Police Motorcycle Museum complained about ash from the facility landing on the motorcycles, leading to litigation.

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

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

Davis was among those in the audience again Wednesday, allowing attorney Thomas Morgan to speak on her behalf.

Since the application before the zoning board involved a request to amend lot lines and not the crematorium proposal, board members were not at liberty to discuss plans for the facility.

While the crematorium would be at 46 Main St., the funeral home is in a large four-family building at 42 Main St. For decades, the garage was used to store hearses and equipment, including Salem's first ambulance back in the 1940s and 1950s, Campbell said.

Board members Thomas Raskow, John Manning and Robert Uttley voted against the variance, saying that granting the request would reduce one lot's size from approximately 23,000 square feet to only about 9,000 square feet.

Morgan said allowing the lot line adjustment would create a nonconforming "dog leg" of property. Bonnie Wright and Kellie Annicelli voted for the variance request.

"You are coming down considerably in lot size," Raskow said. "I have to think there is going to be an effect there."

Campbell said allowing the lot line adjustment would allow Dewhirst to maintain separate residential and business properties in case he intended to sell them or retain them as mortgage collateral.

"There is no impact on the community at all," Campbell said. "There are no physical changes (to buildings) of any kind."

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Michelle Surprenant-Everett from Facebook

3 days ago

Lol so it appears none of you live in Salem, NH. This is right next to the middle and high school. Now no I don't know much about these places so right now I'm not saying yes or no but obviously the smoke goes out into the air. Kids will be breathing this in. So if anyone has info please tell me, does it smell? Even if smoke goes through filters will people be breathing in ash of a human body? Isn't this something that they should buy a good size piece of land with no businesses, schools, and residents so close? I think it's pretty gross but again, I don't know a lot of details in how they are run.

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Sure. Why not. Dont see anything wrong with it

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Gaming may return to Salem

Zoning proposal to allow facilities

By Doug Ireland direland@eagletribune.com Jan 12, 2017



SALEM, N.H. — Rockingham Park may be closed, but the return of charitable gaming to town could be in the cards.

Voters will be asked March 14 to consider a proposal that allows gaming facilities to open in Salem without receiving a special zoning variance.

The proposed zoning amendment comes on the heels of the Zoning Board of Adjustment voting down three requests from businesses hoping to establish gaming halls in town.

The Planning Board hosted a public hearing Tuesday night on eight proposed zoning amendments, including a measure to change accessory apartment requirements and another to modify the town's large-scale redevelopment ordinance.

But it was the charitable gaming ordinance that prompted a dozen people to speak out on how legalized gambling would benefit the community.

They included the head of the Boys & Girls Club of Greater Salem and some its members along with a poker dealer and player.

"There was a great loss losing The Rock — to the community and the nonprofits here in Salem, New Hampshire," said Colin Hanlon, the club's chief professional officer.

"We are not wealthy and we need all the help we can get," Hanlon added. "Having this size of a revenue stream go away this year has a major impact on our organization."

The club was one of 36 charitable organizations in town that received thousands of dollars each year from gaming operations at Rockingham Park, which closed Aug. 31 after 110 years.

Hanlon said the club is losing about \$250,000 in annual revenue with the loss of charitable gaming and that other nonprofit organizations are feeling the impact as well, including the Kiwanis Club and the Knights of Columbus. Adoption of the amendment is crucial, he said.

"Hopefully, we can expedite this as soon as possible," Hanlon said, "so we can help get some of those funds back so we can make sure the club is affordable to every kid that needs us here in Salem."

Closure of The Rock meant the loss of roughly \$1.8 million per year to Salem's charities, according to local resident and businessman Larry Belair. He said gaming is needed in town.

"This will allow Salem to compete for the revenue it lost," he said. "It's desperately needed. We need to get it back in the hands of the charities."

Belair was the head of a task force appointed by the governor to study the projected impact of expanded gambling in New Hampshire.

But lawmakers repeatedly rejected legislation that would allow casino gambling in the state, including a last-ditch effort to keep Rockingham Park open. One measure failed by a single vote in the 400-member House of Representatives.

Richard O'Shaughnessy, executive director of the Greater Salem Caregivers, said charitable gaming was invaluable to his organization.

"It has sustained us, it has kept us going," he said. "The money that we got will sustain us for another two or three years, but unless we get another revenue stream, an organization like the Caregivers will experience problems in continuation."

As proposed, the gaming amendment would pertain to the area east of Route 93 and also South and North Policy streets, according to town planning director Ross Moldoff. The gaming operations would have to be at least 4,000 square feet and licensed by the state, discouraging people from trying to open them virtually anywhere.

"The idea is to allow them in the Commercial-Industrial districts along North Broadway, South Broadway and further down," he said. "This would cover the three locations that were in for variances. ... They would just come in for site plan approval."

Cheers Charity Poker Room proposed a gaming hall at 286 N. Broadway while Kymalimi LLC sought a variance for a facility at 13 Garabedian Drive and HBC Gaming applied for one at the former Coca-Cola plant at 23 S. Broadway.

Dan Dandreo of Cheers told the board that charitable gaming must return to Salem.

"You are basically restoring something you already had lost — it raised millions of dollars for charities," Dandreo said. "We are very excited to get this done and hope you guys can get it done, open up the revenue stream, and put people back to work."

After the proposals were denied last fall, Cheers and Kymalimi requested rehearings but they were voted down. HBC did not seek a rehearing.

If the amendment is adopted, the three businesses would have to submit new requests.

A former Rockingham Park poker dealer, Ron Cooper, and avid poker player Kenneth Tilden of Brockton, Massachusetts, said Salem is losing its business to casinos in southern New England and poker rooms in the Bay State and other New Hampshire communities.

"I would say you are losing so many poker players who are going down to Twin River (casino) and leaving New Hampshire because this location in Salem was the closest to Massachusetts," Tilden said. "I and many, many of the Massachusetts poker players are in favor of this amendment."

Resident Michael Smith, who is also a member of the Zoning Board of Adjustment, said while Salem may need the revenue, he is concerned about potential crime and the need to pull police officers off the road to respond to any incidents that may occur at the gaming facilities. He rejected Dandreo's contention that there would be no additional crime.

"To say that nothing happens is totally wrong," Smith said. "That's one of my concerns — you mix in people, things happen."

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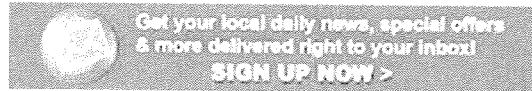
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Voters to consider contracts, road projects

By Doug Ireland direland@eagletribune.com 14 hrs ago



SALEM, N.H. — Voters will face some big spending issues on the town warrant.

Unlike past years, they won't be asked to approve the construction of multimillion-dollar buildings when they go to the polls March 14.

The cost of more than a dozen articles totals \$52.5 million — a tax impact of \$6.72 per \$1,000 of assessed valuation.

That compares to a 2016 tax impact of \$6.60 per \$1,000. It's an increase of 12 cents, or slightly less than 2 percent. For the owner of a \$300,000 home, that's an increase of \$36 per year.

Before voters head to the polls, they will discuss the warrant articles at the town deliberative session Feb. 11. Candidates for town offices will be elected March 14.

If approved, the \$44.5 million operating budget would reflect an increase of \$2,111,275.

If voters reject the proposed budget, a default budget of \$42.3 million — the same as the previous budget — would take effect.

Voters will be asked to approve \$4.5 million for road construction, \$3.1 million to acquire land for the Depot intersection reconstruction and two employee contracts, according to Town Manager Leon Goodwin.

Residents will also vote on expansion of the town forest. A forest that was approximately 200 acres only a year ago would grow to about 333 acres, town Planning Director Ross Moldoff said.

Selectmen were asked to accept \$330,000 in grants for the expansion at their meeting Monday night. They were a \$180,000 grant from the New Hampshire Land and Community Heritage Investment Program and \$150,000 from the New Hampshire Department of Environmental Services' Aquatic Resource Mitigation Program.

The spending proposals were among several that selectmen recently voted unanimously in favor of recommending to voters.

The warrant articles will be placed on the ballot for consideration. The Budget Committee was to host a public hearing on the proposals Thursday night.

The \$4.5 million proposed for road engineering and construction is an annual allotment aimed at improving the town's transportation infrastructure.

The streets targeted for improvement were included in the town's 10-year plan by the Road Stabilization Committee. The 17 include reconstruction projects on Haverhill Road, Klein Drive, Parker Circle, Commercial Drive, Woodland Avenue and Bradford Drive.

Another warrant article proposes \$3.1 million be spent to acquire seven properties and complete the work needed to upgrade the Salem Depot intersection at Main Street and Broadway. Improvements at the intersection have been considered for years in the wake of major traffic backups and numerous accidents.

The bond issue requires a three-fifths vote to receive approval. The first-year bond payment is \$437,801.

Voters will also consider two town employee contracts, Goodwin said. Residents are asked to approve funding for the first year of the three-year contracts.

One contract is for the 37 members of the Salem Administrative and Technical Employees Union while the other is for the 21 members of the Salem Public Administrators Association.

Approval of the \$77,231 for the Salem Administrative and Technical Employees Union accounts for a 1.9 percent salary increase but a reduction of maximum sick time accrual from 72 to 60 days.

Approval of the \$38,103 for the Salem Public Administrators Association accounts for a 1.7 percent salary increase.

A third three-year contract for 68 members of Local 2892 of the International Association of Fire Fighters will not be considered by voters because of an impasse in negotiations, Goodwin said. An initial proposal sought an increase of \$91,165 in the contract's first year, a pay raise of 1.7 percent.

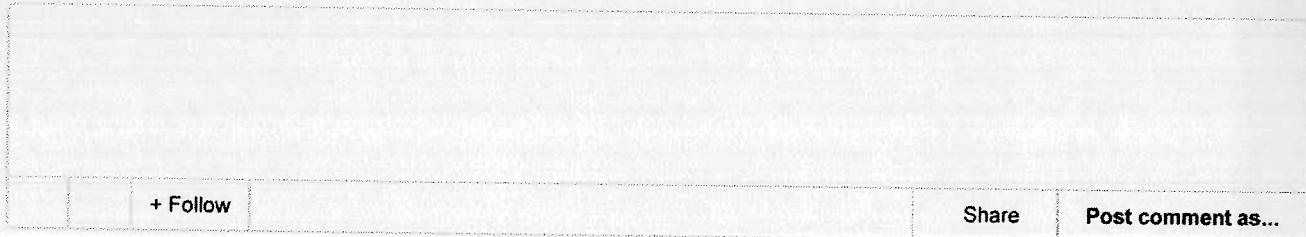
Other warrant articles recommended by selectmen for the ballot include spending \$60,000 on a wastewater and stormwater management plan and placing \$150,000 in a trust fund established for dealing with winter weather, such as snow removal.

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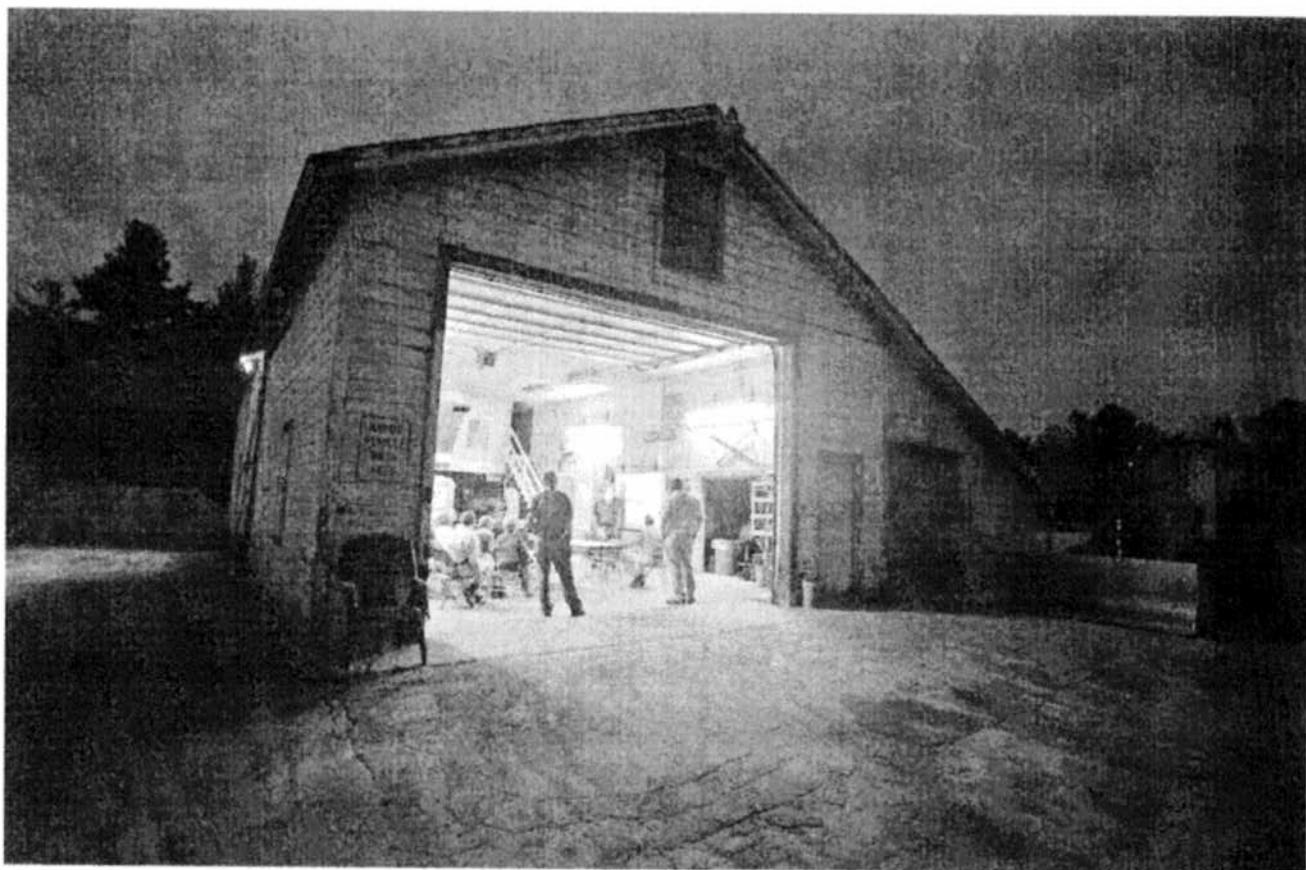


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FEATURED

DOT pushes plan for controversial Salem highway garage

By Doug Ireland direland@eagletribune.com 8 hrs ago



STAFF FILE PHOTOSalem residents and officials hear a much-debated state plan to replace this Department of Transportation highway garage during a meeting in September 2015. The state is moving forward with a less disruptive proposal for the facility because of neighborhood opposition.



SALEM, N.H. — Nearly two years after construction was to begin, the state is moving forward with a proposal to build a hotly debated highway maintenance facility in town.

But plans for the garage, salt shed and fueling station no longer face the firestorm of opposition from residents near Route 111 who were concerned the project would disrupt their neighborhood, increasing traffic.

There was so much dissent, the New Hampshire Department of Transportation delayed the project for a year and found another location — the same Shadow Lake Road site where its current garage has sat since 1950.

"This Salem project has had a number of challenges," said DOT project representative Gary Clifford.

Yet town officials are still concerned about the project's impact, especially since the latest proposal calls for moving the town forest parking lot.

Plans for the new facility were presented to the Salem Conservation Commission on Wednesday but no one opposed the project. The plans will be unveiled before the Planning Board on Jan. 24. Town approval is not necessary since it is a state project.

"Construction would start sometime this summer," Clifford said. "This new development will provide a building that looks more pleasing to the area."

Conservation Commission members want to ensure the project does not have a major effect on the town forest property and wetlands on the 11-acre site. The DOT has proposed construction of an 8,000-square-foot highway garage and an 12,000-square-foot salt shed at an estimated cost of more than \$3 million.

Commission member Thomas Campbell said while the Shadow Lake Road site is a better location than Route 111, he was concerned about the state moving the town forest parking lot. The state owns the lot and leases it to Salem.

"You were going to put it in someone's backyard," Campbell said of the first plan. "This is going to be a far better looking facility than what is out there now. That, in my opinion, has been an eyesore for a very long time. This is very much improved."

The first plan drew the ire of numerous residents of the Gordon Avenue and Elizabeth Lane neighborhood. They called Town Hall to complain or appeared before town boards to vent their anger because they were concerned about rumbling dump trucks and snowplows.

Opponents included New Hampshire Senate President Chuck Morse, who lives in the area.

DOT officials met with town officials and residents at the current highway garage in September 2015 to explain the project's impact. The site is across the street from a mobile home complex and wells.

The 1,500-square-foot garage would be demolished. DOT spokesman William Boynton has said the state operates about 90 of the facilities around New Hampshire.

"We have been here 60 some years," DOT engineer Caleb Dobbins said. "It's time for a retrofit."

Shadow Lake Road resident Doug Deschene was concerned about residents' wells becoming contaminated but Dobbins said a treatment system would help improve water quality.

Since that meeting, the DOT has been busy designing the facility and seeking the necessary permits, Clifford said.

"After that meeting, we felt we had enough information and not too many hurdles to jump over to proceed," he said. "I'm hoping we can still move forward here."

The relocation of the parking lot under the latest plan would mean a reduction in spaces but still offer a sufficient number and provide access to the forest, Clifford said.

"I want to make sure there is still direct access from the parking lot," Campbell said.

Commission members are also concerned about wetlands being contaminated by road salt from the shed or fuel stored in an underground tank that Clifford said would be designed in accordance with "fairly rigorous" standards so it does not leak. A basin would also be installed to collect stormwater.

"We looked at many different possibilities to try to minimize the impact as much as possible but our overriding goal was not to impact the prime wetland," Clifford said. "We're hoping to improve stormwater management at the facility. Our existing stormwater management is fairly minimal."

Although the commission is not authorized to grant approval, it can offer recommendations to the state, according to town planning director Ross Moldoff.

The commission members made several recommendations aimed at minimizing the potential environmental impact, including the effect on wetlands. During that meeting, Campbell informed fellow commission members that personal commitments prevented him from seeking reappointment in March.

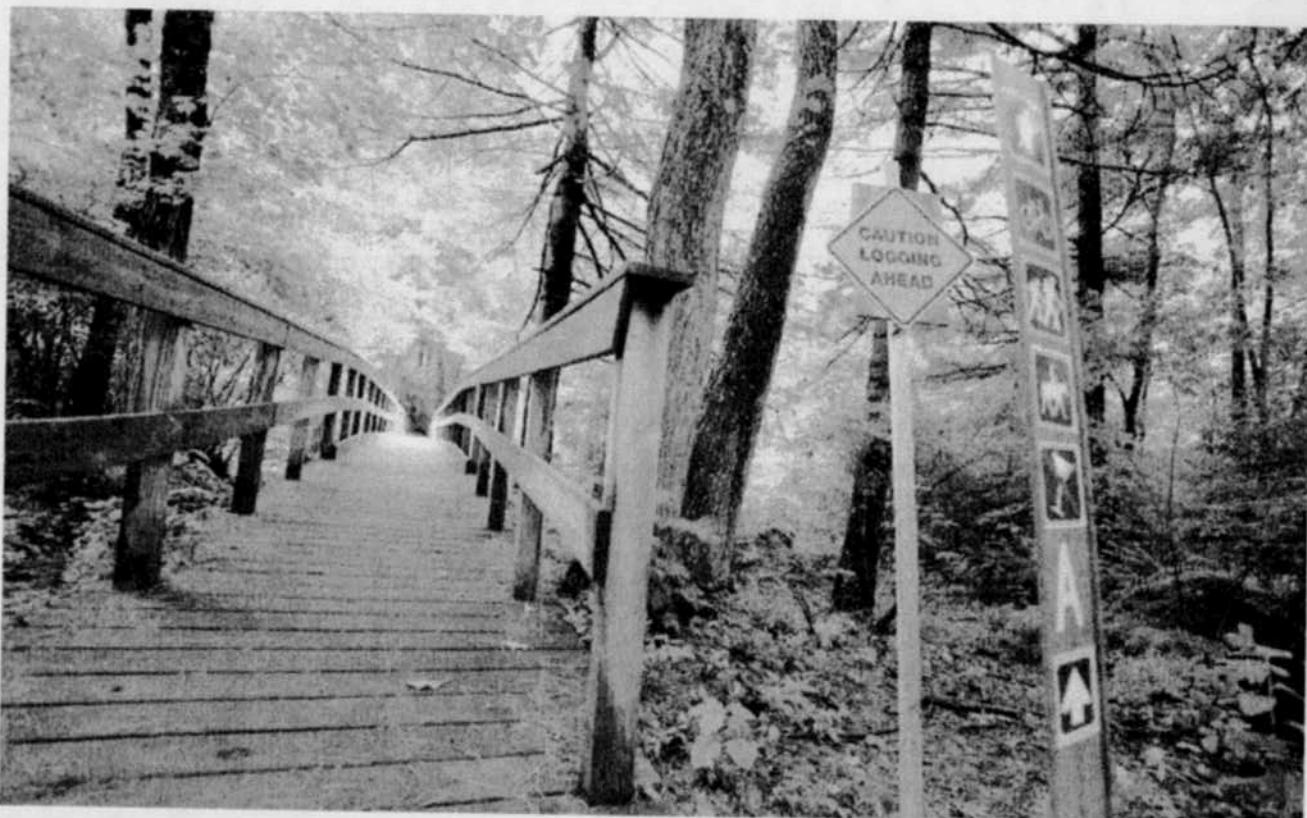


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Salem Town Forest gains 32 acres

Donation comes months after acquiring 101 acres

By Doug Ireland direland@eagletribune.com Dec 24, 2016



Jan Seeger

STAFF FILE PHOTO Salem, N.H., is on the verge of significantly expanding its town forest but voters must approve the acquisitions at the polls in March.



SALEM, N.H. — The town forest continues to rapidly grow.

Only months after acquiring 101 acres from Stonebrook Land Developers to expand the approximately 200-acre forest, the town has accepted the donation of an additional 32 acres from the Hampstead firm.

But voters must approve the transactions at the polls in March.

Selectmen and the Conservation Commission recently accepted the 32.4-acre donation of land on Zion Hill Road after agreeing to a \$750,000 purchase of the 101 acres last spring.

"This has been a work of passion by a number of people to help increase the town forest," town Planning Director Ross Moldoff said.

The two properties are part of the 165-acre Putnam estate, Moldoff told selectmen. Stonebrook and owner Steve Hatem recently received Planning Board approval to subdivide the land.

Stonebrook was granted approval to develop 27 house lots on the remaining 31.9 acres, according to senior project manager David Jordan of MHF Design Consultants in Salem.

That includes more than a dozen homes at 11 Zion Hill Road and also property at 101-165 Bluff St.

In exchange for preserving at least 50 percent of the land as open space, the developer can build on reduced-size lots.

"As part of that subdivision, he had to dedicate half of the land area as open space and he has done that," Moldoff said of Hatem.

The town received two grants, totaling \$330,000, to fund the land acquisition, Conservation Commission Chairman Linda Harvey said.

The grants are \$180,000 from the New Hampshire Land and Community Heritage Investment Program and \$150,000 from the New Hampshire Department of Environmental Services Aquatic Resource Mitigation Fund. Money is also being used from the town's conservation land fund.

But if voters reject the warrant article in March, the town would have to return the money, Town Manager Leon Goodwin said. Approval of the warrant article would not affect the tax rate.

Harvey said residents' backing of the article at the polls is crucial if the town is to have the money to complete the \$750,000 sale.

"At this point in time, we don't have the money to do that," she said. "We got the grants to help us pay off the loan."

Stonebrook has agreed to pay approximately \$390,000 in state land-use change taxes, according to

Selectman Everett McBride Jr. He also sits on the Conservation Commission.

The property would be placed under an easement through the Southeast Land Trust of New Hampshire, Harvey said.

The acquisition of the hilly, mostly wooded property expands the town forest, established in 1983, by about two-thirds.

The 137.5 acres, which includes a small parcel the town already owns, features prime wetlands, part of Hitty Titty Brook, vernal pools with aquatic wildlife, floodplains, uplands and walking trails that snake through the woods.

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

Town officials praised Hatem and Stonebrook for the town forest donation, including McBride. He also thanked members of the Planning Board and Conservation Commission.

"I think it's a great deal — it is a great thing for the town and a great thing for the town forest. It preserves it in perpetuity," McBride said. "It's nice the developer would do that. Hats off to him as well."

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Stephen_Campbell1

9 days ago

The article skips over the fact that the town is giving an easement to an outside group and we will lose control over what can and can not be done in the town forest.

How many times have people questioned the use of Hedgehog Park by non residents when there is not enough room for Salem Residents and we are always told we can not limit it because we took Federal Dollars? This is the same thing. You take the money and then no longer own the land because other people make the rules.

Does anyone know this outside group? What are their plans for our Town Forest? Short term thinking and all for a few dollars. Once again a few people are trying to make decisions for all of us without telling the whole truth. Shame on them.

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FEATURED

Former NFL hopeful named Salem's assistant town manager

Andre Garron's duties to focus on economic development

By Doug Ireland direland@eagletribune.com Dec 27, 2016



Paul Bilodeau

PAUL BILODEAU/Staff photo Andre Garron, a former professional football player, tackles his new duties as assistant town manager and community development director in Salem.



SALEM, N.H. — While at the University of New Hampshire in the 1980s, Andre Garron was well known as a star running back who would go on to play with the NFL's Kansas City Chiefs.

But devastating injuries in exhibition games two years in a row virtually ended his professional football career before it even began. He hung up his cleats before ever playing in a regular season game.

So, it was time to focus on other passions in his life — as a community and economic development specialist. He made the Granite State his permanent home.

Yet the 52-year-old father of two, a success in a completely different career field, admits he can't help but wonder about what could have been.

His father, Larry Garron, was an All-Star running back with the New England Patriots in the 1960s and his older brother, Arnold Garron, also starred for UNH and played briefly for the Patriots and Washington Redskins. An uncle, former University of Maine standout Rufus Hayes, played professional basketball.

"You always look back," Andre Garron said this week.

Now, the Framingham, Massachusetts, native is Salem's new assistant town manager and community development director — nearly 30 years after leaving the gridiron behind and then earning his master's degree in community economic development.

While Garron may be looking back at what his football career may have been, he's spending more time looking ahead at his own future and that of a rapidly growing Salem. He started his new job a few weeks ago.

"You can't help but look at Salem and see the opportunity here," he said. "It's a community that's growing from an economic development (standpoint.) ... There are a lot of good things here."

His wife and fellow UNH grad, Cindy, is from Salem and his in-laws still live in town. The Bedford couple have two grown sons, who also went to UNH.

Garron said he is excited to work in Salem and with the team at Town Hall, especially Town Manager Leon Goodwin and Planning Director Ross Moldoff, whom he has known for years.

He is looking forward to bolstering community development and helping to keep businesses in town, one of his major focuses over the last four years as an economic development specialist for the University of New Hampshire Cooperative Extension program.

While working for his alma mater, he founded the school's Economic Development Academy but couldn't resist the opportunity to make his mark in a community such as Salem with tremendous potential for growth.

Prior to UNH, Garron spent 11 years as a planning and economic development coordinator in Goffstown and held a similar position in Londonderry for 13 years, where one of his priorities was the Pettengill Road development.

Garron said he is excited about projects such as the completion of the rail trail, expansion of the town forest, redevelopment of the wastewater treatment plant property and The Tuscan Village development proposed by restaurateur Joseph Faro.

"It's going to be phenomenal," he said of Tuscan Village. "It's going to be a great property."

Garron replaces John MacLean, who spent four decades in public service and was Keene's city manager for 20 years before retiring in October 2015.

MacLean, who is in his late 60s, came out of retirement in March to work for Goodwin, a former City of Keene colleague. But MacLean lasted only six months in Salem, departing in September to pursue work as a consultant.

Before leaving, MacLean said the position involved more community development responsibilities than he envisioned, such as spending time applying for grants, as opposed to serving as a traditional assistant town manager.

Salem is one of few communities in Southern New Hampshire to have an assistant town manager or administrator.

Goodwin said Garron and his nearly 30 years of community development experience would be an asset to Salem. He was one of approximately a dozen applicants and will earn \$98,000 a year.

"We're really excited to have him join our team," the town manager said. "He's well known in the region. It was pretty clear he was someone who could hit the ground running here."

When Goodwin recently introduced Garron to selectmen, Chairman James Keller made it clear the new hire would spend most of his time focusing on community development activities.

Keller said he received a few inquiries about Garron's responsibilities and wanted to eliminate any "confusion" regarding his duties.

"Andre was hired with the primary responsibility of running community development and all community development activities that fall within that purview, including planning," Keller said. "That is going to be what he is doing 98.5 percent of his time every day."

The only exceptions would be if Goodwin were sick, on vacation or unable to work, Keller said. Goodwin agreed.

"But primary and the majority of his time is community development," Keller added. "We have a lot going on, we have a lot of needs, we need a lot of grant money, we have a lot of work to do — that is the focus."

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