

Arhaus bringing handcrafted home furnishings to Tuscan Village

Arhaus, a national retailer specializing in high-quality, handcrafted home furnishings, is the newest addition announced by Tuscan Village.

Arhaus will open a 15,000-square-foot home furnishings collection – its first in New Hampshire – at the 170-acre mixed-use megacenter this spring.

“With the residential market in the Merrimack Valley – and throughout the region – growing exponentially, the demand for high-quality furniture and home décor options is at an all-time high,” said Michael Powers, SVP of Leasing at Tuscan Village. “Between the residents living in our brand-new homes here at Tuscan Village, the vibrant communities throughout the Merrimack Valley, and the droves of New Englanders who own vacation homes in the area, we know that Arhaus will be a huge success for shoppers seeking out the best in home furnishings.”

Founded in 1986, Arhaus operates over 70 locations across the country. The privately held, Ohio-based company is

known for its one-of-a-kind artisan crafted home furnishings and commitment to using sustainably sourced, recycled and reclaimed materials whenever possible.

Arhaus joins Pottery Barn and Williams Sonoma as future Tuscan Village tenants that specialize in housewares.

Tuscan Village construction is in full

swing, and the North Village portion of the development, which includes Market Basket, Homesense and luxury residential space, has been open for months. Tuscan Village has already made a number of leasing announcements, introducing a balanced tenant roster that includes several high-profile national brands and a few

beloved local businesses. LL Bean, Ulta Beauty, Old Navy, Chipotle Mexican Grill and Chase Bank will all be opening at Tuscan Village this spring, as will local brands Drive Custom Fit, Pressed Café and Tuscan Market.



FALL IN LOVE WITH VARIOUS VILLAGES

Salem Depot buildings demolished as part of expansion

BY MADELINE HUGHES
mhughes@eagletribune.com

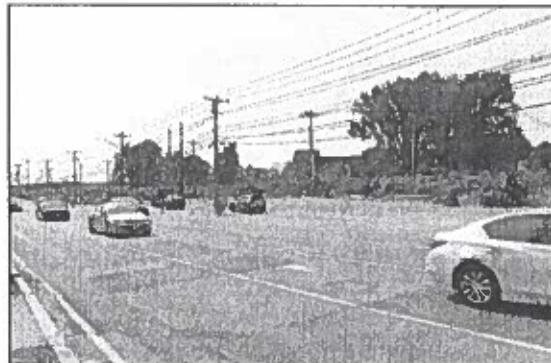
SALEM, N.H. — The Salem Depot at Broadway and Main Street has transformed over the past few weeks, as buildings have been demolished to make way for an expanded intersection.

The project is scheduled to come to a close next fall, according to Municipal Services Director Roy Sorenson, who spoke recently during a Zoom event with the Greater Salem Chamber of Commerce.

The depot intersection sits just west of Interstate-93's Exit 2. The project aims to expand Broadway to allow for a turning lane for both northbound and southbound traffic. Sorenson said.

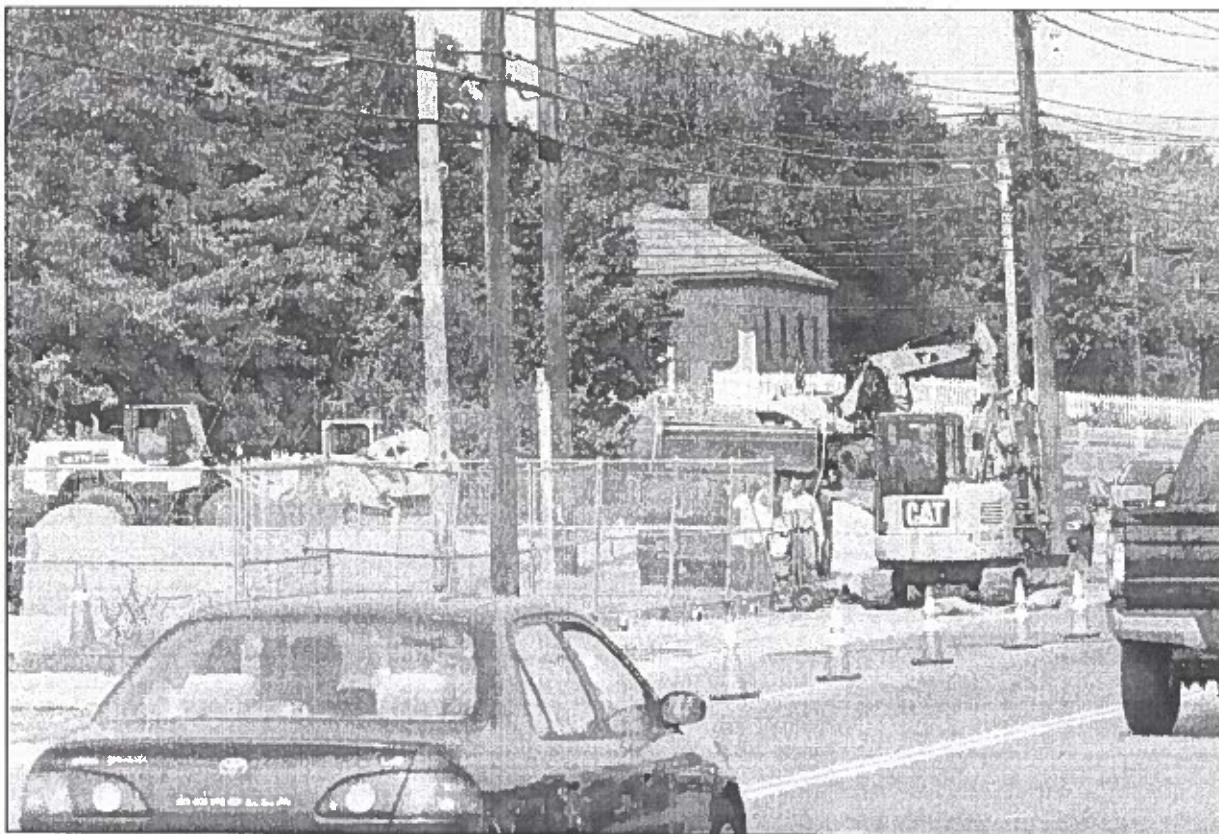
"This project originated back in 1995," Sorenson explained to local business leaders. "So here we are in 2020. In essence, this is a 25-year-old project that came about because of the congestion."

See EXPANSION, Page B2



Buildings have been demolished as part of the ongoing project to widen the roadway at the intersection of Broadway and Main Street in Salem, New Hampshire. The busy intersection will add two turning lanes for both northbound and southbound traffic.

TIM JEAN/Staff photo



TIM JEAN/Staff photos

Buildings have been demolished as part of the ongoing project to widen the roadway at the intersection of Broadway and Main Street in Salem, New Hampshire. The busy intersection will add two turning lanes for both northbound and southbound traffic.

EXPANSION

■ *Continued from Page B1*

The town worked with the state to acquire seven properties through eminent domain to be able to use that land to expand the intersection, according to Sorenson. Businesses in that area received funds to help them move, he added.

Demolition at the intersection just finished, Sorenson said. Now water and sewer lines are being placed underground, which should take about two to three months, Sorenson explained.

"As the Chamber of

Commerce it was a little inconvenient for the businesses while you were digging things up, but no pain, no gain," said Chamber President Donna Morris, who's office sits close to the intersection.

"This (project) is fixing everything in a very preventative way," she added.

Paving and sidewalks are part of the next phase of the project, Sorenson said. The town is in the process of finding a contractor to do the work.

After the town chooses a contractor, Sorenson will be reaching out to businesses in the area to explain the final leg of the depot expansion project, he said.



Buildings have been demolished as part of the ongoing project to widen the roadway at the intersection of Broadway and Main Street in Salem, New Hampshire. The busy intersection will add two turning lanes for both northbound and southbound traffic.

https://www.eagletribune.com/news/traffic-parking-issues-emerge-for-salem-depot-proposal/article_f2e6376f-c414-5f61-837c-2011bbe94fb5.html

Traffic, parking issues emerge for Salem Depot proposal

Planning Board has concerns about charitable casino proposal

By Madeline Hughes mhughes@eagletribune.com

Sep 7, 2020



SALEM, N.H. — Planning Board members say they are skeptical about a charitable casino project proposed for the Depot intersection.

Traffic is often heavy and slow moving at the intersection, which is being reconfigured in a \$24 million project. Board members said they are concerned that the proposed two-story casino building with nearly 14,000 square-feet for gaming and a restaurant would add to those traffic problems.

The developer, the Lupoli Companies owned by well-known local businessman Sal Lupoli, previously had an approved plan for a multi-use restaurant, retail, office and residential space at the 1.3-acre site. As the coronavirus pandemic continues to impact the economy, however, Lupoli Companies said it no longer sees that plan as feasible and is instead proposing the restaurant and casino.

"When we look at what life is going to be like for the foreseeable future, we think we are going to struggle to find a niche for the small retailers and the small restaurants and the small office space broken up the way that it was in the three buildings (in Lupoli's earlier proposal), particularly when you look at everything that's happening at the Tuscan Village (a nearby mixed-use project)," said Rick Fryberger, an engineer for the TEC firm that represents Lupoli Companies.

Fryberger's comments came at an Aug. 25 Planning Board meeting — the first time board members were able to talk with the engineer about the casino project. The developers have received feedback from the board and, based on that information, are reworking the plan in hopes it will eventually gain the board's approval.

The project proposes a traffic pattern requiring drivers to take a right turn only into the property and also a right turn only to exit. Board members said such a traffic pattern has not worked in other locations in town.

"Trying to do a right-in, right-out sounds good on paper, but I can tell you right now it does not work," said Linda Harvey, an alternate member of the board. "There are going to be people stopping on Route 28 and other cars backed up behind them are going to be backed into the intersection and things are just going to turn into a gridlock situation."

Mike Lyons, a selectman and Planning Board member, agreed.

"Chasers (the other charitable gaming casino in Salem) is over by our best intersection, and this place is going to be over by our worst intersection. Despite the fact that we and the state are putting \$24 million into it, it's still going to be an 'F,'" Lyons said of the Depot, which state transportation officials have given a poor "F" rating because of its problems. "So I think this is a tough one."

As part of the Planning Board review, the developers must do a traffic study showing how the project will affect the intersection. State officials will also likely comment on the study because reconstruction of the Depot intersection is being paid for by the state.

Other Planning Board members, including Jeff Hatch and Chairman Keith Belair, said the proposed restaurant and casino go against the area's existing zoning. Zoning in the Depot area is designed for mix-use projects, like the previous plan submitted by Lupoli Companies. The idea of the zoning, according to board members, is to increase foot traffic and decrease car traffic in the area, which has long been known for backups of vehicles.

"This project (the casino) is going to bring in more car traffic and less foot traffic," Hatch said.

The developers also face a parking issue. The project has 79 parking spaces, leaving the developers to look for ways to create more spaces, Fryberger said.

"We expect there is going to be some discussion around parking and traffic especially," he said to the board. "We know that's a heavily traveled roadway. The intersection specifically is a challenging intersection, which is why it's being repaired. So we look forward to discussing those issues with you."

The project might also have to go before the town's Zoning Board of Adjustment because the proposal involves three parcels of land, one of which is not zoned for charitable gambling, town officials said.

During the planning process, the developers would also need state approval for a charitable casino. The state has not received an application or any information about the project, said Maura McCann, a spokesperson for the New Hampshire Lottery Commission.

Charitable poker rooms and casinos in New Hampshire must give 35% of their gross revenue to local charities and 10% to the state lottery, according to state rules. Chasers gave about \$3 million to local charities last year, according to owner Lisa Withrow.

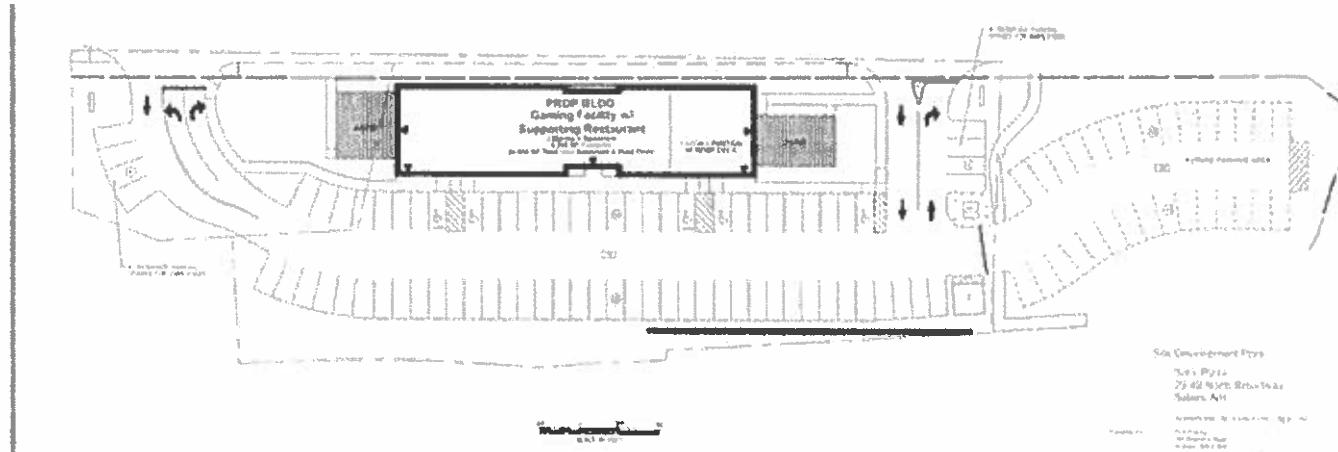
New Hampshire has 55 charitable gaming facilities. There are no limits on how many such facilities can be put in a community, McCann said.

https://www.eagletribune.com/news/new_hampshire/charitable-casino-proposed-for-depot-intersection-in-salem/article_7d2974f4-3bf0-5815-85cc-611f2483975c.html

Charitable casino proposed for depot intersection in Salem

By Madeleine Hughes mhughes@eagletribune.com

Aug 13, 2020



Courtesy. Real Estate developer Sal Lupoli submitted this site plan for a new charitable casino and restaurant, located at the site of his Sal's Pizza restaurant at 29-49 North Broadway in Salem, New Hampshire.



SALEM, N.H. — Real estate developer Sal Lupoli wants to build a charitable casino at the former site of his Sal's Pizza restaurant near the Salem Depot intersection, according to plans submitted to the town.

The proposal, which Lupoli has filed with the Planning Board, comes as the depot intersection is being widened.

The proposed gaming facility at 29-49 North Broadway needs site plan approval from the Planning Board and then a state license to move forward, said Salem's Planning Director Ross Moldoff.

The Planning Board will start the approval process Aug. 25 with a discussion of the project.

The plans submitted show a two-story casino building with nearly 14,000 square-feet for gaming and a restaurant. There will also be two outdoor patios, according to the plan.

The state has not received an application or any information about the project, said Maura McCann, a spokesperson for the New Hampshire Lottery Commission.

Chasers Poker Room and Casino is the only charitable gaming facility in Salem, after Cheers Poker Room and Casino closed in 2019.

Charitable poker rooms and casinos in New Hampshire have to give 35% of gross revenue to local charities and 10% to the state lottery, according to state rules. Chasers gave about \$3 million to local charities last year, according to owner Lisa Withrow.

There are 55 charitable gaming facilities in the state. There are no limits on how many such facilities can be put in a community, McCann said.

Lupoli, who could not be reached by press time, is the founder and CEO of the Lupoli Companies, which has developed several commercial and residential properties in the Merrimack Valley. He is also the owner of the Sal's Pizza franchise.

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EDITOR'S PICK

Fire safety, affordability key concerns for Tuscan building

By Madeline Hughes mhughes@eagletribune.com
Aug 12, 2020



4 TUSCAN BOULEVARD
TUSCAN VILLAGE | SALEM, NH

Perspective Rendering

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A rendering of the proposed 260-unit apartment building proposed by Tuscan Village.Â



SALEM, N.H. â€“ With the proposal of a new apartment building, Tuscan Village developers faced skepticism and questions at Tuesday night's Planning Board meeting.

In the original plan, a 220-unit senior living facility was proposed for the property. However, since the COVID-19 pandemic, those facilities have been particularly hard hit financially, according to lead developer Joe Faro. Because of that and other changes to the local housing market, the developers are proposing a 260-unit market-rate apartment building.

The proposal prompted questions and comments about affordability, fire safety and the project as a whole.

"This project has changes about as often as people change their socks," said D.J. Bettencourt, Salem resident and chairman of the Budget Committee, when he called into the meeting. "And I understand that there are reasons for that, and I understand projects of this size mature and develop over time. But I must say that there comes a time in which I think the board and this community has to say 'stop.'"

Faro said market conditions changed rapidly because of the pandemic. He sees the need for more market-rate housing in tax-free New Hampshire as people can choose to work from home, he said.

"If you think you can build a 3 million-square-foot, 170-acre megaplex like this without having to deal with market forces and market changes then you are a much better man than I am, because that is impossible," Faro said, in response to Bettencourt. "There is not a member of this board, or a member of this community, or any other one, that would be able to do this without having to deal with forces beyond our control, such as the market."

Developers have been working in tandem with town officials for years on this project. In May 2019, the town and developers struck a \$38 million agreement, in which developers would do about \$14 million in off-site improvements in town and pay about \$24 million in development impact fees. Developers might now pay more in development impact fees because of these added residential units and other potential residential units.

"We have lived up to every single promise and every single expenditure and put tens of millions of dollars into this community," Faro said Tuesday. "I think you need to walk a mile in a man's shoes to understand how challenging it is to do a development like this, in an environment like this, when I listen to all of this negative feedback."

The Planning Board has been relatively receptive to approving plans for the Tuscan Village, Planning Director Ross Moldoff said. With this proposal, developers were only presenting a preliminary plan to the board. Town officials will now work with the developers to incorporate feedback from the board into the plan.

Fire safety concerns

The Salem Fire Department does not have a ladder tall enough to reach some of the proposed building's apartments on the fourth and fifth floors on the courtyard side, fire Chief Larry BestÂ said. This is also a problem for the newly builtÂ Hanover apartment building, which was approved 18-months ago.

"The (Hanover) courtyard isn't set up to drive into (with a fire truck) because of the features and landscaping," Best explained. Instead, to get to an apartment on the courtyard side, firefighters need to carry in a free-standing ladder, he said.Â

The buildings are built to code with special compartmentalized firewalls and sprinklers to control fires, he said. However, if someone were trapped in a fifth floor, courtside apartment and needed to escape through a window, no current ladder would reach them, Best said.Â

"We are working through those scenarios to perform a rescue, should we need to, from the courtyard area," Best said.Â

Solving the problem isÂ not as simple as buying a new ladder and fire truck to carry it, Best explained. "We need staffing to go with that ladder truck and a station, or place to store it."

Town voters did not support an effort earlier this year to buy land to build a new Main Street Fire Station that could have accommodated a new ladder truck.Â

Affordability option

With the new proposal, the planning department decided this was a time to renew the conversation about adding workforce housing â€” affordableÂ units with regulated prices â€” to the project. Workforce housing is for people earning moderate incomes in their communities, about \$50,000 for a single person in Salem, Assistant Planner Jacob Lafontaine said.Â

An affordable one-bedroom apartment in Salem would be about \$1,100 a month, he said.Â

Apartments in Tuscan Village cost hundreds of dollars more a month because they are market rate. In the Hanover building, available studio apartments cost \$1,812 per month and one-bedrooms start at \$1,936 a month, according to the Hanover's website.

"We thought it was prudent to bring up because the project changed from its original plans," Moldoff said. He explained that many other cities and townsÂ implement similar affordable housingÂ requirements when projects have a higher population density.

The proposed apartment building would have a density of 40 units per acre, according to current plans. In Salem before the Tuscan Village project the most densely populated residential areas had 12 units per acre, Moldoff explained. In the Tuscan Village, the Hanover project has a density of 34 units per acre and the Corsa apartments have a density of 31 units per acre.Â

Multiple planning board members including Lyons, Jeff Hatch and Joseph Feole voiced interest in requesting affordable housing for this project.Â

Hatch, who described himself as living on a moderate-income, said, "We should have put our foot down early on and demanded 10% (workforce housing). But I think in this case where they are asking for another huge building withÂ five floors I think we should get some."

Modern Retail

Tuscan Village brings new retail to Boston's steadily expanding northern corridor.

Randall Shearin



At 2.8 million square feet, Tuscan Village will contain retail, office, residential and hospitality uses.

In Salem, New Hampshire, work is underway to construct Tuscan Village, a 2.8 million-square-foot mixed-use project anticipated to meet the growing demands of the area. The center, located on a 170-acre site about 30 miles north of Boston, just over the state line, has grown in recent years as the Boston market steadily expands northward. While the corridor along Interstate 95 has steadily developed, the corridor northward along Interstate 495 has been relatively underdeveloped, as has the area along Interstate 93. Just to the north of the juncture of I-93 and I-495 and equi-

distant between Boston and Concord lies Salem, home to Tuscan Village.

"The town of Salem and the state of New Hampshire have been very receptive to this development," says Michael Powers, senior vice president of leasing for Tuscan Brands, the developer of the center. "It has been a very cooperative relationship. The state now considers this project the Gateway to New Hampshire. The mixed-use nature of the project provides opportunity for not only retail growth, but office, medical, residential and hospitality uses."

The area has experienced a strong

economy over the past decade, creating a good opportunity for merchandising the center. The center has about 12 million people within a 30-minute drive time. With nearly 3 million square feet of space, Tuscan Village will become a compelling civic hub for the area.

"From an office perspective, we are seeing a lot of interest from companies who are seeking a lower cost option in a no state income tax area with less traffic, given the reverse commute," says Powers.

The immediate trade area has an average annual household income of approximately \$112,000 with strong

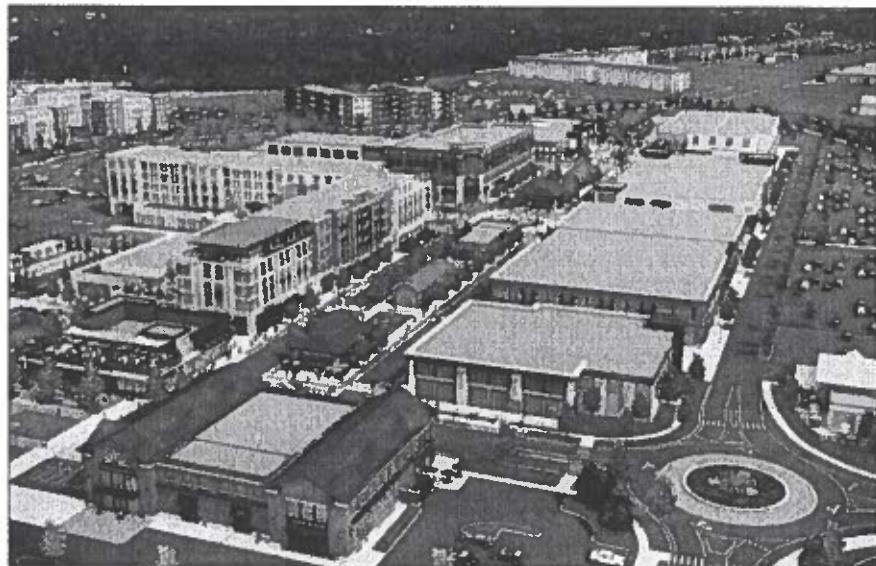
education levels. Tuscan Village will contain about 1 million square feet of office space and 950 residential units. A medical center campus and two hotels will also be part of the project. The project will have about 800,000 square feet of retail space.

"Retailers today are very particular about the environment they will open stores in and how many stores they will open in a given radius," says Powers. "Understanding these propensities, it was critical to put together a programming strategy that focused on retailers and restaurants that were relevant to the market today. Tuscan Village will be unique; a destination focused on place making and customer experiences."

As such, Tuscan Brands is working to create an atmosphere that doesn't exist elsewhere in the market. The center's central design theme is inspired by old world urban development and traditional surroundings like including lush landscaping, pocket parks and a robust calendar of civic events.

"We're really seeking to be aspirational as well as experiential," says Powers. "The design has resonated well with the market."

The first phase of the project, comprising 50 acres and known as the North Village, was completed in 2019. North Village is anchored by an 80,000-square-foot Market Basket grocery store, and



Tuscan Village will be a large-scale project, designed to create a hub for the surrounding community. Medical office and retail uses play heavily into that role.

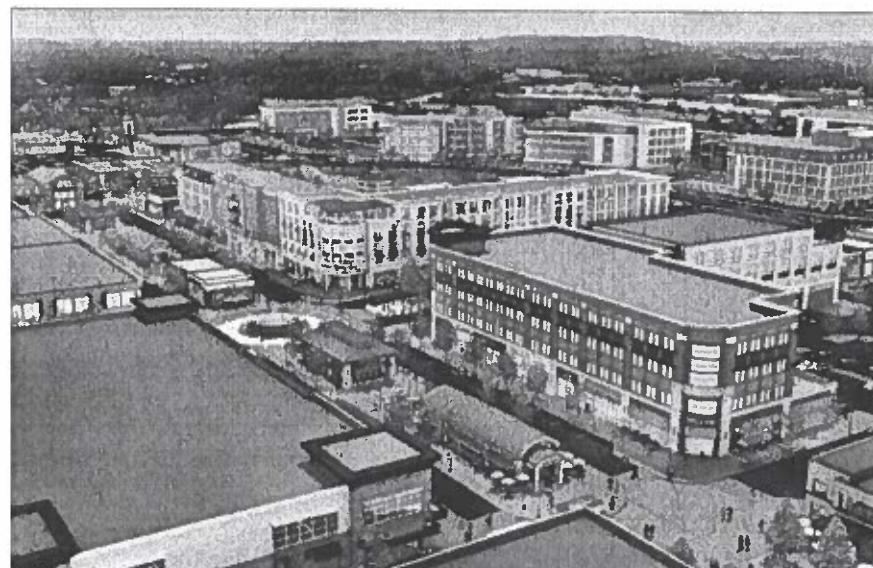
Homesense, a home décor concepts from TJX Companies. Also in North Village are The Villas, a 96-unit for sale condominium project, Corsa, a 156-unit luxury rental apartment complex, and a brand new Ford automobile dealership. The second phase, comprising 120 acres, is now under construction. Known as South Village, the area will have the majority of the retail and restaurants at Tuscan Village along a lakefront setting. The lake will serve as the main focal point for Tuscan Village. A 15,000-square-foot L.L. Bean will also

anchor South Village. The L.L. Bean store will be the only one in the retailer's portfolio that sits directly on a body of water. L.L. Bean plans to use the Tuscan Lake to its advantage, offering fly fishing demonstrations; kayaking; canoeing; and paddle boarding on the lake. To date, other retailers announced include ULTA, Tuscan Market, Old Navy, Drive Custom Fit, JP Morgan Chase Bank, Chipotle, Beach Plum and Pressed Café.

Entertainment, food and beverage and home furnishings have been a key focus of the leasing team.

Separately on the property, Hanover Companies is developing a 281-unit apartment complex scheduled to open later this year and Partner's Healthcare has announced a medical office building to anchor the project's main entrance on Rockingham Park Boulevard.

Given its sheer size and complexity, Tuscan Village will continue to open in stages. The South Village is planned to open by March 2021 with the office and additional retail phases opening in 2022. **SCB**



Tuscan Brands is working to create an atmosphere that doesn't exist elsewhere in the market. Lush landscaping and pocket parks add to the project's attractions.

https://www.eagletribune.com/news/new_hampshire/salem-planning-board-to-consider-new-tuscan-village-buildings/article_8645d45d-3ffb-5334-ab5e-0659ed21ab10.html

EDITOR'S PICK

Salem Planning Board to consider new Tuscan Village buildings

By Madeline Hughes mhughes@eagletribune.com
Feb 18, 2020



Courtesy. This is a rendering of the proposed Starbucks in the Tuscan Village, near the new Market Basket.



SALEM, N.H. — The Salem Planning Board will consider two new buildings in the Tuscan Village and a cell tower in north Salem at their next meeting.

Demoulas Super Markets Inc., which owns the new Market Basket and surrounding plaza, proposed the new construction.

The first building will house four unnamed shops. The second will feature a Starbucks and cellphone store, Planning Director Ross Moldoff said.

The new plan is similar to a 2017 proposal that included four buildings, featuring a coffee shop, a bank and two restaurants for the plaza, Moldoff said.

Demoulas hasn't submitted new plans for the other two buildings that were included in the 2017

proposal, Moldoff said.

The developer is asking for a modification to the parking requirements for the project, asking the town to waive 16 spots, Moldoff said. He added that the request is not uncommon.

This part of the Tuscan Village development could be approved at the March 12 meeting, if the board does not continue the public hearing, Moldoff said.

Cell tower

A company from North Reading, Massachusetts, is applying to build a 150-foot cell tower in a parking lot on North Broadway, according to planning board documents.

Blue Sky Towers III LLC develops cellular infrastructure, working with wireless companies and real estate owners, according to its website.

The proposed tower will be in a commercial area just north of Walmart, at the back edge of the Bien Soigne salon and spa parking lot, according to planning documents. There are nearby residential areas, across Route 28 and to the rear of the commercial property.

Neighbors will be notified of the project before the March 12 meeting, Moldoff said.

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Robots Help With Walmart's Groceries

BY SARAH NASSAUER

In the backroom of a Walmart store in Salem, N.H., is a floor-to-ceiling robotic system that the country's largest retailer hopes will help it sell more groceries online.

Workers stand on platforms in front of screens assembling online orders of milk, cereal and toilet paper from the hulking automated system. Wheeled robots carrying small baskets move along metal tracks to collect those items. They are bagged for pickup later by shoppers or delivery to homes.

Walmart is one of several grocers including Albertsons Cos. and Kroger Co. that are using automation to improve efficiency in a fast-growing but costly business that comes with a range of logistical challenges.

The backroom robots could

help Walmart cut labor costs and fill orders faster and more accurately. It also could address another problem: unclogging aisles that these days can get crowded with clerks picking products for online orders.

A store worker can collect around 80 products from store shelves an hour, estimated John Lert, founder and chief executive of Alert Innovation, the startup that has worked with Walmart to design the system dubbed Alphabot. It is designed to collect 800 products an hour per workstation, operated by a single individual. Mr. Lert said. Workers stock the 24-foot-high machine each day with the products most often ordered online, including refrigerated and frozen foods. Fresh produce is still picked by hand in store aisles.

A version of the Alphabot

in Oklahoma and another in California, and a fourth version of the system is already built in a store near Walmart's headquarters, a Walmart spokesman said. Mr. Lert and the spokesman declined to comment on the cost of the system. Walmart started testing Alphabot in Salem last year, and in recent weeks began using it to fill a significant portion of online grocery orders at the store.

Walmart, already the country's largest seller of groceries by revenue, has become an online grocery heavyweight, too, by offering a service from thousands of stores that lets shoppers pick up online orders from store parking lots without leaving their cars. It also offers home grocery delivery from more than 1,000 stores. Online orders are still a relatively small part of total grocery spending in the U.S. E-

commerce was about 3.5% of overall food and beverage category sales last year, according to market researcher Forrester. Some data show online grocery sales are growing fast, but the logistical and profit challenges of filling shoppers' orders and delivering fresh food to homes have retailers battling to find a model that pays off.

Using store workers fill orders with products already on shelves isn't only costly, it makes it hard to tell online shoppers exactly what's available at any given moment. "The whole problem with picking inventory from the shelf is inventory is never where it's supposed to be," said Sucharita Kodali, retail analyst at Forrester. "People move it around, and fast-moving items are never there."

Walmart, which employs

year that the retailer aimed to add automation and remodel stores to better accommodate online orders after some shoppers complained about clogging in the aisles. Walmart can't "disadvantage our most-profitable customer, which is the one who drives to the store and does all the work themselves," said Greg Foran, who was Walmart's U.S. chief at the time.

Albertsons, whose chains include Safeway and Jewel-Osco, is adding online grocery fulfillment devices in store backrooms designed by Takeoff Technologies. It added two of the automated systems to California Safeway stores last year. Kroger and Koninklijke Ahold Delhaize NV's online grocery unit, Peapod, are investing in larger, more-remote distribution centers to further automate the process of grocery delivery.

Walmart's U.S. chief at the time, Greg Foran, who was Walmart's U.S. chief at the time.

Soccer fields proposed for Industrial Way in Salem

By Madeline Hughes mhughes@eagletribune.com

Jan 7, 2020

SALEM, N.H. — Salem's Conservation Commission gave the go-ahead at a recent meeting for a private athletic facility company to build indoor soccer fields on an industrial site in town.

Business partners Joel Hatten and Frank Bizzarro, CEO and CFO of New Hampshire Sports Domes respectively, propose building two year-round fields with artificial turf at 6 Industrial Way, near Exit 2 of Interstate 93.

The business still needs to get approvals from the Planning Board as well as the New Hampshire Department of Environmental Services to build on the site, which includes wetlands, according to Planning Director Ross Moldoff.

"It's neat to have a recreation facility like this proposed in an industrial zone," Moldoff said.

The Planning Board will hear more about the lighting and noise impacts at its Jan. 14 meeting. The board will also discuss impact fees and parking waivers because these facilities are "not traditional buildings," Moldoff said.

The 75-foot tall domes will enclose a regulation size artificial turf soccer field — 110 yards by 70 yards. There will be an additional 10 feet of turf surrounding each sideline. There will not be any permanent seating in the domes.

"The driving force for this was members of my group and I have had kids go through the soccer world, it's difficult to get space to practice during the winter season," Bizzarro said.

The domes will be enclosed year-round and have air conditioning in the summer, Bizzarro said. The regulation fields will also have the ability to be cut in half for smaller practice fields, according to project documents.

"Our primary focus is going to be older kids who utilize a full-size field, and there are lots of adult leagues out there too," Bizzarro said. "You can't put them on a smaller field and have it be a safe environment."

New Hampshire Sports Domes are also in the process of building other indoor facilities in Hooksett and Goffstown, Bizzarro said.

"This hasn't been done in New Hampshire before, the tech is evolving very quickly and we are going to be the first to bring this type of dome to New Hampshire," he said. "We are excited to bring this type of facility to New Hampshire that can provide a new experience to young adults and athletes of all ages."