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## **Mixed-use development gets green light**

By WENDY DePUY - Staff Writer

Developers hope to start building a 40-acre elderly housing and commercial complex at Old Bedford Road and Route 101 in the spring.

Their plan includes an assisted living building with 84 units, two three-story buildings with 36 garden-style condominiums each, and 88 townhouses, all for residents age 55 and older.

A coffee shop, restaurant, pharmacy, bank and medical office are slated to be built at the front of the development, right along Route 101.

After the project had spent about a year in design review, the planning board concluded the review process Monday night. The board must still approve a final site plan before construction can begin.

One issue the developer will have to address is the planned architecture of the restaurant, which board members said was not consistent with the rest of the development.

Overall, the community's response to the proposal has been positive, said spokesperson Scott Tranchemontagne.

"This is the site where another developer, about four to five years ago, tried to put in some big box retail stores, and a lot of these neighbors adamantly opposed that, and ran a campaign against it," Tranchemontagne said.

"We've had people tell us, we're very pleased you're putting housing in there," he said.

St. Anselm College owns the property but will sell it to the developers if the plan goes forward, Tranchemontagne said.

Individual homeowners would buy the townhouses and condos, and Benchmark Assisted Living would own and manage the assisted living facility.

The developer, Hawthorne Partners, would pay for work on the intersection with Route 101 to handle the increased traffic, and would contribute \$288,000 to the town for future road improvements.

There will be more opportunities for the public to comment on the project, but many of the abutters have already met with project spokespersons, Tranchemontagne said.

"We invited all of the abutters and some additional neighbors to meet with us and see our plans, and ask questions, last year," Tranchemontagne said. "We must have had 25 to 30 people show up. Most people were interested, there wasn't opposition."

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