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EDITOR'S PICK

LONDONDERRY planning board

Town officials allow early move-ins at The Village

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A aerial rendering of The Village on Technology Hill in Londonderry
Stone River Architects

LONDONDERRY — The first residents of the expansive live-work-play community planned at The Village are expected to to move in this summer.

The Planning Board approved a request to modify an order of condition related to the residential portion of The Village on Technology Hill, 5 Kitty Hawk Landing, at its June 3 meeting.

The modification grants relief from the condition requiring off-site roadway improvements be completed prior to occupancy of the first residential building. The Planning Board granted approval for the residential portion of the project in December. The town approved the Planned Unit Development in April 2024.

The approval comes as two of The Village's nine residential buildings are completed on the site with anticipated occupancy in August.

The Village will be a mixed-use development with 439 residential units in nine apartment buildings, a childcare center and more than 350,000 square feet of industrial and commercial spaces on the 110-acre site.

One- to three-bedroom apartments will be offered with on-site amenities such as a general store, cafe, dog park, playground, central green space, a community building and walking trails for its residents.

The initial estimate of the project was $140 million in December 2023.

The off-site improvements include constructing left-turn lanes at the intersections of Harvey Road and Technology Drive and Grenier Field Road and Kitty Hawk Landing.

The new condition requires the improvements be completed before the remaining residential buildings, other than the two already finished, are issued certificates of occupancy.

Project engineer Nicholas Golon, on behalf of project applicant and owner Londonderry Holdings, submitted a letter to Deputy Town Manager Kellie Caron about the modification request April 22.

In the letter, he said the uncertainty of Eversource's relocation of six utility poles runs the risk of the intersection improvements not being completed before the building's anticipated occupancy dates.

Golon said the Planning Board's approval avoids delaying the project and the availability of needed housing.

Bruce Blazon, general manager and principal of North Branch Construction, told the board that the construction team is prepared for the off-site improvements as soon as possible. He projected the Harvey Road side will take about six weeks and said construction will take place as soon as everything is approved and signed.

North Branch Construction has been on site for 17 months.

The retail and leasing buildings are also finished along with the pedestrian bridge. The childcare building is being framed and expected to be completed by the year's end. A top coat for the pavement is intended to be put down before July 1. All but one of the remaining residential buildings are framed.

The OnPoint Systems commercial building has a weather-tight shell and is expected to be finished by November. The Envision Technology manufacturing building will have its foundation ready in three weeks.

Board members had initially voiced concerns about traffic with the off-site improvements not completed, but also acknowledged the need to get people into the apartments.

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