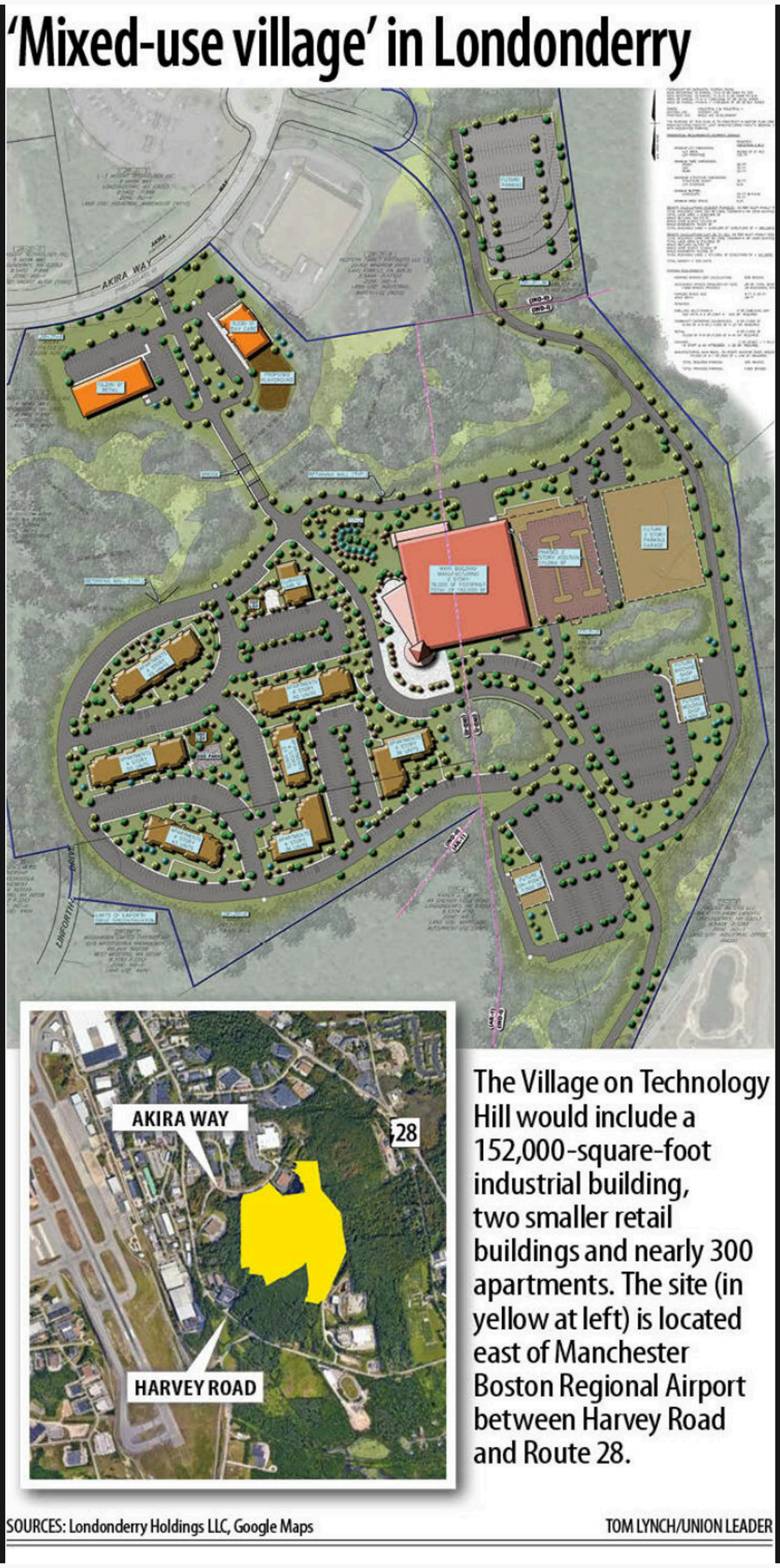
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Londonderry mixed-use project would bring 300 apartments, hundreds of jobs

About 300 apartments, an industrial building and a day care center are proposed for a 90-acre "mixed-use village" in Londonderry near the Manchester line.

Michael Cousineau



The Londonderry Zoning Board of Adjustment last week rejected a variance request to allow 304 apartments to be built at the proposed mix-use development dubbed The Village on Technology Hill. It also would include industrial and retail uses as well as a day care center. The site is located east of Manchester Boston Regional Airport between Harvey Road and Route 28.

About 300 apartments, an industrial building and a day care center are proposed for a 90-acre "mixed-use village" in Londonderry near the Manchester line.

Situated east of Harvey Road and the Manchester-Boston Regional Airport, the project could cost as much as $300 million to fully develop. Initial development scheduled to be completed in 2025 will run $80 million to $90 million, according to Manchester developer Dick Anagnost, who is co-developing the vacant site off Akira Way.

The project, which is dependent on getting two variances and a special exception approved, could have about 150 apartments ready to rent in 2025, along with an industrial building employing 200 to 300 workers to start, he said. The project will be before the zoning board of adjustment on June 21.

"The uses all support each other," Anagnost said. "They have a symbiotic relationship."

Dubbed "The Village on Technology Hill," the development also would include retail space for small businesses.

Future expansion could mean attracting up to 1,200 workers.

Londonderry Town Manager Michael Malaguti said some developers are thinking differently about building housing.

"We tend to think of real estate uses in silos, and in many ways that is also how traditional zoning regulation is structured," he said.

"But more and more, a lack of affordable housing is inhibiting the commercial and industrial growth we want as part of a healthy tax base," he said.

"Londonderry's residential taxpayers benefit from all of the commercial and industrial activity we have, much of it centered around the Manchester-Boston Regional Airport, as is the case here.

"This proposal underscores how critically important housing is to economic development, as well as how residential and industrial uses can potentially exist in harmony side-by-side," Malaguti said.

He thinks more "commercial and industrial users are integrating housing directly into their development proposals."

Anagnost agrees about the virtues of mixed-use projects benefiting communities.

"They get a tax base. They get jobs. They get people in the community. They house people," he said. "It hits on all cylinders."

The apartments will be a mix of one- to three-bedroom units as well as studios. Anagnost said it was too early to discuss rental rates.

People working at the company occupying the industrial building, which Anagnost said he couldn't name, would have the first shot at renting the new apartments, which will be a mix of workforce housing and market-rate units, he said.

Anagnost drew a parallel to mill housing built near the Amoskeag Manufacturing Company in Manchester more than a century ago to house workers.

The new apartments will "attract labor to fill those jobs," Anagnost said.

The day care center could handle more than 200 children.

Anagnost is developing the site with Ken and Grace Solinsky. Ken Solinsky developed Insight Technology, which in 2010 was sold to L-3 Communications (now L3Harris) in Londonderry.

If the project is approved, site work could begin this winter.

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