

Sentinel & Enterprise

YOUR HOMETOWN - YOUR NEWSPAPER

SERVING ASHBURNHAM, ASHBY, FITCHBURG, LANCASTER, LEOMINSTER, LUNENBURG, SHIRLEY, TOWNSEND AND WESTMINSTER

THURSDAY, July 15, 2010

www.sentinelandenterprise.com

75 cents

Builder: Emerald Place is close to completion

By Dan Magazu

dmagazu@sentinelandenterprise.com

LUNENBURG — Residents could begin occupying units on the massive Emerald Place at Lake Whalom housing development within two months, according to Developer Gary Crossen.

"We began marketing the week before the Fourth of July," Crossen said Wednesday. "I'd say we're probably one-to-two months from occupancy, depending on the mortgage applications and

approvals."

Work continues to progress at a rapid pace on the site, which is going in where historic Whalom Park once sat.

"We knew all along it would go up pretty fast," Town Manager Kerry Speidel said. "Because everything is (prefabricated) all the components are being transported down from Maine and then put together on site."

Please see **HOUSING/6**



SENTINEL & ENTERPRISE / BRETT CRAWFORD

Finished condominiums are now open as models at Emerald Place at Lake Whalom in Lunenburg.

Development is nearly complete

HOUSING/From Page 1

The project, located at the corner of Route 13 and Whalom Road, involves building 238 condominium units in townhouse- and garden-style buildings.

The developer, Emerald Place Development Company LLC, has already held an open house with prospective buyers in a few of the completed units.

The condos are on the market for \$214,900 at the low end and \$314,900 at the high end, Crossen said. He said the cheaper units are inside the large garden-style buildings and the more expensive units are the townhouses with full amenities, such as granite countertops.

"We've had huge interest so far," he said. "Hundreds of people have been through and there have been a lot of very serious inquiries."

All of the units have two bedrooms and two bathrooms.

Planning Director Marion Benson said the developers recently went before the Planning Board to alter the layout of a future phase of the project.

"It's still the same amount of units, but they want to move some things around," she said.

Crossen said the change in layout is due to the fact that

his company recently purchased another piece of land toward the end of the site nearest Leominster.

"We have a little more space to spread things out," he said. "We're not adding any units, just trying to improve the overall layout."

Benson said a public hearing on the changes is scheduled for July 26 at the Ritter Memorial Building.

The Emerald Place project is expected to transform the Whalom area and includes a beautification project along Lakefront Avenue and a commercial portion across the street along Pierce Avenue.

"It's going to be very pedestrian-friendly and should improve the look and feel of the entire area," Architect Jack Sullivan said.

Crossen said there has been interest in the commercial portion of the property.

"We've told anyone interested that we're holding off on that portion of the project for now while we focus on the main build out," he said.

Construction on the project began at the start of this year and the time frame for the complete build out has been estimated at three years.