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## Lakefront Avenue to undergo beautification effort

### Project to include green space, walking areas

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LUNENBURG — The Board of Selectmen has reached a tentative agreement with the developers of Emerald Estates at Lake Whalom about renovations along Lakefront Avenue, according to Chairman Tom Alonzo.

Officials with Emerald Place Development plan to convert the area, which is currently littered with chain-link fences, broken pavement and Jersey barriers, into an esplanade

featuring green space, walking areas, railings and benches.

They hope it will attract people to purchase one of the 230 condominiums they are in the process of building on the former site of Whalom Park, an amusement park.

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

The developers went before selectmen in March with a plan that included 14 parking spaces along Lakefront

Avenue.

"We all felt that wasn't enough," Alonzo said. "We want to ensure there is plenty of public access."

The two sides have agreed to altered plans that include 30 spaces, Alonzo said.

"There were some selectmen who still wanted to see more parking spaces, but 30 was agreed upon," he said.

There has been some confusion as to whether the developer or the town owns the land

Please see **EFFORT/4**



The ongoing development of the Emerald Estates at Lake Whalom in Lunenburg on Tuesday.

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BYRON SMITH



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An image of the ongoing development of the Emerald Estates at Lake Whalom in Lunenburg on Tuesday.

#### EFFORT/From Page 1

along Lakefront Avenue.

Alonzo said that is no longer an issue because the developer has agreed to deed the land over to the town once the project is complete.

"It should be a beautiful public area for residents to use," he said.

The entire Emerald Estates project will consist of two-bedroom and two-bathroom units

built in townhouse- and garden-style buildings, complete with garages.

The price range for the condos is expected to range from the low-\$200,000 area to the mid-to-high-\$200,000 area, Sullivan said.

"We hope to have 40 units up by this summer," he said.

The developers also control 10,000 square feet of commercial space along Pierce Avenue.

The Lunenburg Planning Board approved a building permit for Emerald Place in 2006.

Emerald Place Co. of Lowell acquired the development from a Pennsylvania-based bank that held the mortgages late last year. The company is working with the original developer, Global Property Developers Corp., to build the project.