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## A TRIP TO THE EMERALD ESTATES

### Lunenburg Planning Board view progress at Lake Whalom project

By Dan Magazu  
dmagazu@sentinelenterprise.com

LUNENBURG — Members of the Lunenburg Planning Board said they were impressed with the progress and quality of Emerald Estates at Lake Whalom after a tour of a few nearly finished units Monday.

"I'm very pleased with how everything is progressing," Planning Board Chairman Emerick Bakaysa said. "Initially you only get to see everything on paper. It's nice to come out and get a look at everything as it starts to go up."

Construction on Emerald Estates, at the corner of Route 13 and Whalom Road, began at the start of the year and has been moving along quickly.

Jay Hoag, a project manager with KBS General Contractors of Maine, said the company hopes to have some of the units sold by the middle of June.

"We're looking at doing the landscaping as quickly as we can," he said.

The project, which will include 230 to 240 units and 10,000 square feet of commercial space along Pierce Avenue once it's completed, is expected to transform the area,

Please see **WHALOM/4**



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From left, Lunenburg Planning Board member Nathan Lockwood, Planning Director Marion Benson, board member Bob Saiia, peer reviewer David Ross and board member Toby Bakaysa join project manager Jay Hoag on a tour of the Emerald Estates at Lake Whalom Monday.

## Planning Board members praise Lake Whalom project

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which had been barren since the closing of Whalom Park.

Planning Board members toured the site before the start of their regular meeting Monday.

"I think the units are quite lovely," Planning Board member Robert Saiia said. "It's great carpentry and great insulation. It's very, very nice."

Certain units include granite steps and counter-tops, sun rooms and stainless-steel kitchen appliances.

The 1,800-square-foot units also include porches, garages, basements and two bedrooms.

About 16 units have already been built. Work is under way on the foundations of several others.

The project developer is Emerald Place Company LLC.

Planning Director Marion Benson said she has enjoyed working with the developers and general contractors.

"They've been very accommodating and they've kept to their plan," Benson said.

"They're moving very quickly. They keep us updated and let

us know everything that's going on."

Benson said the contractor quickly responded to a complaint from a nearby resident that sand and dust from the project were coming onto the resident's property.

"They addressed the issue and since then there haven't been any other complaints," she said.

Planning Board member Nathan Lockwood said he was pleased with the quality of the units.

"Individually, they look very tasteful," he said. "It seems they're trying to put a quality product out there."

Prices for the condos are expected to range from the low to high \$200,000 area, according to project architect Jack Sullivan.

A portion of the project includes beautifying the land along Lakefront Avenue by repaving the road and putting in green space, walking paths and benches.

"It's going to be quite a transformation out here when it's all said and done," Saiia said.

In other business Monday, the board reviewed plans by



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From left, Lunenburg Planning Board member Nathan Lockwood, Planning Director Marion Benson, Emerald Estates project manager Jay Hoag and board members Bob Saiia and Toby Bakaysa check out a kitchen and dining area in one of the development's condominiums.

the town to sell the historic Jones House at 42 Main St. The property is being sold for residential use and any buyer must maintain the historical integrity of the building.

Bakaysa said he felt the plans submitted were lacking.

"There is nothing on the plan that tells me what the zoning is right there," he said. "Typically there's also a

before-and-after image of what's been done to the property and what's been changed."

Members tabled the issue until a future meeting.

Also Monday, Planning Board members re-elected Bakaysa as president and Joanna Bilotta as vice president of the board for an additional year.