

## RENT HIKES

### Tenants' group protests in Newmarket • A3



# VOTERS FIRST 2022

Special Section  
Your Voter Guide to  
Tuesday's state primary



# NEW HAMPSHIRE SUNDAY NEWS

STATE EDITION

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## STATE PRIMARY

# On Tuesday, there's winning and then there's winning

Whoever captures the nominations will only have a short time to retool their messages and attract big-money campaign funding.

By Kevin Landrigan  
Union Leader Staff

Candidates will define a win in many different ways after Tuesday's primary election. Political analysts agree that in the 2022 election, the axiom that

any old win is a win won't apply to everyone.

"Candidates have to not only win elections, they have to beat expectations," said Fergus Cullen, a Dover city councilor and former executive director of the Republican State Committee.

Doing better than expected in the primary becomes all the more important in 2022, with the general election campaign one week shorter than usual.

Since the primary is on the second Tuesday, this Sept. 13 primary date is the latest it can possibly be.

"Candidates in bitter, ideological primaries have much less time to pivot and get to the middle where they belong," Cullen said. "This means you want to come

out of Tuesday's election with a ton of momentum, because that can only help you make that adjustment."

Gov. Chris Sununu is in a different situation.

Sununu will be looking for a walkover win against his three main challengers — Karen Testerman of Franklin, Thad Riley of Brentwood and Julian Acciard of Derry, none of whom has a his-



"Candidates have to not only win elections, they have to beat expectations."

FERGUS CULLEN

Former Republican State Committee executive director

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## MANCHESTER

# Cops who received Floyd text want names kept secret

Police department releases redacted internal affairs report; 10 officers go to court to bar release of their names.

By Mark Hayward  
Union Leader Staff

Several Manchester police officers and sergeants have gone to court in an attempt to block their public identification in a lengthy internal affairs report into the distribution of a meme that mocks murder victim George Floyd.

The officer who texted the meme, Christian Horn, already has been identified.

Two weeks ago, Manchester police complied with a public records request filed by the New Hampshire Union Leader and released an image of the meme — Floyd's face beside the words "You Take My Breath Away" and beneath the caption "Black Love."

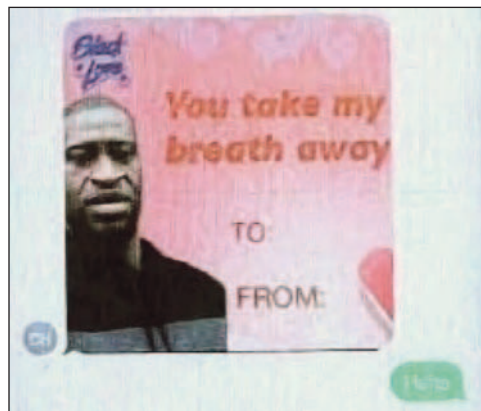
The department also released the internal affairs investigation into the text but redacted the names of 10 officers, including four sergeants, who received the text. In doing so, they pointed to a civil court action filed by the officers just days before the document was to be released.

The officers and sergeants asked a judge to block their identification.

Their filing raises an issue of what police officers, or anyone, should do when confronted with potentially racist or hateful messages.

Horn sent the meme, which included a pink background and hearts, out in two

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PROVIDED BY MANCHESTER POLICE

This screenshot image was part of the Manchester Police Department internal affairs investigation of the police officer who texted it to fellow officers.

## LIVE-WORK-PLAY, BE HAPPY



DAVID LANE/UNION LEADER

Visitors stroll along the manmade Tuscan Lake on Aug. 31 as hotel construction continues in the background at Tuscan Village in Salem.

# Mixed use, major impact

## Major mixed-use projects

### TUSCAN VILLAGE, Salem

Cost: \$1 billion +  
Acres: 170  
Maximum housing units: 1,500  
Top monthly rent: \$5,177  
Completion status: 40%

### WOODMONT COMMONS, Londonderry

Cost: ~\$500 million  
Acres: 600  
Maximum housing units: 1,400  
Top monthly rent: \$5,265  
Completion status: 5-6%

### MONITOR WAY, Concord

Cost: \$100 million +  
Acres: 95  
Maximum housing units: 650  
Top monthly rent: To be determined  
Completion status: 0%

## Three huge developments combine retail and office space with thousands of residential units

By Michael Cousineau  
Union Leader Staff

With mail tucked into his waistband and a container of tomato vegetable soup in his hand, Dave Carstairs maneuvered along the sidewalks and crosswalks on a weekday of light traffic and low humidity.

Three years earlier, he and his wife sold their home in town and moved into a condo in Salem's Tuscan Village based on faith — before a Market Basket, L.L. Bean and dozens of other stores and restaurants rose from the ground.

"I can walk to everything" now, said Carstairs, 76, who figures he logs between 6 and 8 miles of walking a day.

The sprawling mixed-use project is

part of a growing trend in New Hampshire to combine housing, retail and other uses on a single large site where people can walk or drive a short distance.

"I think the idea is to create as much as possible of a live-work-play community," said Dan Scanlon, senior associate broker at Colliers, a commercial real estate firm. "There's always synergy between housing and retail. When you are able to combine the two, it benefits both sides."

Among the largest mixed-use projects in the state are Tuscan Village, Woodmont Commons in Londonderry and Monitor Way in Concord.

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**WHAT'S WORKING**  
Solutions for New Hampshire's workforce needs

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## The weather

Cloudy, warm  
Forecast, D10



## Last week's markets

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NASDAQ ▲ +469.28 (4.03%)

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## Mixed Use

From Page A1

Such projects often seek easy access to highways to lure both tenants and shoppers.

If fully built, the three projects would provide more than 3,500 housing units in a state desperately in need of more places for workers to live.

But they come at a price.

The Salem and Londonderry developments offer some three-bedroom options that surpass \$5,000 a month to rent. The Concord project hasn't set prices yet.

### Raising a Village

Tuscan Village — a 170-acre development on the site of the old Rockingham Park racetrack in Salem — has cranes and construction workers building a Marriott-affiliated Artisan hotel as well as more apartments.

At least a few dozen restaurants and stores already are operating.

"What we see out there now is impressive, but it's not half of what's going to be there when it's finished," said Salem Planning Director Ross Moldoff. "It's just a massive project with a massive amount of development."

Moldoff estimates the project is 40% complete.

Michael Powers, senior vice president of retail leasing at Tuscan Village, said that figure sounds about right. He said the projected 4 million square feet of development might not be finished until 2027 or beyond.

About half of the planned 700,000 square feet of retail space has opened.

The total cost of developing everything is expected to surpass \$1 billion, split between developer Joe Faro and various development partners.

Originally, the project called for about 700 housing units. Today, that has swelled to 1,500, predominantly apartments.

About 600 units, including 95 sold townhouses, are occupied. Another 600 units are under construction.

"I think the real message behind the COVID impact is ... the consumer has really pulled itself into a more tightly knit environment," Powers said.

Meanwhile, Mass General Brigham this month will open a specialized medical facility in the village.

"They've got operating rooms. They do a lot of outpatient surgery of all kinds," Powers said. "They're going to do a lot of imaging, diagnostic imaging. A lot of clinical work. A lot of doctor's offices in there and other specialties, like dialysis."

After Rockingham Park closed in 2016, townspeople didn't want the property to sit idle, according to Moldoff.

"We adopted a very lenient zoning ordinance and very much wanted to stimulate and wanted to let the developer have free rein in many respects," Moldoff said.

Tuscan's various components require planning board review, he said, but the town has put no specific limits on the height of buildings or the number of residential units.

Residents, he said, "got exactly what they wanted."

The center of the Tuscan Village development features a lake, chairs and tables with umbrellas, and an open-air beer garden offering cornhole stations.

"It's uplifting to come here," said Pelham resident Tania Grennell, posing for pictures with friends near the lake.

She visits at least once a month, but hasn't considered moving there.

"It's expensive, my friend," she said.

Nearby, Lauren Hill was enjoying the sunshine with her husband, young son and another relative. Some of the grownups enjoyed adult beverages.

"It's nice to walk to different places without putting the kids back in the car," said the Pelham mother.

Elsewhere, bike rider Bill Brikiatis pedaled his way along a dedicated bike lane.

"I can see where some residents who have been here for a while are missing the small-town feel," said Brikiatis, who lives about four miles away via a bike trail. "For those of us who enjoy a little more activity, it's a positive."

### A concept in Concord

The latest major mixed-use project on the drawing board is along the Merrimack River in Concord, where developer Kevin Lacasse wants to build 650 housing units, as well as shops and self-storage in a project expected to cost north of \$100 million.

"That's the idea, kind of a live-work-play format," Lacasse said.

His New Hampton company, New England Family Housing, owns about 500 housing units in New Hampshire.

"In 500 units, we don't have anything vacant right now," he said.

His Concord project has five components, some of which can be built simultaneously.

A commercial/retail center of about 100,000 square feet will occupy the first floor of one building, with 250 market-rate apartments above that first-floor space.

A second phase will contain 120 workforce apartments at below-market rents.

Other phases will include 82 condos for purchase, up to 100,000 square feet of self-storage and finally 200 more market-rate apartments.

"The thing that we're really excited about this project is its uniqueness," Lacasse said. "We're not just bringing one type of housing product to the market."

He's working on acquiring the necessary town and state approvals.

Spring 2023 would be the earliest the project could break ground, with the first residents moving in sometime in 2024.

"We're trying to appeal to all demographics and people who would want to buy and stay forever and people who want to rent for a period of time and then decide to buy," he said.

Scanlon, the commercial real



PHOTOS BY DAVID LANE/UNION LEADER

### In Salem: Tuscan Village

Development is nearing the halfway mark on the 170-acre site where Rockingham Park once stood.

**Above:** Erin Scolastico of Pelham and her son, Evan, 2, along with Lauren Hill, right, relax at Lake Park in Tuscan Village's shopping area.

**At left:** Bill Brikiatis of Salem rides his bike through part of the residential section of Tuscan Village on Aug. 31.

**Below:** Dave Carstairs takes his daily walk through Tuscan Village. Carstairs, who moved to the village three years ago, says he logs 6 to 8 miles a week on his walks.



### In Londonderry: Woodmont Commons

The 600-acre development that will straddle Interstate 93 north of Exit 4 is less than 10% completed.

**Above:** Construction continues on what could be as many as 1,400 residential units.

**At right:** The Baldwin, an independent senior living community, is going up amid the apple orchards that remain on the Woodmont property.



PHOTOS BY DAVID LANE/UNION LEADER

estate broker, questioned how much interest it would get from retailers.

"I'm a little dubious about how much retail they can attract there," Scanlon said. "It doesn't have the same kind of location that Tuscan and Woodmont have."

"Making that connection with Exit 17 (on Interstate 93), I think, is very important for that project," Scanlon said.

Lacasse hopes his project, just north of the Concord Monitor building, can connect with a road near Exit 17.

He said he has driven through Tuscan Village and Woodmont Commons in Londonderry.

"Tuscan Village is a great project," Lacasse said. "Obviously, where we're located is not Salem. It's certainly not going to be of that scale and scope."

"We studied a lot of different projects throughout the state" and picked up ideas from other states where his company operates, Lacasse said.

Developers are eager to find vacant property around the state.

"My phone rings constantly from people all around the country looking to buy land to build residential apartments in all the different formats," said Tom Farrelly, executive director for the New England region for Cushman & Wakefield, a commercial real estate company.

"There is an insatiable demand to build apartments," Farrelly said.

The Concord project, for example, is the "kind of mixed-use development format that is very, very popular right now," he said.

### Woodmont under way

At Woodmont in Londonderry, construction crews are building a retirement community with 270 units called The Baldwin that is scheduled to open in 2024.

Near a roundabout, construction has begun on a medical building that will include an imaging company and eye-care practice. It is slated to open next year.

The project's 600 acres actually span both sides of Interstate 93.

"I think it's exciting for Londonderry," said Town Manager Michael Malaguti.

"With the residential accompaniment, that is certainly filling a need that we have not only in Londonderry but statewide," he said.

The development is only about 5% to 6% complete, with about 15 years of construction remaining at a total project cost estimated at close to \$500 million, according to Michael Kettenbach, principal of Pillsbury Realty Development, which is developing Woodmont Commons.

The project has been approved

to build up to 1,400 housing units. So far, 87 apartments have been completed. All are occupied, with a waiting list numbering in the dozens, Kettenbach said.

The tenants living in the apartments now are "a true mix," he said.

"We have people receiving assistance from the state living there and people who don't need assistance," he said.

Rents for two-bedroom units run from \$3,082 to \$3,968 a month, according to the project's website. Three-bedroom apartments range from \$4,165 to \$5,265.

New resident Rachel Morrow pays around \$4,000 a month for her three-bedroom apartment, which she called "steep" but necessary given the dearth of options in the area.

"It was really luxury-apartment style" right off the highway for her boyfriend and her daughter with an extra room for a home office.

The promise of a large-scale development within walking distance was "very appealing," Morrow said, but "I don't know if I will be here when it's all done."

Another resident who has lived there almost three years said he has been looking for another place for months, spurred by an increase in monthly rent of "well over a thousand dollars" during his time living there.

The project counted 179 residents, including 150 living in the apartments, as of June 30, 2021, according to an annual report the developer must file with the town. The population included 14 public-school children.

"There aren't a lot of children," Kettenbach said, "That came as a bit of a surprise."

The town and school district have netted more than \$6.4 million in cumulative revenues from Woodmont Commons through the 2021 fiscal year, said Malaguti, the town manager.

Kettenbach said work will begin in the spring on 250 apartments north of the existing Main Street residential building.

Those apartments, along with

► See **Mixed Use**, Page A9



DAVID LANE/UNION LEADER

**In Concord: Monitor Way**

Construction has yet to begin on a mixed-use development on 95 acres near the Concord Monitor (at far right above) along the Merrimack River in Concord.

**Mixed Use**

From Page A8

25 to 40 townhouses, are expected to be finished in late 2023 or early 2024.

Several businesses already have opened, including the 603 Brewery, Bella Nova Salon, HarborOne Mortgage and Orangetheory Fitness.

Leanna Vallone, membership associate at Orangetheory Fitness, where a handful of Woodmont residents are members, looks forward to more apartments and other buildings being developed on the site.

"It'll definitely bring in more traffic," Vallone said. "Londonderry is definitely growing."

The project has 230 or so acres on the east side of I-93 that will be accessed from the planned Exit 4A.

Construction on some of the buildings on that side will start in 2023.

"We're trying to keep our larger uses on the 4A side and the residential and some of the service-commercial (buildings) on the west side," Kettenbach said.

The east side has flexible zoning that permits diverse uses, including hospitals, light industrial operations or office use.

The area north of Pillsbury Road on the west side, which today includes apple trees, "will be predominantly residential," Kettenbach said.

What about increased traffic? "Obviously, that's a concern that we

hear a lot from our residents," Malaguti said. "I can tell you there's been significant upgrades to Route 102 in particular, and I think it has helped quite a bit."

Kettenbach said the project has spent about \$5 million on traffic upgrades.

Exit 4A should take some of the traffic off Route 102, he said.

Commercial broker Scanlon said Woodmont has the necessary ingredients for a mixed-use project.

"They have the land mass. They have the location, and they're able to attract the kinds of retailers that appeal not only to the community but people who live in the apartments that they build on the site."

Woodmont Commons predates Tuscan Village, which "did a very nice job," Kettenbach said.

"I know it's kind of a different animal," Kettenbach said. "We actually have a main street, which is considered downtown."

What's Working, a series exploring solutions for New Hampshire's workforce needs, is sponsored by the New Hampshire Solutions Journalism Lab at the Nackey S. Loeb School of Communications and is funded by Eversource, Fidelity Investments, the New Hampshire Charitable Foundation, Dartmouth-Hitchcock Medical Center, the New Hampshire College & University Council, Northeast Delta Dental and the New Hampshire Coalition for Business and Education. Contact reporter Michael Cousineau at mcousineau@unionleader.com. To read stories in the series, visit unionleader.com/whatsworking.

**Text**

From Page A1

separate threads on Feb. 10, 2021, four days before Valentine's Day and about nine months after Floyd's murder by Minneapolis police.

Police officers in Los Angeles have faced a severe backlash for transmitting a nearly identical meme.

The names of the officers also are redacted in the Manchester lawsuit. According to the suit, they received the text on their personal phones while they were off-duty. None responded to the text or forwarded it, according to the suit. All were exonerated of any wrongdoing.

"While the public may very well have the right to know the details of Horn's infractions, if any, and how those infractions might affect his position as a police officer, that does not apply to the (officers) who had no involvement other than having received the text and who were exonerated as having NO other involvement," reads the filing by North Hampton lawyer Joseph McKittrick.

The suit, filed against the Manchester Police Department, asks a judge to block the department's release of the names. It's unknown whether the department and the city will contest the filing.

**City: No comment**

Mayor Joyce Craig would not comment, a spokeswoman said. City Solicitor Emily Rice also would not comment.

The ACLU-New Hampshire, which filed a Right to Know request for the Horn investigation, said it favors release of the names, especially the supervisors who received the text.

"Once again, New Hampshire police officers are

going to court to keep secret important and complete investigatory reports of which they are a part — a tactic that stands in direct opposition to the public's right to know," ACLU Legal Director Gilles Bissonnette said in a statement.

He noted that two supervisors saw this racist meme and did nothing.

"These supervisors were content to be associated with Christian Horn privately, but now want to keep this association secret," he said.

The officer who complained about the Horn text "seemed most bothered by his perception that none of the other recipients of the meme reacted to it, or called it out as inappropriate," Detective Jeffrey Fierimonte told internal affairs investigators.

Fierimonte and one other officer, Eric Joyal, are the only rank-and-file officers, besides Horn, whose names appear in the investigation documents as receiving the meme.

The investigation determined that supervisors considered the meme in poor taste but not racially motivated. The investigation concluded that there was no need to address a bad joke.

The report of the investigation said that dark humor and morbid jokes are a coping mechanism in police work.

"It is frightening to contemplate the potential impact to the mental health of police officers, if they were to be subjected to a standard that forbade them from ever indulging in morbid humor," the investigation's report reads.

Nearly all officers who received the Horn text

were members of the Special Enforcement Division, a street-level division that attacks problems such as drugs, prostitution and illegal gambling, with a focus on high-crime neighborhoods.

Two officers from the division were fired in 2018. Darren Murphy was fired for reasons that never fully came to light. Aaron Brown was fired after joking about shooting Blacks in a text to his wife.

The officer who complained about Horn said he did not believe he would get any support going up the chain of command in the Special Enforcement Division. So he complained to Capt. Brandon Murphy, who at the time was captain of the patrol division, according to the Horn investigation.

The investigation does not identify the officer who complained or give his race. But based on material contained in the investigation, indications are that he is one of the few African Americans in the department.

Black Lives Matter Manchester has said the officer who complained about the text was Black.

Horn was suspended for three days, forced to take an online sensitivity course and moved from the Special Enforcement Division to patrol. Last month, he was promoted to sergeant.

Police Chief Allen Aldenberg has said Horn is not a racist, and the text was insensitive but not racist.

Both the Manchester NAACP and Black Lives Matter have said that the meme and the response raise questions about the department's culture.

mhayward@unionleader.com

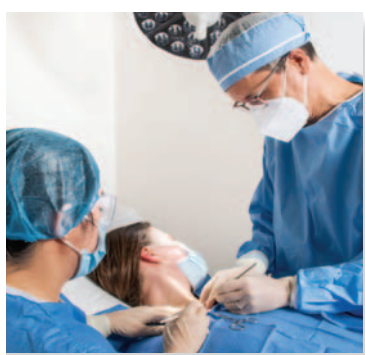
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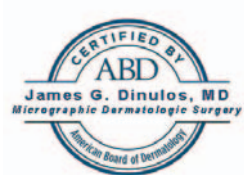
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