

HANOVER

Main St. plan adds 31 units downtown

Apartments would sit
above existing retailers

By ADRIANA JAMES-RODIL
Valley News Correspondent

HANOVER — A Dartmouth College alumnus plans to renovate a Main Street building he lived in as an undergraduate by adding 31 apartments.

“Fifteen years ago, I was a tenant in the building, and the desire to come back to Hanover was driven by both my love for Hanover and my time here, but also the need for housing,” Hanover developer Jon Livadas said.

Livadas and a group of investors own the building located at 5-15 South Main St. under Davison Hanover LLC. They purchased it for \$6 million in 2020 from the Davison family, who built the building.

The first floor of the building is occupied by three primary businesses: Dirt Cowboy Café, Murphy’s on the Green restaurant, and a Simon Pearce retail store.

The second and third floors have a total of 13 two-bedroom apartments and is home to Left Bank Books, a used and rare bookshop.

The approximately \$7.5 million renovation aims to demolish the back half of the building and construct a five-story addition in its place, according to filings with the Hanover Planning Board, which greenlighted the project during a review on July 22.

The addition will result in a total of 44 apartments with a mix of 14 studios, 26 two-bedrooms and four three-bedrooms. Rent for the apartments will be market-rate. The median rent for a two-bedroom apartment in Grafton County last year was \$2,027, according to the New Hampshire 2024 Residential Rental Cost Survey Report by New Hampshire Housing.

“The net gain in units this close to the center of town is very helpful,” Jolin Salazar-Kish, a prominent landlord in Hanover and owner of Kish Consulting and Contracting, said.

The trend has been that as more housing is offered closer to the center of town, people who live farther away and want to be closer will occupy the new units, freeing up their previous homes for others, she said.

“Those vacated units add to the stock of more affordable housing, while the new units will usually be less affordable due to the cost of development in that location,” Salazar-Kish said.

Livadas is no stranger to housing development in the Upper Valley. He is part of a group working to develop a site off Mechanic Street in downtown Lebanon with nearly 200 units of housing and also redeveloped the former Ruger Mill on Sunapee

SEE HANOVER A5

A LOOK BACK

Plenty of places to run



VALLEY NEWS FILE PHOTOGRAPH — DAN HUNTING

Tom McNamara keeps his trotters in shape for the racing in Saratoga, N.Y., and Foxboro, Mass., at Mac’s Happy Acres in Plainfield in March 1986.

State-sanctioned gambling forced Plainfield farm to abandon horse racing

By STEVE TAYLOR
For the Valley News

Forty-five years ago, Plainfield was home to what was arguably the largest standardbred breeding, training, boarding and racing farm in New Hampshire and Vermont. Mac’s Happy Acres maintained three or four studs and cycled 90 to 100 mares through its facilities in a year while breaking and training its own and others’ animals for competition at what was then a plethora of venues offering harness racing and pari-mutuel gambling around New Eng-

land and New York State.

It was a bustling place and commanded attention and respect throughout the region’s community of standardbred fans.

But in a matter of about two decades, the whole sport would be crushed by the huge expansion of state-sanctioned gambling to the point where the racetracks

SEE A LOOK BACK A8

VALLEY NEWS FILE PHOTOGRAPH — GUY CECALA
Despite a serious horse accident, William T. “Bill” McNamara remained devoted to raising and racing horses.



CLAREMONT

Company plans greenhouse and data farm

Sale pending for five lots
at Grissom Lane industrial park

By PATRICK O’GRADY
Valley News Correspondent

CLAREMONT — The Claremont Development Authority has signed a tentative agreement to sell 31 acres in the Syd Clarke Industrial Park off Grissom Lane to a developer who proposes to build and operate a greenhouse and small, solar-powered data center.

The pending sale of five abutting lots at the south end of the park, which borders Charlestown, could take up to a year before it is finalized.

“I don’t want to oversell it,” CDA Chairman

Andy Lafreniere said by phone. “But it is a great idea. We think it meets the criteria the CDA looks for in terms of interesting projects and a willing developer, but there is work to be done.”

The greenhouse, on 20 acres equaling 860,000 square feet, is slated to be 14 feet high with solar panels on the roof that will power LED lighting, Andrew Kellar, CEO and partner of N.H. Solar Gardens in Portsmouth, N.H., said in a phone interview. Natural light penetrating clear portions of the roof will help the growing process.

“We will be growing vegetables for distribution to the regional food system,” Kellar said, adding that they will not be growing cannabis.

N.H. Solar Gardens has done several projects in New England and is currently helping

to build a solar array on Grissom Lane in Claremont, near the former Wheelabrator incinerator.

He created a new company, AC Development, for the solar greenhouse, which will be his first of the kind, he said.

It will be a “traditional soil farm” and will not require “pouring large concrete slabs,” Kellar said.

“We are trying to mimic the ideal New England summer, with the sun going down around 7 or 8 at night,” Kellar said. “That is the environment we’re trying to mimic with the LED lighting.”

The solar panels will power the lights and electrical needs of the facility, as well as a

SEE CLAREMONT A3

NEW HAMPSHIRE

New law bans surprise billing

By WILLIAM SKIPWORTH
New Hampshire Bulletin

Gov. Kelly Ayotte signed Senate Bill 245 on top of a stretcher Thursday morning.

“I have not signed a bill on a stretcher (before),” she quipped. “This is a good circumstance to do it. I wouldn’t want to do it in others, but if I had to, I would. I want you to know.”

Ayotte was at American Medical

Rescue in Nashua, surrounded by ambulances and paramedics, for a ceremonial bill signing. The legislation she signed into law prohibits surprise ambulance billing in New Hampshire and sets the rates at which ambulance providers can legally charge for their services.

“Imagine if you or a loved one needed an ambulance because you

SEE NEW HAMPSHIRE A5



NEW HAMPSHIRE
BULLETIN —
WILLIAM SKIPWORTH

Gov. Kelly Ayotte signs Senate Bill 245, which bans surprise billing and standardizes pricing for ambulances in New Hampshire, on a stretcher at a ceremonial bill signing on Thursday.

INSIDE



LOCAL & REGIONAL

MASKED MARCH IN CONCORD

Neo-nazis marched through downtown Concord on Saturday, and police are investigating reports of violent clashes with onlookers. **Page A3**

WORLD & NATION

DOWN DEMOCRATS

Many Democrats see their political party as “weak” or “ineffective,” according to a poll that finds considerable pessimism within Democratic ranks. Republicans are more complimentary of their party, although a small but significant share describe the GOP as “greedy.” **Page B3**



Classified	B5	Local&Reg.	A2
Close-Up	B8	Obituaries	A4
Comics	B7	Sports	B1
Editorial	A7	World&Nation	B3

ONLINE: For more stories, photos and video from the Valley News staff, visit www.vnews.com.

