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## **Thurloe Kensington Corp. nears completion of 19,000 s/f Tractor Supply store at Riverside Marketplace**

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The Thurloe Kensington Corp. is nearing completion of phase one of the Riverside Marketplace project. Anchor tenant Tractor Supply Co. will begin installing fixtures and stocking the new store this month in preparation of a February opening.

W.R. Newman & Associates, Inc. was the general contractor for the 19,000 s/f building which is the first of several planned for the North and Main St. location.

City manager Guy Santagate said "The North and Main St. property is a gateway location in the city of Claremont, and we are pleased with the appearance of the new site and the jobs that will be created as a result of the development."

The project was in the planning stages for one year, but when final engineering was completed by Horizon Engineering, site work and construction proceeded quickly. Osgood Construction completed the site work on time and on budget despite fighting a rainy fall and Hurricane Irene. The topography also created some challenges for the site work, requiring a 17' x 300' retaining wall along a 50% steep slope on the north side of the parcel and slope modifications.

The project also required state permits for shoreland protection and wetlands. Wetland remediation included the removal of an existing dam, and significant stream restoration to Stevens Brook and an abutting parcel on the Sugar River. Wetland scientist Ray Lobdell of Lobdell Associates worked closely with Horizon Engineering and the city of Claremont on a required 21 acre conservation easement, which was approved by the city council and Claremont Conservation Commission during the summer.

According to Rich Landry, Jr., president of Thurloe Kensington Corp., "the assistance of the Claremont planning and development department was a major factor in the success of the project."

The project was financed by Claremont Savings Bank, which will also have a new drive through ATM kiosk built on the site as part of phase one construction. Future phases include 3,200 s/f of retail attached to the Tractor Supply building and additional development in phase two.

Thurloe Kensington Corp. is planning another project at the corner of North and Main St. That project timeline is dependent on the roadway improvement project planned for that intersection.

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