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## DiPrete Engineering provides services for Seasons Corner Market's New England expansion

November 29, 2024 - Retail



### Seasons Corner Market - Newport, RI

Johnston, RI DiPrete Engineering provided a key role in the continued expansion of Seasons Corner Market and their Shell-branded fuel facilities, providing land surveying, site/civil engineering, construction engineering, and permitting services for multiple new locations throughout New England. Colbea Enterprises team opened 15 new stores between 2022 and 2024, and has plans for several more locations in 2025, showcasing the owner's commitment to growth and community engagement.

In 2022, Seasons Corner Market opened in Johnston, RI, Waltham, MA, and Somerset, MA. In 2023, locations opened in Warwick, RI, Hooksett, NH, North Attleborough, MA, Newport, RI, Charlestown, RI, Westwood, MA, Lexington, MA, and Cranston, RI. Building on this momentum, the

company continued its expansion in 2024 with new stores in Providence, RI, South Yarmouth, MA, Cranston, RI, and Tilton, NH. Constructing this many locations in such a short time frame required exceptional planning, coordination, and dedication from all team members involved. This large-scale rollout showcased their ability to deliver high-quality work on tight timelines, ensuring that each site was fully compliant with local regulations and optimized for smooth operations.

Many of the new stores are equipped with Shell-branded EV fast charging stations. With mobility demands evolving, Colbea and Shell aim to help customers as they transition to electric vehicles (EVs) by providing innovative charging solutions that meet their needs on the go.

#### Seasons Corner Market – Cranston, RI

Every location posed unique challenges that were carefully navigated and resolved. The team collaborated with DOT for improved access solutions, mitigated stormwater within the parameters of complex zoning and environmental regulations, including wetland and floodplain areas, and found ways to work with local stakeholders to create accessible, community-oriented spaces. Three of the new stores were the first in the state to implement an ultra-efficient, modular biofiltration system designed to treat and drain large volumes of stormwater runoff, setting a new standard in sustainable infrastructure.

Each site's complexity required countless evenings before Planning Boards, Zoning Boards, and Conservation Commissions, demanding meticulous attention to detail, strategic planning, and adaptability to unforeseen challenges. From conceptualization to operation, each store's journey involved many dedicated hours, thoughtful decision-making, and quick responses to emerging issues, all aimed at creating a successful, community-centered space. This process builds a strong foundation and fosters pride in the results, which are shaped by a collective commitment to quality and responsiveness to customer needs.

Our team worked in close partnership with Colbea Enterprises, the full consultant team, local and state officials, and contractors to overcome these hurdles. The most unique and impressive component of these projects was the pace at which they were conceived, designed, permitted, and constructed. Close and continuous collaboration with state and local regulators has been key to meeting all the detailed regulatory requirements necessary to keep the project on pace.

The leadership at Colbea Enterprises, with their unwavering commitment to providing safe, customer-focused neighborhood convenience stores and fueling facilities, was a driving force behind the rapid expansion. Their vision and hands-on approach ensured that each new location met the highest standards in quality and design.

At DiPrete Engineering, we are proud to have been a part of this journey, alongside Colbea's legal team, design consultants, and contractors all working towards solutions that facilitated the smooth and efficient development of each site. The opportunity to support such a forward-thinking company reflects our dedication to fostering long-term relationships and delivering excellence in everything we do. We look forward to continuing our partnership with Colbea Enterprises as Seasons Corner

Market grows and serves communities across the region.

## Project Team

Attorney | Adler Pollock and Sheehan (RI & MA), Cronin Bisson & Zalinsky P.C. (NH)

Architect/MEP | HFA

Traffic Engineers | VHB, GPI & TFMoran, Inc.

UST Engineering | GPI

Site Contractor | JB Lanagan & Nashoba Corporation

General Contractor | Highland Development, Construction by Bob Geddes

Civil Engineers | DiPrete Engineering | TF Moran (Hooksett and Tilton, NH locations) | HFA (Waltham and South Yarmouth, MA locations)

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