

Real Estate Journal

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LOCATED AT MONTELLO PLAZA IN BROCKTON

Bierbrier Dev. completes 70,040 s/f Super Stop & Shop

BROCKTON, MA Bierbrier Development of Lexington has completed the development and construction of the free-standing 70,040 s/f Super Stop & Shop and a self-serve Stop & Shop gas station at Montello Plaza on a 5.4-acre site at the junction of heavily traveled Rte. 28 and Rte. 37.



According to Brockton Mayor John Yunits, Jr., a key supporter of the project, "The addition of the Super Stop & Shop to North Montello St. (Rte. 28) has created approximately 200 permanent jobs for the area, in addition to being a catalyst for the ongoing redevelopment of the commercial corridor along Rte. 28." The mayor added, "We have needed a supermarket in this area of Brockton since 1988 when the last downtown market closed. Today, we have over 30,000 Brockton residents living on the north side of the city who will be able to shop at this convenient location which is only a block away from our new MBTA commuter rail station."

Bierbrier Development handled all aspects of the new

development, from permitting through construction. Company president Leonard Bierbrier credited strong community support together with excellent support from his firm's development team as being key reasons for gaining City of Brockton's permitting approvals for the project in less than six months. Bierbrier's comprehensive permitting team included: J.K. Holmgren & Associates of Brockton; Patrowicz Land Development Engineering of Salem (civil engineers); Jaworski Geotech, Inc. of Manchester, N.H.; Wetland Preservation, Inc. of Plaistow, N.H.; Ransom Environmental Consultants, Inc. of Newburyport; Hidell Eyster Technical Services, Inc., Hingham; and Woodard & Curran of Dedham. Together with the law firms of Choate,

Hall & Stewart; Goulston & Storrs; and Creedon & Creedon this comprehensive team completed plans, specifications, and permitting. Rackemann Strategic Consulting and TEPP, LLC (traffic engineers) completed the MEPA permitting and the new traffic signals design for the project.

Bierbrier assembled nine parcels to create the 5.4-acre site, which has 860 ft. frontage along Rte. 28. The property formerly included two residentially zoned homes and the original location of the Barbour Corp., a leather welding manufacturer. Demolition and site work was provided for Bierbrier by TRB Development Group of Hookset, N.H.

Bierbrier's construction team for the Super Stop & Shop was

comprised of project architect Landry Architects of Salem, N.H. and general contractor Bowdoin Construction of Needham. VHB of Water-town provided design services for the Stop & Shop gas station. The project was completed in the fall of 2003 when the Super Stop & Shop officially opened.

Throughout the project, Bierbrier Development worked closely with Stop & Shop Supermarket Company, a wholly-owned subsidiary of Royal Ahold NV and owner's representative George Khouri of George J. Khouri & Associates in Sharon.

Construction financing was provided through Robert Fitzpatrick, vice president Sovereign Bank of Hartford, Conn. Bierbrier has secured permanent financing for the Super Stop & Shop property with John Hancock Life Insurance Co. which was arranged by Northmarq Capital's Waltham office and its senior vice president Joe Hegenbart.