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Friday, November 4, 2005

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Friday, November 4, 2005

Access road could help to sell lot near Rochester Wal-Mart

By ADAM D. KRAUSS
Democrat Staff Writer
akrauss@fosters.com

ROCHESTER — Preliminary plans are in to increase the marketability of an 85-acre property to the west of the Route 11 Wal-Mart.

The plans indicate Adamian Construction and Development, of Arlington, Mass., want to build a preliminary access road to increase the marketability of the site.

Based on a sketch plan of the site, there is enough space to have a 150,000-square-foot anchor building, two 6,800-square-foot buildings and 3,000-square-foot and 2,000-square-foot buildings, typically the size of smaller restaurants and banks.

Heather Adamian, one of the company's owners, said the company does not have a set plan or specific timeline to develop the site, which is the only one the company owns in the city.

"We're looking for a better understanding of what we have to work with," she said. "Ideally what we'd love to do is lease the land to a big box (store). We're not opposed to selling it, splitting it up."

Surveyor Art Nickless of Norway Plains Associates, Inc. said the goal is to work with the Planning Board to find the best way to build a preliminary access road so Adamian officials can show companies the site. That will require the Department of Transportation to approve the road subject to changes once development gets under way.

"They have been marketing it but they want to get a little more aggressive with their marketing strategy," Nickless said. Adamian previously owned the land that Wal-Mart sits on.

To the west of Adamian's site is property owned by the Kane Company. To the east of Wal-Mart sits a large tract of land owned by Stratham Industrial Properties.

The city has plans to one day build a connector road that would run either in front or around some of the parcels and parallel to Route 11.

City plans that have been kicking around for a while that show the road, on the side primed for big box commercial development, beginning in the vicinity of the Little Falls Bridge Road intersection, near where the Ramada is planned, up to the Farmington line.

Economic Development Manager Karen Pollard said the preliminary access road will help the company develop the site. She said development there will further bolster Route 11's standing as a strong and growing retail and commercial corridor.

The project is expected to be discussed at the Planning Board's meeting Mondaynight at 7 p.m. in council chambers in City Hall.



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