

**PROJECT NARRATIVE:**  
**Proposed Stack-N-Stor**  
**2176 & 2180 Berlin Turnpike – Newington/Wethersfield, Connecticut**

This Planning & Zoning Application is for the proposed development of a Stack-N-Stor self-storage facility located at 2176 & 2180 Berlin Turnpike in Newington/Wethersfield, Connecticut. 2176 & 2180 Berlin Turnpike consists of two adjacent parcels totaling 11.396 acres in size and are owned by Priscilla Turgeon L/U & Laura Ricci, ET AL, and Barbara Turgeon, ET AL. The subject site is zoned Business Berlin Turnpike (B-BT) within the Town of Newington and Regional Commercial District (RC) within the Town of Wethersfield. The majority of the property currently exists as woods and wetlands, with an existing residence, associated drive, sheds and foundation remnants. As part of the application, the existing lot line dividing the two parcels would be eliminated, and the parcels would be consolidated into one property.

The site is currently accessed via Berlin Turnpike, with an existing paved driveway extending into the property. There is one wetland area on site, located down gradient to the east of the site. The wetlands were flagged by REMA Ecological Services, LLC and located via conventional survey methods. The locations of those flags are shown on the survey and Site Plans submitted as part of this application. The following summarizes the proposed site improvement:

The project proposes to construct a 99,360± SF three-story self-storage facility with 5,000± SF of outdoor storage. The proposed facility will be accessed via a 24' wide driveway off Berlin Turnpike. The proposed site access drive will be a right-in, right-out only and the site has been designed to accommodate both SU-30 and fire truck turning movements. The site will feature two retaining walls, guide rail, two stormwater quality basins, a fenced-in dumpster pad, access control gate and various other site improvements. Two sides of the proposed building will feature overhead doors for access to the facility by potential users. The building has been situated a minimum of 20' from the delineated wetland edge, and substantial buffer plantings have been included throughout the site. The plans have been designed to include landscaping and lighting throughout the site, with wall packs on the buildings, and five light poles throughout the site. All utilities excluding sanitary sewer are currently in the right-of-way along Berlin Turnpike and will be connected into and extended to the proposed building. The sanitary sewer main which currently bisects the property will be connected into at an existing manhole along the northern property line.

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