



**PROJECT NARRATIVE:**  
**INLAND WETLANDS APPLICATION**  
*191 Commerce Street – Berlin, CT*

Solli Engineering (Solli) has prepared this narrative as part of an Inland Wetlands Application to the Town of Berlin, CT to describe the existing site conditions and site plan modification for the property located at 191 Commerce Street in Berlin, CT. It is the intent of the Applicant, NCBP East Berlin LLC, to modify the existing site to include an additional 35,560 square-foot of outdoor storage area. Below is a brief summary of existing and proposed conditions:

**EXISTING SITE CONDITIONS**

The site is located at 191 Commerce Street, Berlin, Connecticut within the Planned Industrial (PI) district. The overall site totals approximately 4.0 acres and is bounded by commercial property and wetlands to the west, Connecticut state land to the north, commercial businesses to the south, and Commerce Street to the east. The site is currently accessed from Commerce Street via two bituminous driveways and consists of an existing 12,310 square-foot building, existing storage areas, parking and drive aisles, and bituminous pavement. The western portion of the site is a brush/woods mix with existing wetlands.

**PROPOSED SITE CONDITIONS**

The project proposes to construct an additional 35,560 square-feet of outdoor storage area with pavement striping, landscaping, lighting, and drainage improvements. Outdoor storage is permitted within the Planned Industrial district.

The two access driveways will continue serving one-way movements to and from Commerce Street, and two-way vehicular circulation is proposed around the northern, southern, and western building sides. The parking area will provide a total of forty-four (44) parking spaces, which will include three (3) spaces being designated as ADA accessible. An additional thirty-eight (38) deferred parking spaces have been delineated on the Site Layout Plan to be constructed in the future, if necessary. The project proposes a retaining wall with safety fencing along the perimeter located along the western edge of the development.

The stormwater runoff for the site will be designed in accordance with all Town and State regulations. Within the area analyzed for stormwater purposes, the redevelopment results in an increase of approximately 0.84 acres of impervious area compared to existing conditions. Peak runoff rates will be reduced and water quality treatment will be provided via a proposed underground stormwater detention system. Please refer to the Engineering Report for the detailed stormwater management plan that will be provided.

The proposed site plan modification will maintain its existing utility connections and no additional utility improvements are proposed.

**CLOSING**

We look forward to working with the Town of Berlin to make this a successful project. Please contact us with any questions at (203) 880-5455 or [jmontagno@Sollillc.com](mailto:jmontagno@Sollillc.com).