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ENFIELD PLANNING BOARD

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Narrative

Mobile Mini Solutions – Requested Modification of Conditions to Special Use Approval #2988

- A Special Use Permit and Site Plan Application for the project were approved by the Commission on Nov. 12, 2020 with 30 conditions of approval—see attached.
- The project involves the construction of a new 5,040 s.f. office/warehouse building along with 10 new paved parking spaces and 111,000 s.f. of outdoor storage area. There will be essentially no changes to the existing industrial facility on the property.
- The 6.71 ac. property falls within the I-P Zone with frontage on Freshwater Boulevard. To the north is the Stop & Shop Shopping Center and to the east and south is undeveloped land that is part of the Enfield Industrial Park owned by the Town.
- There are no changes to the proposed Mobile Mini facility as approved.
- The applicant is requesting a modification to Condition #10 that would allow the rental units stored outside to be stacked up to 3 units high. As currently worded, the current condition of approval allows units to be stacked up to 2 units high.
- To address the Commission's concerns with public visibility of the stacked units from Freshwater Blvd., the applicant is proposing to construct a heavily landscaped earth berm along the Freshwater Blvd. ROW to screen the view from the road for both vehicles and pedestrians walking along the public sidewalk. There will also be additional evergreen trees planted along the proposed fence line at the Mobile Mini facility.
- The proposed tenant, Mobile Mini, has indicated that the limitation on stacking height to 2 units high is detrimental to the economic viability of locating their facility at this location. They will further explain their concerns and answer any questions from the Commission at the Hearing.