



PROJECT NARRATIVE

To: Georgienna Driver
Wetlands Agent
Enfield, CT

From: Kevin Solli, P.E. / Solli Engineering, LLC

Subject: Inland Wetlands and Watercourses Permit Application
Proposed Development
190 Elm Street
Enfield, CT
Project #: 2010601

Date: 10/18/2021

CC: Michael Frisbie



Solli Engineering (Solli) has prepared this narrative for the Inland Wetlands and Watercourses Permit Application to describe the existing site conditions and proposed development plan for the property located at 190 Elm Street, Enfield, CT. The applicant is proposing to develop the existing site to include an 8,437± SF gas station/convenience store with a drive-thru as well as a 3,197± SF car wash. Below is a brief summary of existing and proposed conditions.

EXISTING SITE CONDITIONS

SITE LOCATION

The subject site consists of two parcels totaling approximately 6.75 acres, identified as follows:
Tax map 64, Lot 90, Elm Street (approx. 6.144 Ac)
Tax map 64, Lot 91, 190 Elm Street (approx. 0.602 Ac)

The 190 Elm Street (0.602-acre) parcel is currently accessed via an unsignalized driveway on Elm Street and is developed with an automobile service station without gasoline pumps. The 6.144-acre parcel is currently undeveloped and has no curb cut on Elm Street.

PROPOSED SITE CONDITIONS

The project proposes to demolish the existing automobile service station to accommodate the development of the 8,437± SF gas station/convenience store with a drive-thru and the 3,197± SF car wash. The project will also include associated drainage, utility and landscaping improvements. Access to the site will come from one full-movement, unsignalized driveway and one right-in/right-out driveway located on Elm Street. There will be two-way circulation around the entire parking lot, with three rows of queuing for the proposed car wash. The project also includes an electric vehicle charging canopy in front of the proposed gas/convenience building.

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The stormwater runoff for the site will be designed in accordance with all Town regulations. Typically, runoff that is created from the car wash operation is treated via a series of one or more sediment tanks. From that point, waste then flows through an oil-water separator before it exits the building's internal system and into the site's conveyance system. This system ensures that all runoff generated by the car wash is properly treated and results in no negative impacts to the surrounding area. The proposed redevelopment is intended to be served by public water, sanitary sewer, gas and electric.

The proposed development also includes the direct impact and mitigation of existing wetland area on-site. This relocation would result in extensive on-site wetland creation, and enhanced upland area on the property. The proposed condition of the wetland areas will result in a pristine condition reflecting considerable wetland, watercourse and upland enhancements from the existing conditions on the property.

CLOSING

We look forward to working with the Town of Enfield to make this a successful project. We hope you will agree with the planned development of this site. Please contact us with any questions at (203) 880-5455 or Kevin@Sollillc.com.