

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Planning & Zoning Commission – Town of Enfield, CT
Inland Wetlands & Watercourses Agency – Town of Enfield, CT

From: David Gagnon – Langan
Nathan Kirschner – Langan

Cc'd: Michael Lai - Regency Centers

Date: 21 September 2020

Re: Project Narrative
Brookside Plaza Renovations (Burlington Coat Factory)
50 Hazard Avenue
Enfield, Connecticut 06082
Langan Project No.: 140161110

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ENFIELD PLANNING
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General

This memorandum has been prepared in support of proposed renovations to Brookside Plaza, located at 50 Hazard Avenue in Enfield, Connecticut. The project proposes the re-tenanting of the Walgreens space to a Burlington Coat Factory with an expansion to the rear of the building and a relocated loading dock. This submission proposes modifications to SPR#1829, approved by the Enfield Planning Division on July 23, 2020 and IW#613, approved by the Enfield Inland Wetlands & Watercourse Agency on July 22, 2020.

The subject property is bound by Hazard Avenue to the north, Freshwater Boulevard to the east, Rosario T Vella Avenue to the south, and Phoenix Avenue to the west. The subject property is ±34 acres and is in the Business Regional (BR) District. The proposed use will remain retail. Through correspondence with town staff, it is understood that the proposed renovations will require an administrative approval for modification of the permit under SPR #1829. In addition, a submission to the Inland Wetlands & Watercourses Agency is required for modification to the existing permit IW #613 granted on July 22, 2020.

The current development area is primarily paved surfaces servicing the back of house and loading areas behind the main retail strip.

Project Description

The project proposes the addition of ±6,725 square-feet of back-of-house space and a loading dock at the rear of the existing Walgreens and adjacent spaces. The project proposes minor utility and drainage modifications to accommodate the building improvements. The existing landscape islands in the loading area will be re-formed to allow for truck access. There is no net increase in impervious surface and the drainage patterns will be maintained to the extent feasible in the proposed condition. Additionally, there is no change proposed to the existing parking count. The Burlington Coat Factory is anticipated to operate 9:00 AM to 6:00 PM on all days of the week. The main change from the previously approved application is the addition of a utility room, increasing the proposed expansion to the building by ±425 square-feet. The utility improvements, grading, and other site improvements were modified to accommodate this addition.

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Site alternates were reviewed prior to the submission of this application, including an 11,000 square-foot expansion with a new loading dock parallel to the building. It was determined that the current application was the most efficient use of space and was the least impactful to the existing plaza. The store is anticipated to employ approximately 33 employees.

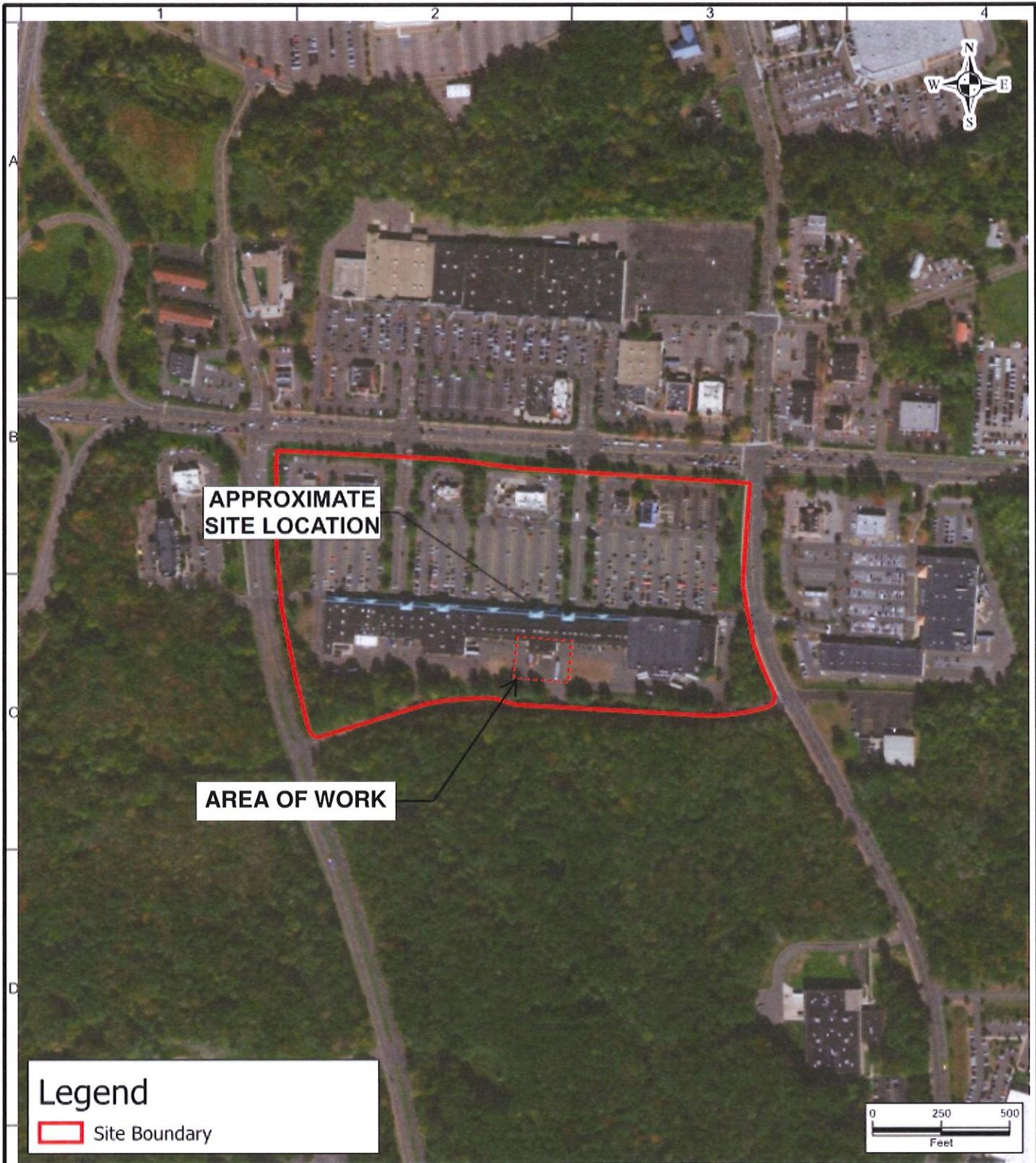
If you have any questions, or if you need additional information, please feel free to contact David Gagnon or Nate Kirschner at (203) 562-5771.

MEMO

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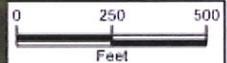
LIST OF FIGURES

- Fig. 1:** **Aerial Photograph**
- Fig. 2:** **Site Photographs**



Legend

Site Boundary



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID, IGN, IGP, and the GIS User Community

<p>LANGAN Long Wharf Maritime Center, 555 Long Wharf Drive New Haven, CT 06511 T 203.562.5771 F 203.780.6142 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International Collectively known as Langan</p>	Project	Burlington Coat Factory Expansion at Brookside Plaza	Drawing Title	AERIAL	Project No.	Figure
		ENFIELD			Date	1
	COUNTY	HARTFORD	CONNECTICUT	Scale	9/15/2020	
					1:500	Sheet 1 of 1
				Drawn By	Site Analyzer	
				Submission Date	09/18/2020	

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 Spatial Reference: NAD 1983 StatePlane Connecticut FIPS 9602 Feet

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FIG. 2: SITE PHOTOGRAPHS



Photo 1: Development Area Looking North



Photo 2: Development Area Looking North

Photo 4: Development Area Looking East



Photo 3: Development Area Looking West



Photo 4: Development Area Looking East