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## Request for Modification of Maximum Required Parking Spaces as per Section 6.4.9

Climate-Controlled Vertical Self-Storage Facility  
249 Ellington Road (Route 30)  
DPI # 4303.H  
October 20, 2022

As per Table 6.4.3 B, Minimum Required Parking Spaces – Commercial and Industrial Zones, the minimum required parking spaces for a self-storage facility is 1 space per 25 units of storage. That would equate to 29 spaces for the 708± storage units at 249 Ellington Road.

The applicants have extensive experience in designing and developing such facilities in New England, and are proposing a total of twelve (12) parking spaces. The actual need is far less than that. Tenants typically drive up in their car, SUV or small truck to the building entry point at the interior loading area, which is situated adjacent to an elevator. The dozen parking spaces will be used by maintenance or sales staff, and by prospective tenants. The vast majority of parking spaces will be vacant for most of the business day. Staff (maximum of two) are not on-site at all times.

The submitted site plan depicts the twelve parking spaces adjacent to the building's office. The decrease in parking from 29 to 12 spaces has allowed our civil engineers to reduce impervious coverage and stormwater runoff.

As this building is expressly designed as a climate-controlled vertical self-storage facility, it is highly unlikely, in the future, that this building will be used for any other use requiring additional parking.