The meeting of the Planning and Zoning Board came to order at 7:00p.m.

1. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**
2. **ROLL CALL**

**Members Present:** N. Austin, J. Castignoli, J. Kader, B. Kaligian, C.S. Moore, J. Mortimer, R. Satti, M. Zahariades

**Not Present:** J. Quish, E. Hirsch

**Staff:** D. Sulkis, City Planner; S. LaFond, Rec. Sec’y

**Vice Chairman Satti** opened the meeting and announced that items 1 and 2 were postponed to August.

1. **NEW BUSINESS**—None
2. **PUBLIC HEARINGS CLOSE BY JULY 26, 2022; VOTE BY SEPTEMBER 29, 2022**
3. **615 Plains Road** (Zone LI) Petition of Kevin Curseaden Esq. for a Special Exception with Site Plan and Coastal Area Management Review for a school bus storage, maintenance, and dispatch facility with outdoor fueling station on Map 062, Block 928, Parcel 4B of which 615 Plains Rd, LLC is the owner. **(Postponed by applicant to 8/2/22)**
4. **Proposed Regulation Change #22-6** Petition of Kevin Curseaden, Esq. for a change to Articles V and XI, Sections 5.2.1, 5.2.5, 5.3.6.A, 5.3.6.B to allow modernization of existing conforming and legal non-conforming billboards abutting the I-95 corridor, and conversion to Electronic Digital Billboard signs. **(Postponed by applicant to 8/2/22)**
5. **1553 Boston Post Road** (Zone CDD-5) Petition of Jay Frank, Splash Car Wash Inc. for a Special Permit with Coastal Area Site Plan Review and Lot Consolidation for a car wash on Map 100, Block 805, Parcel 14A of which MWC Associates LLC is the owner.

**Jason Frank**, Splash Car Wash, 472 wheelers farms Road, Suite 304.addressed the board. He said he is a lifelong resident of Milford and has worked for Splash for over 20 years. They purchased and very recently closed on this site to build an express car wash. The car wash will have automated pay stations to allow customers to pull up and pay, as well as monthly membership passes via license plate. They will offer free vacuum for customers. The traffic flow is routed and controlled so as not to allow backups or traffic problems. He advised the Board that Darren Overton of SLR Engineers was present to answer any questions.

He showed a rendering of the proposed construction corporate model. He added they have similar buildings approved for construction in East Haven and Derby at present. He stated they currently have 20-25 locations throughout CT. He emphasized the location of the self-serve vacuum stations and stated the facility would not have full-service car wash or towel drying. He said they have ample stacking; they like to see 12-13 queuing spaces and this construction would have 35. They have a 150' service tunnel proposed. Cars would queue behind the building, traveling around and into the car wash. He said they have designated an emergency lane in the event someone needs to use it. He stated they met with the City Engineer and the Inland Wetlands office, where they will post a bond. They are providing 5-7 employee parking spaces at the back of the building. Hours of operation are approximately 7am to 9pm, 7 days a week. He showed a glassed-in tower area for equipment storage on site, and a mat washing room for customers.

**Mr. Kader** interjected his son in law works for the Splash organization, but he did not believe that disqualifies him from participating.

**Vice Chairman Satti** questioned the exit location. He and the applicant determined the exit to be roughly across from the Q Gardens business. Mr. Satti is concerned that customers may have difficulty executing a left hand turn out of the car wash. Mr. Frank stated that with breaks and the traffic lights he believes there is enough room and opportunity for them to make the turn. He said they widened the driveways for the Fire Marshal, so they do have a full right turn and a full left turn lane. He said he would not be opposed to a change if necessary. He stated that since the time of application, they corporation has closed on and are now the owners of the property.

**Darren Overton**, licensed professional engineer from SLR Consulting, spoke. He has been the primary engineer and worked on several of these car washes throughout the state. He advised that they looked at this with their traffic engineers, and consolidated from three to two curb cuts, and one way circulation. Because this property is on the Boston Post Road, they submitted the plans to DOT for review who will look carefully at them. He said there will be opportunities to make left turns, or alternately someone may decide instead to make a right turn. He said DOT traffic engineers will scrutinize this.

**Mr. Sulkis** read the administrative summary for the record.

**Vice Chairman Satti** asked for public comment. Hearing none, the hearing was closed.

DISCUSSION

**Mr. Mortimer** ***moved to approve*** the Petition of Jay Frank, Splash Car Wash Inc. for a Special Permit with Coastal Area Site Plan Review and Lot Consolidation for a car wash on Map 100, Block 805, Parcel 14A of which MWC Associates LLC is the owner.

**Second: Ms. Austin** seconded.

Discussion: None

Vote: Motion carried unanimously.

1. **LIAISON REPORTS – Vice Chair Satti** reported there was no SCRCOG Meeting this month due to lack of a quorum.
2. **SUBCOMMITTEE REPORTS –** None.
3. **APPROVAL OF MINUTES – 7/5/2022** minutes were approved unanimously.
4. **CHAIR’S REPORT – Vice Chair Satti** asked for comment on a continuance of person meetings vs. hybrid.

**Ms. Austin** motioned to maintain in-person meetings for the second meeting in August, with a second from **Mr. Kaligian**.

**WITH THE MOTION: Ms. Austin, Mr. Castignoli, Mr. Kader, Mr. Kaligian, Mr. Moore, Mr. Zahariades, Vice Chair Satti**

**VOTED AGAINST THE MOTION: Mr. Mortimer**

**Vice Chairman Satti** confirmed that meetings will continue in person at this time.

**J. STAFF REPORT** - None.

**K. ADJOURNMENT** was at 7:17 pm.

Attest:

S. LaFond

**New Business, not on the Agenda, may be brought up by a 2/3’s vote of those Members present and voting.**

**ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.**