



City of Milford, Connecticut

Founded 1639

70 West River Street – Milford, CT 06460-3317
Tel 203-783-3245 FAX 203-783-3303

Planning and Zoning
Office

Website: www.ci.milford.ct.us
Email: dsulkis@ci.milford.ct.us

David B. Sulkis, A.I.C.P.
City Planner

PLANNING & ZONING BOARD REVIEW TRANSMITTAL

RE: 325 Sub Way

DATE: 4/10/2024

TO:

<input type="checkbox"/> City Attorney	<input type="checkbox"/> City Engineer
<input type="checkbox"/> Mayor's Office	<input checked="" type="checkbox"/> Fire Marshal
<input type="checkbox"/> Conservation Commission	<input type="checkbox"/> Inland Wetlands Commission
<input type="checkbox"/> Health Administrator	<input type="checkbox"/> Open Space Agent
<input checked="" type="checkbox"/> Police Department	<input type="checkbox"/> Public Works Director
<input checked="" type="checkbox"/> Sewer Commission	<input type="checkbox"/> South Central Regional
<input type="checkbox"/> DEEP – CAM Report	<input type="checkbox"/> Tree Commission (203-878-4895)
Mail to: John Gaucher, DEEP	<input type="checkbox"/> Milford Harbor Commission
79 Elm Street	<input type="checkbox"/> Community Development
Hartford, CT 06106	<input type="checkbox"/> Building Department
<input type="checkbox"/> DEEP Permitting	<input checked="" type="checkbox"/> Planning & Zoning Office (3 Sets)
Mail to: Sue Jacobson, DEEP	

SUBJECT: Amendment of Special Permit with Site Plan Review

ADDRESS OF PROPERTY: 325 Sub Way

MAP: 41 **BLOCK:** 303 **PARCEL:** 8E-G;2 & 2U **ZONE:** DO

APPLICANT/AGENT: Kevin Curseaden Esq. for Bob Scinto

PHONE: 203-874-9500

EMAIL: kjcurseaden@cmctlaw.com

PROPERTY OWNER: 305 Subway Drive LLC

PLAN TITLE: Warehouse Facility; et al

PREPARED BY: Rose Tiso & Co. LLC

DATE OF PLANS: 1/2/2024; 1/17/24

DATE RECEIVED BY PLANNING & ZONING: 3/7/2024

PLANNING & ZONING CONTACT: David B. Sulkis

These plans/documents have been received and are transmitted to your office for review prior to the submission of a Amendment to Special Permit with Site Plan Review to the Planning & Zoning Board

ALL COMMUNICATIONS REGARDING THE REVIEW SHALL BE DIRECTED TO THE APPLICANT/AGENT WITH A COPY TO THE PLANNING & ZONING OFFICE

10 Sets of plans will be required for the Planning & Zoning Board Distribution.

*These commission reviews must be returned within 10 working days.

Received by Planning Office
Milford DPLU
4/9/2024

CAM REQUIRED

YES: NO:

MILFORD PLANNING & ZONING BOARD
PETITION FOR SPECIAL PERMIT

I (We): Bob Scinto
HEREBY PETITION FOR A:

SPECIAL PERMIT: AMENDMENT TO A SPECIAL PERMIT:

TO ESTABLISH: 140K SF WAREHOUSE W/ 20K SF OFFICE SPACE OR CONSTRUCT: OFF-SITE PARKING PER SEC. 5.1.9

ON THE FOLLOWING PROPERTY:

ADDRESS OF PROPERTY: 325 Subway, 300 & 336 Subway CORN. LOT: SEWER: SEPTIC:

ASSESSORS MAP: 41 BLOCK: 303 PARCEL: 8E-8G; 2 & 2U ZONE: OD ACRES: 22.5 ACRES TOTAL

APPLICANT'S NAME: Bob Scinto

PHONE NUMBER: 203.929.6300 EMAIL ADDRESS: BOB@SCINTO.COM

APPLICANT'S MAILING ADDRESS: One Corporate Drive, Suite 100 Shelton, CT 06484

APPLICANT OR DULY AUTHORIZED AGENT SIGNATURE WITH TITLE:
Kevin J. Curseaden DULY AUTHORIZED ATTORNEY FOR APPLICANT

(I HEREBY CERTIFY THAT I AM THE DULY AUTHORIZED AGENT AND AM MAKING THIS APPLICATION ON BEHALF OF AND WITH THE FULL AUTHORITY OF THE OWNER OF THE PROPERTY)

PROPERTY OWNER'S NAME: 305 SUBWAY DRIVE LLC PHONE NUMBER: 203.929.6300

PROPERTY OWNER'S MAILING ADDRESS: One Corporate Drive, Suite 100 Shelton, CT 06484

IF APPEARING BY ATTORNEY OR AGENT:

NAME: KEVIN J. CURSEADEN, ESQ.

SIGNATURE: Kevin J. Curseaden PHONE NUMBER: 203.874.9500

MAILING ADDRESS: PO BOX 31, 3 LAFAYETTE STREET, MILFORD, CT 06460

HAS ANY PREVIOUS PETITION FOR A SPECIAL PERMIT BEEN FILED FOR THIS PROPERTY?

YES: NO:

IF YES, GIVE DECISION: APPROVED: DENIED: DATE: NOV. 19, 2023

For Office Use Only

NOTE: COPIES OF THIS APPLICATION WILL NOT BE ACCEPTED

FEE - SEE SCHEDULE OF ZONING FEES

RECEIVED OF: _____ DATE: _____

RECEIVED BY: _____ AMOUNT: _____ RECEIPT NUMBER: _____

DATE APPLICATION FILED: _____ DATE APPLICATION CERTIFIED: _____

PLANNING & ZONING BOARD ACTION: DATE: _____ APPROVED: DENIED:

COPIES OF ALL REQUIRED PLANS SHOWING ALL PERTINENT INFORMATION RELATIVE TO THE PETITION (SEE SECTION 7.1 & 7.2 OF THE ZONING REGULATIONS)

THE APPLICANT SHALL SUBMIT PLANS TO THE PLANNING & ZONING OFFICE FOR REVIEW PRIOR TO FORMAL APPLICATION BEING MADE. IF THE PLANS ARE FOUND TO CONFORM WITH THE ABOVE QUOTED SECTIONS, A TRANSMITTAL SHEET WILL BE PREPARED BY THE PLANNING & ZONING DEPARTMENT TO ALLOW SUBMISSION BY THE APPLICANT TO EACH CITY DEPARTMENT WHOSE APPROVAL IS REQUIRED. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE DEPARTMENT APPROVALS AND FORWARDING ALL REPORTS WITH PROJECT PLANS, A PROPERLY COMPLETED APPLICATION AND FEE TO THE PLANNING & ZONING OFFICE FOR CERTIFICATION.

Received by Planning Office
Milford DPLU
4/9/2024

CAM REQUIRED

YES: NO:

MILFORD PLANNING & ZONING BOARD
PETITION FOR SITE PLAN REVIEW

I (We): BOB SCINTO
HEREBY PETITION FOR A:

SITE PLAN REVIEW: AMENDMENT TO A SITE PLAN REVIEW:

TO ESTABLISH: 140K SF WAREHOUSE W/ 20K SF OFFICE SPACE OR CONSTRUCT: OFF-SITE PARKING PER SEC. 5.1.9
(description)

ON THE FOLLOWING PROPERTY:

ADDRESS OF PROPERTY: 325 Subway, 300 & 336 Subway SEWER: SEPTIC:

ASSESSORS MAP: 41 BLOCK: 303 PARCEL: 8E-8G; 2 & 2U ZONE: OD ACRES: 22.5 TOTAL

APPLICANT'S NAME: BOB SCINTO

PHONE NUMBER: 203.929.6300 EMAIL ADDRESS: BOB@SCINTO.COM

APPLICANT'S MAILING ADDRESS: One Corporate Drive, Suite 100 Shelton, CT 06484

APPLICANT OR DULY AUTHORIZED AGENT SIGNATURE WITH TITLE:
Kevin J. Curseaden DULY AUTHORIZED ATTORNEY FOR APPLICANT
(I HEREBY CERTIFY THAT I AM THE DULY AUTHORIZED AGENT AND AM MAKING THIS APPLICATION ON BEHALF OF AND WITH THE FULL AUTHORITY OF THE OWNER OF THE PROPERTY)

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PROPERTY OWNER'S MAILING ADDRESS: One Corporate Drive, Suite 100 Shelton, CT 06484

IF APPEARING BY ATTORNEY OR AGENT:

NAME: KEVIN J. CURSEADEN, ESQ.

SIGNATURE: Kevin J. Curseaden PHONE NUMBER: 203.874.9500

MAILING ADDRESS: PO BOX 31, 3 LAFAYETTE STREET, MILFORD, CT 06460

HAS ANY PREVIOUS PETITION FOR A SITE PLAN REVIEW BEEN FILED FOR THIS PROPERTY?

YES: NO:

IF YES, GIVE DECISION: APPROVED: DENIED: DATE: NOV. 19, 2023

For Office Use Only NOTE: COPIES OF THIS APPLICATION WILL NOT BE ACCEPTED

FEE - SEE SCHEDULE OF ZONING FEES
RECEIVED OF: _____ DATE: _____
RECEIVED BY: _____ AMOUNT: _____ RECEIPT NUMBER: _____
DATE APPLICATION FILED: _____ DATE APPLICATION CERTIFIED: _____
PLANNING & ZONING BOARD ACTION: DATE: _____ APPROVED: DENIED:

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R D • S C I N T O

April 2, 2024

Mr. Charles Corell
City of Milford
70 West Middle Street
Milford, CT 06460

Re: 325 Sub Way – Milford (formerly 305 and 325 Sub Way)

Dear Charlie,

We are preparing to submit to the Office of the State Traffic Administration (OSTA) for an Administrative Decision (AD) for the subject development, which is considered a Major Traffic Generator (MTG). MTGs are “any new, expanded, changed, or repurposed (land use change) development with 100,000 square feet or more of gross floor area or 200 or more parking spaces” and, therefore, require OSTA approval for safety purposes on State roadways.

In accordance with the latest administrative decision checklist published by the State of Connecticut in November 2023, it is required that the land owner correspond (via email or letter) with the local municipalities’ Building Official(s) acknowledging that the subject development is a MTG and that no building and foundation permits for the development shall be issued by the municipality until OSTA approval is given.

Please confirm receipt and acknowledge the above.

Best,

Mark Fasano,
Managing Member

Cc: Steve Cipolla
Gregory DelRio
File

**305, 300 AND 336 SUB WAY
SPECIAL PERMIT & SITE PLAN
AMENDMENT TO SPECIAL PERMIT AND SITE PLAN**

STATEMENT OF USE DATED APRIL 10, 2024

WÜSTHOF USA Inc. is a German-based manufacturer of premium cutlery and related products whose headquarters is in Solingen, Germany that sells products wholesale via B2B business channels and B2C direct to customers through our company website. The property at 305 Sub Way is to serve at its headquarters for the Americas and as its primary distribution center for the Americas. The primary activities at the location include general office work in approximately 20,000 square feet of the space; the additional space is used for warehousing, packing bulk deliveries into various product configurations (such as various knife block sets), and final packing for delivery to its partners or consumers.

The site at 305 Sub Way is currently under site construction, with the previous two (2) buildings having been demolished.

300-336 Sub Way consists of two vacant office buildings with no proposed change in use at this time.

Abutting the properties is Sub Way; Mondo Ponds and trail system; Milford Ice Pavilion; Offices; Residential (abutting 300-336 Sub Way only).

Previous Approvals: Site Plan & Special Permit approval for warehouse with related accessory uses, offices, loading docks and parking that will host 210 on-site employees; conditioned on no collection or recycling of used car oil and fluids.

Eighteen (18) Electric Vehicle charging stations are proposed and previously approved at 305 Sub Way.

This application is for Amendment to existing Site Plan/Special Permit for 305 Sub Way, and Site Plan/Special Permit approval for off-site parking at 300-336 Sub Way supporting 305 Sub Way pursuant to Milford Zoning Regulation §5.1.9.

I. Property (Existing)

Located north of I-95 close to Route 1 and I-95 Interstate system access ramps, Sub Way is the corridor to one of Milford's main industrial areas. This area is the primary route of travel for trucks and traffic from I-95 and Route 1 to Milford's industrial Housatonic Design District Zone, Bic Drive industrial area, the Milford Transfer Station, power station and sewage treatment facility.

Addresses: 305 Sub Way (Lots Consolidated from 0, 305 & 325 Sub Way)

300 & 336 Sub Way (Lots Merged pursuant to previous approval)

Tax Map: Map 041 Block 303 Parcels 8 E, 8 F, 8 G, 2 & 2U

Zone: OD - Office District (As Amended)

Acreage: 305 Sub Way: 10.51 +/- Acres (3 Lots Consolidated)
300-336 Sub Way: 12.5 +/- Acres (2 Lots previously Merged)

Buildings:

305 Sub Way: 1 Approved Building, not yet built - 160,000 SF (includes 20,000 SF of office space).

300 & 336 Sub Way: (2 Existing Buildings)

Building 1 (300 Sub Way) – 36, 411 SF gross

Building 2 (336 Sub Way) – 21,781 SF gross

Existing Buildings Total SF: 58, 192 SF gross

Use on Adjoining Lots & Vicinity: Open Space/Trails/Recreation, Ice Rink, Residential (300-336 Sub Way).

Currently Approved Parking: 305 Sub Way - 175 spaces (not yet built)
300-336 Sub Way – 373 spaces (Existing)

II. Prior/Existing Use:

Since 1988, Sub Way Franchise World Headquarters with related supporting offices and franchisee training space.

III. Proposed Uses WÜSTHOF USA Inc:

Proposed Hours of Operation: Office: 8:30 AM – 5:00 PM
Warehouse: 7:00 AM – 5:00 PM

Typical number of cars/employees on-site are about 25-30 warehouse workers (up to 30 during the holiday season (Mid-Sept to mid-Dec) and about 25 office workers (most work 4 days in the office and 1-day remote work).

Approved Building: 160,000 SF Building (140k SF Warehouse & 20K SF Office Space).

Proposed Parking:

<i>PARKING TABULATION - EXISTING CONDITION:</i>		
<i>PROPERTY</i>	<i>REQUIRED PARKING SPACES</i>	<i>PROVIDED</i>
300 SUB WAY	36,003 S.F. OFFICE @ 1/250= 147	155
336 SUB WAY	22,406 S.F. OFFICE @ 1/250= 90	218
305 SUB WAY (APPROVED)	160,000 S.F. WAREHOUSE @ 1/1000= 160	175
<i>TOTAL SPACES = 548</i>		

<i>PARKING TABULATION - PROPOSED REALLOCATED PARKING SPACES:</i>				
<i>PROPERTY</i>	<i>REQUIRED PARKING SPACES</i>	<i>SPACES REALLOCATED TO:</i>	<i>SPACES REALLOCATED FROM:</i>	<i>PROVIDED</i>
300 SUB WAY	36,003 S.F. OFFICE @ 1/250 = 147	305 SUB WAY = 81	336 SUB WAY = 81	155
336 SUB WAY	22,406 S.F. OFFICE @ 1/250 = 90	300 SUB WAY = 81	NONE	137
305 SUB WAY (PROPOSED)	20,000 S.F. OFFICE @ 1/250 = 80 140,000 S.F. WAREHOUSE @ 1/1000= 140 <i>TOTAL = 220</i>	NONE	300 SUB WAY = 81	256
<i>TOTAL SPACES = 548</i>				

For the proposed uses at 305 Sub Way a total of 256 parking spaces are required, to be provided as follows:

305 Sub Way - 175 spaces.
 300-336 Sub Way - 81 spaces allocated to 305 Sub Way use (Per MZR §5.1.9)

Total 256 spaces

Current Approvals for 300-336 Sub Way require 237 Spaces while 373 spaces are existing, resulting in an excess of 136 spaces available for reallocation pursuant to MSR §5.1.9.

Loading Docks & Truck Traffic:

- Daily drop-off & pick-up from FedEx, UPS & USPS service (regular mail items)
- Receiving: 3-4 trucks a month
- Shipping: 3-5 trucks a month during normal season; 4-6 trucks a month during heavy season (mid-September through mid-December)

Route to and from property: All of the site generated traffic will continue to travel along Sub Way, primarily southeast from Route 1 and Interstate 95.

305 Sub Way: Americas Headquarters and primary distribution center of WÜSTHOF USA Inc., a German-based manufacturer of premium cutlery and related products whose headquarters is in Solingen, Germany, that sells products wholesale via B2B business channels and B2C direct to customers through our company website.

The primary activities at the location include general office work in approximately 20,000 square feet of the space; the additional space is used for warehousing, packing bulk deliveries into various product configurations (such as various knife block sets), and final packing for delivery to its partners or consumers.

Uses accessory to office and warehouse.

300-336 Sub Way: No Change. Continued use as office space; all previously existing and approved uses.

**325, 300 AND 336 SUB WAY
SPECIAL PERMIT & SITE PLAN
AMENDMENT TO SPECIAL PERMIT AND SITE PLAN**

STATEMENT OF USE DATED 4.10.24 (5.7.24 Correct Address from 305 to 325)

WÜSTHOF USA Inc. is a German-based manufacturer of premium cutlery and related products whose headquarters is in Solingen, Germany that sells products wholesale via B2B business channels and B2C direct to customers through our company website. The property at 325 Sub Way is to serve at its headquarters for the Americas and as its primary distribution center for the Americas. The primary activities at the location include general office work in approximately 20,000 square feet of the space; the additional space is used for warehousing, packing bulk deliveries into various product configurations (such as various knife block sets), and final packing for delivery to its partners or consumers.

The site at 325 Sub Way is currently under site construction, with the previous two (2) buildings having been demolished.

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300 & 336 Sub Way (Lots Merged pursuant to previous approval)

Tax Map: Map 041 Block 303 Parcels 8 E, 8 F, 8 G, 2 & 2U

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Uses accessory to office and warehouse.

300-336 Sub Way: No Change. Continued use as office space; all previously existing and approved uses.



City of Milford, Connecticut

- Founded 1639 -

Engineering Bureau

70 West River Street

Milford, CT 06460

Tel: (203) 783-3261

Fax: (203) 783-3676

TO: PLANNING and ZONING OFFICE
CITY OF MILFORD
70 WEST RIVER STREET
MILFORD, CT., 06460

FROM: GREGORY H. PIDLUSKI, P.E.L.S.
CITY ENGINEER
70 WEST RIVER STREET
MILFORD, CT., 06460

1 May 2024

Re: PROPOSED WAREHOUSE DEVELOPMENT
PROPERTY AT: 305-325 SUB WAY
APPLICANT: R.D. SCINTO

In response to my review dated 26 October 2023, I am in receipt of the following:

- 1) "Statement of Use" dated April 10, 2024
- 2) Set of three (3) revised floor plans

This project has been reviewed by this Department on several prior occasions for both the Milford IWA and Milford Zoning. The most recent Zoning Review was dated 2 November 2023.

It appears that the current submission involves no site changes. (All changes are internal to the proposed building). Applicant is also seeking to park vehicles at an off-site location (300-336 Sub Way) which is presently developed for vehicle parking.

My recommendations are as follows:

- A) As there are no changes to the approved site plan(s) and there will be no change in stormwater runoff, this Department will defer comment.

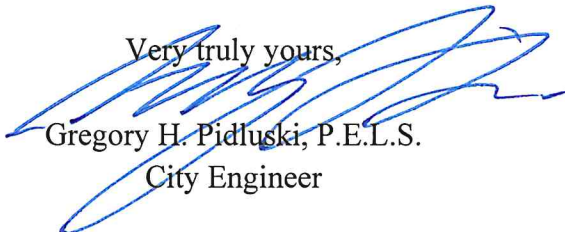
B) All previous Observations, Comments, and Recommendations remain in effect.

General Comments (as applicable):

- 1) This review has been prepared as a Site Plan review only. It is not a Permit and does not grant license.
- 2) The City reserves the right to make additional comments on other issues that may arise during construction.
- 3) Necessary permits from the City of Milford Engineering Department for the driveway apron and/or sidewalk/curb are to be obtained prior to construction and are to be constructed in accordance with the City of Milford Standards.
- 4) Necessary permits from the City of Milford Engineering Department for any sanitary sewer work are to be obtained prior to construction.
- 5) Developer is to take all necessary steps to protect Catch Basin(s) or other inlets (such as pipe culverts) located such that the site runoff will discharge, OR MAY DISCHARGE to any portion of the MS4 (storm sewer) system of the City of Milford. (In general, this would apply to catch basin(s) located at the subject property and the first catch basin(s) located down gradient of the subject property.) At a minimum:
 - a. Affected Catch basins are to be cleaned and proper protection (Silt Sack or approved equal, or better) is to be installed (at the Developer's sole expense) after the placement of required S&E Controls, prior to site disturbance. Placement of filter fabric geotextile placed between frame and grate is not acceptable.
 - b. Catch Basin protection is to be inspected regularly and cleaned, repaired, replaced, etc. until final site stabilization.
 - c. Upon final site stabilization, protection is to be removed in a manner specified by the manufacturer and disposed of in an appropriate off-site location.
 - d. Prior to issuance of a Certificate of Occupancy, the affected catch basins are to be inspected and cleaned, as necessary.
 - e. Records of Items 4(a)-4(d) hereinabove are to be provided to the City of Milford Engineering Department prior to issuance of a Certificate of Occupancy.
- 6) All trenching within the traveled portion of the road (if any) are to be repaired in accordance with Engineering Department Drawings and Specifications.
- 7) For all properties with frontage on State Roads, it is the obligation of the Applicant to contact the Connecticut Department of Transportation to determine what permits, if any, are required.

Please feel free to contact me with any questions or comments.

Very truly yours,



Gregory H. Pidluski, P.E.L.S.
City Engineer



City of Milford, Connecticut

- Founded 1639 -

Engineering Bureau

70 West River Street

Milford, CT 06460

Tel: (203) 783-3261

Fax: (203) 783-3676

TO: PLANNING and ZONING OFFICE
CITY OF MILFORD
70 WEST RIVER STREET
MILFORD, CT., 06460

FROM: GREGORY H. PIDLUSKI, P.E.L.S.
CITY ENGINEER
70 WEST RIVER STREET
MILFORD, CT., 06460

1 May 2024

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My recommendations are as follows:

- A) As there are no changes to the approved site plan(s) and there will be no change in stormwater runoff, this Department will defer comment.

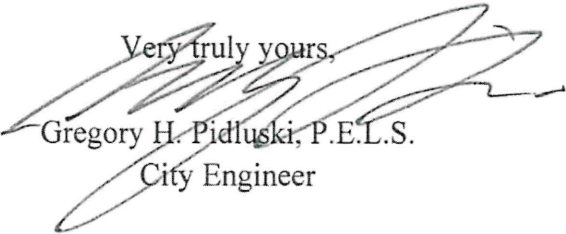
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- 4) Necessary permits from the City of Milford Engineering Department for any sanitary sewer work are to be obtained prior to construction.
- 5) Developer is to take all necessary steps to protect Catch Basin(s) or other inlets (such as pipe culverts) located such that the site runoff will discharge, OR MAY DISCHARGE to any portion of the MS4 (storm sewer) system of the City of Milford. (In general, this would apply to catch basin(s) located at the subject property and the first catch basin(s) located down gradient of the subject property.) At a minimum:
 - a. Affected Catch basins are to be cleaned and proper protection (Silt Sack or approved equal, or better) is to be installed (at the Developer's sole expense) after the placement of required S&E Controls, prior to site disturbance. Placement of filter fabric geotextile placed between frame and grate is not acceptable.
 - b. Catch Basin protection is to be inspected regularly and cleaned, repaired, replaced, etc. until final site stabilization.
 - c. Upon final site stabilization, protection is to be removed in a manner specified by the manufacturer and disposed of in an appropriate off-site location.
 - d. Prior to issuance of a Certificate of Occupancy, the affected catch basins are to be inspected and cleaned, as necessary.
 - e. Records of Items 4(a)-4(d) hereinabove are to be provided to the City of Milford Engineering Department prior to issuance of a Certificate of Occupancy.
- 6) All trenching within the traveled portion of the road (if any) are to be repaired in accordance with Engineering Department Drawings and Specifications.
- 7) For all properties with frontage on State Roads, it is the obligation of the Applicant to contact the Connecticut Department of Transportation to determine what permits, if any, are required.

Please feel free to contact me with any questions or comments.

Very truly yours,


Gregory H. Pidluski, P.E.L.S.

City Engineer



Milford Fire Department - Fire Marshal Office

72 New Haven Ave
Milford, Ct 06460



Site Plan Review Report

Date: Monday April 15, 2024

Applicant:
Kevin Curseaden Esq

Milford, CT 06460

Occupancy:
SUBWAY INTERNATIONAL
325 Sub Way
Milford, CT 06460

Project: SITE PLAN REVIEW-AMENDMENT

This office has reviewed the plans received on April 10, 2024.

This Report has been prepared for the review of the Site Plan Amendment Approval only. A full set of architectural drawings will be required for review and approval prior to the commencement of any subsequent construction/remodel work.

The following items require correction.

#1	CSBC - 406.2.7	<p>Where provided, electric vehicle charging systems shall be installed in accordance with NFPA 70. Electric vehicle charging system equipment shall be listed and labeled in accordance with UL 2202. Electric vehicle supply equipment shall be listed and labeled in accordance with UL 2594. Accessibility to electric vehicle charging stations shall be provided in accordance with Section 1107.</p> <p>GENERAL NOTE:</p> <p>A FULL SUBMITTAL PACKAGE (SHOP DRAWINGS, SPECIFICATIONS, CUT-SHEETS, CALCULATIONS, ETC.) IS REQUIRED FOR ANY ELECTRICAL VEHICLE CHARGING SYSTEM WORK. THE SUBMITTAL PACKAGE IS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY ASSOCIATED PERMITS.</p>
#2	IFC - 105.4.1	<p>Construction documents shall be submitted in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered/licensed design professional, professional engineer, fire protection engineer, architect, or interior designer as required by Connecticut General Statute 29-263.</p> <p>GENERAL NOTE:</p> <p>SHOULD ANY DEVIATION FROM THE APPROVED SET OF SITE PLANS ON 10/26/24 SHALL BE IDENTIFIED.</p> <p>PLEASE REFERENCE THE SITE PLAN APPROVAL FROM 10/26/24 FOR SITE CONSTRUCTION.</p> <p>BUILDING PERMIT APPLICATION REQUIRED.</p>



Milford Fire Department - Fire Marshal Office

72 New Haven Ave
Milford, Ct 06460



Site Plan Review Report

Date: Monday April 15, 2024

Applicant:

Kevin Curseaden Esq

Milford, CT 06460

Occupancy:

SUBWAY INTERNATIONAL

325 Sub Way

Milford, CT 06460

Project: SITE PLAN REVIEW-AMENDMENT

This plan has been : **APPROVED as Submitted**

THIS OFFICE HAS NO OBJECTION TO THE APPLICABLE ZONING PERMIT BEING ISSUED.

This plan review does not relieve the architect, engineer, contractor and/or builder of meeting all the requirements of the Connecticut State Fire Safety Code and all other referenced Codes and Standards. A Final inspection is required for a final Certificate of Occupancy and/or completion.

The Fire Marshal's Office requires 72 Hours notice to schedule an appointment for inspections.

Reviewed By: Timothy Suden

Office: 203-874-6321

Email:

Fax: 203-783-3744



City of Milford, Connecticut

- Founded 1639 -

OFFICE OF:

Sewer Commission

Thomas C. Parsons Office Complex

70 West River Street

Milford, CT 06460

Telephone: (203) 783-3249

November 16, 2023

Kevin Curseaden, Esq.
Curseaden & Moore, LLC
P.O. Box 31
3 Lafayette Street
Milford, CT 06460

Property: 0,325 & 350 Sub Way (Map 41, Block 303, Parcel 8E, 8F & 8G)
Zone OD – Proposed New Construction of Warehouse

We are in receipt of your Sewer Application dated 11/2/2023 for the property located at 0, 325 & 350 Sub Way (Map 41, Block 303, Parcels 8E, 8F & 8G) for the proposed construction of a new 160,000 sq.ft. warehouse building with office space and related loading docks, where two buildings currently exist.

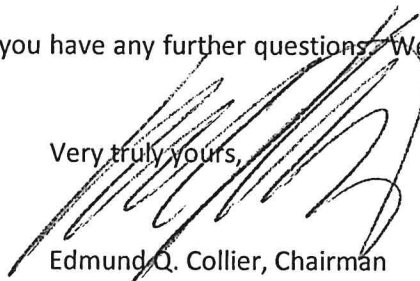
Upon Review by the Sewer Commission, on November 15, 2023, the proposed construction of a new 160,000 sq.ft. warehouse building with office space and related loading docks, where two buildings currently exist be Approved.

The proposed fixture count is 6 toilets, 4 hand sinks and 1 coffee sink. Prior water usage is 3,261 GPD; the Proposed and Approved flow is 16,000 GPD.

Should the use of this property change, the owner/applicant must submit a new application to the Sewer Commission.

Please do not hesitate to contact our office should you have any further questions. We can be reached at 203-783-3261.

Very truly yours,



Edmund Q. Collier, Chairman
Sewer Commission

Cc: Planning & Zoning
Sub Way Subs, II, LLC
Sub Way Subs, LLC
Bic Drive Realty, II
31 Sub Way
Milford, Ct 06461

THE APPLICANT MUST DEMONSTRATE COMPLIANCE WITH ALL OF THE CONDITIONS SPECIFIED HEREIN AS A CONDITION OF SIGNING OFF THE BUILDING DEPARTMENT APPLICATION.

MILFORD POLICE DEPARTMENT
TRAFFIC DIVISION

PLANNING & ZONING SUBMISSION REVIEW FORM

Name of Project: FCP Warehouse Building (Addendum)

Location: 305-325 Sub Way

Date Received: April 10, 2024

Details of Investigation – Report # 2024044312 (Addendum to 2023110898 attached)

Blueprint Review:	XXX	Inter-Department Contact
Site Inspection:	XXX	Dept:
Applicant Contact:		Other:

COMMENTS: See Additional Pages

By: SGT J. Kranyak
Date: April 29, 2024

Report Reviewed By:	<u>DC305</u>	Report Approved By:	<u>CA/302</u>
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NOTICE

Approval / Rejection of P & Z submission is tentative, and is contingent upon approval of the Board of Police Commissioners. To Be Presented to Police Commission on (Date):

X

P & Z Submission Tentatively Approved

P & Z Submission Tentatively Approved With Listed Conditions

P & Z Submission Tentatively Rejected

Chief of Police Signature:

<u>Kent L. Nye</u>	<u>5-7-24</u>
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City of Milford, Connecticut

Founded 1639

70 West River Street – Milford, CT 06460-3317

Tel 203-783-3245 FAX 203-783-3303

Website: www.ci.milford.ct.us

Email: dsulkis@ci.milford.ct.us

Planning and Zoning
Office

David B. Sulkis, A.I.C.P.
City Planner

4/10/24

2024 044312

PLANNING & ZONING BOARD REVIEW TRANSMITTAL

RE: 325 Sub Way

DATE: 4/10/2024

- TO:
- City Attorney
 - Mayor's Office
 - Conservation Commission
 - Health Administrator
 - Police Department
 - Sewer Commission
 - DEEP – CAM Report
Mail to: John Gaucher, DEEP
79 Elm Street
Hartford, CT 06106
 - DEEP Permitting
Mail to: Sue Jacobson, DEEP

- City Engineer
- Fire Marshal
- Inland Wetlands Commission
- Open Space Agent
- Public Works Director
- South Central Regional
- Tree Commission (203-878-4895)
- Milford Harbor Commission
- Community Development
- Building Department
- Planning & Zoning Office (3 Sets)

SUBJECT: Amendment of Special Permit with Site Plan Review

ADDRESS OF PROPERTY: 325 Sub Way

MAP: 41 BLOCK: 303 PARCEL: 8E-G;2 & 2U ZONE: DO

APPLICANT/AGENT: Kevin Curseaden Esq. for Bob Scinto

PHONE: 203-874-9500

EMAIL: kjcurseaden@cmctlaw.com

PROPERTY OWNER: 305 Subway Drive LLC

PLAN TITLE: Warehouse Facility; et al

PREPARED BY: Rose Tiso & Co. LLC

DATE OF PLANS: 1/2/2024; 1/17/24

DATE RECEIVED BY PLANNING & ZONING: 3/7/2024

PLANNING & ZONING CONTACT: David B. Sulkis

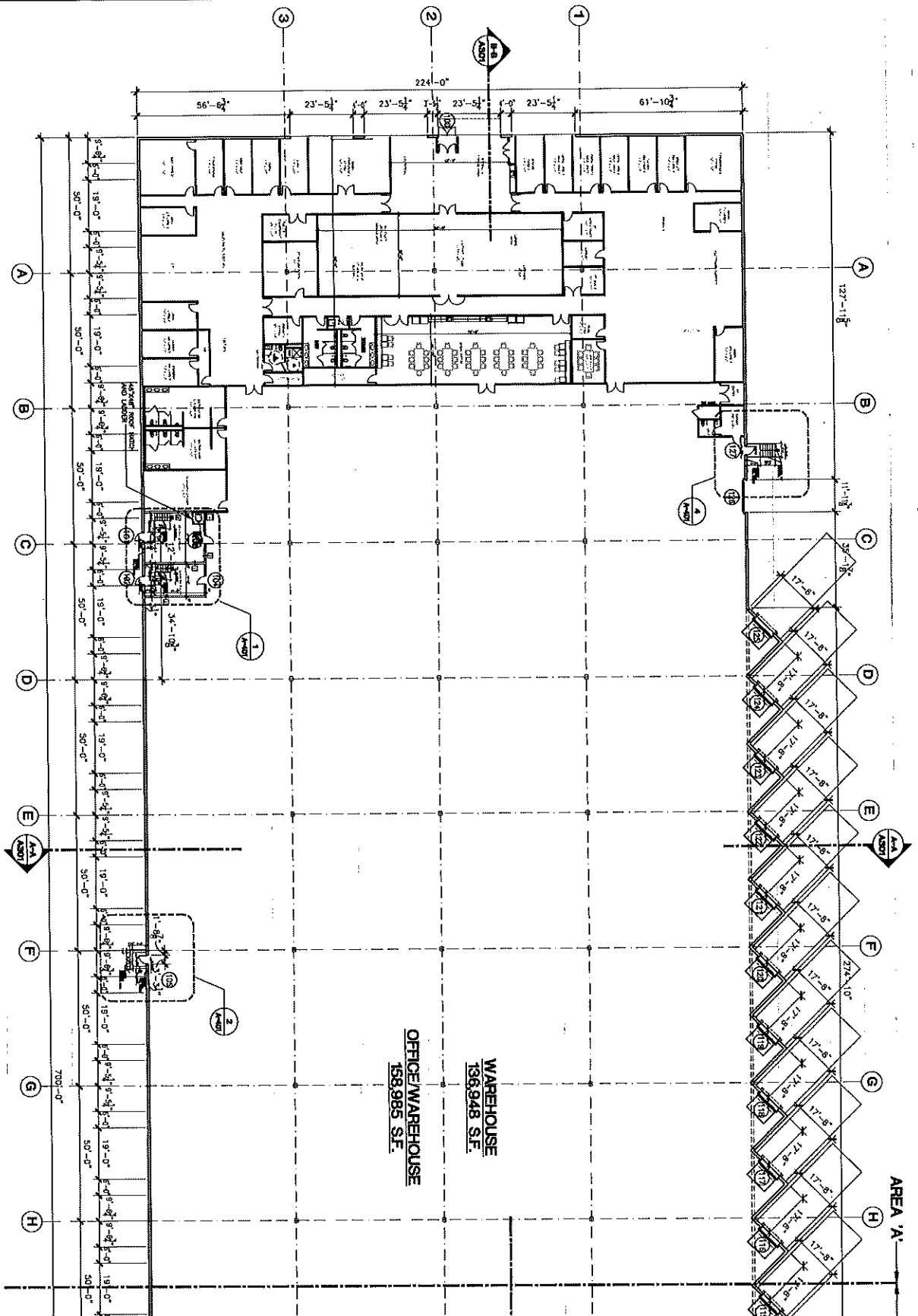
These plans/documents have been received and are transmitted to your office for review prior to the submission of a Amendment to Special Permit with Site Plan Review to the Planning & Zoning Board

ALL COMMUNICATIONS REGARDING THE REVIEW SHALL BE DIRECTED TO THE APPLICANT/AGENT WITH A COPY TO THE PLANNING & ZONING OFFICE

10 Sets of plans will be required for the Planning & Zoning Board Distribution.

*These commission reviews must be returned within 10 working days.

FIRST FLOOR PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"



AREA 'A'

ROSE & TISD
ARCHITECTS & ENGINEERS
100 WEST 10TH STREET, SUITE 200
MILFORD, CONNECTICUT 06460

NO.	DATE	REVISIONS
1	10/23/21	SCHEMATIC
2	11/15/21	P & E COMMENTS
3	1/24/22	ADD. SPACE FRAME ANAL. CALC.
4	1/24/22	REDUCE BUILDING HEIGHT

PROJECT TITLE:
PROPOSED WAREHOUSE BUILDING
0, 306-825 SUB WAY, MILFORD, CONNECTICUT
Prepared For:
APPLICANT: HD. SCOTTO INC.
OWNER: SUBWAY SLBS INC.

SHEET TITLE:
FIRST FLOOR PLAN AREA 'A'

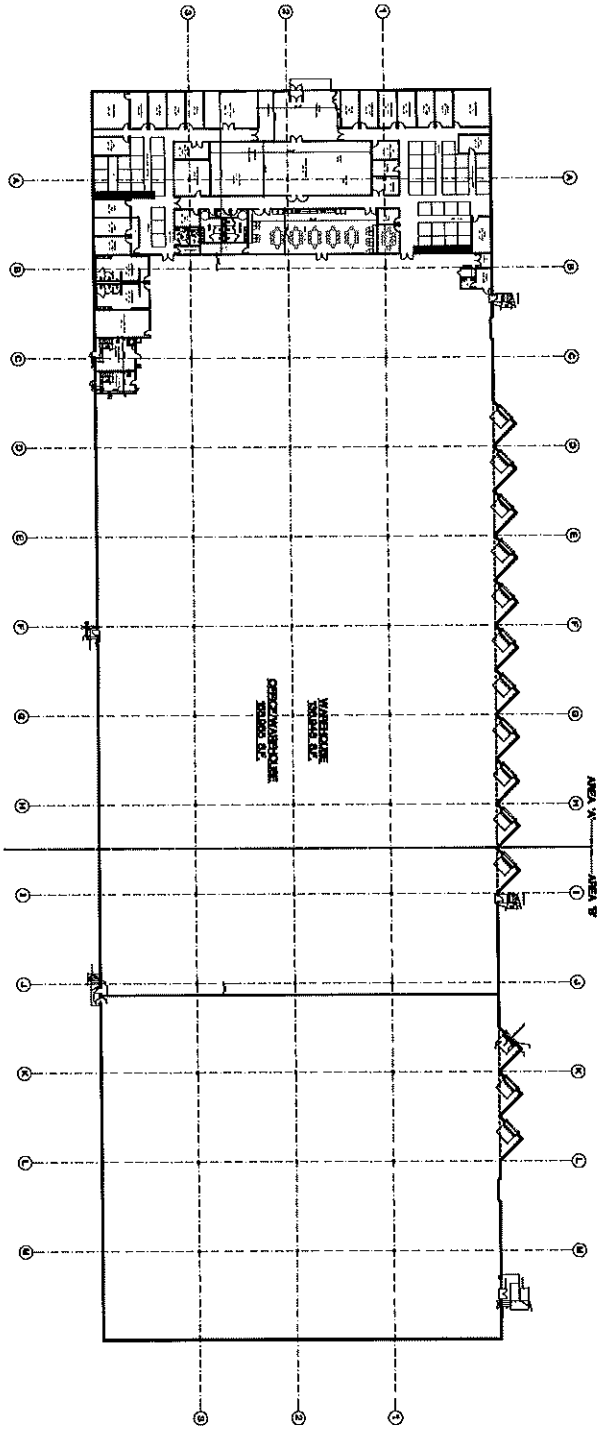
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DRAWN BY: [Signature]	DATE: 1-2-24
PROJECT NO.:	PROJECT NAME: 306-825
NO. REVISIONS:	

SCALE: 1/8" = 1'-0"

A-103

OVERALL FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROSE
.TISO
& CO., LLC.
 ARCHITECTS/STRUCTURAL ENGINEERS
 20 WASHINGTON STREET, SUITE 200, GAITHERSBURG, MD 20878
 TEL: (301) 251-1000 FAX: (301) 251-1001

NO.	DATE	REVISION
1	11/23/11	PROVISIONS
2	11/23/11	2 X 2 CORNERS
3	11/23/11	DOE GRANT STAMP ADDN. DATE
4	1/24	RECORD BUILDING HEIGHT

PROJECT TITLE
PROPOSED
WAREHOUSE
BUILDING
 0, 306-825 SUB WAY,
 MILFORD, CONNECTICUT
 Prepared For:
 APPLICANT: RD. SANTA INC.
 OWNER: SUBWAY STORE INC.

SHEET TITLE OVERALL FIRST FLOOR PLAN	
DESIGNED BY	DRAWN BY
CHECKED BY	DATE
DATE	PROJECT NUMBER
DATE	NO. OF SHEETS

SEALED AND SIGNED

A-101

PARKING TABULATION - EXISTING CONDITION

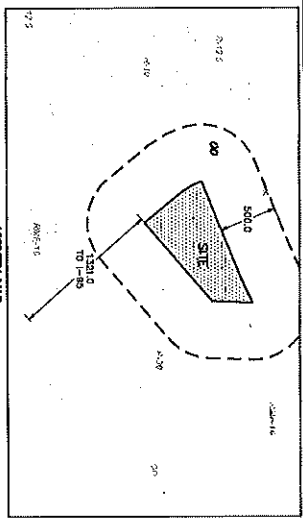
PROPERTY	REQUIRED PARKING SPACES	PROVIDED
300 S&B HWY	32,000 S.F. OFFICE @ 1/250 = 127	133
300 S&B HWY	22,400 S.F. OFFICE @ 1/250 = 89	218
300 S&B HWY (PROPOSED)	16,800 S.F. WAREHOUSE @ 1/1000 = 167	171
	TOTAL SPACES = 344	

PARKING TABULATION - PROPOSED REALLOCATED PARKING SPACES

PROPERTY	REQUIRED PARKING SPACES	SPACES REALLOCATED TO SPACE REALLOCATED FROM	PROVIDED
300 S&B HWY	32,000 S.F. OFFICE @ 1/250 = 127	300 S&B HWY = 81	133
300 S&B HWY	22,400 S.F. OFFICE @ 1/250 = 89	300 S&B HWY = 81	177
300 S&B HWY (PROPOSED)	16,800 S.F. WAREHOUSE @ 1/1000 = 167	4000'	204
	TOTAL = 333		
		TOTAL SPACES = 344	

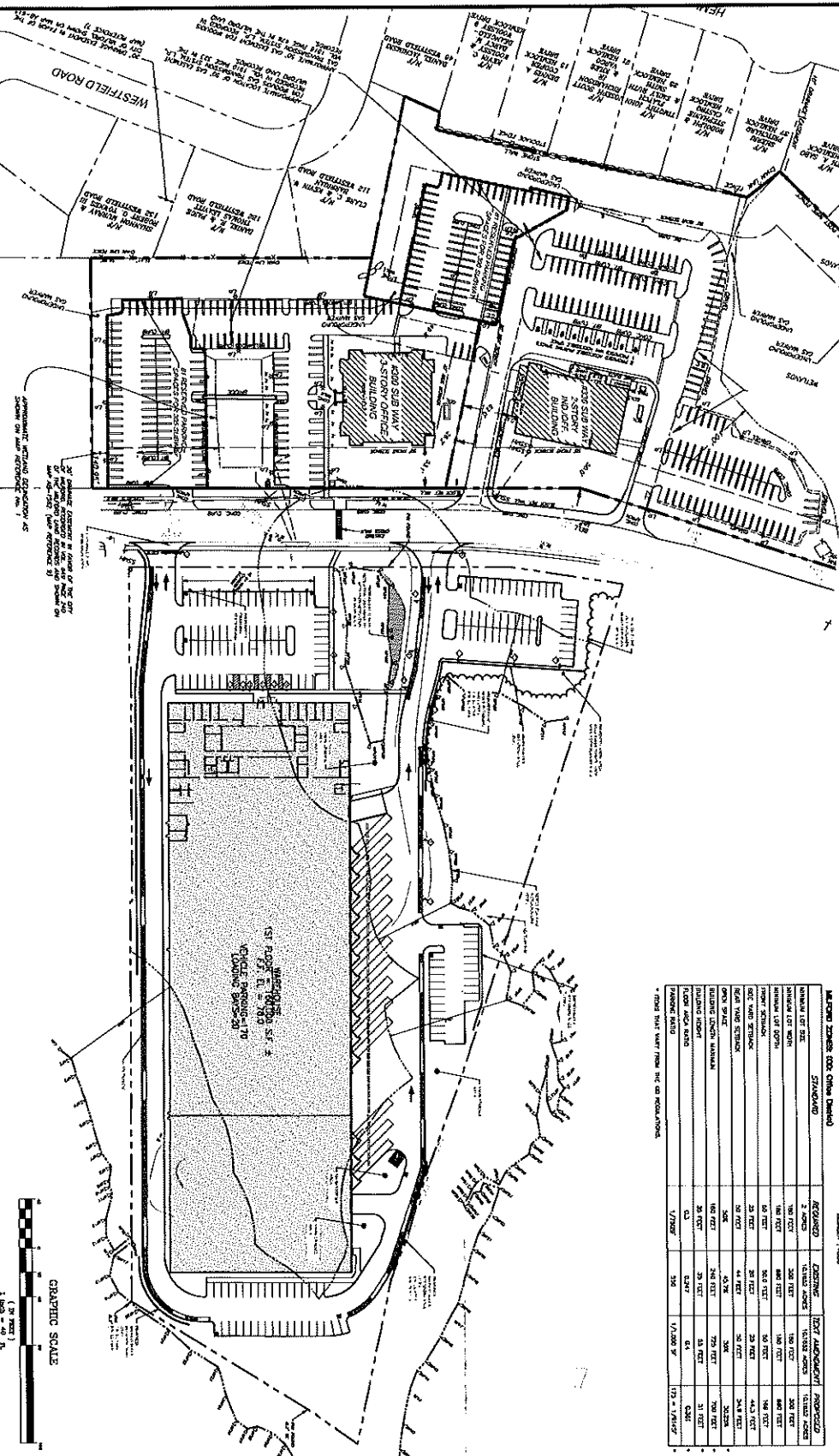
LEGEND

- EXISTING BOUNDARY OF PARADELT PROPERTY LINE
- EXISTING PARADELT WETLANDS (LAND REVIEW)
- PROPOSED BUILDING
- PROPOSED OPEN PAVILION
- EXISTING 2' CONULAR
- EXISTING 12' CONULAR
- PROPOSED 2' CONULAR
- PROPOSED 12' CONULAR
- PROPOSED CATCH BASIN
- EXISTING MANHOLE
- EXISTING STORM PIPES
- PROPOSED STORM PIPES
- PROPOSED SWIMMING Pools
- GOLF TO BARN
- UNITS WITH BASEMENT



EXISTING SPACES (OO) Other Details

STANDARD	REQUIRED	EXISTING	NET AVAILABLE	PROPOSED
MINIMUM LOT SIZE	2,000 SQ FT	286,783	100,102	286,783
MINIMUM LOT WIDTH	30 FT	488,137	84,071	488,137
MINIMUM LOT DEPTH	30 FT	52,611	31,077	52,611
MINIMUM FRONT SETBACK	20 FT	45,736	25,007	45,736
MINIMUM REAR SETBACK	10 FT	4,936	2,857	4,936
MINIMUM SIDE SETBACK	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY WIDTH	10 FT	2,857	1,634	2,857
MINIMUM DRIVEWAY AREA	30 SQ FT	2,857	1,634	2,857
MINIMUM DRIVEWAY SPACING	5 FT	2,857	1,634	2,857



GRAPHIC SCALE
1" = 40' H
1" = 80' V

APPLICANT: RD. SCANTO
OWNER: SUBWAYT SUBS INC

Prepared For:

**0, 306-326 SUB WAY
MILFORD, CT**

**WAREHOUSE
FACILITY**

**ROSE
*TISO
& CO., LLC.**

SHEET TITLE

CAMPUS SITE PLAN

DATE: 11-20-2024
PROJECT NUMBER: 3078
SCALE: 1"=40'
BY: [Signature]

PROJECT TITLE

**WAREHOUSE
FACILITY**

SCALE: 1"=40'

SP-1.1

MILFORD POLICE DEPARTMENT
TRAFFIC DIVISION

PLANNING & ZONING SUBMISSION REVIEW FORM

Name of Project: FCP Warehouse Building

Location: 305-325 Sub Way

Date Received: 11/06/2032

Details of Investigation – Report # 2023110898

Blueprint Review: X

Inter-Department
Contact

Site Inspection: X

Dept:

Applicant Contact:

Other:

COMMENTS: See Attached.

By: Ofc. Alfred Mauro III Badge #104
Date: 2/2/2023

Report Reviewed By:		Report Approved By:	
------------------------	--	------------------------	--

NOTICE

Approval / Rejection of P & Z submission is tentative and is contingent upon approval of the Board of Police Commissioners. To Be Presented to Police Commission on (Date):

_____ P & Z Submission Tentatively Approved

_____ P & Z Submission Tentatively Approved with Listed Conditions

_____ P & Z Submission Tentatively Rejected

Chief of Police Signature:

--

I. Introduction

This traffic study assesses the proposed development at 305-325 Sub Way, which involves the demolition of existing structures and the construction of a 160,000 square foot warehouse. The property is currently comprised of two office buildings and a parking area. The project includes two distinct areas for parking and access, with parking for day-to-day customers in the front and employee parking near the warehouse's loading bays. The study was conducted to evaluate the potential traffic impact of this development.

II. Proposed Access and Parking

1. Front Area: A driveway accessing the front area for day-to-day customer parking will be located along the property frontage on Sub Way. The driveway will be stop-controlled and will also provide access to the rear of the building for additional parking.
2. Second Area: Another driveway accessing the second area for employee parking will be located along the property frontage on Sub Way. This driveway will also be stop-controlled and will be adjacent to the warehouse's loading bays. The proposed project includes a total of 170 parking spaces and 20 loading bays.

III. Traffic Volume

Based on discussions with FCP Euro's Senior Vice President of Finance, Donald Snyder, and Vice President of Operations, Alex Frank, it is anticipated that the consumer portion of the business currently taking place at 155 Hill Street will be relocated to the new warehouse at 305-325 Sub Way. The estimated daily vehicle volume is expected to be between 200 to 300 vehicles. Additionally, the proposed warehouse is expected to have approximately 6 to 10 tractor trailer shipments per day between 0900 hours and 1600 hours.

IV. Accident History

A 5-year accident history for the neighboring intersections was reviewed and showed no pattern of high collision rates in the area. There were only two recorded accidents, one involving a vehicle parking and striking another vehicle, and the other involving an intoxicated driver striking a police cruiser.

V. Sightlines

Sightlines for vehicles exiting the development were measured in the areas where the proposed driveways would be placed. The sightlines in each direction were over 400 feet, exceeding the required 390 feet. It is noted that there is proposed vegetation between both driveway access points, which should not currently create an issue. However, overgrowth in the spring and summer months may obstruct sightlines, necessitating the removal or alteration of vegetation if sightline issues arise.

VI. Conclusion

Based on the information provided and the assessment of potential traffic impacts, the Traffic Division has no issues with the plans as presented. We recommend favorable approval for submission to the Planning and Zoning Office.



City of Milford, Connecticut

- Founded 1639 -

Inland Wetlands Office
inlandwetland@milford.ct.gov

70 West River Street
Milford, CT 06460-3317
Tel 203-783-3256

CERTIFIED MAIL #7022 2410 0000 8023 6595
RETURN RECEIPT REQUESTED

July 21 2023

Mr. Kevin Curseaden, Esq.
Carroll, Curseaden & Moore, LLC
3 Lafayette Street
Milford, CT 06460

Re: IW-23-0030: 0 Sub Way; Map 41, Block 303 Parcel 8G;
IW-23-0029: 305 Sub Way; Map 41, Block 303 Parcel 8E
IW-23-0028: 325 Sub Way; Map 41, Block 303, Parcel 8F; Robert Scinto;
Proposed construction of a 160,000 square foot warehouse and office facility with
associated parking, drainage, and grading in and within 150' of a wetland and
watercourse in the Beaver Brook Watershed. Approved with conditions.

Dear Mr. Curseaden:

Pursuant to Section 22a-42a of the Connecticut General Statutes and Milford Inland Wetlands Regulations Sections 6-12, this is to inform you that the Milford Inland Wetlands Agency voted to approve your applications IW-23-0030, IW-23-0029, IW-23-0028 with conditions at its July 19, 2023 meeting.

The approval is based on the information in the files and presented at the public hearings and the plans entitled :

“Warehouse Facility 305-325 Sub Way prepared for R.D. Scinto” by Rose Tiso & Co., 9 sheets dated 3/16/23 rev 7/14/23

“Wetland Mitigation Plan prepared for R.D. Scinto 305-325 Sub Way, Milford, Connecticut” by William Kenny Associates, 2 sheets dated 6/30/23 rev 7/18/23

with conditions including:

- The Permittee must submit the following information within 90 days of final approval:
 - A construction plan, including “no snow storage or push” signage adjacent to wetlands
 - A spill control and prevention plan
 - A mitigation monitoring plan with goals and criteria to measure success of the plan.
 - Proposed stormwater and water quality system maintenance plan
 - Spill prevention and clean-up plan
 - Proposed mitigation monitoring bond
 - Proposed permit construction bond

RETURN RECEIPT REQUESTED

Mr. Kevin Curseaden, Esq.

Carroll, Curseaden & Moore, LLC

Re: IW-23-0030: 0 Sub Way; Map 41, Block 303 Parcel 8G; IW-23-0029: 305 Sub Way; Map 41, Block 303 Parcel 8E IW-23-0028: 325 Sub Way; Map 41, Block 303, Parcel 8F; Robert Scinto; Proposed construction of a 160,000 square foot warehouse and office facility with associated parking, drainage, and grading in and within 150' of a wetland and watercourse in the Beaver Brook Watershed. [5/17/2023][5/31/2023][7/21/2023] Public Hearing continued to 07/19/23. Approved with conditions

- Soil Erosion and Sedimentation controls as outlined on the plans and in the CT DEP "2002 Erosion and Sedimentation Control Guidelines" must be installed and maintained on the site until the property is stabilized.
- Copies of sedimentation and erosion control inspection logs signed by the permittee and the qualified inspector must be kept on site and submitted to the MIWA weekly and within 48 hours of a precipitation event.
- Compliance with the City Engineers requirements for stormwater.
- Stormwater treatment must be installed as approved on the plans unless any changes are approved in writing prior to making that change.
- Wetland notification to be placed on the asbuilt and in the property deed to give notification to property owners that permits are required from the MIWA to work on the site. Documentation to be submitted to the MIWA office prior to bond release.
- a construction bond to be calculated must be posted with the MIWA for S&E controls, wetland boundary markers and an asbuilt showing finished 2' contours and locating all site structures.
- A mitigation monitoring bond to be calculated must be posted with the MIWA prior to site disturbance for mitigation plantings and a minimum of 5 years of mitigation monitoring by a professional wetland scientist with reports to the MIWA twice a year for a minimum of 5 years. Report to include the status of the site and any recommended corrective actions or amendments to the mitigation plan for the best stabilization of the site. If there is recommended corrective action there must be an inspection and a report by the professional wetland scientist within 1 week of the corrective action being taken. If the site has not met the criteria as outlined in the plan by or at the end of year 5, this bond may be held for an additional 5 years or until such time as the site meets the design criteria, whichever is later, with reports continuing twice a year to confirm status.
- In constructing or maintaining any structure or facility or conducting any activity authorized herein, the permittee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and watercourses. Best Management practices including but are not limited to practices identified in the Connecticut Guidelines for Soil Erosion and Sedimentation Control as revised, 2004 Connecticut Stormwater Quality Manual.
- The Permittee must submit a certification by the Project Engineer that the completed project meets the design intent of the approval prior to bonds being released.
- The permit is issued 7/19/23 expires 7/19/28 unless otherwise provided by Statute.

The permit is ready to be picked up upon your signature and the posting of the required bond. Your attention is directed to the conditions of the permit as approved. You should read your permit carefully, as all construction or work must conform to that which is authorized. The permit must be recorded on the Land Records of the City of Milford to be made valid. The wetland portion of the project must be completed within 1 year of

RETURN RECEIPT REQUESTED

Mr. Kevin Curseaden, Esq.

Carroll, Curseaden & Moore, LLC

Re: IW-23-0030: 0 Sub Way; Map 41, Block 303 Parcel 8G; IW-23-0029: 305 Sub Way; Map 41, Block 303 Parcel 8E IW-23-0028: 325 Sub Way; Map 41, Block 303, Parcel 8F; Robert Scinto; Proposed construction of a 160,000 square foot warehouse and office facility with associated parking, drainage, and grading in and within 150' of a wetland and watercourse in the Beaver Brook Watershed. [5/17/2023][5/31/2023][7/21/2023] Public Hearing continued to 07/19/23. Approved with conditions

commencement. You are responsible for contacting other permitting authorities to determine if additional Local, State and Federal permits are required for this project.

If work is not completed on or before July 19, 2028, or a request for an extension of time is not received in writing at least 65 days before July 19, 2028, the permit will expire, unless otherwise provided by Statute.

Should you have any questions concerning this matter, please contact the Inland Wetlands Agency Office at 203-783-3256.

Sincerely,



MaryRose Palumbo
Inland Wetlands Compliance Officer

c: Planning & Zoning
City Engineer
Pat Rose & Manny Silva, Rose Tiso & Co.
Bill Kenny, Wimmiam Kenny Associates