



City of Milford, Connecticut

Founded 1639
70 West River Street – Milford, CT 06460-3317
Tel 203-783-3245

Planning and Zoning
Office

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

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

PLANNING & ZONING BOARD REVIEW TRANSMITTAL

RE: Special Permit 470 Boston Post Road

DATE: 10/3/22

- TO:**
- | | |
|---|---|
| <input type="checkbox"/> City Attorney | <input checked="" type="checkbox"/> City Engineer |
| <input type="checkbox"/> Mayor's Office | <input checked="" type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Conservation Commission | <input checked="" 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 checked="" type="checkbox"/> Tree Commission (203-878-4895) |
| Mail to: John Gaucher, DEEP | <input type="checkbox"/> Resource Report |
| 79 Elm Street | <input type="checkbox"/> Community Development |
| Hartford, CT 06106 | <input checked="" type="checkbox"/> Building Department |
| <input type="checkbox"/> DEEP Permitting | <input checked="" type="checkbox"/> Planning & Zoning Office (3 Sets) |
| Mail to: Sue Jacobson, DEEP | |

SUBJECT: Special Permit for service center building expansion

ADDRESS OF PROPERTY: 470 Boston Post Road

MAP: 064 **BLOCK:** 950 **PARCEL:** 9 **ZONE:** CDD01

APPLICANT/AGENT: Gold Coast Realty LLC

PHONE: 203-231-3103 **EMAIL:** rcrabtree@coloialtoyotact.com

PROPERTY OWNER: Gold Coast Realty LLC

PLAN TITLE: Colonial Toyota "Service Center" Building Expansion

PREPARED BY: Westcott and Mapes, Inc.

DATE OF PLANS: March 9, 2022; revised August 18, 2022

DATE RECEIVED BY PLANNING & ZONING: 8/24/22

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 Application for Special Permit 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.



City of Milford, Connecticut

- Founded 1639 -

Engineering Bureau

70 West River Street
Milford, CT 06460

Tel: (203) 783-3261

Fax: (203) 783-3676

TO: DAVID B. SULKIS, AICP
CITY OF MILFORD
70 WEST RIVER STREET
MILFORD, CT.
06460

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

2 NOVEMBER 2022

Re: APPLICATION: SPECIAL PERMIT, SITE PLAN REVIEW
PROPERTY AT: 470 BOSTON POST ROAD
PROPERTY OF: GOLD COAST REALTY, LLC
APPLICANT/AGENT WESTCOTT & MAPES

I am in receipt of the following:

- 1) These plans are a revision to plans previously reviewed by this Department on 18 June 2018.
- 2) Set of Drawings (19 sheets total, including Cover) entitled: "Submission to the City of Milford, Planning and Zoning Department, for Site Plan Review, Colonial Toyota, "Service Center"; Building Expansion, 470 Boston Post Road, Milford, Connecticut; Tax Assessor Map Map 064, Block 930, Parcel 9, Zone: Corridor Design Development District 1, CDD-1, ", dated March 9, 2022, revised through August 18, 2022, prepared by Westcott and Mapes, Inc.
- 3) Email chain dated June 22, 2021, between Ray Paier (Westcott & Mapes) and Neil Creem (CDOT) regarding storm drainage easement.

I have performed a limited site inspection and independently researched the FEMA website, the USDA (Web soil Survey) website, and the City of Milford GIS.

My observations are as follows:

- A. The existing property is approximately 2.452 acres in size.
- B. Mapping includes property known as (abutting, same owner), apparently for context.
- C. The Applicant is proposing to construct a new 6195± s.f. addition (Proposed "Service Center" Building Expansion) to the existing Automobile Dealership.
- D. It appears that the addition will be located, in part, directly over a 24" RCP, providing storm drainage from Boston Post Road.
- E. Plans indicate: "State of Ct. Drainage Easement to be Relinquished".
- F. The email chain provided appears to support such relinquishment of easement rights.
- G. Notwithstanding, it is incumbent upon the Applicant to verify that the proposed addition will in no way impinge upon any rights that the State of Connecticut has, or may have, with respect to said storm sewer and drainage easement.
- H. Floor drains within the proposed addition are being routed through an oil/water separator, prior to discharge into the municipal sanitary sewer system. (Approval of the Milford Sewer Commission will be required.)
- I. A trench drain at the entrance (southerly end) of the proposed expansion is indicated as discharging to catch basin to be located on the abutting property known as 480 Boston Post Road.
- J. There is additional storm drainage (MH, water Quality Unit, related piping), also located on the abutting property known as 480 Boston Post Road.
- K. There is a new (relocated) sanitary sewer force main which will be located, in part, on both properties (470 Boston Post Road and 480 Boston Post Road).
- L. Appropriate easements as may be required by Items I-K (inclusive) hereinabove are to be recorded in the Milford Land Records.
- M. All new catch basins are to be fitted with 4' sumps and siphon hoods.
- N. As there is minimal site disturbance, a soil erosion and sediment control plan is not required. (Routine inspection and remedial action is still required to minimize soil erosion and to contain any sediments.)

My recommendations are as follows:

- 1) As there is a small reduction in impervious areas, the fitting of existing catch basins with siphon hoods is an acceptable mitigation measure.
- 2) It is to be noted that easements will be required for the installation of the new storm drainage and the sanitary force main (see note L hereinabove). These easements are to be recorded on the Milford Land Records. As this is not directly related to the Application, this Department would be supportive of this being a Condition of any Approval.

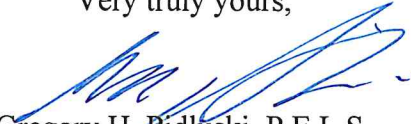
- 3) Applicant is to provide clarification with respect to the Drainage Easement and related 24" RCP storm sewer (see Items D-G, inclusive, hereinabove). Appropriate documentation is to be recorded on the Milford Land Records. As this is not directly related to the Application, this Department would be supportive of this being a Condition of any Approval.
- 4) Plans are to be revised to clearly indicate that all new catch basins are to be fitted with 4' sumps and siphon hoods.

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



Milford Fire Department - Fire Marshal Office

72 New Haven Ave
Milford, Ct 06460



Site Plan Review Report

Date: Monday November 21, 2022

Applicant:

Milford, CT 06460

Occupancy:

COLONIAL TOYOTA
470 Boston Post Rd
Milford, CT 06460

Project: SITE PLAN REVIEW (REVISIONS) - FOR PZ BOARD

This office has reviewed the plans received on November 17, 2022.

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	IFC - 105.4.1	Violation carried over from inspection on 11/16/2022 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. A FULL DRAWING SET DESIGNED AND STAMPED BY A LICENSED DESIGN PROFESSIONAL IS REQUIRED.
#2	NFPA 1 - 18.2.3.4.1.1	Violation carried over from inspection on 11/16/2022 Fire department access roads shall have an unobstructed width of not less than 20 feet. PROVIDE FIRE DEPARTMENT ACCESS ROAD MINIMUM WIDTH DIMENSIONS.
#3	IFC - 105.4.1	Violation carried over from inspection on 11/16/2022 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. A FULL SUBMITTAL PACKAGE OF THE BUILDING SCOPE OF WORK IS REQUIRED. THE SUBMITTAL PACKAGE IS REQUIRED FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF ANY ASSOCIATED PERMITS.



Milford Fire Department - Fire Marshal Office

72 New Haven Ave
Milford, Ct 06460



Site Plan Review Report

Date: Monday November 21, 2022

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Milford, CT 06460

Occupancy:

COLONIAL TOYOTA
470 Boston Post Rd
Milford, CT 06460

Project: SITE PLAN REVIEW (REVISIONS) - FOR PZ BOARD

This plan has been : **APPROVED with Conditions**

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

MILFORD POLICE DEPARTMENT
TRAFFIC DIVISION

PLANNING & ZONING SUBMISSION REVIEW FORM

Name of Project: Special Permit for service center building expansion

Location: 470 Boston Post Rd

Date Received: October 27, 2022

Details of Investigation – Report # 2022110049

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

COMMENTS: See Additional Pages

By: SGT J. Kranyak
Date: November 1, 2022

Report Reviewed By:	<u>DC 305</u>	Report Approved By:	<u>GJ/SOL</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):

✓ P & Z Submission ~~Tentatively~~ Approved

_____ P & Z Submission Tentatively Approved With Listed Conditions

_____ P & Z Submission Tentatively Rejected

Chief of Police Signature:

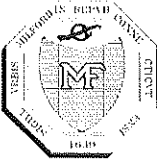
Frank Infelco : 11/14/22

This application is for a proposed service center building expansion to the main Colonial Toyota building located at 470 Boston Post Rd.

The applicant shows that a three-door garage bay attachment will be added to the east part of the building where vehicles can pull in, have their cars service, and drive out the other side. 9 parking spaces will be lost and a new pedestrian walkway between 470 Boston Post Rd and 480 Boston Post Rd will be created.

There are a few other minimal changes to the property related to curb cuts and landscaping. These changes help allow car carriers in and around the property.

At this time, based on all the information provided, the Traffic Division has no issue with plans as presented and requests a favorable approval to be submitted to the Planning and Zoning office.



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Planning and Zoning
Office

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

10/27
EVENT #
2022110049

PLANNING & ZONING BOARD REVIEW TRANSMITTAL

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DATE: 10/3/22

- TO:
- | | |
|---|---|
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| Mail to: John Gaucher, DEEP | <input type="checkbox"/> Resource Report |
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PHONE: 203-231-3103 EMAIL: rcrabtree@coloiatoyotact.com

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City of Milford, Connecticut

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OFFICE OF:

Sewer Commission

Thomas C. Parsons Office Complex
70 West River Street
Milford, CT 06460
Telephone: (203) 783-3249

June 28, 2022

Raymond G. Paier, PE
Vice President Engineering
Westcott & Mapes, Inc.
142 Temple Street
New Haven, CT 06510

Property: 470 Boston Post Road (Map 64, Block 930, Parcel 9)
Zone CDD-1 - Service Center Building Expansion at Auto Dealership

We are in receipt of your Sewer Application dated 4/27/2022 for the property located at 470 Boston Post Road (Map 64, Block 930, Parcel 9) for a Service Center Building Expansion at Auto Dealership.

Upon Review by the Sewer Commission, it was determined that this application for a Service Center Building Expansion at an Auto Dealership meets the criteria to be administratively approved.

The fixture count is 10 toilets, 13 hand sinks, 4 urinals, 2 janitor sinks, 2 kitchen sinks, 1 coffee sink and 2 other sinks. Prior water usage is 2,646 GPD; Proposed flow is 2,910.60 GPD (2,696 x 1.10 – 10% increase); Allowed Approved flow per Sewer Commission Policies is 3,645 GPD (2.43 acres x 1500 GPD).

It is noted that there is a proposed 1,000-gallon Oil/Water Separator on the Utility Plan, which will require an Engineering Permit and Inspection of the Installation.

Additionally, 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
Gold Coast Realty
c/o Robert Crabtree, Jr.
470 Boston Post Road
Milford, CT 06460

