

Seymour Planning & Zoning Commission

Public Hearing Minutes

June 11, 2009

Norma Drummer Room - Town Hall

Members Present: Cliff Strumello, Dan DellaVolpe, Bill Paecht, Walt Birdsell,

Member Absent: Al Yagovane

Others Present: Bob Looker, Town Planner, Art Baldwin, ZEO, Dave Nafis, Town Engineer

The public hearing was called to order at 7:10 p.m. by Chairman C. Strumello.

1. Application for a Special Permit for an automatic car wash on a portion of the property at 253 West Street.

Mike Horbal was present for the applicant. He stated that a portion of this site is now occupied by Starbucks and Sikorsky Federal Credit Union and other retail outlets. They received approval previously for another building on this site which was going to be four retail stores or restaurants. This has the same overall design except for the building size. The car wash has a smaller footprint than the previous building. He stated that there is stacking room for 24 cars and all equipment is automatic. The cars exiting the car wash can either go out to West Street or Mountain Road. He presented the landscaping and lighting plan.

Mr. Horbal explained that there is a trench in the center of the car wash to capture any water and drains in back into the building. It funnels out the waste water to a series of oil/grit separators. He stated that they received approval from the Sewer Authority, Inland Wetlands and Aquifer Protection Agency. There is an equipment room and small lounge/office and bathroom area. The entire process takes about two minutes. He stated that the site is fairly flat and outside of the building there are five islands which are vacuum islands.

He stated that there are soil and erosion controls measures and a filter fence will be put up where appropriate along the bank. There will also be an anti-tracking pad. Mountain Road will be used for construction traffic. He stated that most of the site work was done for the previously approved building. He stated that they have addressed all comments received from Nafis & Young.

Mark DiTommaso, Auto Shine Car Wash Systems stated that approximately five to six gallons of water drips off a car when leaving the car wash and about half of that evaporates. The car wash will be manned and the hours of operation will be from 7:00 a.m. to either 7 or 8:00 p.m.

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Mr. Paecht asked about the storage of any chemicals and Mr. DiTommaso stated that all are bio-degradable and are stored in smaller containers.

There was no public comment on the application and Chm. Strumello closed the public hearing at 7:25 p.m.

Respectfully submitted,

Maryanne DeTullio
Recording Secretary