

## Kozikowski, Marek

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**From:** Chris Francis <CFrancis@ahhowland.com>  
**Sent:** Monday, July 26, 2021 9:00 PM  
**To:** Kozikowski, Marek; 'Dominick'; Paul Szymanski; 'Testa Joe'  
**Cc:** vporzio@yahoo.com  
**Subject:** RE: 593 Washington Car Wash  
**Attachments:** SE2021-8 LU Staff Comments.pdf; SE2021-8 Department Comments.pdf; 6611 - 593 Washington St. - Middletown, CT - SD.1 - 06-16-2021.pdf; 6580 - 1025 & 1043 Broad Street - Conceptual Approval Form (rev. 1) - 06-18-2020.pdf

**Importance:** High

### **This email was sent by someone outside of the City of Middletown.**

Good evening Marek,

Please find below the comments from you and the other departments with our responses in red: **Please disregard my previous submission of this email as it did not have a response to item 1a below.**

### **Middletown PZC Staff Comments - July 26, 2021**

#### **Issues to be Resolved**

1. The Commission should determine if the parking provided is adequate for the use.  
**The proposed parking provided is typical for this size facility which we have permitted in numerous other municipalities throughout the State.**
2. The Commission should consider if the EV charging station requirement should be waived.  
**We respectfully request a waiver from this due to the fact that our site is in a flood zone and that an electric vehicle charging station is not conducive to the proposed business' desired high turn-around rate. Vehicles entering this site to be cleaned will not be there long enough to attain any significant EV station charging level.**

#### **Staff Recommendations**

Prior to the issuance of building permits:

1. Site development plans and architectural plans shall be submitted to Land Use Staff to verify compliance with this special exception/site plan approval and the Middletown Zoning Code. Any significant changes to the site plan would require Planning and Zoning Commission review.

**(Acknowledged)**

The following shall be addressed:

- a. The first floor shall be raised an additional 1 ft in elevation, which may require some regrading. Additional material may have to be removed from the detention basins to balance the site.  
**Acknowledged. The proposed building first floor elevations will be raised 1 foot to 24.0 and 24.5 and the retention basins will be excavated deeper if necessary to avoid decreasing any flood storage volume on site.**
- b. Mechanical equipment shall be raised to elevation 24 or higher.  
**Acknowledged. Any and all mechanical equipment on site shall be installed no lower than elevation 24.**
- c. One EV charging station should be added to the site plan unless waived by the Commission.  
**We respectfully request a waiver from this due to the fact that our site is in a flood zone and that an electric vehicle charging station is not conducive to the proposed business' desired high turn-around rate. Vehicles entering this site to be cleaned will not be there long enough to attain any significant EV station charging level.**
- d. An anti-tracking pad should be installed at the construction entrance.

We are proposing to leave the existing driveway pavement structure in place where dirt and debris on the tires of vehicles leaving the site will be cleaned off for the duration of the earthwork activities. If this is not sufficient, we will install an anti-tracking pad at the site end of the existing driveway to prevent any loose stone from entering Washington Street.

e. The applicant should address Public Works Department comments dated 6/22/2021.

Acknowledged. See below.

2. The applicant shall acquire all required state permits for work in the DOT right of way and waste water discharge from the State of Connecticut.

Acknowledged. We have already begun our coordination with the District I office of the CTDOT and are beginning the permitting process with the CTDEEP.

### **Middletown Health Department Comments – June 23, 2021**

The application for a demolition for a new car wash has been approved. The building plans do not need approval from the health department based on the availability of city sewer and public water.

Acknowledged.

### **Middletown Police Department Comments – June 29, 2021**

“Does not look like any changes to existing driveway. No Police concerns.”

Acknowledged.

### **Middletown Water & Sewer Department Comments – June 23, 2021**

B. Water and Sewer Department does not recommend approval of this proposal as submitted.

- The minimum acceptable slope for the sanitary sewer lateral is 2%.  
Acknowledged. We will have the existing line inspected via remote TV camera and test pits as/if necessary to confirm both the adequate slope and condition of the portion of the existing sanitary sewer lateral we intend to leave in place and reuse. The call-out for the proposed section of the sanitary lateral will also be revised to call for a minimum slope of 2% rather than 0.5%.
- The estimated water pressure is greater than 80 psi. The Building Division requires a water pressure reducing valve be installed.  
Acknowledged. We will have the water pressure tested / confirmed and will coordinate with the Middletown Water & Sewer Department to install the proper pressure reducing valve if necessary.
- Water service pipe shall be type “K” copper.  
Acknowledged. The proposed water service lateral will be 2” type “K” copper.
- Provide TV inspection of the existing sewer lateral to assess its condition.  
Acknowledged. Please refer to the response to the first item above.
- Ductile Iron Pipe will be required where the depth of bury is less than 4 ft. A clean out is required a the connection with old lateral.  
Acknowledged.
- Provide sewer lateral clean outs at intervals not greater than 100’.  
Acknowledged.
- Show sewer lateral for offices on the site plan.  
Acknowledged. We will illustrate this line and the final inverts once we have confirmed the condition, slope and location of the existing sanitary lateral currently servicing the site.
- Provide estimated potable water flow, pipe size and location of proposed water service.

Please find attached a PDF copy of the Conceptual Approval Form we submitted for the exact car wash facility we permitted and built at 1025 Broad Street in Meriden, CT.

- Show existing water and sewer laterals to the street.  
*Acknowledged. We will coordinate with the Middletown Water & Sewer Department to obtain any proposed or as-built mapping of the existing water and sewer laterals and illustrate them on the plans as requested per said available mapping and/or per any test pits we perform.*
- Provide all inverts of existing and proposed sewer laterals.  
*Acknowledged. We will provide these elevation once we have completed our inspection of the existing portion of the sanitary lateral allowing us to confirm the installation of the proposed section per the call-out on Sheet SD.1 and the response to the first item above.*

### **Middletown Public Works Department Comments – June 22, 2021**

The drainage of the building interior is not shown. What is to keep the soapy water from entering the trench drain at the end of the building? This trench drain outlets to the retention pond.

*Soapy water does not get applied to the vehicles inside the wash tunnel away from either end. Also, the floor of the building is sloped inward and toward the centerline where it drains into the wash bay sump prior to entering the three oil/grit/water separator tanks below grade outside of the building.*

Regular maintenance of the trench drain is important and should be mentioned as standard operating procedures.  
*Acknowledged. Regular daily inspection, cleaning and necessary maintenance is standard procedure at these facilities.*

Work within the R.O.W. on Washington Street will need D.O.T. approval.  
*Acknowledged. We have already begun our coordination with the District I office of the CTDOT.*

Please review these responses and let me know if you or any other department members have any questions, comments and/or concerns.

Thank you and have a good evening.

**Christopher A. Francis**  
**Senior Civil Engineer / Project Manager**

#### **DID YOU KNOW ...**

**All of the Regulations and Applications for every Town/City in Litchfield County is available online at <http://ahhowland.com/regulations.html>**

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**From:** Kozikowski, Marek <Marek.Kozikowski@MiddletownCT.Gov>  
**Sent:** Monday, July 26, 2021 4:25 PM  
**To:** Chris Francis <CFrancis@ahhowland.com>; 'Dominick' <domdag3@gmail.com>; Paul Szymanski <pszymanski@ahhowland.com>; 'Testa Joe' <Jat715@aol.com>  
**Cc:** vporzio@yahoo.com  
**Subject:** RE: 593 Washington Car Wash

Department comments are attached. There are water and sewer department comments that need to be addressed too. I missed that one.

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**From:** Chris Francis <CFrancis@ahhowland.com>  
**Sent:** Monday, July 26, 2021 3:12 PM  
**To:** Kozikowski, Marek <Marek.Kozikowski@MiddletownCT.Gov>; 'Dominick' <domdag3@gmail.com>; Paul Szymanski <pszymanski@ahhowland.com>; 'Testa Joe' <Jat715@aol.com>  
**Cc:** vporzio@yahoo.com  
**Subject:** RE: 593 Washington Car Wash  
**Importance:** High

**This email was sent by someone outside of the City of Middletown.**

Good afternoon Marek and thank you for your final comments.

Please add all copied on this email to your list of those to be “promoted” during the virtual public hearing. My clients will respond to this email as well with any other individuals they may want to be “promoted”.

Please forward me a copy of the Newington DPW comments referenced in the staff report you just sent us. I am currently in the process of regrading the site to bring the first floor elevations of the proposed building up to 24’ & 24.5’ and as you mentioned, we would appreciate it if you would make this a condition of our approval. In doing this, I will be sure to also deepen the proposed retention basins as/if necessary to insure we are not reducing the current floodwater storage volume.

Regarding the EV charging station requirement, we respectfully request a waiver from this due to the fact that our site is in a flood zone and that an electric vehicle charging station is not conducive to the proposed business’ desired high turn-around rate. Vehicles entering this site to be cleaned will not be there long enough to attain any significant EV station charging level.

Please contact me with any questions, comments and/or concerns

**Christopher A. Francis**  
**Senior Civil Engineer / Project Manager**

**DID YOU KNOW ...**

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**From:** Kozikowski, Marek <[Marek.Kozikowski@MiddletownCT.Gov](mailto:Marek.Kozikowski@MiddletownCT.Gov)>  
**Sent:** Monday, July 26, 2021 1:54 PM  
**To:** 'Dominick' <[domdag3@gmail.com](mailto:domdag3@gmail.com)>; Chris Francis <[CFrancis@ahhowland.com](mailto:CFrancis@ahhowland.com)>; Paul Szymanski <[pszymanski@ahhowland.com](mailto:pszymanski@ahhowland.com)>; 'Testa Joe' <[Jat715@aol.com](mailto:Jat715@aol.com)>  
**Subject:** RE: 593 Washington Car Wash

Please find a set of my complete staff comments attached. I'll advocate for the issues to be addressed prior to permitting, but you will have solve the elevation problem. All buildings and mechanicals need to come up to 24 ft, it's in the code.

The meeting will be all virtual. You can access the meeting through the instructions or link on the agenda. You will be listed as an "attendee." When your item is up, I will manually promote you to "panelist" where you will have the ability to turn on your camera and audio freely. Send me a list of who you want promoted and I'll pluck them out of the attendee list. Let me know who will be sharing their screen to present the material. The Commission is expecting a presentation.

If you want to address my comments a head of time before the meeting, send me a digital copy of the plans ASAP. I'll review them quickly and revise my comments. Otherwise, we can see if the commission will be comfortable designating that review to staff as a condition of approval. At the hearing, unless you want to put in a EV station, you need to explicitly ask for a waiver of that requirement. The Chair may push for it. I personally don't know if we should have them in the flood zone, but that's just me.

Let me know if you have any other questions.

Marek Kozikowski, AICP  
Director of Land Use & City Planner  
Department of Land Use  
City of Middletown, CT  
245 deKoven Drive  
Middletown, CT 06457  
860-638-4842

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**From:** Kozikowski, Marek  
**Sent:** Monday, July 26, 2021 11:16 AM  
**To:** 'Dominick' <[domdag3@gmail.com](mailto:domdag3@gmail.com)>; Chris Francis <[CFrancis@ahhowland.com](mailto:CFrancis@ahhowland.com)>; Szymanski Paul <[pszymanski@ahhowland.com](mailto:pszymanski@ahhowland.com)>; Testa Joe <[Jat715@aol.com](mailto:Jat715@aol.com)>  
**Subject:** RE: 593 Washington Car Wash

I'm finishing up my staff comments. I messed up when I said the first floor needed to be at 23 ft. It needs to be 1 ft above base flood elevation. (46.05.03.D.2a). I somehow missed that regulation. I didn't have any projects in the flood zone until now. If anything else pops up I'll let you know asap

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**From:** Dominick <[domdag3@gmail.com](mailto:domdag3@gmail.com)>

**Sent:** Wednesday, July 21, 2021 11:55 AM

**To:** Kozikowski, Marek <[Marek.Kozikowski@MiddletownCT.Gov](mailto:Marek.Kozikowski@MiddletownCT.Gov)>; Chris Francis <[CFrancis@ahhowland.com](mailto:CFrancis@ahhowland.com)>; Szymanski Paul <[pszymanski@ahhowland.com](mailto:pszymanski@ahhowland.com)>; Testa Joe <[Jat715@aol.com](mailto:Jat715@aol.com)>

**Subject:** 593 Washington Car Wash

**This email was sent by someone outside of the City of Middletown.**

Marek just checking to make sure there are no loose ends or questions/ concerns you may have before next weeks zoning meeting.

Ty

***Dominick D'Agostino***

**Owner/Developer**

**Flash Car Washes**

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