

# Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357  
Filed in East Lyme Town  
Clerk's Office

Zoning Commission

PUBLIC HEARING  
January 20, 1994

Jan 24, 1994 AT 3:00  
Lesley A. Davis  
East Lyme Town Clerk

AM  
PM

PRESENT:

Wayne Fraser, Chmn.; Paul Formica, Secy.; Sharon Baroni,  
Athena Cone, William Dwyer, and Norman Peck III.  
Also Alternates- Paul Smith and Shawn McLaughlin

ABSENT:

Christopher Mullaney

Mr. Fraser called the Public Hearing to order at 7:30 p.m.  
at the Town Hall.

2. Application of Colonial Car Wash Inc. for a Special Permit  
to operate a car wash at 230 Flanders Rd., Niantic, Tax Asses-  
sor's Map 45, Lot 4.

A letter from the East Lyme Planning Commission was read which  
recommended approval of the Special Permit with certain criteria  
being met.

A letter from the Conservation Commission approved an Inland Wet-  
lands Permit for work on the Car Wash.

Mr. Mulholland stated that the applicant has met with staff  
and the plans meet the zoning regulations with a couple of excep-  
tions, which will be discussed later.

Donald Gerwick, engineer, was present for the applicant. He  
said he prepared the plan and Sheet 1 was present as Exhibit #1.  
Mr. Gerwick said this is at the corner of Industrial Rd. and  
Flanders Rd. and covers about 58,000 sq. ft. or about 1 1/4 acres.  
It will have three bays, and takes up a little less than one-  
half of the site.

He said the town engineer did not want cross-over traffic  
onto Rte. 161, so they have planned it to avoid this. There is a  
two-way entrance and exit from Rte. 161. There will be vacuum  
cleaners for people to use after they come through the car wash.  
He said 10,000 gallons per day are allowed to go into the municipi-  
pal sewer. He said the wash water will go through a grid sepa-  
rator, and it will serve as an oil separator also. He said all  
water used does get captured.

He said they are asking for two waivers. One is an exception  
to the plantings, which requires trees 40 ft. on center. They  
ask that the existing vegetation be allowed to serve. He said  
there will be trees planted on the front part of the property.  
They also have evergreen trees on the southerly boundary.

Mr. Herbert Nyeberg of Old Lyme said the car wash tunnel is 80 ft. long, and they use all cloths in the car wash. The cars will be dried. He said the Water Dept. felt the water supply is adequate.

He said many car washes use recycled water, but that system does not give as clean water for the wash. He said engine cleaning will be prohibited. For the record they are requesting a waiver of 24.2 C Sidewalks. He said they are building a sidewalk on Rte. 161, but are asking to be relieved of putting one on the Industrial Park Rd. He said the reason is that the Industrial Park Rd. is not very wide. They have supplied a six ft. easement for a sidewalk there, if it is ever put in.

On 24.2E.3 they have been allowed to use existing vegetation.

Commissioners:

Bill Dwyer spoke about the water that has become a sheet of ice at the car wash in Flanders.

Mr. Gerwick replied that at Colonial Car Wash they will be 3-4 ft. lower than the area around it, so it would be a physical impossibility, and they also have a dryer and a dispersant which will blow off a lot of the water, and have a 10 ft. heated pad.

Mr. Peck asked if they have an estimate of about how many cars they will be cleaning. Mr. Nyeberg thought about 67 cars per day, and they would use about 30-45 gals. per car. Mr. Peck asked if they planned any truck cleaning.

Mr. Nyeberg said it would be difficult for a semi or a large truck to go in there, as it is too small for them.

Athena Cone asked about the chemicals used. Mr. Nyeberg said they are pretty benign because of the laws, and everything is biodegradable and are non-toxic.

Sharon Baroni wondered about washing the undercarriage of the car. Mr. Nyeberg said very little grease will come off, but there is a lot of dirt and sand under a car.

Mr. Formica asked if there will be staff on the site. Mr. Nyeberg said there will be one person at the tunnel.

Mr. Mulholland said the site plans are all ok. They have decided to put in the trees on the south and on the front. He said the sight line will not be hindered by the trees as they are far enough back from the gutter line.

Speaking in favor:

Mr. Kwasniewski, Walnut Hill Rd., favors the Car Wash, and wondered about the sidewalk waiver. He said if the town has to build it some day, then it is a problem to the tax payer.

Bob Foster, Scott Rd. spoke in favor of the permit. He said most trucks are over 10,000 lbs. GBW and they usually have their own steam cleaners at their headquarters. He said a sidewalk built here would lead to nowhere.

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Speaking Against: No One.

Mr. Peck asked if the hearing could be extended. He said he favors the car wash, but wondered about having the water recycled. He would like to have some one from the Water Dept. talk to Zoning about it.

Mr. Gerwick said he talked with the applicants about water recycling, but since the Water Dept. feels there is adequate water, they dropped the idea.

Mr. Nyeberg said if sometime in the future it is found necessary to recycle, they have already talked to some one about the necessary work involved.

Sue Guida, 14 Cavasin Drive, said because Conservation Commission has approved the Permit, she feels satisfied. Our water is of good quality, and she would like to keep it that way.

Bill Mulholland said a DEP permit is required for a car wash. Our regulations permit this. He said Zoning could always require water recycling in the future.

Mr. Fraser closed the Public Hearing at 8:33 p.m.

Attest:

*Elizabeth J. Taylor*  
Elizabeth J. Taylor  
Recording Secretary