

Town of Milford – Zoning Board
Milford Town Hall – Room 3
Meeting Minutes – February 9, 2023

Meeting Called to Order – 7:06 P.M.

Members in attendance: David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; and alternate member Christopher Burns. Also, in attendance Melissa Tomas, Clerk, and Jerry from Milford TV.

Not in attendance: Mark Calzolaio; John Dagnese; and alternate members Robert Capuzziello; and David Claro.

Approval of Minutes

Motion made by John M. to approve the minutes of the January 12, 2023 meeting – Second by David P. – Roll Call Vote taken: 3 members in favor; 1 abstention (Member Chris B. was not present at the last meeting) – Minutes approved.

General Business

Chairman David Consigli opened the February 9, 2023 hearing.

7:08 P.M. - Hearing of N.Y. Capital Investment Group LLC. – Special Permit

Members participating: David R. Consigli, Chairman; John Mastroianni, Vice Chairman; David H. Pyne; and alternate member Christopher Burns.

Recused Members: n/a

In Attendance: Hal Choubah, Engineer; and Applicant.

Documents provided: Petition for Variance dated 1/5/23; Assessors “Request for Abutters List” dated 12/12/22; Certified Abutter’s list dated 12/12/22; GIS Property Info 59-0-1; Planning Board recommendation letter to ZBA dated 1/19/23; Town Planner letter to Planning Board dated 1/17/23; copy of Choubah Engineering Group, P.C. Plan “Proposed Car Wash 146 South Main Street Milford, MA.” dated 1/4/2023; Choubah Engineering Group, P.C. “Traffic & Development Impact Statement for Proposed Car Wash Facility 146 South Main Street Map 59, Lot 1 Milford, MA 01603”; Notice of Hearing dated 1/23/23.

Chairman Consigli began the hearing. He read the Notice of Hearing, read the application; read the Town Planner’s letter; and the Planning Board Recommendation letter.

Hal Choubah of Choubah Engineering appeared to represent the applicant. He spoke of the application and explained in detail the scope of the proposed project. Mr. Choubah explained that the applicant is looking to develop the northeast corner of the parcel for a 150’ by 35’ carwash with 21 vacuums; parking spaces that are 12’ wide. He informed the Board that the carwash will be using biodegradable products and reclaimed water. The traffic study shows that there is no traffic issue at the site. Discussions continued about emergency vehicles and the layout of the parcel. Mr. Choubah explained that emergency vehicles will have easy access to the site and there will be no issue on the parcel. Mr.

Choubah introduced his client who owns and operates 25 gas stations and car washes in the Boston area; and they are looking to expand their businesses into the Worcester area including Milford.

Chairman Consigli began discussions with the Board asking if there were any questions. Board member Christopher B. asked if the site would be fenced off? Mr. Choubah responded “Yes”, and explained that it will not interfere with other businesses in the plaza. Chairman Consigli commented on all the debris in that plaza, is interested in fencing. Mr. Choubah explained that the applicant is proposing landscaping. If debris in on their property they will certainly main the property and clean it up.

Public participation:

Susan Johnson of 20 Howard Street was present and wanted to know what the operating hours would be? The applicant informed Ms. Johnson that the hours would be 7am to 7pm during winter months, and 7am to 8pm during the summer months. Vacuums shut off when the business closes.

Greg Johnson of 20 Howard Street was also present and asked about the distance/location of the vacuums. He also asked if big rigs could get thru the parking lot; and made comments about drivers doing donuts in that open parking lot. He concluded that he is in favor of the proposed project.

Vote: Motion made by David P. to approve as submitted; landscaping on back property line to stop debris and to keep space clean; a 4’ high coated black chain link fence the length of the building (approx. 200 ft.) to be installed approx. 6-8 months after occupancy - Second by John M. – Roll Call
Vote taken – Unanimous – Application Approved.

Adjournment: Motion by David P. to adjourn the meeting – Second by Christopher B. – Roll Call
Vote taken: Unanimous – Meeting adjourned.

Meeting Adjourned – 7:33 P.M.

Respectfully Submitted,

APPROVED:

Melissa Tomas, Clerk

David R. Consigli, Chairman