

**STATEMENT OF USE
SPECIAL EXCEPTION & SITE PLAN
155 NEW HAVEN AVENUE
DERBY, CONNECTICUT**

Proposed by:

**BUCK ELECTRIC LLC
58 WARD ST, APT. 1,
NAUGATUCK, CONNECTICUT**

1. INTRODUCTION:

- a. The property is multi-level with two (2) buildings and is located in the B-2 zone. Prior uses include an automobile dealership, retail store, and manufacturing & warehousing.
- b. The property has frontage and access from New Haven Avenue/Chapel Street and Burtville Avenue.
- c. No changes are proposed to the existing site plan.

2. PROPOSED USES:

- a. Buck Electric is an electrical contractor. It will occupy 2,196+/-SF of the mid and lower ground level of the main building for its business office, assembly of work product and storage. Contract work is performed at the site of the customer.
- b. Initially, there will be one office employee. Currently there are a total of seven (7) employees/technicians. They may stage at the location and travel to the work site or may go directly to the work site in service vehicles. Occasionally, employees will work fabrication or assembly of work product at the site. Any work is done indoors and has no odor.
- c. The hours of operation will be 7am to 5pm, Monday to Friday. Weekends and other hours as needed to respond to emergency situations which are normally at the customer location.
- d. The Derby Zoning Regulations do not have a parking requirement for this type of business. There are twenty-three (23) parking spaces dedicated to the applicant and Blizzard Mechanical LLC, the other trade contractor tenant. This number is more than sufficient since work is performed at the customer site for both tenants. Buck Electrical LLC has five (5) utility vans & pickup trucks and one (1) bucket truck. Most are taken home by the employees and driven directly to the site or the office location to pick up material.
- e. The property is served by public water and sewer and all necessary utilities.
- f. Signs identifying the business shall be approved by the Commission.