

Derby P&Z Application Status Report –05/20/2025

Applications	Received	History	Status	M.A.D. ¹
<u>Application # 2025-03-18-0</u>				
Griffin Hospital- 130 Division Street MRI Building – Site Plan Review	3/18/2025	P.H.(O) 4/15/25	P.H.(S) 5/20/25	5/22/2025
*See comment letters from Derby PD and Derby FD				
*See draft motion to approve				
*Public Hearing must be closed and application must be acted on by 5/22/25 (unless extension is granted by the application)				

-See draft text amendment for Special Exception Uses in the I-1 Zone
See invoices # 10014515, 10014516

C.R.R.=Certified Mail w/ Return Receipt; P.H=Public Hearing; P.H.(O)=P.H. Open; P.H.(C)=P.H. Closed; P.H.(S)=P.H. Scheduled; M.A.D.=Mandatory Action date
1. Mandatory Action Date subject to change depending upon duration of public hearing and action by Commission.



City of Derby

Office of the Fire Marshal
1 Elizabeth Street
Derby, Connecticut 06418
Telephone: (203) 736-6976

April 29, 2025

To: Gino DiGiovanni

CC: Ryan McEvoy

Re: MRI Building Plans

Dear Gino,

After a review of the plans for the Griffin Hospital MRI Building located on Spring Street this office does not foresee any problems with the plans at this time. I look forward to future plans associated with the building permit application.

Deputy Fire Marshal

A handwritten signature in cursive script that reads "Richard J. Tardie".

Richard J. Tardie

Ryan McEvoy

From: Scott R. Todd <scott.todd@derbypd.org>
Sent: Tuesday, May 20, 2025 9:07 AM
To: Ryan McEvoy
Subject: Griffin

Ryan,

The PD has no concerns with the Griffin Hospital application on the agenda tonight.

Scott R. Todd
Chief of Police
Derby Police Department
125 Water Street
Derby, Connecticut 06418
203-735-7811
scott.todd@derbypd.org

CITY OF DERBY – PLANNING & ZONING COMMISSION
May 20, 2025

Application: Griffin Hospital – MRI Addition – 130 Division Street
Application for Site Plan Approval
Assessors Map 8-9, Lot 95

Motion: Following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Site Plan Application for The Griffin Hospital on property shown on Derby Assessors Map 8-9, Lot 95 subject to the following conditions:

The approval shall be based upon the following documents submitted in support of this application:

1. Application for Site Plan and/or Special Exception Approval, dated March 2025
2. Statement of Use (undated)
3. Stormwater Analysis, dated March 2025
4. Plans entitled "City of Derby, Connecticut, Griffin Hospital Modular MRI Building," dated March 2025 (unless otherwise noted), prepared by Tighe and Bond (unless otherwise noted) with the following sheets:
 - a) "Sheet C-000, Cover Sheet"
 - b) "Sheet C-001, General Notes and Abbreviations," not to scale
 - c) "Sheet C-002, "Legend and Site Location", at a scale of 1"=100'
 - d) "Sheet C-101, "Existing Conditions and Site Demolition Plan", at a scale of 1"=10'
 - e) "Sheet C-201, Site Layout and Utility Plan," at a scale of 1"=10'
 - f) "Sheet C-301, 302, Site Details," not drawn to scale
 - g) "Sheet A1.0, Exterior Elevations," , dated 1/27/25, prepared by Whitley East, LLC, drawn at a scale of 1/4"=1'-0"
 - h) "Sheet A2.1, Floor Plan," dated 1/27/25, prepared by Whitley East, LLC, drawn at varying scales
 - i) "Sheet A300, Building Elevations", dated 1/01/2013, prepared by The SLAM Collaborative, drawn at 1/4"=1'
 - j) "Sheet ISD-01, Intersection Site Distance Plan and Profile", dated April 2025, drawn at a scale of 1"=20'
5. Exterior MRI photo rendering, undated
6. Plan entitled "Limited Property Survey, for Tighe & Bond, Portion of Spring Street, Derby, CT", dated 12/18,2024, drawn at a scale of 1"=10', prepared by Kratzert Jones & Associates, Inc.
7. Photo of existing connection to trailer, undated.
8. Letter from SLR International Corp., dated 4/11/2025
9. Letter from the Derby Fire Marshall's Office dated April 29, 2025
10. Email from the Derby Chief of Police dated May 20, 2025

11. Testimony from the applicant, Commission, and City staff at the April 15, 2025, and May 20, 2025 public hearing

With the following stipulated conditions:

1. Any modifications to the above referenced drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary, including the placement of generators and/or chiller units.
2. Copies of the referenced survey shall be submitted to the Zoning Enforcement Officer to issuance of a building permit

DRAFT – 05.07.25

Revised 05.13.25

Proposed Amendments to City of Derby Zoning Regulations

Article II, Section 195-7, Definition and Word Usage

Existing Definition

JUNK -- Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. (COMMENT: "Junk" includes vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.)

New Definition

JUNK -- Any scrap, waste, reclaimable material, or debris; unregistered or inoperable vehicles, machinery or equipment, or parts thereof; tires; construction and building demolition materials; household appliances; paper, rags, glass, brush, wood and waste lumber.

Existing Definition

JUNKYARD -- Any area, lot, land, parcel, building or structure or part thereof used for storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk.

New Definition

JUNK YARD -- Any "junk yard," "motor vehicle junk business" and "motor vehicle junk yard" as defined in the General Statutes of the State of Connecticut. The term shall also include any place of storage or deposit, whether in connection with a business or not, for one or more used motor vehicles which are either no longer intended or in condition for legal use on the public highways and shall also include any place of storage or deposit of used parts of motor vehicles, machinery, equipment, and old

metals, iron, glass, paper, cordage and other waste materials which on any lot have an aggregate bulk equal to two automobiles. In Residence Districts, the term shall also include both the outside storage of unregistered motor vehicles for periods longer than 30 days and the outside storage or deposit of parts or bodies of motor vehicles, each in such a manner as to be visible from any street or any other lot. Special Exception uses that are permitted through these Regulations under specific sections as not included in this definition.

New Definition

REDEMPTION CENTER -- A private businesses, registered by the Connecticut Department of Energy and Environmental Protection in accordance with Section 22a-245 of the Connecticut General Statutes, that works with distributors of carbonated beverages to redeem bottles and cans with a deposit value.

Article III, Section 195-17, Industrial-I (I-1) Zone

D. Special Exception Uses

New

(12) Collection, sorting, temporary storage, and shipping of used reclaimable metal, including both ferrous and nonferrous, for recycling, provided a) the lot on which such use is located adjacent to or within twenty-five (25) feet of a railroad right of way, and is not less than 40,000 square feet in area nor greater than 80,000 square feet in area; b) the operations and storage are principally conducted in an enclosed warehouse structure; c) any area for outside storage is not greater than 150 percent of the area of the warehouse structure and is appropriately screened from the public view from the street or any other lot; and d) is not a motor vehicle recycler's business or yard as defined in the Connecticut General Statutes.

(13) Redemption Center provided that a) the activity is conducted within a warehouse structure; and b) any area for outside storage is not greater than the warehouse structure and is appropriately screened from the street or any other lot.

Invoice



Jamie Wilson
City of Derby
Planning & Zoning
1 Elizabeth Street
Derby, CT 06418

May 20, 2025
Invoice No: 10014515
PO Number: TBC
Payment Terms: 30
Project Manager: Ryan McEvoy
Invoice Total USD 1,852.50

Project 141.V11563.00023 11563.00023 Planning & Zoning - Derby, CT

Professional Services from April 05, 2025 to May 02, 2025

Phase 0010 General Consultation & Admin.
Services Rendered: Prepare for and attend April P&Z meeting. Review of Griffin Hospital. Complete coordination on Smoke shops text amendment

Professional Staff

	Hours	Rate	Amount	
Principal 1	6.50	215.00	1,397.50	
Administrative	1.00	95.00	95.00	
Totals	7.50		1,492.50	
Total Labor				1,492.50
		Phase Total		USD 1,492.50

Phase 0110 Zoning Enforcement Assistance
Services Rendered: Assistance on several zoning related matters including application assistance, use reviews, etc.

Professional Staff

	Hours	Rate	Amount	
Principal 1	2.00	180.00	360.00	
Totals	2.00		360.00	
Total Labor				360.00
		Phase Total		USD 360.00

Total this Invoice USD 1,852.50

Please make all payments to **SLR International Corporation**
ACH/Wire Payment: U.S. Bank, N.A., Seattle, WA **ABA:** 125000105 **Acct:** 153590817315 **SWIFT:** USBKUS44IMT
Check Remit Address: PO Box 809327, Chicago, IL 60680-9327
Email remittance info to ar-us@slrconsulting.com

Invoice



Jamie Wilson
City of Derby
1 Elizabeth Street
Derby, CT 06418

May 20, 2025
Invoice No: 10014516
Due Date: June 19, 2025
PO Number:
Payment Terms: 30
Project Manager: Ryan McEvoy
Invoice Total USD 937.50

Project 141.050885.00001 2025 Derby Planning and Zoning Reviews

Professional Services from April 05, 2025 to May 02, 2025

Phase 0001 Summit Hill, LLC - Subdivision Application
Services Rendered: Initial Review of Summit Hill, LLC development (application withdrawn).

Professional Staff

	Hours	Rate	Amount
Principal 1	3.75	250.00	937.50
Totals	3.75		937.50
Total Labor			937.50

Billing Limits	Current	Prior	To-Date
Total Billings	937.50	2,500.00	3,437.50
Limit			10,000.00
Remaining			6,562.50

Phase Total USD 937.50

Total this Invoice USD 937.50

Please make all payments to **SLR International Corporation**
ACH/Wire Payment: U.S. Bank, N.A., Seattle, WA **ABA:** 125000105 **Acct:** 153590817315 **SWIFT:** USBKUS44IMT
Check Remit Address: PO Box 809327, Chicago, IL 60680-9327
Email remittance info to *ar-us@slrconsulting.com*