

DERBY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION USE AND/OR SITE PLAN APPROVAL

Planning & Zoning Commission – City of Derby 1 Elizabeth Street Derby, CT 06418

DATE: July 14, 2025

NAME OF APPLICANT: Superior Water & Radon Systems LLC

ADDRESS OF APPLICANT: c/o Attorney Dominick Thomas, 315 Main St., Derby, CT 06418

TELEPHONE: 203-735-9521 / djt@cohen-thomas.com

INTEREST IN PROPERTY: Own _____ Rent _____ Option to Buy XX Other _____

OWNER OF PROPERTY: Joan Schuckie

ADDRESS OF PROPERTY OWNER: 411 West River Rd., Orange, CT 06477

LOCATION OF PROPERTY: 433 Roosevelt Drive

Zone B-2 Map 11-4 Block _____ Lot 52-A

Size (SQ.FOOTAGE) & DIMENSIONS OF PROPERTY: 23,086.8+/- SF / See Site plan for dimensions

GROSS FLOOR AREA (SQ.FOOTAGE) OF ~~PROPOSED~~ ^{EXISTING} BUILDING/USE: 3,576+/- SF

CITY STREET FRONTAGE: 163.09' on Cedric Ave. / 54.10' on Roosevelt Drive, 36.38' on the curve

CITY WATER & SEWERS: Public sewer and water

INTENDED USE AND/OR PROPOSED SPECIAL EXCEPTION USE (Describe in detail, if multi-family housing, state

of bedrooms in each apartment): Water and Radon System trade contractor office, storage and assembly.

SUBMIT TO THE ZONING OFFICER:

Ten complete packets consisting of the following documents:

1. Site Plan, accompanied by this application
2. Statement of Use
3. Preliminary architectural plans of all proposed buildings, structures & signs, including general exterior elevation, Prospective drawings and generalized floor plans.

A fee as described on the Derby P & Z Fee Schedule shall accompany this application.
Attach legal description of property.

REFER TO DERBY ZONING REGULATIONS ARTICLE V-SITE PLAN REVIEW FOR DETAILED INFORMATION.ON SITE PLAN REQUIREMENTS.

EXTRAORDINARY EXPENSES:

Following the initial application fee and review fee, the applicant will be required to reimburse the commission for any additional charges which result from associated consultant fees for the further review of any plan requiring modifications/observations including, but not limited to drainage, retaining walls, soil removal, land surveying, impact analysis, advertising, mailing, or inspection fees.

CITY OF DERBY CODE-CONSULTANT & PROFESSIONAL REVIEW FEE

SEC 85-3. Monthly payment review

Any applicant who proposes any project to any board, commission, authority or agency of the municipality of Derby shall pay all fees and costs of any consultant or professional who shall be engaged or contacted in order for the board, commission, authority or agency to adequately and appropriately review said project or the effect of said project. These fees and costs must be paid directly to the City Clerk on a monthly basis. No board, commission, authority or agency shall continue review of or approve said project until it receives written verification from the City Clerk that all fees and costs have been timely paid.



Dominick J. Thomas, Attorney for Applicant / Cohen & Thomas

Applicant's Signature

Company Name (if applicable)

FOR OFFICIAL USE:

Application Submitted: _____

Forwarded for Review: _____

Application Fee: _____

Initial Review Fee _____

Public Hearing Fee _____

Total Fee _____

Comments: _____
