

August 21, 2025

Mr. Kevin P. White, Zoning Enforcement Officer
City of Derby
1 Elizabeth Street
Derby, CT 06418

SLR Project No.: 141.11563.00023

**RE: Superior Water & Radon Systems, LLC – Contractor’s Business
433 Roosevelt Drive
Derby, Connecticut**

Dear Mr. White,

Pursuant to your request, we have reviewed the maps, plans, and data submitted in support of the above-referenced application. Our office received the following documents in support of this application:

1. Application with Statement of Use
2. Authorization Letter from the owner’s legal representative, dated July 14, 2025
3. Building Sketch with layout of proposed uses, not drawn to scale, undated, with an unknown author
4. Plan entitled "Proposed Site Plan, Superior Water & Radon Systems, LLC, 433 Roosevelt Drive, Derby, Connecticut, Sheet 1 of 1," scale: 1"=10', dated July 6, 2025, prepared by D’Amico Associates
5. Copy of referenced Document No. 4, with notations added by an unknown author indicating the uses in the existing buildings

Review Comments

Based upon the documents received in support of this application, we offer the following comments:

1. In accordance with Section 195-141 of *Derby Zoning Regulations*, the applicant must provide evidence of notice to property owners within 150’ of the subject parcel.
2. As this parcel is located within a Level A Aquifer Protection Area, notification must be made to South Central Regional Water Authority and the Department of Public Health in accordance with Connecticut General Statutes (C.G.S.) Section 8-3i.

3. As this site is located within the Aquifer Protection Area, no regulated activities (as defined in Section 195-29.B (ii)[1-27] of the Zoning Regulations), may be permitted.
4. The Statement of Use should include a more detailed description of the intensity of ‘assembly of work product’ to occur at the property. As the site abuts a residential zone, the Commission *may* regulate the hours of operation taking into consideration intensity of lighting, noise and traffic generation per Section 195-48.F. of the Zoning Regulations.
5. The site plan does not accurately depict existing driveways, fencing, curb cuts, substantial trees, or existing vegetated buffers (to the extent there are any). The existing conditions should include all relevant site conditions so that the Commission may further evaluate where any site improvements are warranted.
6. As this site is in an aquifer protection area, any improvements related to water quality including reduction in impervious and/or gravel surface would be a welcome improvement to this property.
7. Improvements in landscaping and/or vegetive buffering would also be appropriate on this site given the lack of any meaningful landscaping along either street frontage or along adjoining parcels.
8. It is unclear from the site plan how vehicles are to enter the building and whether that parking shown is representative of present parking spaces or is intended to indicate proposed parking spaces. Please note that the spaces shown scale to 9’ x 18’. The Zoning Regulations require 10’-wide spaces.

At the Commission's request, we have provided the applicant and their representatives with a copy of this letter. Should you have any questions or concerns, please do not hesitate to contact our office at 203-271-1773.

Regards,

SLR International Corporation



Ryan McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

cc: Mayor Joseph L. DiMartino – City of Derby
Chief Scott Todd, Chief of Police – Derby Police Department
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC
Dominick Thomas, Esq. – Cohen and Thomas, LLC

11563.00023.au2125.ltr.

