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Cohen & Thomas
Attorneys At Law
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Derby CT 06418

A & T Enterprises LLC
11 Cedric Ave.
Derby CT 06418

Carol M. & Thomas Cobb
89 Hogs Back Rd
Oxford CT 06478

Robert J. McManus
498 Roosevelt Dr.
Derby CT 06418

Shaanjayden LLC
5 Rolling Hills Drive
Seymour, CT 06483

Quentin R & Donna M Gartoni
417 Roosevelt DR.
Derby CT 06418

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3.	Roberto & Delia R Santos 3 Cedric Ave. Derby CT 06418
4.	Juan J. Romero 1 Cedric Ave. Derby CT 06418
5.	Joan L. Schuckie 411 West River Rd. Orange CT 06477
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2	Carl H Geib Jr. 17 Cedric Ave. Derby CT 06418	 0000			
	Patricia Kovzel 5 Cedric Ave. Derby CT 06418				
3					
4		 0000			
5		 0000			

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By Marc J. Garofalo, MPA, MCC, MCTC at 10:34 am, Sep 15, 2025

**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Janaina Seyal
90 Grove Ave.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
Wednesday, September 16, 2025
Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Special Exception application for Superior Water & Radon Systems LLC, a water systems contractor, to operate its business office on property known as 433 Roosevelt Drive, (Assessor's Map 11-4, Lot 52A), Derby, Connecticut. A copy of the site plan is enclosed.

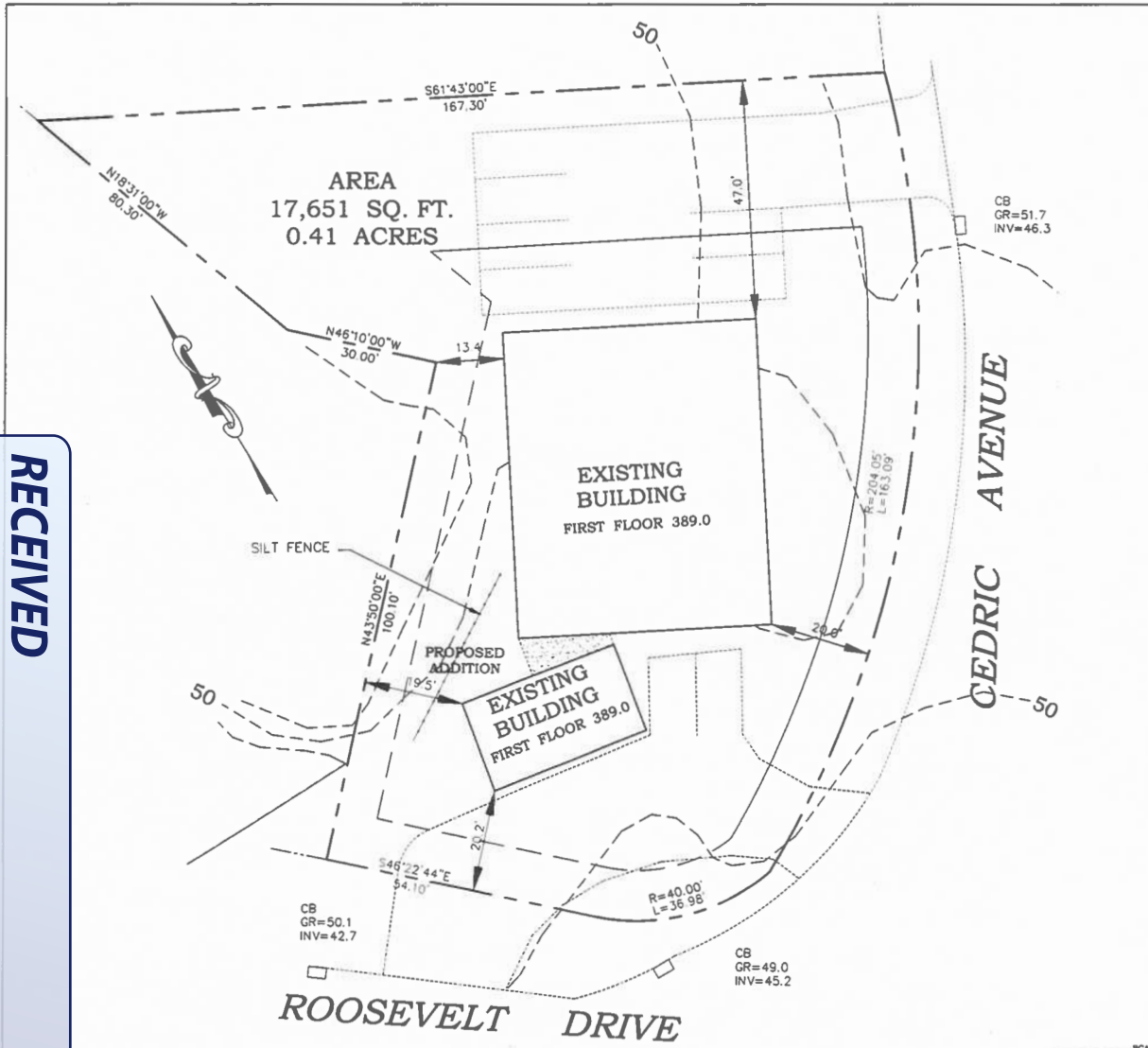
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If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com or Lisa Narowski** at the Zoning Department at 203-736-1481 or Lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.

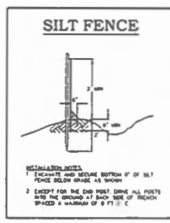
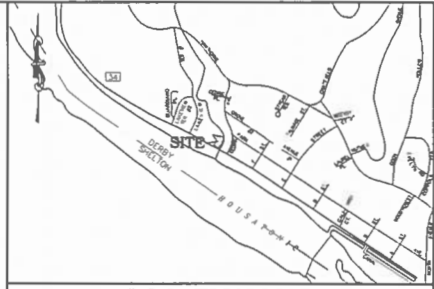
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- LEGEND**
- 480' EXISTING CONTOURS
 - DT-9 DEEP TEST HOLES
 - P-2 PERCOLATION TESTS
 - ⊕ BENCH MARK
 - SILT FENCE



SITE STATISTICS		
BULK STATISTICS	REQUIRED B-2 ZONE	PROPOSED
LOT AREA MINIMUM	6,000 SQ. FT.	17,651 SQ. FT.
FRONT LINE SETBACK MINIMUM	10 FT.	20.2 FT.
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REAR LINE SETBACK MINIMUM	30 FT.	47.0 FT.
LOT COVERAGE MAXIMUM	50%	35.4%
HEIGHT MAXIMUM	25 FT.	2 STORIES/ 19.0 FT.



No. _____ Date _____ REVISION DESCRIPTION _____		FRED D'AMICO COHN P.E. L.S. 10833	D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 9 PARK ROAD OXFORD, CONNECTICUT 06457 (860) 881-3184	Job No. 4746 Scale 1"=10' Date 7/6/2025	Project Name SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY CONNECTICUT	Drawing Title PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
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PLANNING & ZONING COMMISSION
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To: A & T Enterprises LLC
11 Cedric Ave.
Derby CT 06418

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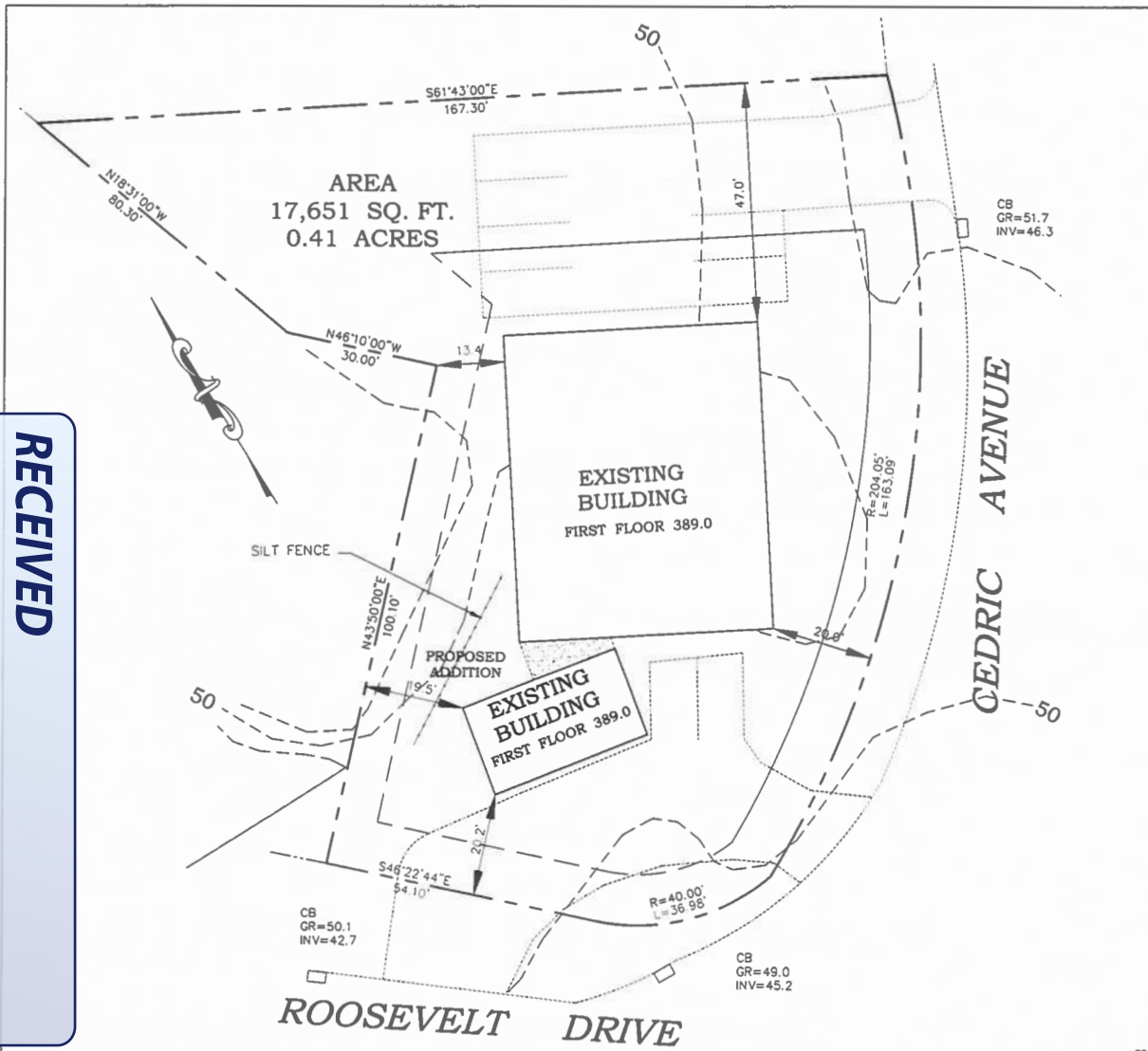
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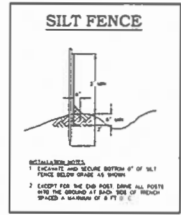
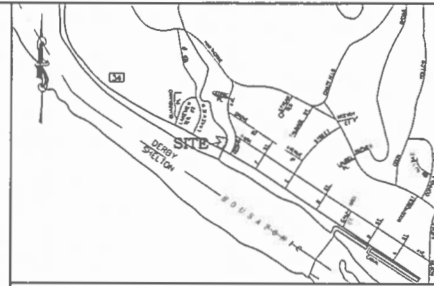
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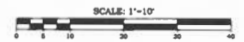
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Carol M. & Thomas Cobb
89 Hogs Back Rd
Oxford CT 06478

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

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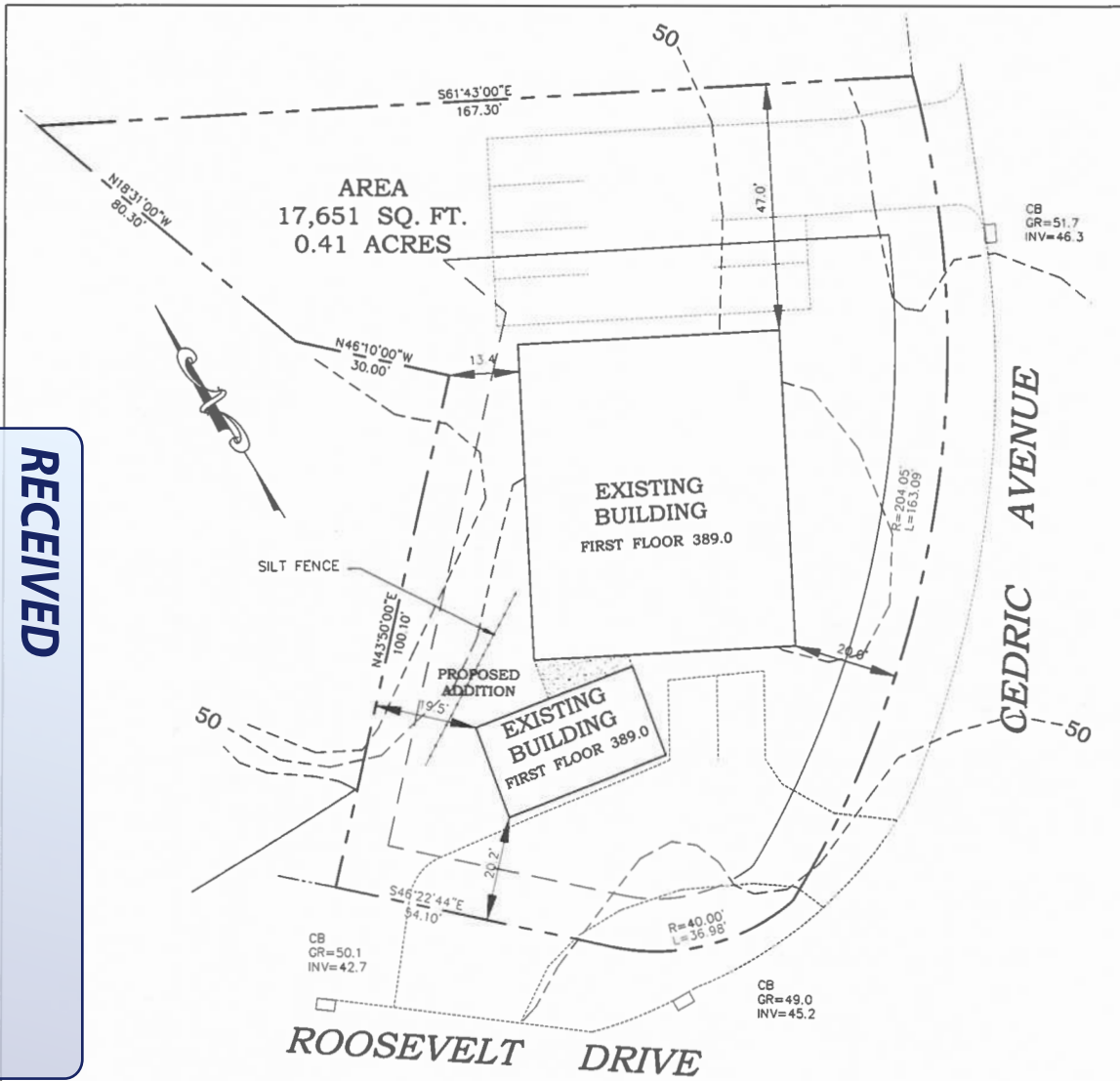
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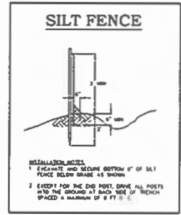
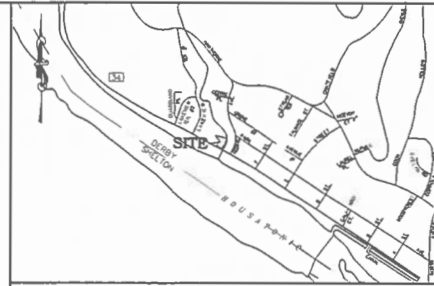
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Robert J. McManus
498 Roosevelt Dr.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

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5 Rolling Hills Drive
Seymour, CT 06483

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
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Date: **September 2, 2025**

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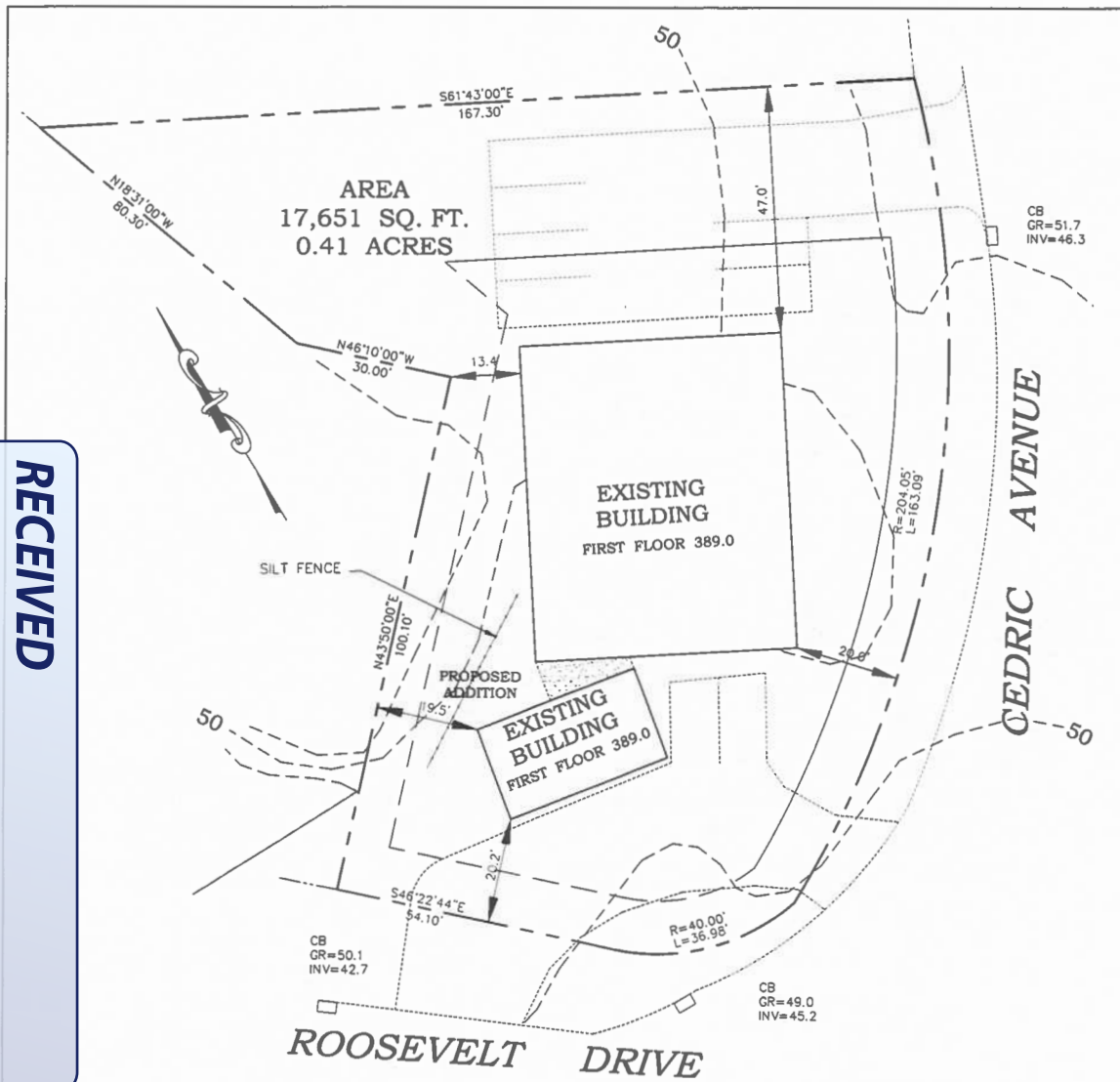
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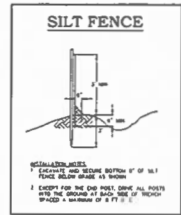
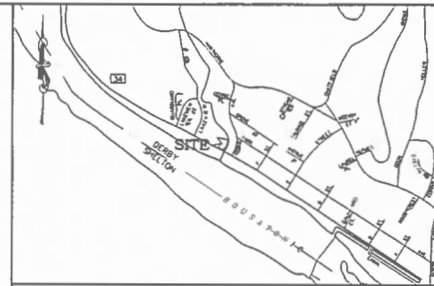
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No.	Date	REVISION DESCRIPTION	FRED D'AMICO CORP. P.E. L.S. 10833			

**NOTIFICATION LETTER
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To: Quentin R & Donna M Gartoni
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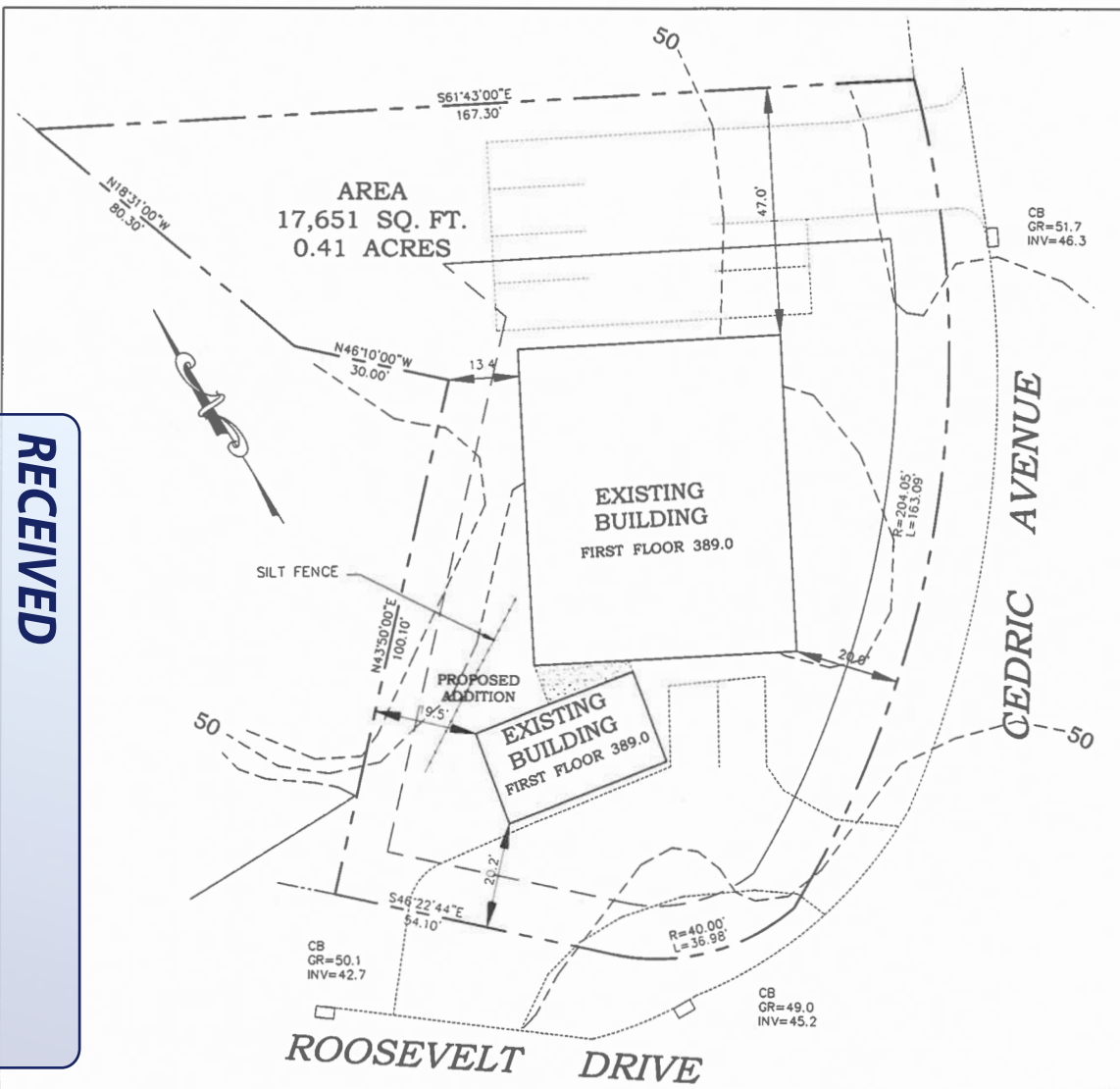
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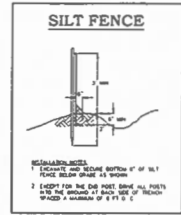
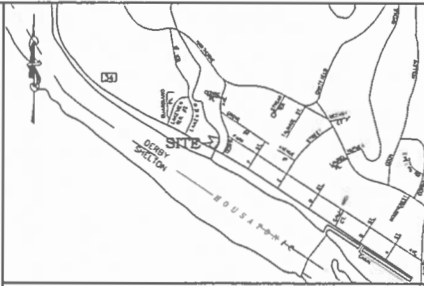
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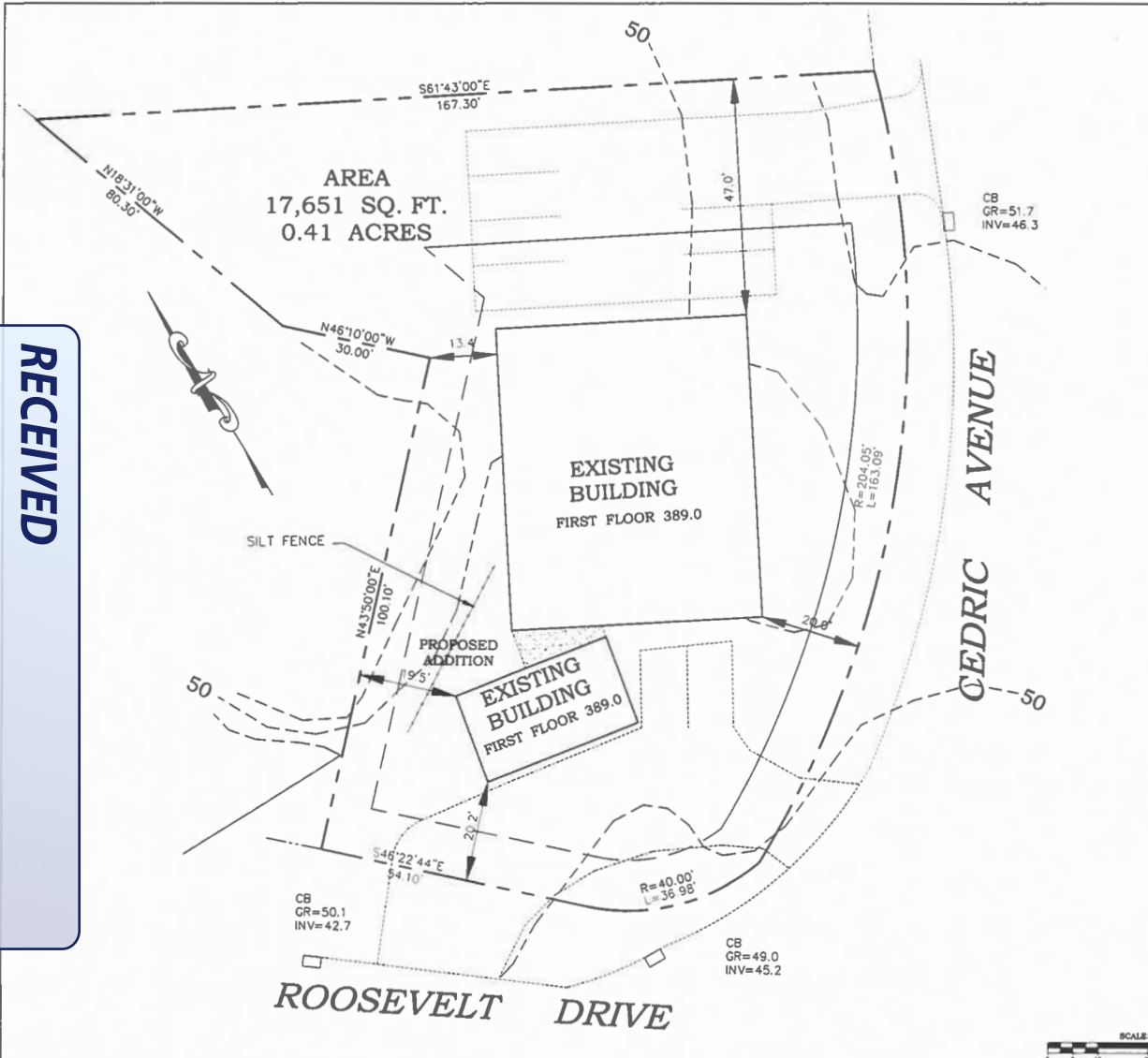
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If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com** or **Lisa Narowski** at the Zoning Department at 203-736-1481 or lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.

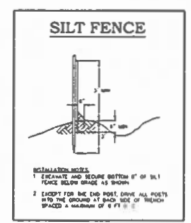
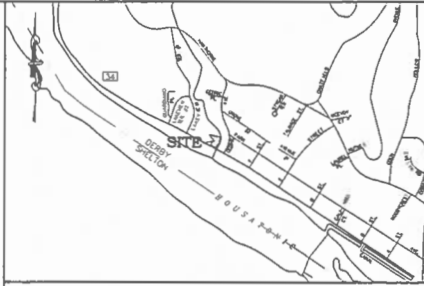
RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:35 am, Sep 15, 2025

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025



- LEGEND**
- 480- EXISTING CONTOURS
 - DT-9 DEEP TEST HOLES
 - PERCOLATION TESTS
 - BENCH MARK
 - SILT FENCE



SITE STATISTICS		
BULK STATISTICS	REQUIRED B-2 ZONE	PROPOSED
LOT AREA MINIMUM	6,000 SQ. FT.	17,651 SQ. FT.
FRONT LINE SETBACK MINIMUM	10 FT.	20.2 FT.
SIDE LINE SETBACK MINIMUM	8 FT.	13.4'
REAR LINE SETBACK MINIMUM	30 FT.	47.0 FT.
LOT COVERAGE MAXIMUM	50%	35.4%
HEIGHT MAXIMUM	25 FT.	2 STORIES/ 19.0 FT.



No. _____ Date _____ REVISION DESCRIPTION _____		FRED D'AMICO CONN. P.E., L.S. 10833	D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 9 PARK ROAD OXFORD, CONNECTICUT 06478 (860) 881-3186	Job No. 4746 Scale 1"=10' Date 7/6/2025	Project Name SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY, CONNECTICUT	Drawing Title PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Charles Romano
94 Cedar St.
Seymour CT 06483

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
Wednesday, September 16, 2025
Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Special Exception application for Superior Water & Radon Systems LLC, a water systems contractor, to operate its business office on property known as 433 Roosevelt Drive, (Assessor's Map 11-4, Lot 52A), Derby, Connecticut. A copy of the site plan is enclosed.

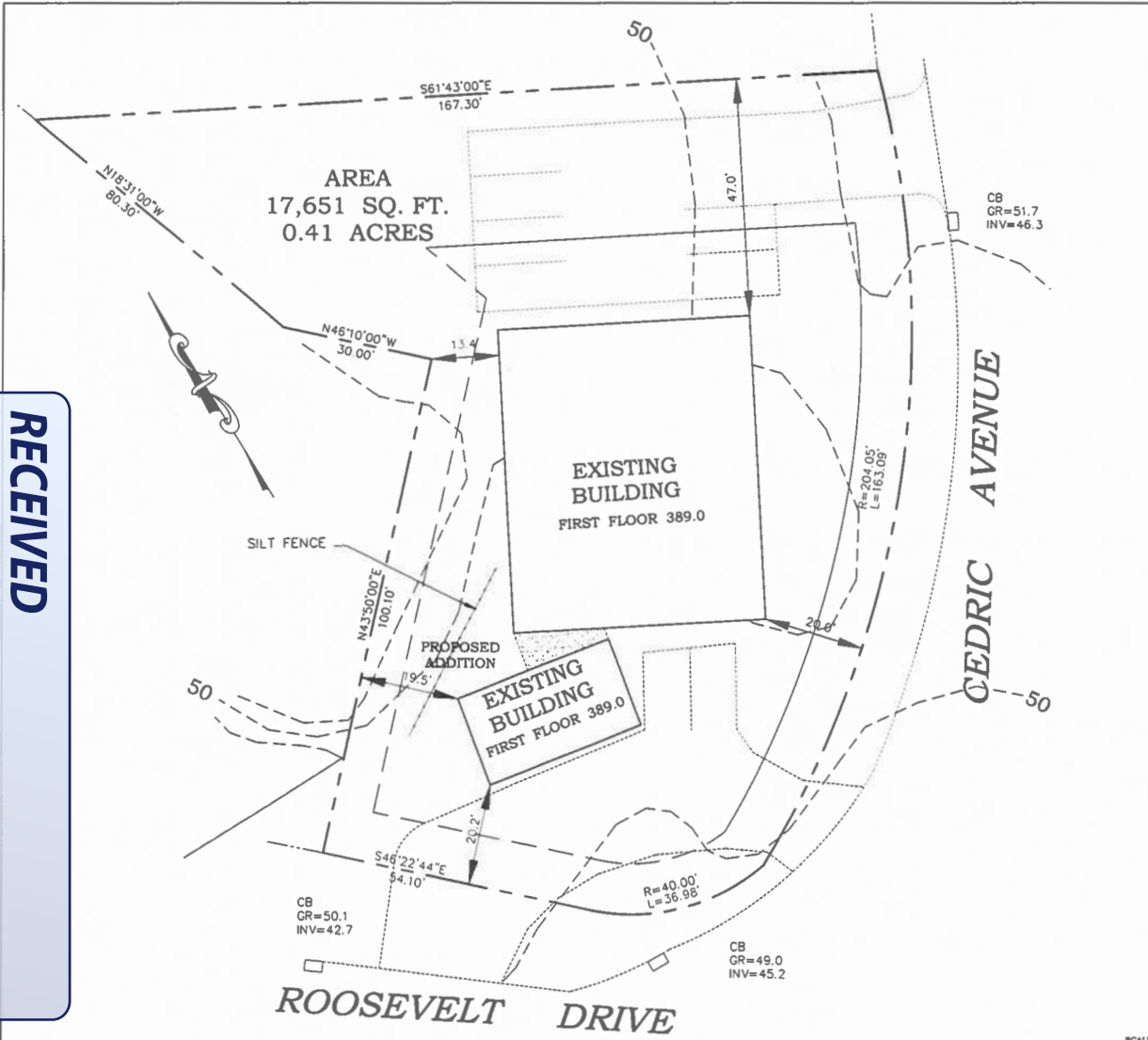
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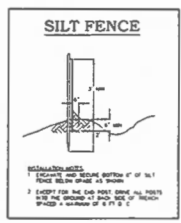
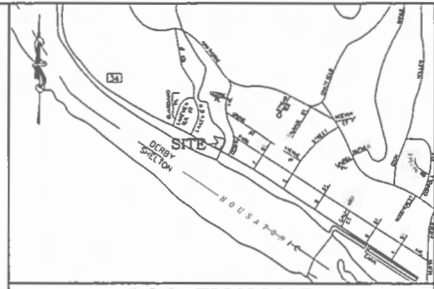
RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025



- LEGEND**
- 480- EXISTING CONTOURS
 - DT-9 DEEP TEST HOLES
 - P.O. PERCOLATION TESTS
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SITE STATISTICS		
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Roberto & Delia R Santos
3 Cedric Ave.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
Wednesday, September 16, 2025
Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Special Exception application for Superior Water & Radon Systems LLC, a water systems contractor, to operate its business office on property known as 433 Roosevelt Drive, (Assessor's Map 11-4, Lot 52A), Derby, Connecticut. A copy of the site plan is enclosed.

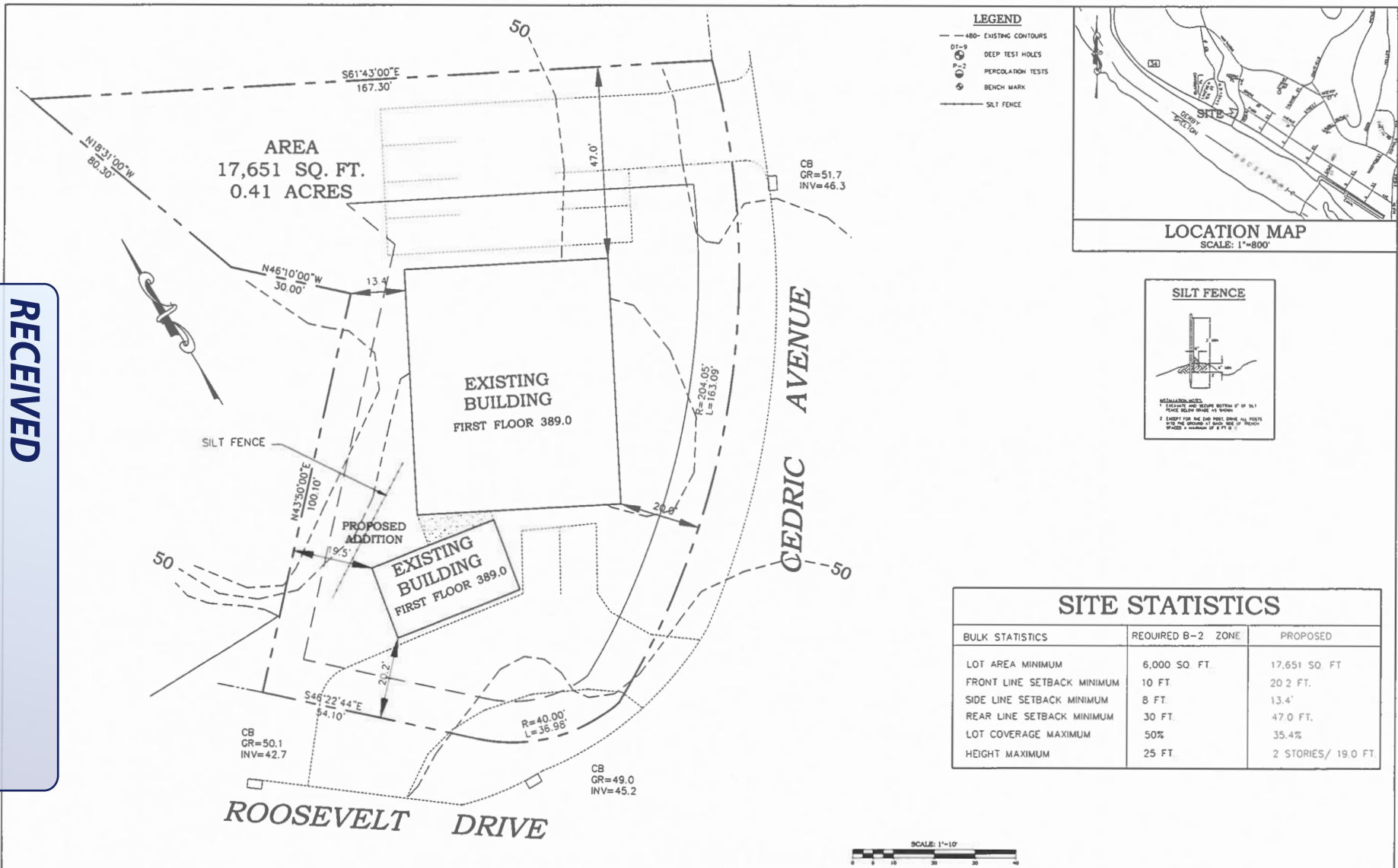
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RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025



SITE STATISTICS		
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No. Date REVISION DESCRIPTION		FRED D'AMICO CORP. P.E. L.S. 10833	D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 9 PARK ROAD OXFORD, CONNECTICUT 06457 (860) 481-3184	Job No. 4746 Scale 1"=10' Date 7/6/2025	Project Name SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY CONNECTICUT	Drawing Title PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Juan J. Romero
1 Cedric Ave.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
Wednesday, September 16, 2025
Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

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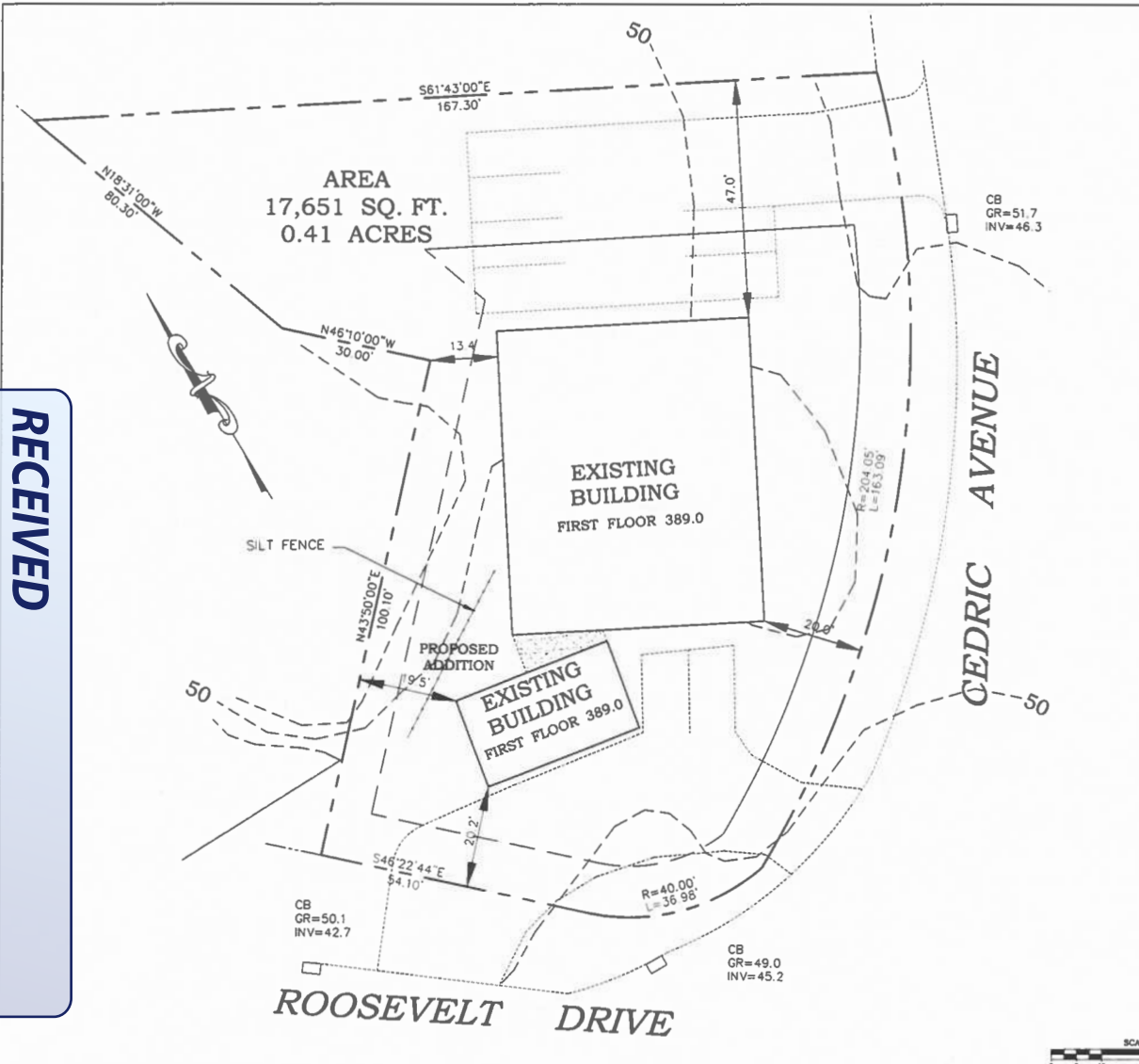
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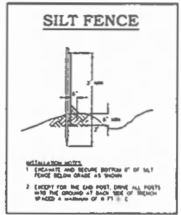
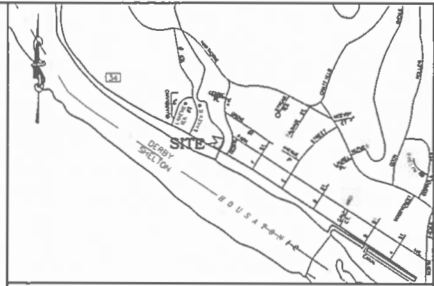
RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025



- LEGEND**
- 480- EXISTING CONTOURS
 - DT-9 DEEP TEST HOLES
 - P.O.L. PERCOLATION TESTS
 - ⊕ BENCH MARK
 - SILT FENCE



SITE STATISTICS		
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No.	Date	REVISION DESCRIPTION	FRED D'AMICO CONN. P.E. L.S. 10833	D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 99 FARR ROAD OXFORD, CONNECTICUT 06458 (860) 861-3184	Job No. 4746 Scale 1"=10' Date 7/6/2025	Project Name SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY CONNECTICUT	Drawing Title PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Joan L. Schuckie
411 West River Rd.
Orange CT 06477

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
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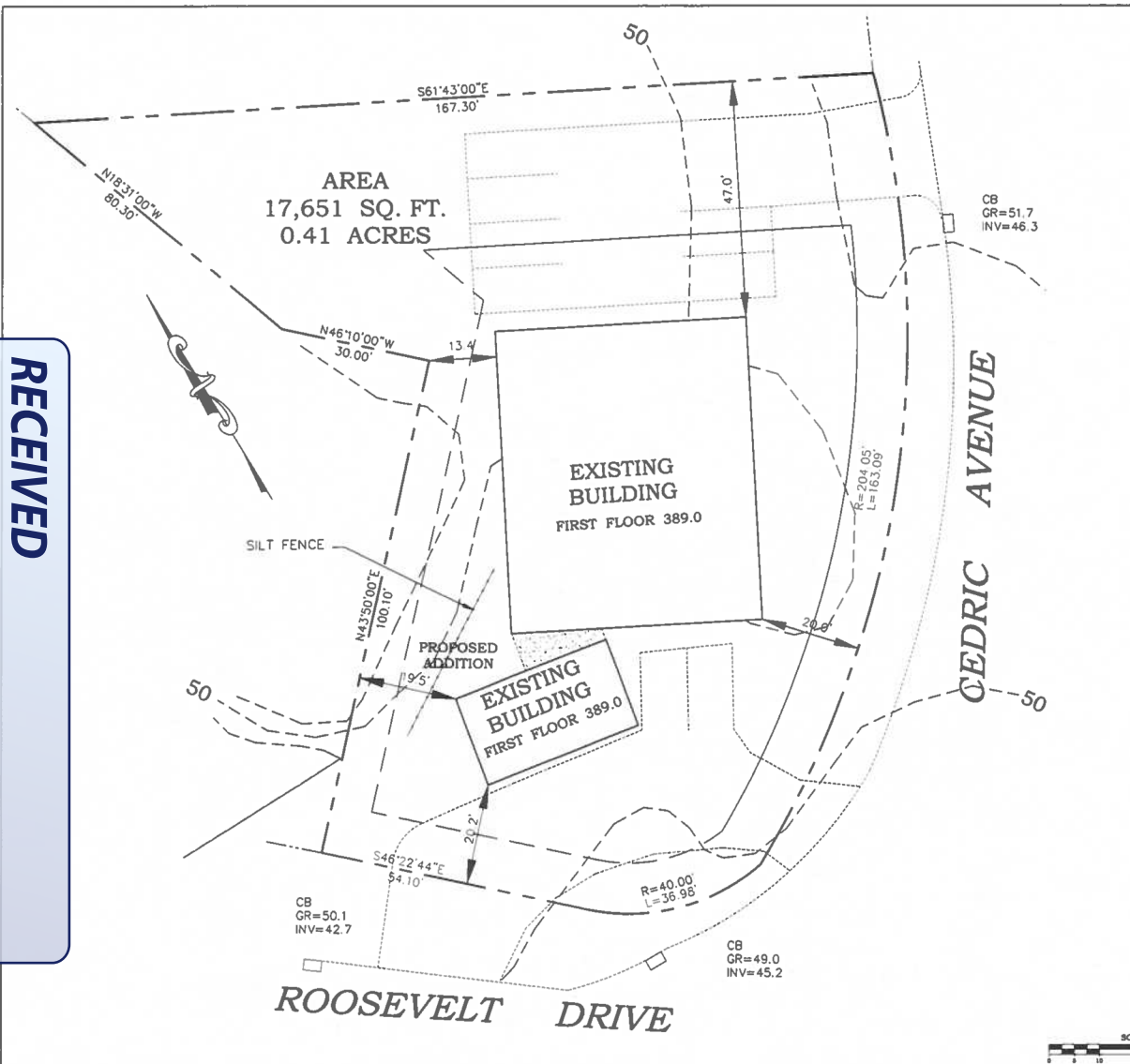
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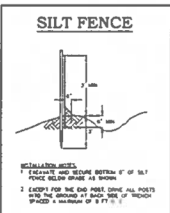
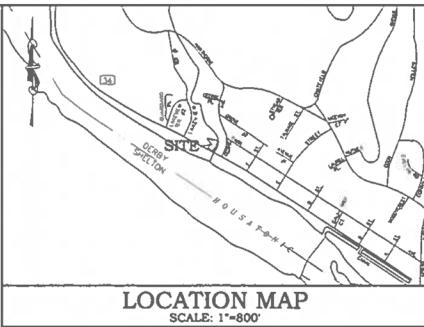
RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025

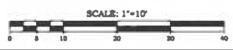
RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCITC at 10:36 am, Sep 15, 2025



- LEGEND**
- 880- EXISTING CONTOURS
 - DT-9 DEEP TEST HOLES
 - P-2 PERCOLATION TESTS
 - ⊕ BENCH MARK
 - SILT FENCE



SITE STATISTICS		
BULK STATISTICS	REQUIRED B-2 ZONE	PROPOSED
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THIS DRAWING AND ANY DATA HEREON ARE THE PROPERTY OF D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS. NO PART OF THIS DRAWING OR ANY DATA HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS.		D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 9 PARK ROAD OXFORD, CONNECTICUT 06478 (203) 881-1184	Job No. 4745 Scale 1"=10' Date 7/6/2025	Project Name SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY, CONNECTICUT	Drawing Title PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
No.	Date	REVISION DESCRIPTION	FRED D'AMICO CONN. P.E., L.S. 10833			

**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Bess Management LLC
495 Roosevelt Dr.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
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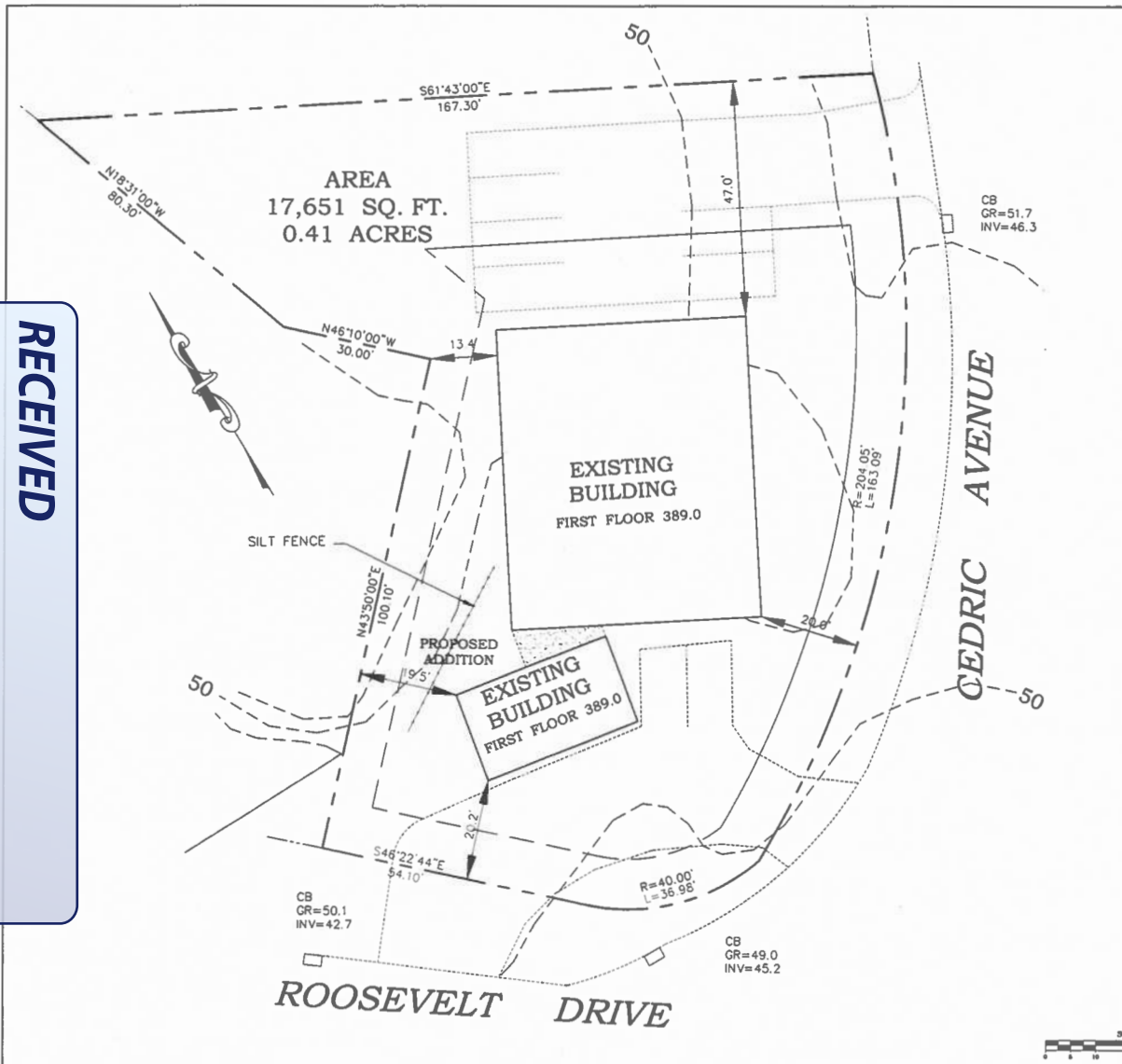
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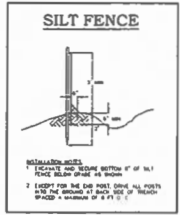
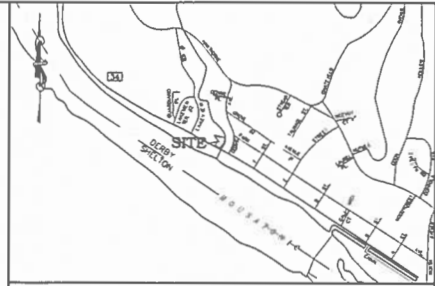
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- LEGEND**
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SITE STATISTICS		
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No.	Date	REVISION DESCRIPTION	<small> THIS REPORT AND ANY AND ALL DATA HEREON IS ACCURATE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THE TIME OF THE PREPARATION OF THIS REPORT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO US. WE DO NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY DATA OR INFORMATION PROVIDED TO US BY ANY OTHER PARTY. WE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS REPORT. </small> FRED D'AMICO CORP. P.E. L.S. 10833	D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 9 PARK ROAD OXFORD, CONNECTICUT 06478 (203) 881-7184	Job No. 4746 Scale: 1"=10' Date: 7/6/2025	Project Name: SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY, CONNECTICUT	Drawing Title: PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Jeffrey H. Soss
50 Ancient Highway
Oxford CT 06478

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
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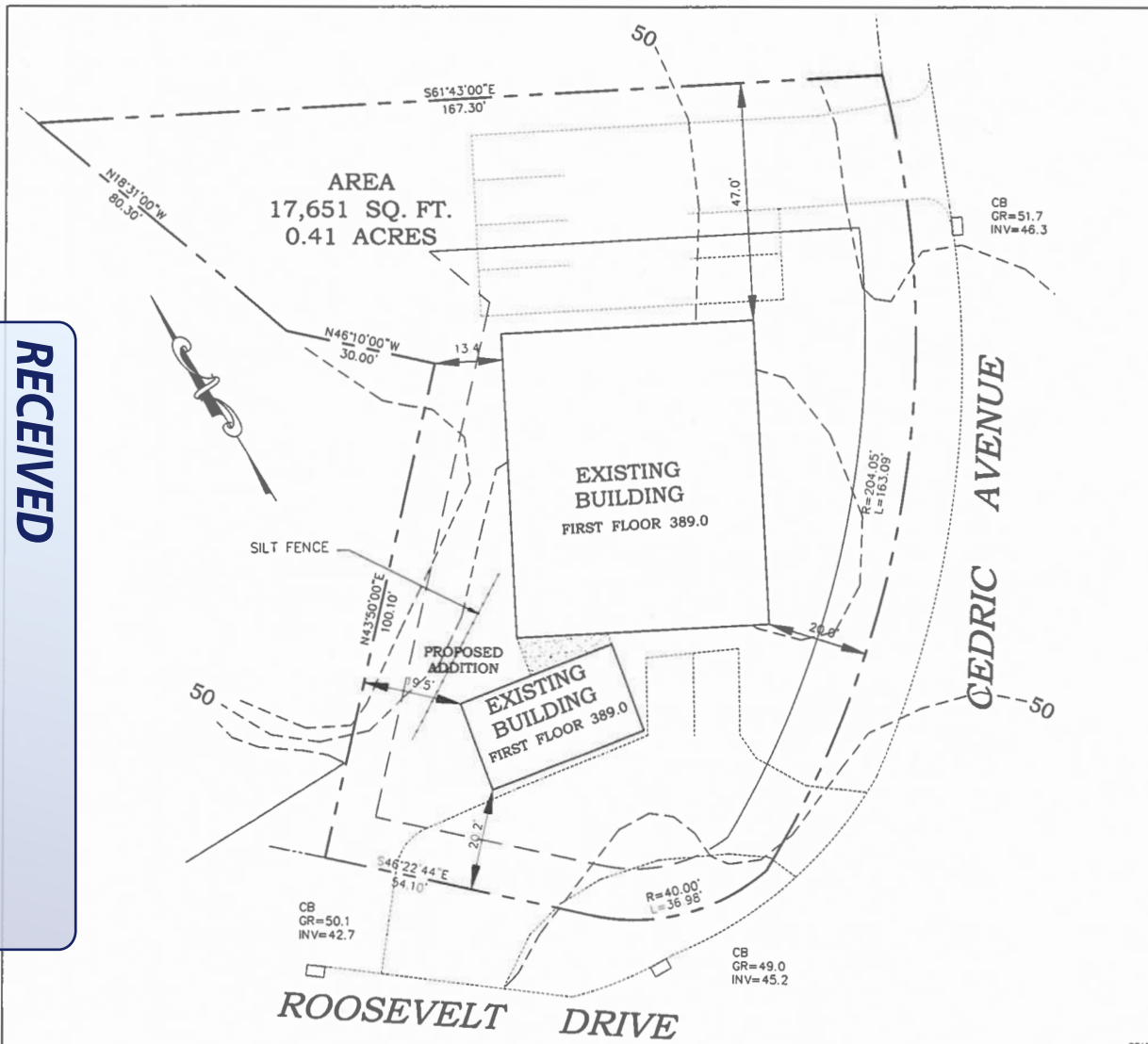
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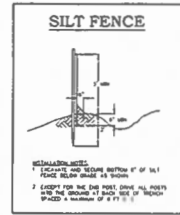
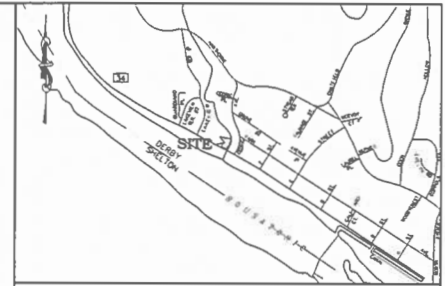
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LEGEND

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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Carl H Geib Jr.
17 Cedric Ave.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

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Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Special Exception application for Superior Water & Radon Systems LLC, a water systems contractor, to operate its business office on property known as 433 Roosevelt Drive, (Assessor's Map 11-4, Lot 52A), Derby, Connecticut. A copy of the site plan is enclosed.

The Derby Planning & Zoning Commission will hold a public hearing the site plan application at its meeting at 7:00pm on September 16, 2025, in person and via zoom. All relevant materials will be available online via links on the City of Derby Website Meetings Link. Comments from those unable to participate in the Zoom or by phone must be received by the Zoning Office at least twenty-four (24) hours beforehand. Comments can be submitted via email to Lnarowski@derbyct.gov.

If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com or Lisa Narowski at the Zoning Department at 203-736-1481 or Lnarowski@derbyct.gov.** A copy of the full application is on file at the Zoning Department at City Hall.

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:36 am, Sep 15, 2025

**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Patricia Kovzel
5 Cedric Ave.
Derby CT 06418

From: **SUPERIOR WATER & RADON SYSTEMS LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **September 2, 2025**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
Wednesday, September 16, 2025
Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

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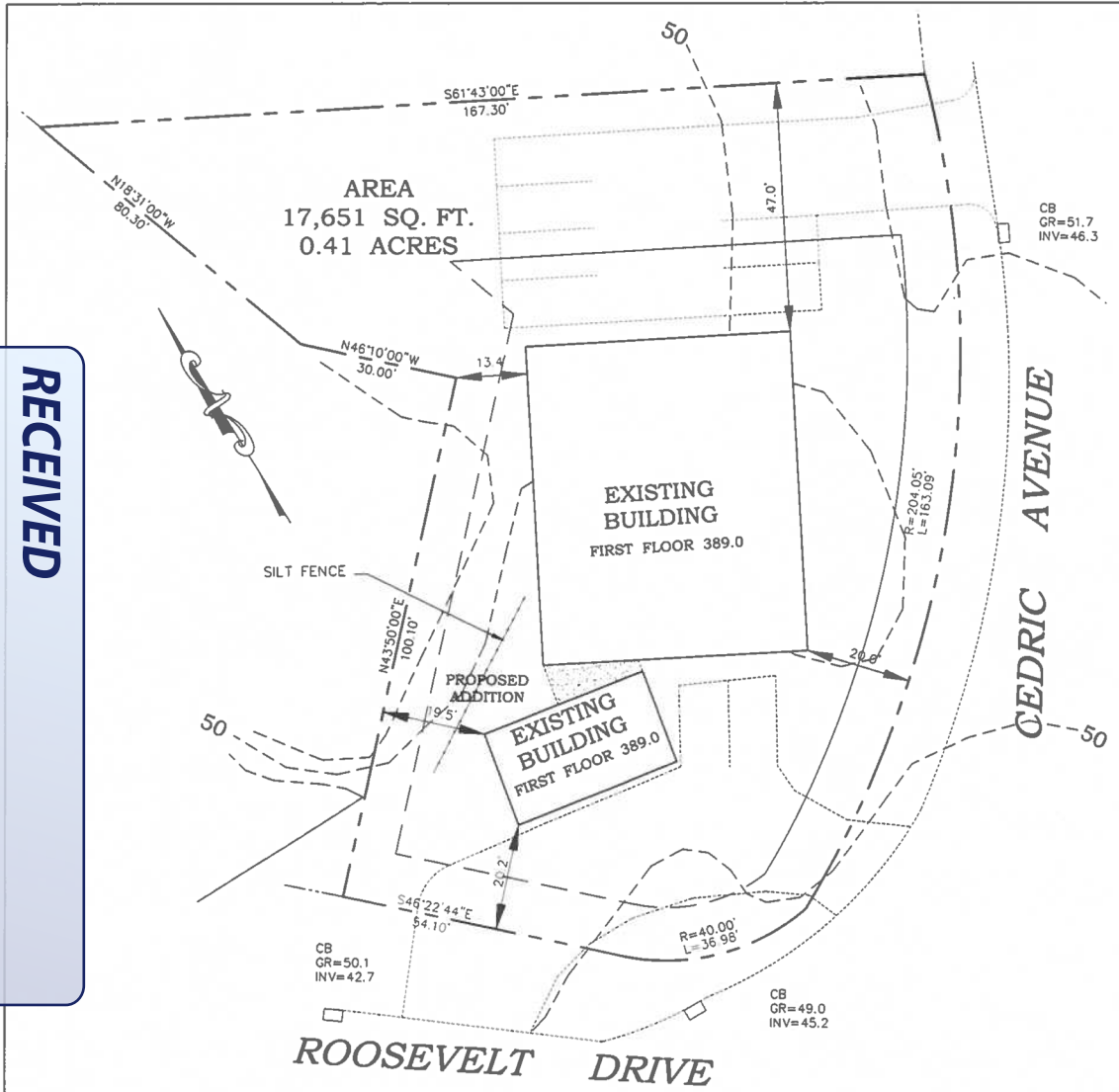
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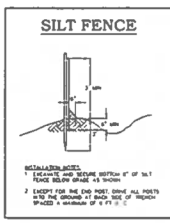
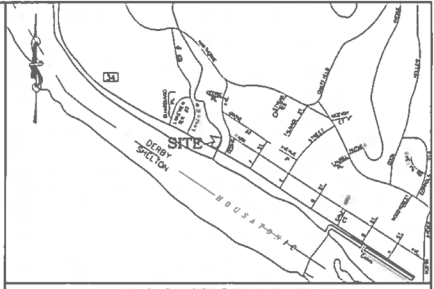
RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:37 am, Sep 15, 2025

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 10:37 am, Sep 15, 2025



- LEGEND**
- 480- EXISTING CONTOURS
 - DT-9 DEEP TEST HOLES
 - P-2 PERCOLATION TESTS
 - ⊕ BENCH MARK
 - SILT FENCE



SITE STATISTICS		
BULK STATISTICS	REQUIRED B-2 ZONE	PROPOSED
LOT AREA MINIMUM	6,000 SQ. FT.	17,651 SQ. FT.
FRONT LINE SETBACK MINIMUM	10 FT.	20.2 FT.
SIDE LINE SETBACK MINIMUM	8 FT.	13.4'
REAR LINE SETBACK MINIMUM	30 FT.	47.0 FT.
LOT COVERAGE MAXIMUM	50%	35.4%
HEIGHT MAXIMUM	25 FT.	2 STORIES/ 19.0 FT.



THIS DRAWING AND ANY DATA HEREON HAS BEEN PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION OF AN ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF CONNECTICUT. THE ENGINEER OR ARCHITECT HAS REVIEWED THE DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SEAL ACT, PUBLIC ACT 19-107, AS AMENDED. THE ENGINEER OR ARCHITECT HAS REVIEWED THE DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SEAL ACT, PUBLIC ACT 19-107, AS AMENDED.		D'AMICO ASSOCIATES SURVEYING & ENGINEERING CONSULTANTS 9 PARK ROAD OXFORD, CONNECTICUT 06457 (203) 881-3134	Job No. 4746 Scale 1"=10' Date 7/6/2025	Project Name SUPERIOR WATER & RADON SYSTEMS, LLC 433 ROOSEVELT DRIVE DERBY, CONNECTICUT	Drawing Title PROPOSED SITE PLAN	Drawing No. SHEET 1 OF 1
No.	Date	REVISION DESCRIPTION	FRED D'AMICO CORN. P.E., L.S. 10833			