

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: 9/5/25

NAME OF APPLICANT: Glitzy Twins LLC dba Luscious & Co

ADDRESS OF APPLICANT: 469 Howe Ave Shelton CT 06484

TELEPHONE: 203-727-3218

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

OWNER OF PROPERTY: twomile LLC

ADDRESS OF PROPERY OWNER: 30 Clark St Ext Derby CT 06418

LOCATION OF PROPERTY: 155 New Haven Rd Derby CT 06418

Zone B-2 Map 6-4 Block _____ Lot 42

Size (SQ.FOOTAGE) & DIMENSIONS OF PROPERTY: 79,540 sq ft

GROSS FLOOR AREA (SQ.FOOTAGE) OF PROPOSED BUILDING/USE: 2190 sq ft

CITY STREET FRONTAGE: New Haven Ave., Chapel St., Burtville Ave

CITY WATER & SEWERS: Public Water and Public Sewer

INTNEDED USE AND/OR PROPOSED SPECIAL EXCEPTION USE (Describe in detail, if multi-family housing, state # of bedrooms in each apartment): Hair Salon- relocating from Shelton providing services in-salon Tues- Sat as follows Tues 11-5, Wed 11-7, Thur 10-7, Fri 10-6, Sat 9-4pm

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.

RECEIVED
 By Marc J. Garofalo, MPA, MCC, MCTC at 2:28 pm, Sep 15, 2025

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.


Applicant's Signature

Glitzy Twins LLC dba Luscious & Co

Company Name (if applicable)

FOR OFFICIAL USE:

Application Submitted: _____

Forwarded for Review: _____

Application Fee: _____

Initial Review Fee _____

Public Hearing Fee _____

Total Fee _____

Comments: _____

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 2:29 pm, Sep 15, 2025