

**STATEMENT OF USE
SPECIAL EXCEPTION & SITE PLAN
433 ROOSEVELT DRIVE
DERBY, CONNECTICUT**

Proposed by:

**SUPERIOR WATER & RADON SYSTEMS LLC
395 ROOSEVELT DRIVE
SEYMOUR, CONNECTICUT**

1. INTRODUCTION:

- a. 433 Roosevelt Drive (Assessor's Map 11-4, Parcel 52A) is a 0.53+/- parcel of land that has two buildings that have been used for antiques / collectibles sales and warehousing since at least the 1980s. There are two buildings on the property that are currently not connected.
- b. The property has frontage and access from Roosevelt Drive and Cedric Avenue.
- c. Other than connecting the two buildings and making site improvements, no changes are proposed to the existing site plan.

2. PROPOSED USES:

- a. The applicant is a water and radon systems contractor and will occupy the entire site for its business office and storage. Contract work including assembly of the systems is performed at the site of the customer. The smaller front building will be renovated into the business office. The larger building is an open area and will be used to store supplies and equipment and for parking the well pump truck.
- b. There are three (3) employees and 2 owners. One person (owner) will be in the office. The other employees may stage at the location and travel to the work site or may go directly to the work site in service vehicles. Assembly of components of the systems is performed at the work site.
- c. The hours of operation will be 7am to 5pm, Monday to Friday. Weekends and other hours as needed to respond to emergency situations which are normally at the customer's location.
- d. The Derby Zoning Regulations do not have a parking requirement for this type of business. Per the ITE, for a trade contractor, 1.76 parking spaces per 1,000sf of gross floor area. At 3,576sf of gross floor area, six (6) spaces are required, and eight (8) spaces are provided. The applicant has three (3) work vans and a well pump truck with a hoist. A pickup truck and passenger vehicle are also registered to the business but are for owner transportation. Work vans are sometimes taken home by the employees and driven directly to the work site or the office location to pick up material.
- e. The property is served by public water and sewer and all necessary utilities.
- f. Signs identifying the business shall be approved by the Commission.

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By Marc J. Garofalo, MPA, MCC, MCTC at 4:55 pm, Sep 16, 2025