

Derby P&Z Application Status Report –09/30/2025

<b>Applications</b>	<b>Received</b>	<b>History</b>	<b>Status</b>	<b>M.A.D. <sup>1</sup></b>
<b><u>Application # 2025-09-16-02</u></b>				
Glitzy Twins LLC, dba Luscious and Co. – 155 New Haven Avenue				
Hair Salon – Site Plan Review	9/16/2025			11/27/2025
*Notice has been provided to abutters				
*See email from Fire Marshall dated 9/30/2025				
*See Comment letter dated 9/30/2025				
*See draft motion to approve				

**RECEIVED**

By Marc J. Garofalo, MPA, MCC, MCTC at 4:49 pm, Sep 30, 2025

C.R.R.=Certified Mail w/ Return Receipt; P.H=Public Hearing; P.H.(O)=P.H. Open; P.H.(C)=P.H. Closed; P.H.(S)=P.H. Scheduled; M.A.D.=Mandatory Action date  
 1. Mandatory Action Date subject to change depending upon duration of public hearing and action by Commission.

September 30, 2025

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

SLR Project No.: 141.11563.00023

**RE: Glitzy Twins, LLC dba Luscious & Co. – Hair Salon**  
**155 New Haven Avenue**  
**Derby, Connecticut**

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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 Daniel Blizman of Twomile, LLC, dated September 11, 2025
3. Floor Plan entitled "SK-2, Proposed for Luscious and Co.", no scale shown, undated, prepared by Design X MFG.
4. Building Sketch with layout of proposed uses, not drawn to scale, undated, with an unknown author
5. Plan entitled "Site As-Built for Two Mile Properties, 155 New Haven Avenue, Derby, Connecticut, Sheet AB-1," scale: 1"=20', dated November 20, 2009, revised to September 23, 2025, prepared by John Paul Garcia & Associates, P.C.
6. Copies of letters sent to abutters and certificates of mailings received from USPS

## **Review Comments**

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

1. In accordance with Section 195-141, the applicant has provided evidence of notice to abutting property owners within 150' of the subject parcel.
2. The site plan should be revised to show the parking for Buck Electric and Blizzard Mechanical with 18 required spaces for Blizzard Mechanical and a minimum of 4 spaces for Buck Electric per their approval.

3. The site plan shows an area on the south side of the existing parking lot to include a landscaped island. We recommend that, at a minimum, for other areas not shown with parking spaces on the north side of the parking lot, to incorporate landscaped islands as well as provide additional spaces for ornamental or shade trees within the otherwise expansive paved surfaces.
4. There is a freestanding sign shown in the northern portion of the parcel, with no dimensions provided, though a note that a variance is required. The applicant should provide a little more detail on why a variance may be needed, and any dimensions to the sign if known at this time in accordance with Section 195-34.T
5. The area of wall signs shown on the building appear to exceed what would otherwise be allowed for wall sign areas. Section 195-69.B.(1)(a)[1] provides the limitations on wall sign areas in non-residential zones for buildings located within 100' of the street line.

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  
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC  
Dan Blizman – Twomile LLC

141.11563.00023.s2625.ltr



## Ryan McEvoy

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**From:** Brian Lampart <blampart@derbyct.gov>  
**Sent:** Tuesday, September 30, 2025 3:09 PM  
**To:** Ryan McEvoy  
**Subject:** Re: 155 New Haven Ave - Glitzy Twins

You don't often get email from blampart@derbyct.gov. [Learn why this is important](#)

Hi Ryan,

I have reviewed the documents that you sent, and I have no objection to the use of a salon at this location for the building configuration and access will generally be the same as it was prior. I will work with any new tenant(s) in order to keep the space in compliance with the Ct State Fire Safety Code.

*Brian Lampart*  
**Fire Marshal**  
City of Derby  
(203) 736-6976  
blampart@derbyct.gov

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**From:** Ryan McEvoy <rmcevoy@slrconsulting.com>  
**Sent:** Tuesday, September 30, 2025 2:19 PM  
**To:** Brian Lampart <blampart@derbyct.gov>  
**Subject:** 155 New Haven Ave - Glitzy Twins

Brian,  
Please see the attached documents submitted in support of this application. Do you have any site plan related concerns regarding the hair salon occupying a portion of the building? The Commission is meeting to review this tonight. Sorry for the late notice.

**Ryan McEvoy** PE  
Principal Civil Engineer

**D** 475-244-2302    **O** 203-271-1773  
**M** 203-606-2314    **E** rmcevoy@slrconsulting.com

SLR International Corporation  
99 Realty Drive, Cheshire, CT, United States 06410



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CITY OF DERBY – PLANNING & ZONING COMMISSION  
September 30, 2025

Application: Glitzy Twins, LLC, dba Luscious and Co. – Proposed Salon – 155 New Haven Avenue  
Application for Site Plan Approval  
Assessors Map 6-4, Lot 42

Motion: Following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Site Plan Application for J Glitzy Twins, LLC, dba Luscious and Co on property shown on Derby Assessors Map 6-4, Lot 42 subject to the following conditions:

The approval shall be based upon the following documents submitted in support of this application:

1. Application with Statement of Use
2. Authorization Letter from Daniel Blizman of Twomile, LLC, dated September 11, 2025
3. Floor Plan entitled “SK-2, Proposed for Luscious and Co.”, no scale shown, undated, prepared by Design X MFG.
4. Building Sketch with layout of proposed uses, not drawn to scale, undated, with an unknown author
5. Plan entitled "Site As-Built for Two Mile Properties, 155 New Haven Avenue, Derby, Connecticut, Sheet AB-1," scale: 1"=20', dated November 20, 2009, revised to September 23, 2025, prepared by John Paul Garcia & Associates, P.C.
6. Copies of letters sent to abutters and certificates of mailings received from USPS
7. Email from the Derby Fire Marshall dated September 30, 2025.
8. Testimony from the applicant, Commission, and City staff at the September 30, 2025 special meeting.

With the following stipulated conditions:

1. Any modifications to the above-mentioned drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary
2. A proposed free-standing sign shall not be included as part of this approval. A subsequent site plan application to the Derby Planning and Zoning Commission, with information required in Section 195-34.T of the Zoning Regulations shall be provided to the Commission prior to the installation of any new freestanding sign.
3. The site plan shall be revised to show the following:
  - a. parking for Buck Electric and Blizzard Mechanical with 18 required spaces for Blizzard Mechanical and a minimum of 4 spaces for Buck Electric per their approval.
  - b. The area of wall signs to not exceed the maximum allowable wall sign area for buildings within 100' of the street line per Section 195-69.B.(1)(a)[1] of the Zoning Regulations.

- c. Removal of asphalt and installation of an additional ornamental or shade trees on the north side of the existing bituminous parking areas not shown for parking spaces in the following locations (see referenced document #5):
  - i. The bituminous parking area adjacent to UI pole #3380,
  - ii. The bituminous parking area to the east of the 4 northernmost parking spaces and some 30-50' north of UI pole #3015.