



OFFICE ADDRESS:
241 MAIN STREET
ANSONIA, CT 06401
203-308-0028
www.aepmi.net
A Minority Business Enterprise

November 13, 2025

Mr. Gino DiGiovanni, Jr. – Chairman
 City of Derby
 Planning & Zoning Commission
 1 Elizabeth Street
 Derby, CT

RE: St. Vincent DePaul
 Revised Parking

Dear Commissioners,

My clients, St. Vincent DePaul of the Valley Thrift Shoppe and Food Bank is no longer requesting a reduction in parking under Section 195-54 B-6 of your Zoning Regulations. St Vincents is a retail and food bank operating in Derby providing household items, clothing and food for those in need in the Valley. We have submitted our application into Planning & Zoning for the expansion of the building to accommodate the increase in demand primarily to support the food bank. The current building size is not suitable for the increasing demand on food, and this expansion will help St Vincent DePaul provide food to more people in need.

Our current lot has 21 parking spaces for clients and an additional 3 spaces being occupied by clothing and storage bins used to collect and store donations from residents. Our new site plan will have 21 spaces plus two for storage drop off bins. We will lose two spaces due to the building expansion and will re-stripe to accommodate the 21 parking spaces. Additional parking is being provided across the street under an agreement with the landowners, Dew Drop Inn.

Our hours of operation are:

Thrift Shop Retail Monday - Friday 9:30 AM -2:30 PM , Saturday 9:30 AM – 4:00 PM
 Food Bank Monday - Friday 9:30 AM – 2:30 PM by Appointment only. Saturday as needed

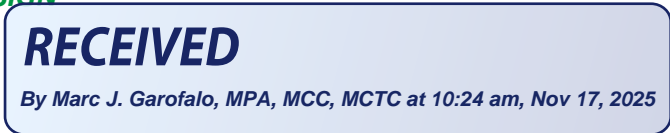
Square Footage of Spaces after expansion:

Retail Sales	2,496 SF	Parking by Zoning 6/1,000 SF	15 Spaces
Food Bank	1,172 SF	Parking by Zoning 6/1000 SF	7 Spaces
Storage	3,923 SF	Parking by Zoning 1/1000 SF	4 Spaces
Office	927 SF	Parking by Zoning 3/1000 SF	3 Spaces
Total by Zoning			29 Spaces

Parking by Use of space

Retail		15 Spaces
Food Bank	2 to 3 client per 30 minutes	3 Spaces
Storage	Dead storage for seasonal sales - existing staff	4 Spaces
Office	4 staff	4 Spaces
Total by Need		26 Spaces

Where **VISION** Meets **DESIGN**



Additional Parking is available to the St. Vincent DePaul operations in the rear lot on Park Avenue owned by Dew Drop Inn. All volunteer parking and staff parking will be in the Park Avenue lot that is owned by Dew Drop Inn under our agreement. A prior addition in 2014, approved by the Derby Planning & Zoning Commission, included a shared parking arrangement with 1 Park Avenue. The Owners of Dew Drop Inn also have issued a parking arrangement with Bad Sons Brewery; however, the hours of operation of Bad Sons and St Vincent are significantly different and do not conflict with each other, therefore any overflow during operations at St Vincent will not affect Dew Drop Inn or Bad Sons.

Michael S. Marcinek



Principal AEPM International LLC

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:24 am, Nov 17, 2025