



November 18, 2025

Ref: 43612.00

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

Re: Chase Bank  
552 New Haven Avenue  
Derby, Connecticut

Dear Mr. White,

VHB is pleased to submit the following responses to the November 12, 2025, memo prepared by Ryan McEvoy from SLR International Corporations regarding the proposed Chase Bank on 552 New Haven Avenue:

**Comment 1:** In accordance with Section 195-141, the applicant shall provide notice to abutting property owners (and those across the street) via certificate of mailing.

**Response:** Notices to abutting property owners were mailed on Thursday, November 13, 2025 and mailing certificates were provided to the City as part of the application.

**Comment 2:** The submitted documents include an affidavit that includes the lease area over land that is presently occupied by the parking lot serving Edge Fitness and the former Big Lots. Our research indicates that the applicant also has a lease area over the former Starbucks location, though the affidavit does not make reference to the area where the Starbucks is located. We recommend that the affidavit be revised to include all deeds that describe the lease areas owned by the applicant.

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*By Marc J. Garofalo, MPA, MCC, MCTC at 3:54 pm, Nov 18, 2025*

Engineers | Scientists | Planners | Designers

100 Great Meadow Road  
Wethersfield, Connecticut 06109

P 860.807.4300

F 860.372.4570



**Response:** The Affidavit has been revised to include all deed references that describe the lease areas owned by the applicant included in this application. A draft was submitted to the City Engineer and Legal Counsel for final review on Thursday, November 13, 2025.

**Comment 3:** The Stormwater Report shows a decrease in the rate of runoff as a result of a net decrease in impervious areas. Drainage from the Chase Bank site is routed partially through perforated piping, which should further serve to reduce the rate of runoff and promote groundwater recharge. Prior to installation, a test pit should be performed to verify that the perforated pipe is not located in a seasonally high groundwater table.

**Response:** A test pit will be performed prior to the start of construction to confirm seasonal high groundwater. The data will be submitted to the City engineer for review prior to the installation of the perforated header pipe.

**Comment 4:** The plans do not include any dumpster locations. The applicant should confirm how trash/recycled material is to be handled on site.

**Response:** The proposed Chase bank building will not produce significant refuse, and their program does not require a dedicated dumpster enclosure. Trash and recycling will be picked up at the location through a third-party contractor hired by the operator.

**Comment 5:** The plans include two site lighting poles at 20' height. No information, however, is provided regarding the light fixture chosen as a basis for the photometric analysis. Also, based on the photometric plan, there does not appear to be any building mounted lighting proposed. The applicant's engineer should confirm where building mounted lighting is proposed.

**Response:** The lighting plan proposed three new light poles using Evolve EACL Series fixtures that will be dark sky compliant. There are two exterior recessed lights proposed over the main entrance canopy. Details & specifications for both fixtures have been attached to this letter.

**Comment 6:** The site plan includes elimination of a full access onto Sodom Lane, and eliminating a right turn exit onto New Haven Avenue, all of which will require approval from the Office

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of State Traffic Administration (OSTA). We have the following suggestions regarding the access modifications:

- a. Curbing along Sodom Lane access removal shall match material and curb reveal of existing curbing on either side of the existing driveway.
- b. Consideration should be given to eliminating six spaces in the existing Edge Fitness parking lot at the existing access driveway to remain on Sodom Lane to facilitate access to and from the Chase Bank site.



- c. Consideration should be given to slightly modifying the one way entrance off New Haven Avenue to better align with the proposed parking spaces adjacent to the Chase Bank. Note that this would require shifting of an existing utility pole.
- d. Emergency vehicle access to the Chase Bank site should be reviewed with the Fire Marshall's Office.

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- Response:** The applicant will be submitting an Administrative Decision Application to OSTA to modify the existing certificate for the overall development. The entrances will be reviewed by the CTDOT during this process.
- a. Curbing used to close the existing curb cut on Sodom Lane will match the reveal and material of the existing curbing.
  - b. The Applicant and their existing tenants have a parking agreement which does not allow for the removal of the existing spaces along the shopping center's frontage. The proposed site circulation was designed to accommodate the existing tenant parking agreements.
  - c. The suggested modification for the right-in only entrance off of New Haven Avenue will be considered and reviewed with CTDOT.
  - d. Emergency access has been reviewed with the Fire Marshal and Fire Chief. Vehicles turning templates using a comparable fire apparatus have been provided for the Fire Marshal's and Fire Chief's review. The turning movements have been attached to this letter in support of the application.

We trust you will find these responses satisfactory. If you wish for additional information, please contact me at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "R Szwelicki".

Rod Szwelicki, P.E.  
Project Manager  
[RSzwelicki@VHB.com](mailto:RSzwelicki@VHB.com)

Mayor Joseph DiMartino – City of Derby  
Lisa Narowski, Secretary – Derby Building Department Chief  
Scott Todd – Derby Chief of Police  
Brian Lema, Esq., Derby Corporation Counsel – Berchem and Moses P.C.

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CUSTOMER NAME \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

DATE \_\_\_\_\_ TYPE \_\_\_\_\_

CATALOG NUMBER \_\_\_\_\_



## EACL® Series

LED Area Light/Compact Low Wattage

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.



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### Construction

<b>Housing:</b>	Die-cast aluminum housing with integral heat sink for maximum heat transfer
<b>Paint:</b>	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Standard = Black, Dark Bronze Gray, White (RAL & custom colors available) Optional coastal finish available.
<b>Weight:</b>	18 lbs (8.16 kg) Max depending on configuration

### Optical System

<b>Lumens:</b>	2,900 - 20,400
<b>Distribution:</b>	Asymmetric Forward Type IV Asymmetric Wide Type III Asymmetric Narrow/Auto Type II
<b>Efficacy:</b>	123 - 143 LPW
<b>CCT:</b>	3000K, 4000K, 5000K
<b>CRI:</b>	≥70

### Electrical

<b>Input Voltage:</b>	120-277V & 347-480V
<b>Input Frequency:</b>	50/60Hz
<b>Power Factor:</b>	> 90% at rated watts
<b>Total Harmonic Distortion:</b>	< 20% at rated watts

### Surge Protection\*

TYPICAL (120 STRIKES)	ENHANCED (40 STRIKES)
6kV/3kA*	10kV/5kA*

\*Per ANSI C136.2-2015

### Warranty

5 Year (Standard)

### Lumen Maintenance

#### Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX(10K) @ HOURS		
	25,000 HR	50,000 HR	60,000 HR
<b>A2, A3, A4, B2, B3, B4, C2, C3, C4D2, D3, D4, E2, E3, E4, F2, F3, F4</b>	L94	L90	L88
<b>H2,H3, H4</b>	L97	L96	L96

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

### Luminaire Ambient Temperature Factor

AMBIENT TEMP (°C)	INITIAL FLUX FACTOR	AMBIENT TEMP (°C)	INITIAL FLUX FACTOR
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

### Ratings

<b>Operating Temperature:</b>	-40°C to 50°C
<b>Vibration:</b>	3G vibration per ANSI C136.31-2018
<b>LM-79:</b>	Testing in accordance with IESNA Standards

### Controls

<b>Dimming:</b>	Standard - 0-10V Optional - DALI (Option U)
<b>Sensors:</b>	Photo Electric Sensors (PE) available LightGrid+™ and Daintree Compatible



Not all product variations listed on this page are DLC qualified. Visit [www.designlights.org/search](http://www.designlights.org/search) to confirm qualifications.

CUSTOMER NAME \_\_\_\_\_

PROJECT NAME \_\_\_\_\_

DATE \_\_\_\_\_ TYPE \_\_\_\_\_

CATALOG NUMBER \_\_\_\_\_

### Ordering Information

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EACL 01

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PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (MIN)	CCT	DIMMING <sup>2</sup>	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve	01	0 = 120-277V <sup>1</sup>	Ax=3000 lm	AF = Asymmetric Forward	7 = 70	30 = 3000K <sup>11</sup>	N = Dimming thru PE receptacle	1 = None	C1 = Integral Slip-fitter for 1.25" - 2" Pipe (1.66in. OD - 2.378 in. OD) <sup>4</sup>	GRAY = Gray	F = Fusing <sup>12</sup>
AC = Compact Area Light		H = 347-480V <sup>1</sup>	Bx=5000 lm	AW = Asymmetric Wide		40 = 4000K	D = External Dimming 18/2-3ft cable	A = ANSI 7-pin PE receptacle (no control)	D1 = Universal Mounting Arm, fitted for round or square pole mounting <sup>5</sup>	BLCK = Black	H1 = Motion Sensor w/ LightGrid
L = Low Voltage		1 = 120V	Cx=7500 lm	AN = Asymmetric Narrow/Auto		50 = 5000K	X = No External Dimming Leads	D = ANSI 7-pin PE receptacle with shorting cap provided	K1 = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon <sup>5,6</sup>	DKBZ = Dark Bronze	H2 = Motion Sensor (Daintree) <sup>8</sup>
		2 = 208V	Dx=10000 lm					E = ANSI C136.41 7-pin with Non-Dimming PE Control <sup>3</sup>	S1 = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon <sup>5,6</sup>	WHITE = White	H4 = Motion Sensor (Wattstopper) <sup>13</sup>
		3 = 240V	Dx=10000 lm						V1 = Knuckle Wall Mount <sup>5,6</sup>		J = cUL/Canada
		4 = 277V	Ex=12500 lm								L = Tool-Less Entry
		5 = 480V	Fx=15000 lm								R = Enhanced Surge Protection (10kV/5kA)
		D = 347V	Hx=20000 lm								U = DALI dimming <sup>7</sup>
											V = 3-Position Terminal Block
											Y = Coastal Finish <sup>10</sup>
											XXX = Special Options

<sup>1</sup> Not Available with Fusing, Must Choose a Discrete Voltage with "F" Option Code

<sup>2</sup> Note Standard Dimming is 0-10V

<sup>3</sup> PE Control only available for 120-277V, 347V or 480V Discrete Voltage.

<sup>4</sup> Supplied with 3ft leads

<sup>5</sup> Supplied with 16/3 ft Cable

<sup>6</sup> Restricted Aiming Angle of 0-45°

<sup>7</sup> Compatible with LightGrid+™ Wireless Control Nodes, Not Compatible with Motion Sensor Control

<sup>8</sup> H2 Sensor is not available in High Voltage (347V, 480V or 347-480V)

<sup>10</sup> Recommended for installations within 750 feet from coast. Lead time varies, check with factory.

<sup>11</sup> Select 3000K CCT for IDA approved fixtures.

<sup>12</sup> Fusing not available with the following options: optical codes AX, BX; voltage options 347V, 480V

<sup>13</sup> Not available with optical codes AX or BX



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**ILLUMINATION™**

# BULLET - MINI OUTDOOR RECESSED FIXED DOWNLIGHT

**WET LOCATION - IP66**

**LED**

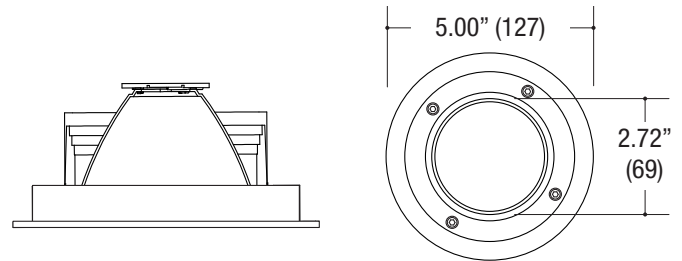
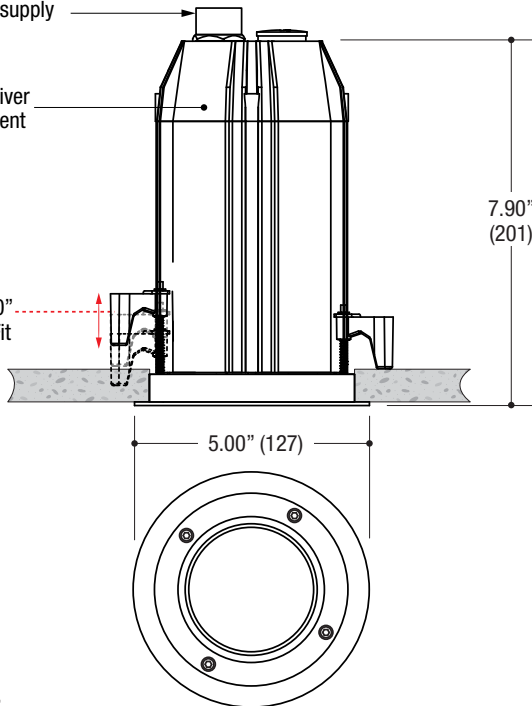
PROJECT	TYPE	CATALOG NUMBER
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Measurements in ( ) are metric equivalents.

1/2" NPT Adapter w/ Gasket to accept  
Conduit Connector  
(By installing contractor)  
Ensure to leave room for  
connector supply

Integral Driver  
Compartment

Adjustable  
.38" - 1.80"  
Pressure Fit



### DOWNLIGHT

- Recessed fixed downlight
- Die-cast aluminum trim
- Powder coat finish

### HOUSING

- Extruded aluminum central housing
- Powder coat finish
- Dust and water jet tight sealed
- **Ceiling Cut-Out - Ø4.65"**

### LED SOURCE

- Field-changeable optic
- **CREE**

### ELECTRICAL

- Integral LED driver included
- Primary wiring compartment with power supply
- Superpure aluminum reflector
- Dimmable

### MOUNTING

- Swing out pressure fit mounting clips
- Adjustable up to 1.80" max. ceiling thickness

### LABELS

- Suitable for wet location
- IP66 rated



### ORDERING INFO

SERIES	WATTAGE	CRI / COLOR	BEAM	DRIVER / VOLTAGE	FINISH
<b>5911-1AA-T</b>	<b>08C</b> 8W LED 780lm	<b>8027</b> 80CRI / 2700K <b>8030</b> 80CRI / 3000K	<b>N</b> Narrow 15° <b>M</b> Medium 36° <b>W</b> Wide 46° <b>V</b> Very Wide 67°	<b>DMU</b> Dimming Multiple Forward/Reverse Phase (120V only) 0-10V Wires Present (120-277V)	<b>SS</b> Silver
<b>BULLET MINI</b> Die-Cast Aluminum Trim Fixed Downlight Trimmed Fixture	<b>13C</b> 13W LED 1050lm  <b>19C</b> 19W LED 1420lm  Delivered lumens @ 80CRI / 3000K Narrow Beam	<b>8035</b> 80CRI / 3500K <b>8040</b> 80CRI / 4000K <b>9227</b> 92CRI / 2700K <b>9230</b> 92CRI / 3000K <b>9235</b> 92CRI / 3500K <b>9240</b> 92CRI / 4000K			

Ordering Example: **5911-1AA-T-19C-8030-N-DMU-SS**

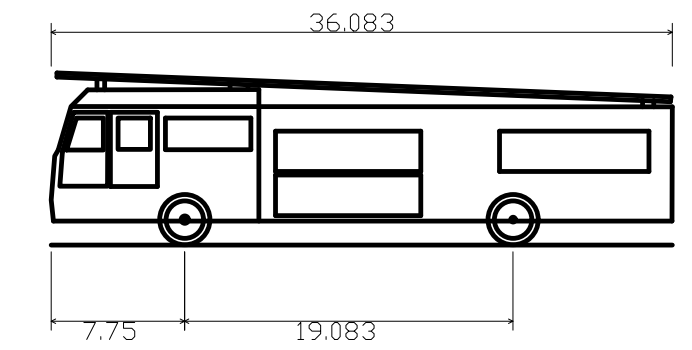
©2023 LF ILLUMINATION LLC

We reserve the right to change or  
withdraw specifications without prior notice.

HEADQUARTERS  
9200 Deering Avenue  
Chatsworth CA 91311

Telephone: 818-885-1335  
Toll Free: 855-885-1335  
Fax: 818-576-1335

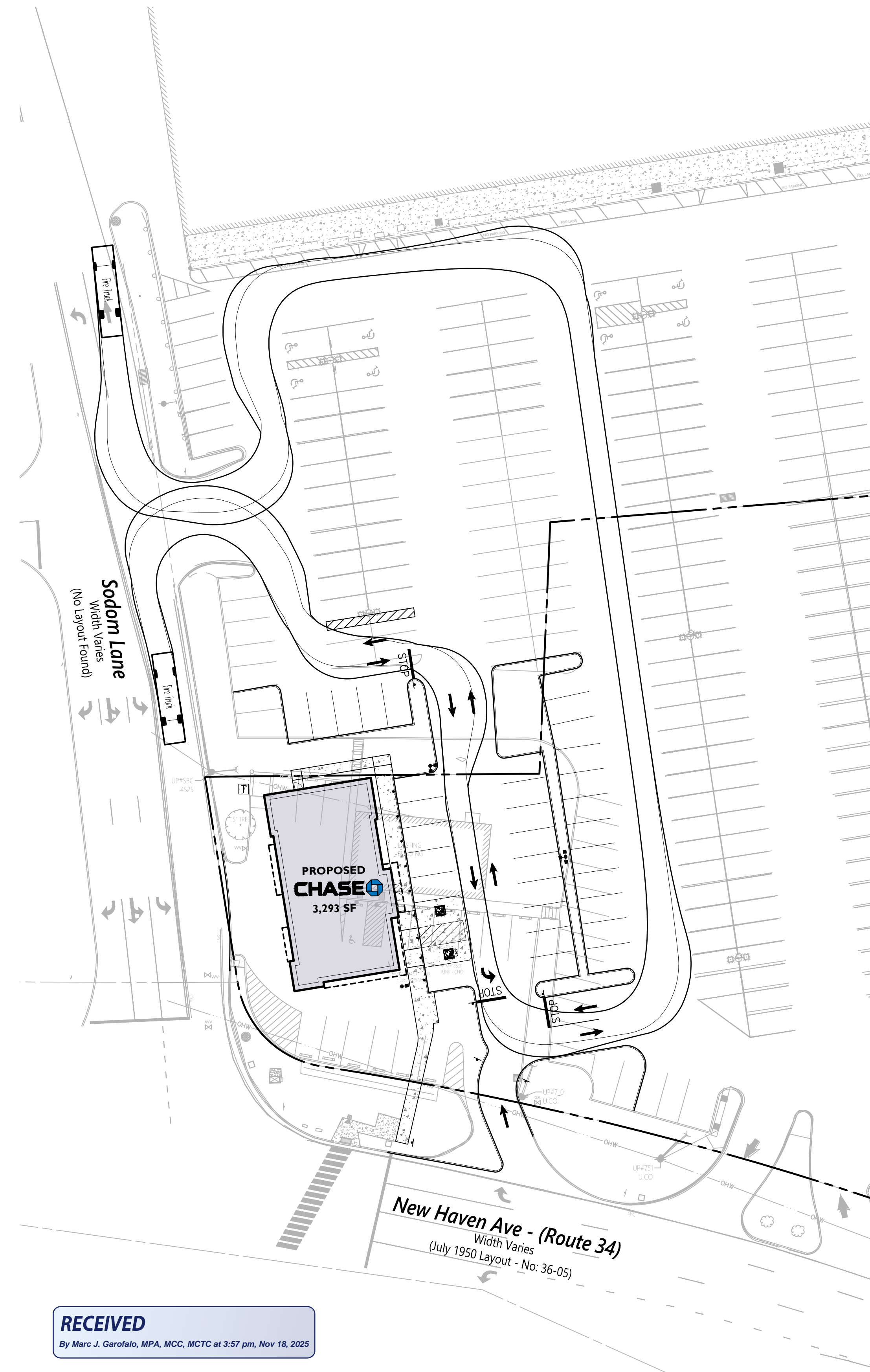
[www.lfillumination.com](http://www.lfillumination.com)  
rev: 051123



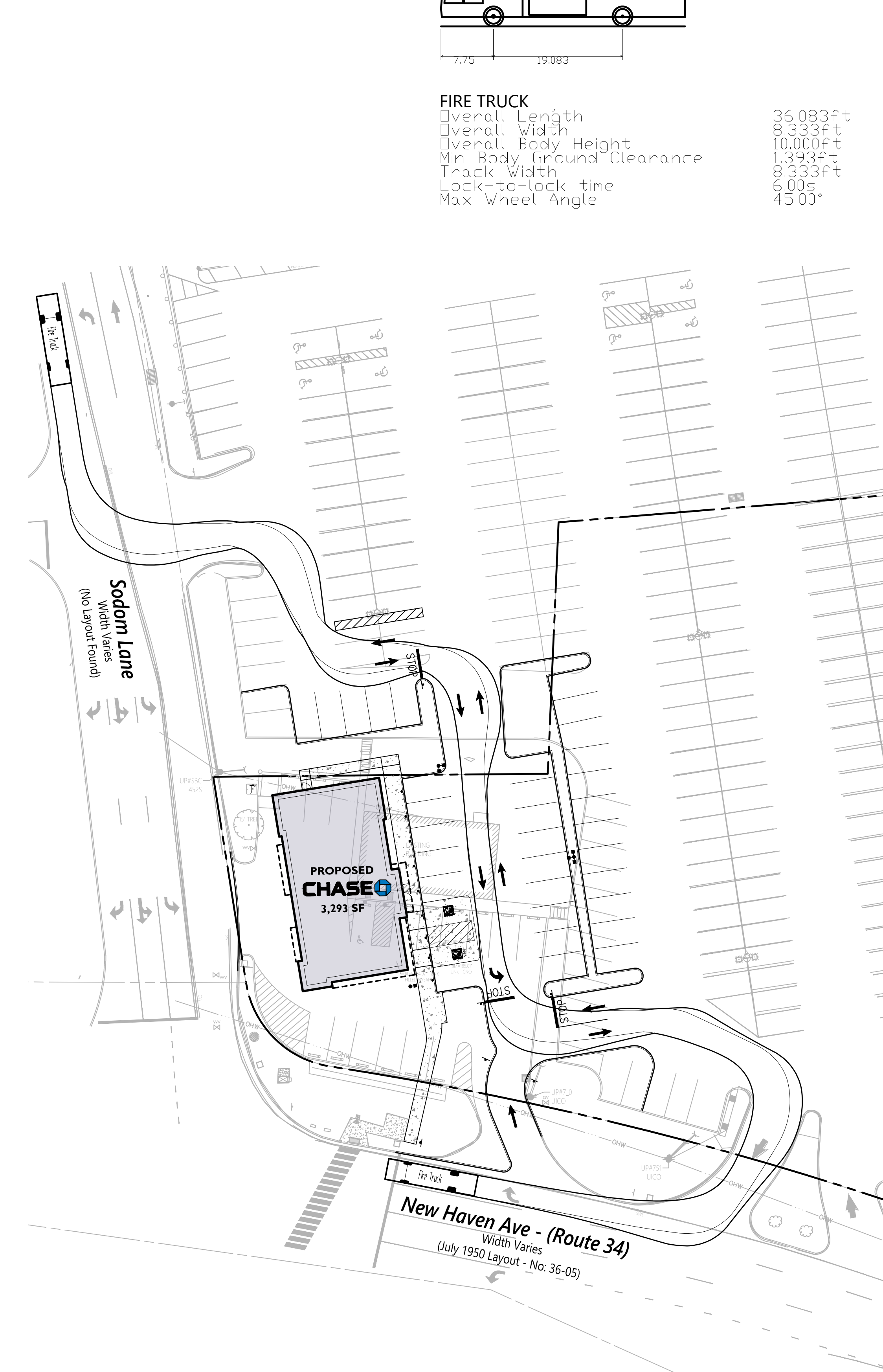
FIRE TRUCK	
Overall Length	36.083ft
Overall Width	8.333ft
Overall Body Height	10.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°



Fire Truck Turn - New Haven Avenue Right-In



Fire Truck Turn - Sodom Lane Right-In



Fire Truck Turn - Sodom Lane Left-In

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# Truck Turn Exhibit - Fire Truck

## Proposed Chase Bank

### 552 New Haven Avenue, Derby, CT

