

November 12, 2025

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

SLR Project No.: 141.11563.00023

RE: Chase Bank
552 New Haven Avenue
Derby, Connecticut

Dear Mr. White:

Pursuant to your request, we have reviewed the maps, plans, and data submitted in support of the above-referenced application.

1. Derby Planning and Zoning Commission Application for Special Exception Use and/or Site Plan Approval, dated October 8, 2025
2. Letter regarding Site Plan Application, dated October 8, 2025, prepared by VHB
3. Memorandum regarding Chase Bank Trip Generation, dated October 2, 2025, prepared by VHB
4. Stormwater Report, dated October 2025, prepared by VHB
5. Affidavit of Rights and Interests, signed by Steven Kaufman, dated October 20, 2025
6. Site Plans, dated October 8, 2025, prepared by VHB, with the following sheets:
 - Sheet C-1.0 "Legend and General Notes"
 - Sheet C-2.0 "Overall Site Plan," scale: 1" = 30'
 - Sheet C-2.1 "Layout and Materials Plan," scale: 1" = 20'
 - Sheet C-3.0 "Grading and Drainage Plan," scale: 1" = 20'
 - Sheet C-4.0 "Utility Plan," scale: 1" = 20'
 - Sheet C-5.0 "Erosion and Sediment Control Plan," scale: 1" = 20'
 - Sheets C-6.1 and C-6.2 "Site Details"
 - Sheet L-1.0 "Landscape Plan," scale: 1" = 10'
 - Sheet L-2.0 "Landscape Details"
 - Sheet PH-1.0 "Photometric Plan"
7. Architecture Plans, dated August 11, 2025, prepared by TPG Architecture, scale 1/4" = 1'-0", containing the following sheets:
 - Sheet ASK-001 "Ground Floor Plan"
 - Sheet ASK-002 "Exterior Elevations"
 - Sheet ASK-003 "Exterior Elevations"

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We offer the following comments based on the documents prepared by the applicant.

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

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- 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.

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.

Regards,

SLR International Corporation

Ryan McEvoy, PE
Principal Civil Engineer
rmcevoy@slrconsulting.com

cc: 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.
Rod Szwelicki, PE – VHB

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