

Marc Garofalo

From: Dominick Thomas <djt@cohen-thomas.com>
Sent: Friday, May 15, 2020 11:45 AM
To: Carlo Sarmiento; Lisa Narowski; Ryan McEvoy; Schellenberg, Barbara M.; Marc Garofalo
Cc: George Schrade; Alan Shepard; Carmen DiCenso; Andrew Baklik
Subject: Schrade Roosevelt from Derby / P&Z Site Plan Application
Attachments: Site Plan Application 5-11-2020 SIGNED.pdf; Statement of Use.pdf; Renderings of possible buildings.pdf; Plan set 5-11-2020 for filing.pdf; 1986 Closeup.jpg; 1970 aerial.jpg; 1951 aerial.jpg; 1986 aerial.jpg; Adjacent Property Owners List.pdf

Attached is the Site Plan Application and related documents filed by Schrade Roosevelt, LLC. My client asks that this application be on the agenda of the 5/19 P&Z meeting and we will be available to make a presentation. Currently there is an application pending before the Derby Inland Wetlands Agency which determined that the regulated activity did not have a substantial impact and did not schedule a public hearing. The Derby IWA will further consider the application before it on 6/10.

I have notified IMCO Realty, LLC, an abutter, through its attorney. The other two abutters are the City of Derby and the State of Connecticut. The City of Derby is the owner of the property and my client was the only bidder when the City offered the property for sale. I have sent a letter to the address listed for the State of Connecticut in the Assessor's records.

Please send the zoom meeting information to myself, my client and Alan Shepard who are copied on this email.

Dominick J. Thomas, Jr.
Cohen and Thomas
315 Main Street
Derby, CT 06418
T: 203-735-9521
F: 203-732-8129

*******Confidentiality Notice*******

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DERBY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION USE AND/OR SITE PLAN APPROVAL

Planning & Zoning Commission – City of Derby 1 Elizabeth Street Derby, CT 06418

DATE: May 11, 2020

NAME OF APPLICANT: Schrade Roosevelt, LLC

ADDRESS OF APPLICANT: c/o Atty Dominick Thomas, 315 Main St., Derby, CT 06418

TELEPHONE: 203-735-9521

INTEREST IN PROPERTY: Own _____ Rent _____ Option to Buy XX Other _____

OWNER OF PROPERTY: City of Derby

ADDRESS OF PROPERTY OWNER: 1 Elizabeth Street, Derby, CT

LOCATION OF PROPERTY: Portion of Assessor's Map 7-8, Parcel 1

Zone I-1 Map 7-8 Block _____ Lot 1

Size (SQ.FOOTAGE) & DIMENSIONS OF PROPERTY: See A-2 Survey

GROSS FLOOR AREA (SQ.FOOTAGE) OF PROPOSED BUILDING/USE: 40,500 Sq. Ft.

CITY STREET FRONTAGE: None - access through City Property to Division Street

CITY WATER & SEWERS: City water and city sewers

INTENDED USE AND/OR PROPOSED SPECIAL EXCEPTION USE (Describe in detail, if multi-family housing, state

of bedrooms in each apartment): Contractor yard to for crane business plus warehouse and storage of large equipment and commercial vehicles for other businesses.

SUBMIT TO THE ZONING OFFICER:

Ten complete packets consisting of the following documents:

1. Site Plan, accompanied by this application
2. Statement of Use
3. Preliminary architectural plans of all proposed buildings, structures & signs, including general exterior elevation, Prospective drawings and generalized floor plans.

A fee as described on the Derby P & Z Fee Schedule shall accompany this application.
Attach legal description of property.

REFER TO DERBY ZONING REGULATIONS ARTICLE V-SITE PLAN REVIEW FOR DETAILED INFORMATION.ON SITE PLAN REQUIREMENTS.

EXTRAORDINARY EXPENSES:

Following the initial application fee and review fee, the applicant will be required to reimburse the commission for any additional charges which result from associated consultant fees for the further review of any plan requiring modifications/observations including, but not limited to drainage, retaining walls, soil removal, land surveying, impact analysis, advertising, mailing, or inspection fees.

CITY OF DERBY CODE-CONSULTANT & PROFESSIONAL REVIEW FEE

SEC 85-3. Monthly payment review

Any applicant who proposes any project to any board, commission, authority or agency of the municipality of Derby shall pay all fees and costs of any consultant or professional who shall be engaged or contacted in order for the board, commission, authority or agency to adequately and appropriately review said project or the effect of said project. These fees and costs must be paid directly to the City Clerk on a monthly basis. No board, commission, authority or agency shall continue review of or approve said project until it receives written verification from the City Clerk that all fees and costs have been timely paid.


Dominick J. Thomas, Jr.

Applicant's Signature

Cohen and Thomas

Company Name (if applicable)

FOR OFFICIAL USE:

Application Submitted: _____

Forwarded for Review: _____

Application Fee: _____

Initial Review Fee _____

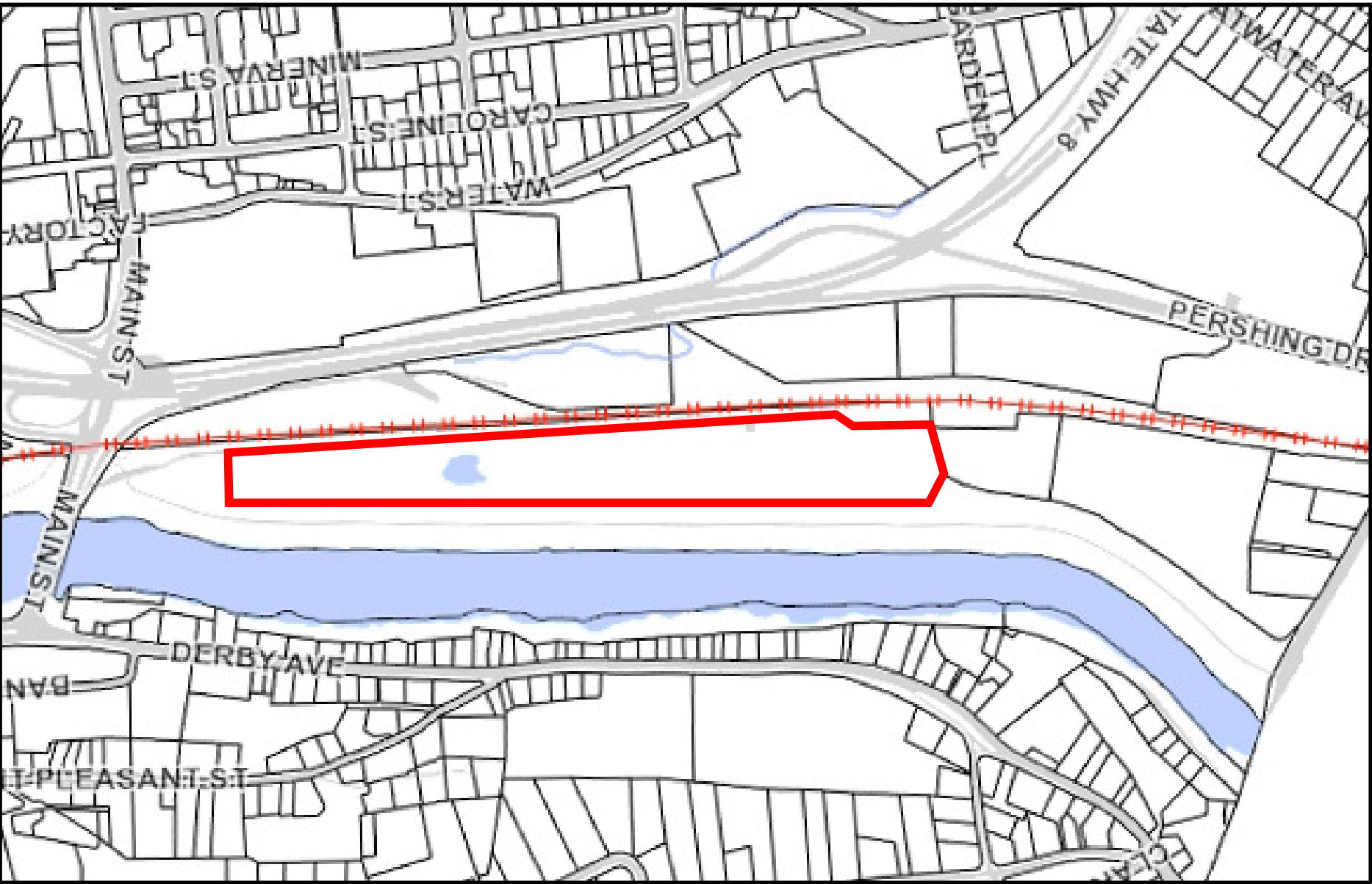
Public Hearing Fee _____

Total Fee _____

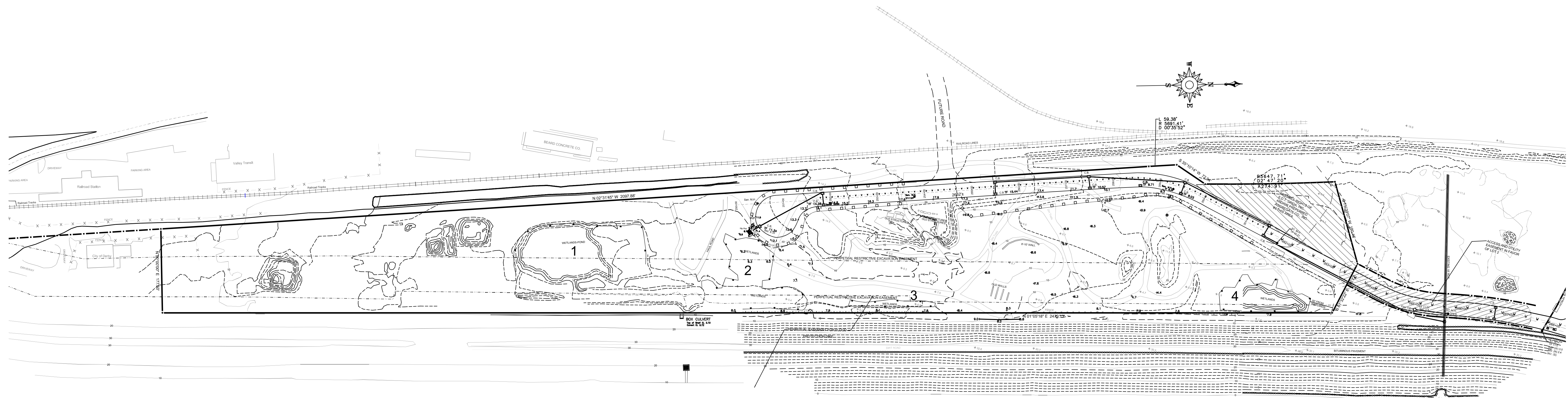
Comments: _____

SCHRADE ROOSEVELT, LLC
DERBY COMMERCE PARK
PORTION OF ASSESSOR'S MAP 7-8, PARCEL 1
DERBY, CONNECTICUT

- INDEX:
- 1. OVERALL SITE PLAN
 - 2. SITE AND GRADING PLAN
 - 3. SOIL AND EROSION CONTROL PLAN
 - 4. EXISTING CONDITIONS MAP
 - 5. DETAIL SHEET



LOCATION MAP SCALE: 1"=500'



APPLICANT:

SCHRADE ROOSEVELT, LLC
C/O ATTY DOMINICK THOMAS
315 MAIN STREET
DERBY, CT 06418
203-735-9521

PREPARED BY:

NOWAKOWSKI, O'BYMACHOW, KANE & ASSOCIATES
415 HOWE AVENUE
SHELTON, CONNECTICUT
203-924-7745

DATED APRIL 10, 2020, REVISED MAY 11, 2020

APPROXIMATE TOTAL AREA = 628,192 Sq. Ft. or 14.4 Acres

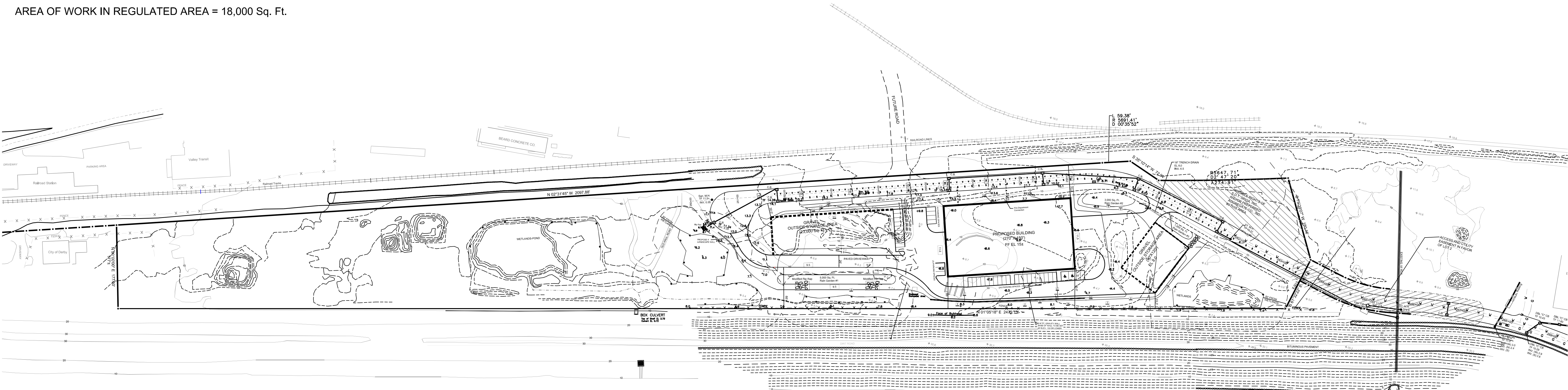
APPROXIMATE WETLANDS = 63,350 Sq. Ft. or 1.4 Acres

WETLAND AREA IS APPROXIMATELY 10% OF THE LOT AREA

AREA OF LAND DISTURBANCE = 4.6 ACRES

AREA OF WETLAND FILLING = NONE

AREA OF WORK IN REGULATED AREA = 18,000 Sq. Ft.



LEGEND

SYMBOL	DESCRIPTION
	Sanitary Manhole
	Catchbasins
	Existing Contour
	Existing Contour
	Existing Spot Elev.
	Proposed Contour
	Proposed Spot Elev.
	Stone Wall
	Wetlands
	Silt Fence
	Anti-Tracking Apron
	LIMIT OF DISTURBANCE
	Water Line
	Gas Line
	Sewer Line

PARCEL IS LOCATED IN ZONE I-1 INDUSTRIAL ZONE:

	REQUIREMENTS:	PROPOSED:
LOT AREA	40,000 Sq. Ft.	628,192+- Sq. Ft.
LOT WIDTH	100 FT.	276.6 Ft.
MAX. LOT COVERAGE INCLUDING OUTDOOR STORAGE AREA	60%	23%
MAX. HEIGHT	35 Ft.	-35 Ft.
MIN. FRONT YARD	20 Ft.	455± Ft.
MIN. REAR YARD	20 Ft.	1,756± Ft.
MIN. SIDE YARD	20 Ft.	68.1 Ft.

5/11/20

DATE:

DESCRIPTION

REVISIONS

Revisions

DESCRIPTION

REVISIONS

OVERALL SITE PLAN
PREPARED FOR
SCHRADE ROOSEVELT, LLC
DERBY COMMERCE PARK
DERBY, CONNECTICUT

SCALE: 1"= 100'
0 100 200

DATE: April 10, 2020

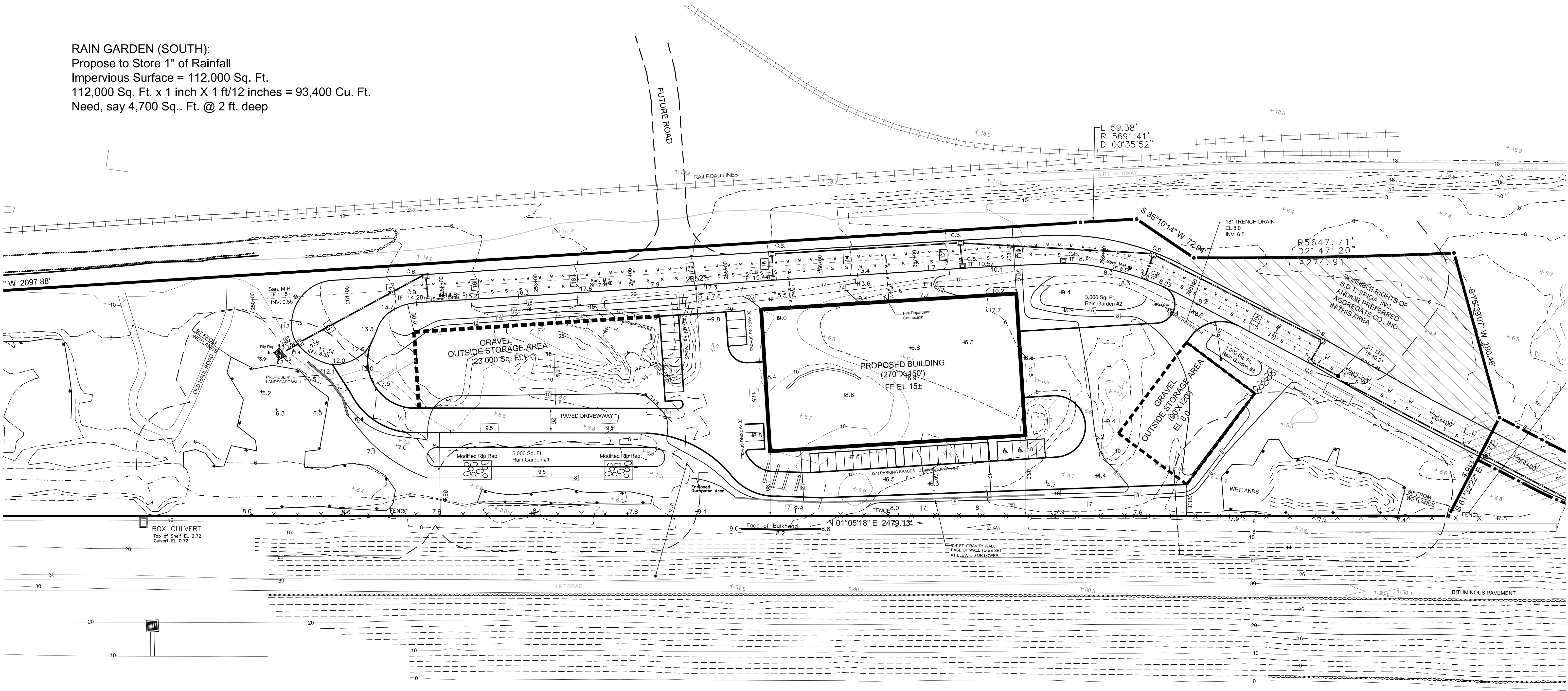
MAP# A-4324 SEARCH 5210 FB/PG 000/00 DRAWING 192726

CIVIL ENGINEERING
NOK
LAND SURVEYING

NOWAKOWSKI — O'BYMACHOW — KANE, ASSOCIATES
CIVIL ENGINEERING & LAND SURVEYING
415 HOWE AVENUE
SHELTON, CONNECTICUT 06484
PHONE: (203) 924-7745 FAX: (203) 924-7526
Records since 1922

1

RAIN GARDEN (SOUTH):
Propose to Store 1" of Rainfall
Impervious Surface = 112,000 Sq. Ft.
112,000 Sq. Ft. x 1 inch X 1 ft/12 inches = 93,400 Cu. Ft.
Need, say 4,700 Sq.. Ft. @ 2 ft. deep



APPROXIMATE TOTAL AREA = 628,192 Sq. Ft. or 14.4 Acres
APPROXIMATE WETLANDS = 63,350 Sq. Ft. or 1.4 Acres
WETLAND AREA IS APPROXIMATELY 10% OF THE LOT AREA
AREA OF LAND DISTURBANCE = 4.6 ACRES
AREA OF WETLAND FILLING = NONE
AREA OF WORK IN REGULATED AREA = 18,000 Sq. Ft.

RAIN GARDEN (NORTH):
Propose to Store 1 Inch of Rainfall
Impervious Surface = 37,000 Sq. Ft.
37,000 Sq. Ft. X 1 inch X 1 ft./12 inches = 3,083Cu. Ft.
Need, Say 3,500 Sq. Ft. at 1 ft. deep

PARKING CALCULATIONS:

PER SECTION 195-54 "Parking Spaces; number and location of the Derby Zoning Regulations

Minimum Required Parking Spaces for a Warehouse and other Enclosed Storage is 1 space per 1,000 Sq. Ft. of gross floor area

PROPOSED BUILDING = 40,500 Sq. Ft.

40,500/1,000 = 40.5, Say 41 Parking Spaces Required

PROVIDED: 41 Parking Spaces (2 are Handicap Accessible)

LEGEND	
SYMBOL	DESCRIPTION
	Sanitary Manhole
	Catchbasins
	Existing Contour
	Existing Contour
	Existing Spot Elev.
	Proposed Contour
	Proposed Spot Elev.
	Stone Wall
	Wetlands
	Slit Fence
	Anti-Tracking Apron
	LIMIT OF DISTURBANCE
	Water Line
	Gas Line
	Sewer Line

5/11/20

DATE:

Revisions

DESCRIPTION

REVISIONS

MAP#

A-4324

SEARCH

5210

FB/PG

000/00

DRAWING

192726

SITE AND GRADING PLAN

PREPARED FOR

SCHRADE ROOSEVELT, LLC

DERBY COMMERCE PARK

DERBY, CONNECTICUT

SCALE: 1"= 50'

0

50

100

DATE: APRIL 10, 2020

CIVIL ENGINEERING

NOK

LAND SURVEYING

NOWAKOWSKI – O'BYMACHOW – KANE, ASSOCIATES

CIVIL ENGINEERING & LAND SURVEYING

415 HOWE AVENUE

SHELTON, CONNECTICUT 06484

PHONE: (203) 924-7745

FAX: (203) 924-7526

Records Since 1982

2

SOIL AND EROSION CONTROL PLAN:

1. INSTALL ANTI-TRACKING PADS.

2. CLEAR TREES WITHIN THE LIMIT OF DISTURANCE. DO NOT CLEAR TREES AT THE BASE OF THE DIKE OUTSIDE THE LIMIT OF DISTURBANCE LINE. ALSO DO NOT CLEAR TREES IN THE PROPOSED DEVELOPMENT AREA THAT CAN BE SAVED WITHOUT INTERFERING WITH THE DEVELOPMENT.

3. INSTALL SILT FENCE, HAY BALES AND SEDIMENT BASINS.

4. GRADE AND STABILIZE THE SOUTH STORAGE AREA.

5. START GRADING FOR BUILDING. CONSTRUCT BERM FOR SOUTH RAIN GARDEN.

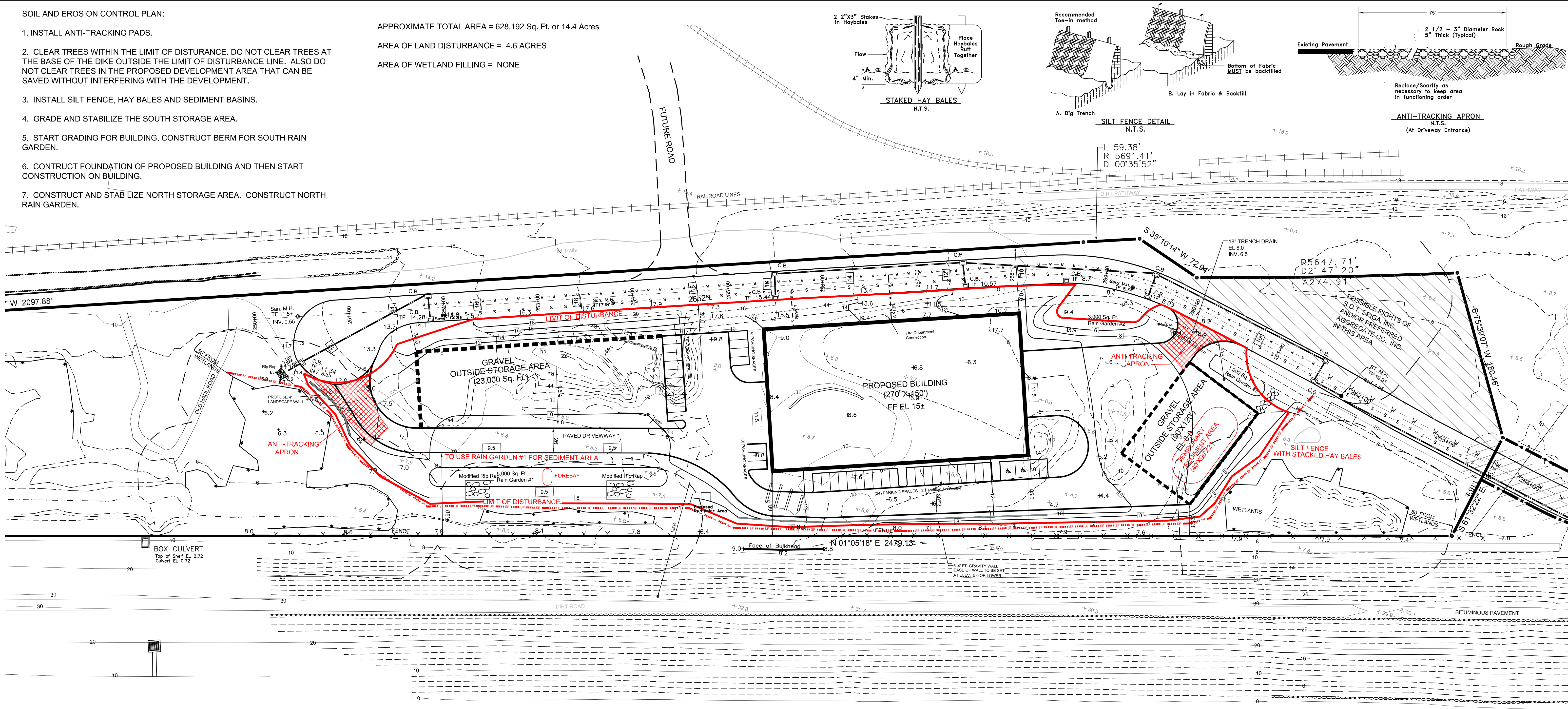
6. CONSTRUCT FOUNDATION OF PROPOSED BUILDING AND THEN START CONSTRUCTION ON BUILDING.

7. CONSTRUCT AND STABILIZE NORTH STORAGE AREA. CONSTRUCT NORTH RAIN GARDEN.

APPROXIMATE TOTAL AREA = 628,192 Sq. Ft. or 14.4 Acres

AREA OF LAND DISTURBANCE = 4.6 ACRES

AREA OF WETLAND FILLING = NONE



SOIL EROSION CONTROL NARRATIVE

A. INTRODUCTION

The site is a 14.4 acre parcel of land that has been used for many purposes over the years. Currently it is vacant and is proposed to be developed as a warehouse storage facility with associated parking, driveways and outside storage.

B. MAINTENANCE AND INSPECTION OF EROSION CONTROLS

	Inspection and Silt Removal	Replacement
Silt Fence	Weekly and after heavy rain	Yearly, ripped sections shall be replaced promptly
Haybales	Weekly and after heavy rain	Every 3 months
Anti-tracking Apron	Monthly	Every 3 months
Seeding	Every week and after every rain until germination	As necessary
Sediment Ponds	Every week and after every rain until	As necessary

*Inspections by an independent professional would be recommended during the period of stream crossing work with reporting to the Oxford Conservation Commission staff. At the minimum these inspections should be weekly, immediately before a rain event forecasted to be more than 0.5 inches, and immediately after any run-off producing rain event or when activity is being done in the stream bed and monthly thereafter. These inspections should continue until all exposed areas are permanently stabilized.

MAINTENANCE SCHEDULE DURING CONSTRUCTION:

RAIN GARDENS: are to be inspected after every significant rain storm event of 1 inch or more during construction.

MAINTENANCE SCHEDULE AFTER CONSTRUCTION:

RAIN GARDENS: After the project has been completed for 2 years the rain gardens will be inspected and maintenance performed if necessary annually. They are to be checked annually in the springtime after the snow melts. Any silt accumulations of more than 3 inches shall be removed.

C. SEEDING SPECIFICATION

1. Prepare with 4" topsoil (minimum) lime with ground limestone applying 100 lb./1,000 s.f. and 10: 10: 10: fertilizers at 5 lb./1,000 s.f. Seed with a mix having 10, 20, 10 percent by weight of Tall Fescue, Red Fescue, and Perennial Rye April 1 - June 15 or August 15 - October 12 as permanent Mowing is discouraged unless necessary to provide adequate site distances.

D. CONSTRUCTION TIMING

Construction is anticipated to begin in the Fall of 2020 if approvals are obtained.

F. CONSTRUCTION SEQUENCE -PHASES:

PHASE ONE:

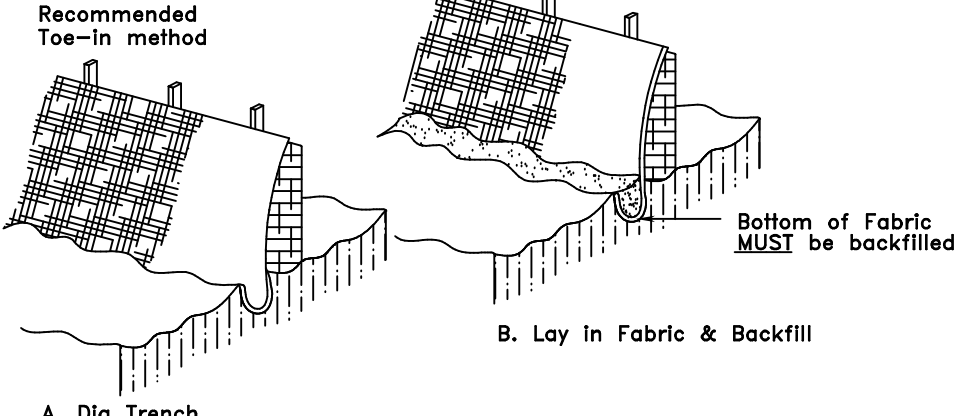
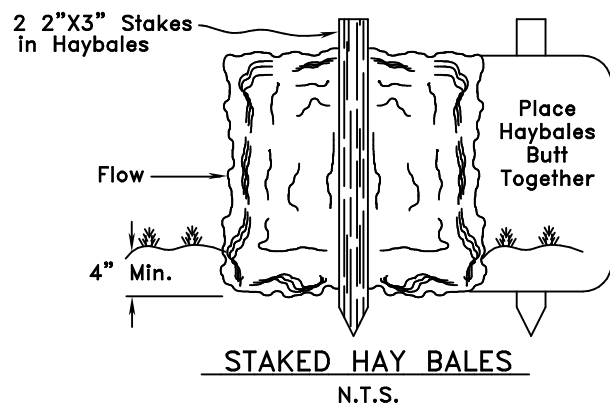
1. A pre-construction meeting should be held on site with the Derby Zoning Enforcement officer, site contractor, owner and site engineer. Notice should be given to the Derby Zoning Enforcement Officer at least 48 hours prior to commencement of site work.
2. Stake out limit of disturbance.
3. Install anti-tracking pad and silt fence.
4. Clear the trees maintaining trees along the base of the dike and significant inside the project that can be saved.
5. Prepare sediment basins.
6. Rough grade the area around the proposed building concentrating on the southerly storage area directing run-off to sediment ponds. Gravel driveway.
7. Construct Building.
8. Pave driveway, stabilize site.
9. Final grade and construct rain gardens as noted on the plan.
10. Stabilize site. Remove soil erosions controls.

EROSION AND SEDIMENT CONTROL PLAN

1. Land disturbance will be kept to a minimum reestablishment will be scheduled as soon as practical.
2. Haybale and/or fabric filters will be installed at all culvert outlets and along the toe of all critical cut and fill slopes.
3. Culvert discharge areas will be protected with rip-rap channels; energy dissipators will be provided as necessary.
4. Catchbasins will be protected with haybale filters throughout the construction period and until all disturbed areas are thoroughly stabilized.
5. All erosion and sediment control measures will be constructed in accordance with the standards and specifications of the "2002 Erosion and Sediment Control Guidelines".
6. Erosion and sediment control measures will be installed prior to construction.
7. All control measures will be maintained during the construction period.
8. Additional control measures will be installed during the construction period, if necessary or required.
9. Sediment removed from control structures will be disposed of in a manner which is consistent with the intent of the plan.

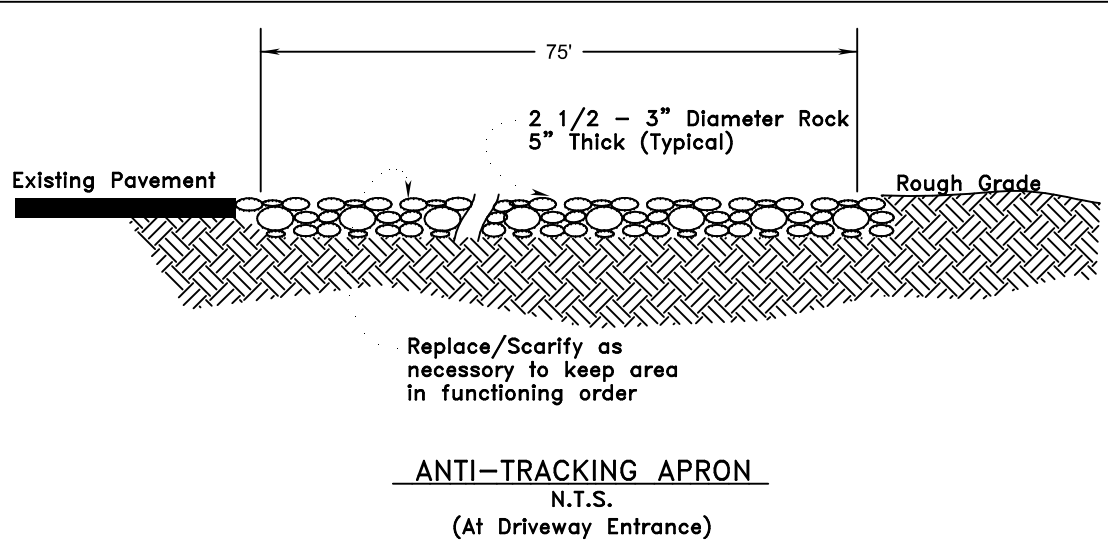
George Schrade
Quick Plc
205 Water Street
Derby, CT 06418
203-924-2000
203-395-2811

are assigned the responsibility for implementing this erosion and sediment control plan. This responsibility includes the installation and maintenance of control measures, informing all parties engaged on the construction site of the requirements and objectives of the plan, notifying the Inland Wetland Commission of any transfer of this responsibility and for conveying a copy of the Erosion and Sediment Control Plan if the title to the land is transferred.



SILT FENCE DETAIL
N.T.S.

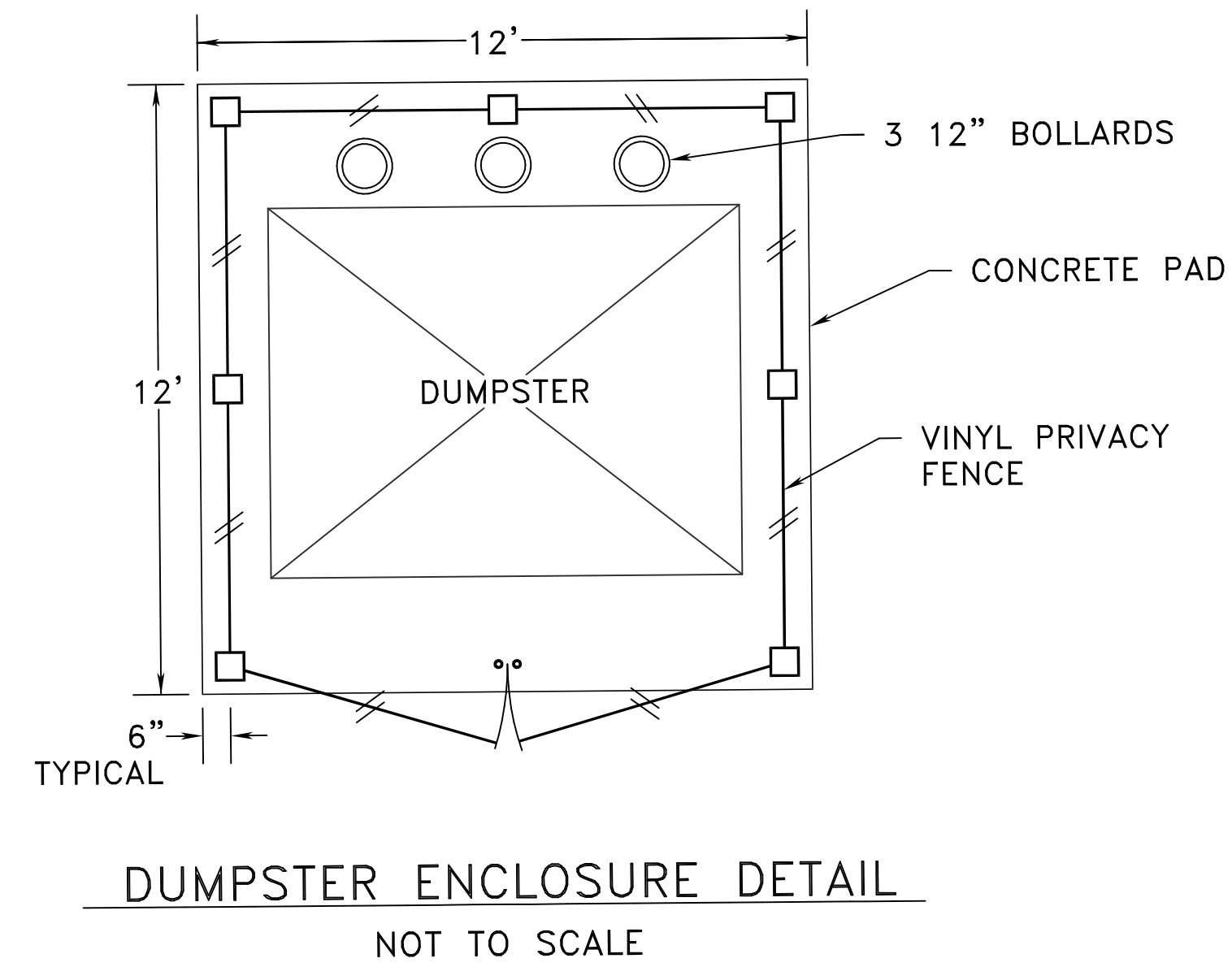
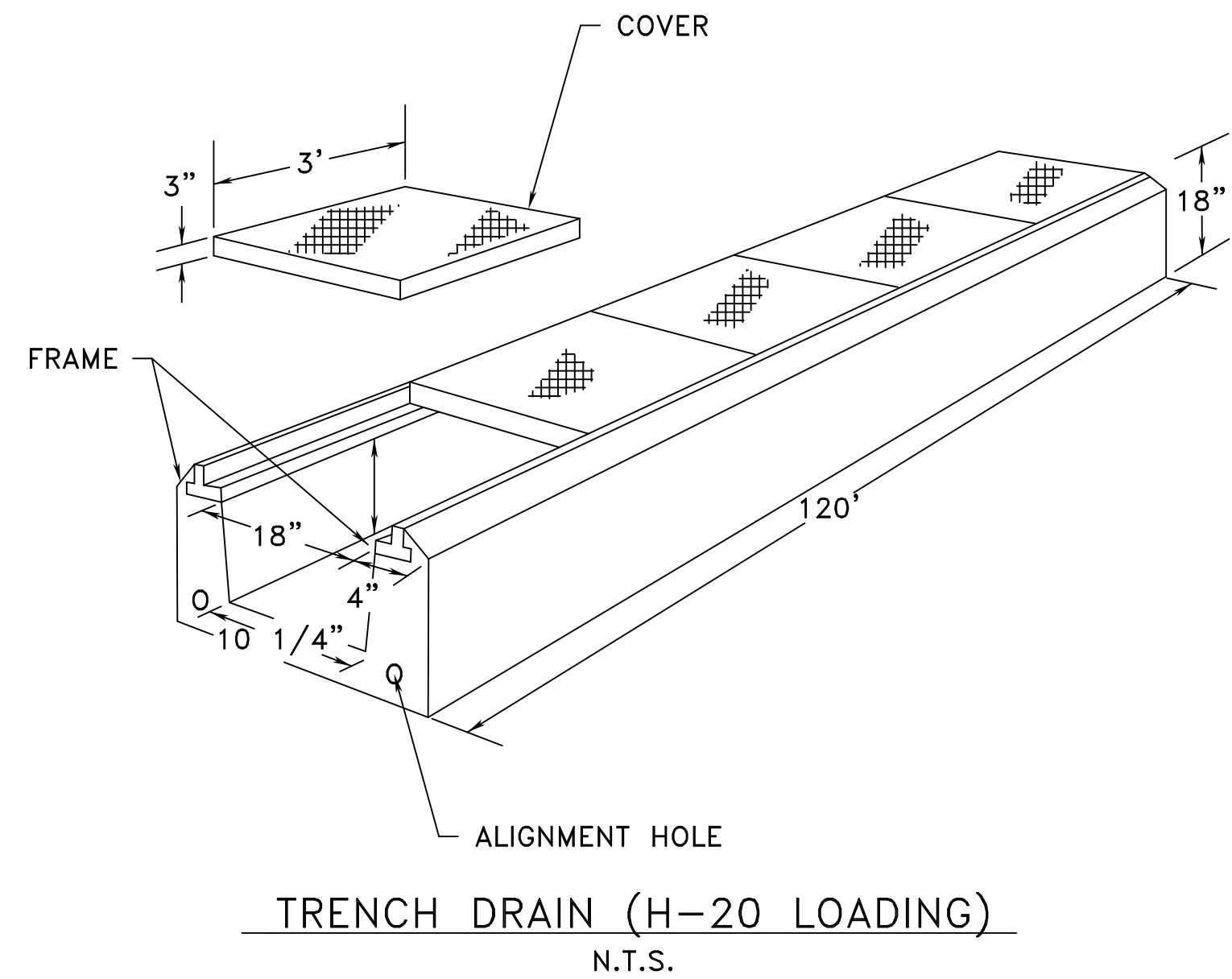
L 59.38'
R 5691.41'
D 00°35'52"



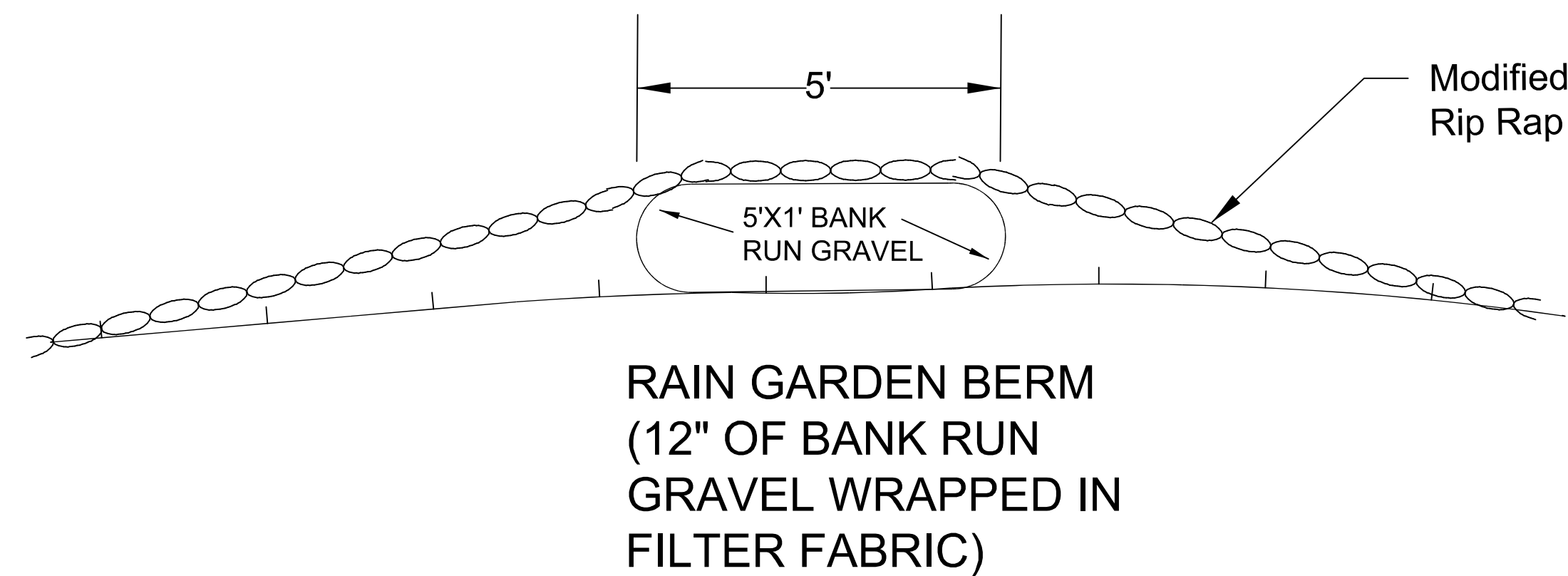
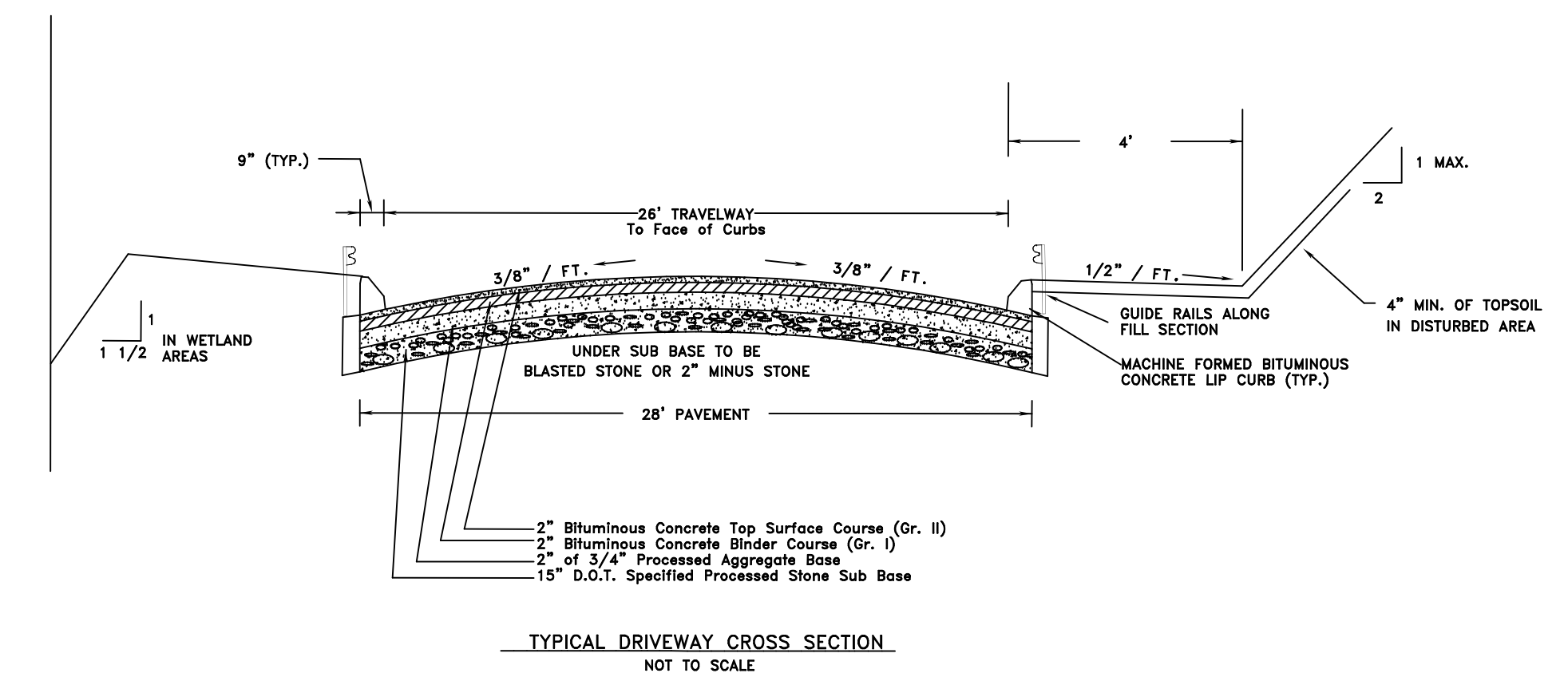
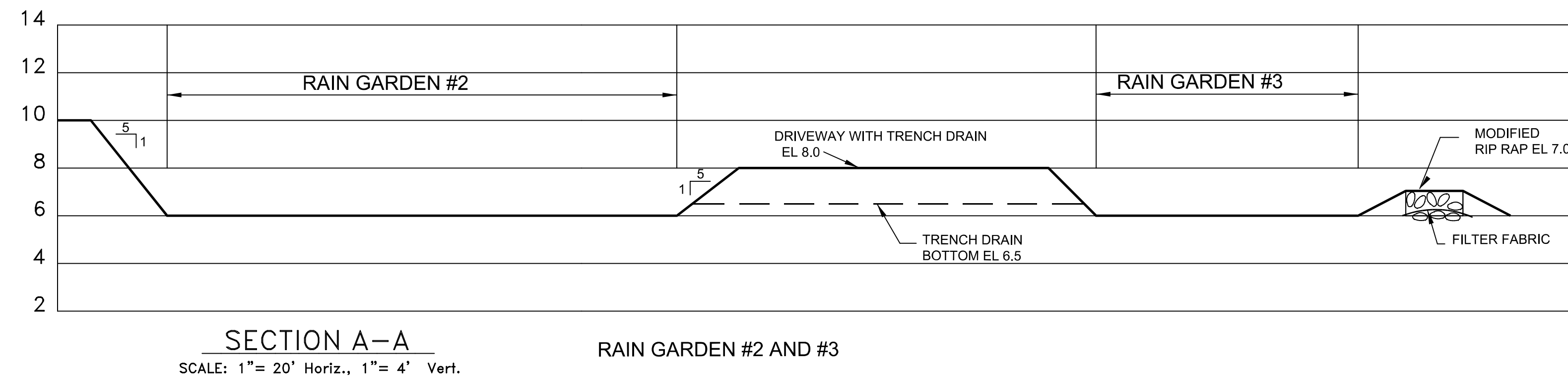
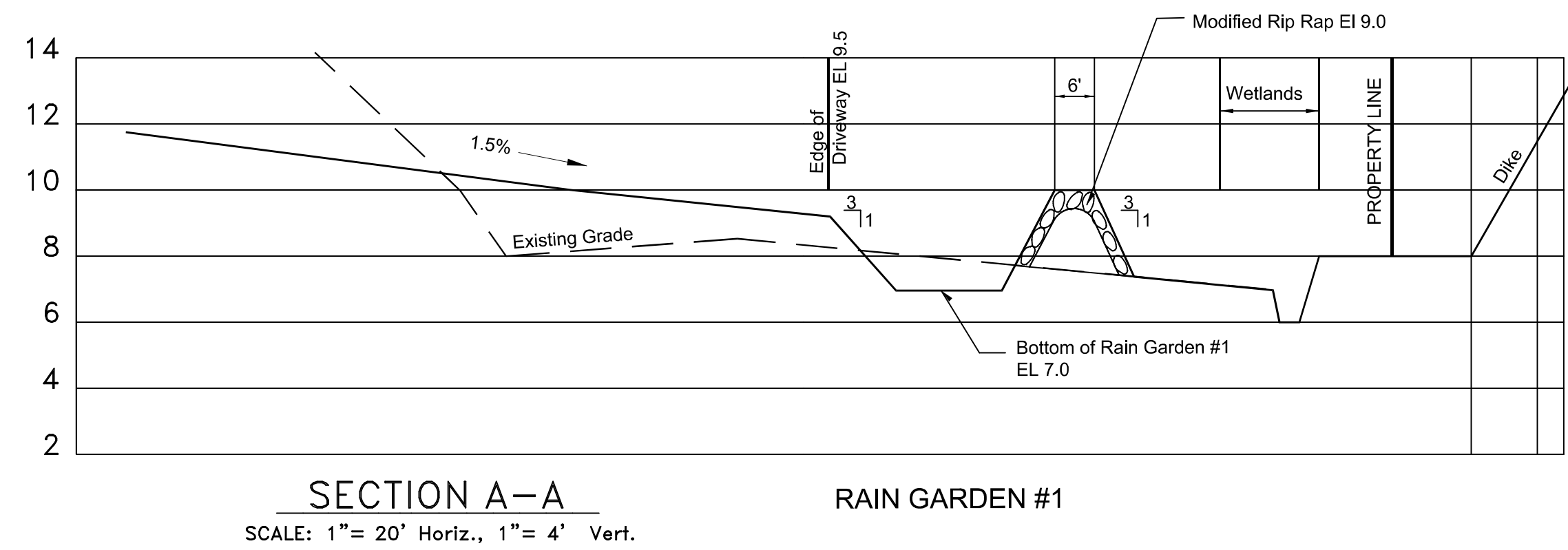
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	Stone Wall
	Wetlands
	Silt Fence
	Anti-Tracking Apron
	LIMIT OF DISTURBANCE
	Water Line
	Gas Line
	Sewer Line

SILT FENCES SHALL BE REINFORCED WITH STACKED HAY BALES WHEN UP-GRADIENT FROM WETLANDS

SOIL AND EROSION CONTROL PLAN PREPARED FOR SCHRADER ROOSEVELT, LLC DERBY COMMERCE PARK DERBY, CONNECTICUT	
SCALE: 1"= 50' 0 50 100	
DATE: APRIL 10, 2020	
MAP#	A-4324
SEARCH	5210
FB/PG	000/00
DRAWING	192726
CIVIL ENGINEERING NOK LAND SURVEYING	
NOWAKOWSKI - O'BRYEN - KANE, ASSOCIATES CIVIL ENGINEERING & LAND SURVEYING 415 HOWE AVENUE SHELTON, CONNECTICUT 06484 PHONE: (203) 924-7745 FAX: (203) 924-7526 Records Since 1982	



DUMPSTER PRIVACY FENCE



DETAIL SHEET PREPARED FOR SCHRADE ROOSEVELT, LLC DERBY COMMERCE PARK DERBY, CONNECTICUT SCALE: 1"= 0 0 0 DATE: APRIL, 2020			
MAP# A-4324	SEARCH 5210	FB/PG 000/00	DRAWING 192726
CIVIL ENGINEERING NOWAKOWSKI - O'BRYEN - KANE, ASSOCIATES 415 HOWE AVENUE SHELTON, CONNECTICUT 06484 PHONE: (203) 924-7745 FAX: (203) 924-7526 Records Since 1982		DERBY, CONNECTICUT 5	

**STATEMENT OF USE
SITE PLAN APPLICATION
ASSESSOR'S MAP 7-8. PARCEL 1
DERBY, CONNECTICUT**

**Proposed by:
SCHRADE ROOSEVELT, LLC
APPLICANT and CONTRACT PURCHASER**

1. **INTRODUCTION:** The property that is the subject of this application is a parcel of land along the Housatonic River Flood Control Dikes. Portions of the property were part of the Housatonic River prior to the implementation of the flood control measures. Later, the property was part of an asphalt and concrete construction yard and was substantially disturbed. The City of Derby acquired the property from the State of Connecticut and is subdividing the property into two (2) parcels. Lot 2 is the subject of this application.
2. **SIZE OF SITE / ADJACENT PROPERTIES:**
 - a. Lot 2 is 628,192 square feet, 14.421 acres, and is accessed from Division Street over a road owned by the City of Derby that is used to access the Derby Riverwalk, BJ's Wholesale Club and IMCO Realty, LLC. Lot 2 abuts Lot 1 which abuts CTDOT Route 24 to the South, the MetroNorth Waterbury rail line to the west and the Housatonic River to the east. Lot 2 also abuts property of IMCO Realty, LLC, a contractor's yard, and Lot 1 to the north, which portion of Lot 1 abuts Division Street. Lot 2 is zoned Industrial-1 (I-1).
 - b. Lot 2 is subject to numerous easements put in place by the Army Corps of Engineers related to the flood control system and other easements of access related to DOT access to the Waterbury rail line.
3. **PROPOSED USE:**
 - a. The propose use is a contractor yard for crane business plus warehouse and storage of large equipment and commercial vehicles for other businesses.
 - b. The property is served by public water and city sewers and by all other necessary utilities.
 - c. The access to the property will be over the road maintained by the City of Derby and guaranteed by a perpetual easement of access to Division Street.







BOEING
BLUE SKY
AVIATION GALLERY

FDC

Now Open

Now Open

Now Open

SCHRADE ROOSEVELT, LLC

ADJACENT PROPERTY OWNERS:

1. IMCO REALTY, LLC
1 DALE DRIVE
DERBY, CT 06418

2. STATE OF CONNECTICUT
89 WASHINGTON STREET
HARTFORD, CT 06106

3. CITY OF DERBY
TOWN CLERKS OFFICE
1 ELIZABETH STREET
DERBY, CT 06418



1951 - PRE-FLOOD



**1970 FLOOD
CONTROL
CONSTRUCTION**



Sand & Gravel and
Asphalt operation

1986

An aerial photograph showing a coastal area. On the left, there is a road and several buildings, including a large white structure with a dark roof. The middle section shows a body of water, possibly a lagoon or bay, with a small island or peninsula in the center. The right side of the image shows a dense line of trees and more buildings along the coast. The overall scene appears to be a coastal settlement or military installation.

1986 CLOSEUP