

Lisa Narowski

From: Meagan & Scott <camara2caldon26@gmail.com>
Sent: Monday, April 20, 2026 7:47 PM
To: Lisa Narowski
Subject: Formal Letter opposing food truck
Attachments: IMG_5874.jpeg; IMG_5876.jpeg; IMG_5871.jpeg; IMG_5875.jpeg; IMG_5877.jpeg

Dear Planning and Zoning Board of Appeals,

My name is Meagan K. Camara, and I reside at 140 Park Avenue in Derby. I am writing formally to oppose the application for a zoning variance to permit the operation of El Sol Deli food truck at 285 Roosevelt Drive.

My property is one of the most directly impacted by this proposal, and I respectfully submit that granting this variance would be inconsistent with the intent and enforcement of local zoning regulations.

This is a residential neighborhood. The introduction of an ongoing commercial food truck operation is incompatible with the established character of the area. Approval of this variance would represent a material deviation from zoning protections and could set a precedent for further commercial encroachment.

I would also like to highlight a prior situation that is directly relevant to the concerns being raised tonight. As a neighborhood, we were never given a meaningful opportunity to oppose the zoning for Larry's Landing, which was effectively pushed through by Kevin White with little more than a letter from the property owner Ed Larsen and a handshake. From the outset, Larry's Landing created significant disruption, including motorcycle nights that were loud, intrusive, and wholly inconsistent with a residential setting. It was, from day one, an unwanted presence for those of us who live here. The smell of a waste facility and spoiled garbage was offensive all summer. That experience should not be repeated, and it underscores the importance of proper process, transparency, and community input before any approval is granted.

This neighborhood is not transient. Unlike what the rest of the City of Derby is becoming, most families on Park Avenue, including my own, have deep, longstanding roots here. My children and I represent the third and fourth generations in our home. The surrounding neighbors have resided on Park Avenue for approximately 25 to 50 years. This is a stable, established residential community, and that character deserves to be preserved and protected. The letters that have been submitted in approval of this variance are not residents of Derby but Business owners. They do not have to live with the same chaos.

There is also a concerning pattern of prior noncompliance at this location. A previous food truck operated without proper zoning approval processes, raising legitimate concerns regarding adherence to regulations and enforcement moving forward.

The impact on my property and quality of life has been substantial and ongoing:

- In the summer of 2022, while I was on a trip with the local Boy Scout Troop 3, a tree and over growth located on my property was removed without my knowledge or consent. This action eliminated a critical privacy barrier.

- That loss of privacy has been replaced with a portable toilet, multiple storage containers, and a food truck operation directly adjacent to my property.
- The operation has utilized borrowed utilities, including power and water from a neighboring property, raising questions regarding code compliance and lawful operation.
- Commercial dumpsters on-site produce persistent odors inconsistent with residential use.
- A parking lot light now shines directly into my son's bedroom and into my kitchen, constituting a continuous intrusion.
- Early morning deliveries and dumpster pickups, occurring as early as 4:00 AM, create excessive noise and disturbance.

These conditions constitute more than inconvenience, they represent a measurable interference with the quiet enjoyment of my property.

Additionally, the visual and environmental impacts of this use—including industrial storage containers, waste facilities, and commercial activity—have altered the residential character of the neighborhood and will have a negative effect on property values.

For these reasons, I respectfully request:

- That this zoning variance be denied in full.
- That the existing lighting impacting my property be removed, shielded, or otherwise brought into compliance immediately.
- That appropriate remediation be required, including the installation of privacy screening or trees to replace those removed without authorization.

Please also consider this statement as formal notice that, should this matter continue to adversely affect my property rights, I am prepared to seek legal counsel and pursue all remedies available to me under applicable law to appeal any variance going forward.

I urge the Board to uphold the intent of residential zoning protections and act in the best interest of the affected homeowners. I have attached pictures to show my point of view.

Thank you for your consideration

Meagan Camara









