Derby IWA Application Status Report – 7/8/2026

Applications	Received	History	Status	M.A.D.[1]
Application # 26051301 **Joseph Jalowiec –90 & 114 Sodom Lane** Commercial Development	05/13/2026		P.H.(S) 7/8/26	**09/11/2026**
*See comment letter from SLR dated 7/7/2026				

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 5:00 pm, Jul 08, 2026

C.R.R.=Certified Mail w/ Return Receipt; P.H=Public Hearing; P.H.(O)=P.H. Open; P.H.(C)=P.H. Closed; P.H.(S)=P.H. Scheduled; M.A.D.=Mandatory Action date

1. Mandatory Action Date subject to change depending upon duration of public hearing and action by Commission.

SLR International Corporation
99 Realty Drive, Cheshire, Connecticut, 06410

July 7, 2026

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

SLR Project No.: 141.11564.00001

RE: Site Plan – Additional Building & Parking Lot Modifications
114 & 90 Sodom Lane
Derby, Connecticut

Dear Mr. White:

Pursuant to your request, we have reviewed the documentation submitted in support of the above-referenced application. The following documents were received for review:

1. Plan entitled "Preliminary Site Plan, Prepared for, Jalowiec Realty Associates, 90 & 114 Sodom Lane, Derby, Connecticut, Prepared for: Summit Hill, LLC, Derby, Connecticut," prepared by NOK Associates, dated 2/4/2026, revised to 5/6/226 with the following attached drawings:
2. City of Derby Inland Wetlands Agency, Application for Permission to Conduct a Regulated Activity within a Wetland or Watercourse Area in the City of Derby, dated May 12, 2026.
3. Minutes from DIWA meeting on October 11, 2006.
4. Certificates of Mailing to abutting property owners.

Based upon the documentation received, we offer the following comments regarding this application. (Please note that comments are directed at wetlands-related concerns, primarily consisting of the review of Stormwater Management and Sediment and Erosion Controls. Additional comments related to zoning concerns will be provided to the Derby Planning and Zoning Commission should an application be submitted to that Commission.)

1. A similar plan was approved by the Derby Inland Wetlands Agency (DIWA) in 2006, with additions and parking improvements at 114 Sodom Lane, and a new building and parking improvements on 90 Sodom Lane. In that application, the engineer demonstrated that formal detention on this parcel may exacerbate existing flooding in the watercourse. This application includes additional provisions for storage of stormwater on 90 Sodom Lane.

2. The proposed three-bay auto service shop does not include any outdoor storage as part of this application. Any outdoor storage on this property would require approval from the DIWA.

3. The intent of the parking layout for the auto service shop appears to be directed to the catch basin in the southern side of the parcel, though the plans show a low point some 6” +/- below the catch basin top at elevation 174. It would appear that the intent is to have any drainage more than the capacity of the underground infiltration system sheet flow to the watercourse. Grading in this area must be clarified so that the design intent for stormwater is clearer.

4. The new parking on both 114 & 90 Sodom Lane was previously approved as grass pavers. This plan shows the new parking spaces to be paved. The DIWA may wish to consider some form of pervious parking surfaces in these areas as was previously approved.

5. We recommend that the catch basin in the southern end of 90 Sodom Lane incorporate a water quality treatment device to easily capture any sediment and hydrocarbons that may run off from impervious surfaces near the Auto Service area.

6. Limited landscaping was approved as part of the 2006 site plans. We recommend these plantings be included in this application or any approval granted by the DIWA be conditioned to approved similar landscaping.

7. In addition to wheel stops, boulders, bollards or other protections for to prevent a vehicle from entering the watercourse should be considered at 114 Sodom Lane.

8. It is unclear if the storm infiltrators shown on 114 Sodom Lane are existing or proposed.

9. The plans and/or application should include the total area of proposed regulated activities.

10. It is unclear if the wetlands on the west side of the watercourse have been delineated. Based on a field visit, it appears that wetlands are identified within the riprap slope just upslope the from watercourse edge.

11. The plans include details and notes for silt fence / haybales, and construction entrance pads though their location is not shown on the plans.

12. In past applications, the DIWA has considered the use of conservation easements, wetland markers, fencing, or a combination thereof in order to discourage future encroachment into the regulated area or wetlands. The DIWA may wish to consider these provisions in this application.

Should you have any questions or concerns, please do not hesitate to contact me at (203) 271-1773.

Regards,

SLR International Corporation



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

cc: Mayor Joseph L. DiMartino – City of Derby
Kevin White – Wetland Enforcement Officer
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC
Dominick Thomas, Esq. – Cohen and Thomas, LLC

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