DERBY INLAND WETLANDS AGENCY
REGULAR MEETING MINUTES
Wednesday, July 9, 2026

Call to Order:
Chairman Paul Denise called the meeting to order at 7:05 p.m. A quorum was present.

1.Pledge of Allegiance: The Pledge of Allegiance was recited**.**

2.Roll Call
Present: Chairman Paul Denise and Jennifer Desroches, Paul Padilla.
Absent: Ray Bowers.
We have a quorum.

3.Public Portion:
The Chairman opened the public portion for comments on matters not related to the scheduled public hearing.
No public comments were offered during this portion.

4.Public Hearing:
Inland Wetlands Application for 90 and 114 Sodom Lane
The Agency opened the public hearing for the inland wetland application submitted on May 12, 2026, by Joseph J. Jalowiec for the properties at 90 and 114 Sodom Lane. The proposed regulated activity includes creating parking areas for the existing buildings and a proposed auto service shop within 50 feet of the regulated wetlands/watercourse area.

Attorney Thomas, 315 Main Street, Derby appeared on behalf of the applicant. He stated that the public hearing notices had been submitted electronically and explained that the application involves regulated activity within 50 feet of the regulated wetland area, including the brook located between the properties. He noted that prior approvals were granted in 2006 for work at 114 Sodom Lane, including parking spaces, but that not all previously approved improvements were completed.

Attorney Thomas explained that the proposed auto service building on 90 Sodom Lane is outside the upland review area, but that parking and driveway improvements on both 90 and 114 Sodom Lane require review. He further stated that the applicant had retained Soil Science and Environmental Services to update the wetland delineation and that the project engineer was preparing revised plans and calculations, including the exact square footage of disturbance within the upland review area.

Attorney Thomas stated that the Agency's consulting engineer, Ryan McEvoy of SLR Consulting, had issued review comments, which the applicant's engineer would address at the continued public hearing. He also stated that updated materials, including a revised soil science report and updated plans, would be made available to interested members of the public.

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Agency members asked about the nature of the proposed auto repair use and whether outdoor storage would occur. Attorney Thomas responded that there would be no outdoor storage and that the proposed use would be limited to motor vehicle repair. The facility would include required protection, including an oil/water separator and spill control measures.

Public Comment

Jennifer Caruso, 384 David Humphreys Road, Derby, expressed concern regarding the proposed parking area and auto service shop near the regulated wetlands area. She stated that wetlands provide flood protection, water filtration, and wildlife habitat, and she raised concerns about potential pollutants from motor oil, gasoline, anti-freeze, brake fluid, and other chemicals. She asked the Agency to consider responsible alternatives that would avoid or reduce impacts and requested that the application be denied or that additional environmental review and stronger protections be required before approval.

Edward Caruso, 384 David Humphreys Road, Derby, asked why parking spaces were proposed on the opposite side of the brook from the proposed business. He also raised concerns regarding the operation of an auto repair business, including hours of operation, weekend work, noise from air tools, and related issues. The Chairman advised that operational matters such as hours and use conditions would be addressed by the Planning and Zoning Commission.

Andrew Mortensen, 88 Sodom Lane and River Valley Veterinary Hospital LLC, spoke regarding his experience obtaining approvals for the veterinary hospital at the abutting property. He emphasized the importance of wetlands protection and stated that modern standards should be applied to the pending application. He questioned the extent of proposed parking, the reliance on prior approvals, and whether alternatives such as shared parking or pedestrian access could reduce impacts. He asked the Agency to carefully and stringently evaluate the application and consider denial or significant modification.

Alyssa Caruso spoke in opposition to the application and questioned why the proposed use should be located at this site given the existence of other automotive-related businesses and vacant commercial spaces in Derby. She stated that alternatives should be considered before allowing development near the regulated wetland area and raised concerns regarding potential runoff of oil, gasoline, and chemicals.

Consulting Engineer Comments

Ryan McEvoy, P.E., of SLR Consulting, consulting engineer for the City of Derby, summarized his review comments. He discussed the 2006 approval, stormwater management considerations, underground infiltration, and the need to address stormwater collection and treatment for the proposed auto service use. He also raised concerns regarding the proximity of parking to the watercourse, the potential need for more robust vehicle protection than curb stops, sediment and erosion control details, grading questions, and opportunities for limited landscaping outside the sanitary sewer easement area.

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Attorney Thomas responded that the proposal would have no direct wetlands impact and contrasted the current application with the 2006 approval, which included direct wetlands impact and upland review area disturbance. He stated that the applicant would provide additional information, including an updated wetland report and testimony from a wetland's biologist, and would address the Agency engineer's technical comments at the continued hearing.

Continuation of Public Hearing
The Chairman summarized that the city was awaiting additional information from the applicant's engineer and that the applicant must address the questions and comments raised by the City's consulting engineer and the commissioners.

Motion: Jennifer Desroches moved to continue the public hearing to August 12, 2026.
Second by Paul Padilla.
Vote: The motion carried unanimously.

5. Addition to Agenda: June 10, 2026 Meeting Minutes
The Chairman requested that the June 10, 2026 meeting minutes be added to the agenda.

Motion: A motion was made by Paul Padilla to add the June 10, 2026 meeting minutes to the agenda.
Second by Jennifer Desroches
Vote: The motion carried unanimously.

Approval of June 10, 2026 Meeting Minutes
The Agency considered approval of the June 10, 2026 meeting minutes.
Motion: by Paul Padilla
Second by Jennifer Desroches to approve the June 10, 2026 meeting minutes.
Vote: The motion carried unanimously.

6.Payment of Bills
The Chairman asked whether there were any bills from SLR Consulting. Ryan McEvoy stated that there were no bills.

7.Adjournment
Motion was made by Paul Padilla and
Second by Jennifer Desroches to adjourn the meeting.
Vote: The motion carried unanimously.

The meeting adjourned at 7:50 p.m.

Respectfully submitted,
Jennifer Desroches

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