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

August 12, 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 and Parking Lot Modifications
114 and 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. Plans entitled "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 7/23/26
2. Plan entitled "Landscape Plan, Prepared for, Jalowiec Realty Associates, 90 & 114 Sodom Lane, Derby, Connecticut, Prepared for: Summit Hill, LLC, Derby, Connecticut," prepared by NOK Associates, dated 7/22/2026, revised to 7/29/2026
3. Report entitled "Wetland Assessment Report, 90 & 114 Sodom Lane," dated July 22, 2026, prepared by Soil Science and Environmental Services
4. 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
5. Minutes from DIWA meeting on October 11, 2006
6. Letter from SLR dated July 7, 2026
7. 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.) Comments that remain or that have been partially addressed and new comments are shown in **bold.** Previous comments that have been addressed are shown in *italics.*

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.

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Comment remains for Agency's consideration.

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.

   Comment remains for Agency's consideration.

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.

   Comment partially addressed. Additional details on the parking lot grading have been provided. We do, however, recommend that parking spaces 29 through 33 should be graded to pitch to the low point/catch basin.

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.

   Comment remains for the Agency's consideration, particularly on 114 Sodom Lane. We would recommend that parking spaces on 90 Sodom Lane be paved to direct any hydrocarbons to the proposed catch basin with the hooded outlet.

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.

   Comment addressed. The plans include a hooded outlet and deep sump.

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.

   Comment addressed. A planting plan has been prepared. We do, however, recommend that any plantings within the existing sewer easement be reviewed by the Derby WPCA prior to installation.

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.

   Comment addressed.

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

   Comment addressed.

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

   Comment addressed. The Wetlands Assessment Report states that 4,550 square feet (+2,800 square feet on east side and +1,750 square feet on west side of the wetland/ watercourse) of the URA will be disturbed.

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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.

    Comment addressed.

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

    Comment partially addressed. Silt fence and construction entrance pads have been added. We recommend that silt fence be reinforced with haybales within the upland review area.

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.

    Comment remains for Agency's consideration.

13. **Parking spaces 23 through 25 will require the paved drive aisle to be 24' in width to comply with the Zoning Regulations.**

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

Regards,

SLR International Corporation

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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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