Derby P&Z Application Status Report –6/16/2026

Applications	Received	History	Status	M.A.D. [1.]
Application # 2026-05-19-01				
Custom Athletics Lab, LLC				
Indoor Recreation Facility –Site Plan Review	05/19/2026			07/23/2026
*See comment letter dated 6/16/2026				
*See draft motion to approve.				
Application # 2026-06-16-01				
Griffin Hospital- 130 Division Street				
Generator – Site Plan Review	6/16/2026			8/20/2026
*See draft motion to approve				

See invoices #10027381, 10027358

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 5:02 pm, Jun 16, 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

June 16, 2026

Mr. Aniello D. Malerba lll, Chairman
City of Derby Planning and Zoning Commisison
1 Elizabeth Street
Derby, CT 06418

SLR Project No.: 141.11563.00023

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 5:03 pm, Jun 16, 2026

RE: Custom Athletic Labs, LLC
155 New Haven Avenue
Derby, Connecticut

Dear Mr. Malerba,

Pursuant to your request, we have reviewed the maps, plans, and data submitted in support of the above-referenced application. Our office received the following documents in support of this application:

1. Application with Statement of Use
2. Floor Plan, no scale shown, undated, author unknown.
3. Plan entitled "Proposed Parking Spaces, 155 New Haven Avenue, Derby, Connecticut, ," scale: 1"=60', dated February 16, 2026, author unknown.
4. Copies of letters sent to abutters and certificates of mailings received from USPS

Review Comments

Based upon the documents received in support of this application, we offer the following comments:

1. In accordance with Section 195-141, the applicant has provided evidence of notice to abutting property owners adjacent of the subject parcel.
2. The site plan includes roughly 53 parking spaces on site, which exceeds the required parking for the cumulative uses. Consideration should be given to eliminating the three spaces shown as spaces 5-7 adjacent to the larger building occupied by Blizzard Mechanical to facilitate loading spaces for adjacent uses.
3. Will the proposed use generate any noise outside of the building (i.e. the noise from bats hitting the balls)?
4. Does the applicant anticipate any gatherings such as birthday parties or any other special events that may generate a large parking demand than typical usage?

5. Are any additional site lights or building mounted lights needed to support the proposed use?

6. Any signage must be reviewed by the Zoning Enforcement Officer.

7. While typically reviewed at the time of a building permit application, consideration should be given to providing one handicapped accessible space adjacent to this building.

At the Commission's request, we have provided the applicant and their representatives with a copy of this letter. Should you have any questions or concerns, please do not hesitate to contact our office 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
Brian Lema, Esq. – Derby Corporation Counsel – Berchem Moses PC
Dominick Thomas, Esq, – Cohen & Thomas, Attorneys at Law
Kevin White – Derby Zoning Enforcement Officer

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CITY OF DERBY – PLANNING & ZONING COMMISSION
June 16, 2026

Application: Custom Athletics Lab, LLC – Commercial Recreation Center (Indoor)
155 New Haven Avenue
Application for Site Plan Approval
Assessors Map 6-4, Lot 42

Motion: Following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Site Plan Application for Custom Athletics Lab, LLC on property shown on Derby Assessors Map 6-4, Lot 42 subject to the following conditions:

The approval shall be based upon the following documents submitted in support of this application:

1. Application with Statement of Use
2. Floor Plan, no scale shown, undated, author unknown.
3. Plan entitled "Proposed Parking Spaces, 155 New Haven Avenue, Derby, Connecticut, " scale: 1"=60', dated February 16, 2026, author unknown.
4. Copies of letters sent to abutters and certificates of mailings received from USPS
5. Testimony from the applicant, Commission, and City staff at the June 16, 2026 regular meeting.

With the following stipulated conditions:

1. Any modifications to the above-mentioned drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary
2. Signage shall be reviewed by the Zoning Enforcement Officer
3. Handicapped accessible spaces shall be reviewed by the Building Official

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 5:02 pm, Jun 16, 2026

CITY OF DERBY – PLANNING & ZONING COMMISSION
June 16, 2026

Application: Griffin Hospital – Generator – 130 Division Street
Application for Site Plan Approval
Assessors Map 8-9, Lot 95

Motion: Following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Site Plan Application for The Griffin Hospital on property shown on Derby Assessors Map 8-9, Lot 95 subject to the following conditions:

The approval shall be based upon the following documents submitted in support of this application:

1. Application for Site Plan Approval, dated June 10, 2026
2. Statement of Use, Site Plan Modification Application, dated June 1, 2026
3. Plans entitled "Griffin Hospital, 130 Division Street, Derby, CT" dated March 2025, revised to 07/21/2025 prepared by ICDS (unless otherwise noted) with the following Sheets:
   a) "Sheet CS1-0, Cover Sheet", not to scale
   b) “Sheet GA1.0, General Arrangement CHP Yard”, scale: 1/8”=1’-0”
   c) “Sheet GA1.1, General Arrangement Partial L Plan”, scale: 1/8”=1’-0”
4. Photo simulation entitled “Proposed Griffin Hospital CHP”, undated, author unknown
5. Photo simulation entitled “Seymour St. View”, undated, author unknown.
6. Figure entitled “Noise Considerations”, dated March 16, 2026, prepared by Kinsley Energy Systems.
7. Testimony from the applicant, Commission, and City staff at the June 16th regularly scheduled meeting.

With the following stipulated conditions:

1. Any modifications to the above referenced drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary.

2. After the generator is installed, sound measurements at distances of 10’, 45’ and 130’ from the CHP generator shall be provided to the Zoning Enforcement Officer to confirm that the generator does not exceed the noise levels shown in referenced document #6 and applicable City Ordinances which may be stricter than what is shown in the referenced materials.

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 5:03 pm, Jun 16, 2026

Invoice

Jamie Wilson
City of Derby
Planning & Zoning
1 Elizabeth Street
Derby, CT 06418

June 08, 2026
Invoice No: 10027381

Project Manager: Ryan McEvoy
PO Number: TBC

Invoice Total: USD 1,811.25

Project 141.V11563.00023 11563.00023 Planning & Zoning - Derby, CT

Professional Services from May 02, 2026 to May 29, 2026

Phase 0010 General Consultation & Admin.

Services Rendered: Prepare for and attend May P&Z meeting, including preparing draft motions to approve and draft motions to deny the application for the Griffin Hospital Generators. Brief review of St Mary's pavillion.

Professional Staff

		Hours	Rate	Amount	
Principal 1		6.75	215.00	1,451.25	
	Totals	6.75		1,451.25	
	Total Labor				**1,451.25**
				Phase Total	**USD 1,451.25**

Phase 0110 Zoning Enforcement Assistance

Services Rendered: Coordinate with zoning staff on agenda preparation, legal notice preparation, sending updates to Zoning Regulations to staff, and various other zoning enforcement related matters.

Professional Staff

		Hours	Rate	Amount	
Principal 1		2.00	180.00	360.00	
	Totals	2.00		360.00	
	Total Labor				**360.00**
				Phase Total	**USD 360.00**
				Total this Invoice	**USD 1,811.25**

Outstanding Invoices

Number	Date	Balance
10026482	5/11/2026	2,475.00
Total		**2,475.00**

Please make all payments to **SLR International Corporation**
ACH/Wire Payment: U.S. Bank, N.A., Seattle, WA **ABA:** 125000105 **Acct:** 153590817315 **SWIFT:** USBKUS44IMT
Check Remit Address: PO Box 809327, Chicago, IL 60680-9327
Email remittance info to *ar-us@slrconsulting.com*

RECEIVED
By Marc J Garofalo MPA, MMC, MCTC at 5:03 pm, Jun 16, 2026

SLR International Corporation
22118 20th Ave SE, G-202
Bothell, WA 98021

Phone: (425) 402-8800
Email: *AR-US@slrconsulting.com*

Invoice

Jamie Wilson
City of Derby
1 Elizabeth Street
Derby, CT 06418

June 08, 2026
Invoice No: 10027358
Due Date: July 08, 2026
Project Manager: Ryan McEvoy
PO Number:

Invoice Total: USD 3,307.50

Project 141.050885.00001 2025 Derby Planning and Zoning Reviews

Professional Services from May 02, 2026 to May 29, 2026

Phase 0001 Summit Hill, LLC - Subdivision Application

Services Rendered: Begin review of application. Application review completed in month of June.

Professional Staff

		Hours	Rate	Amount	
Principal 1		10.00	250.00	2,500.00	
Project 1		4.75	170.00	807.50	
	Totals	14.75		3,307.50	
	Total Labor				**3,307.50**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	3,307.50	3,437.50	6,745.00	
Limit			10,000.00	
Remaining			3,255.00	
		Phase Total		**USD 3,307.50**
		Total this Invoice		**USD 3,307.50**

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Bothell, WA 98021

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