JOHN S CAPORALE

59 Summit Street

Derby, CT 06418

May 14, 2026

City of Derby Planning & Zoning Commission

1 Elizabeth Street

Derby, CT 06418

RE: Need to review Summit Street as a viable access to any future development of the Telescope Mountain Property.

Dear Commissioners:

I am seeking your help in thoroughly reviewing Summit Street to determine the viability of using Summit Street as an access road to any current or future development of the Telescope Mountain property. If you have never traveled on Summit Street, I urge you to do so.

The development of Summit Street started as a dirt path which was merely wide enough to walk up. It eventually expanded to a dirt road wide for enough for one car to pass. Back in the days when the roads in Derby were tared the tar trucks would use this dirt road to purge their hoses at the end of the day. Eventually the road was tared up to approximately 59 Summit Street. Summit street was never designed from standard road specifications and this can be clearly seen as the width of the road is not consistent and varies form 20 ft to 24 ft to 40 ft at the last 25 yards of the road.

The bottom section of the Summit Street between Cherry Street and West Ninth Street is not wide enough for two-way traffic unless the people on one side park on their sidewalk.

Summit street is a steep climb from Cherry Street to the intersection of West Ninth Street and then it levels out for about 25 yards and then begins its second accent. The second accent presents one of, if not the most dangerous section of road in the city of Derby. As you approach 52 Summit Street you will immediately see that you cannot see any oncoming traffic until you reach the crest of the hill and would then be face to face with the oncoming traffic. The same is true of traffic coming form the other directing. They cannot see any traffic coming up the hill until they get to 55 Summit Street. It really is a miracle that no serious accidents have occurred to date.

My understanding is that a study was undertaken to correct this situation but it was learned that the road would have to be lowered by 18 feet to correct this situation and this would leave 52, 55, and 59 Summit Street without reasonable access to the street level. Another issue is that the public sewer ends around 59 Summit Street and the road runs downhill from 59 Summit Street to the end where it stops in front of the Telescope property. Any use of the public sewer by a Telescope development would require a huge pumping station.

I would strongly suggest that all the Commissioners take a ride on Summit Street and observe these issues and confirm these facts for themselves. I am certain these issues were considered when the Summit Commons were developed as they have no access to Summit Street even though it parallels their property.

I would be happy to assist in any way necessary to resolve this once and for all.

Sincerely,

John S Caporale

59 Summit Street

Derby, CT