CITY OF DERBY - PLANNING & ZONING COMMISSION
APPLICATION FOR SITE PLAN APPROVAL

APPLICATION # _____ Date submitted: _____ Date accepted: _____
FEE (as per schedule) _____ Action taken: _____

The undersigned hereby applies to the Planning & Zoning of the city of Derby, Connecticut for approval of a site plan application under the city of Derby's Site Plan Regulations and grants the Derby Planning & Zoning Commission, City Engineer, and other perinate city agencies or their authorized agents, permission to enter upon the property under this application for the purpose of inspection and other actions related to the administration of the Site Plan Regulations of the City of Derby. The applicant acknowledges that all documentation related to the application are within Public Domain.

A. Name of Applicant: Custom Athletics Lab LLC
Address: c/o Attorney Dominick Thomas, 315 Main St., Derby, CT 06418
Email: djt@cohen-thomas.com Phone: 203-735-9521

Interest in Property: own ☐ Rent ☒ option to buy ☐
other ☐ _____

B. Owner of property: TWOMILE LLC
Address of owner: 155-C, New Haven Ave., Derby, CT 06418
Email: Dan@blizmech.com Phone: _____

C. Description of Property
Address of property: 155 New Haven Road

Zone: B-2 Assessor's Map No. 6-4 Block _____ Lot 42
Are all adjacent properties within the same zone YES ☐ NO ☒

Total Sq. Footage of lot 79,540 Lot Dimensions: See Site Plan
Gross Sq. Footage of proposed building / use: Existing building - 8,400+/- SF

Application is for the reuse of an existing building without enlargement of the existing structure(s) YES ☒ NO ☐

Documentation to support the application:

___1) introductory letter of the zoning process and responsibilities
___2) Application Checklist from Zoning Enforcement Officer
__xx3) Statement of use
__xx4) Site Plan
___5) Maps, Plans, Documentation
___6) Supporting Referral agencies
___7) Waivers /Extensions / Variances requested by the applicant

Zoning Application Process and Responsibilities (attachment #1)

Applicants are encouraged to follow the following guidelines:

1) Submission of Application to the City of Derby

a) Prior to the submission of a formal zoning application, the applicant shall meet with the Zoning Enforcement Officer for a free consultation to discuss the nature of the application and the zoning application process.
If the Zoning Enforcement Officer deems it appropriate, he may waive the submission of specific information required within the application checklist.
Contact: Zoning Enforcement Officer @ 203-736-1481 zoning@derbyct.gov

b) Submit 10 copies of the completed application and all related supporting documentation as a well as the initial application fee to the Zoning Enforcement officer It is the applicant's responsibility to ensure that the information provided is accurate, complete and to the standards subscribed. Failure to do so can impede the application process or result in the rejection of the application as incomplete by the Planning and Zoning Commission.
Submit to: Zoning Enforcement Officer or
Building Department Secretary lnarowski@derbyct.gov

2) REVIEW OF THE APPLICATION by PLANNING AND ZONING COMMISSION

a) Initial Planning and Zoning Meeting: The Planning and Zoning Commission receives applications forwarded by the Zoning Enforcement Officer at their monthly meetings. The Commission does not act on the application at this time but will receive the application to be reviewed at its next regularly scheduled meeting, with possible action taken. The applicant does not have to be present at this initial meeting.

b) Review of application by the City Engineer and effected city agencies should be conducted during the intermission between the initial acceptance of application and the following month's Planning and Zoning Meeting. It is the applicant's responsibility to initiate contact with the required agencies/departments and resubmit any modifications back to the City Engineer prior to the next scheduled P&Z meeting.

c) Review and Possible Action Planning and Zoning Meeting. The commission will review the application with any revisions received since its acceptance at the initial submittal The applicant or their representatives should be present to answer any questions the commission members may have. If the Commission finds that all required information has been provided and all legal requirements met, the commission may rule for or against the application at this time. If additional information or the need to schedule, or continue a public hearing is required, the application will be extended to the next monthly meeting **or subsequent meeting** if both the applicant and Planning and Zoning Commission agree to an extension.

Application # _____ Zoning Officer _____

Site Plan Application Requirement Checklist (attachment #2)

The checklist is intended as an aid to expedite the work of the city staff, the Planning and Zoning Commission and the Applicant. It provides a general overview of information required within a site plan application and is not intendent to override any information or requirements in the zoning regulations, other applicable city codes, ordinances and procedures. **THIS ATTACHMENT WILL NOT BE ACCEPTED BY PLANNING AND DEVELOPMENT WITHOUT THE ZONING ENFORCMENT OFFICERS SIGN OFF.**

	YES	NO	VARIANCE
A. **General Information**			
(1) Application form completed	x		
B. **Site plan map**			
(1) Name of applicant	x		
(2) Name of owner(s) of record and addresses	x		
(3) Signature and seal of P.E. / architect licensed by State of Connecticut			
(4) Scale not less than 1" = 50'			
(5) A-2 survey including distances with angles or bearings			
(6) North arrow			
(7) Numerical and graphic scale			
(8) Date of map			
(9) Key map			
(10) Zone classification of property			
(11) Zone classification of adjacent properties and Name of owner(s) of record			
(12) Table/chart containing: required submitted			
(a) Lot size			
(b) Lot width			
(c) Front yard			
(d) Side yard			
(e) Rear yard			
(f) Parking spaces			
(g) Buffer area			
(h) Lot coverage			
(i) Floor area			
(j) Bldg. height			
(13) Boundary dimensions			
(14) Street lines and names			
(15) Location. width, purpose of existing and proposed R.O. Ws and easements			

Application# _____

Statement of use (attachment #3)

A. Nature and extent of the proposed use or occupancy:

The proposed use is for a baseball batting cage with a related training area and instruction. Use will be by appointment only. There will also be a small business office. No more than 3 employees at any time. Most of the users will be Age 18 and under and will be dropped off and picked up. The use is a permitted use as indoor commercial recreation (195-16(B)(10). Parking would require 7 spaces: 2 for each batting cage and 1 for the office. 12 spaces are provided.

B. Total square feet of proposed building space occupied: **8,400+/-**

C. Adequacy of utilities to support proposed use:

There will be three batting cages and a small training area. The existing building area is more than adequate.

D. Disclosure of any toxic or hazardous materials to be used or stored in connection with the proposed use or occupancy **No**

E. Total employees per shift: **3**

F. Anticipated visitations per day **10-15** visitations at peak hour **20**

G. Hours of operation: M-F 2pm-9pm / Saturday 8am-6pm / Sunday 9am-3pm

H. Timetable for development of proposed use

Will be opening by 7/1/2026 if approved

Applicant signature: D J Thomas Jr

(printed) **Dominick Thomas, Attorney for Applicant**

Owner(s) of Property signature: Daniel Blizman
Daniel Blizman (May 13, 2026 09:33:29 EDT)

(printed) **TWOMILE LLC By: Daniel Blizman its Member**

Owner(s) of Property signature: _____

(printed) _____

Application # _____

Site Plan Drawings (attachment #4)

The following drawings must be submitted according to the requirements specified within the City of Derby Zoning Regulations, Article V Site Plan Review. Allowing for waivers received from the Zoning enforcement officer, subject to modifications subscribed by the Planning and Zoning Committee.

1) General location map showing the location of the site in relation to existing city roads at a scale of one-inch equals 800 feet.
2) Site Plan Drawings.

Preliminary Drawings prepared and certified by:

Name: Based on as buily by John Paul Garcia PE - done by applicant
Address: _____
_____
dated: _____

Final Site Plan Drawings prepared and certified by:
Name: _____
Address: _____
_____
dated: _____

Approved by the Derby Planning & Zoning Commission
Final Approval dated: _____
Planning & Zoning Chairperson: _____
_____

Dated: _____
Expiration Date: _____
Conditional Approval: _____
Planning & Zoning Chairperson: _____
_____

Date: _____
Expiration Date: _____
Planning & Zoning Chairperson: _____
_____

Application # _____ Zoning Officer _____

Maps, Plans, and Documents (attachment #5)

The following documentation must be submitted unless waived by the Zoning Enforcement Officer.

LAND SURVEYOR: N/A
Address: _____
_____
Phone: _____ Email: _____

Professional Engineer: N/A
Address: _____
_____
Phone: _____ Email _____

Site Plan (to an accuracy meeting the standards for a Class A-2 Survey):
Name: N/A
Address: _____
_____
phone: _____ Email: _____

Architectural Plans: N/A
Name: _____
Address: _____
_____
Phone: _____ Email: _____

Stormwater Detention: NN/A
Name: _____
Address: _____
_____
Phone: _____ Email: _____

Traffic Impact Report: N/A
Name: _____
Address: _____
_____
Phone: _____ Email: _____

Other: (if any) _____
Name: _____
Address: _____
_____
Phone: _____ Email: _____

Application # _____ Zoning Officer _____

Supporting Referral Agencies (attachment # 6)

Evidence must be submitted that the applicant, simultaneously with or prior to submission of the application has transmitted a copy of the application together with plans and documents if so specified, to the following public agencies as required:

Agency Referrals requested	date submitted	received
_____ A. Zoning Enforcement Officer	_____	_____
_____ B. City Engineer	_____	_____
_____ C. Inland Wetlands Commission	_____	_____
_____ E. Fire Marshal	_____	_____
_____ F. Chief of Police	_____	_____
_____ E. Water Pollution Control Authority	_____	_____
_____ F. Street Commissioner	_____	_____
_____ G. Board of Alderman	_____	_____
_____ H. Connecticut Department of Transportation	_____	_____
_____ I. Naugatuck Valley Council of Governments	_____	_____
_____ J. Other_____	_____	_____
_____ Other_____	_____	_____
_____ Other _____	_____	_____

Application # _____ **(attachment #7)**

Waivers / Extensions / Variances requested by the applicant

(1) waivers received from the Zoning Enforcement officer during the initial site plan checklist review meeting.

_____

_____

_____

_____

(2) waiver requested by the applicant to Planning & Zoning Committee

_____

☐ Approved ☐ Denied date requested: _____ response date: _____

_____

☐ Approved ☐ Denied date requested: _____ response date: _____

(3) extension requested by the applicant to Planning & Zoning Committee

_____

☐ Approved ☐ Denied date requested: _____ response date: _____

(4) Variance requested by the applicant to other agencies

_____

☐ Approved ☐ Denied date requested: _____ response date: _____

_____

☐ Approved ☐ Denied date requested: _____ response date: _____

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(15) Location. width, purpose of existing and proposed R.O. Ws and easements			

Site Plan Application New Form 2025 draft

Final Audit Report 2026-05-13

Created:	2026-05-13
By:	Dominick Thomas (djt@cohen-thomas.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANmHmxlPy0i9OTIfWbr06uQOwEpZMkHQC

"Site Plan Application New Form 2025 draft" History

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