



# Planning and Zoning Commission City of Derby

Gino DiGiovanni Jr.-Chairman  
Richard Bartholomew  
Paul Dinice

David Kopjanski  
Aniello D. Malerba III  
Albert Misiewicz

Ray Sadlik  
Joseph Sojka-Alternate  
Brian Lema-Counsel

## Planning & Zoning Regular Meeting Tues. Jan. 20th, 2026-7:00 p.m.

In person-Derby City Hall, Aldermanic Chambers: 1 Elizabeth St., Derby, CT  
Or On Zoom

Join Zoom Meeting from your computer:

<https://us02web.zoom.us/j/87942160898?pwd=c2s5dnk4d3gzckdOd2Fjc2RrUkM2QT09>

Meeting ID: 879 4216 0898 - Password: 685010

One tap mobile from your Smartphone - +13126266799,87942160898#, 0#,685010#

Dial in from your telephone - +1 312 626 6799 - Meeting ID: 879 4216 0898 - Password: 685010

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Additions, Deletions, Corrections to Agenda
5. Communications
6. Public Portion
7. Approval of Minutes-3/18/25, 4/15/25, 5/20/25, 6/17/25, 7/15/25, 8/5/25, 9/16/25, 9/30/25, 10/21/25, & 11/18/25

8. RECEIPT OF APPLICATIONS: No new applications

9. PUBLIC HEARING:

A. **Johnnie Hudson-80 Stelmack Road**-Proposed zone text change to 195.11. Residential-R-3 (R-3) Zone. Subsection D and 195.54. parking spaces; number and location-new line for Bed and Breakfast.

B. **Johnnie Hudson-Special Exception Application-80 Stelmack Road**-for a Bed and Breakfast.

**RECEIVED**

By Marc J. Garofalo, MPA, MCC, MCTC at 11:35 am, Jan 16, 2026

**10. NEW BUSINESS:**

**A. Johnnie Hudson-80 Stelmack Road-Zone Text Amendment-**Proposed zone text change to 195.11. Residential-R-3 (R-3) Zone. Subsection D and 195.54. parking spaces; number and location-new line for Bed and Breakfast. Discussion and possible action.

**B. Johnnie Hudson-Special Exception Application-80 Stelmack Road-**for a Bed and Breakfast. Discussion and possible action.

**11. OLD BUSINESS:**

**A. 4 YOU LLC-3 Francis Street-Site Plan Application-** to be used for storage of materials and office space. Discussion and possible action.

**B. D Basin Inc-Lanzieri Court-**Discussion

**12. Election of Officers**

**13. Adoption of 2026 Regular Meeting Schedule**

**14. Payment of Bills**

**15. Adjournment**

**RECEIVED**

*By Marc J. Garofalo, MPA, MCC, MCTC at 11:35 am, Jan 16, 2026*