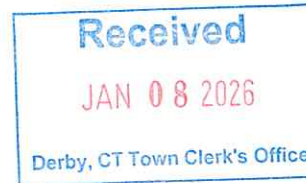


**NOTIFICATION LETTER**  
**PLANNING & ZONING COMMISSION**  
**PUBLIC HEARING**  
**SPECIAL EXCEPTION APPLICATION**

To: City of Derby  
1 Elizabeth ST.  
Derby, CT 06418



From: **JOHNNIE HUDSON**  
**c/o Attorney Dominick J. Thomas, Jr.**

Date: **January 6, 2026**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**  
**January 20, 2026**  
**Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street**

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Special Exception application for Johnnie Hudson for a Bed and Breakfast, on property known as 80 Stelmack Road, (Assessor's Map 5-4, Lot 80). A copy of the GIS aerial of the property with the guest parking area shown is enclosed. In addition, there will be public hearings on proposed text amendments,

The City of Derby Planning & Zoning Commission will hold a public hearing on **Tuesday, January 20th, 2026**, at Derby City Hall, 1 Elizabeth St. at 7:00 p.m. For the following application: **1) Johnnie Hudson-80 Stelmack Rd-Zone Text Amendment Application-proposed zone text change to 195-11. Residential-3 (R-3) Zone, Subsection D and 195-54. Parking spaces; number and location. -new line for Bed and Breakfast. 2) Johnnie Hudson-80 Stelmack Rd-Special Exception Application - Bed and Breakfast.** At the meeting, interested people may be heard. Members of the public can attend in person or by going to Zoom.com and sign in using Meeting ID: 879 4216 0898. Password: 685010. iPhone one-tap: US 131262266799 or you can dial by phone +1 312 626 6799 Meeting ID 879-4216-0898 Password: 685010. Written communication may be mailed to Derby City Hall, 1 Elizabeth St, Derby, CT 06418 or emailed to [lnarowski@derbyct.gov](mailto:lnarowski@derbyct.gov) prior to meeting date.

If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or [djt@cohen-thomas.com](mailto:djt@cohen-thomas.com)** or **Lisa Narowski** at the Zoning Department at 203-736-1481 or [lnarowski@derbyct.gov](mailto:lnarowski@derbyct.gov). A copy of the full application is on file at the Zoning Department at City Hall.



PARKING AREA FOR  
B&B GUESTS

80 STELMACK RD.

STELMACK RD

