









Certificate of Mailing — Firm








Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
<p>Cohen & Thomas Attorneys At Law 315 Main Street Derby, CT 06418</p>			 RDC 99 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08
<p>USPS® Tracking Number Firm-specific Identifier</p>	<p>Postmaster, per (name of receiving employee)</p> <p>Mary Brickett P.O. Box 286 Derby, CT 06418</p>		 RDC 99 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08
<p>1. _____</p>	<p>Richard J & Margaret A Rivelli 1 Devon View Rd Derby, CT 06418</p>		 RDC 99 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08
<p>2. _____</p>	<p>Linda A Guardiano 8 Devon View Rd Derby, CT 06418</p>		 RDC 99 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08
<p>3. _____</p>	<p>Joseph R. Celano 414 New Haven Ave. Derby, CT 06418</p>		 RDC 99 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08
<p>4. _____</p>	<p>Vincent Antidormi & Melissa Fabrizi 2 Trumbull St. Derby, CT 06418</p>		 RDC 99 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08
<p>5. _____</p>			
<p>6. _____</p>			

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 12:26 pm, Jan 14, 2026



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<p>1. _____ _____</p>	<p>Louis Oliwa & Janet Binkowski 9 Shelton St. Derby, CT 06418</p>		 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08 RDC 99
<p>2. _____ _____</p>	<p>William & Sandy BoupHAVAN 1 Homestead Ave. Derby, CT 06418</p>		 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08 RDC 99
<p>3. _____ _____</p>	<p>Katherine Theresa Lalumiere & Family 8 Homestead Ave. Derby, CT 06418</p>		 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08 RDC 99
<p>4. _____ _____</p>	<p>Carl J & Jo Ann Nero 10 Homestead Ave. Derby, CT 06418</p>		 U.S. POSTAGE PAID FCM LETTER DERBY, CT 06418 JAN 06, 26 AMOUNT \$2.40 S2324K502010-08 RDC 99
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Cohen & Thomas
Attorneys At Law
315 Main Street
Derby, CT 06418

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Eustachio & Carmelina Staffieri
3 Devon View Rd.
Derby CT 06418

USPS® Tracking Number
Firm-specific Identifier

1.

Colleen R & Joseph Leonard Papa
1 Stelmack Rd.
Derby, CT 06418

2.

AVN LLC
22 Cloverdale Ave.
Shelton, CT 06484

3.

Alexandros Pettas
22 Cloverdale Ave.
Shelton, CT 06484

4.

Samuel Louis
2 Homestead Ave.
Derby CT 06418

5.

6.



RDC 99

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RDC 99

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JAN 06, 26
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Dzianis, Zhaunerchyk
31 Sentinel Hill Rd.
Derby, CT 06418

USPS® Tracking Number
Firm-specific Identifier

1.

Winston Reed
61 Sentinel Hill Rd.
Derby CT 06418

2.

James E Duh
5 Devon View Rd
Derby, CT 06418

3.

Zhenzhond Sun
51 Sentinel Hill Rd.
Derby CT 06418

4.

Alfred Coney
41 Sentinel Hill Rd
Derby, CT 06418

5.

6.



RDC 99

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Cohen & Thomas
Attorneys At Law
315 Main Street
Derby, CT 06418

TOTAL NO.
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Postmaster, per (name of receiving employee)

Linda & Frank A Natowich
10 Chapel St.
Milford, CT 06460

USPS® Tracking Number
Firm-specific Identifier

1.

City of Derby
1 Elizabeth ST.
Derby, CT 06418

2.

Jude Granville Williams & Family
71 Sentinel Hill Rd.
Derby, CT 06418

3.

Stephen Buckley
2 Stelmack Rd.
Derby, CT 06418

4.

Carol Tinti
21 Sentinel Hill Rd.
Derby CT 06418

5.

6.



RDC 99

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FCM LETTER
DERBY, CT
06418
JAN 06, 26
AMOUNT
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RDC 99

U.S. POSTAGE PAID
FCM LETTER
DERBY, CT
06418
JAN 06, 26
AMOUNT
\$2.40
\$2324K502010-08

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RDC 99

U.S. POSTAGE PAID
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DERBY, CT
06418
JAN 06, 26
AMOUNT
\$2.40
\$2324K502010-08



RDC 99

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

To: Mary Brickett
P.O. Box 286
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 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 or **Lisa Narowski** at the Zoning Department at 203-736-1481 or 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.

SITELMACK RD

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By Marc J. Garofalo, MPA, MCC, MCTC at 12:26 pm, Jan 14, 2026

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

To: Richard J & Margaret A Rivelli
1 Devon View Rd
Derby, CT 06418

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

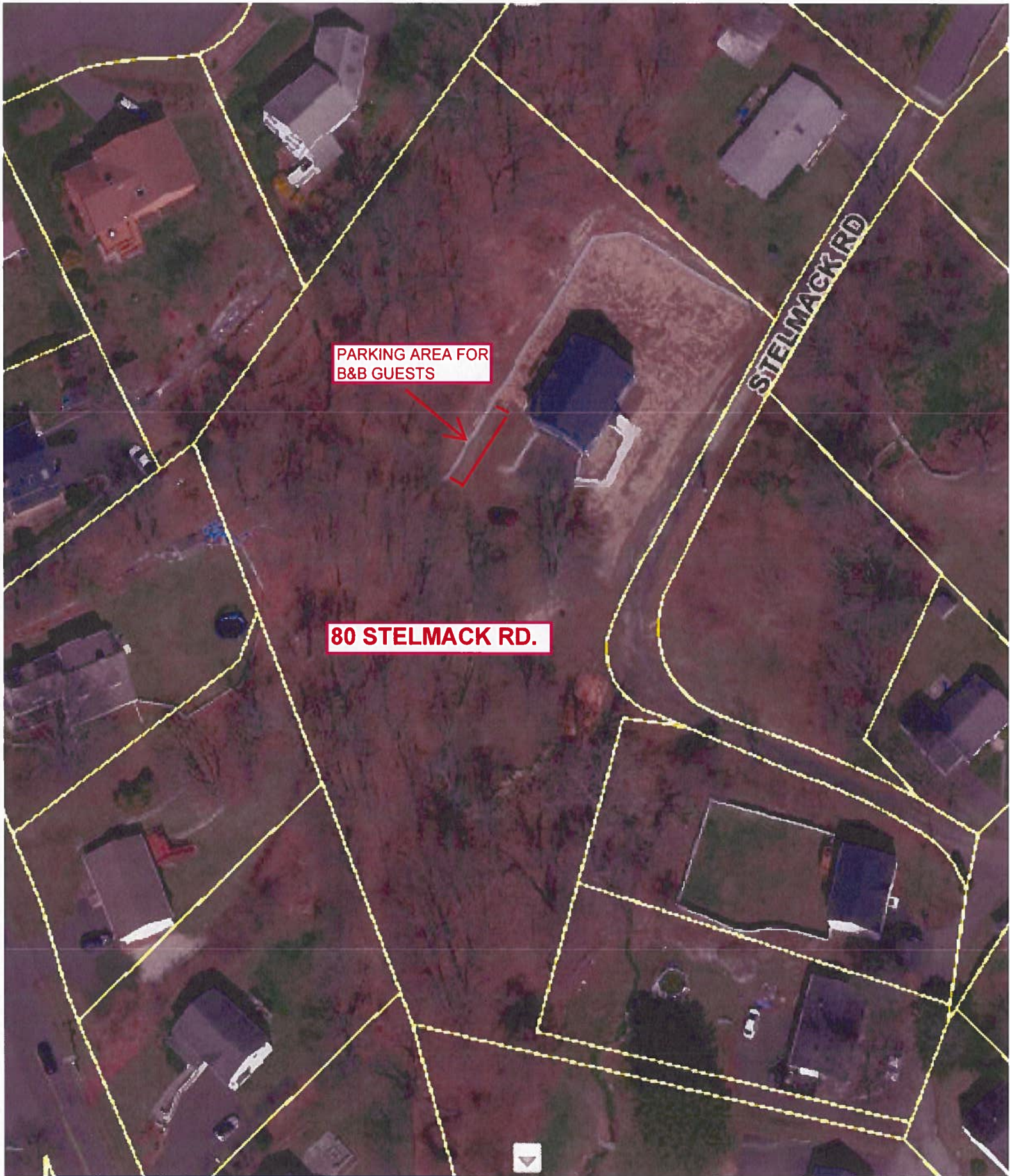
Date: **January 6, 2026**

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B&B GUESTS

80 STELMACK RD.

STELMACK RD

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

To: Linda A Guardiano
8 Devon View Rd
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**

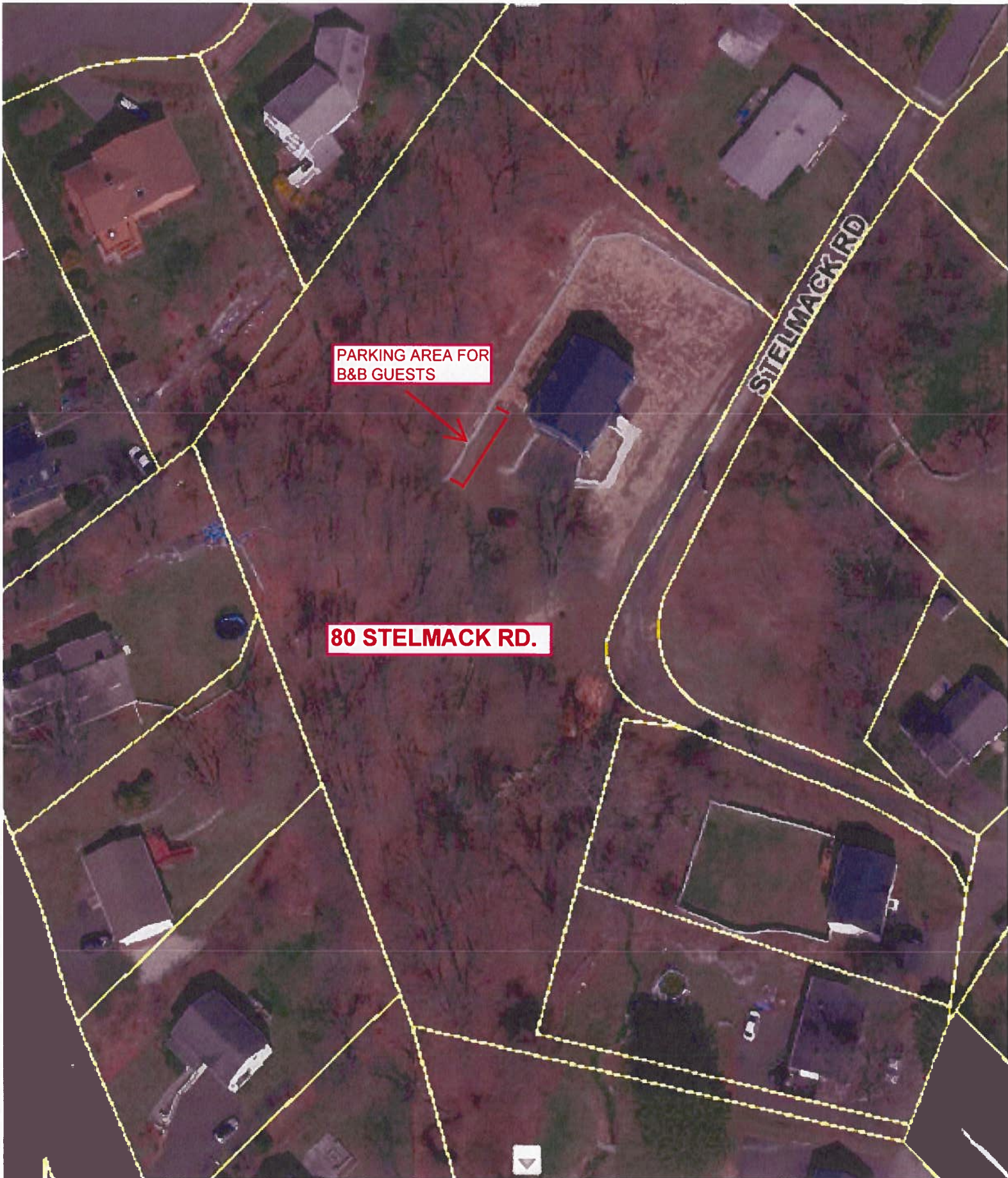
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PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Joseph R. Celano
414 New Haven Ave.
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

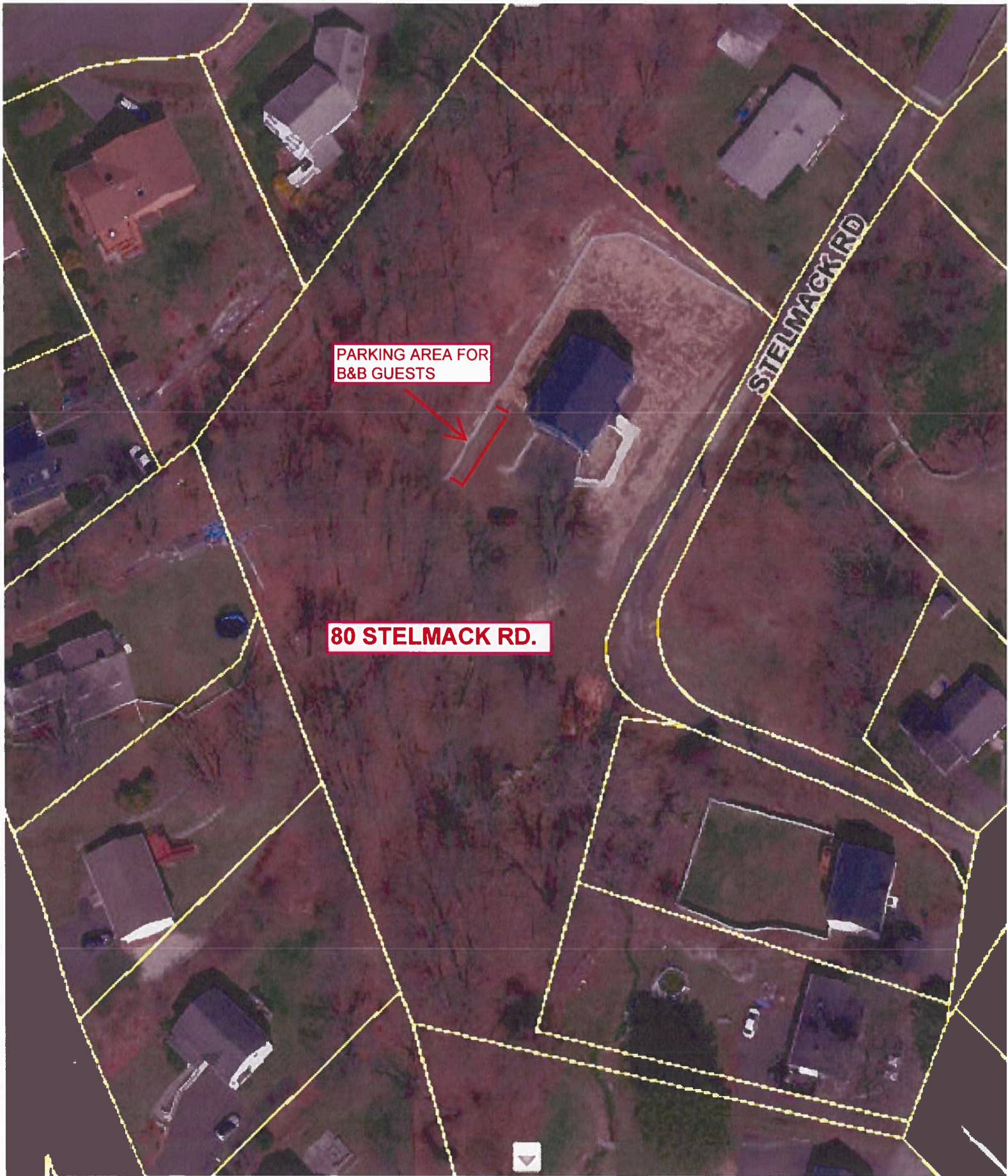
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To: Vincent Antidormi & Melissa Fabrizi
2 Trumbull St.
Derby, CT 06418

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

Date: **January 6, 2026**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION
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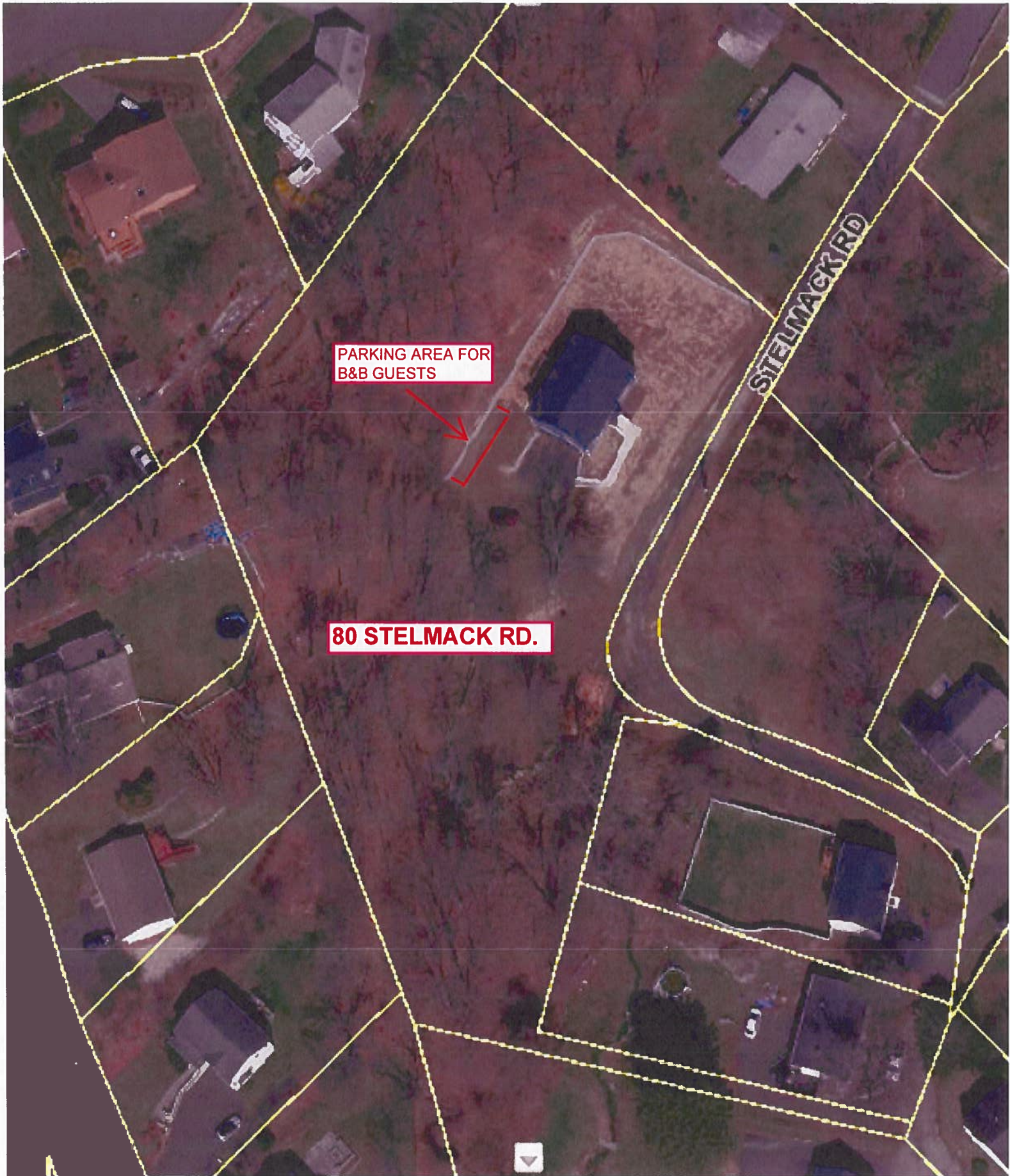
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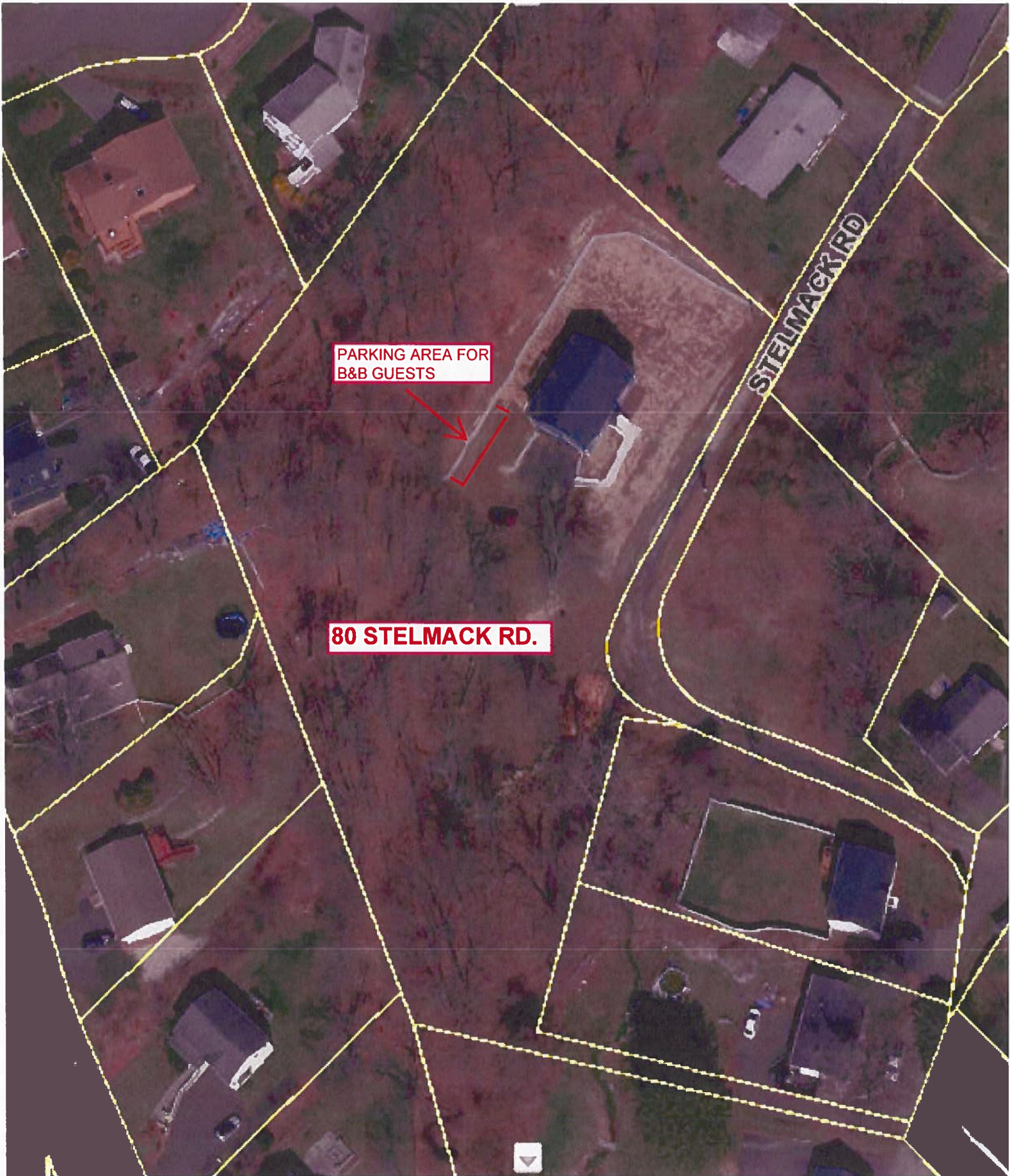
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**NOTIFICATION LETTER
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PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Louis Oliwa & Janet Binkowski
9 Shelton 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
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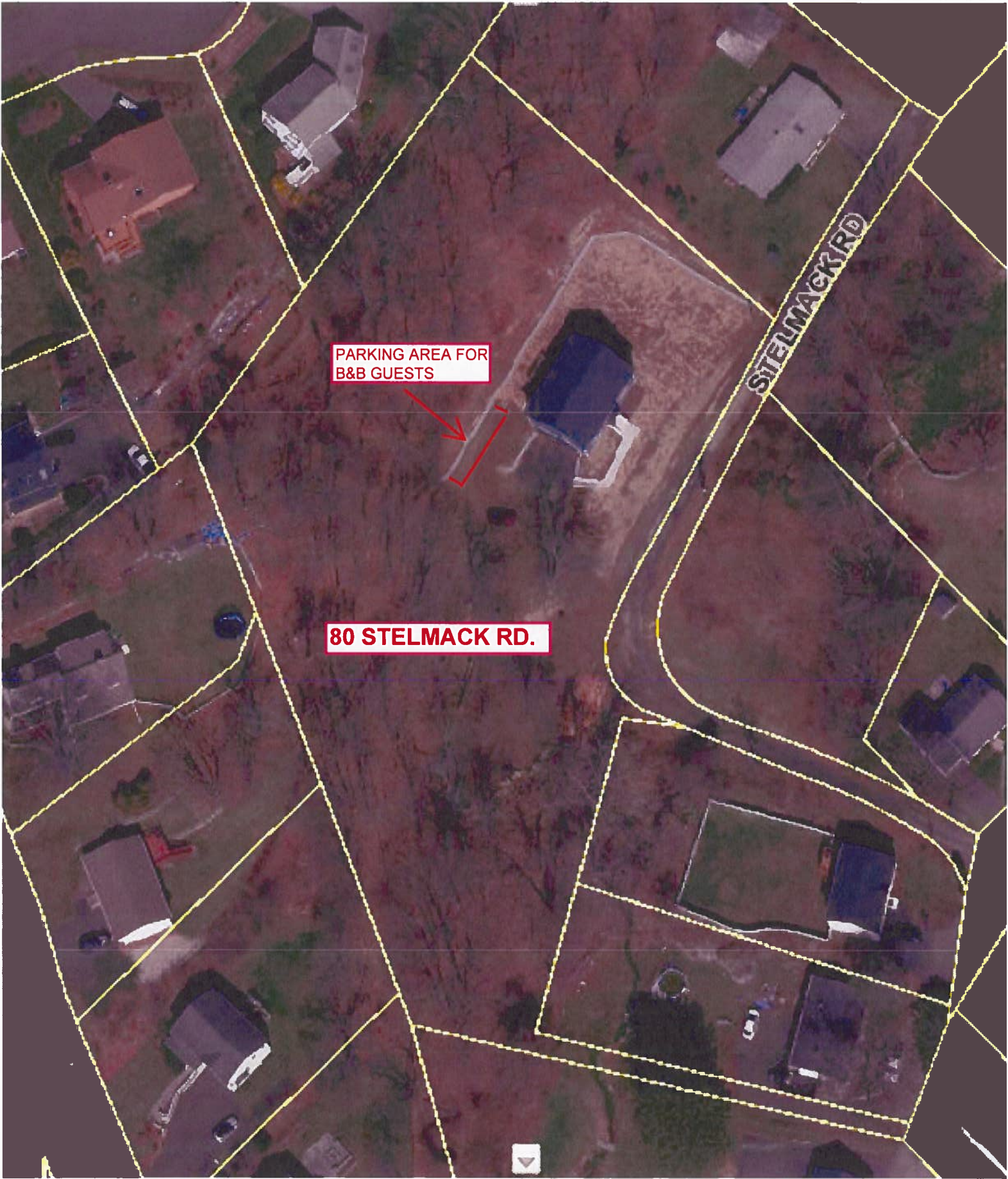
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80 STELMACK RD.

STELMACK RD

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 12:26 pm, Jan 14, 2026

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

To: William & Sandy Boupavan
1 Homestead Ave.
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**

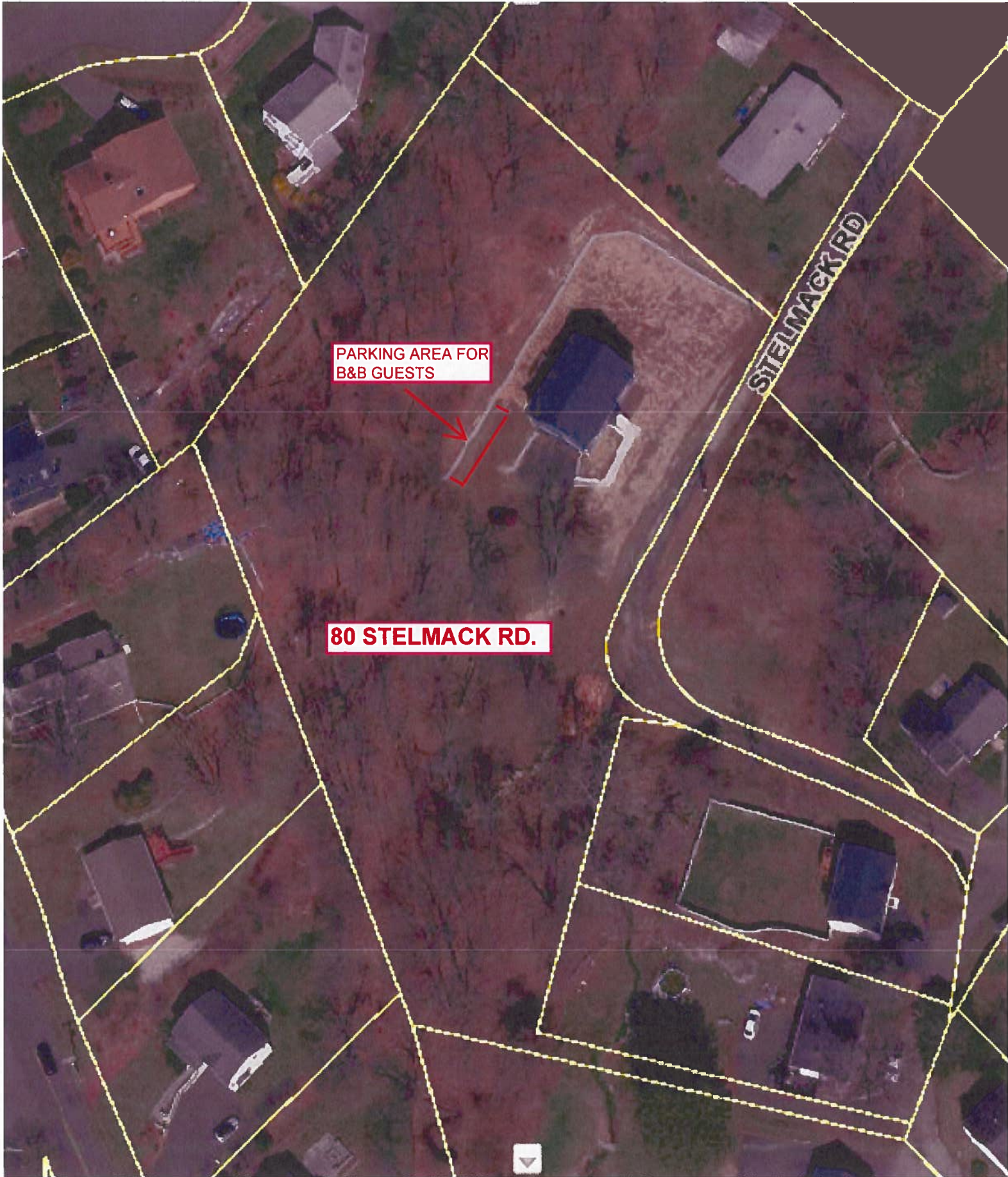
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The City of Derby Planning & Zoning Commission will hold a public hearing on **Tuesday, January 20th, 2026**, at Derby City Hall, 1 Elizabeth St. at 7:00 p.m. For the following application: **1) Johnnie Hudson-80 Stelmack Rd-Zone Text Amendment Application-proposed 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 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** or **Lisa Narowski** at the Zoning Department at 203-736-1481 or lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.

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**PARKING AREA FOR
B&B GUESTS**

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PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Katherine Theresa Lalumiere & Family
8 Homestead Ave.
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**
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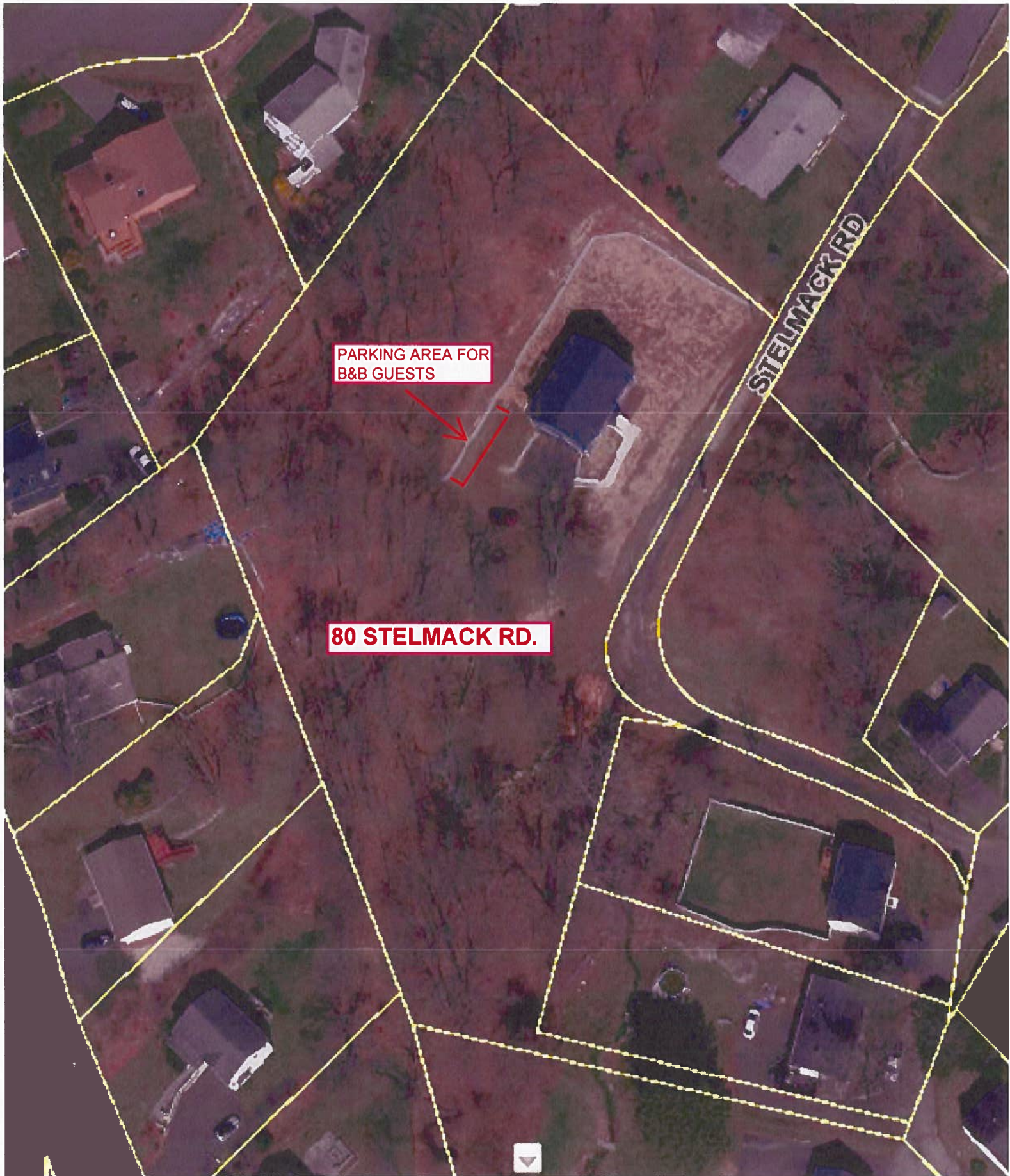
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Carl J & Jo Ann Nero
10 Homestead Ave.
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**

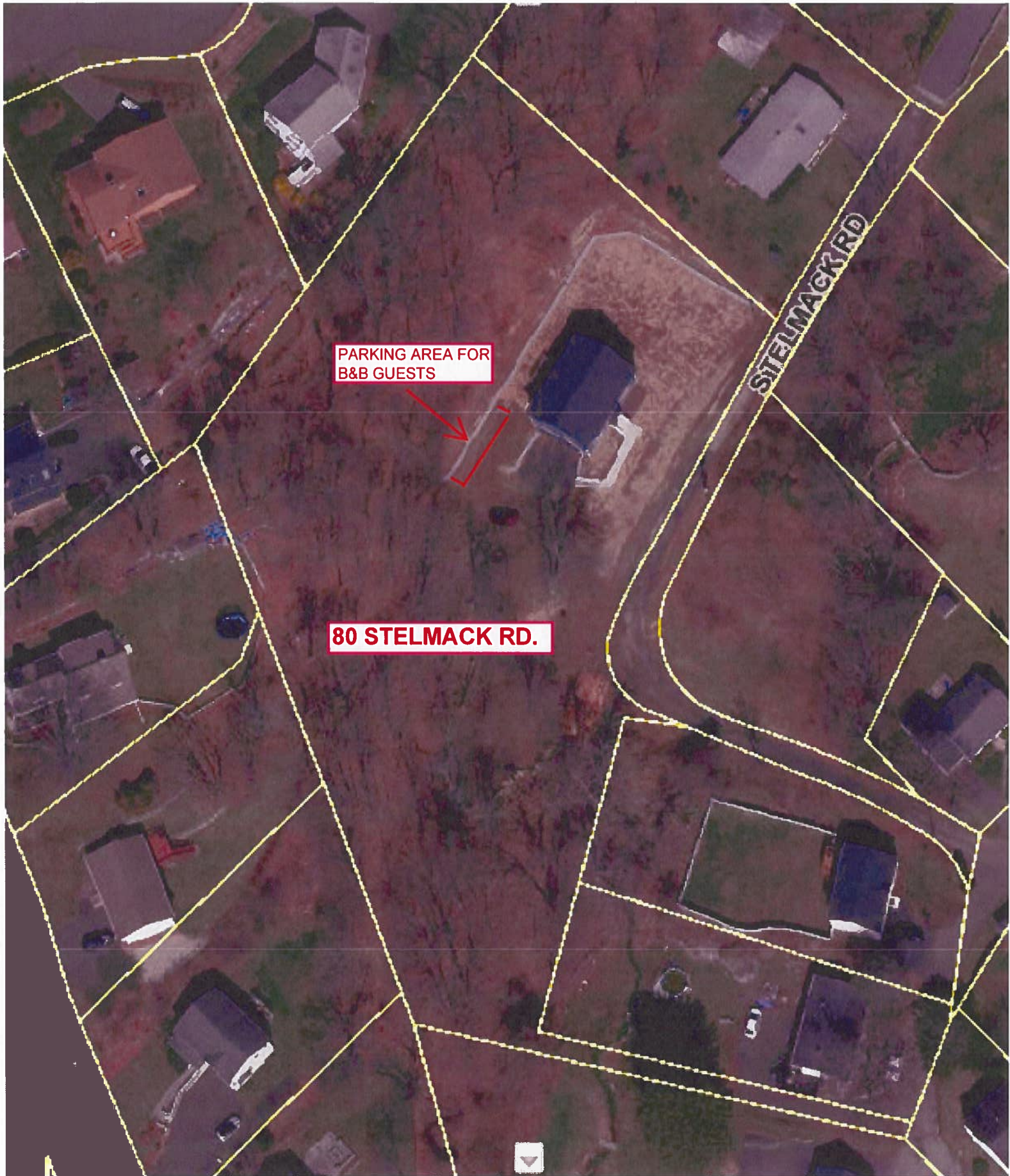
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PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Eustachio & Carmelina Staffieri
3 Devon View Rd.
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
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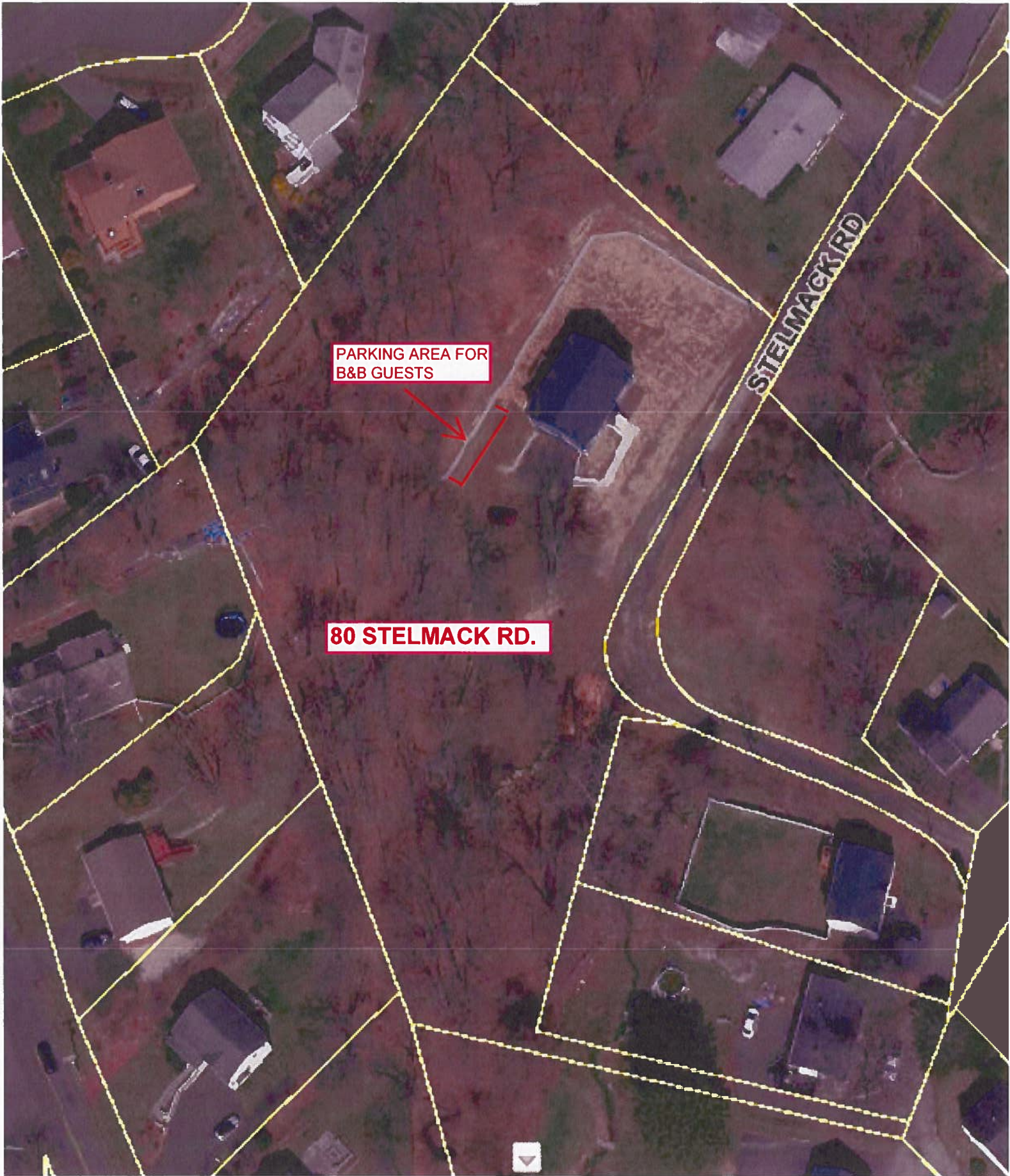
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To:

Colleen R & Joseph Leonard Papa
1 Stelmack Rd.
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**
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Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street

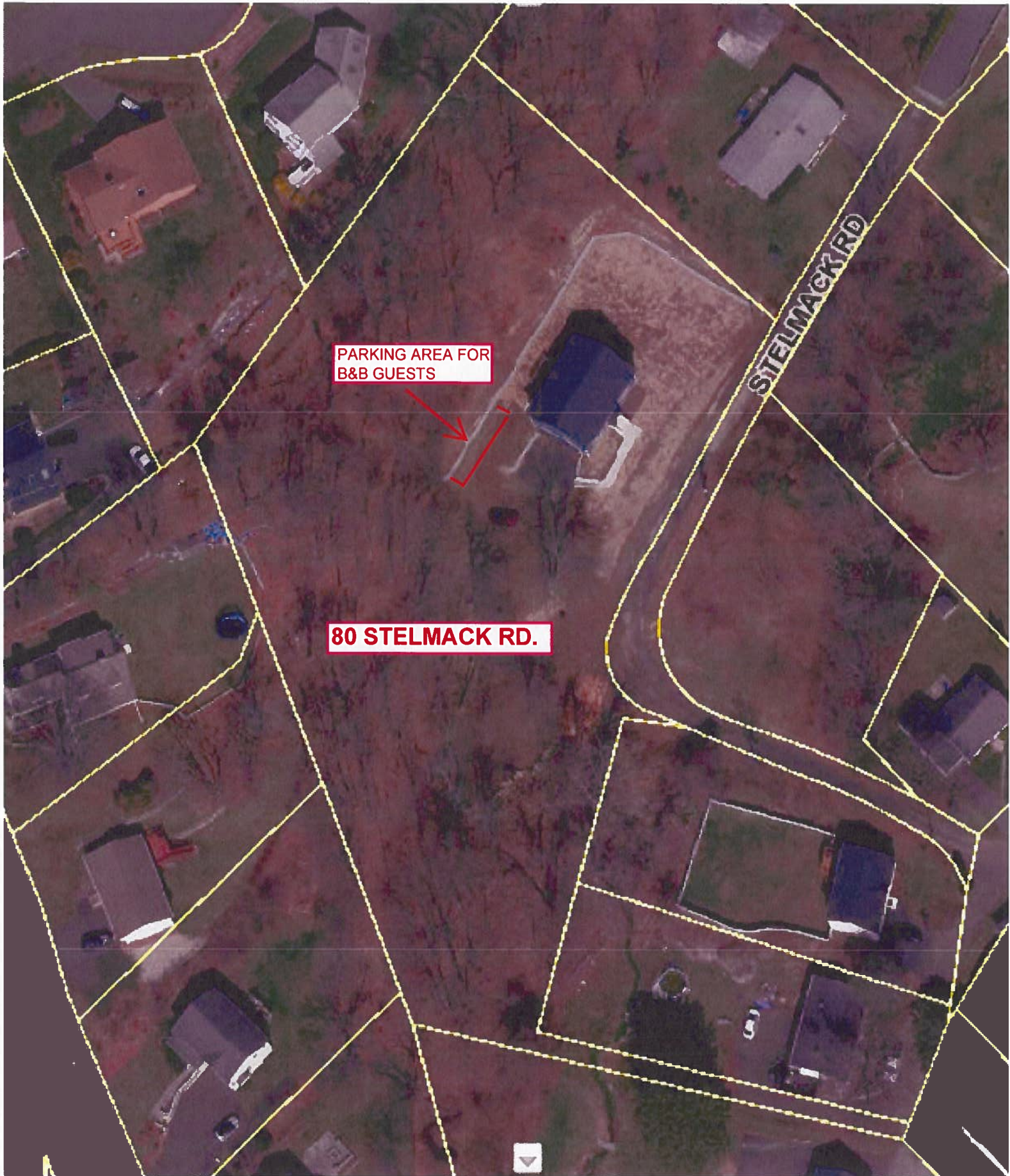
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To:

AVN LLC
22 Cloverdale Ave.
Shelton, CT 06484

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

Date: **January 6, 2026**

Re: **NOTICE OF PUBLIC HEARING ON SPECIAL EXCEPTION APPLICATION**
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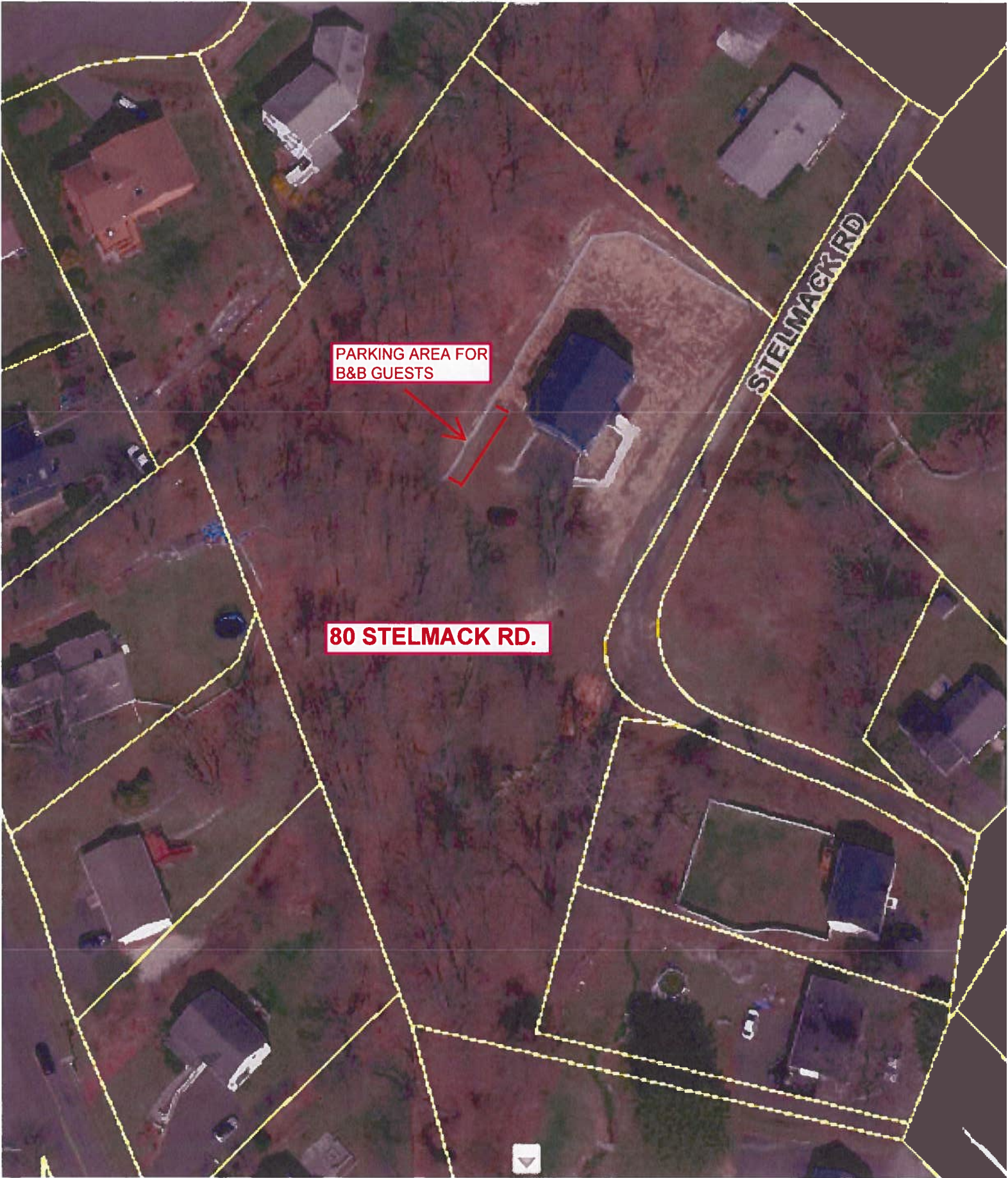
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SPECIAL EXCEPTION APPLICATION**

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Shelton, CT 06484

From: **JOHNNIE HUDSON**
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Date: **January 6, 2026**

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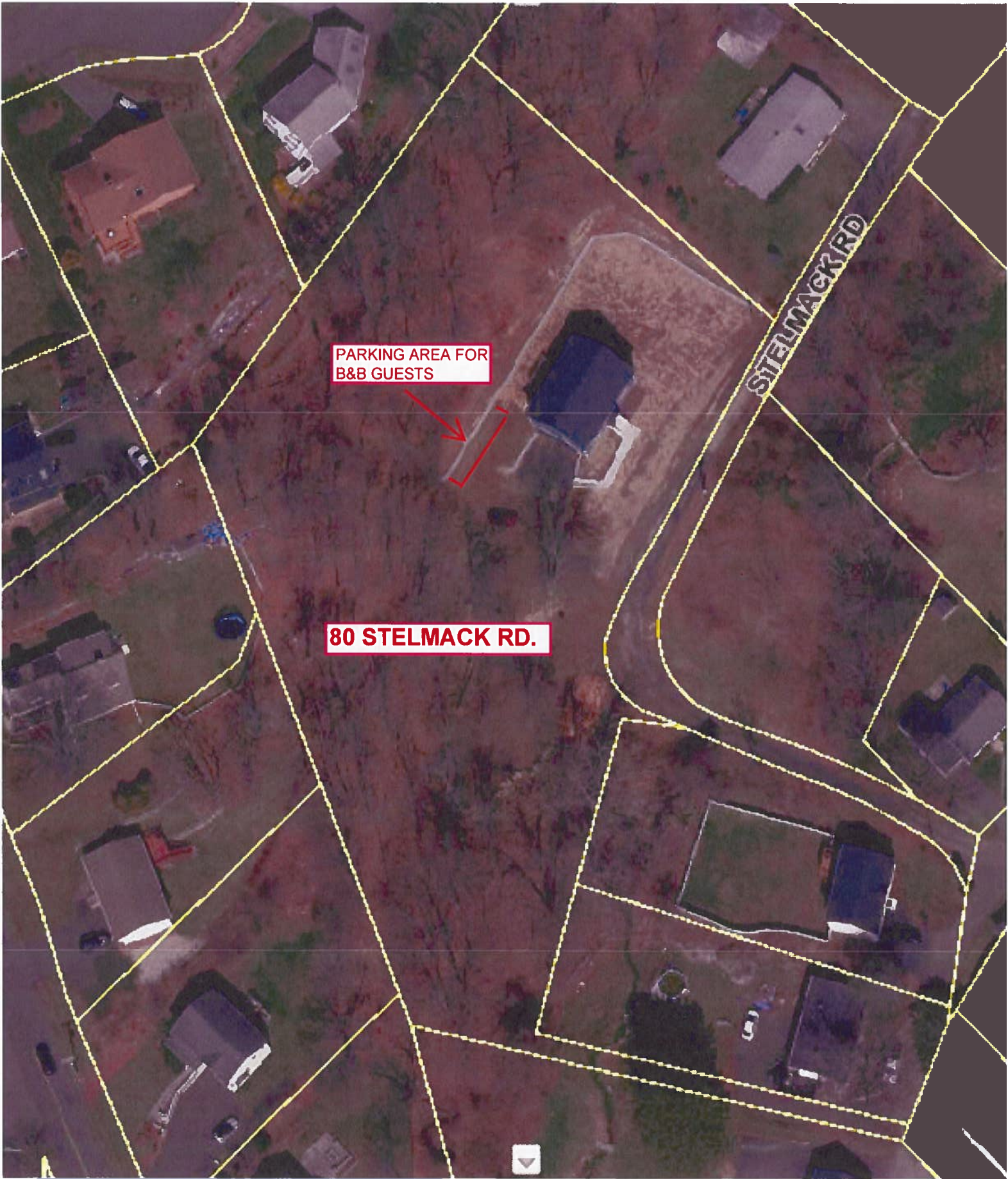
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PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Samuel Louis
2 Homestead Ave.
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
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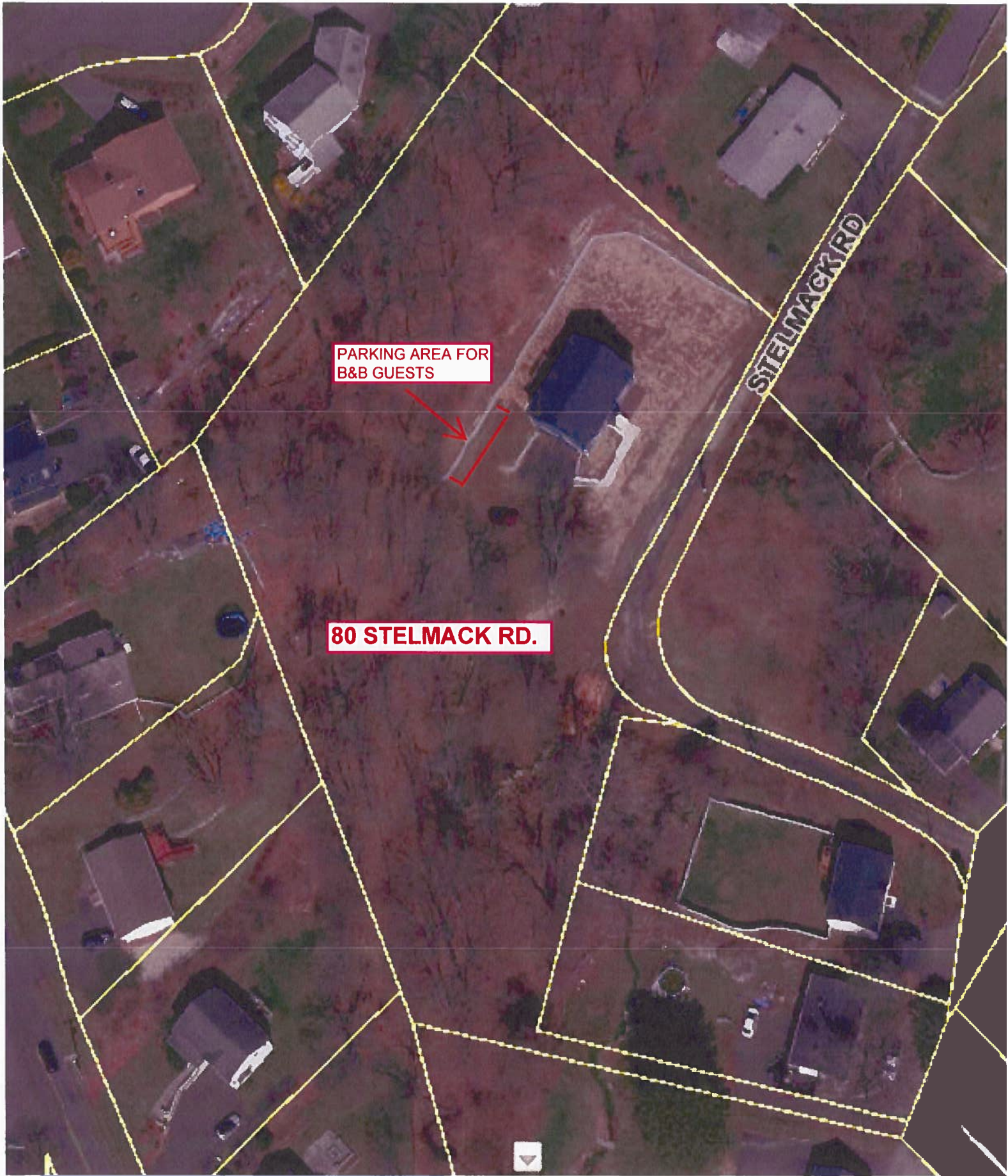
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Dzianis, Zhaunerchyk
31 Sentinel Hill Rd.
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
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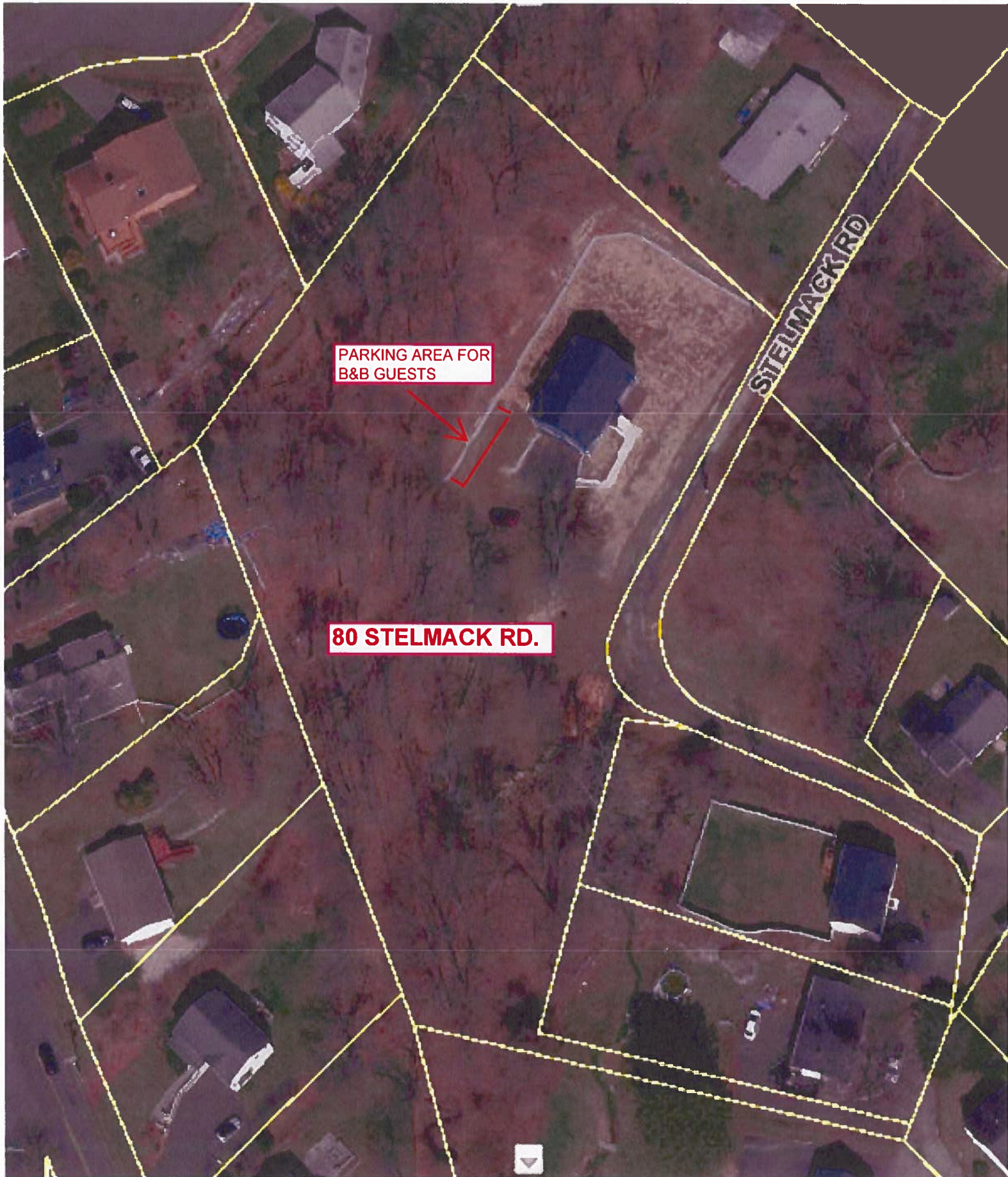
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**NOTIFICATION LETTER
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SPECIAL EXCEPTION APPLICATION**

To: Winston Reed
61 Sentinel Hill Rd.
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
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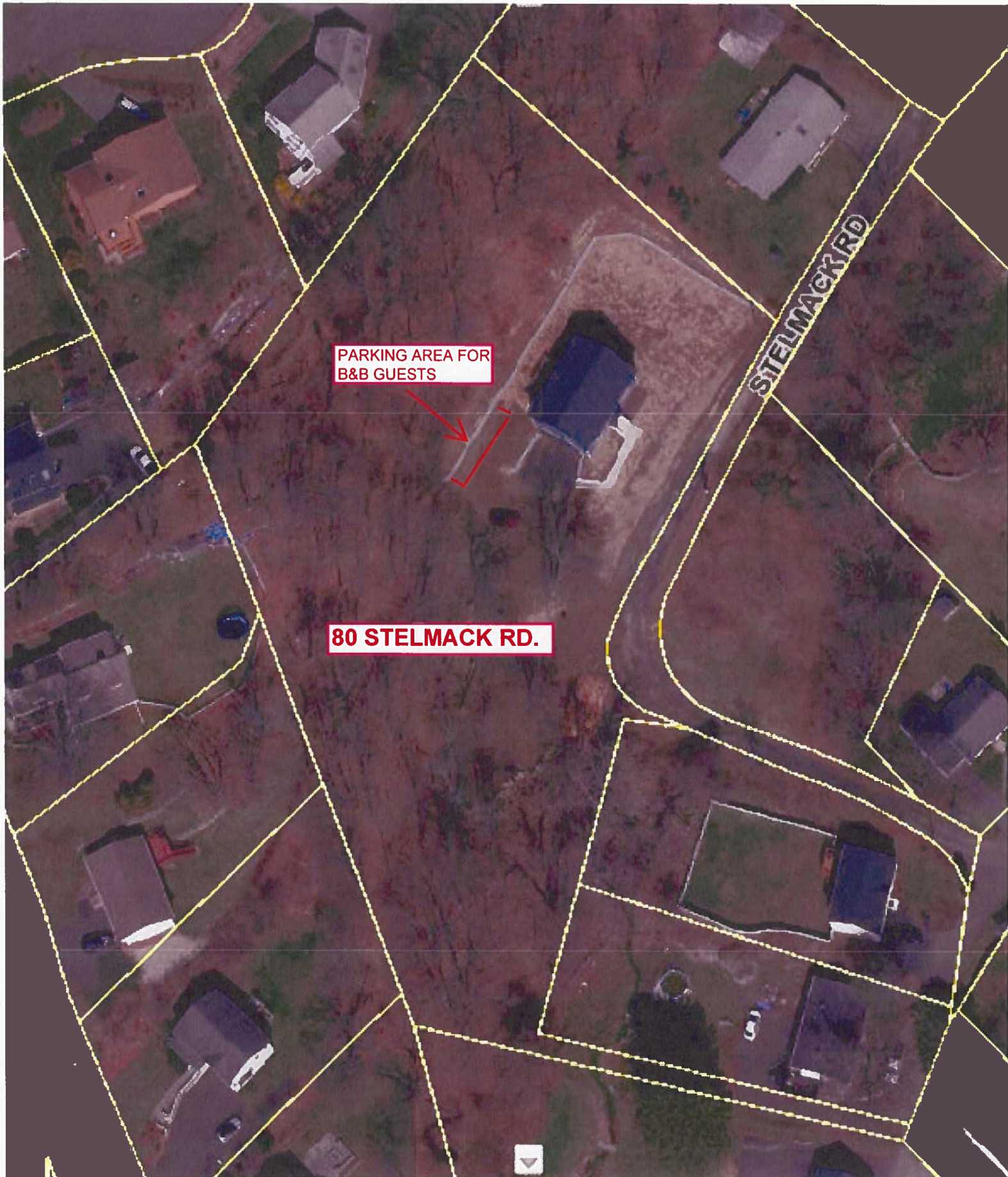
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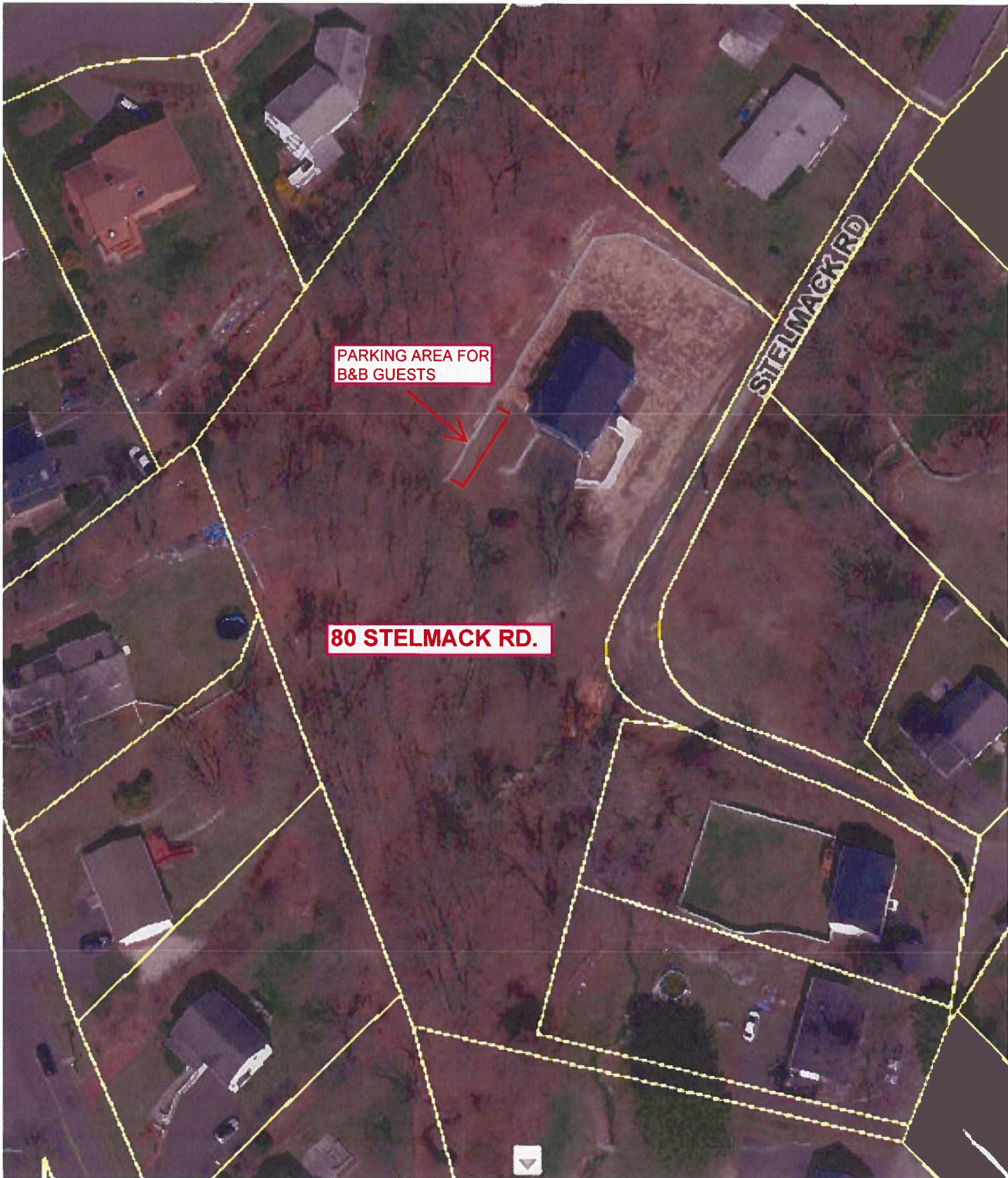
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If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com** or **Lisa Narowski** at the Zoning Department at 203-736-1481 or lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 12:27 pm, Jan 14, 2026



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

To: Zhenzhond Sun
51 Sentinel Hill Rd.
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**

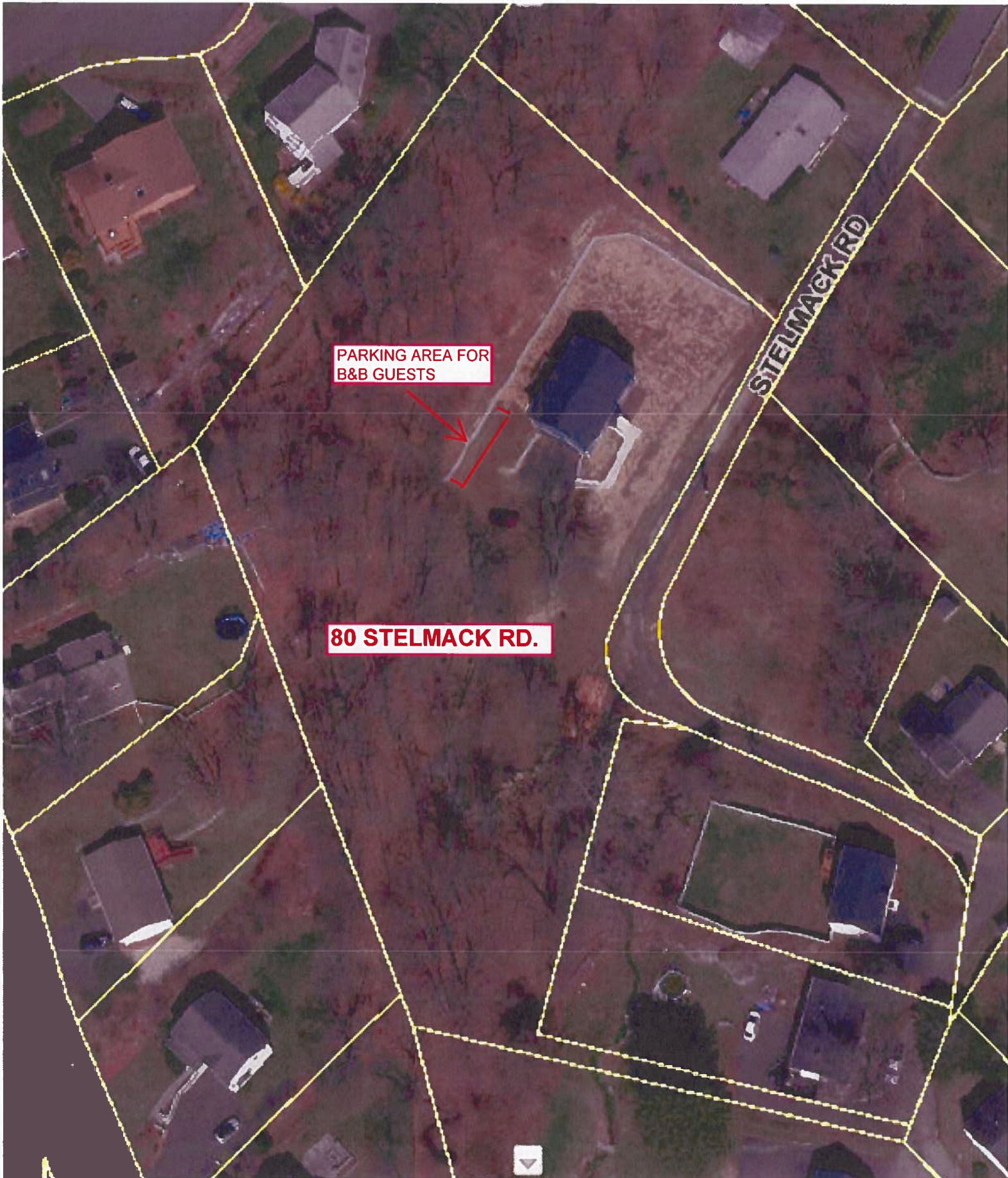
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By Marc J. Garofalo, MPA, MCC, MCTC at 12:27 pm, Jan 14, 2026



PARKING AREA FOR
B&B GUESTS

80 STELMACK RD.

STELMACK RD

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By Marc J. Garofalo, MPA, MCC, MCTC at 12:27 pm, Jan 14, 2026

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

To: Alfred Coney
41 Sentinel Hill Rd
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**

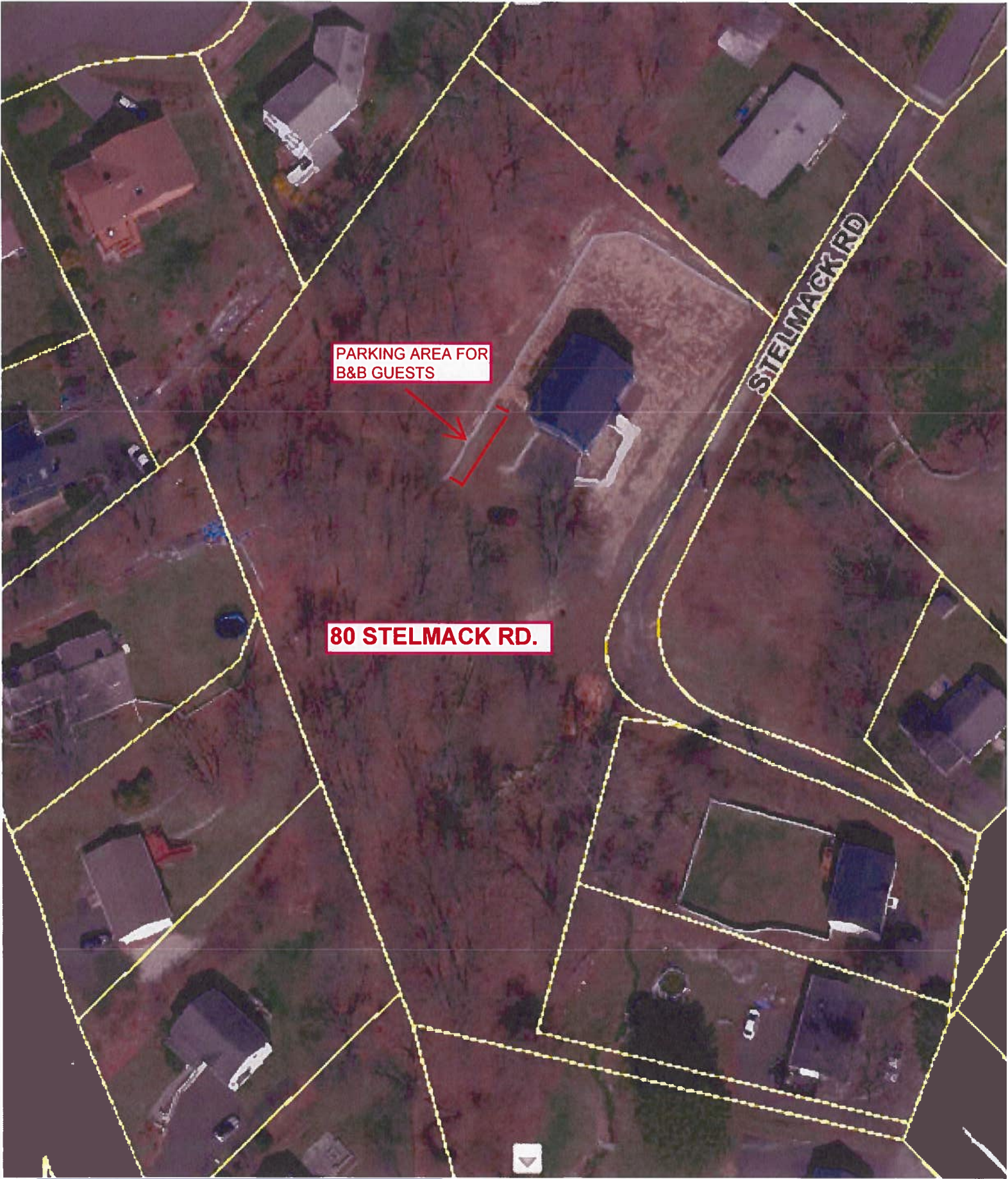
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Linda & Frank A Natowich
10 Chapel St.
Milford, CT 06460

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**

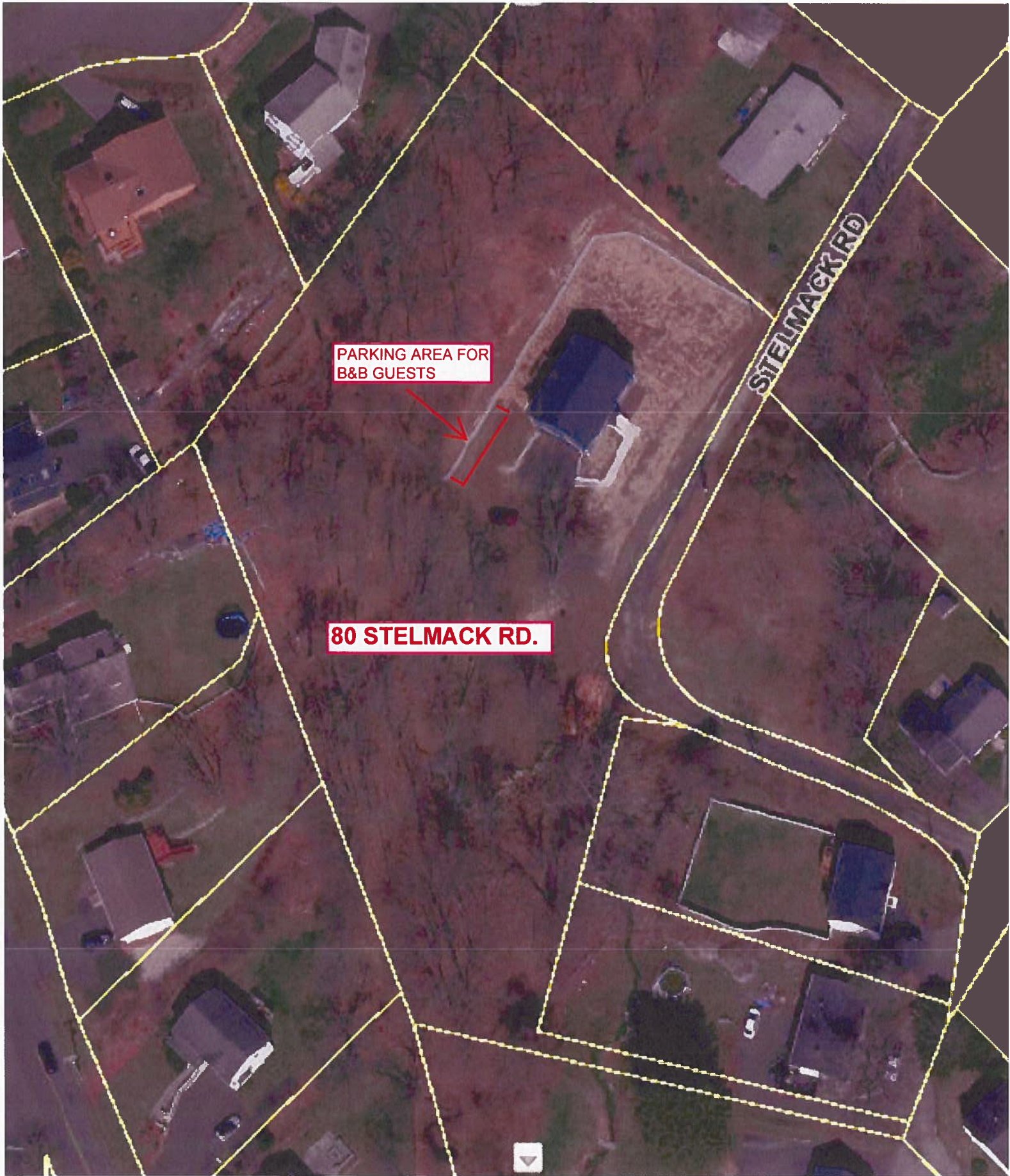
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

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
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Planning and Zoning Commission / Derby City Hall / 1 Elizabeth Street**

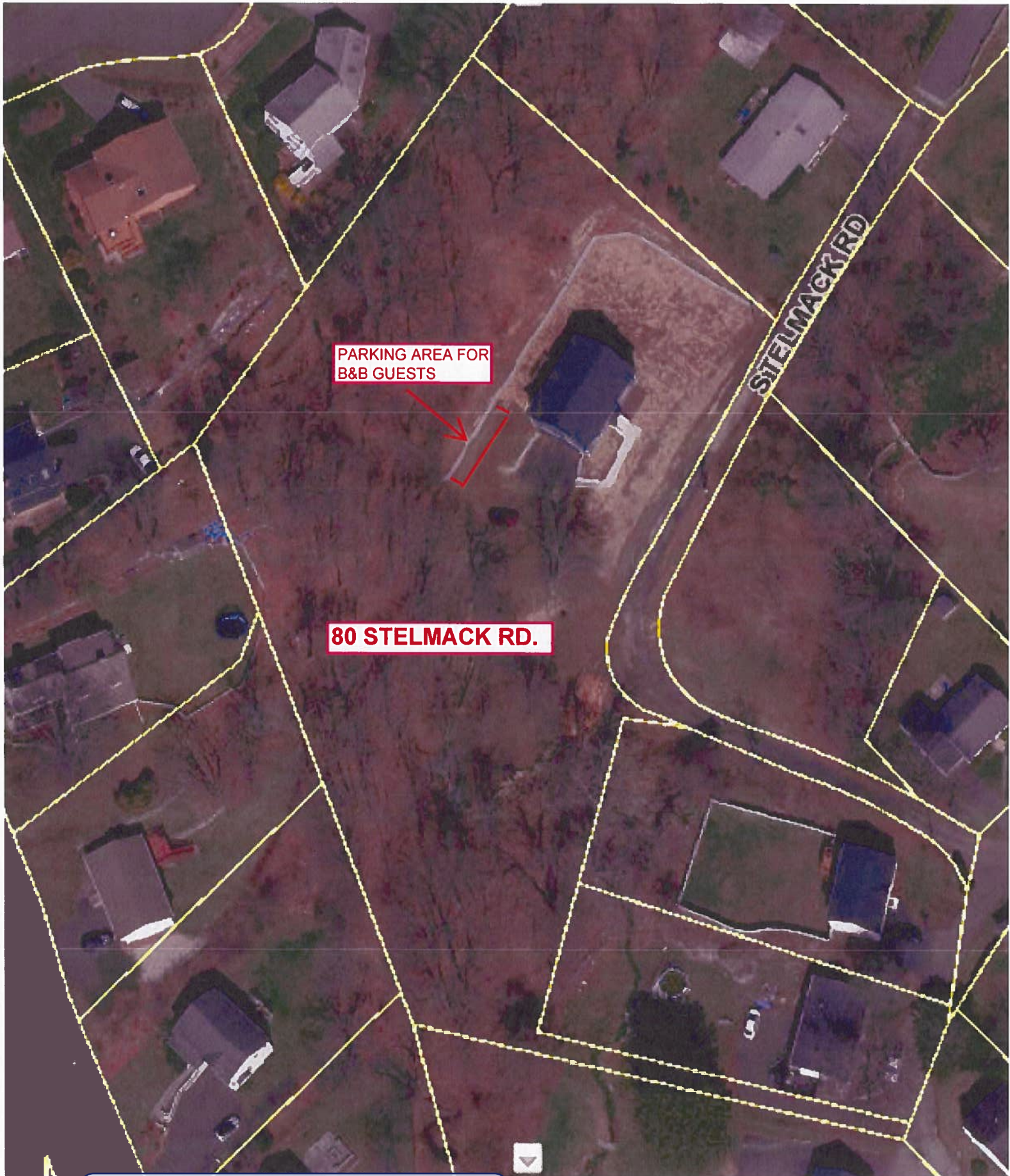
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**NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Jude Granville Williams & Family
71 Sentinel Hill Rd.
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**
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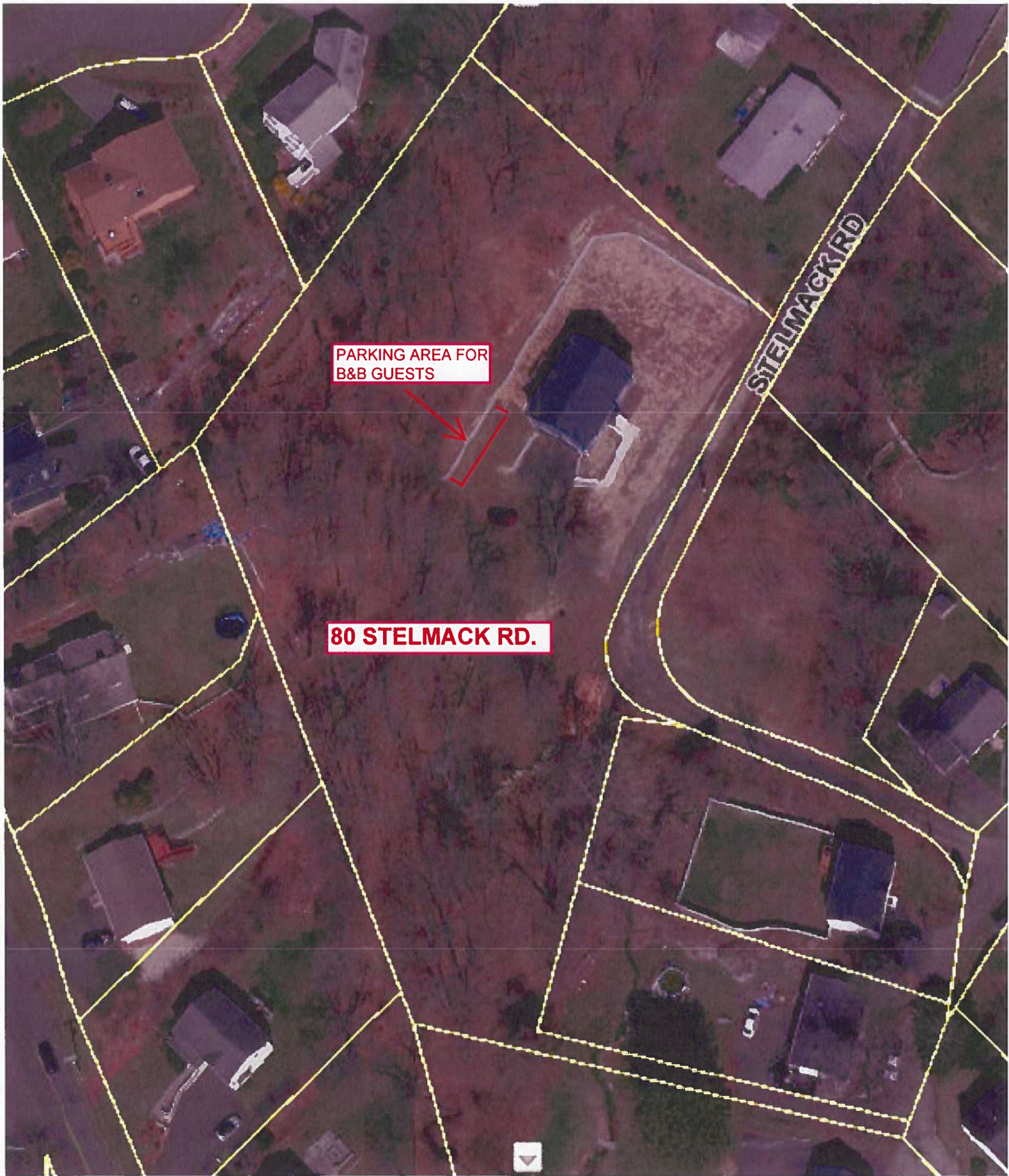
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**NOTIFICATION LETTER
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PUBLIC HEARING
SPECIAL EXCEPTION APPLICATION**

To: Stephen Buckley
2 Stelmack Rd.
Derby, CT 06418

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

Date: **January 6, 2026**

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PARKING AREA FOR
B&B GUESTS

80 STELMACK RD.

STELMACK RD

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

To: Carol Tinti
21 Sentinel Hill Rd.
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**
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