CITY OF DERBY – PLANNING & ZONING COMMISSION

APPLICATION FOR APPROVAL OF SUBDIVISION/RESUBDIVISION

Application #_____
Fee (as per schedule):_____
Date Submitted:_____

The undersigned hereby applies to the Planning & Zoning of the City of Derby, Connecticut for approval of a subdivision or resubdivision under the Subdivision Regulations and provides the following information as part of the application:

A. Name of Applicant: **Summit Hill LLC**
Address: **c/o Attorney Dominick Thomas, 315 Main St., Derby, CT 06418** Tel.#: **203-735-9521**
djt@cohen-thomas.com

*If applicant represents a person, firm, corporation or partnership give full name of same:

B. Owner of Tract: **Summit Hill LLC**
Address: **70 Platt Road, Shelton, CT 06484** Tel.#:_____

C. Identification of Tract to be Subdivided:
1. Location: **Summit St. Assessor Map 9-6, Lots 47 & 47B and Mountain St. Assessor Map 8-9 Lots 94 & 94B**
2. Assessor's Map No. **See above** Lot No._____ Area of Tract **Total Area 17.74 AC / 772,754.40 +/- SF**
3. Land Records: Volume **276** Page **607** Zoning District **R-5 & P**
4. Name of previous subdivision, if any: **N/A**
5. Tract abuts or crosses City Line: Yes _____ No **X**

D. PROPOSAL (check one)

Subdivision **X** Resubdivision_____

Number of Lots: **45**

E. MAPS, PLANS AND DOCUEMENTS: Complete Attachment #1

F. PROJECT DATA: Complete Attachment #2

G. APPLICANT NOTICE TO PROPERTY OWNERS: Complete Attachment #3

H. ALTERNATE STANDARDS AND WAIVERS: ____ Request is made for approval of alternate planning standard or waiver of requirements. Attach statement of request and reasons.

The Owner and the Applicant hereby grant the Derby Planning & Zoning Commission, City Engineer, Street Commissioner, and Director of Health or their authorized agents, permission to enter upon the property proposed for subdivision or resubdivision under this Application for the purpose of inspection, the conduct of tests and other actions related to administration of the Subdivision Regulations of the City of Derby.

D J Thomas Jr.
(Signature of Applicant)

By **Dominick Thomas Attorney for Applicant & Owner**
Date **3/16/2026**

D J Thomas Jr.
(Signature of Owner)

By_____
Date **3/16/2026**

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:24 am, Apr 14, 2026

ATTACHMENT #1: MAPS, PLANS AND DOCUMENTS

LAND SURVEYOR: Tracy Lewis
Address: 260 Main Street, Monroe CT 06468
Telephone #: 203-261-8648 FAX:

PROFESSIONAL ENGINEER: Manuel Silva P.E. - Rose Tisa & Co.
Address: 35 Brentwood Ave., Fairfield CT 06825
Telephone #: 203-610-6262 FAX: 203-610-6404

OTHER DESIGN (if any): Patrick Rose, AIA - Rose Tisa & Co
Address: 35 Brentwood Ave., Fairfield CT 06825
Telephone #: 203-610-6262 FAX: 203-610-6404

MAPS AND PLANS – TITLE AND DATE:

Site Development Plan:
Proposed Subdivision, Summit Street Extension, Derby, Connecticut, Prepared for Summit Hill LLC - 12 Sheets

Subdivision Map:
Subdivision Map, Summit Street Extension, Derby, Connecticut, Prepared for Summitt Hill LLC - 2 Sheets

Construction Plans:
See Site Development Plans

Soil Erosion & Sediment Control Plan:
See Site Development Plans

Grading Plan (If required):
See Site Development Plans

SUPPORTING REPORTS AND DESIGN DATA (list):
Storm Water Drainage Report

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:24 am, Apr 14, 2026

ATTACHMENT #2: PROJECT DATA

Intended Use of Lots Under Zoning Ordinance: **One and Two Family Residental Dwellings**

Water Supply Protection:
Tract is within a public water supply watershed: Yes **X** No _____
Tract is within public water supply wellhead protection area: Yes____ No ____

Is a new street proposed? Yes **X** No____ To be dedicated to the City? Yes **X** No ____

Does subdivision involve a new street or drainage system connecting to a State Highway? Yes ___ No **X** ;
If yes, attach two (2) copies of evidence of submission of plans to ConnDOT.

Does application cover all contiguous land of the owner? Yes **X** No____
If no, explain _____

Provision to be made for:

Sewage Disposal **Public Sewer**
If on-site, attached results of soils tests and copy of approval report from District Public Health Department.

Water Supply **Public Water Supply**
If on-site, attach 2 copies of approval report from District Public Health Department.

If public supply, attach two (2) copies of letter from public utility company demonstrating availability.

Does tract or proposed construction include or affect any wetland or water course? Yes ___ No **X** ;
If yes, a.) submit maps and plans to Derby Inland Wetlands Agency not later than 10 days after submission of this application and b.) provide to the Planning Commission two (2) copies of evidence of such submission.

Does tract or proposed construction involve a Special Flood Hazard Area? Yes ___ No **X**
If yes, attach required flood hazard assurances.

Area reserved for open spaces, parks and playgrounds: **2.1836** acres

To be dedicated to the City? Yes ____ No **X** If no, explain ownership:
Area is for green space and/or recreational use of the occupants of the subdivision

Have any variances of the Zoning Ordinance been granted for the tract of subdivision? Yes ___ No **X** ;
If yes, attach two (2) copies of variance.

Is tract subject to any encumbrances (easements, deed restrictions, mortgages, liens, leases, etc.)?
Yes ____ No **X** ; If yes, explain:

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:24 am, Apr 14, 2026

ATTACHMENT #3: APPLICANT NOTICE TO PROPERTY OWNERS

SEE ATTACHED NOTICES

Under Par. 2.3.1 of the Subdivision Regulations, the applicant is required to give notice of pendency of this Application to the owners of all property adjacent to and directly across the street from the tract to be subdivided. List each property owner and address requiring notice (from current Assessor's records of the City) and either a.) transmit copy of this Application (pages 1 thru 4) to each owner by Certified Mail, Return Receipt Requested (attach receipts to this Application) or b.) obtain signed receipts demonstrating delivery.

TAX MAP LOT	LOT OWNER AND ADDRESS	NOTICE RECEIVED BY
_____	1._____	_____
_____	2._____	_____
_____	3._____	_____
_____	4._____	_____
_____	5._____	_____
_____	6._____	_____
_____	7._____	_____
_____	8._____	_____
_____	9._____	_____
_____	10._____	_____
_____	11._____	_____
_____	12._____	_____
_____	13._____	_____
_____	14._____	_____

ATTACH ADDITIONAL LISTING SHEETS, IF NECESSARY

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:24 am, Apr 14, 2026

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Michele Downs
85 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:24 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Marta Pellegrino
104 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Albert L & Darlene R Nowinski
123 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Sharon Jammal
22 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Cheryl & Alexander D'Addario
54 Clearview CT
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

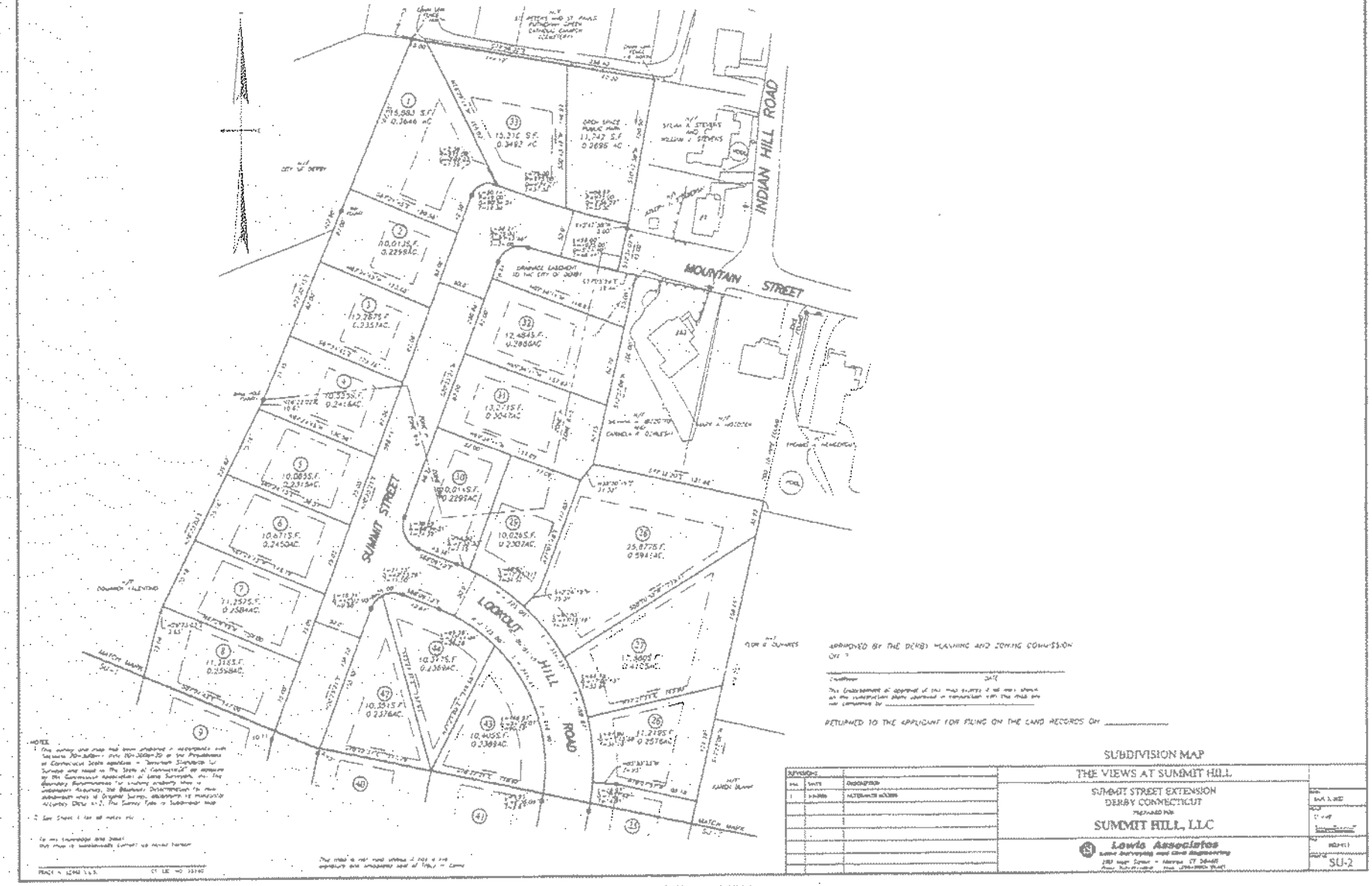
The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.

RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:25 am, Apr 14, 2026


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mary K Fedor
61 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

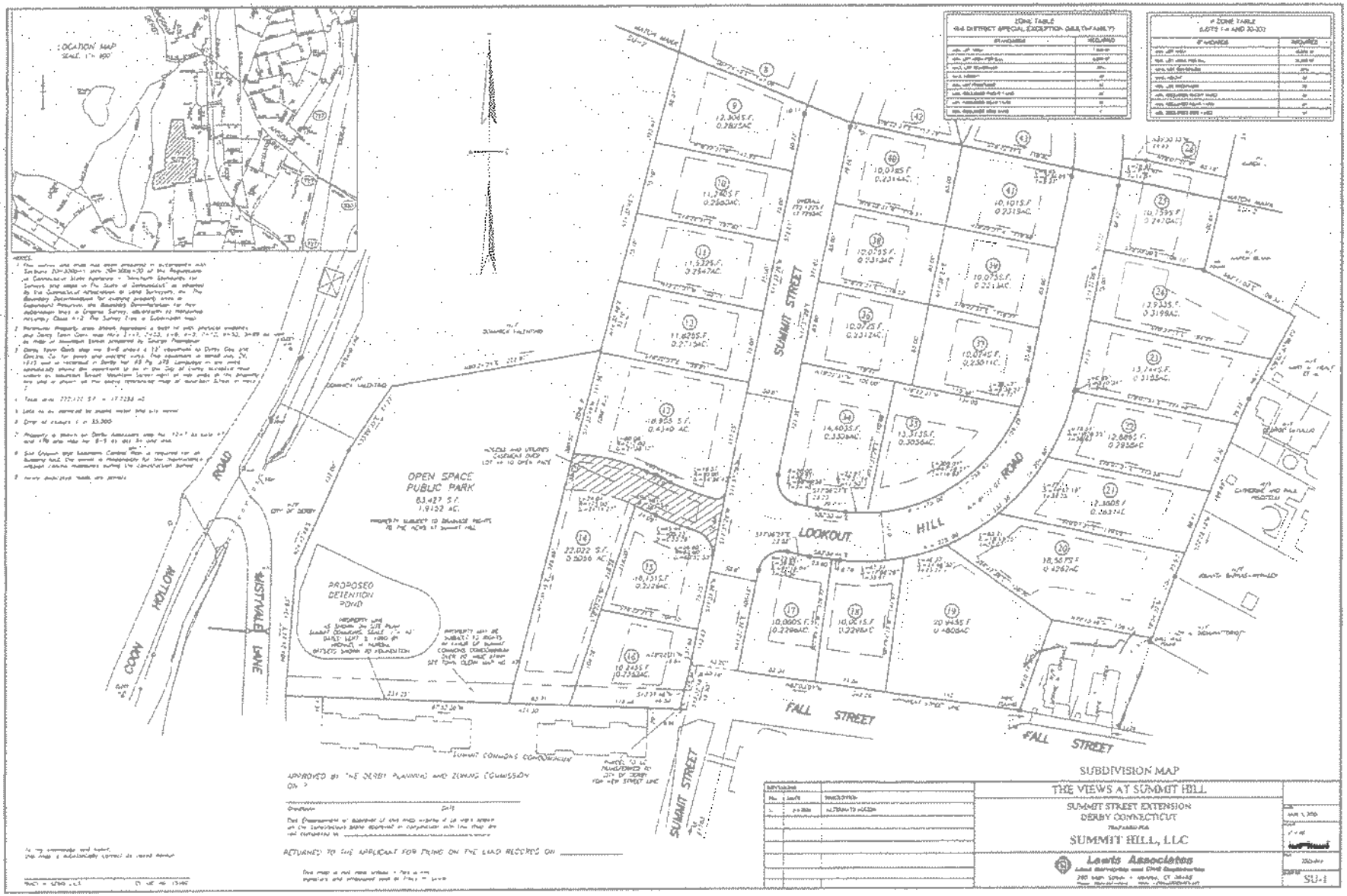
Date: **March 20, 2026**

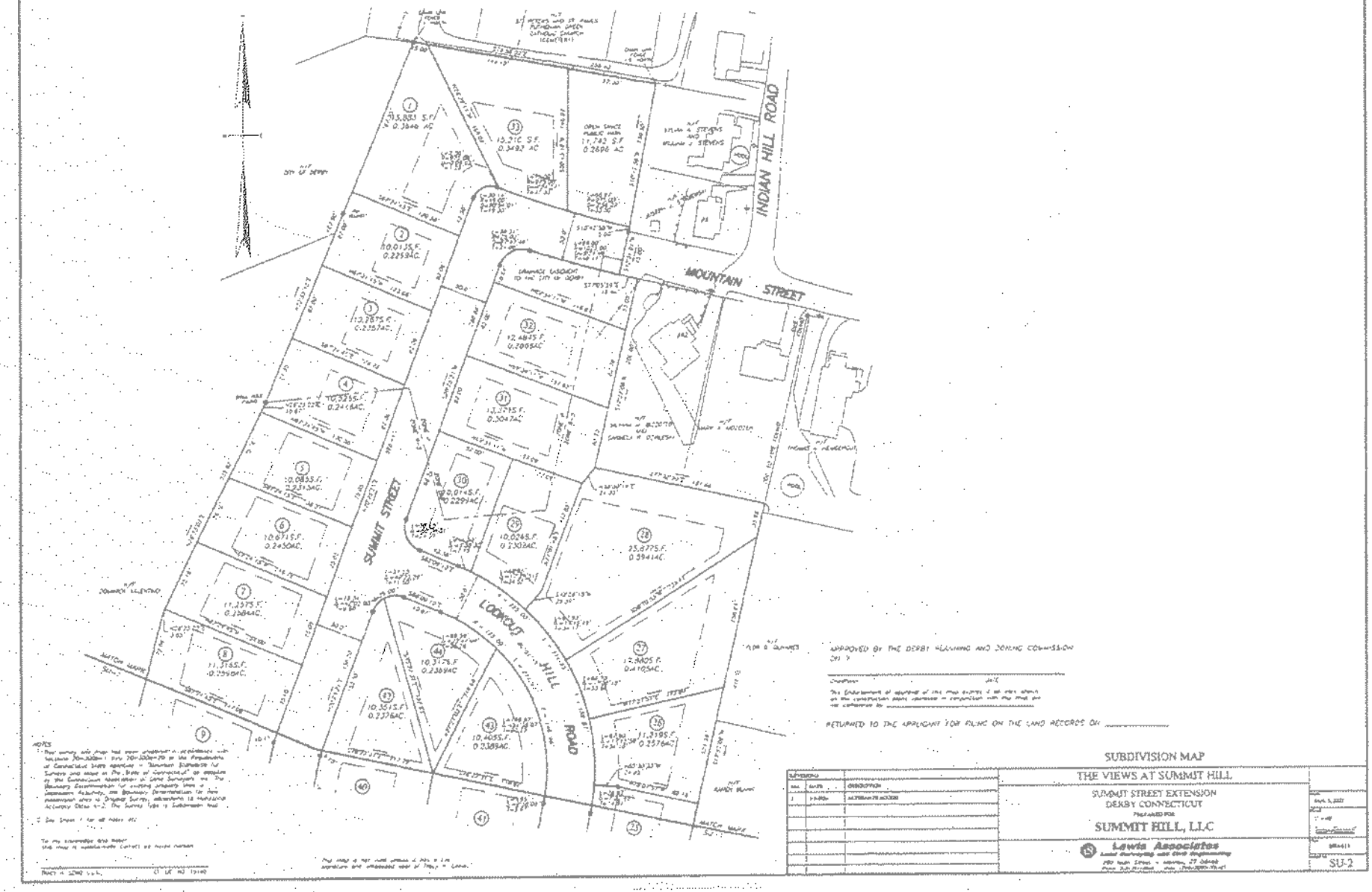
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (SEE TWO FAMILY)
ZONE TABLE
R-7 1/2 (LOTS 1-6 AND 30-33)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WESTWARD LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON)
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Meghan Sherman
108 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

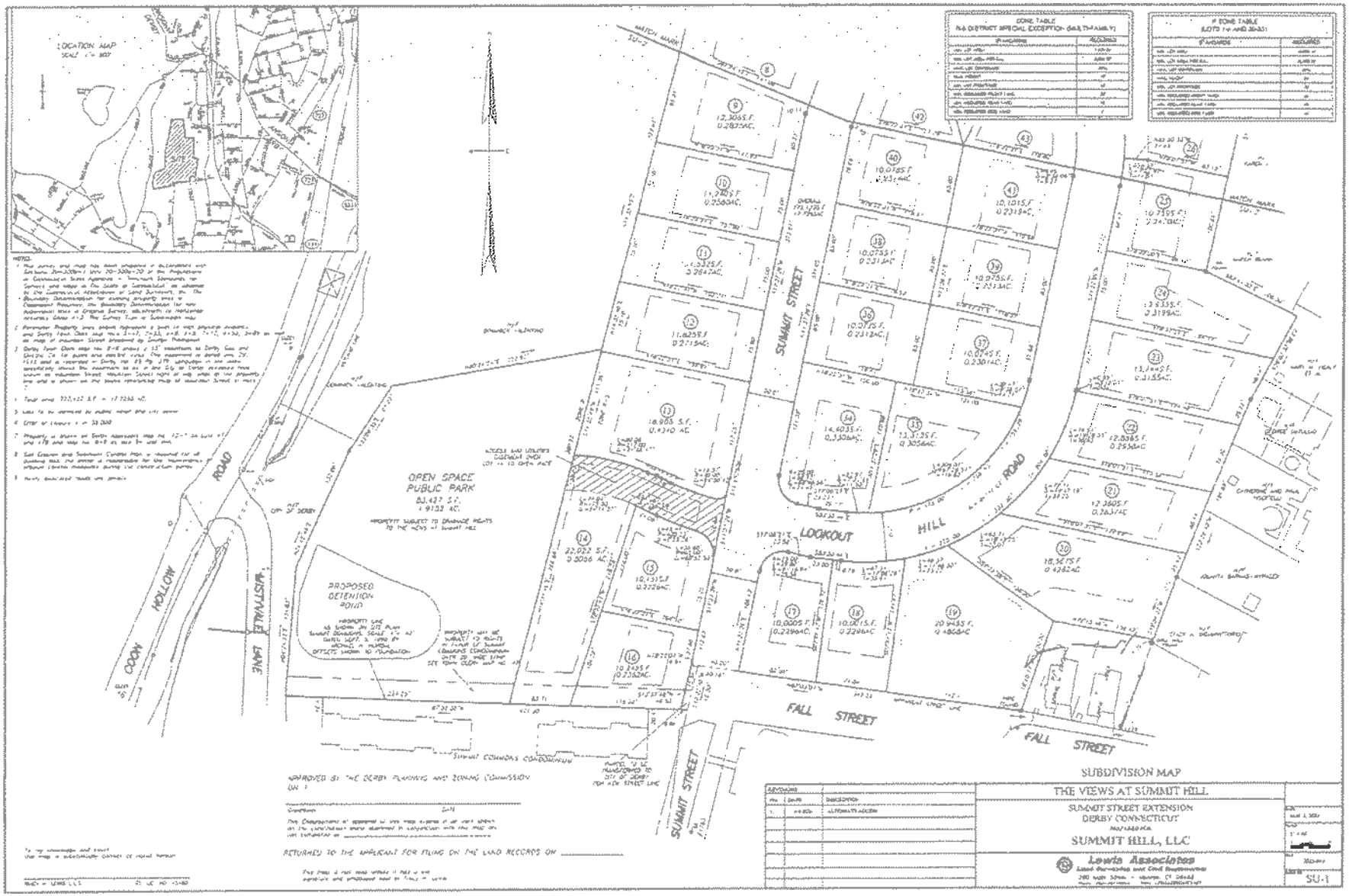
Date: **March 20, 2026**

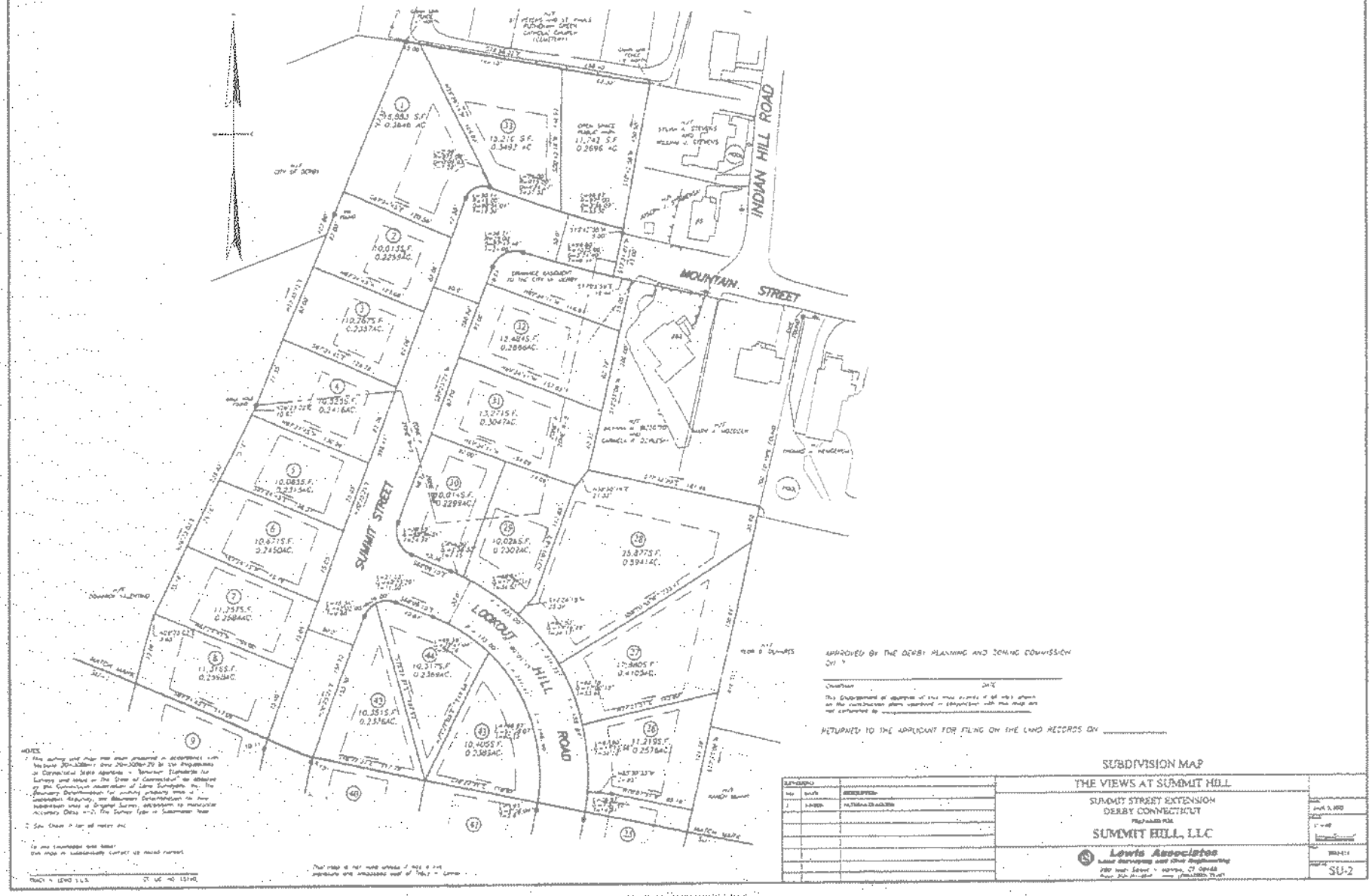
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-6 DISTRICT (SPECIAL EXCEPTION - Sec. 13-4 Amdt. 17)
R ZONE TABLE
SLOTS 1-9 AND 30-35
NOTES:
SUMMIT STREET
SUMMIT HILL ROAD
LOOKOUT HILL
FALL STREET
COOK HOLLOW ROAD
MISTY KNOLL LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Diane Guillet
113 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

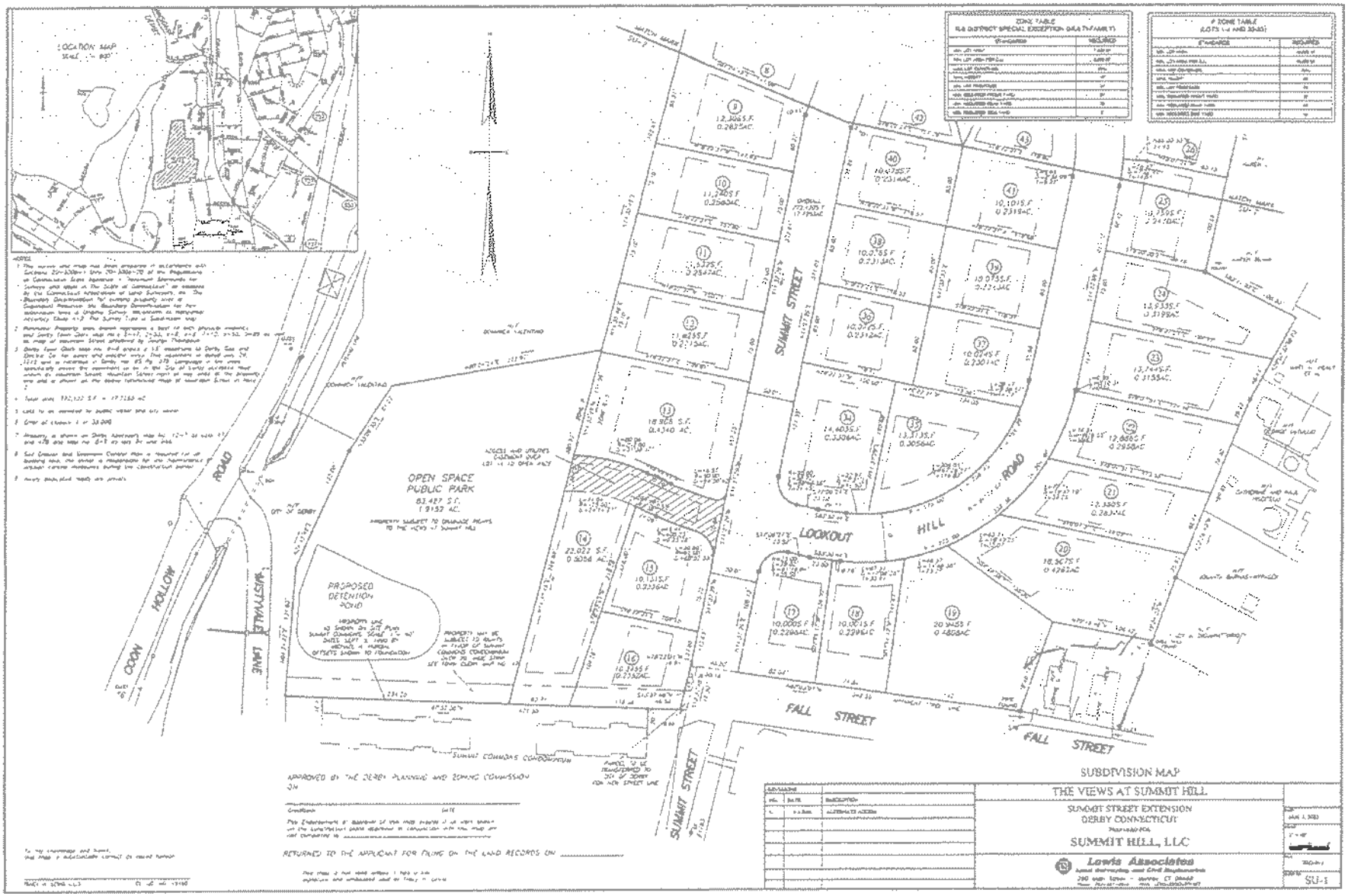
Date: **March 20, 2026**

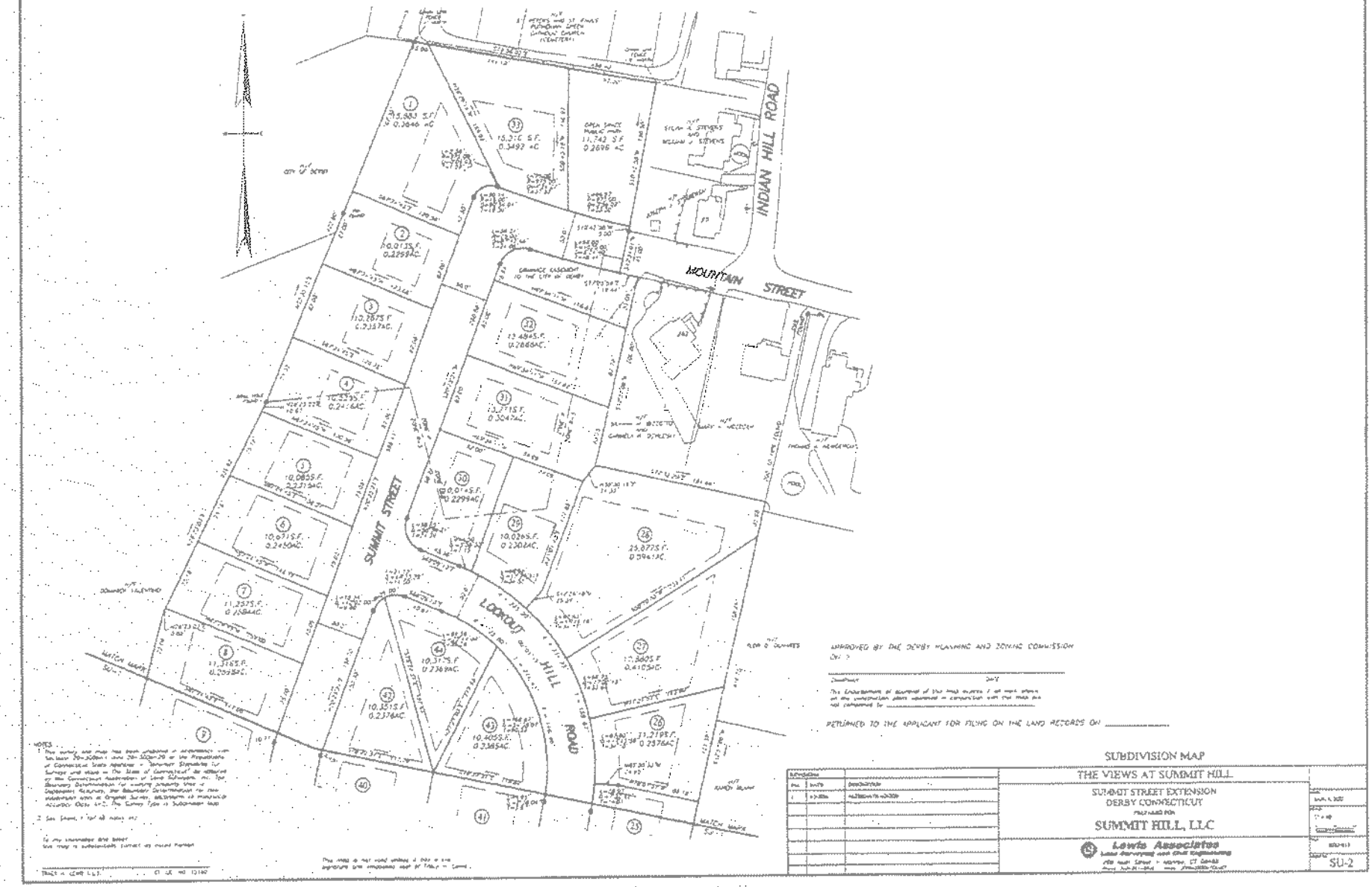
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-8 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
R ZONE TABLE
(LOTS 1-4 AND 20-43)
NOTES:
OPEN SPACE
PUBLIC PARK
83,487 S.F.
1.9162 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
OXON
HOLLOW
ROAD
WISTARIA
LANE
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Susan L Perrone
24 Cornerstone Dr.
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

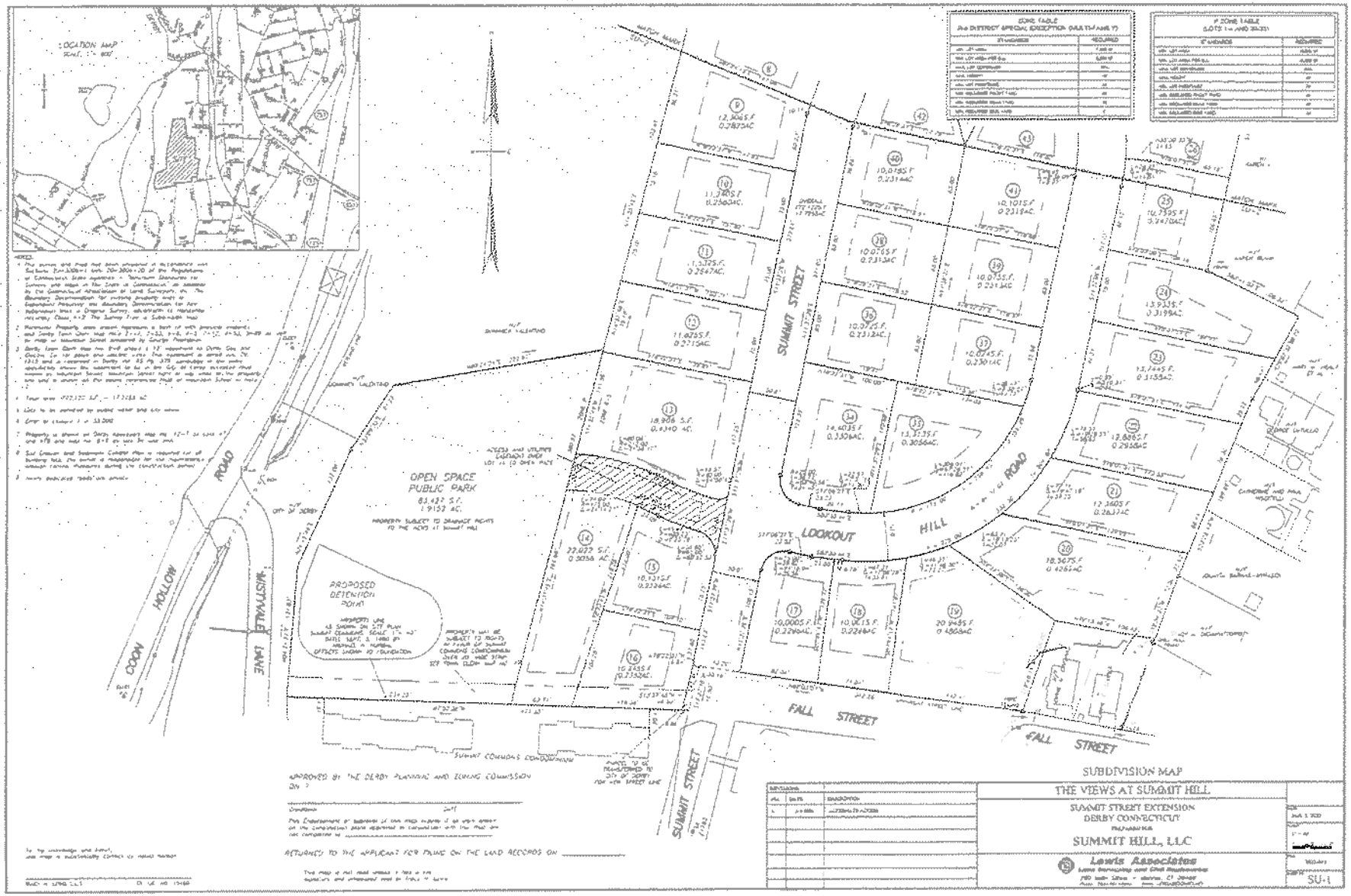
Date: **March 20, 2026**

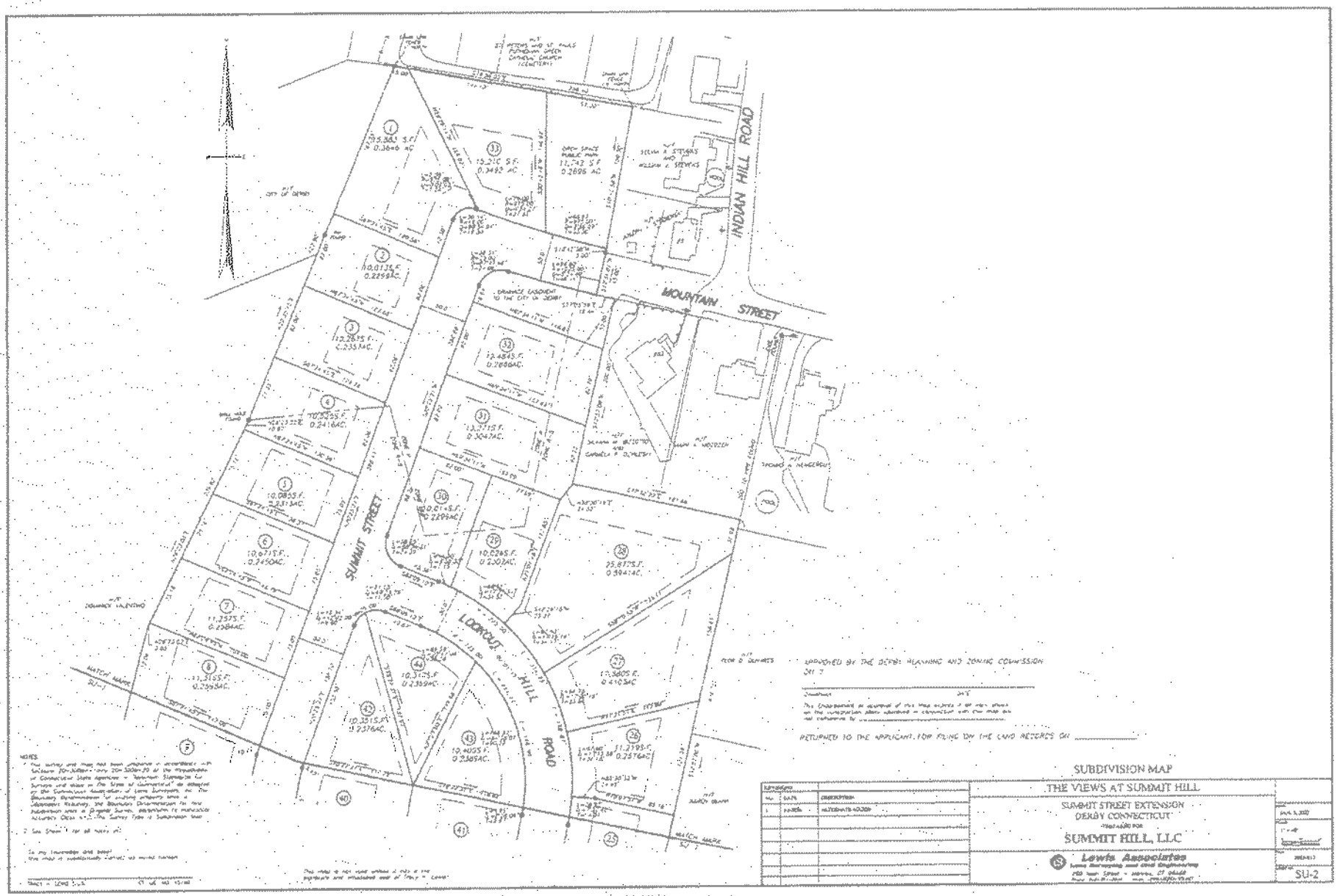
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISSMAUG LANE
OPEN SPACE
PUBLIC PARK
83,432 S.F.
1.9157 AC.
PROPOSED
DETENTION
POND
SUMMIT CONDOMINIUMS
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mark R Leska
52 Clearview CT
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

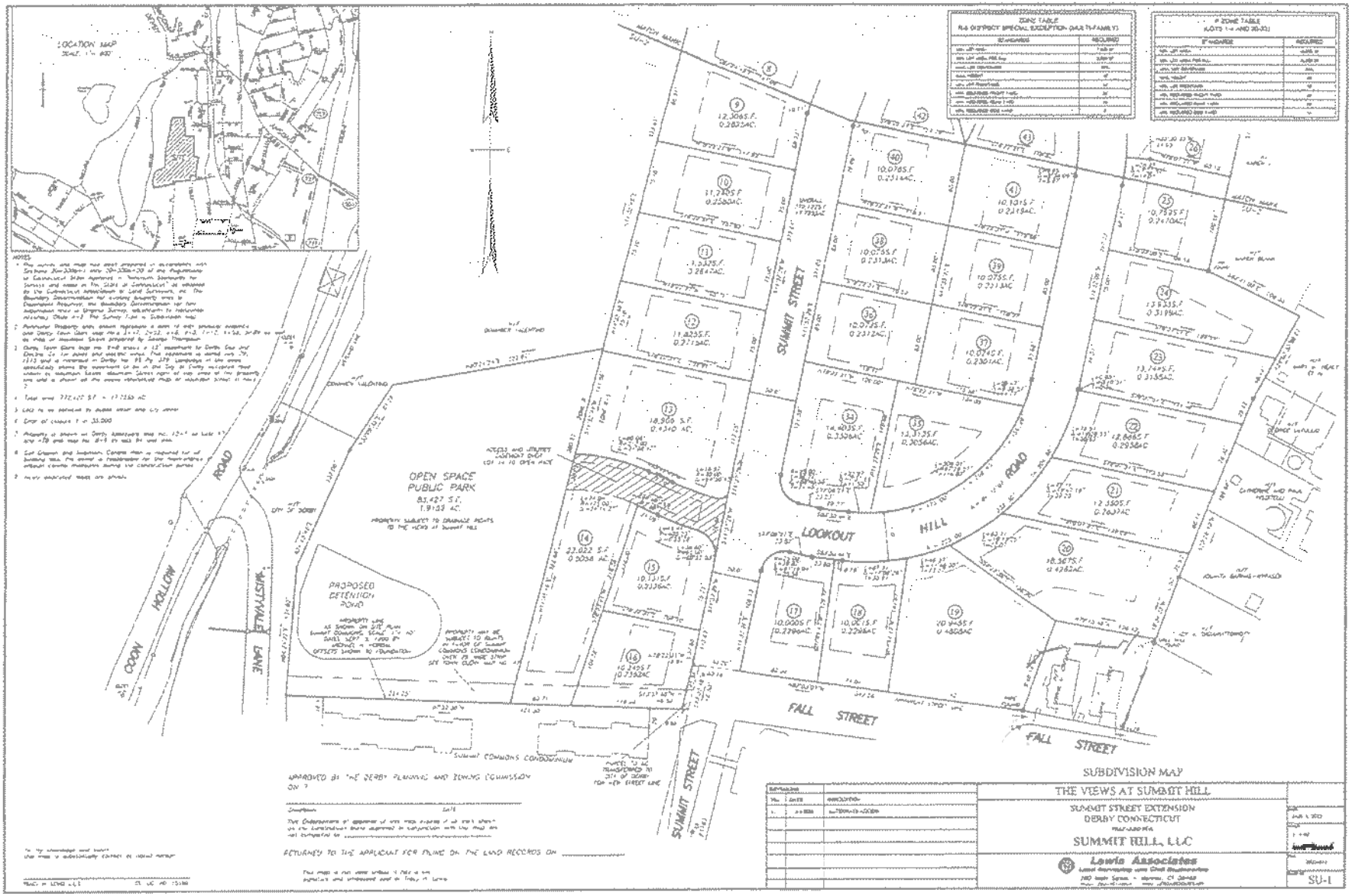
Date: **March 20, 2026**

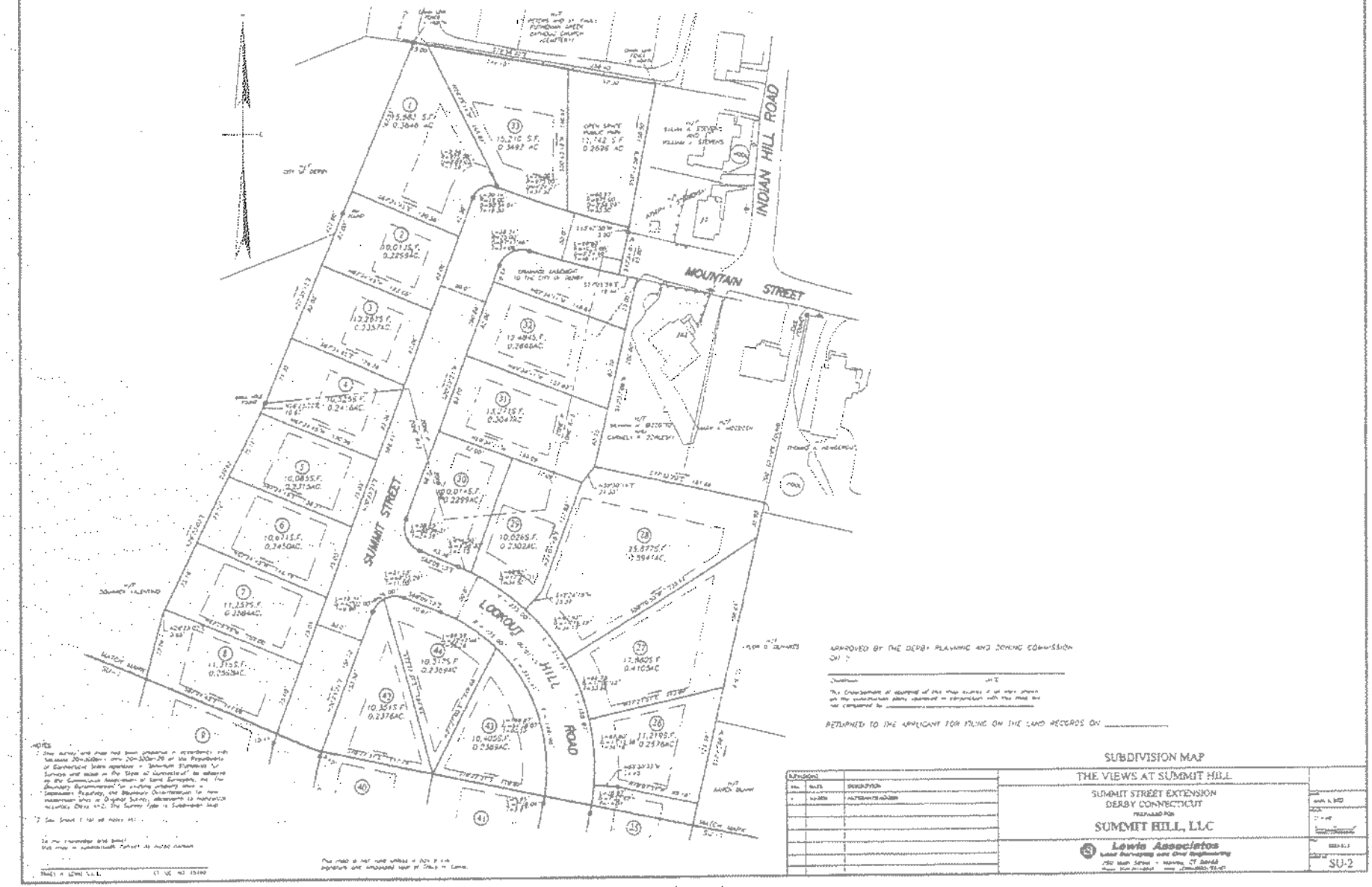
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
ZONE TABLE
LOTS 1-4 AND 20-30
NOTES
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9153 AC.
PROPERTY SUBJECT TO DRAINAGE RIGHTS TO THE TOWN OF SUMMIT HILL
PROPOSED DETENTION POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WHITTAKER LANE
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON :

_____ _____
Chairman Date

This Subdivision as depicted on this map shall not be recorded on the Connecticut Land Records unless it conforms to the requirements of Section 8-26 of the Connecticut General Statutes and all applicable regulations of the Derby Planning and Zoning Commission.

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

NOTES:

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR:

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Carlos E Velazquez and Family
91 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

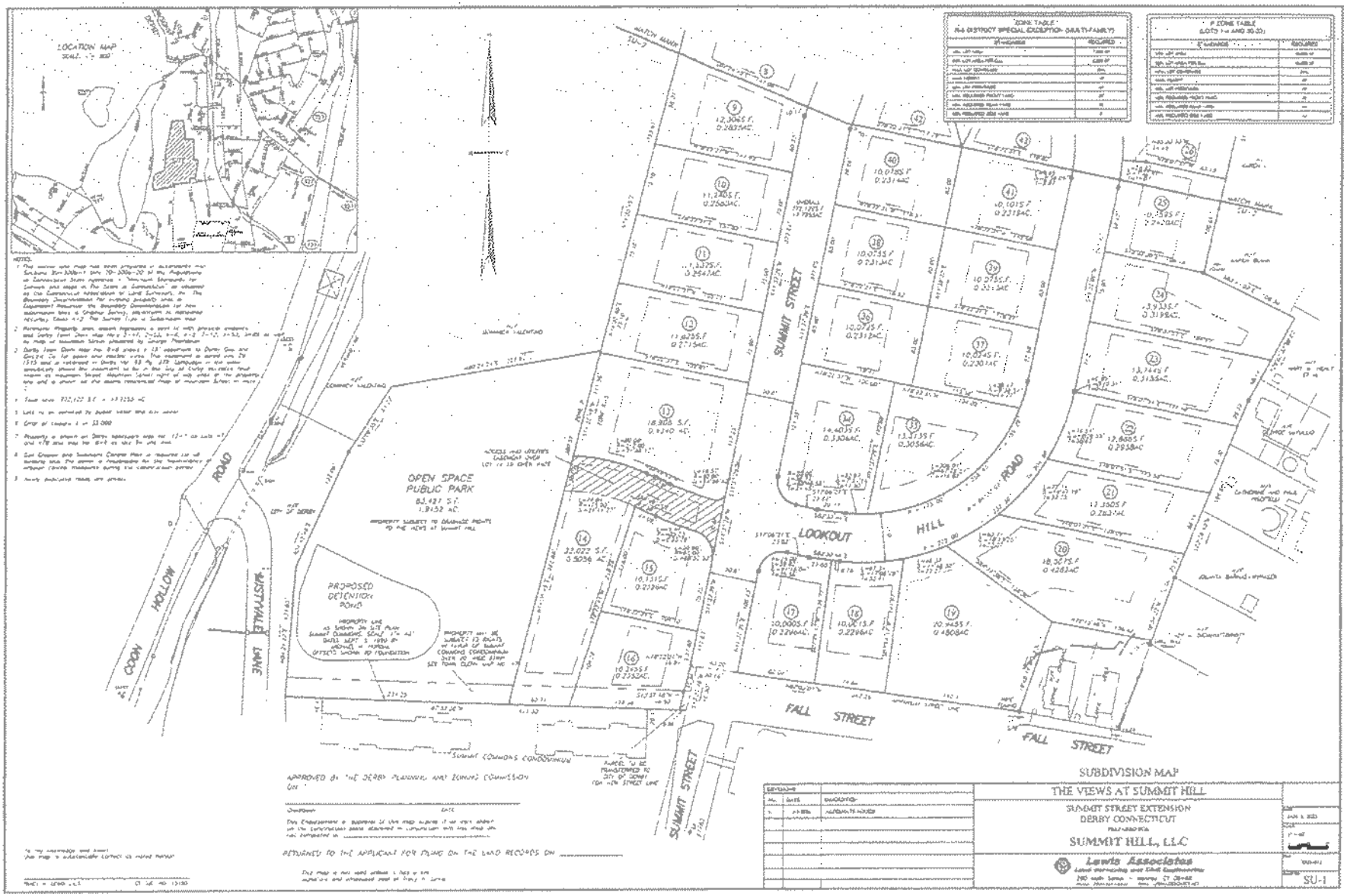
Date: **March 20, 2026**

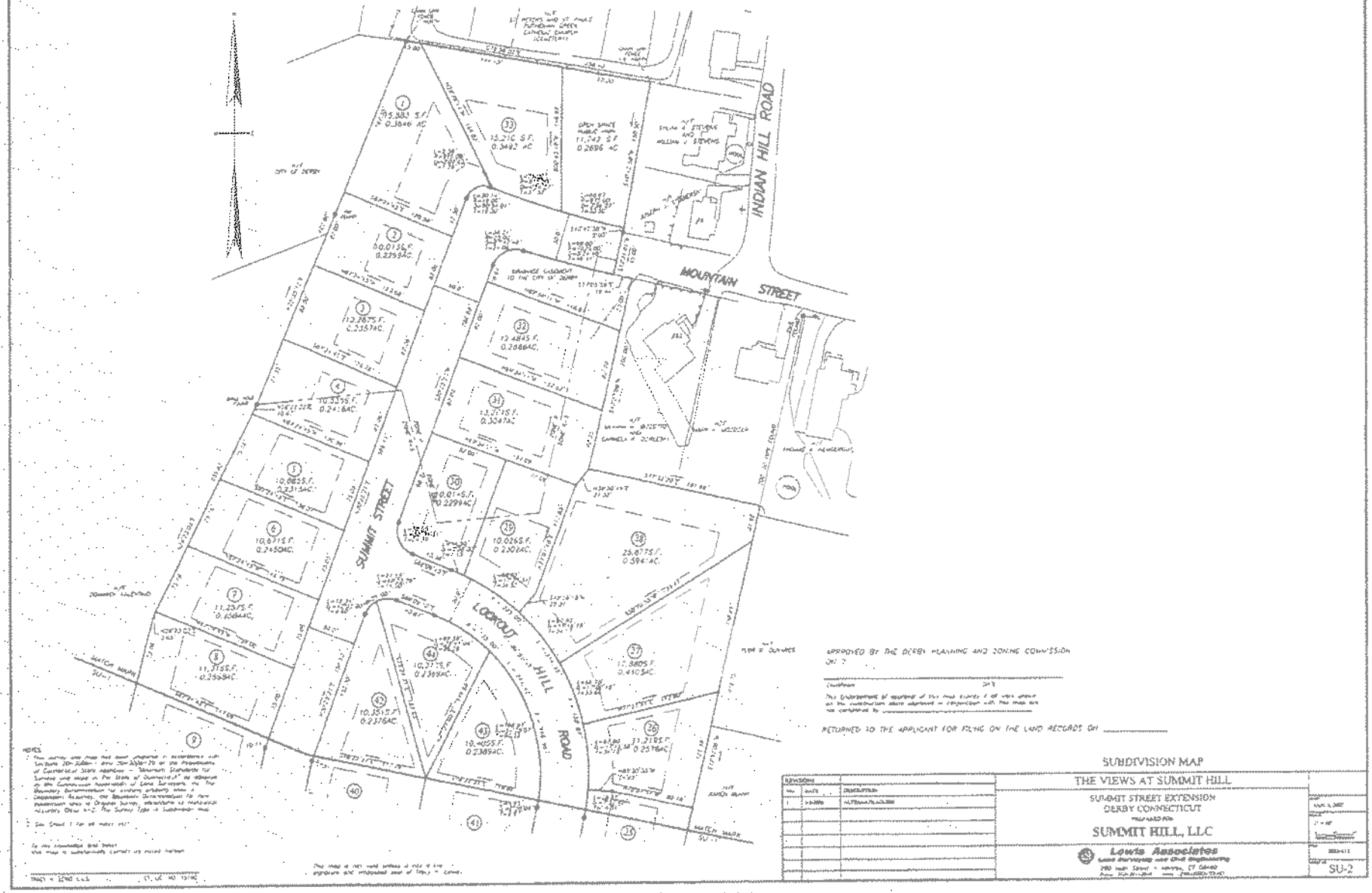
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION - MULTI-FAMILY
R ZONE TABLE
LOTS 1-4 AND 30-33
NOTES:
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
WISHWAH
LANE
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
DRAINAGE EASEMENT TO THE CITY OF DERBY
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2696 AC
15,210 S.F. 0.3493 AC
0.0135 S.F. 0.2993AC.
13,387.5 F. 0.2357AC.
10,335 F. 0.24 6AC.
10,855 F. 0.2313AC.
10,671.5 F. 0.2450AC.
11,237.5 F. 0.4084AC.
11,715 F. 0.2558AC.
10,351.5 F. 0.2376AC.
10,371.5 F. 0.2369AC.
10,405 F. 0.2389AC.
17,380.5 F. 0.4015AC.
11,218.5 F. 0.2576AC.
25,877.5 F. 0.594 AC.
10,026.5 F. 0.2302AC.
10,010.5 F. 0.2299AC.
13,484.5 F. 0.2868AC.
13,215 F. 0.3034AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON: ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON: _____
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Louis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Nicole Minaudo
106 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

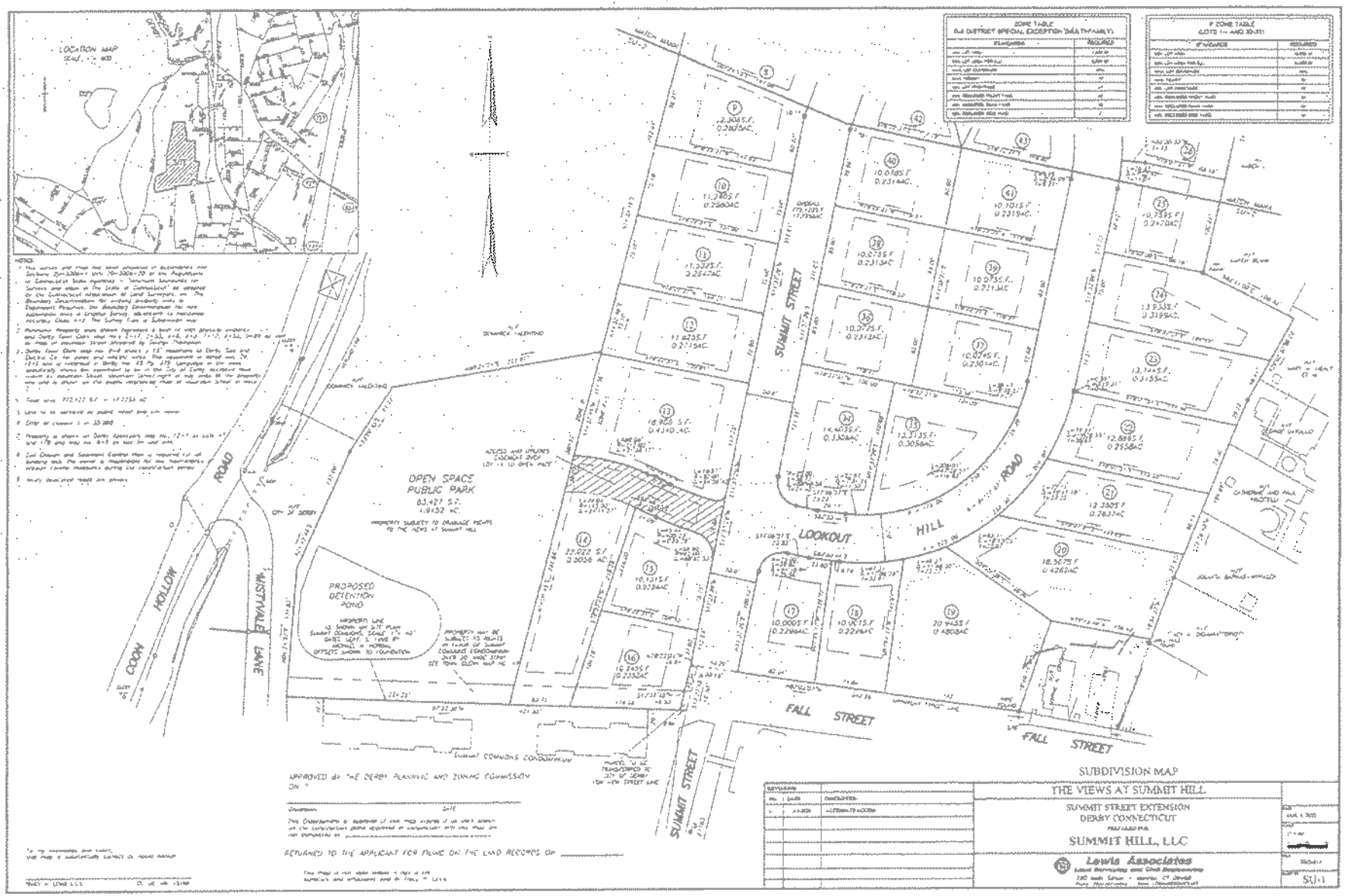
Date: **March 20, 2026**

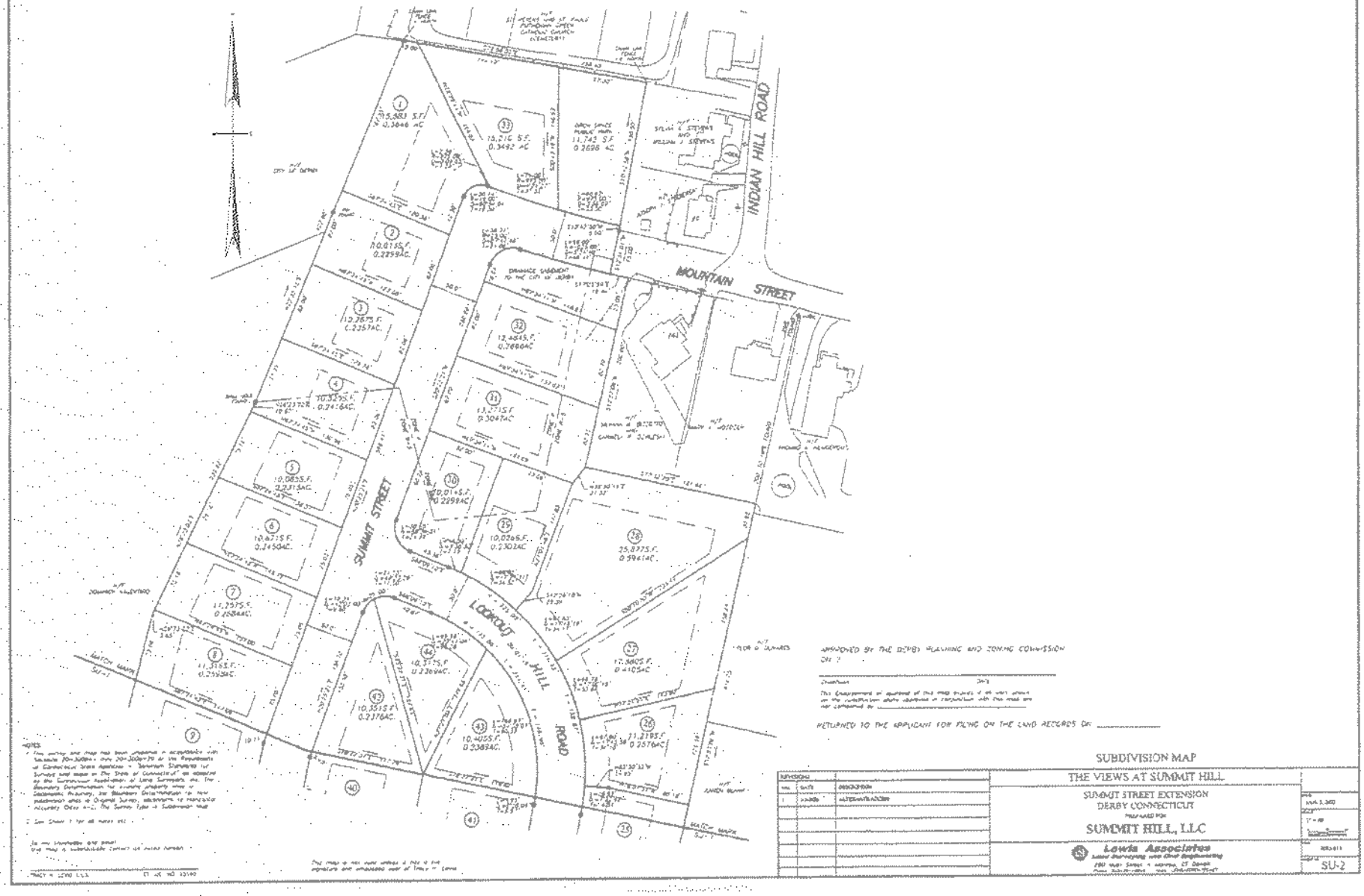
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 400'
NOTICE:
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
NAUGATUCK AVENUE
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SCALE: 1" = 40'
SHEET 1 OF 1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON:
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Dawn M Hebert
134 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

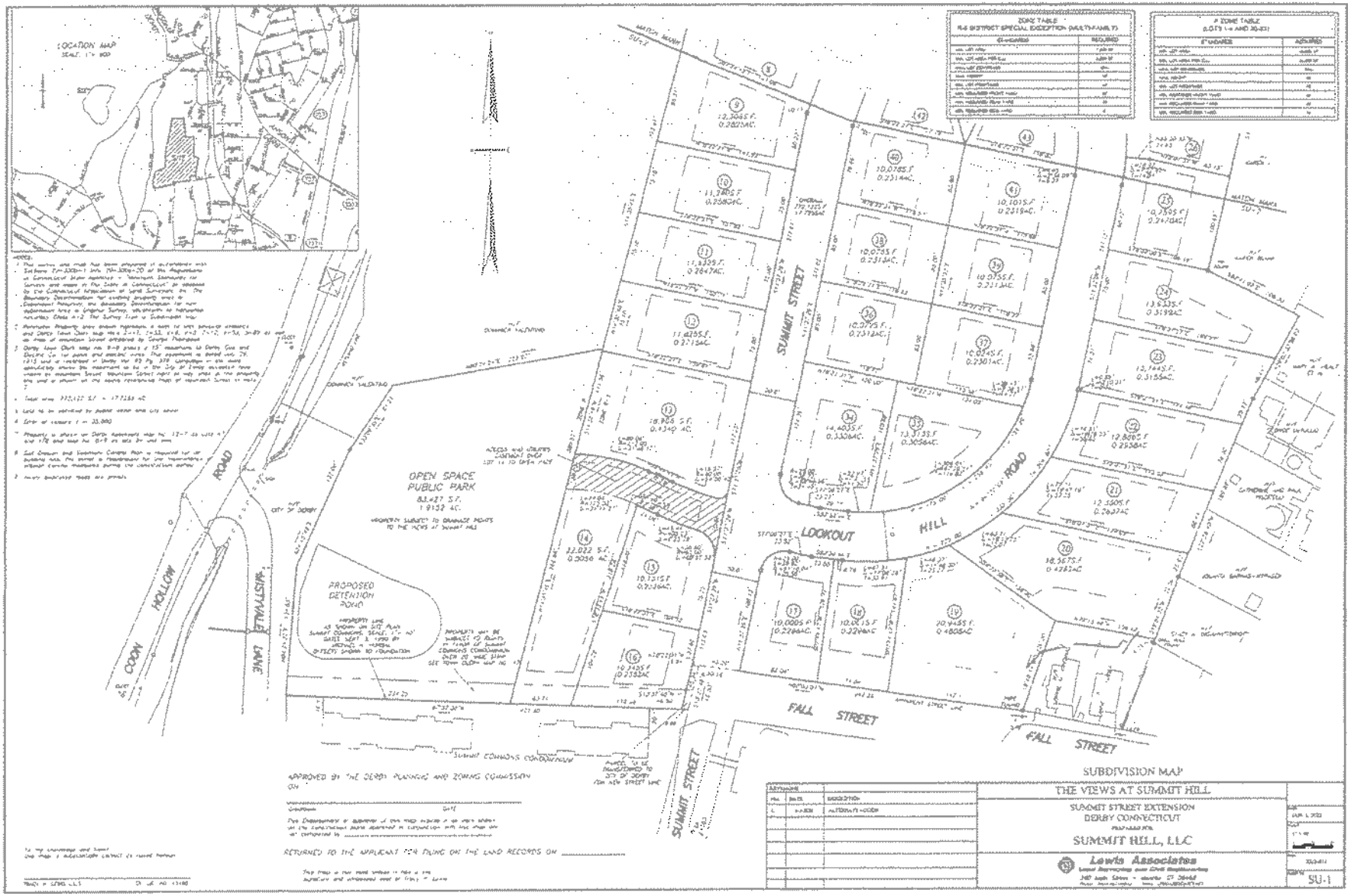
Date: **March 20, 2026**

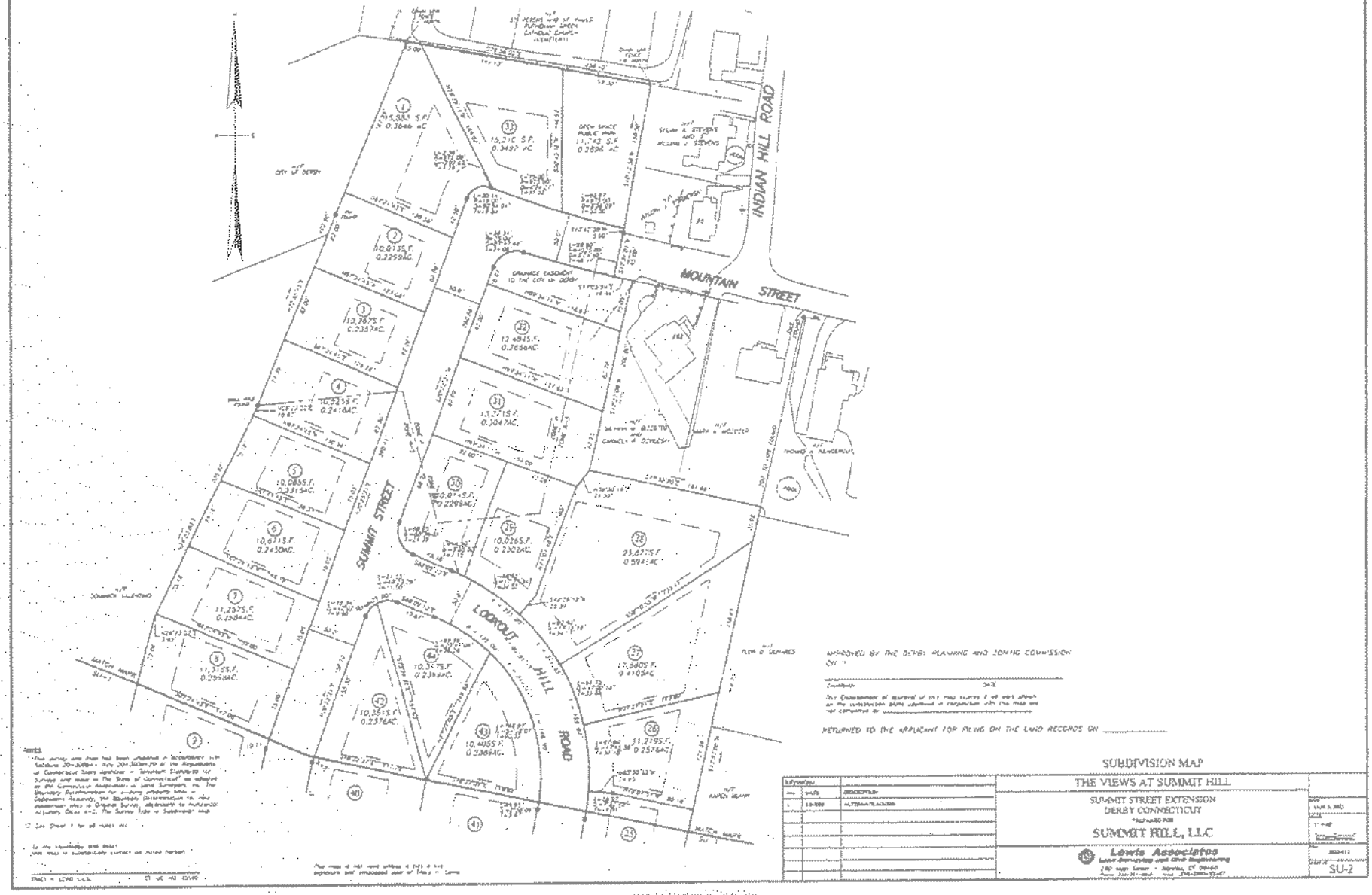
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (SEE TEXT AMD. 73)
R ZONE TABLE
(LOTS 1-6 AND 30-33)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISTY HILL LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Susan Collins
23 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
***c/o* Attorney Dominick J. Thomas, Jr.**

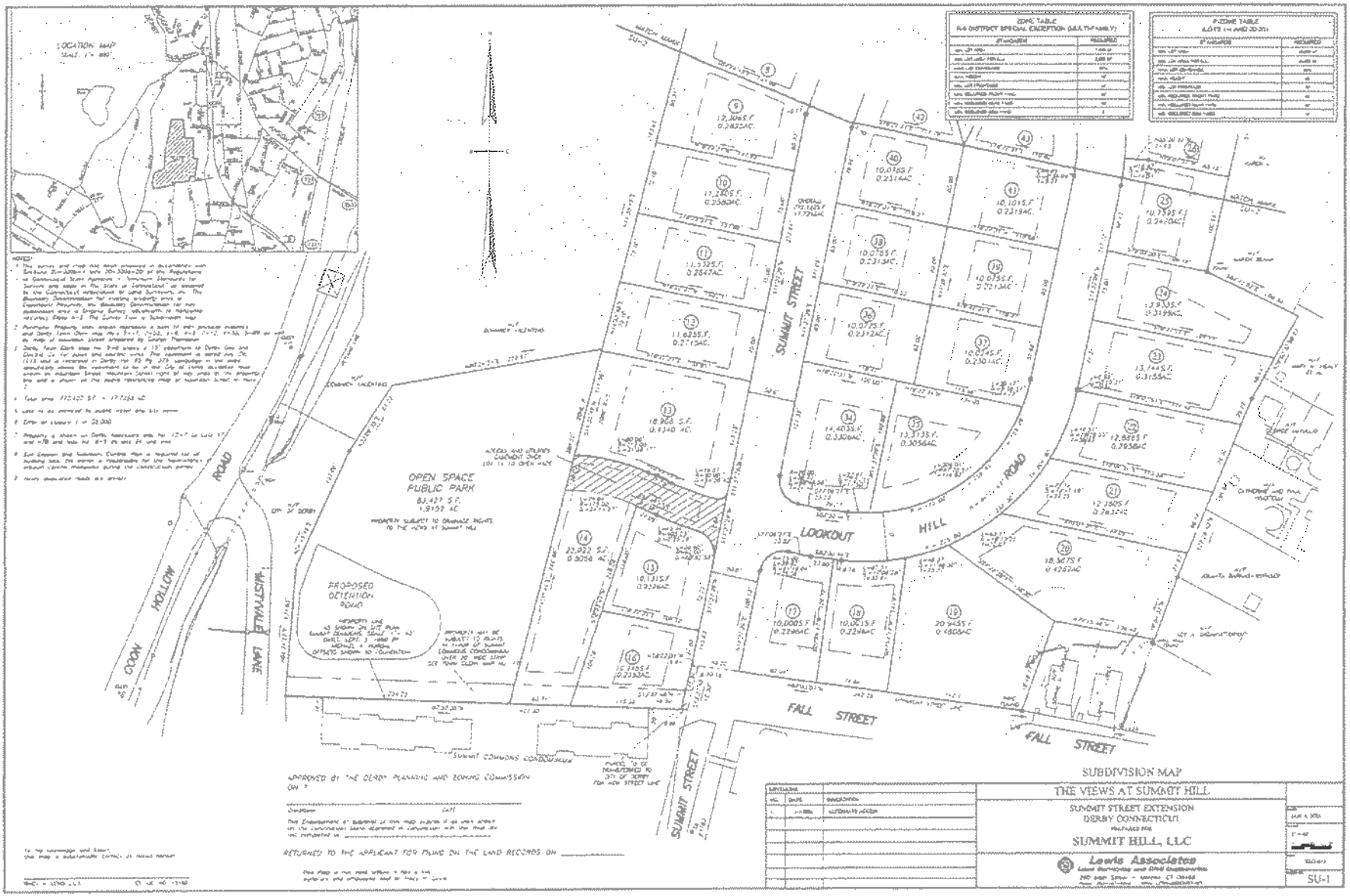
Date: **March 20, 2026**

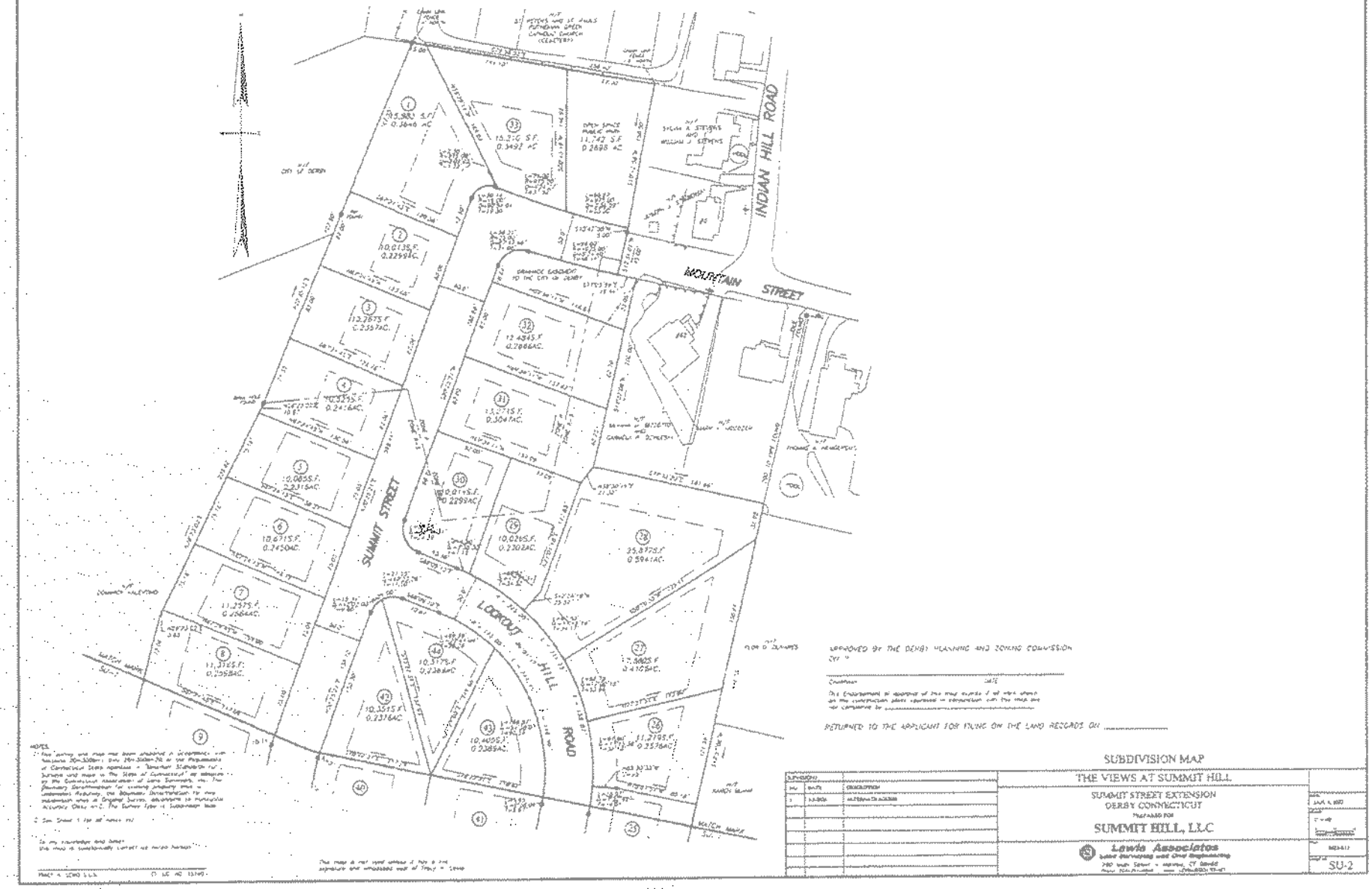
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-ZONE TABLE
NOTES:
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9157 AC
PROPOSED
DETENTION
POND
COOK HOLLOW ROAD
WISHMALE LANE
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR:
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SCALE: 1" = 40'
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: John T Lampart
55 Clearview CT
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

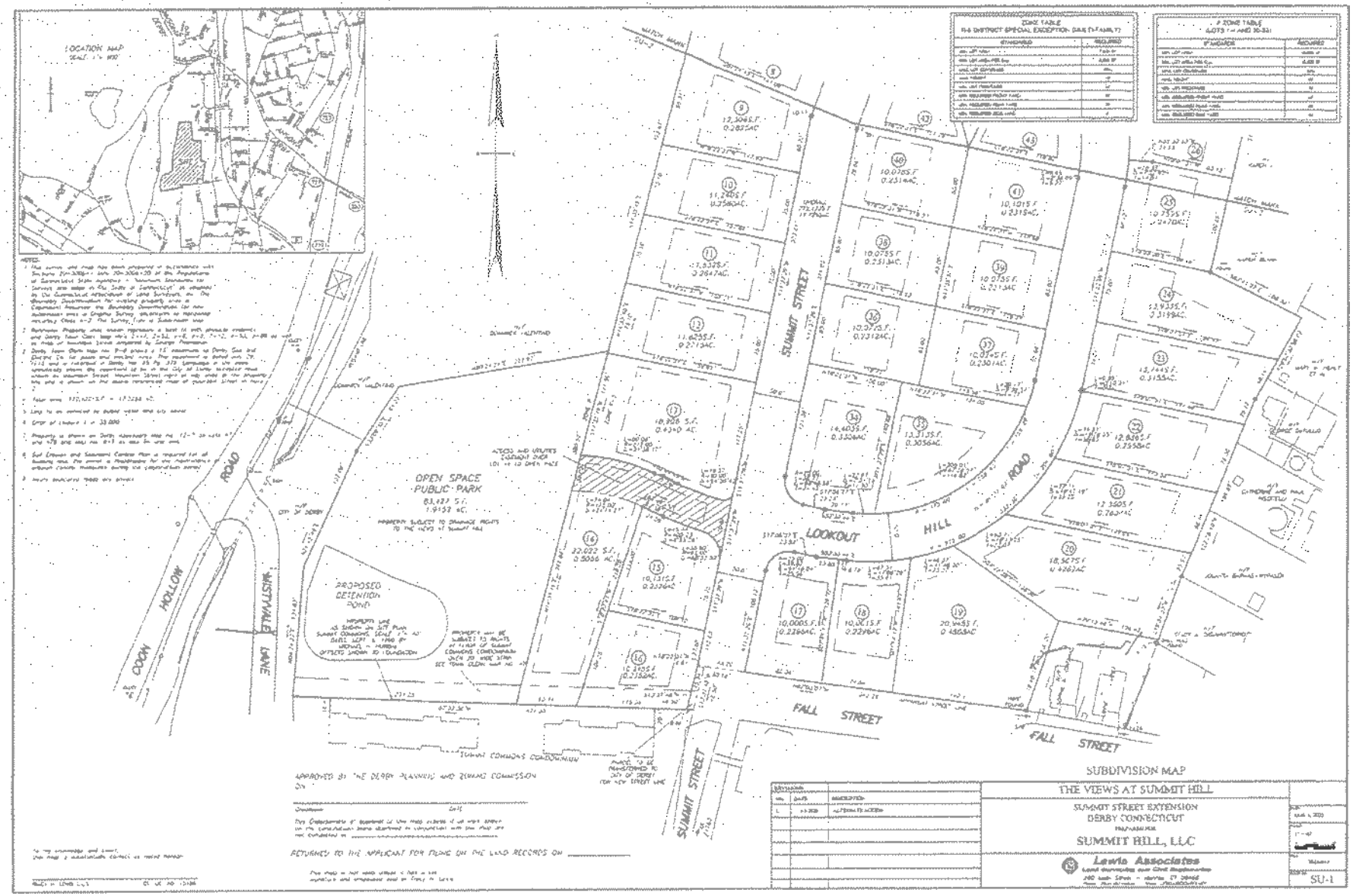
Date: **March 20, 2026**

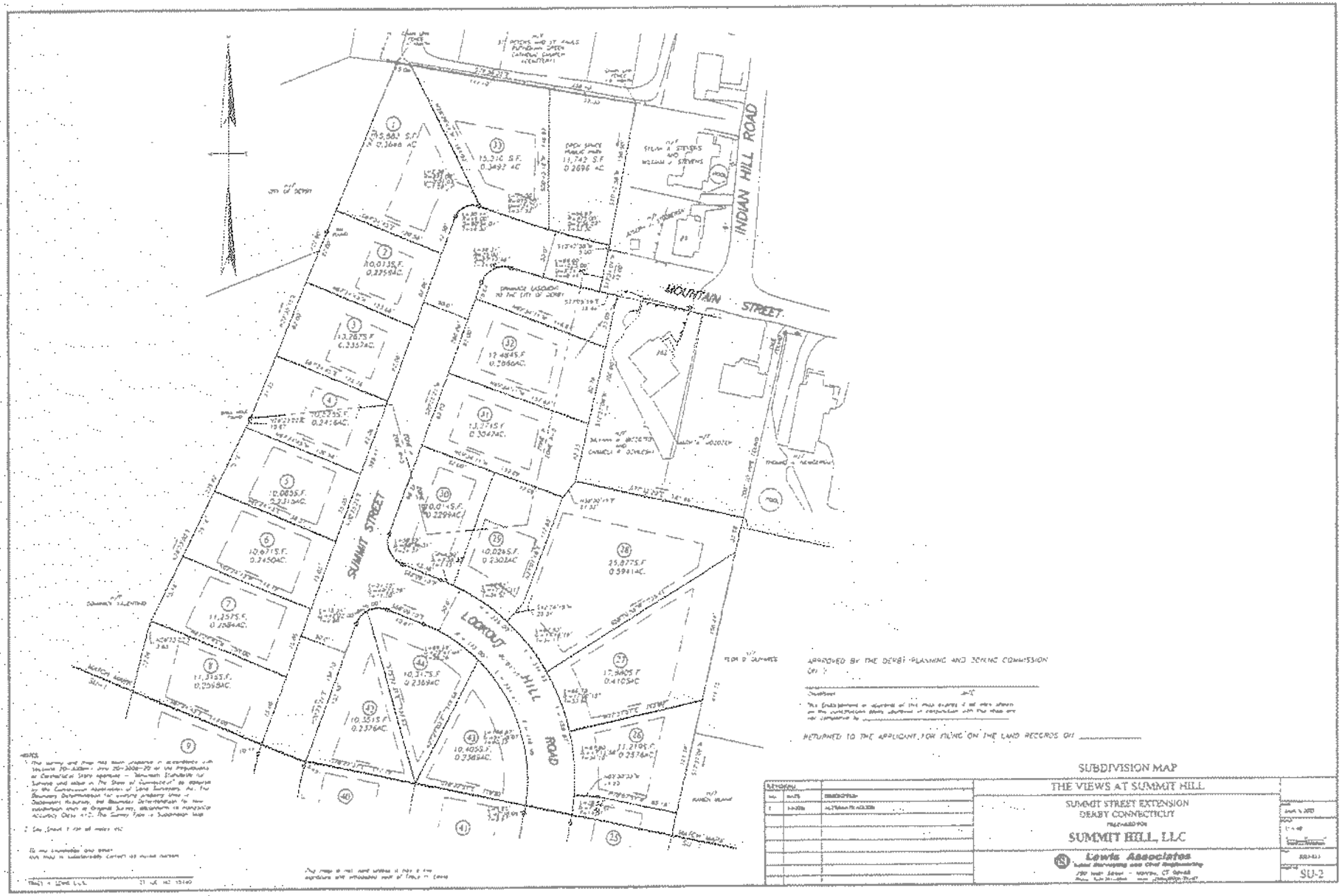
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES:
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9152 AC.
PROPOSED DETENTION POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WESTPHALL AVENUE
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-3

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Raymond E Dewey & Lois E Ferry
87 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

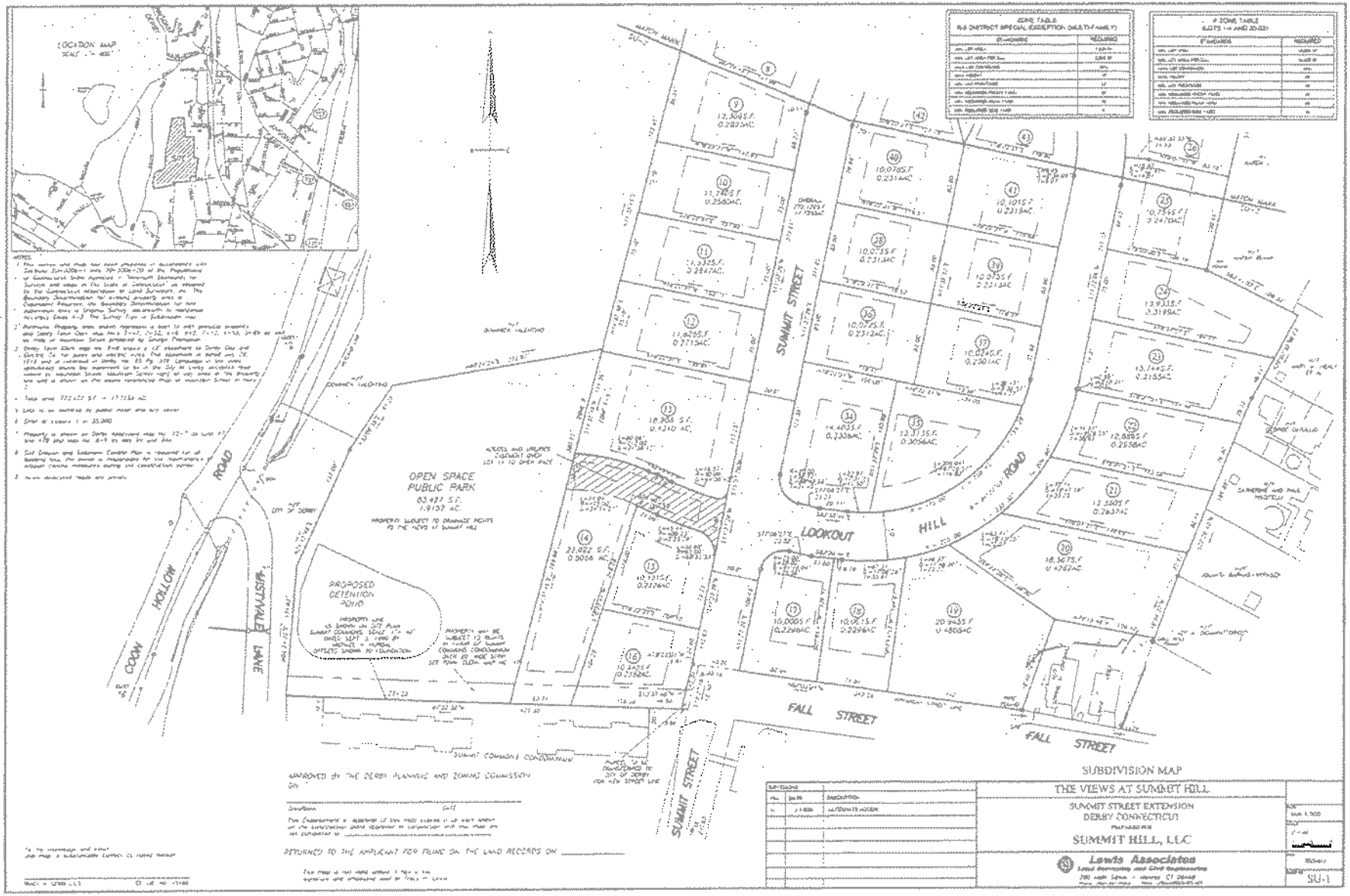
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES:
1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. "The Boundary Determination for property shown is Suburban Property, the Boundary Determination for new subdivision lines is Control Survey, as certain to requirements for a Class A-2 Type Survey Type as Subdivision map
2. Property shown was drawn from a base of map prepared by Lewis Associates and Survey Team Dated May 3 thru 7, 2021 (T-1, T-2, T-3, T-4, T-5) as well as map of Mountain Survey prepared by George Thompson
3. Survey Base Data was the field survey of 12' easement to Derby City and State of Connecticut for public and private rights that adjacent at parcel was 12' 1918 and as recorded in Liber 114 Page 378 Corporation of the Union Boundary shown by easement to be of the City of Derby as Lively accepted road subject to Mountain Shade Suburban Survey right of way areas of the property and was as shown on the above referenced map of Mountain Survey in Year 2021
4. Total area 722,427 S.F. = 17.7258 AC.
5. Land is to be accessed by public water and city sewer
6. Total of Lots = 21 on 33.300
7. Property is shown on Derby Assessors map No. 12-4 as Lots #'s 6-78 and Lots No. 6-9 as Lots 24 and 26A
8. Site Erosion and Sedimentation Control Plan is required for all Building Lots for review in accordance for the requirements of Natural Control Conservation during and construction period
9. No new developed roads are proposed
ZONE TABLE
R-6 DISTRICT SINGLE FAMILY RESIDENCE (SEE § 7-4 and 7-7)
ZONE TABLE
LOTS 1-40 AND 20-23
OPEN SPACE
PUBLIC PARK
83,481 S.F.
1.9157 AC.
PROPERTY SUBJECT TO DRAINAGE RIGHTS TO THE TOWN OF SUMMIT HILL
PROPOSED DETENTION POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WHITNEY LANE
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?

The Subdivision or resubdivision shown hereon is in conformance with the subdivision plans submitted in conjunction with this map and is hereby so approved for ____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON ____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Acacia Suero, Patricia Pirritino & Family
16 Summit Commons
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

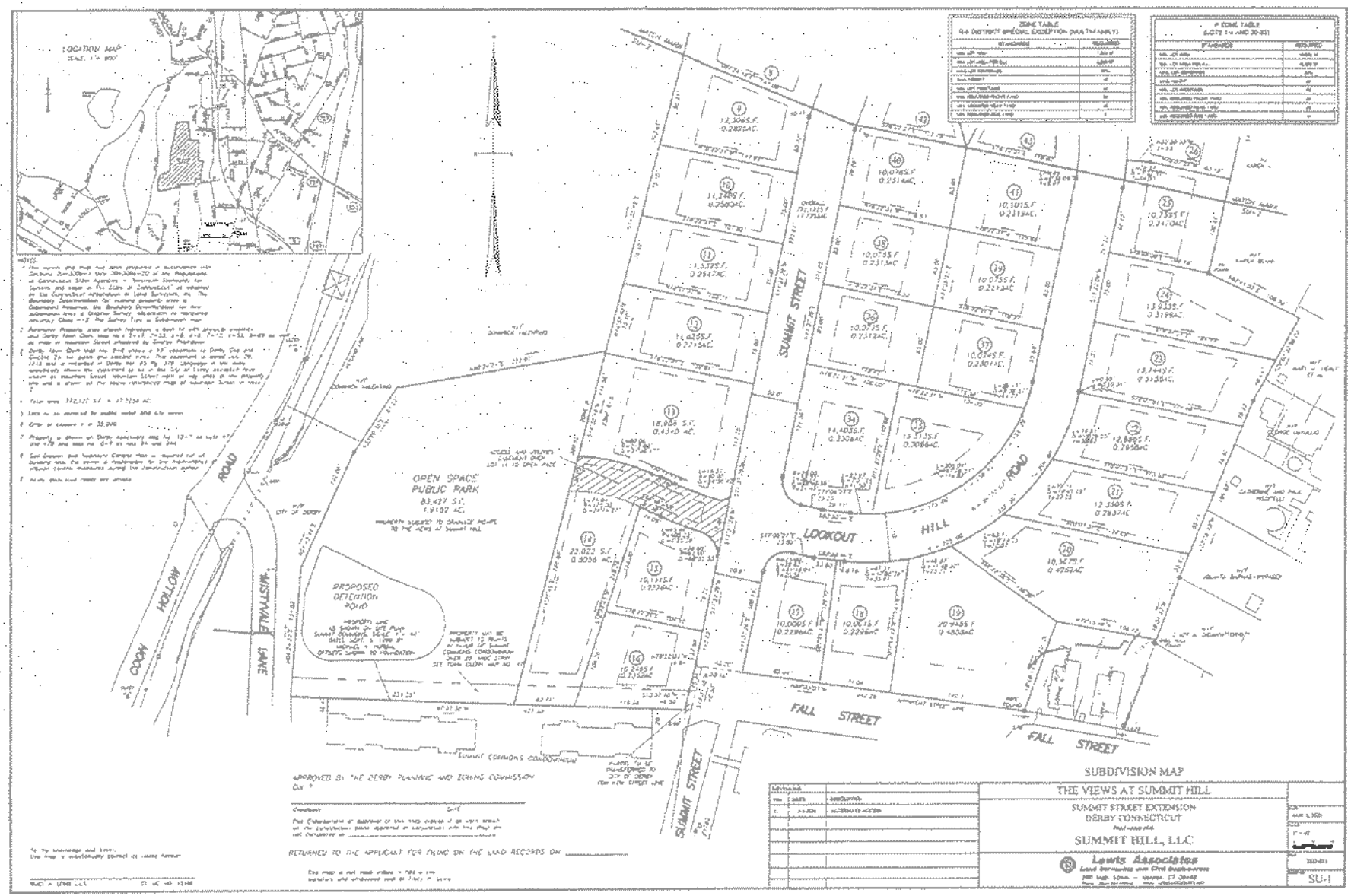
Date: **March 20, 2026**

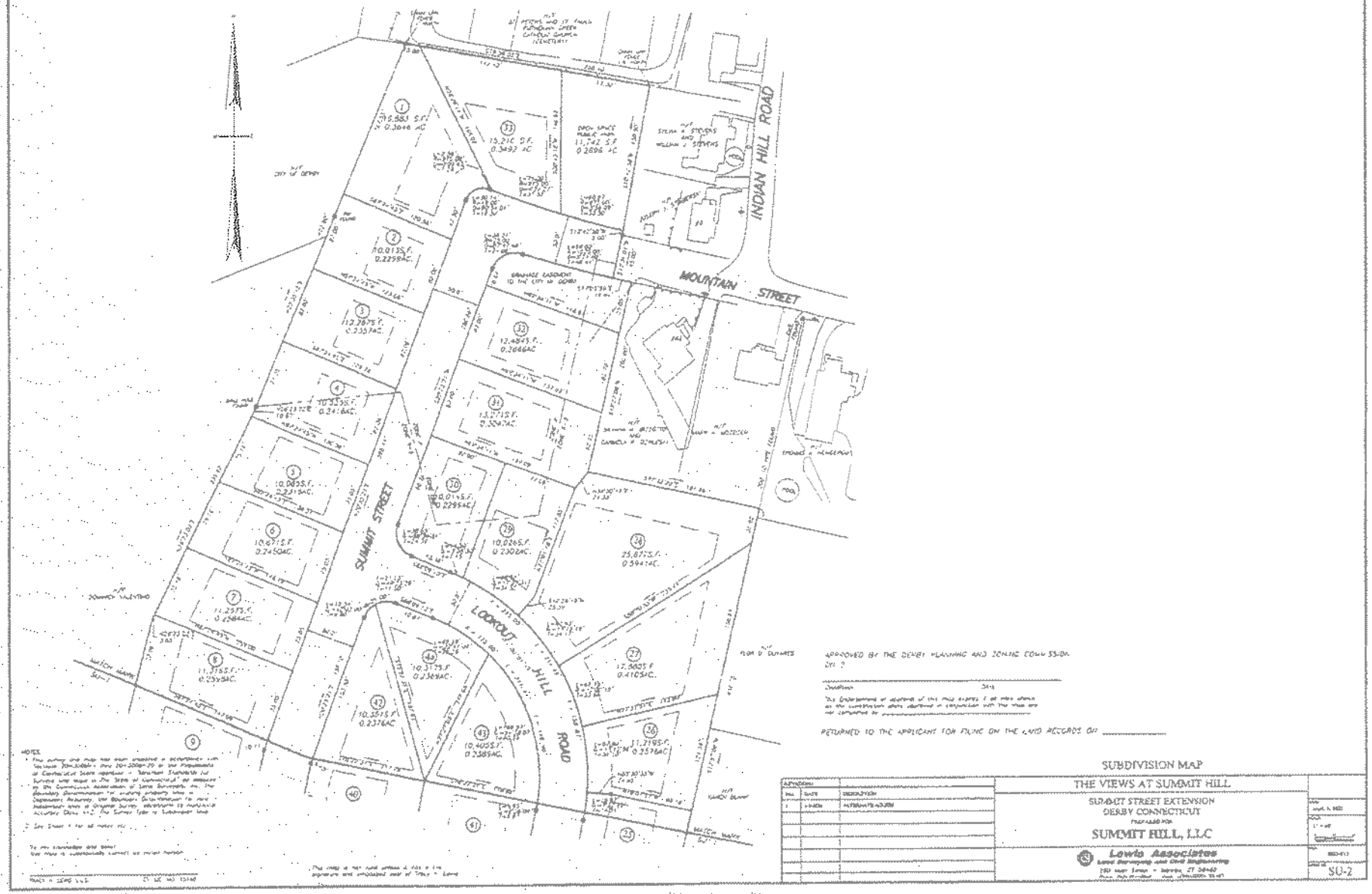
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-A DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
R ZONE TABLE
SCALE 1"=40' AND 30-251
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOCH HOLLOW ROAD
MISTARIE LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9157 AC.
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
DRAINAGE EASEMENT TO THE CITY OF DERBY
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2696 AC
15,210 S.F. 0.3492 AC
10,883 S.F. 0.3066 AC
10,013 S.F. 0.2298AC.
12,387.5 S.F. 0.3357AC.
10,333 S.F. 0.24±AC.
10,043 S.F. 0.2313AC.
10,671 S.F. 0.2450AC.
11,257 S.F. 0.2584AC.
11,378 S.F. 0.2539AC.
10,371 S.F. 0.2381AC.
10,371.5 F. 0.2382AC.
10,405 S.F. 0.2389AC.
10,011.5 F. 0.2299AC.
10,026 S.F. 0.230AC.
12,484.5 F. 0.2868AC.
13,771.5 F. 0.3047AC.
75,877.5 F. 0.5941AC.
17,960.5 F. 0.4105AC.
11,319.5 F. 0.2578AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMM 53-0A
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Dawn Rountree
111 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

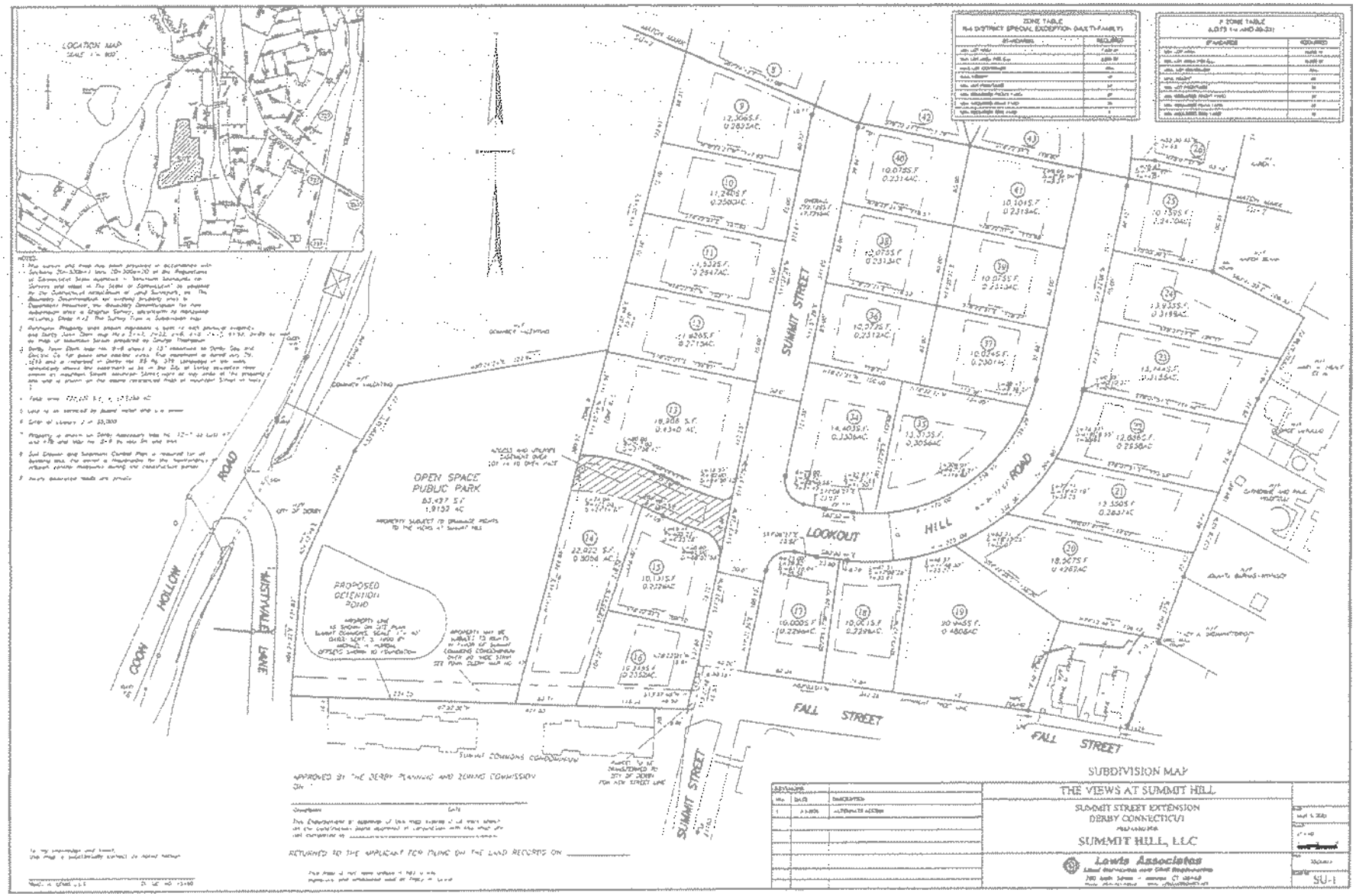
Date: **March 20, 2026**

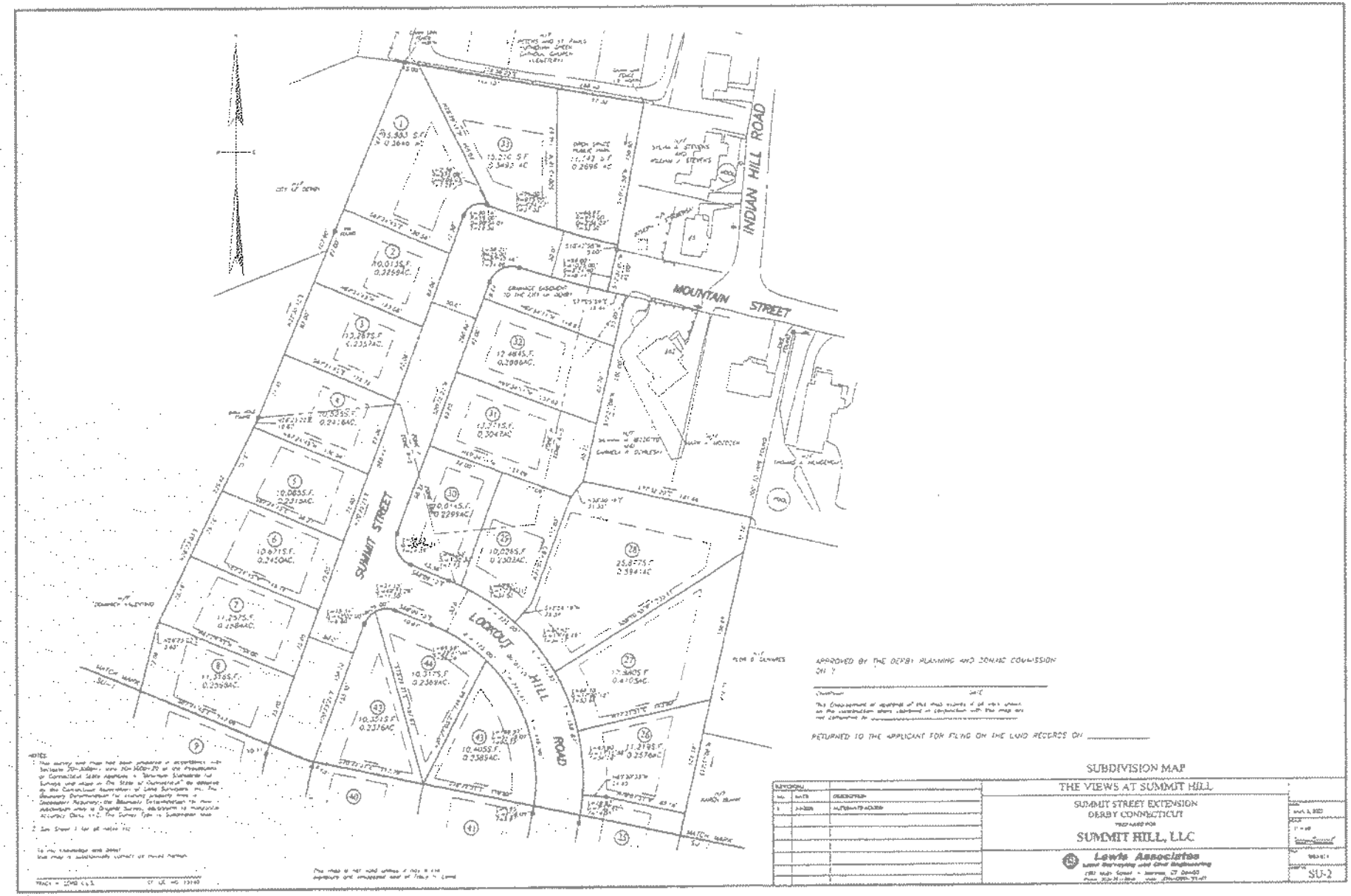
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (SALT MARSH)
ZONE TABLE
R-6 DISTRICT
NOTES:
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WESTWALE LANE
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9152 AC
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON: ?

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON: _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Kayla Gyger
31 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

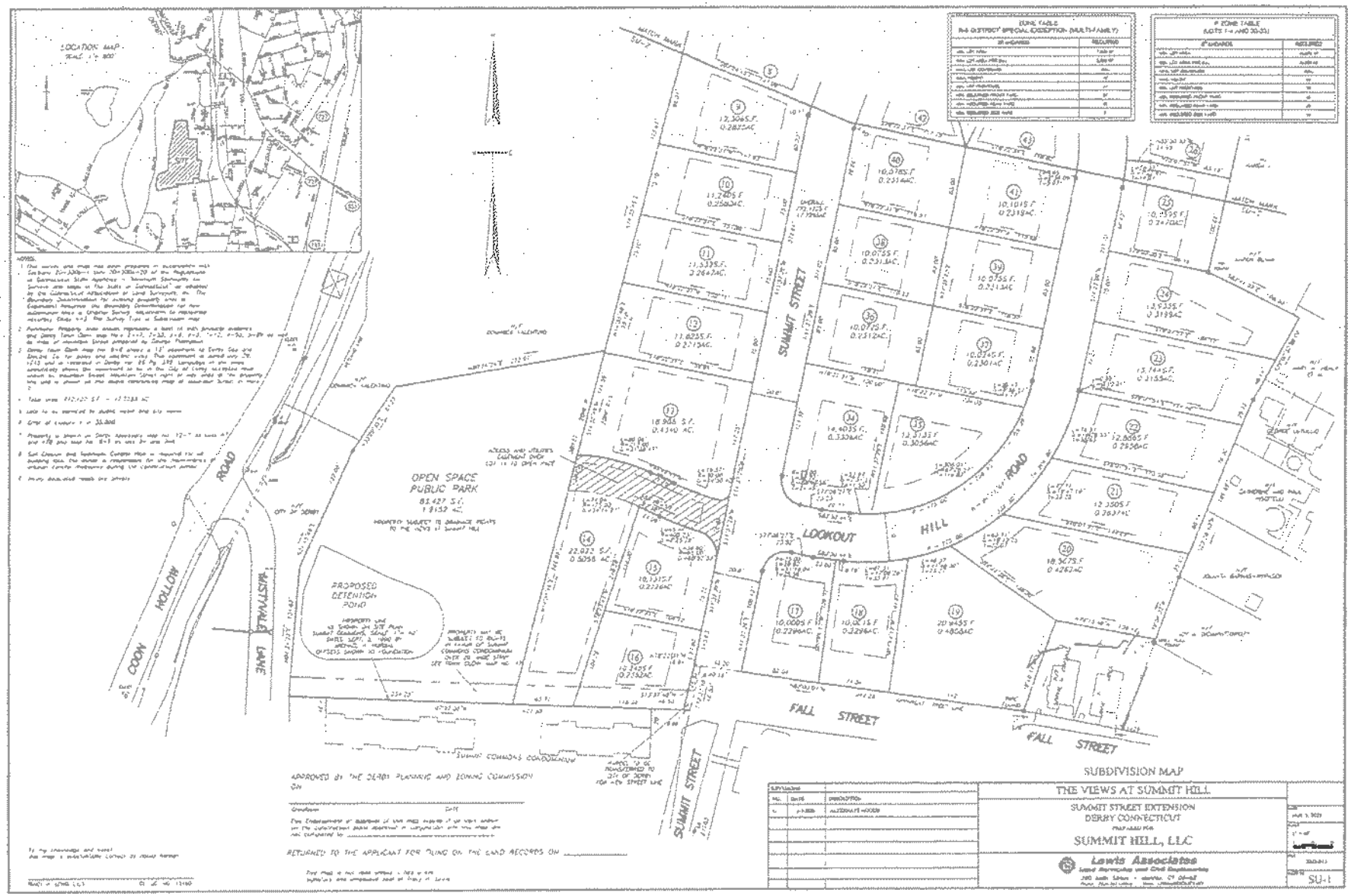
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES:
OPEN SPACE
PUBLIC PARK
81,427 S.F.
1.8132 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
MISTY HILL
LANE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
LOOKOUT
HILL
ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Land Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Derrick & Kimberly Pittman
63 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

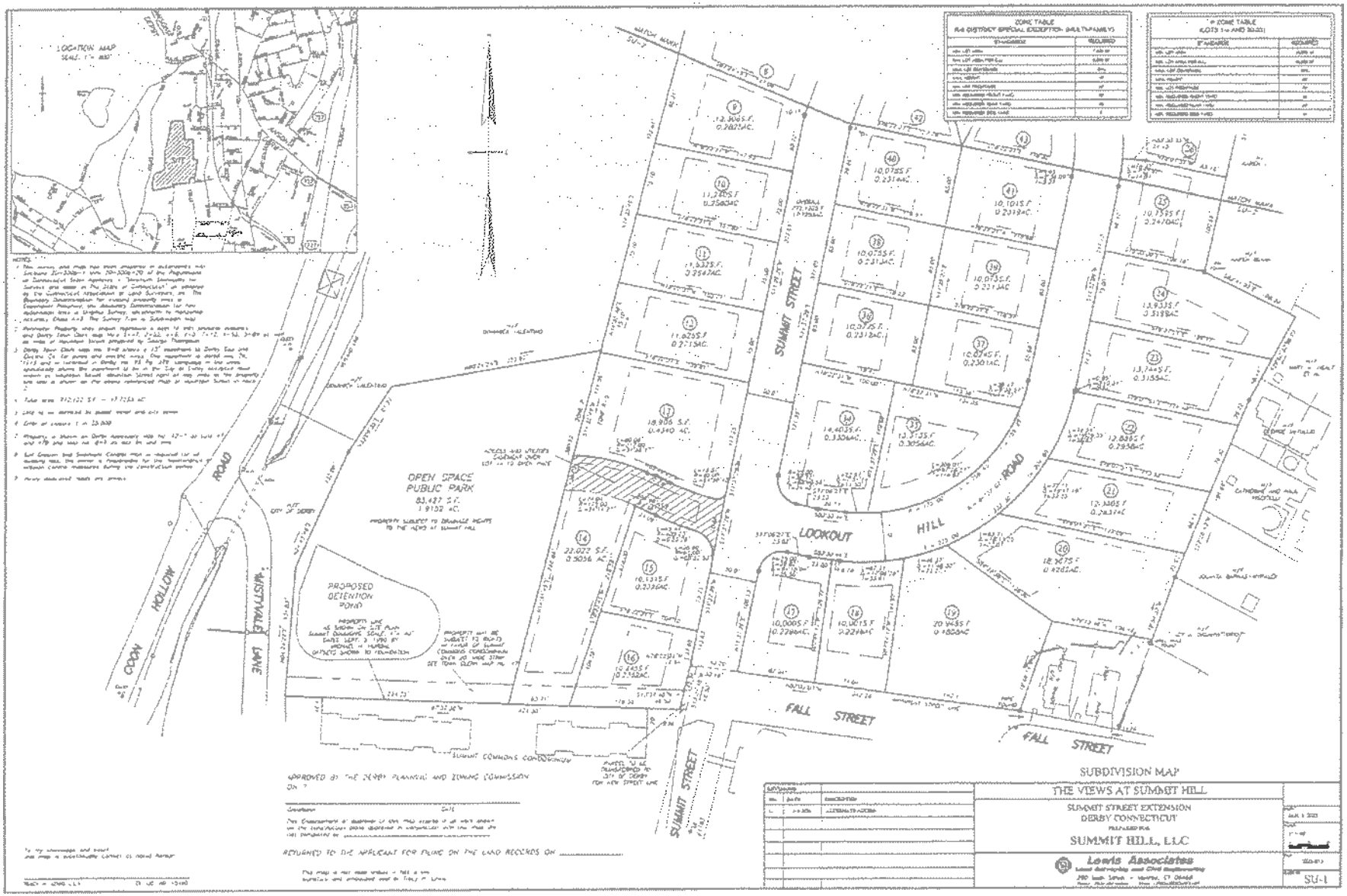
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION - (MULTI-FAMILY)
ZONE TABLE
R (LOTS 1-40 AND 80-101)
NOTES:
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9102 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
FALL STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
WISSMALE LANE
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Brian W Coppolo
14 Cornerstone DR
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

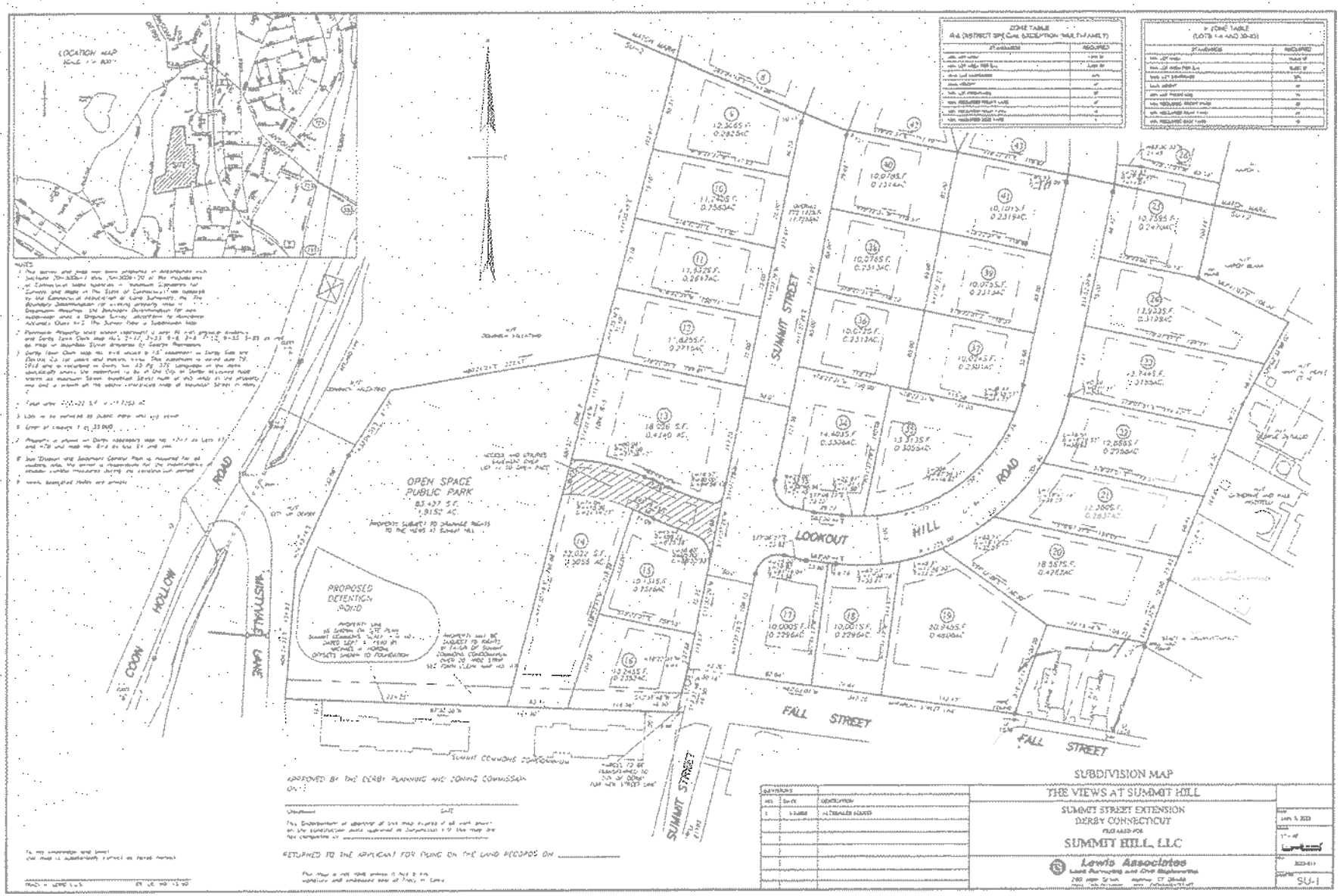
Date: **March 20, 2026**

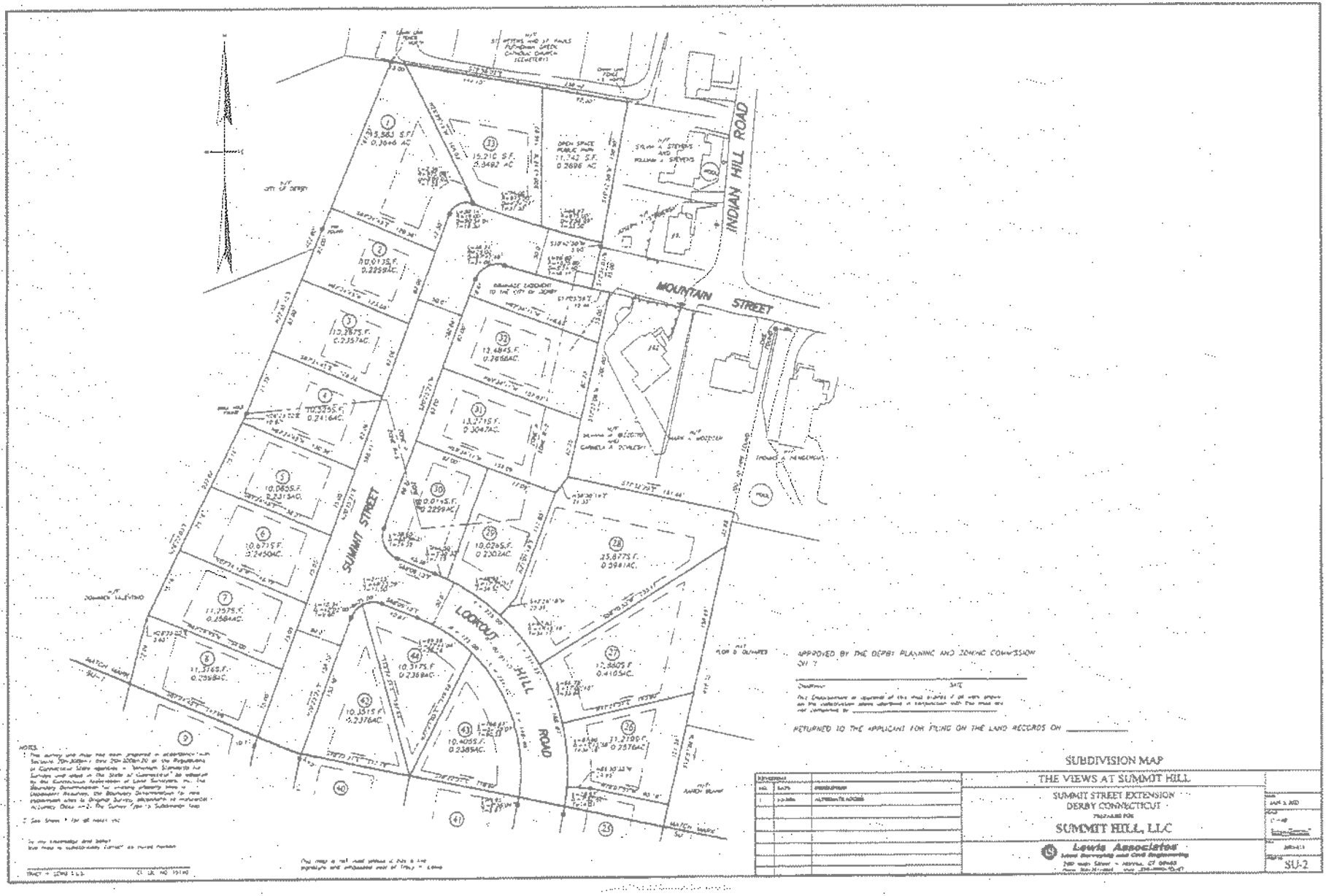
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 (DISTRICT STRICT GAS QUESTION - SINGLE FAMILY)
R ZONE TABLE
(LOTS 1-9 AND 30-43)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.915± AC.
PROPOSED
DETENTION
POND
SUMMIT CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
FILED AND FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC PARK 11,742 S.F. 0.2696 AC
DRAINAGE EASEMENT TO THE CITY OF DERBY
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Paul Borghini
41 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

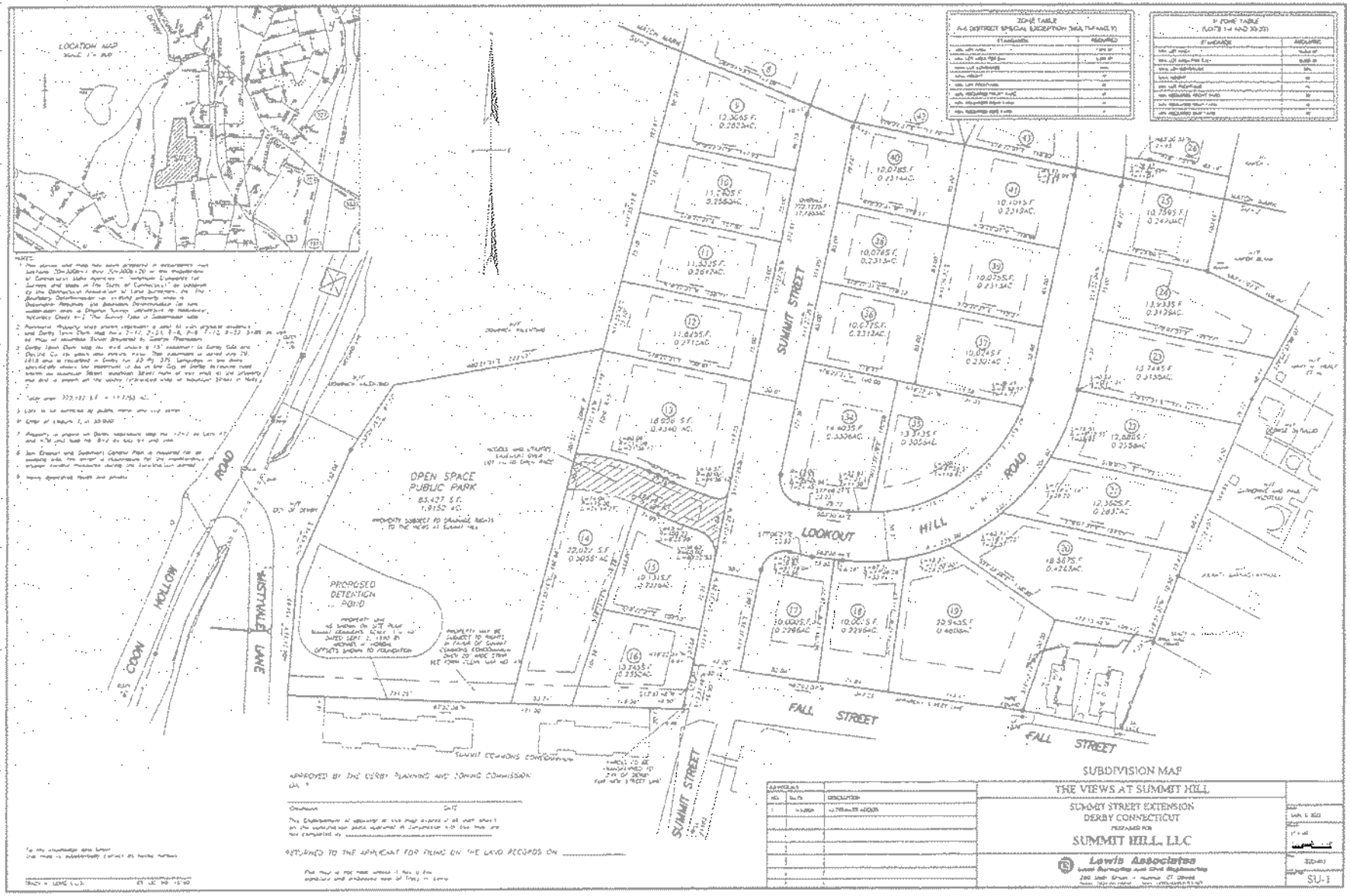
Date: **March 20, 2026**

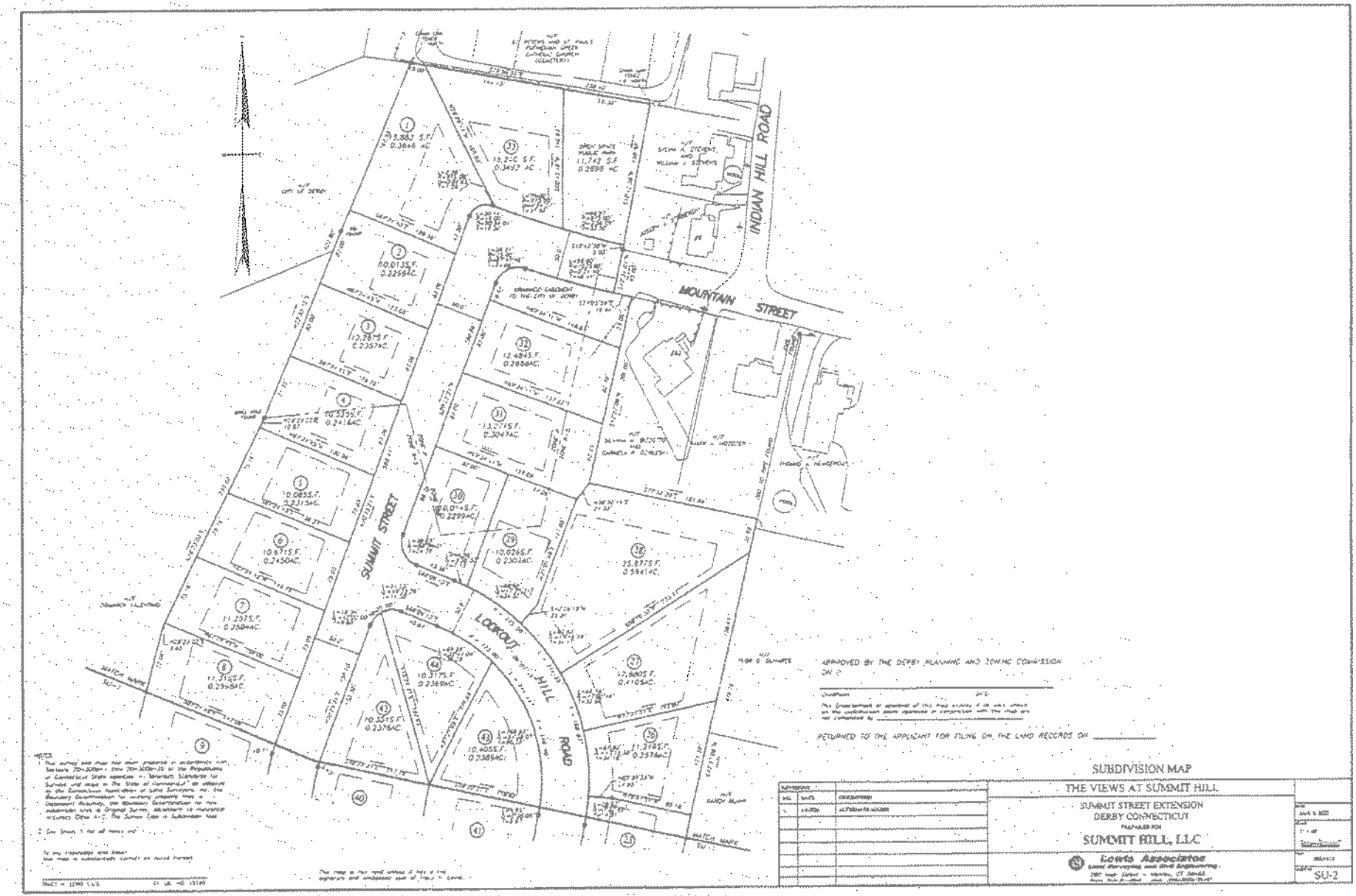
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES:
1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is a Class A survey prepared under a Subdivision Map and Boundary Determination as here shown and are a Compiled Survey prepared in accordance with Class A-2 Title Survey Map & Subdivision Map.
2. Property Boundary lines shown represent a combination of deed descriptions and Derby Town Clerk Map No. 7-11, 7-12, 8-51, 8-52, 8-53, 8-54 as well as monuments found and set by this survey.
3. Derby Town Clerk Map No. 8-54 shows a 15' easement to Derby Gas and Electric Co. for poles and overhead wires. This easement is noted only. Title 16-18 and is recorded in Derby Vol. 83 Pg. 375. Location of the above described poles and easement is as on the City of Derby Assessor Maps shown as overhead Street Overhead Wires north of the road as the property line and as shown on the water referenced map of Mountain Spring in Vol. 7 Pg. 1.
4. Total area: 777,332 S.F. = 17.7753 AC.
5. Land to be surveyed by global north and true north.
6. Error of Closure 1 in 10,000
7. Property is shown on Derby Assessors Map No. 17-1 as Lots 4, 5 and 17A and has Map 8-2 as Lot 54 and 54A.
8. Soil Erosion and Sediment Control Plan is required for an overall site for review and recommendation for the implementation of proper control measures during the construction period.
9. Heavy deciduous woods and shrubs
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION 3HBA, THE VIEWS (1)
R ZONE TABLE
(LOTS 1-4 AND 30-33)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISTY HILL LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: John Craig Pearce Jr
72 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

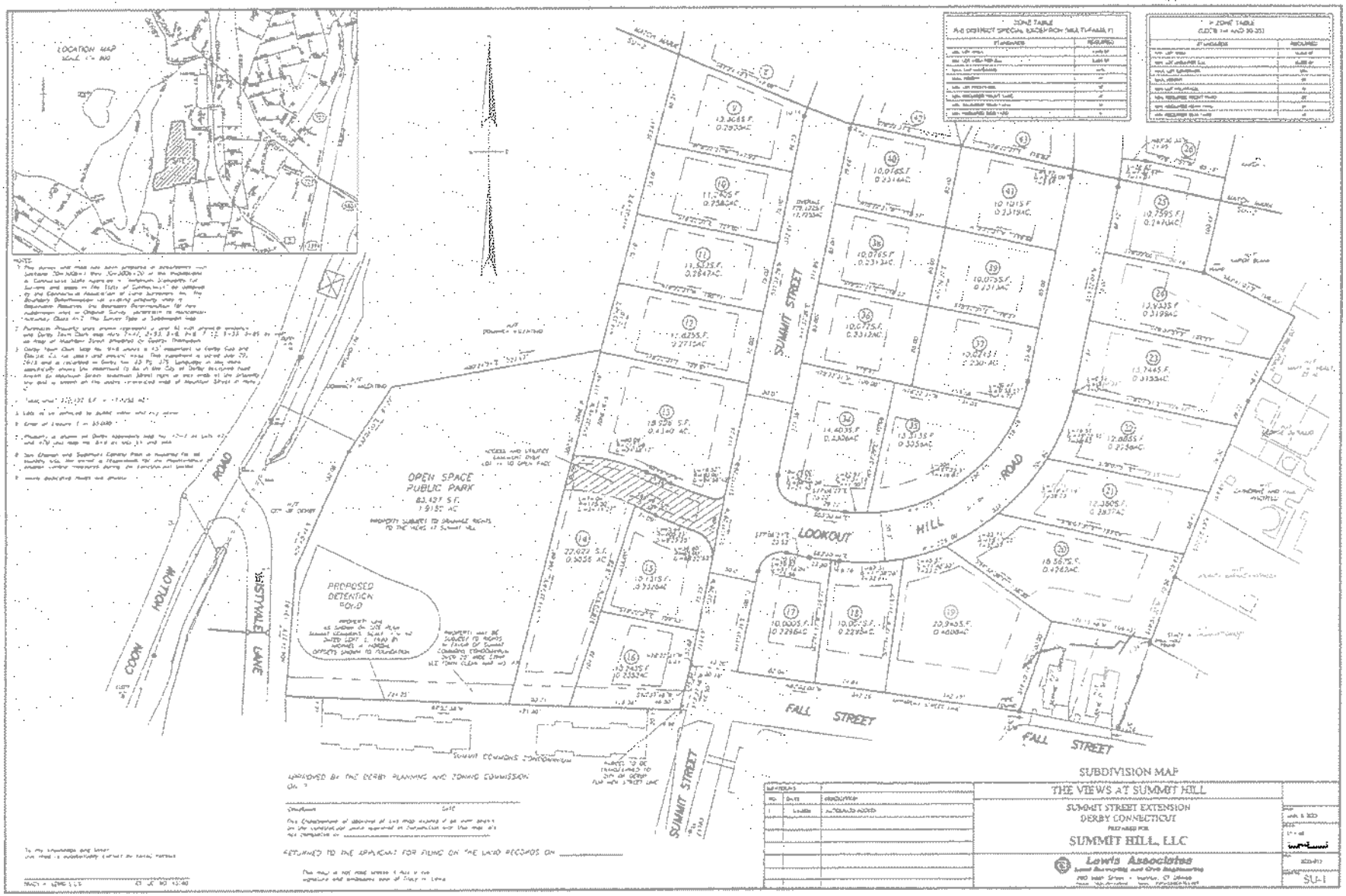
Date: **March 20, 2026**

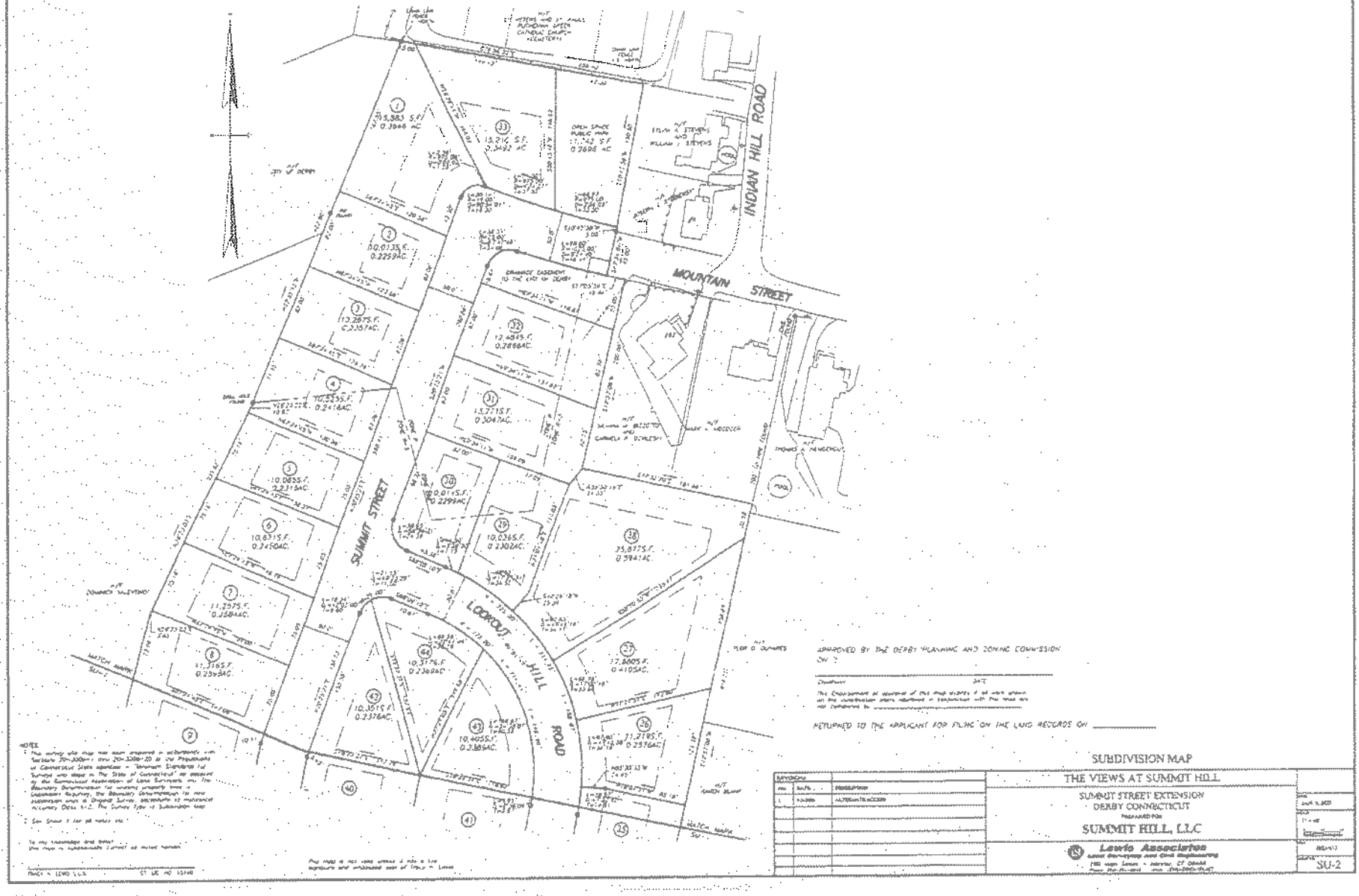
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR:
SUMMIT HILL, LLC
Lewis Associates
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.915± AC
PROPOSED
DETENTION
BASIN
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON: ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2696 AC.
15,210 S.F. 0.3492 AC.
15,383 S.F. 0.3666 AC.
10,0135 S.F. 0.2259AC.
13,2875 S.F. 0.3051AC.
12,4845 S.F. 0.2866AC.
10,5555 S.F. 0.2416AC.
13,2715 S.F. 0.3047AC.
10,0855 S.F. 0.2315AC.
10,0115 S.F. 0.2299AC.
10,6315 S.F. 0.2450AC.
10,0265 S.F. 0.2302AC.
35,8775 S.F. 0.8241AC.
11,2575 S.F. 0.2584AC.
11,3765 S.F. 0.2593AC.
10,3776 S.F. 0.2369AC.
17,8605 S.F. 0.4105AC.
10,3515 S.F. 0.2376AC.
10,4055 S.F. 0.2389AC.
11,2785 S.F. 0.2576AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: James W Stowe &
Barbara A Solek
81 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

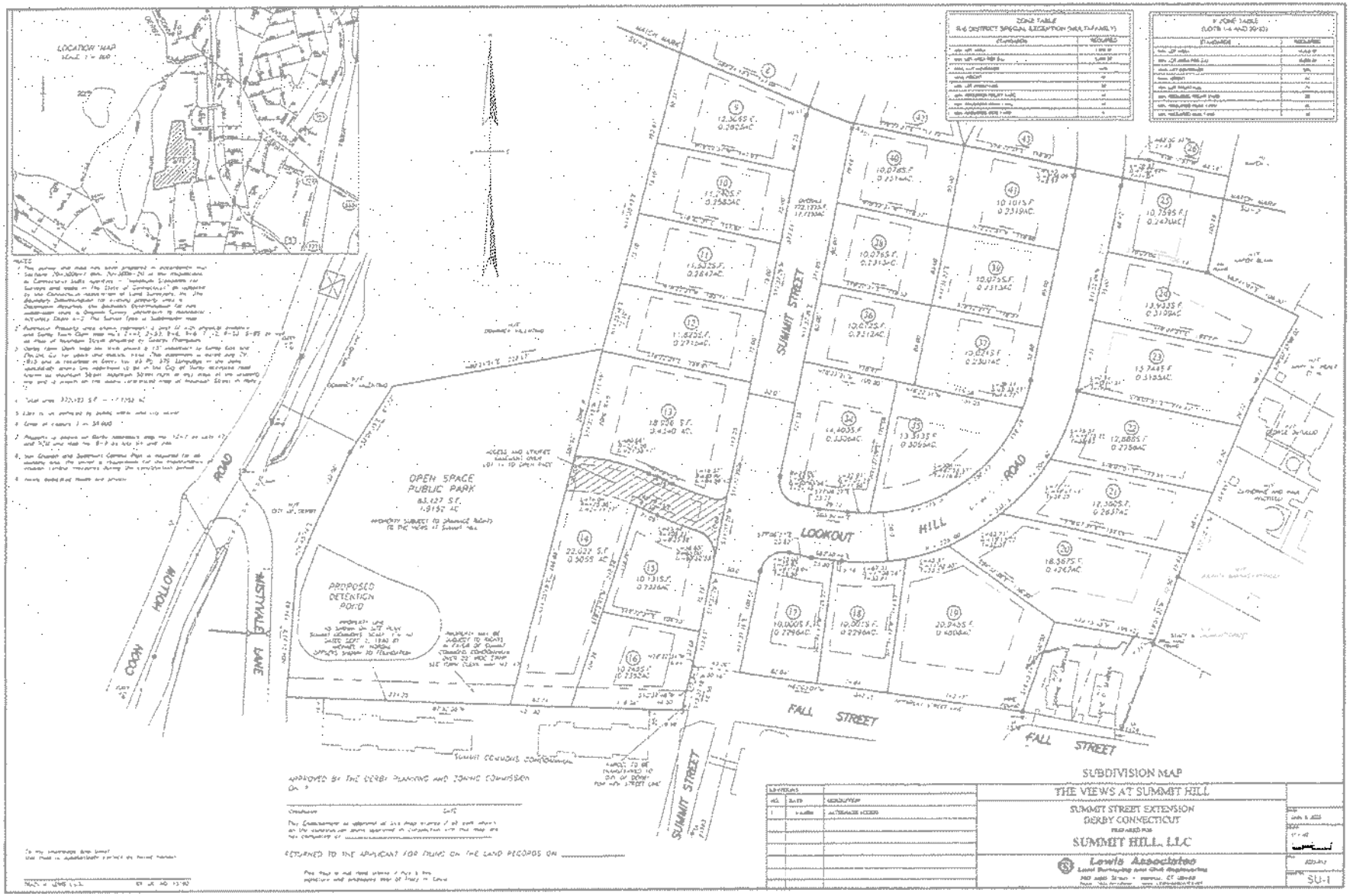
Date: **March 20, 2026**

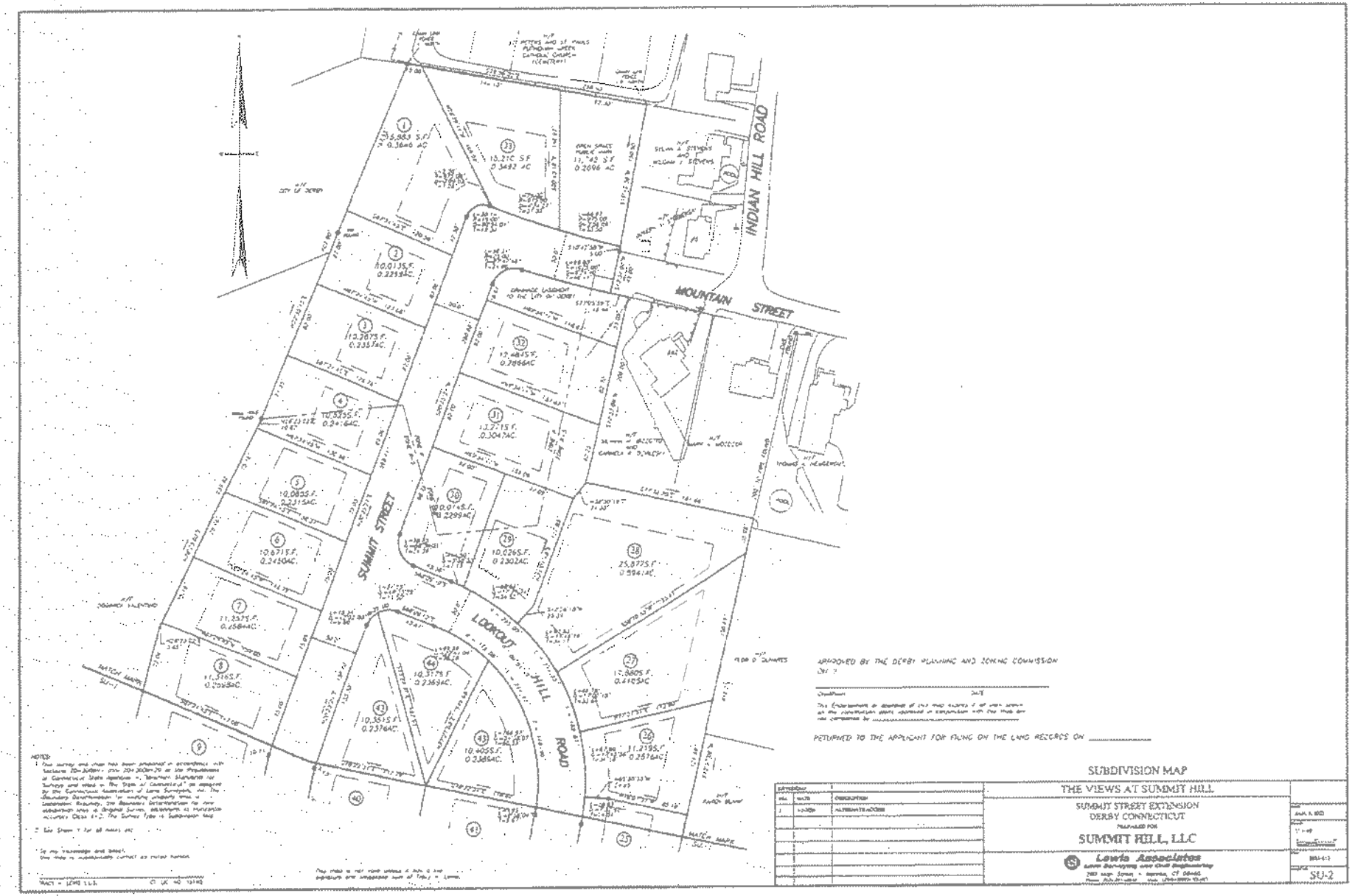
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT (SPECIAL EXCEPTION 5408, 5414 AMEND.)
R ZONE TABLE
(LOTS 1-6 AND 20-43)
SUMMIT STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
WHITEHALL LANE
FALL STREET
OPEN SPACE
PUBLIC PARK
83,627 S.F.
1.9192 AC
PROPOSED
DETENTION
POND
SUMMIT CROSSINGS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Janette & Rosa I Lopez
102 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

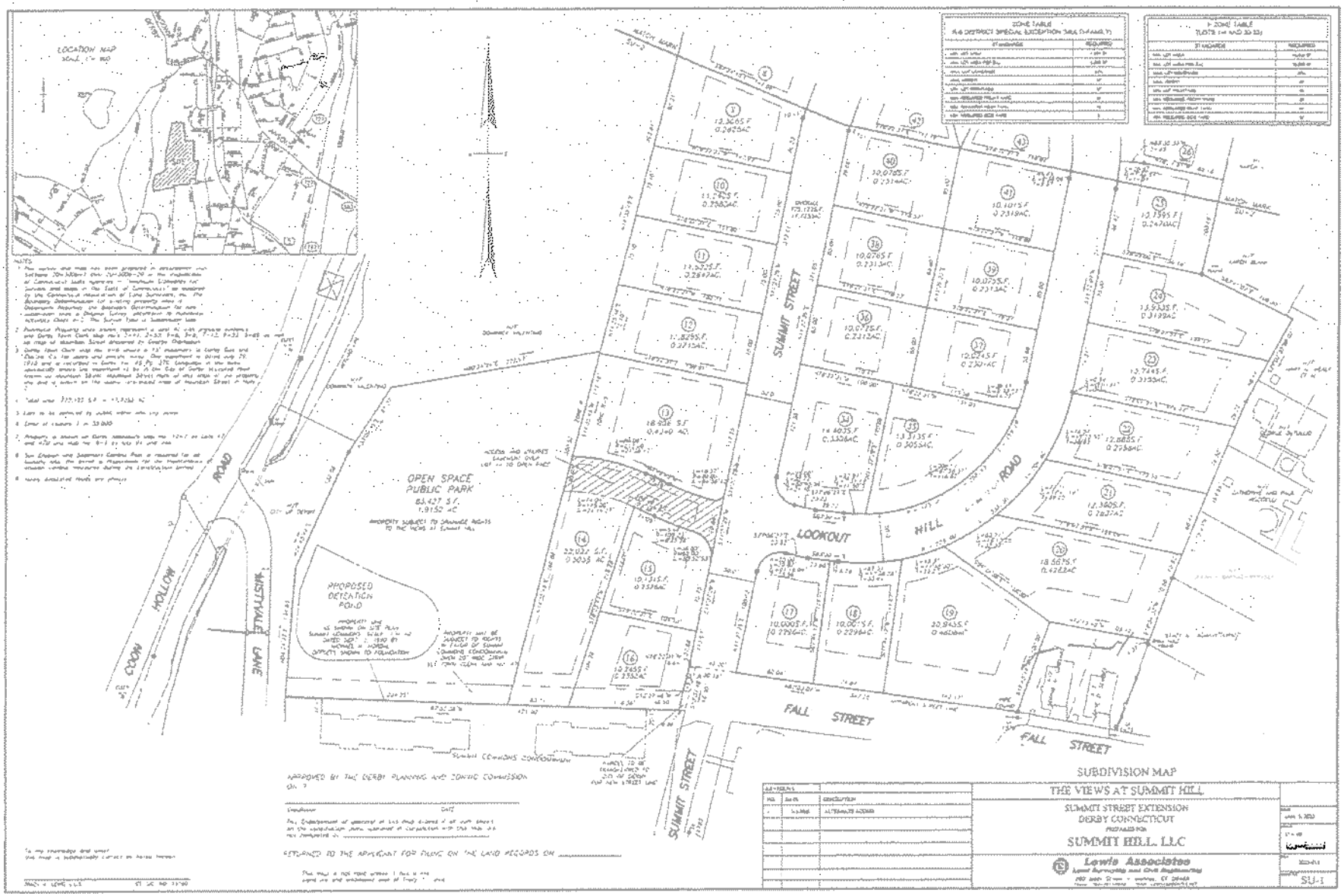
Date: **March 20, 2026**

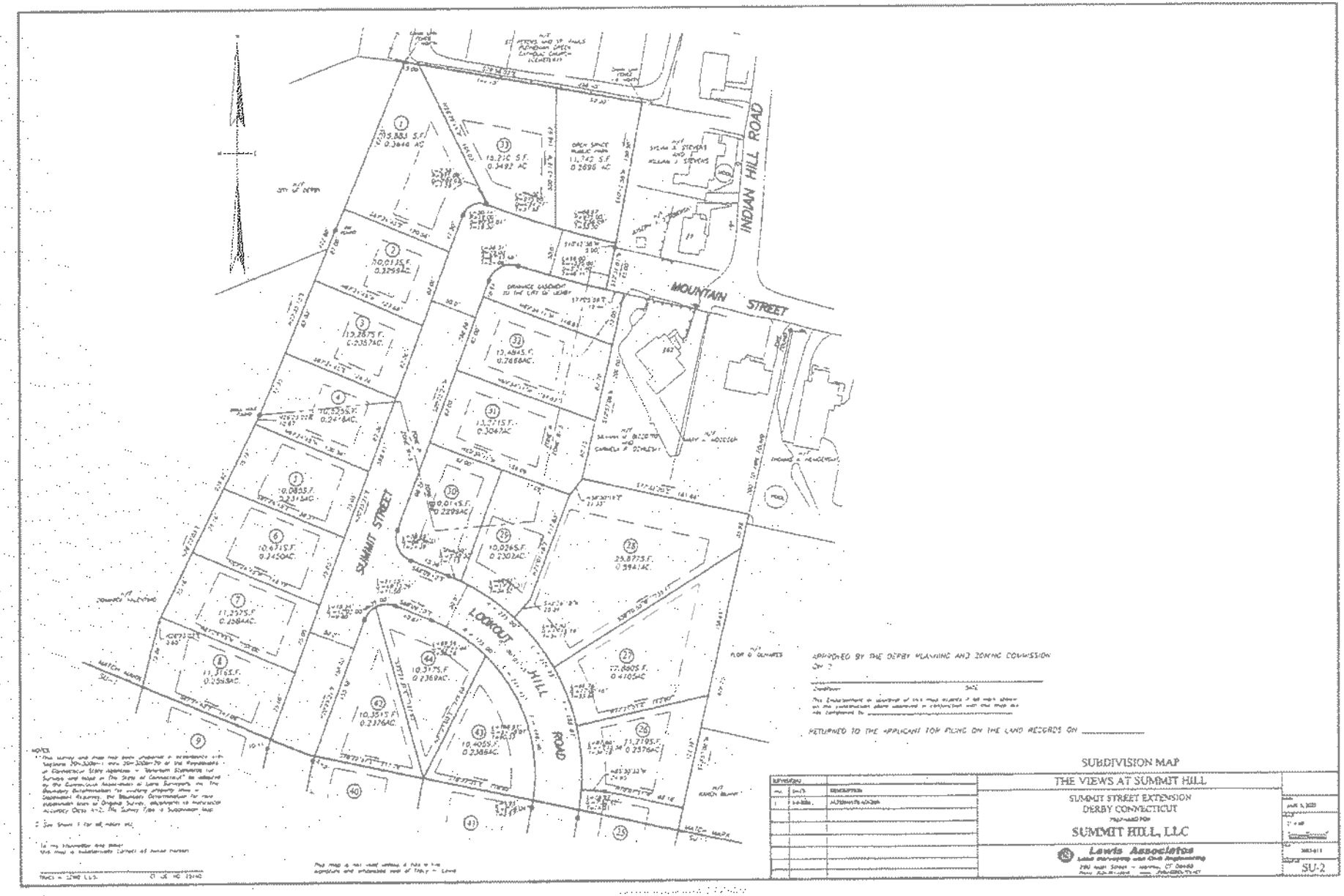
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WHITTAKER LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC PARK 11,742 S.F. 0.2695 AC
DRAINAGE EASEMENT TO THE CITY OF DERBY
1 10,885 S.F. 0.3644 AC
2 10,013 S.F. 0.2298AC.
3 13,278 S.F. 0.2387AC.
4 10,525 S.F. 0.2418AC.
5 10,085 S.F. 0.2315AC.
6 10,671 S.F. 0.2450AC.
7 11,257 S.F. 0.2584AC.
8 11,368 S.F. 0.2609AC.
9
30 10,014 S.F. 0.2298AC.
31 13,715 S.F. 0.3047AC.
32 12,484 S.F. 0.2866AC.
33 15,210 S.F. 0.3492 AC
34 10,317 S.F. 0.2369AC.
35 10,026 S.F. 0.2302AC.
36 10,405 S.F. 0.2388AC.
37 10,351 S.F. 0.2376AC.
38
39
40
41
25 23,877 S.F. 0.5481AC.
26 11,779 S.F. 0.2676AC.
27 17,890 S.F. 0.4105AC.
28
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
NOTES:
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
JUNE 3, 2022
1" = 40'
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Narda Stephens
126 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

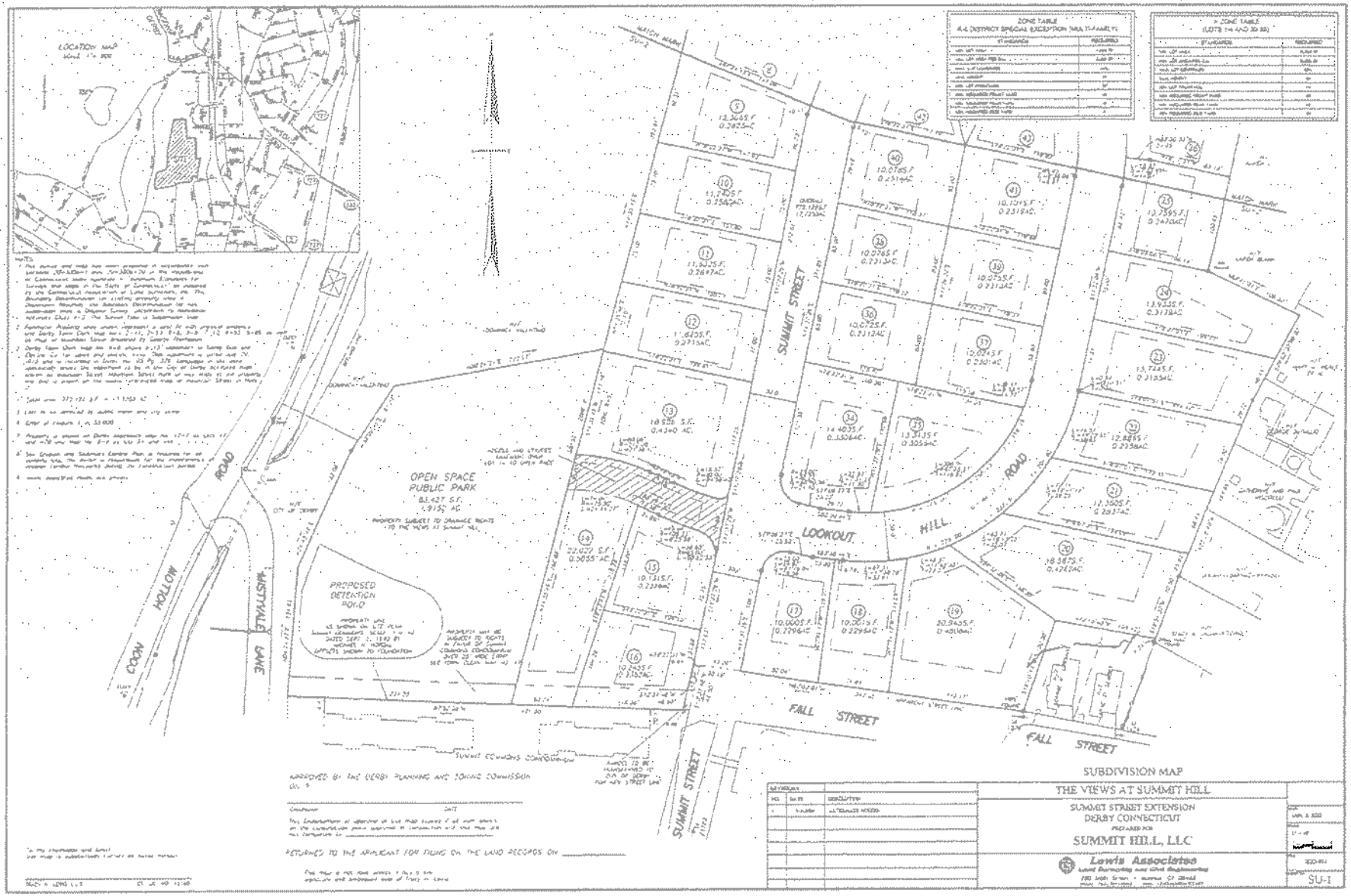
Date: **March 20, 2026**

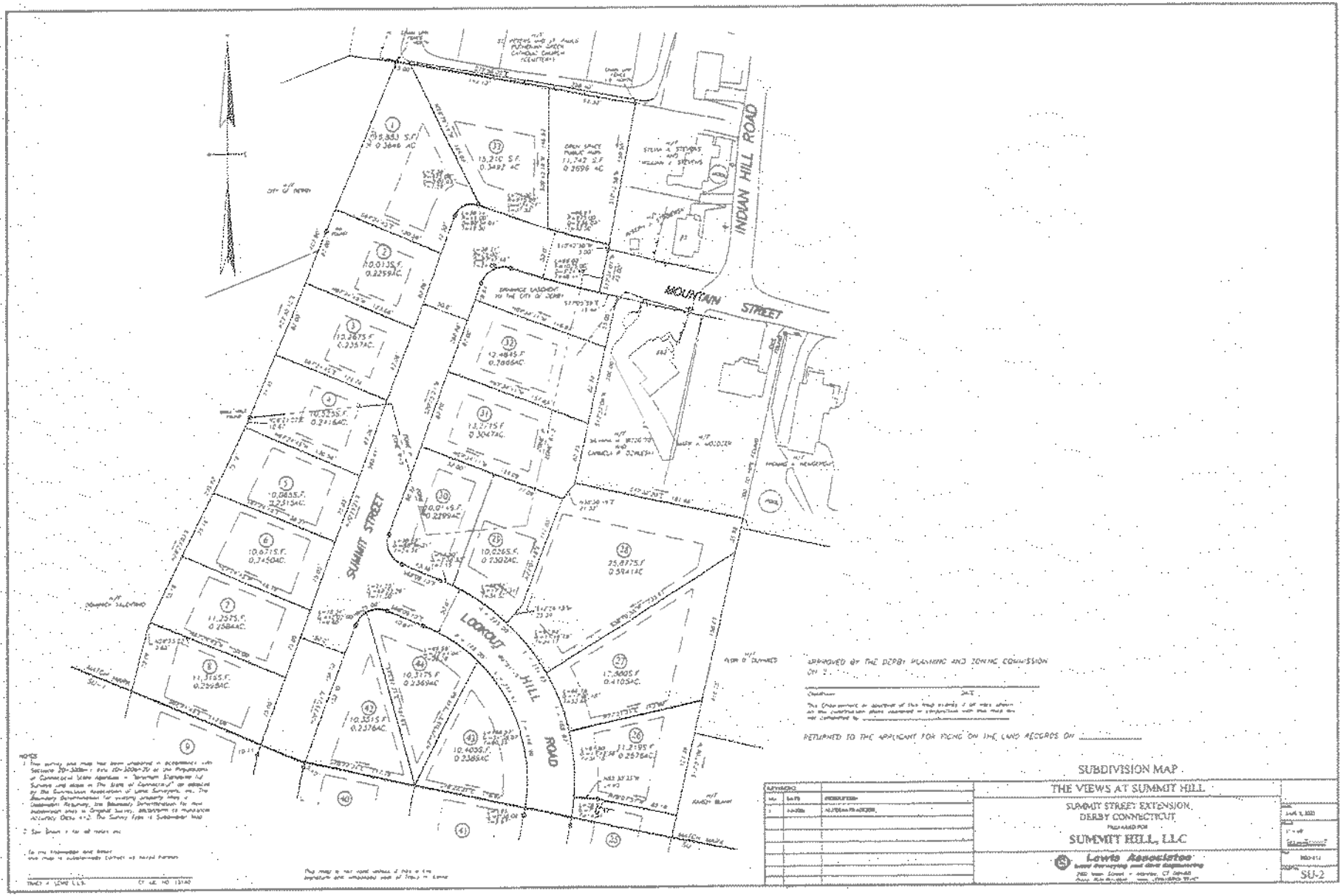
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1
SUMMIT STREET
FALL STREET
LOOKOUT HILL ROAD
COON HOLLOW ROAD
WESTVALE LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION BASIN
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION,
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Janet Mann
15 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

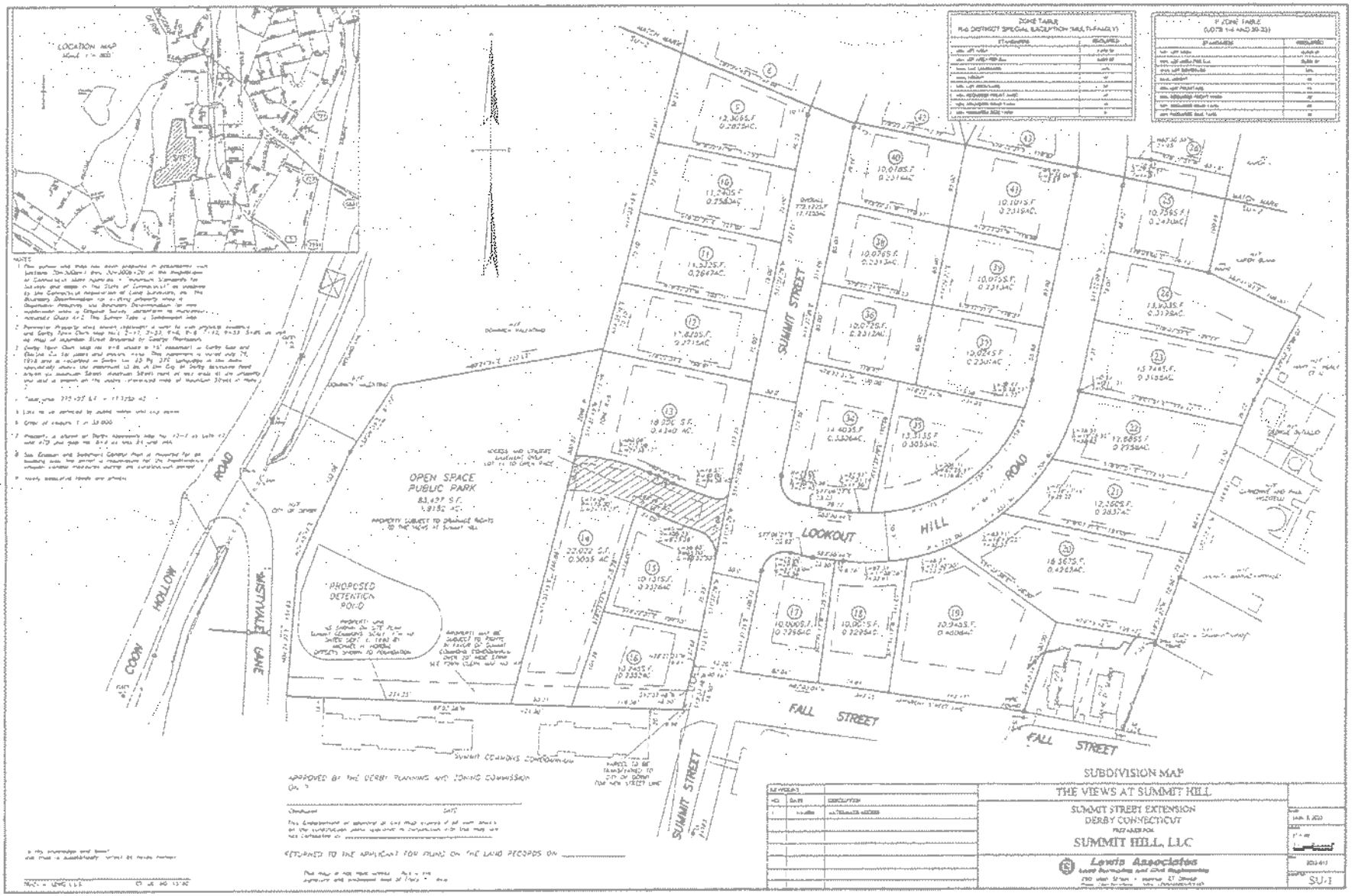
Date: **March 20, 2026**

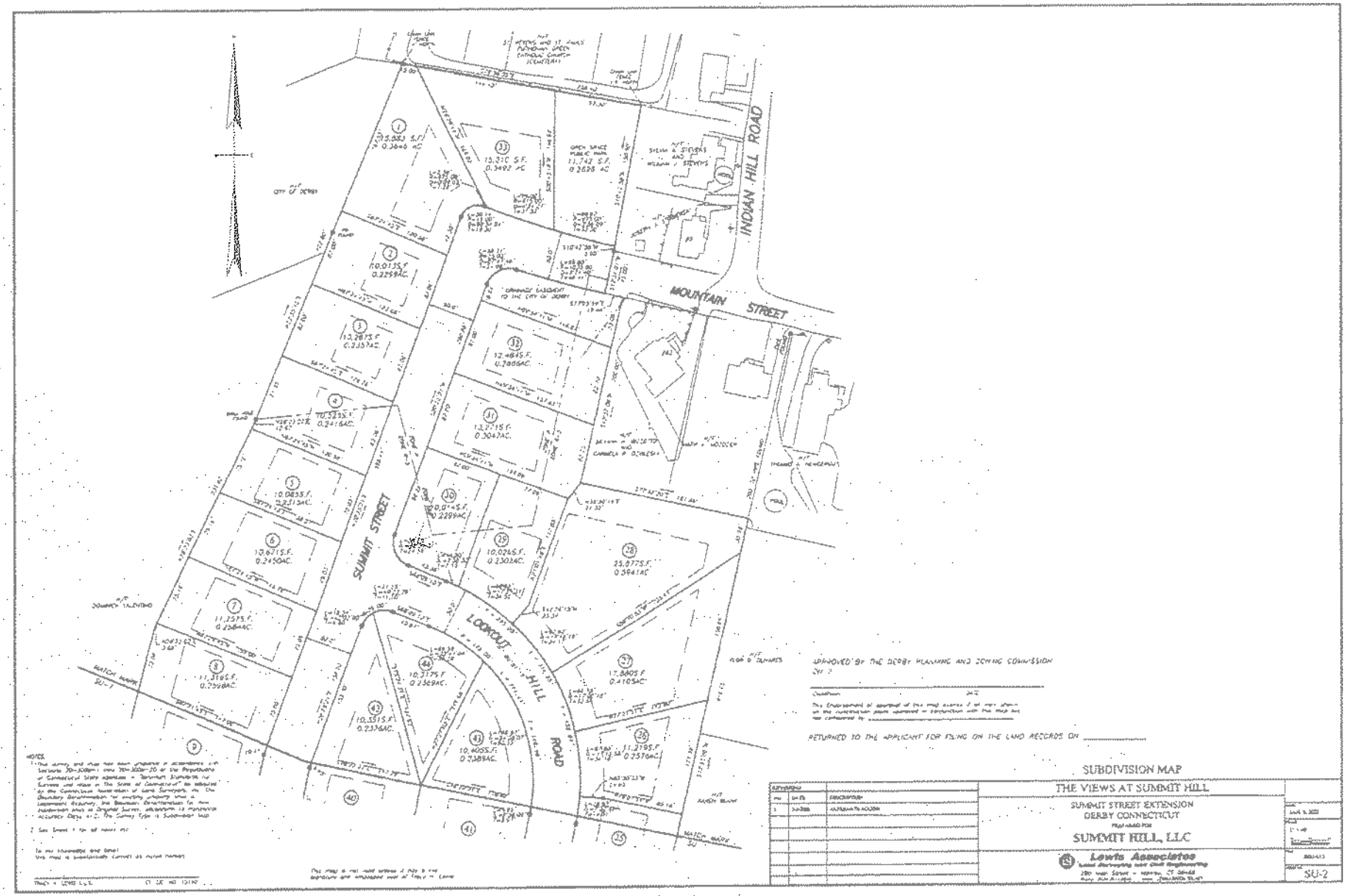
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WISHVALE LANE
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET EXTENSION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
CITY OF DERBY
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Donna Babar-Halpin
32 Cornerstone DR
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

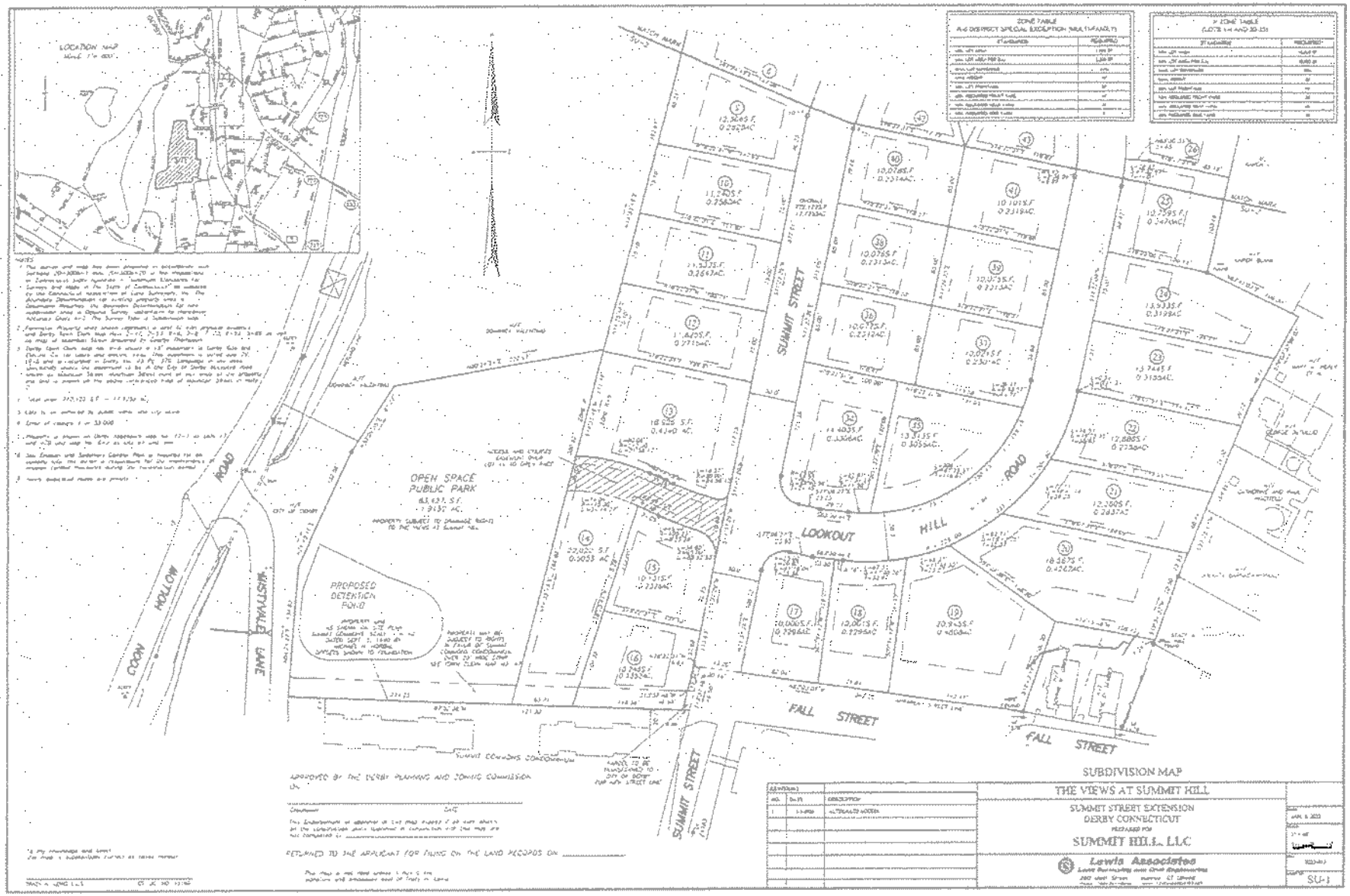
Date: **March 20, 2026**

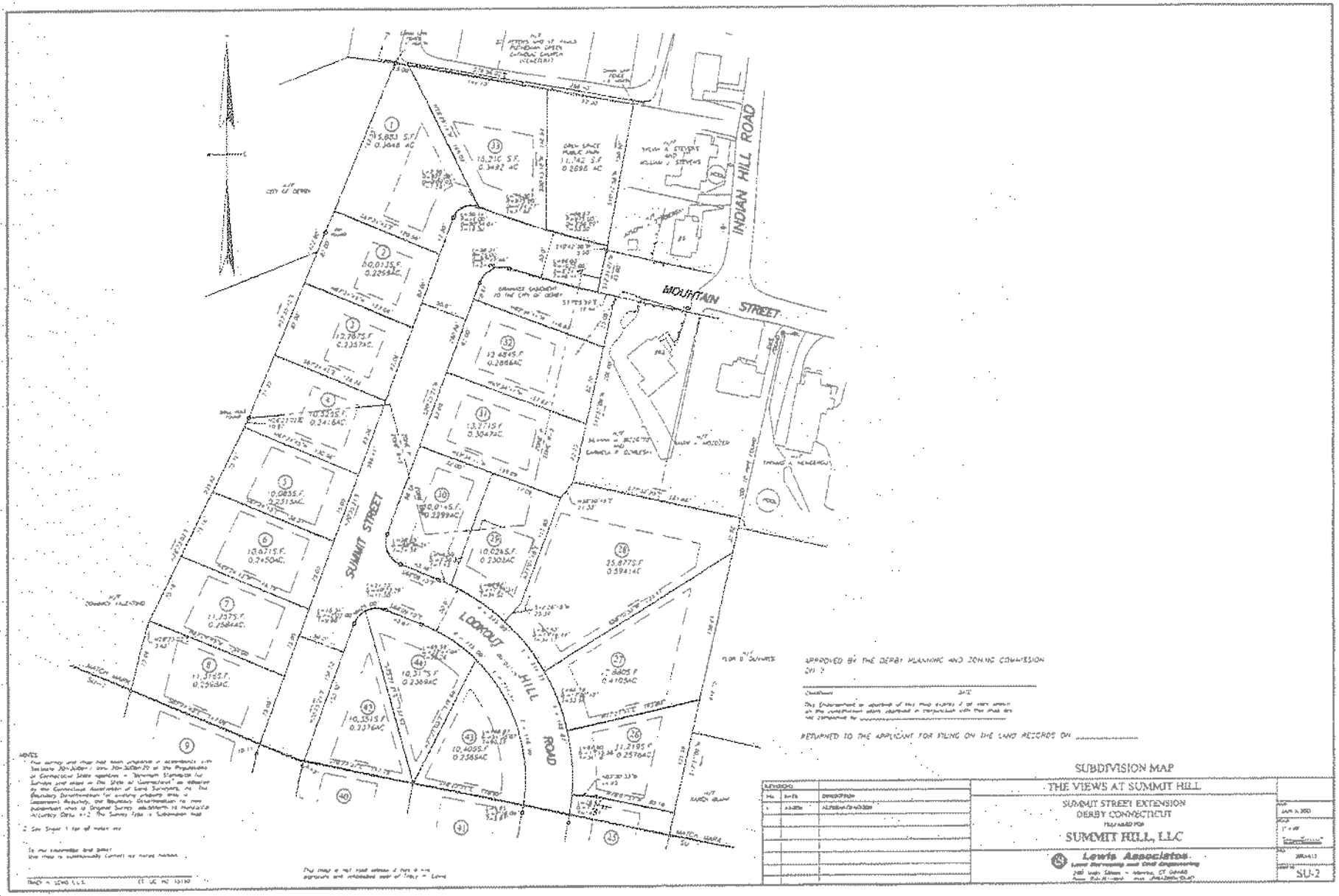
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHMALE LANE
OPEN SPACE
PUBLIC PARK
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC PARK 11,142 S.F. 0.2698 AC
15,216 S.F. 0.3492 AC
110,0135 S.F. 0.2553AC.
112,7875 S.F. 0.2337AC.
10,3235 S.F. 0.2416AC.
10,0855 S.F. 0.2313AC.
10,6715 S.F. 0.2450AC.
11,3575 S.F. 0.2584AC.
13,3755 S.F. 0.2963AC.
10,3515 S.F. 0.2376AC.
10,4095 S.F. 0.2389AC.
10,3715 S.F. 0.2369AC.
13,4845 S.F. 0.2868AC.
13,2715 S.F. 0.3047AC.
10,0145 S.F. 0.2299AC.
10,0265 S.F. 0.2302AC.
35,8775 S.F. 0.3941AC.
17,8805 S.F. 0.4105AC.
11,2195 S.F. 0.2570AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Marielisa Leon
62 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

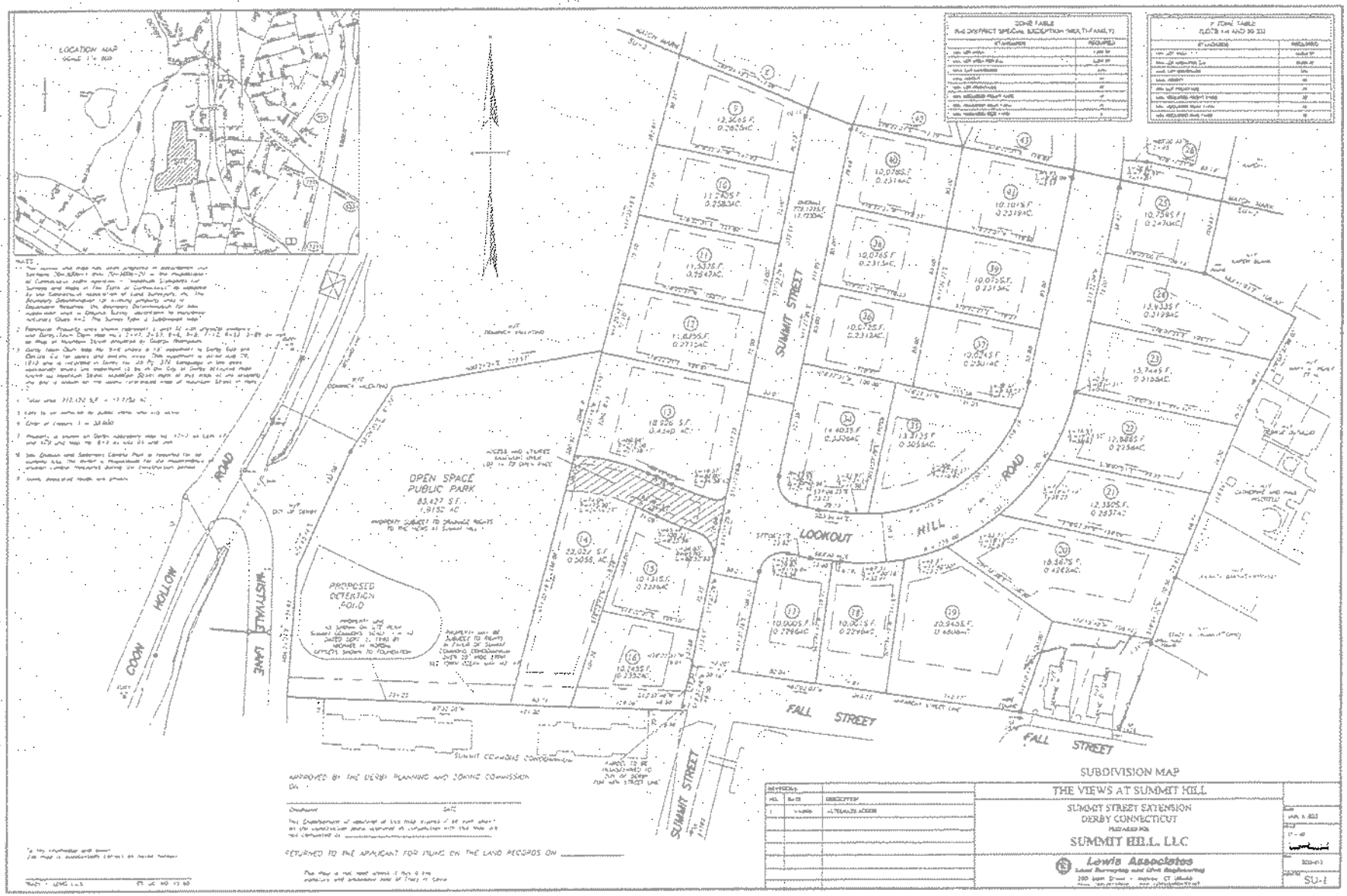
Date: **March 20, 2026**

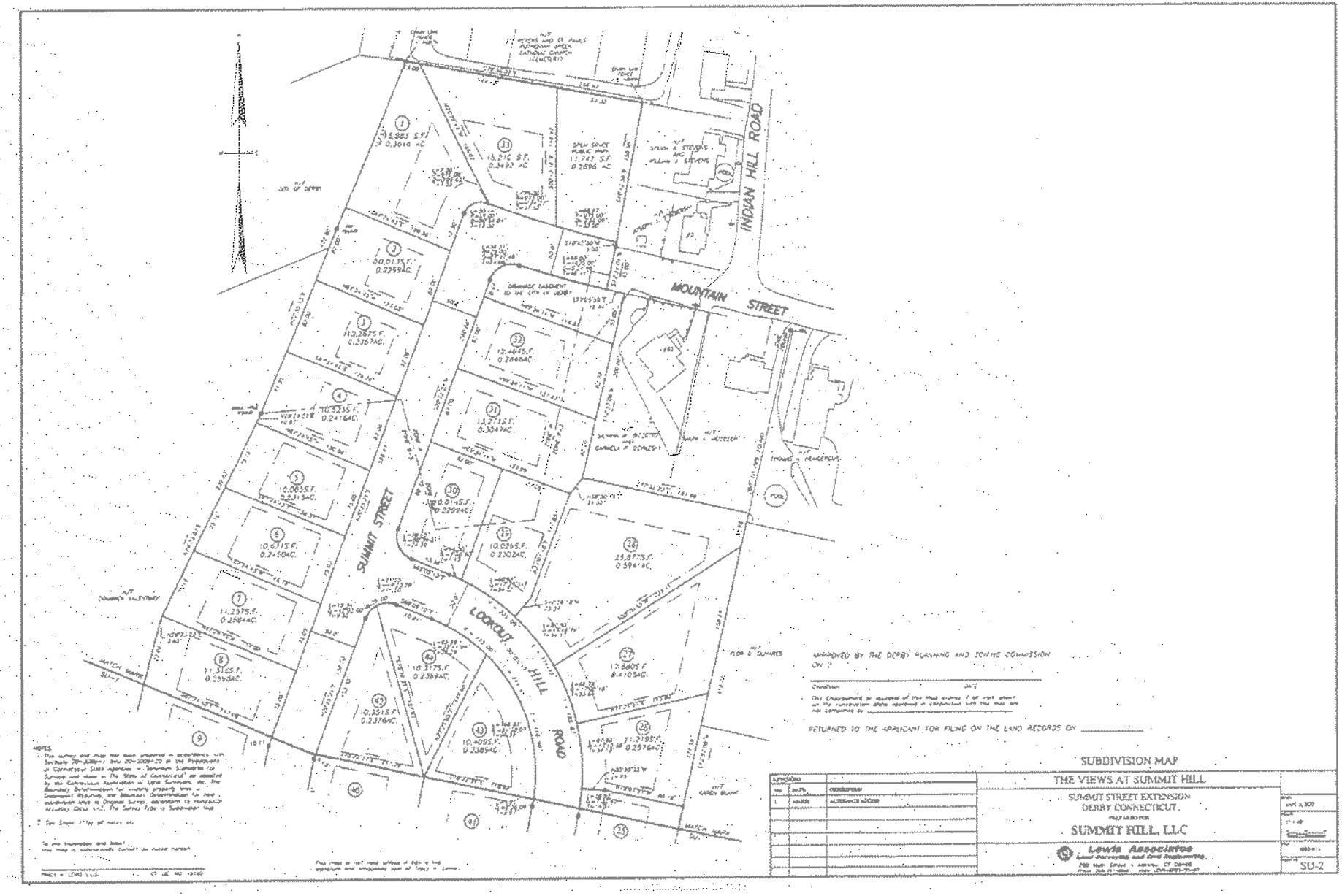
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800
NOTES:
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.915± AC
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
LANE
SUMMIT CROSSING CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2696 AC.
DRAINAGE EASEMENT TO THE CITY OF DERBY
1 25,983 S.F. 0.3640 AC.
2 20,013 S.F. 0.2759AC.
3 12,2875 S.F. 0.2357AC.
4 10,5335 S.F. 0.2416AC.
5 10,0655 S.F. 0.2311AC.
6 10,6715 S.F. 0.2450AC.
7 11,2375 S.F. 0.2684AC.
8 11,3155 S.F. 0.2598AC.
9
10 10,011 S.F. 0.2299AC.
11 10,0295 S.F. 0.2302AC.
12 10,3175 S.F. 0.2369AC.
13 10,3515 S.F. 0.2376AC.
14 10,4055 S.F. 0.2389AC.
15 13,2715 S.F. 0.3047AC.
16 12,4845 S.F. 0.2868AC.
17 15,210 S.F. 0.3493 AC.
18 25,8775 S.F. 0.5941 AC.
19 12,3605 S.F. 0.4105AC.
20 11,2195 S.F. 0.2576AC.
21
22
23
24
25
26
27
28
29
30
31
32
33
40
41
WATER MAIN
SEWER MANHOLE
DRAINAGE MANHOLE
CATCH BASIN
GAS VALVE
GAS GATE
UTILITY POLE
TELEPHONE MANHOLE
IRON PIN & CAP FOUND
IRON PIN & CAP SET
CONCRETE MONUMENT
DRILL HOLE FOUND
CURB INLET
OVER LINK FENCE
CHAIN LINK FENCE
STONE WALL
HEDGE
TREE LINE
BUILDING
SHED
GARAGE
PORCH
DECK
POOL
CONCRETE
ASPHALT
GRAVEL
LANDSCAPED AREA
SCALE: 1" = 50'
NOTES
1. This survey and map has been prepared in accordance with Sections 20th-300b-1 thru 20th-300b-20 of the Regulations of Connecticut State Agencies - Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination of property lines is Compliance Survey, the Boundary Determination is New subordinate lines is Original Survey, according to Municipal Records (M.R.). The Survey Type is Subdivision Map
2. See Sheet 2 for notes etc.
"As the crow flies" and "as the crow walks" may not be the same thing.
This map is not valid without a live wet signature and embossed seal of Engineer / Surveyor.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
Chairman Date
This Endorsement or approval of this map expires if not shown on the construction plans submitted in conformance with this map are not completed by
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Sally A DeChane
12 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

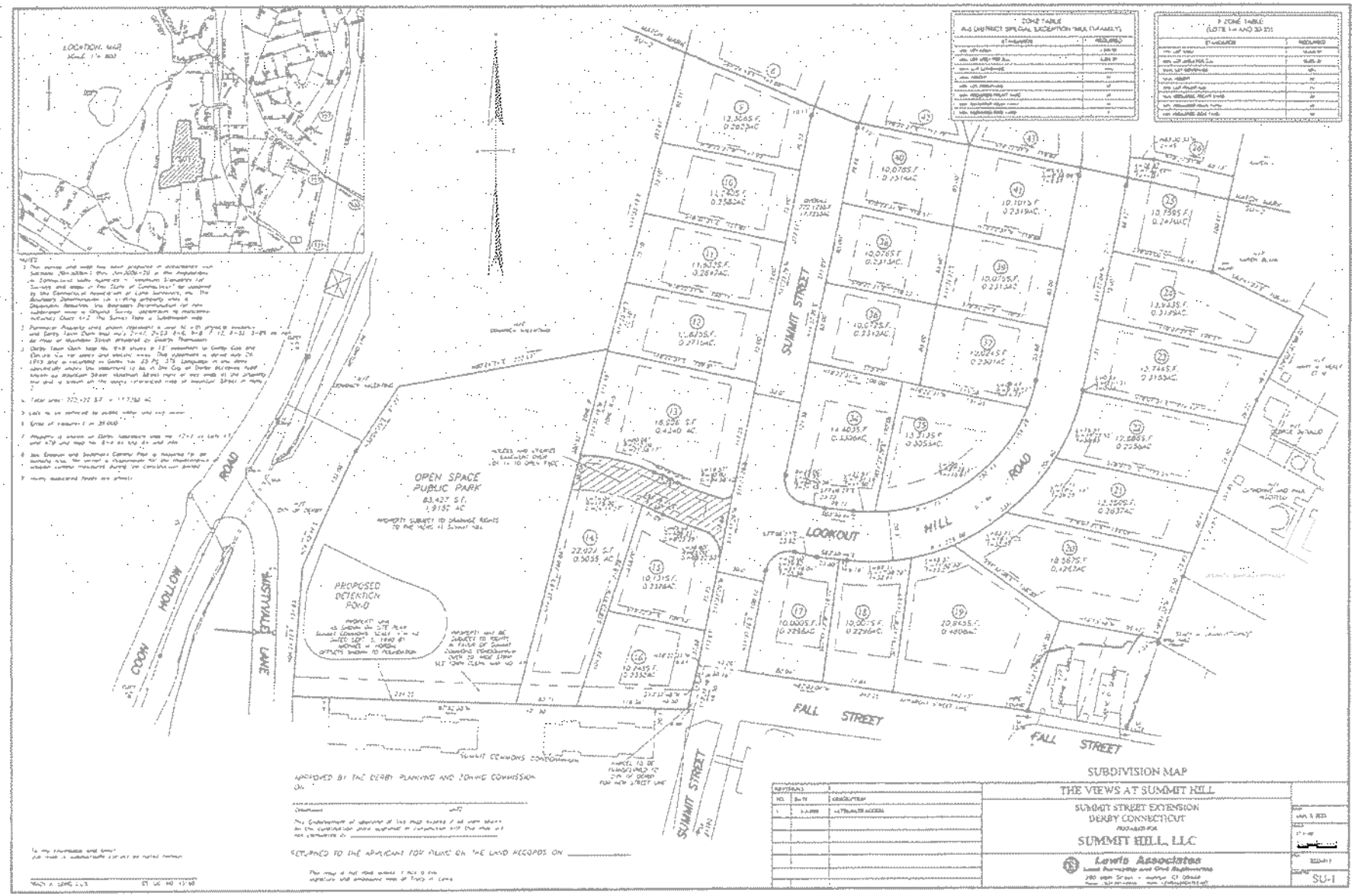
Date: **March 20, 2026**

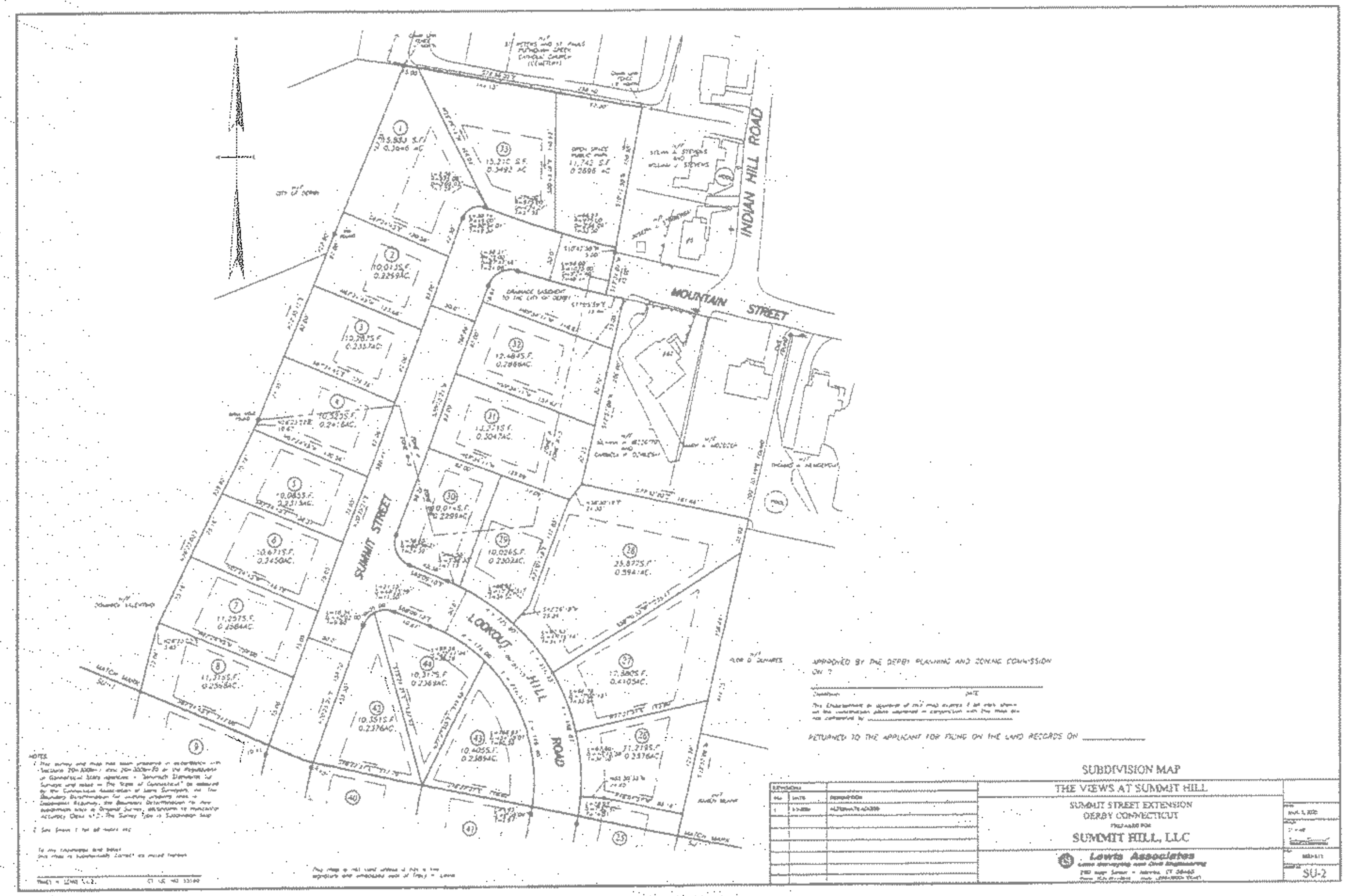
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
FALL STREET
LOOKOUT HILL ROAD
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9155 AC
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1



INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE
DRAINAGE EASEMENT TO THE CITY OF DERBY
15,930 S.F. 0.3046 AC
10,013 S.F. 0.2259 AC.
10,287 S.F. 0.2357 AC.
10,523 S.F. 0.2416 AC.
10,085 S.F. 0.2315 AC.
10,671 S.F. 0.2450 AC.
11,257 S.F. 0.2584 AC.
11,315 S.F. 0.2598 AC.
15,210 S.F. 0.3492 AC
11,742 S.F. 0.2696 AC
12,484 S.F. 0.2866 AC.
13,271 S.F. 0.3047 AC.
10,014 S.F. 0.2299 AC.
10,026 S.F. 0.2302 AC.
25,877 S.F. 0.5941 AC.
17,580 S.F. 0.4105 AC.
11,219 S.F. 0.2576 AC.
10,317 S.F. 0.2368 AC.
10,351 S.F. 0.2376 AC.
10,405 S.F. 0.2389 AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON ?
CHAIRMAN
DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
NOTES
MATCH MARK
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Sandra Hall
33 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

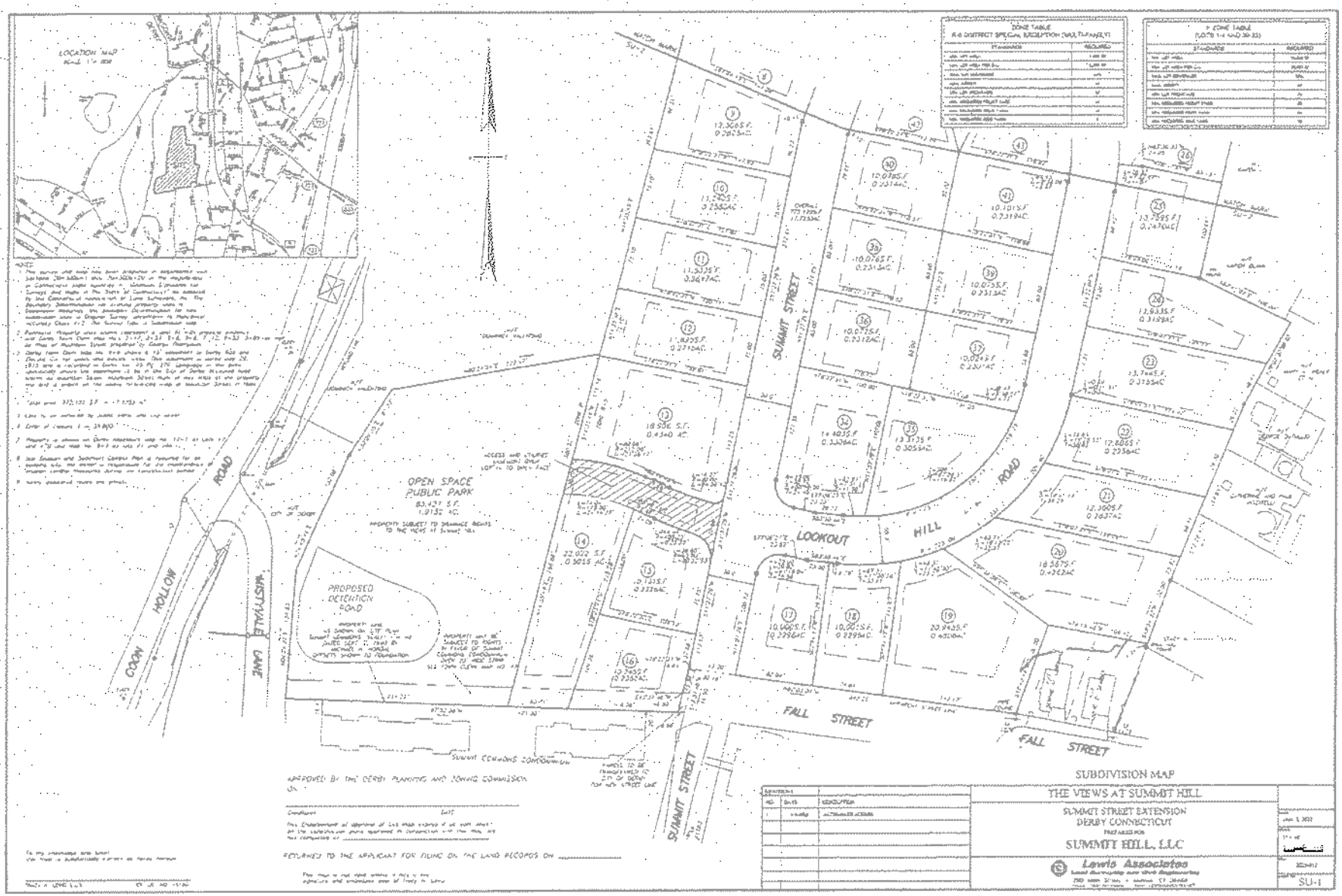
Date: **March 20, 2026**

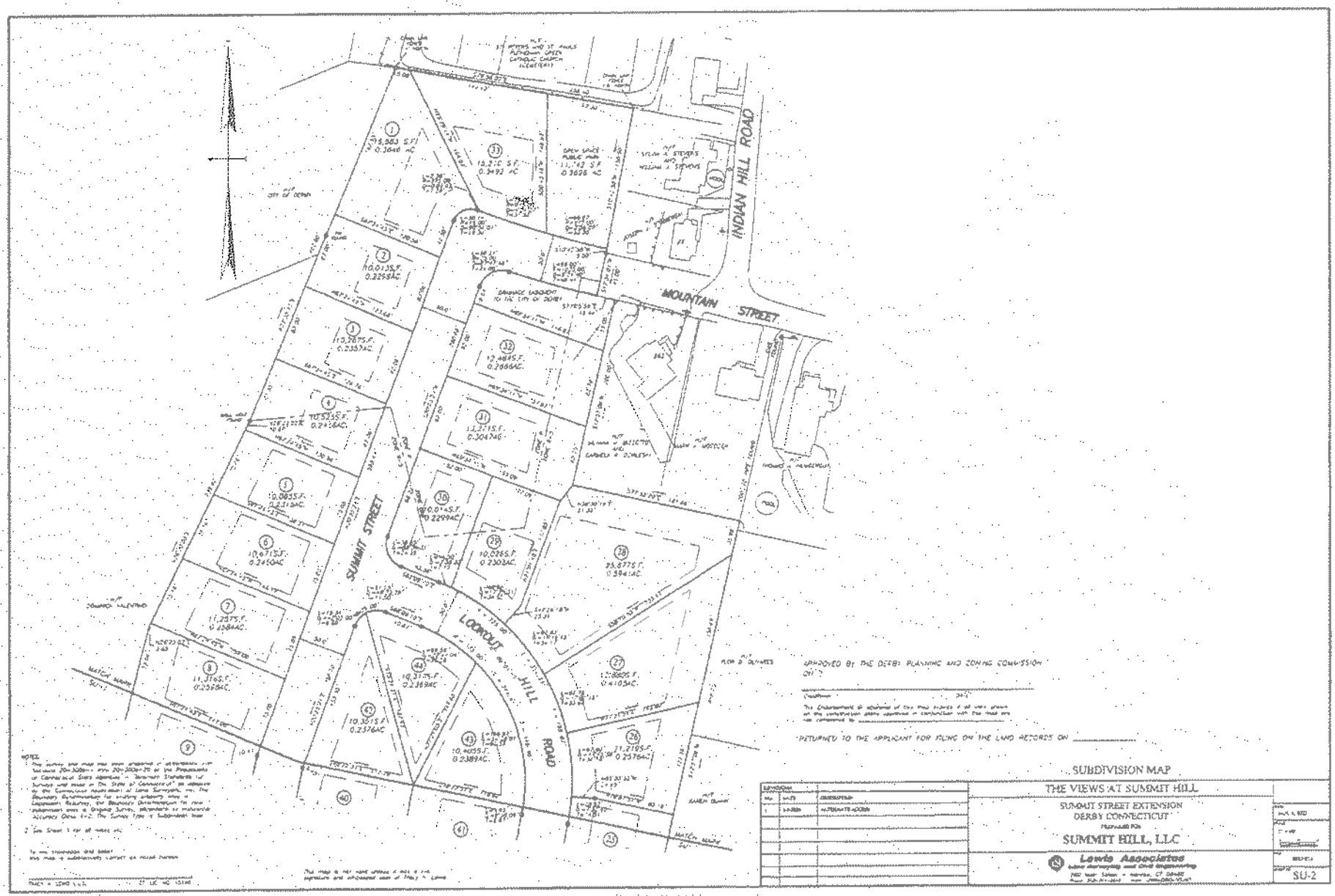
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISTY MEADOW LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT CROSSING CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Association
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Arnold L Holmes
42 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

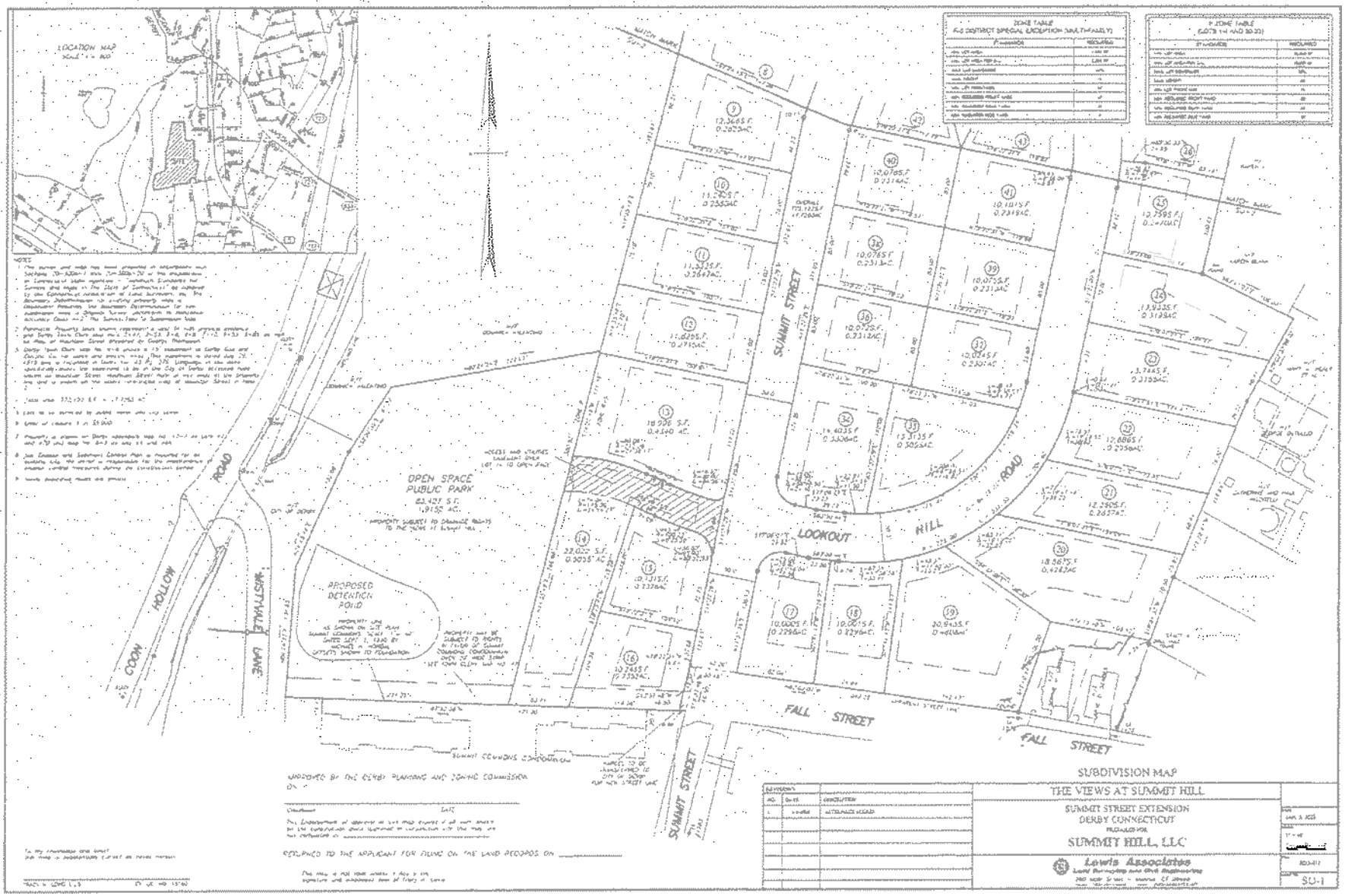
Date: **March 20, 2026**

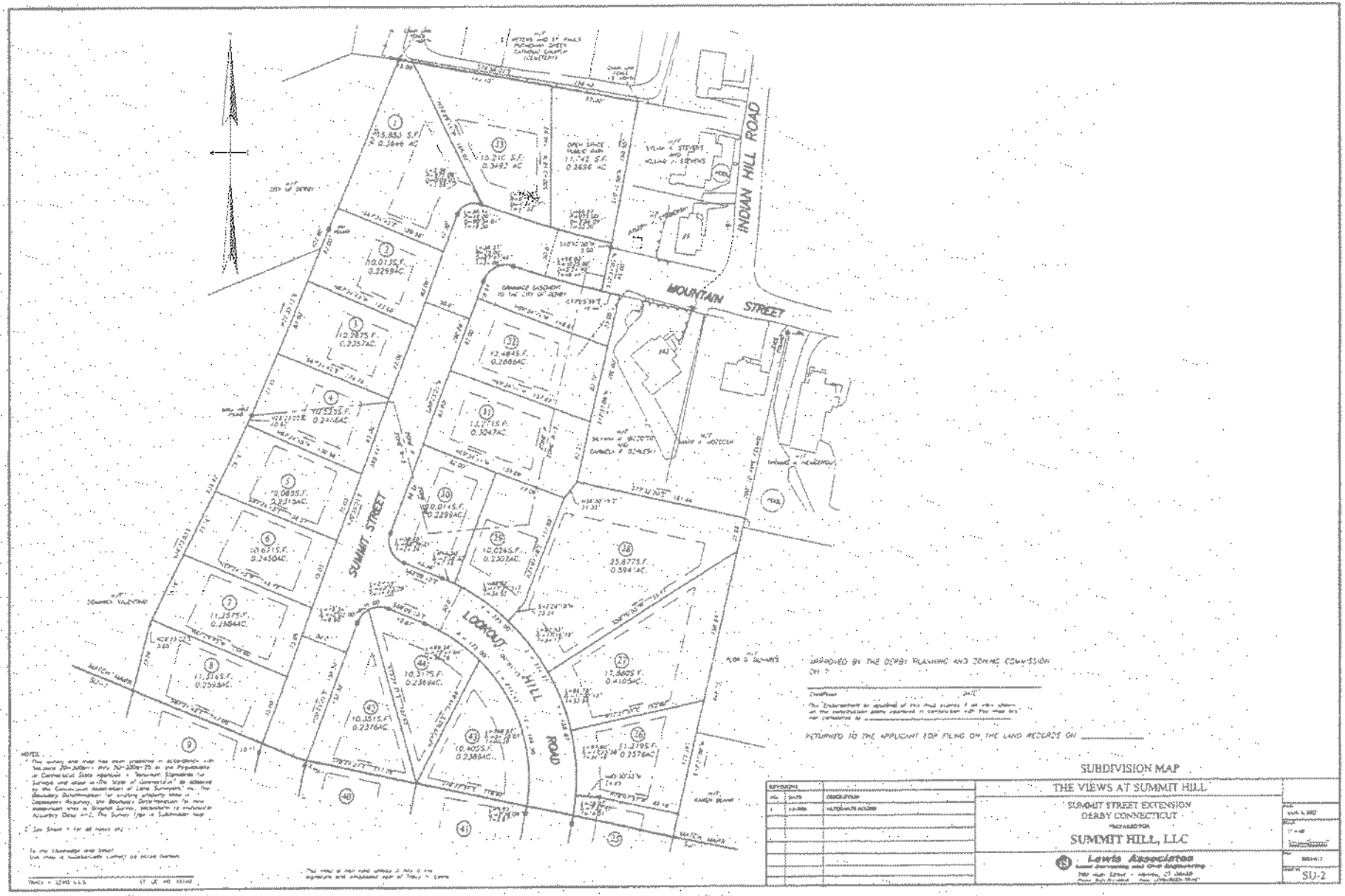
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTE
1. The survey and map have been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination is entirely based upon a Compilation Procedures. The Boundary Determination for this subdivision meets a Horizontal Survey Accuracy to Horizontal Accuracy Class A-2. The Survey Type is Subdivision Map.
2. Horizontal Property lines shown represent a best fit with existing monuments and Deeds, Land Court Plans and Maps, Assessor Maps and Plans, and Roadway Layout Plans of Hawthorn Street prepared by Gregory Thompson.
3. Survey Work Done was to a Class A-2 Standard as Survey Maps and Control Will be Used for Future Work. The Equipment is Stated Use: GPS, GPS Base & Rover in Static Use 45 M. GPS Computer, or Any Above Should Be Shown. The Measurement is to be in the City of Derby Records Made Within an Angular Error Maximum Stated Prior to this Survey, and Was Used to Prepare the Work Horizontal Map at Maximum Scale in Feet.
4. Total Area 332,752 S.F. = 7.6361 AC.
5. Lots to be served by public water and city sewer.
6. Zoned R-2 (Table 9 in ZR 9.0)
7. Property is shown on Derby Assessor's Map No. 42-1 as Lots 42, 43, 43A and Map No. 8-3 as Lots 11 and 12A.
8. Soil Erosion and Sediment Control Plan is required to be submitted, and the owner is responsible for the implementation of proper control measures during the construction period.
9. Sewer Assessments Must be Paid.
ZONE TABLE
R-2 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
R ZONE TABLE
(LOTS 1-14 AND 30-32)
SUMMIT STREET
SUMMIT HILL ROAD
LOOKOUT
FALL STREET
COON HOLLOW ROAD
WESTVALE LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.915± AC.
PROPOSED
DETENTION
POND
ACCESS AND UTILITIES EASEMENT OVER LOT 14 TO OPEN SPACE
PROPERTY WILL BE SUBJECT TO RIGHTS OF TWIN OAK SUMMIT TOWNHOUSE CONDOMINIUMS ONLY OF WEST SIDE
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON
Chairman
Date
This Subdivision is approved as it was shown if at any point be the Commission shall disapprove or withdraw its approval
RECORDED IN THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2696 AC.
DRAINAGE EASEMENT TO THE CITY OF DERBY
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Bozena & Zbigniew Marzec
73 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

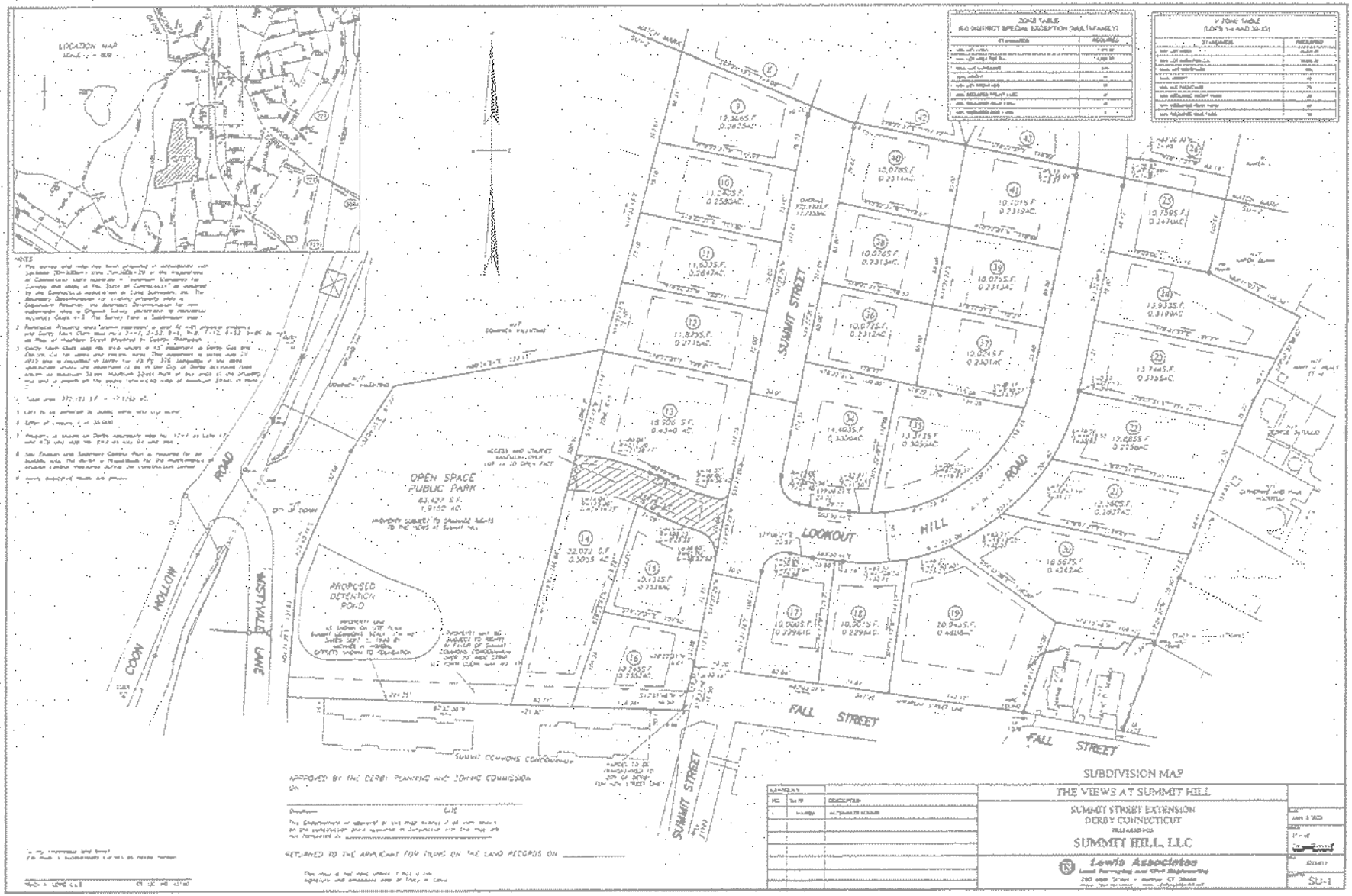
Date: **March 20, 2026**

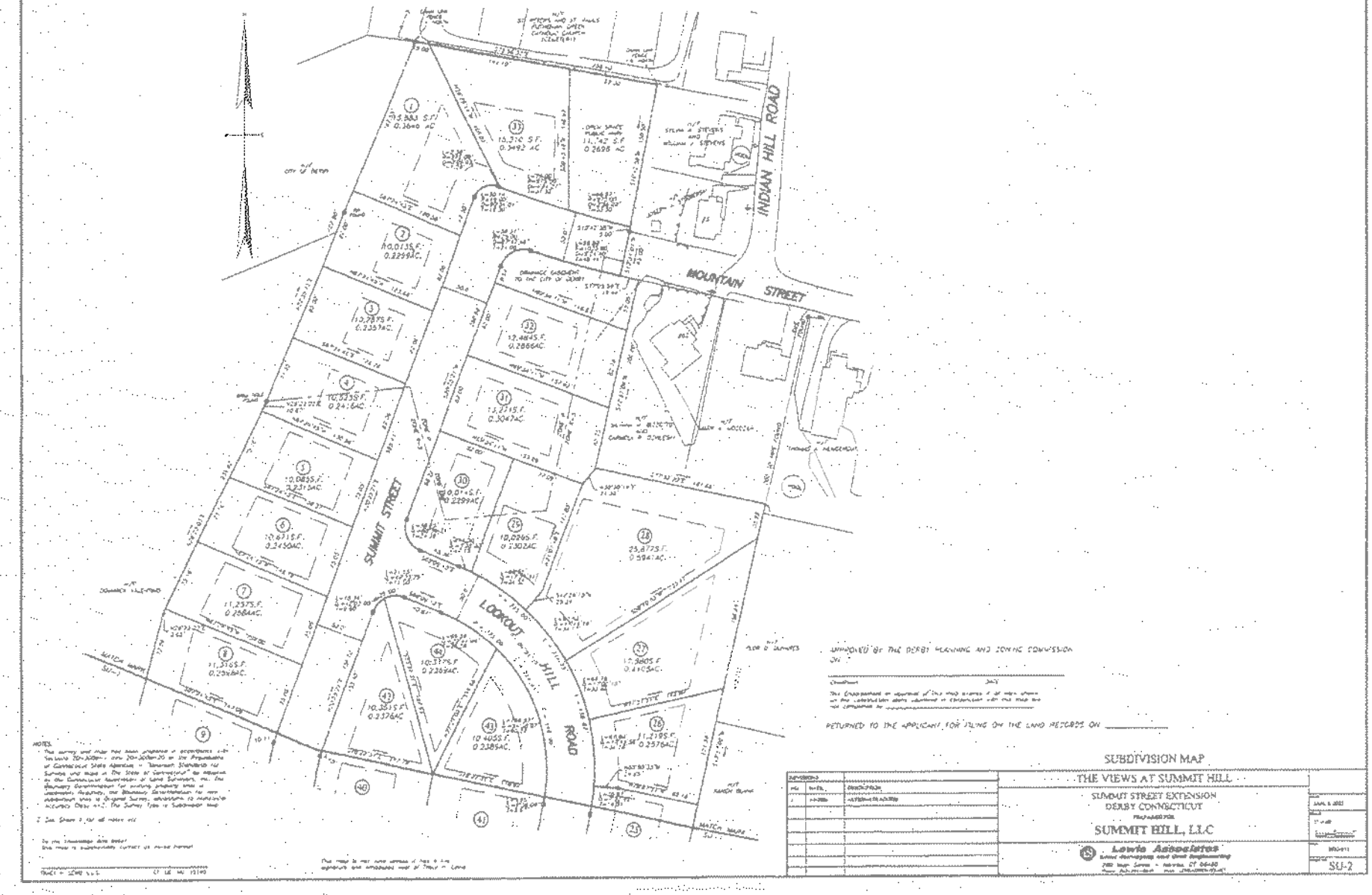
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 1000'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
Y ZONE TABLE
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISTY LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON _____
_____ DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
JAN 6 2023
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Brttney Pecor
94 Clearview Ct
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

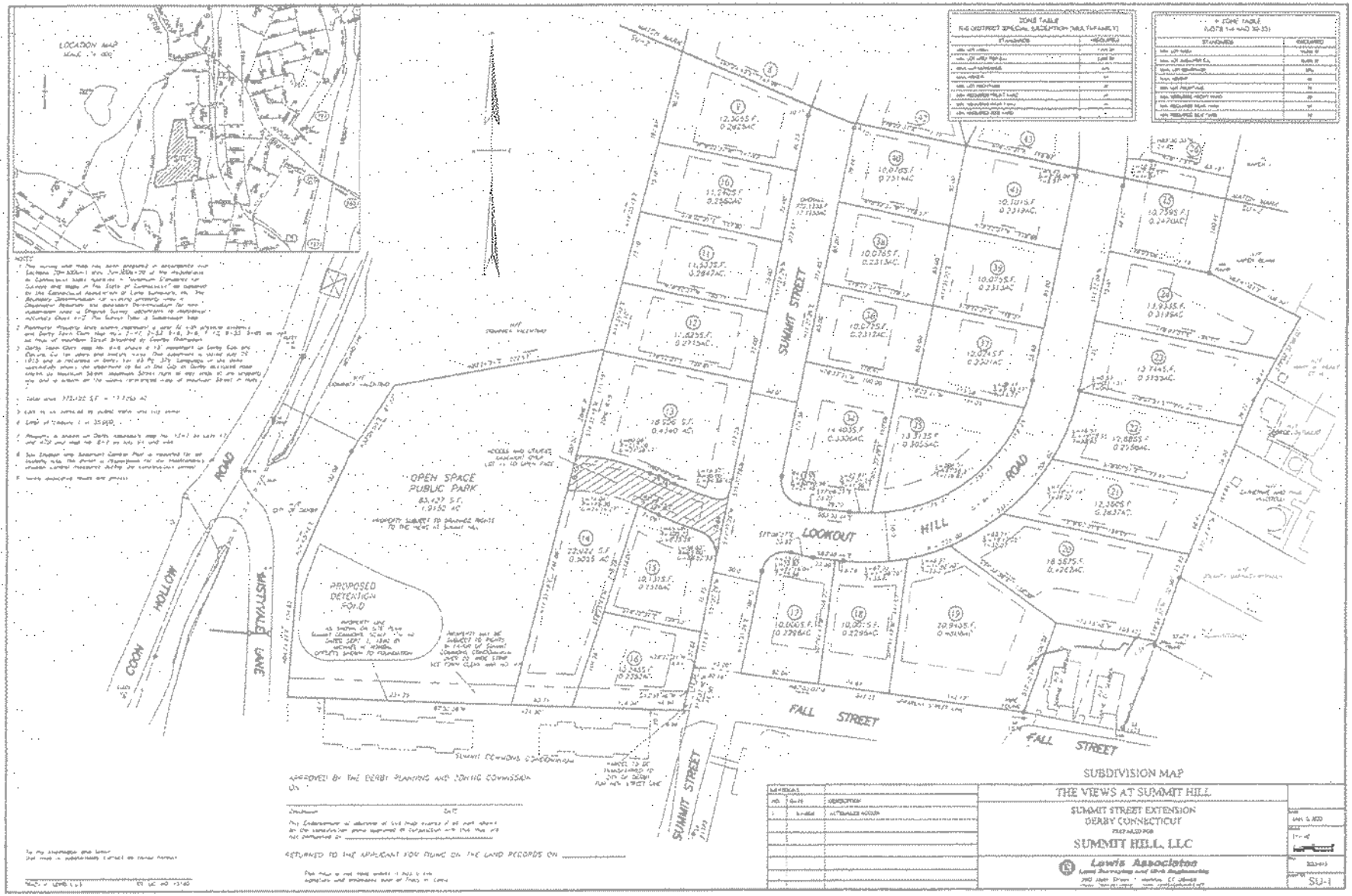
Date: **March 20, 2026**

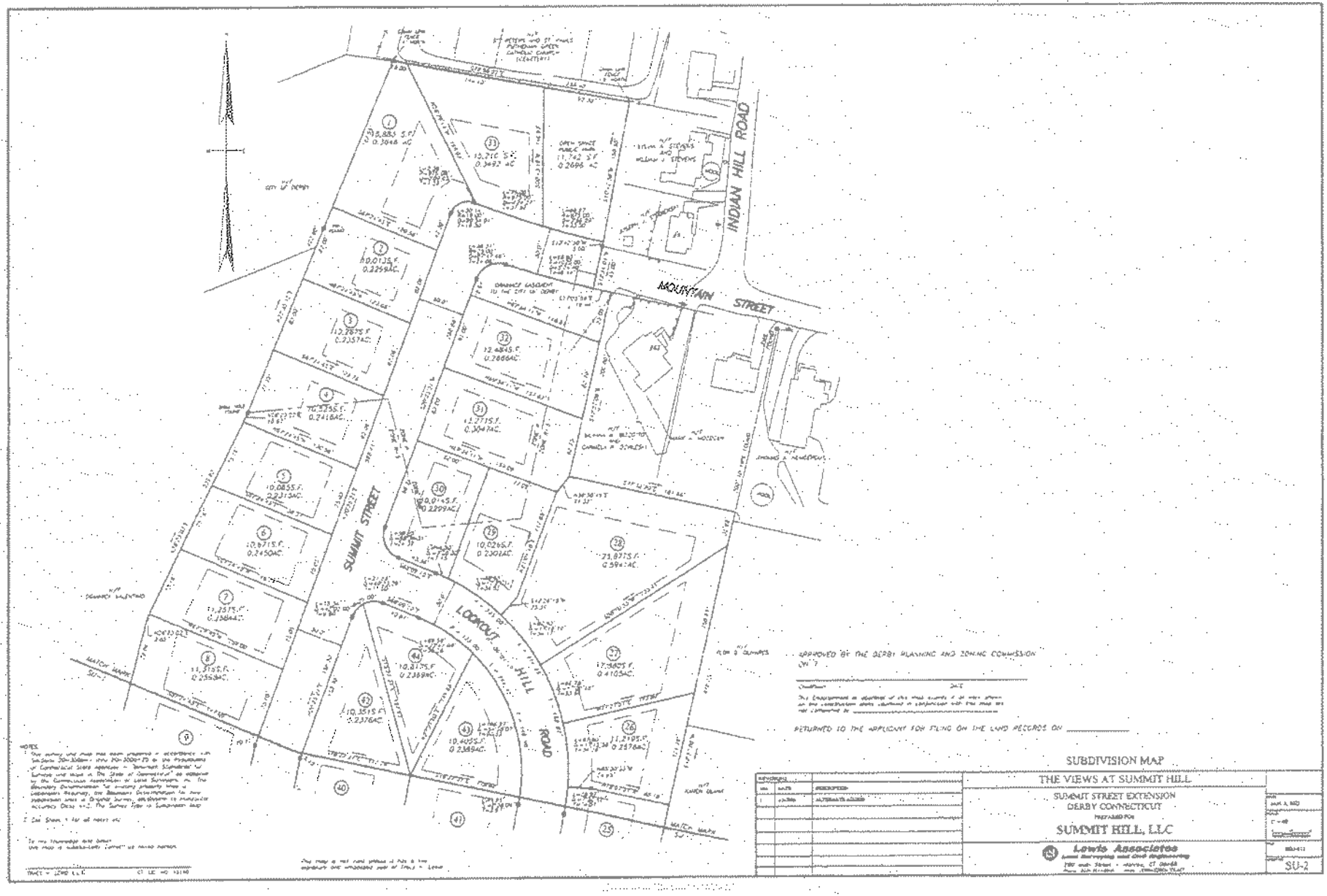
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
FALL STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
WESTWOOD LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
MATCH MARK
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Debra M Lindsay
103 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

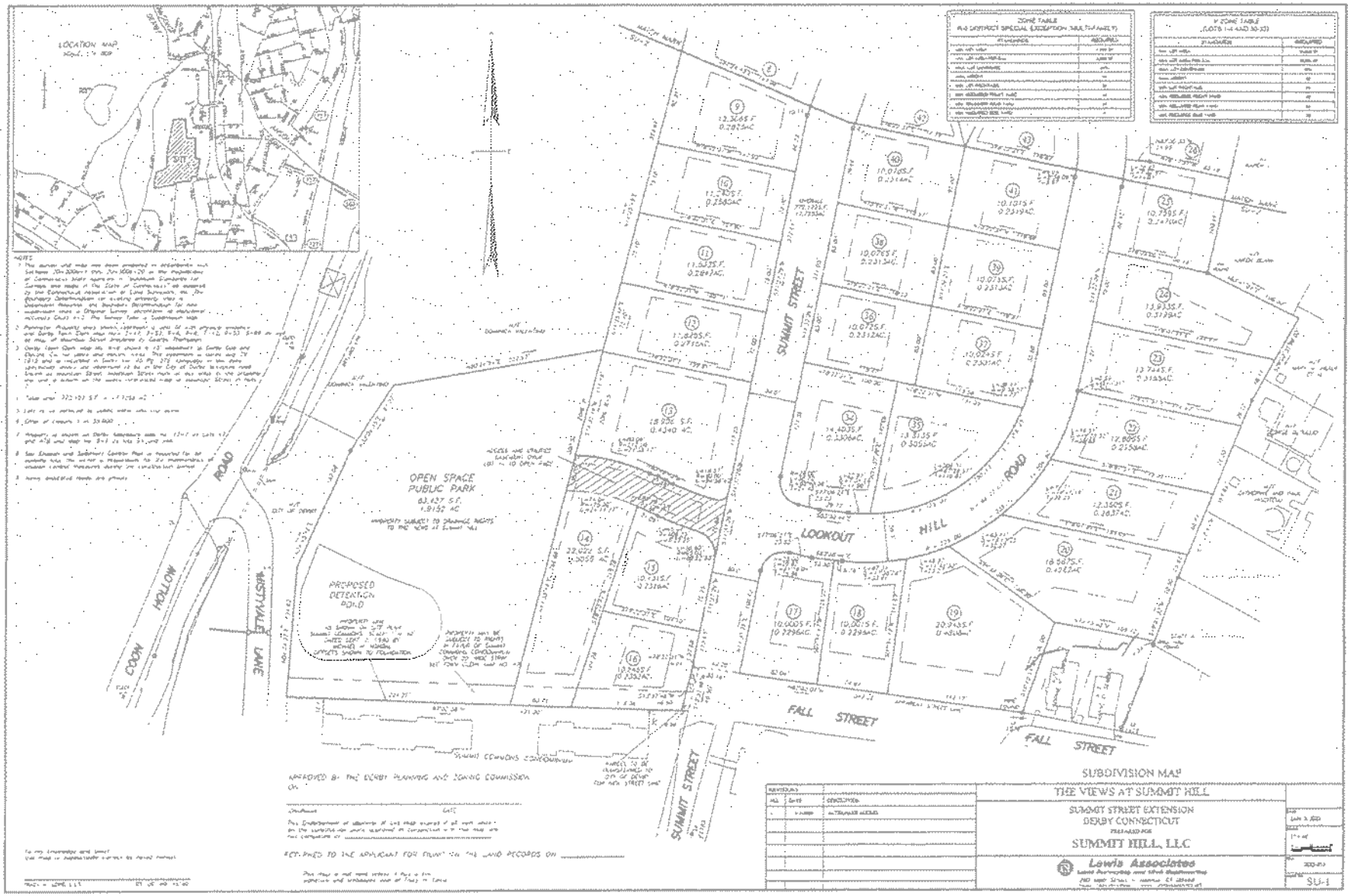
Date: **March 20, 2026**

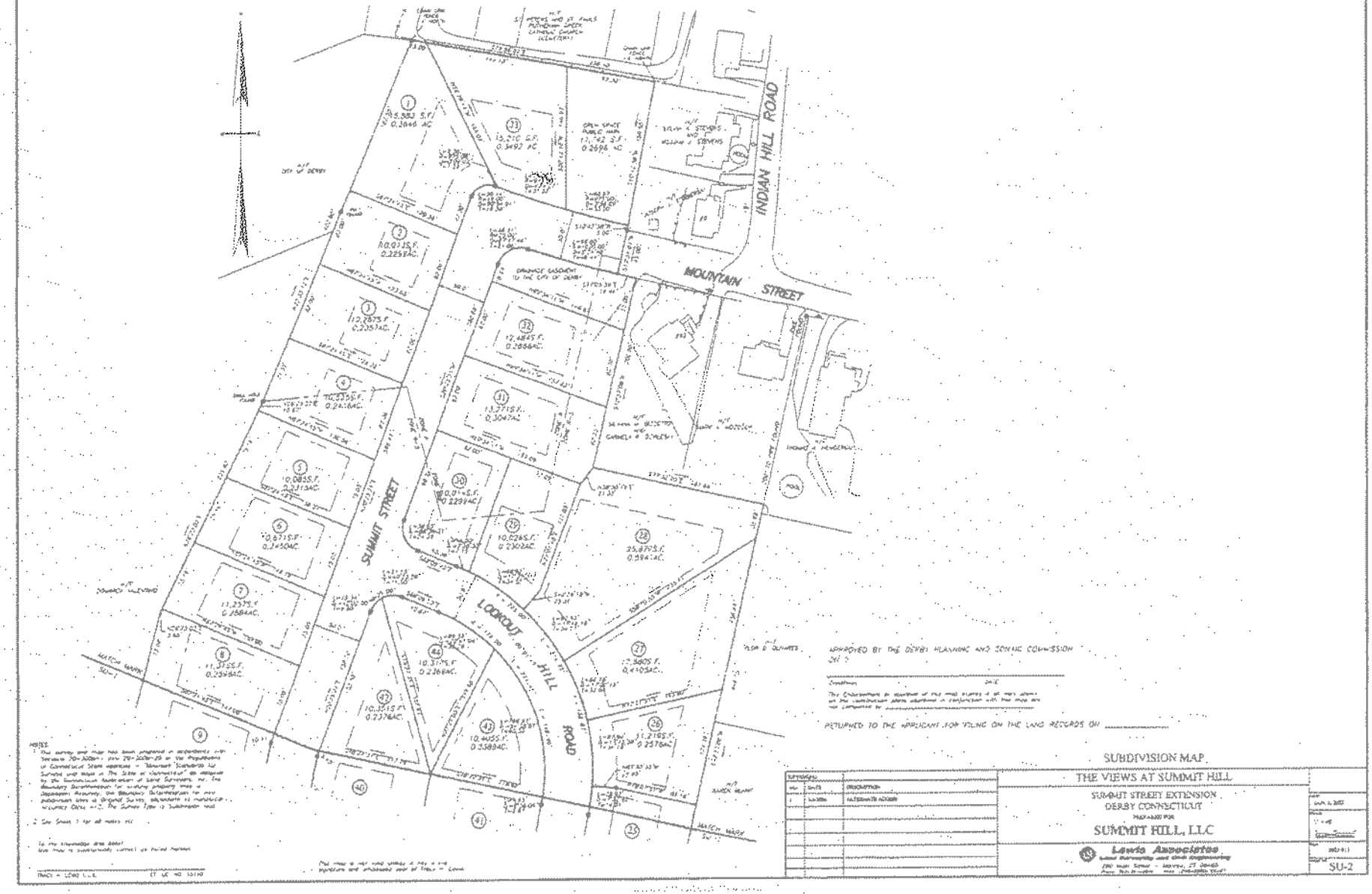
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT HILL ROAD
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WHITNALL LANE
OPEN SPACE PUBLIC PARK
63,437 S.F.
1.9152 AC
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
ZONE TABLE
R-2 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
R-1 ZONE TABLE
(LOTS 1-4 AND 30-33)
NOTES
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
DRAINAGE EASEMENT TO THE CITY OF DERBY
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Timothy J Passaro
7 Palisades Ave
Trumbull CT 06611

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

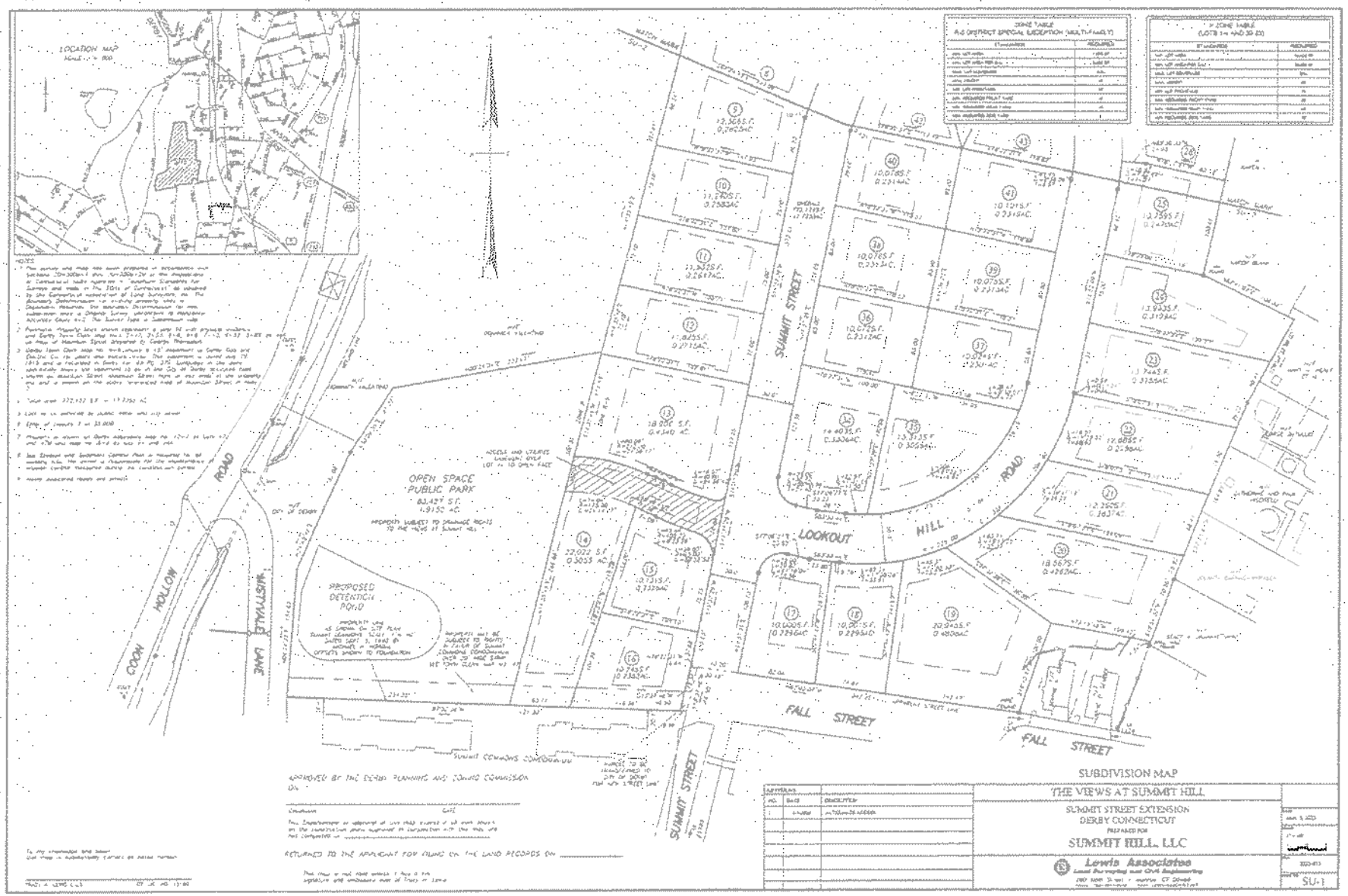
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
FALL STREET
LOOKOUT HILL ROAD
COON HOLLOW ROAD
NIGHTHAWK LANE
OPEN SPACE
PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates



SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Helen T Cuddy
17 Summit Commons
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

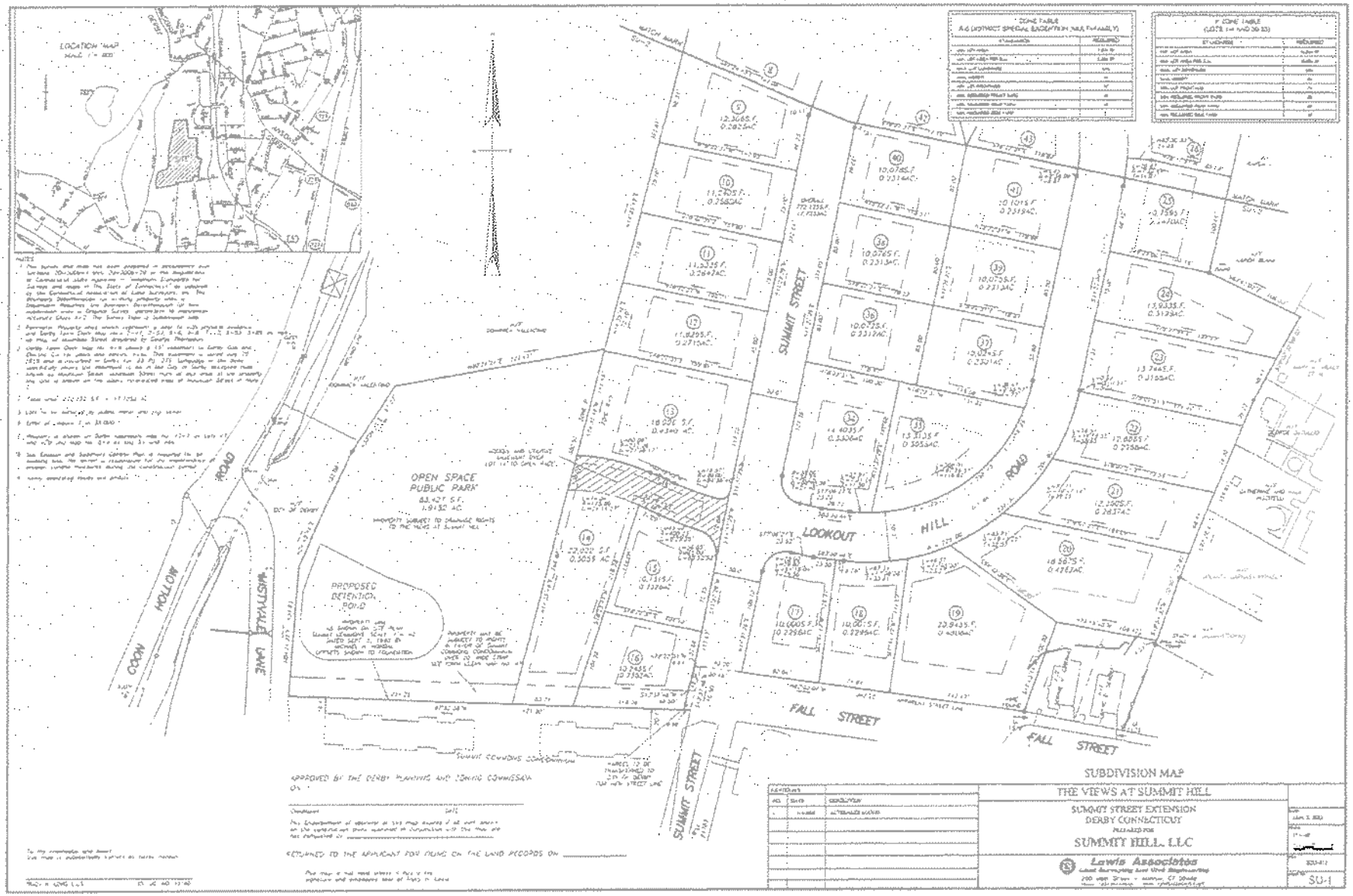
Date: **March 20, 2026**

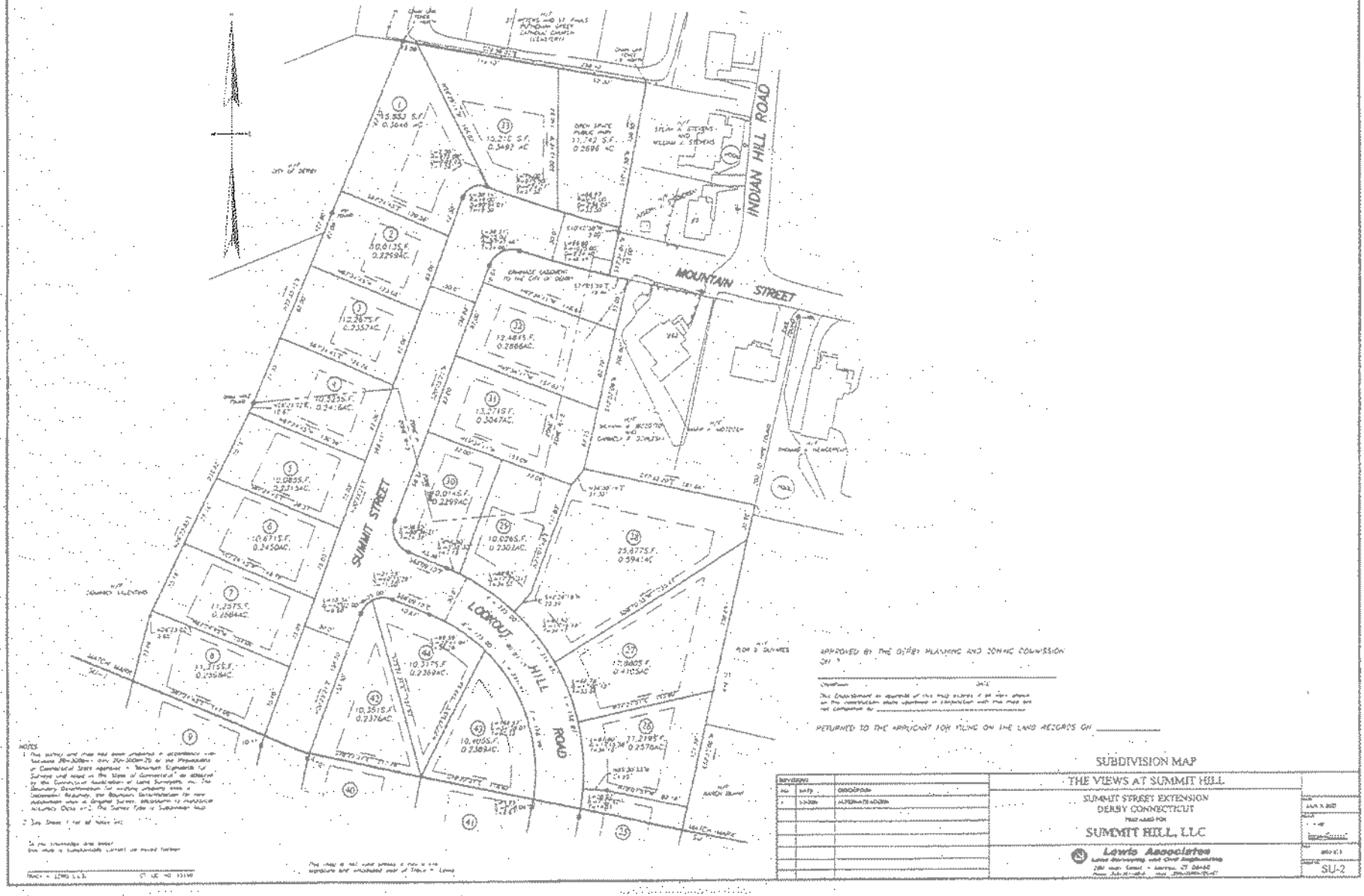
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WESTVALE LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT SQUARE CONDOMINIUMS
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mary Motasky & Family
51 Clearview Ct
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

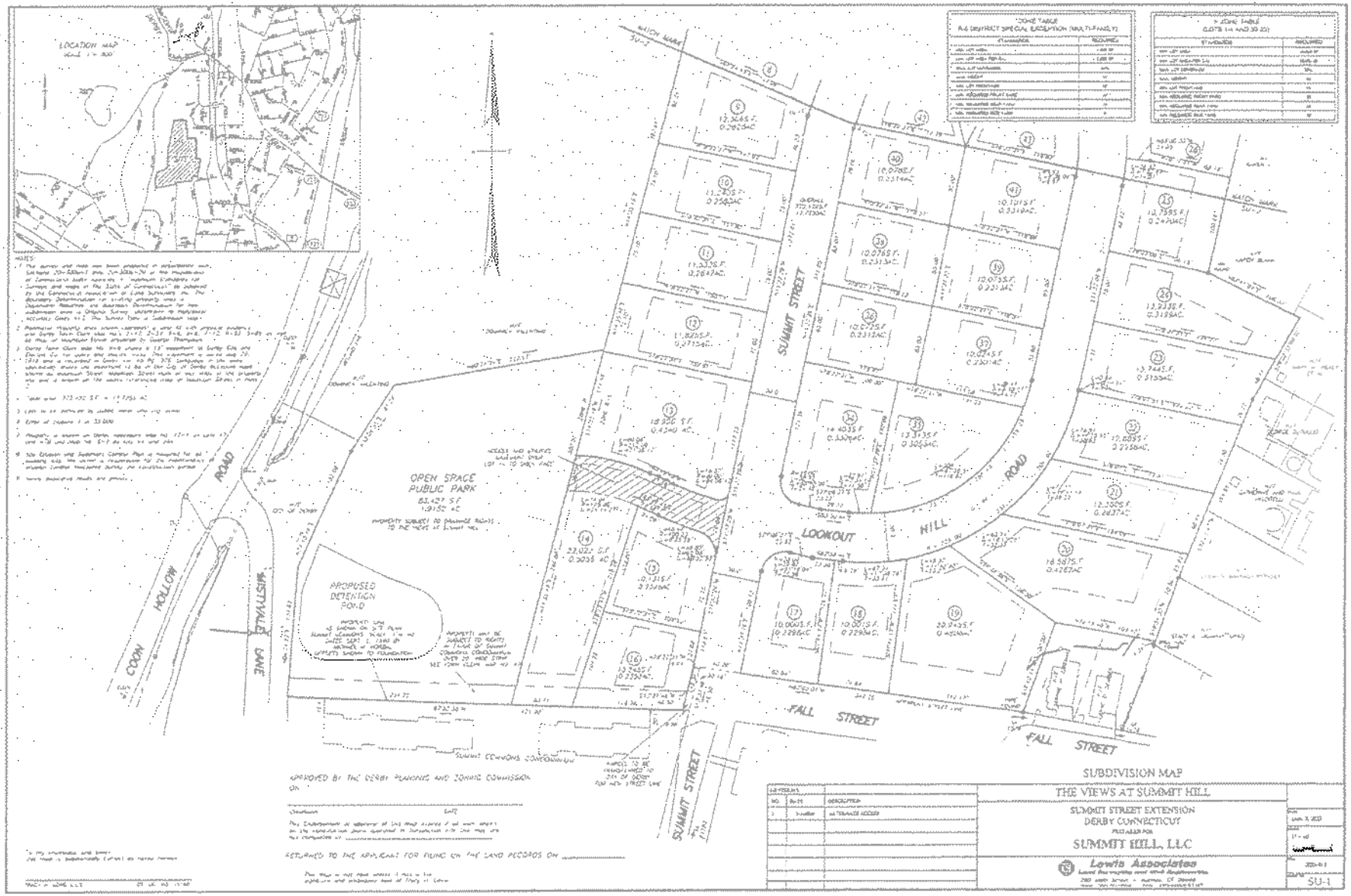
Date: **March 20, 2026**

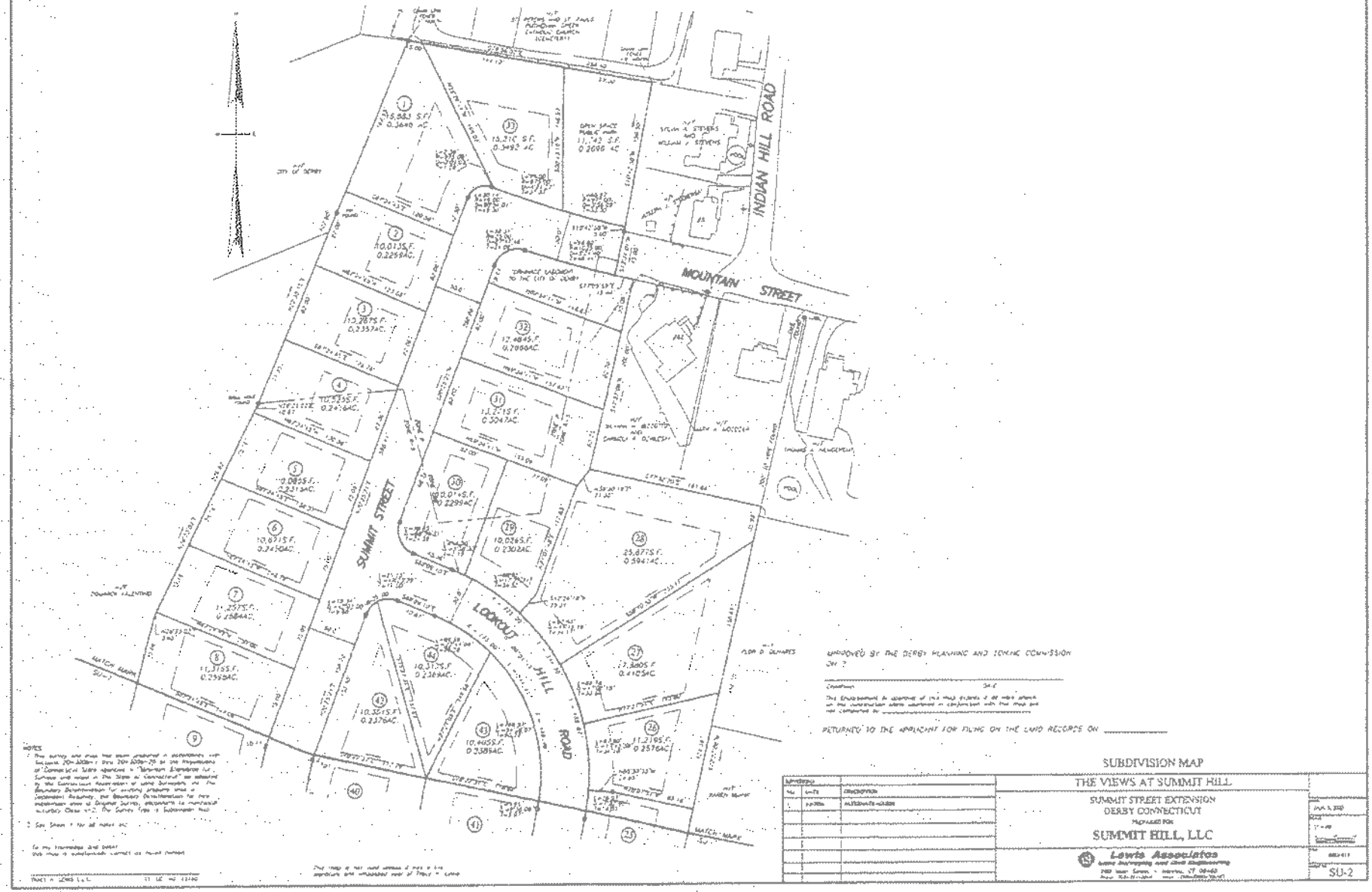
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT HILL ROAD
LOOKOUT HILL
FALL STREET
COON HOLLOW ROAD
MISTY VALE LANE
OPEN SPACE
PUBLIC PARK
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Jeffrey M & Pamela Mozier
64 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

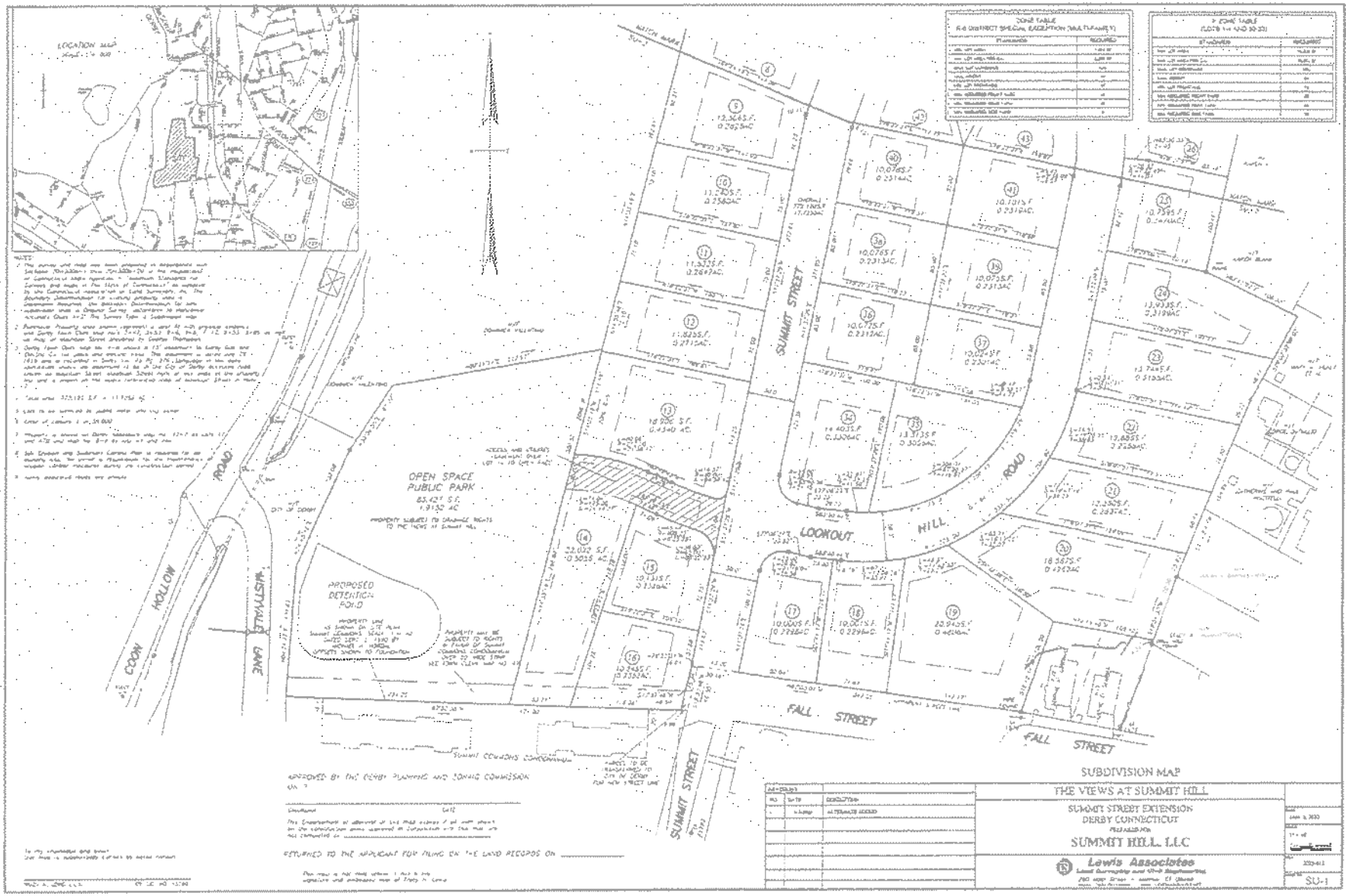
Date: **March 20, 2026**

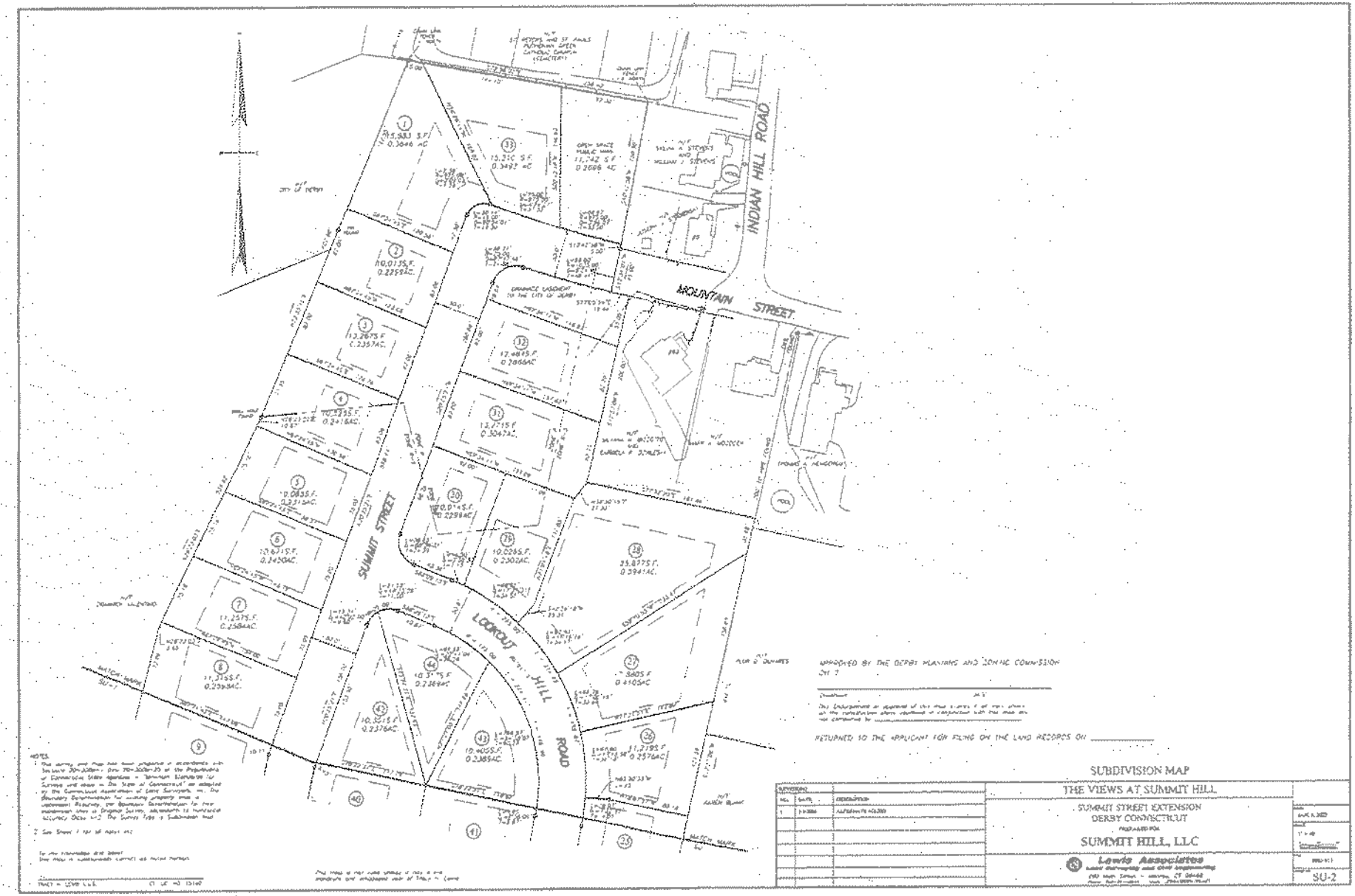
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WISHMAN LANE
OPEN SPACE
PUBLIC PARK
83,424 S.F.
1.9152 AC
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mary S Fox & Family
13 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

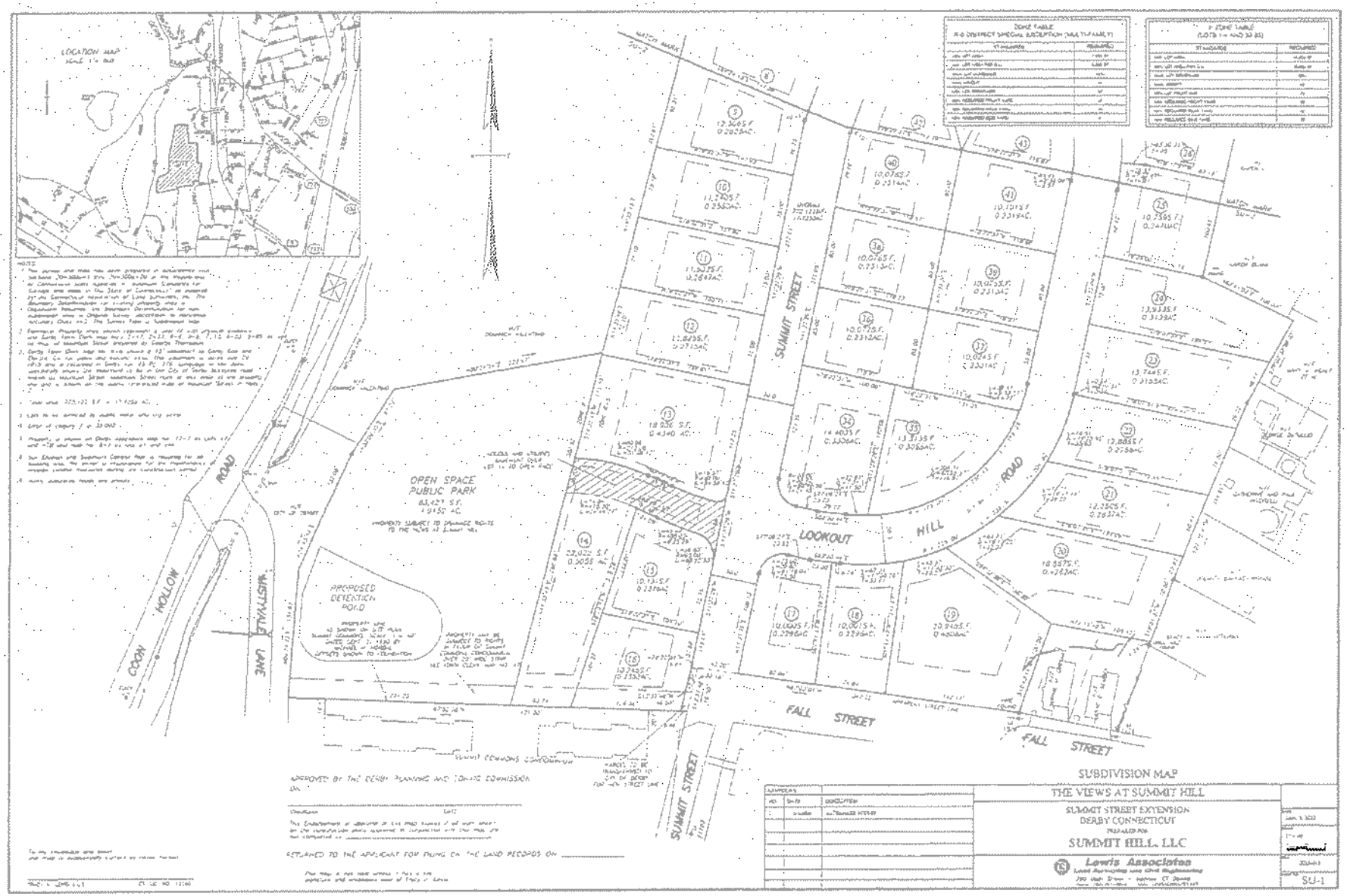
Date: **March 20, 2026**

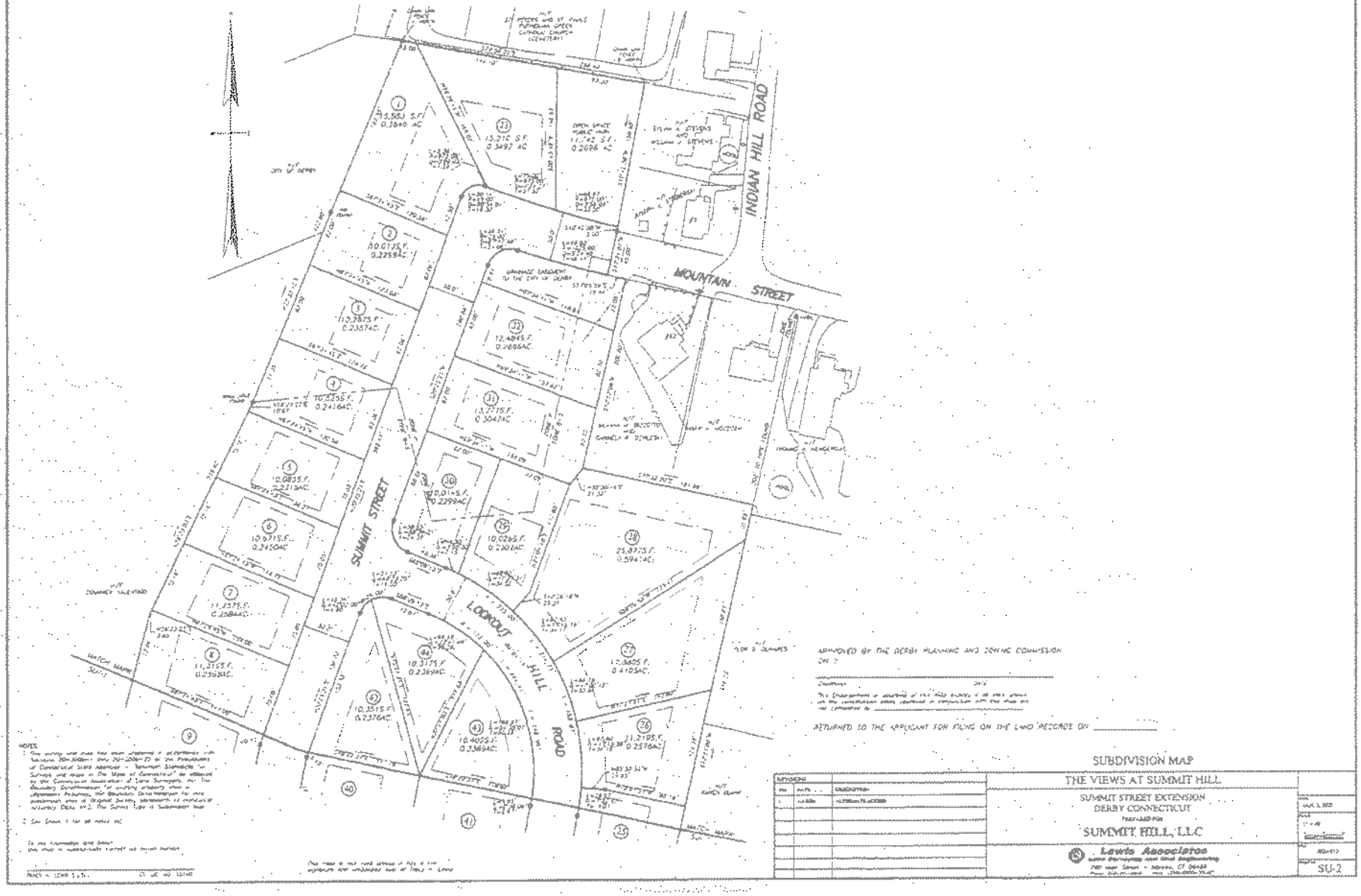
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES:
OPEN SPACE
PUBLIC PARK
63,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHYAH LANE
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON :
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: John & Kyra Wood
121 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

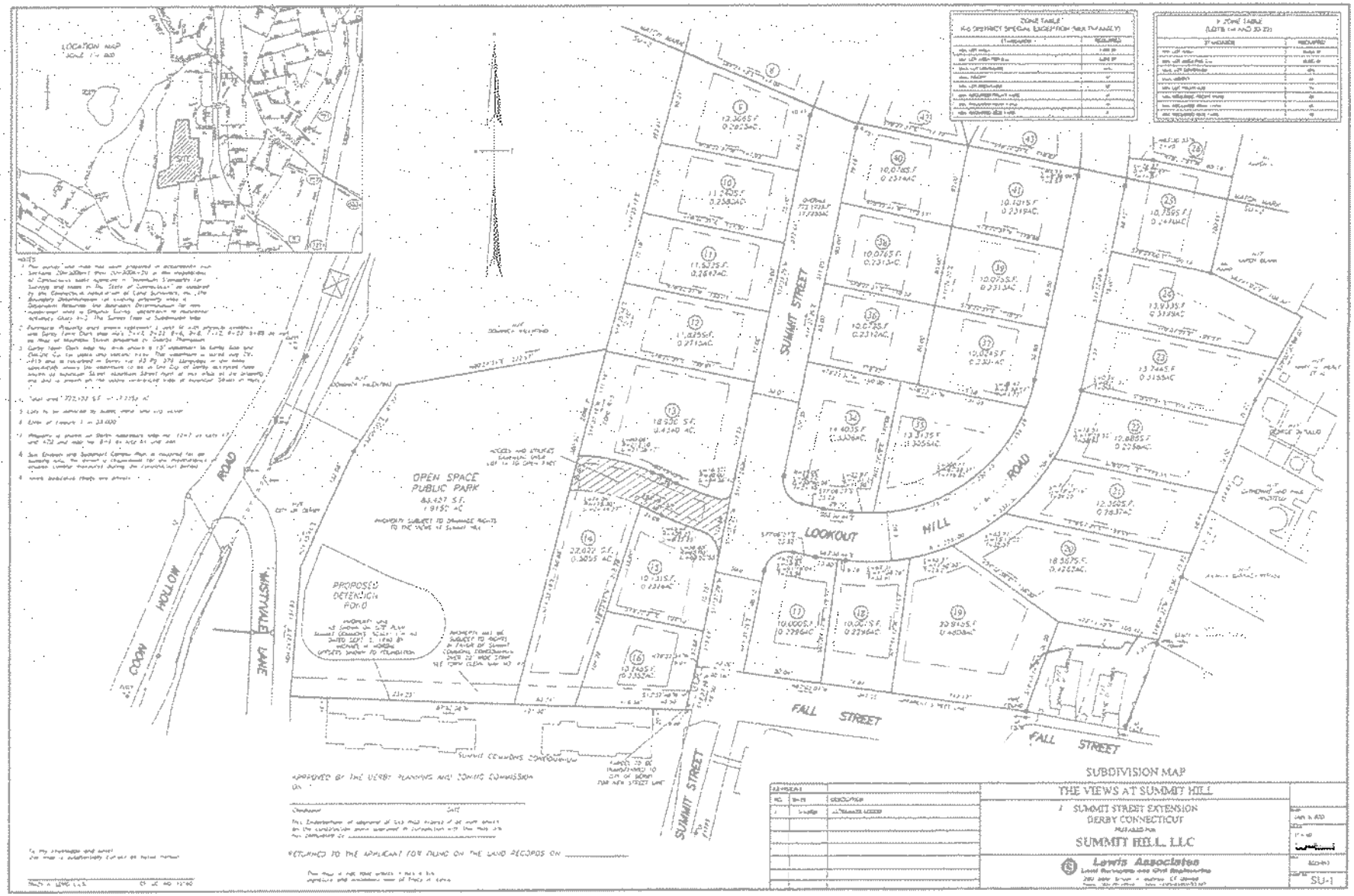
Date: **March 20, 2026**

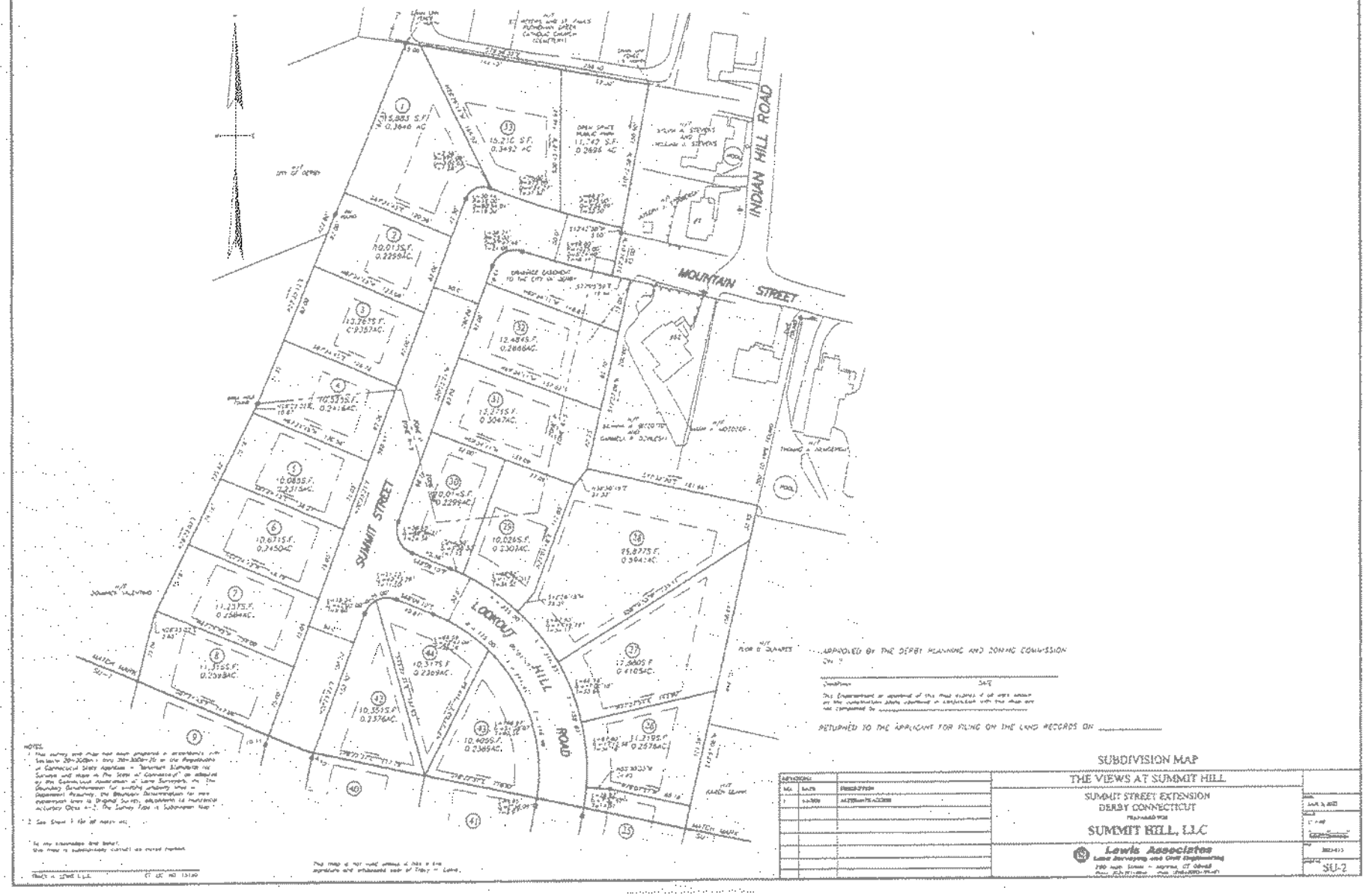
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
NOTES
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9155 AC
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
WESTWIND
LANE
SUMMIT STREET EXTENSION CONTINUATION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SCALE: 1" = 80'
SHEET: SUB-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Elizabeth Cimino Parker
93 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

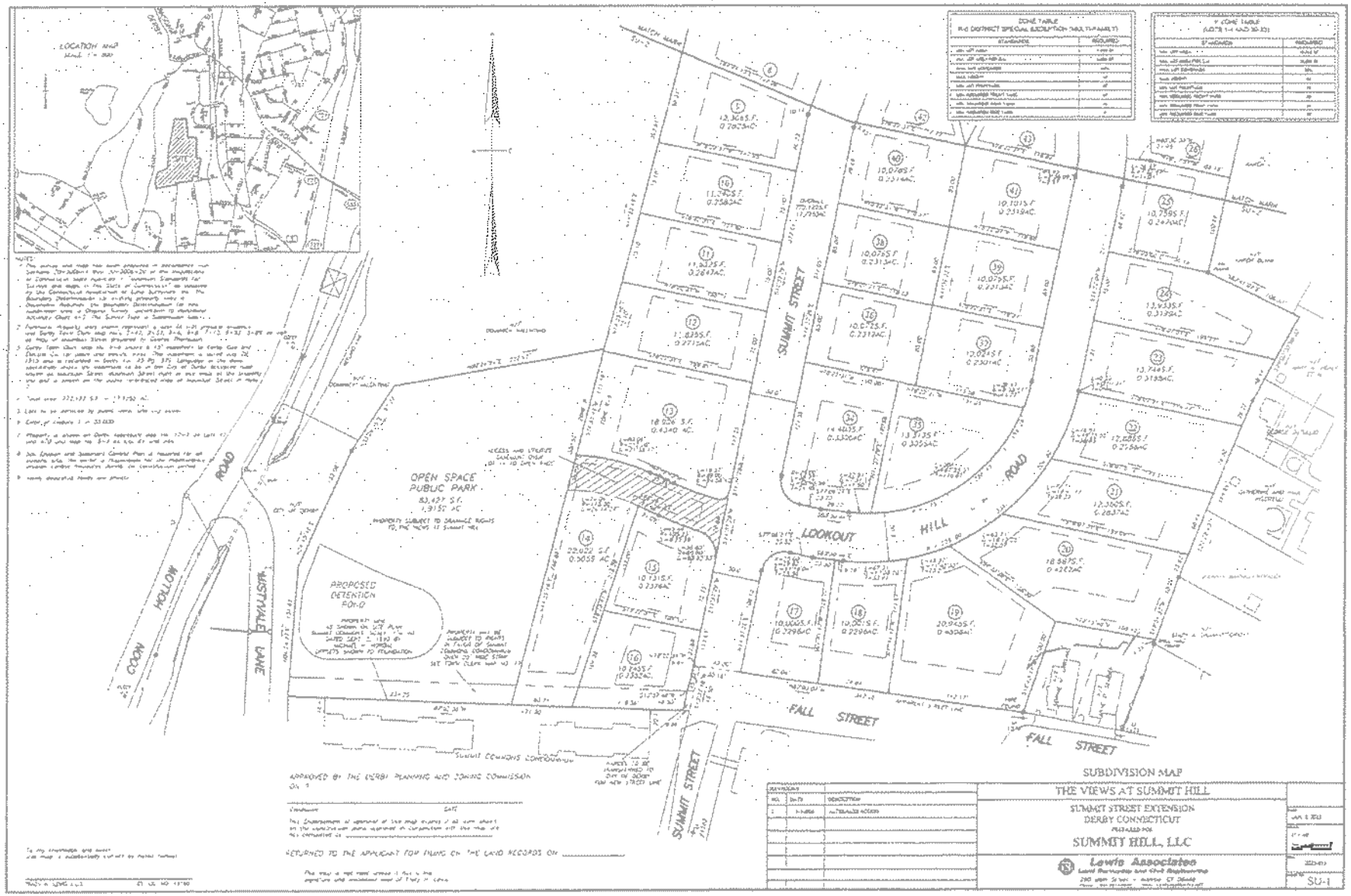
Date: **March 20, 2026**

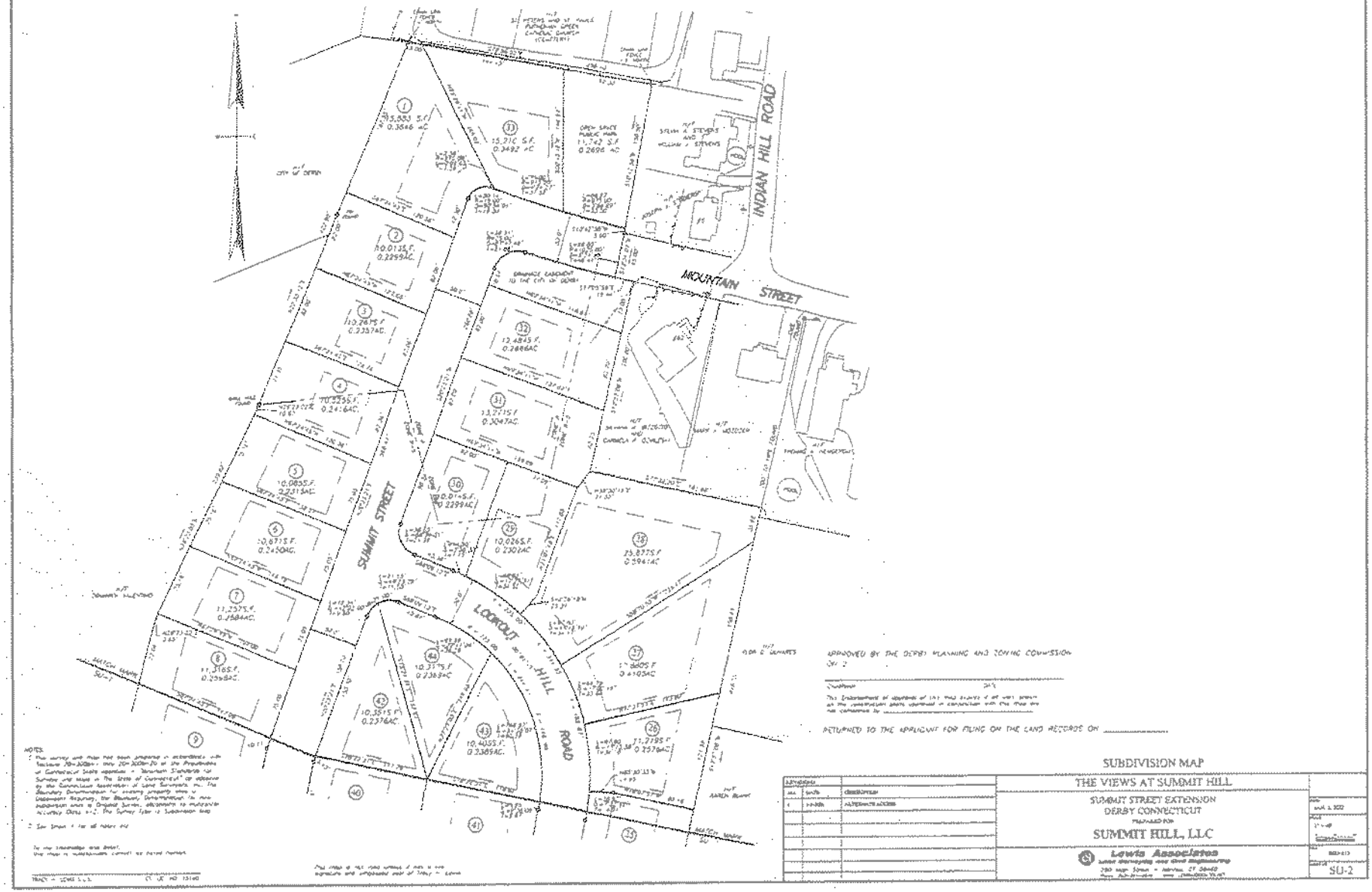
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9155 AC
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveyors and Civil Engineers
SUB-1



NOTES:

1. This survey and map has been prepared in accordance with Revised 2003 Standards - Class A-2 for the Preparation of Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors Inc. The Boundary Determination for existing property lines is Compilation Survey, the Boundary Determination for new subdivision lines is Original Survey, adjoining to maintain accuracy Class A-2. The Survey Type is Subdivision Map

2. See Sheet 1 for all notes etc

To my knowledge and belief, this map is substantially correct as noted hereon.

_____
Date

This map is not valid unless it has the original signature and embossed seal of Peter A. Lewis

APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION

On: _____

_____
Chairman Date

This Endorsement of Approval of this Plans & Maps is not valid as the construction plans approved in connection with this Plan are not completed by _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
780 Main Street - Ansonia, CT 06401

No.	Date	Description
4	3-9-06	ALTERNATE ACCESS

MAR 2, 2022

1" = 40'

SHEET
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Heather Prentice
29 Village Dr
Shelton 06484

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

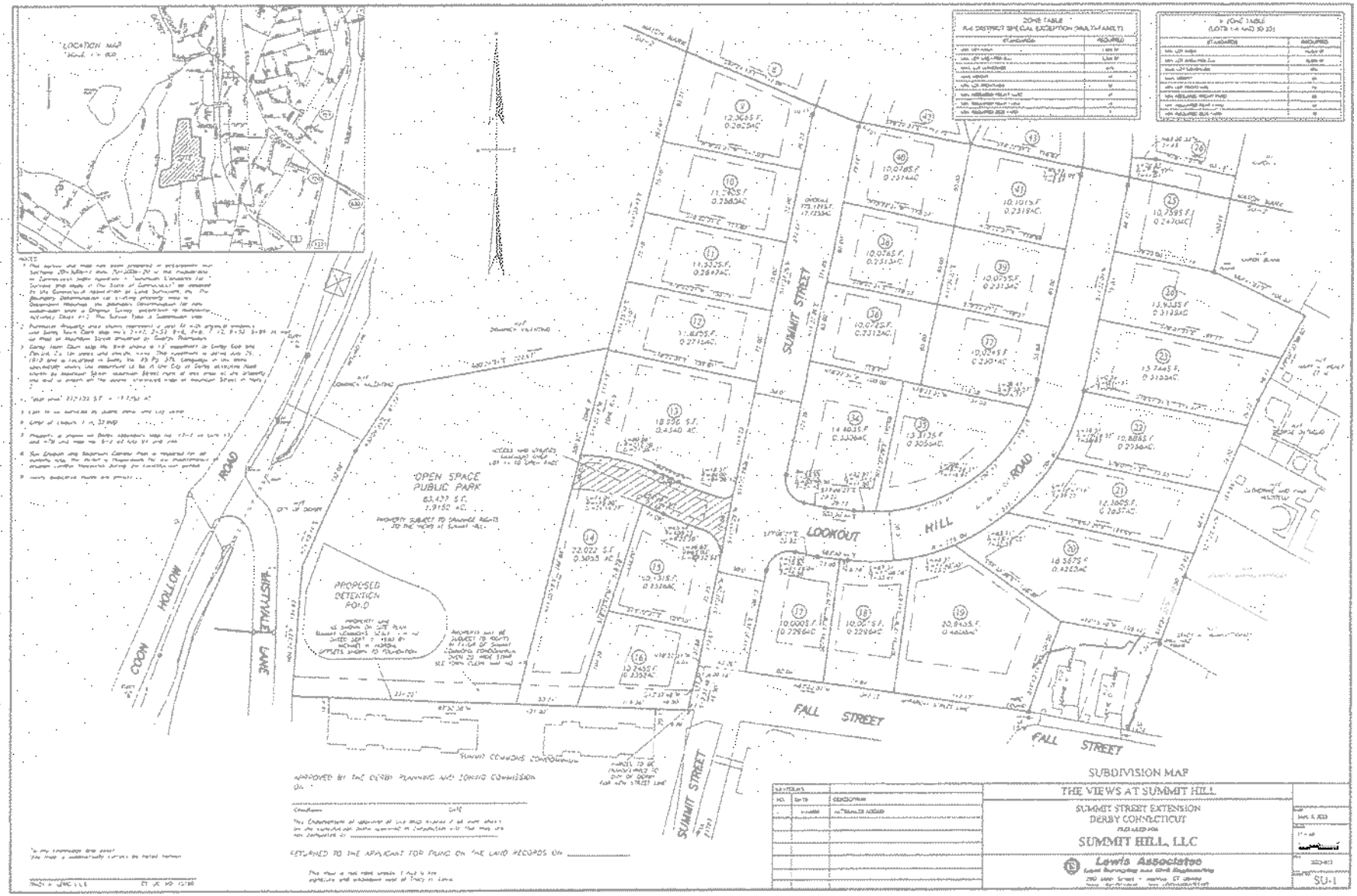
Date: **March 20, 2026**

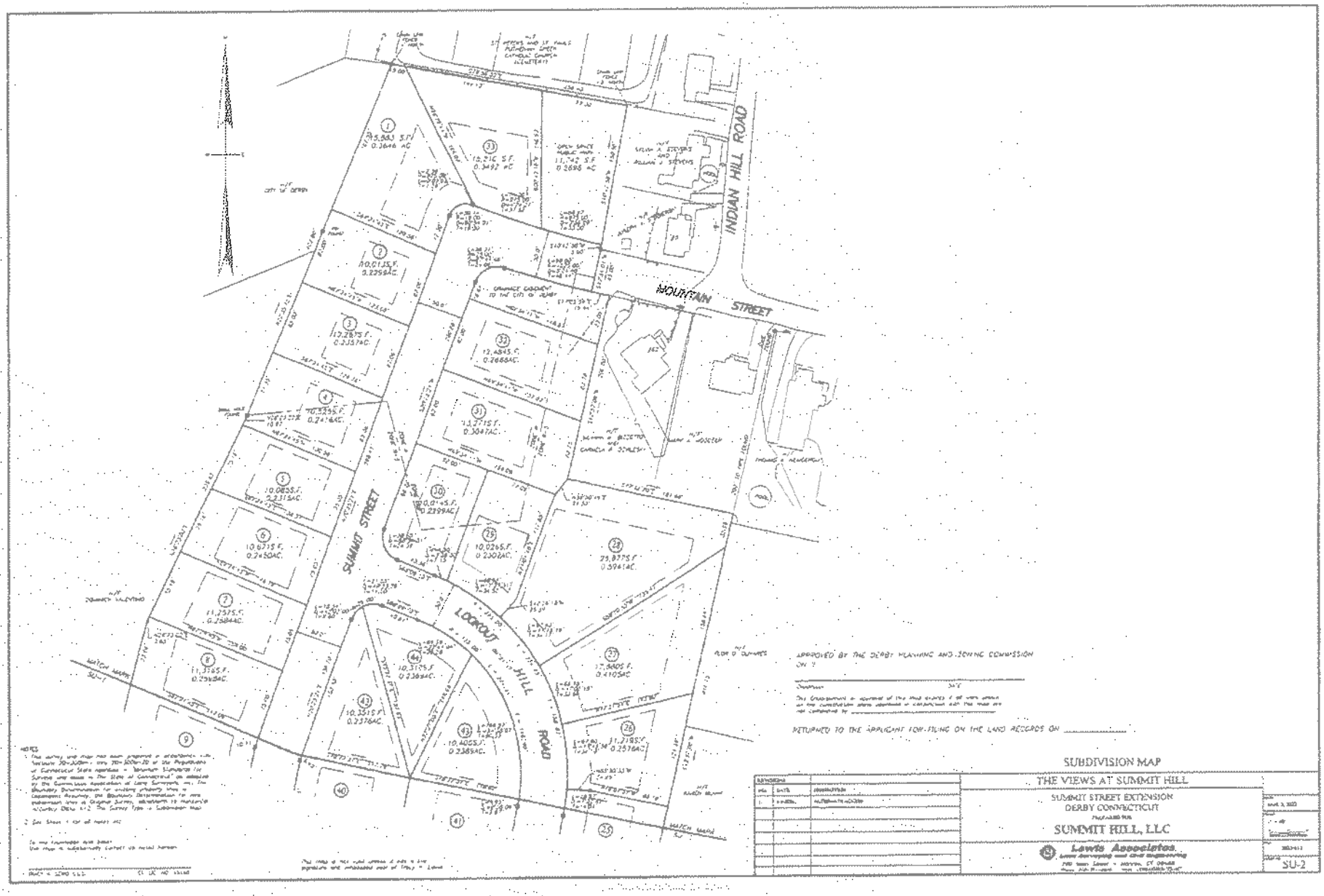
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON _____

_____ Secretary

This Subdivision is approved by the said agency for the purpose of the construction plans indicated or completion date thereof as may be extended by _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR
SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
240 Main Street • Hamden, CT 06518

REVISIONS		
NO.	DATE	DESCRIPTION
1	3-28-22	PER COMMENTS

June 3, 2022

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Frank Dechane
24 Cornerstone Dr.
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

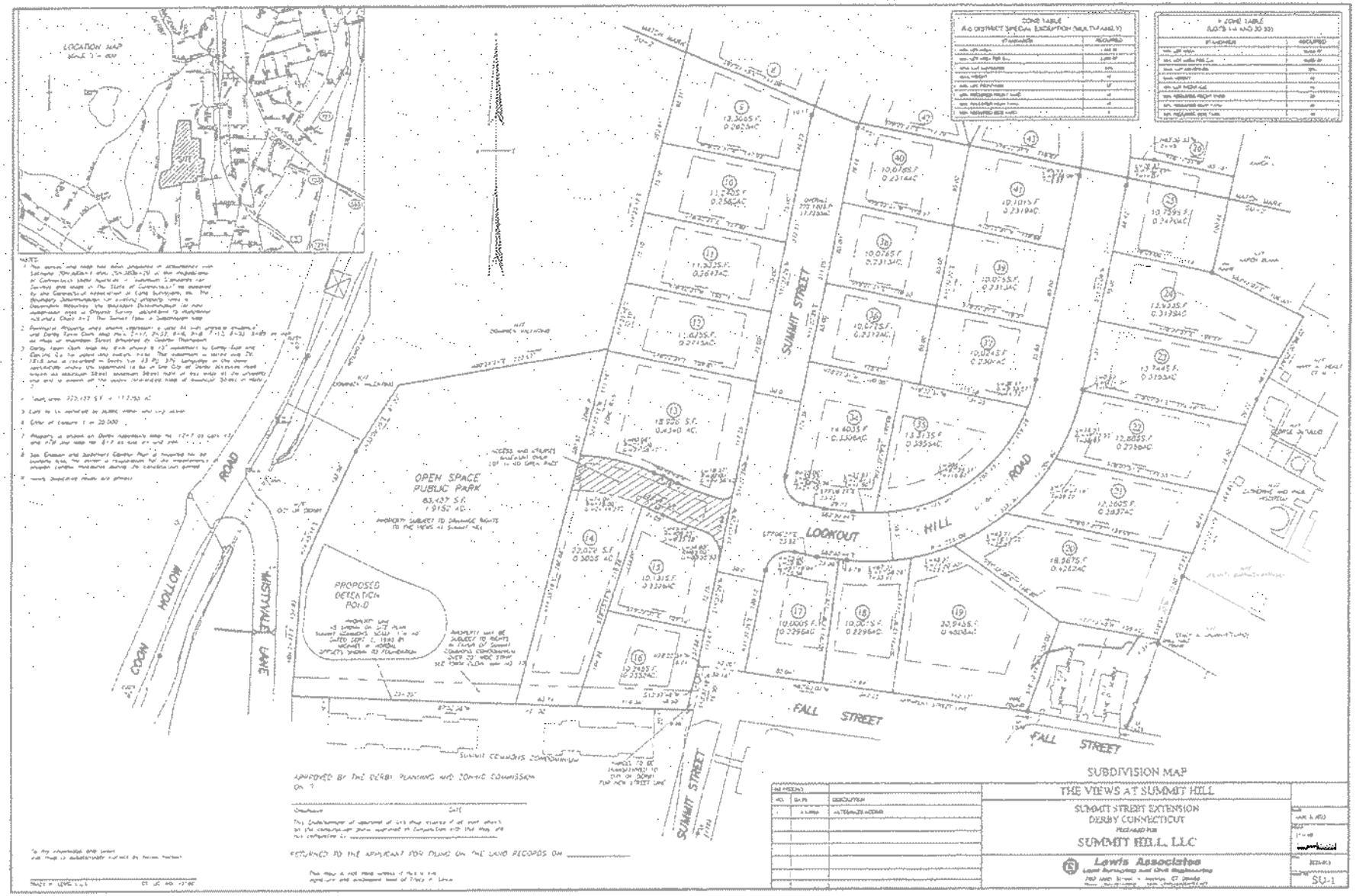
Date: **March 20, 2026**

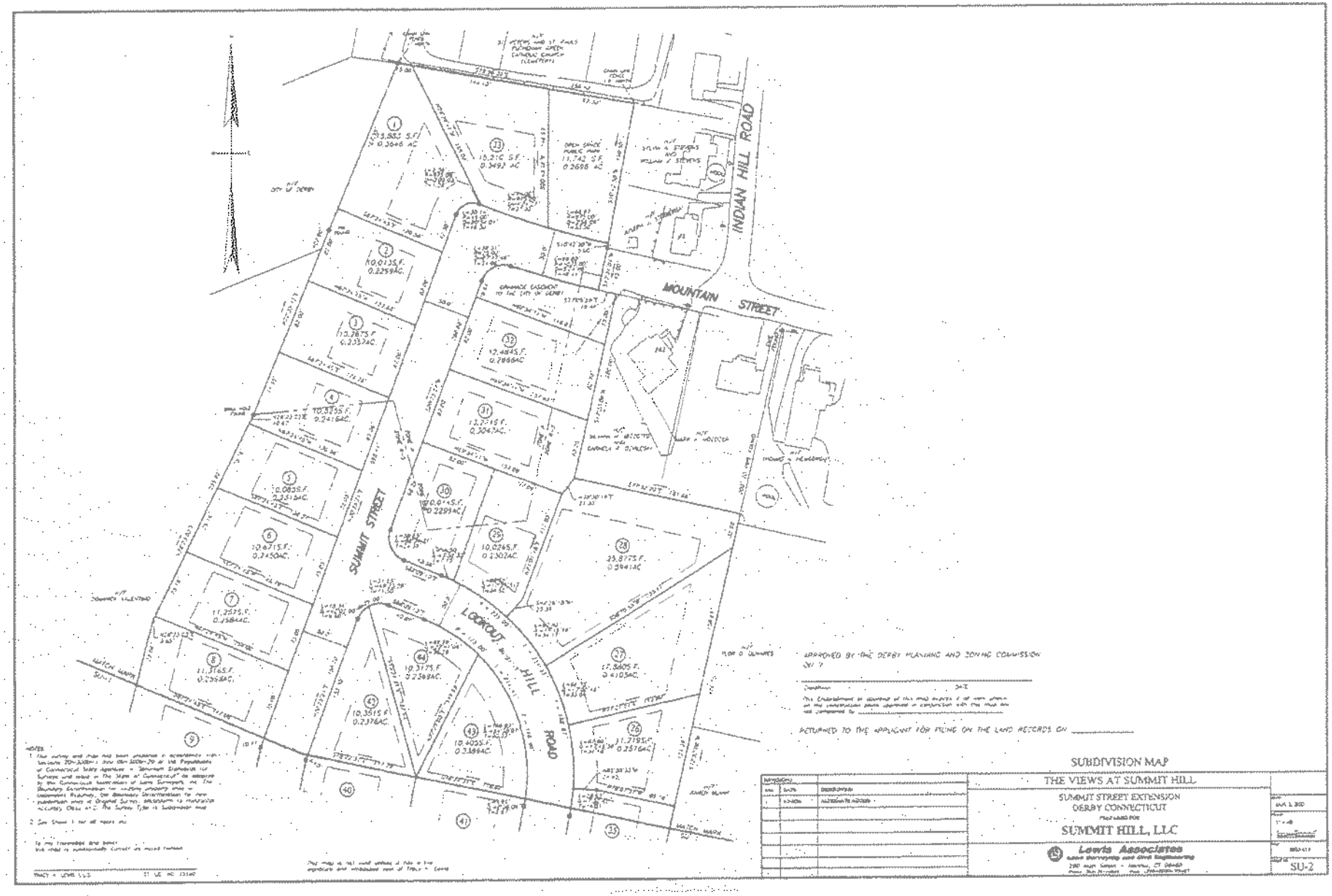
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC PARK
13,742 S.F.
0.2698 AC
15,210 S.F.
0.3492 AC
10,013 S.F.
0.2299AC.
10,387 S.F.
0.2352AC.
10,329 S.F.
0.2416AC.
10,085 S.F.
0.2314AC.
10,671 S.F.
0.2450AC.
11,257 S.F.
0.2584AC.
11,376 S.F.
0.2595AC.
10,045 S.F.
0.2299AC.
10,026 S.F.
0.2302AC.
12,484 S.F.
0.2866AC
13,715 S.F.
0.3047AC.
25,877 S.F.
0.5941AC
17,980 S.F.
0.4105AC.
11,719 S.F.
0.2576AC.
10,317 S.F.
0.2369AC.
10,351 S.F.
0.2376AC.
10,403 S.F.
0.2389AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
SU-2
Chairman
DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
land surveying and civil engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Angelica Syed
56 Clearview Ct
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

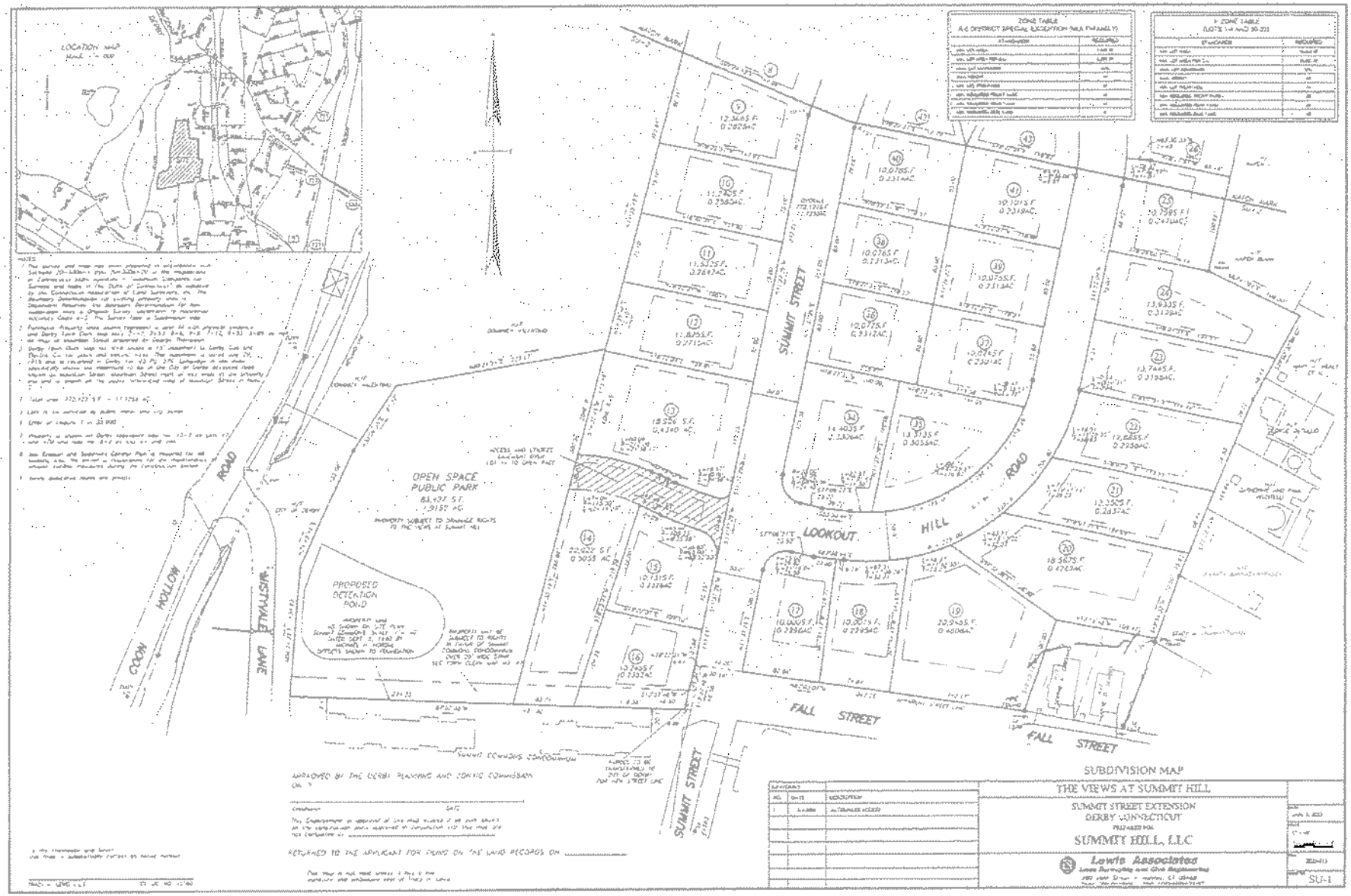
Date: **March 20, 2026**

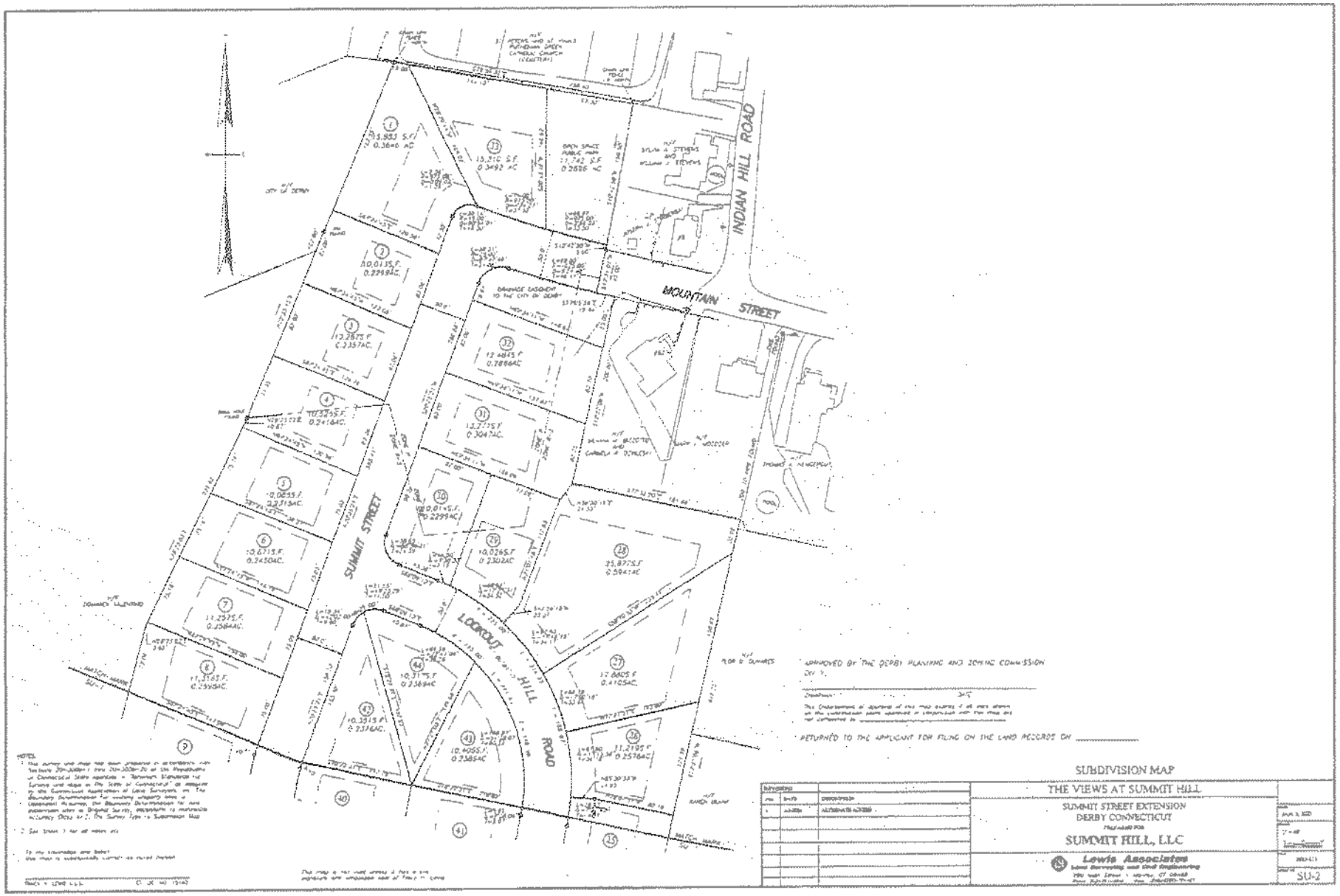
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
A-C DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
R ZONE TABLE
(LOTS 1-9 AND 30-33)
NOTES:
1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES FOR A CONDITION 'A' SURVEY. THE BOUNDARY DETERMINATION IS CLASS A-2. THE SURVEY MAP IS SUBDIVISION MAP.
2. PURPOSE: TO SHOW PROPOSED SUBDIVISION OF LOT 30 INTO 33 RESIDENTIAL LOTS AND OPEN SPACE AREA AS SHOWN ON SUBDIVISION PLANS PREPARED BY LEWIS ASSOCIATES.
3. ZONING: A-C DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
4. LOT 30 AS SHOWN ON MAP #1 OF 2 MAPS FILED IN THE DERBY LAND RECORDS AS MAP #1 OF 2 MAPS.
5. LOT 30 AS SHOWN ON MAP #2 OF 2 MAPS FILED IN THE DERBY LAND RECORDS AS MAP #2 OF 2 MAPS.
6. SEE EASEMENT AND SUBDIVISION CONTROL PLAN AS PREPARED BY LEWIS ASSOCIATES FOR ADDITIONAL NOTES, THE PERMIT AND EASEMENTS AND OTHER REQUIREMENTS WHICH CONTROL PROCEDURES DURING THE CONSTRUCTION PERIOD.
7. ZONING DIMENSIONAL NOTES ARE GIVEN.
LOCUST AVENUE
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,937 S.F.
1.9158 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON _____
CHAIRMAN DATE
THIS SUBDIVISION OF PROPERTY AS SHOWN HEREON IS NOT VALID UNTIL THE MAP OR PLAN HAS BEEN SIGNED BY THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION AND RECORDED IN THE OFFICE OF THE TOWN CLERK.
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____
THIS MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY, CONNECTICUT
PREPARED FOR:
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Victor & Kathleen Kalynowski
112 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

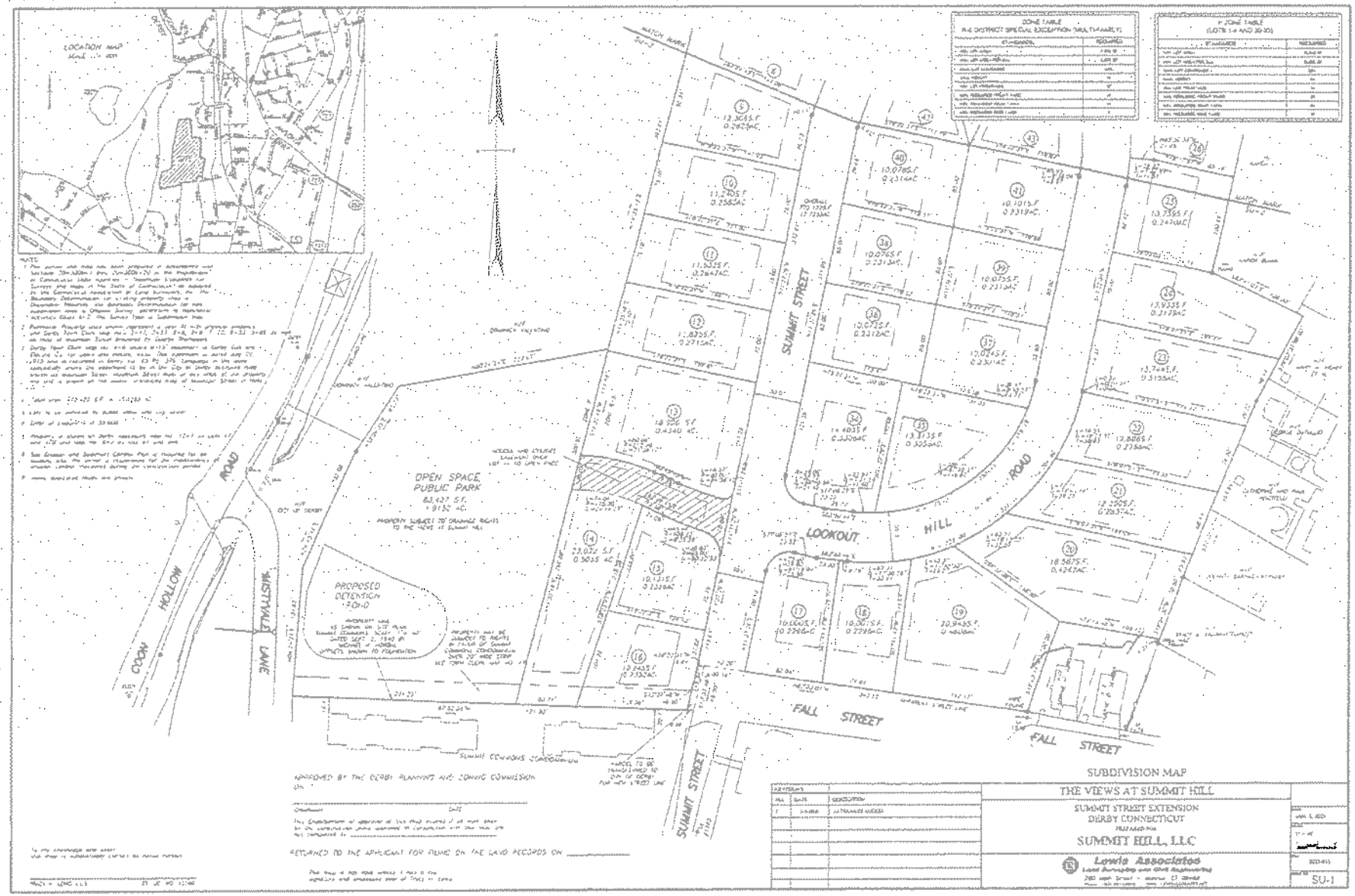
Date: **March 20, 2026**

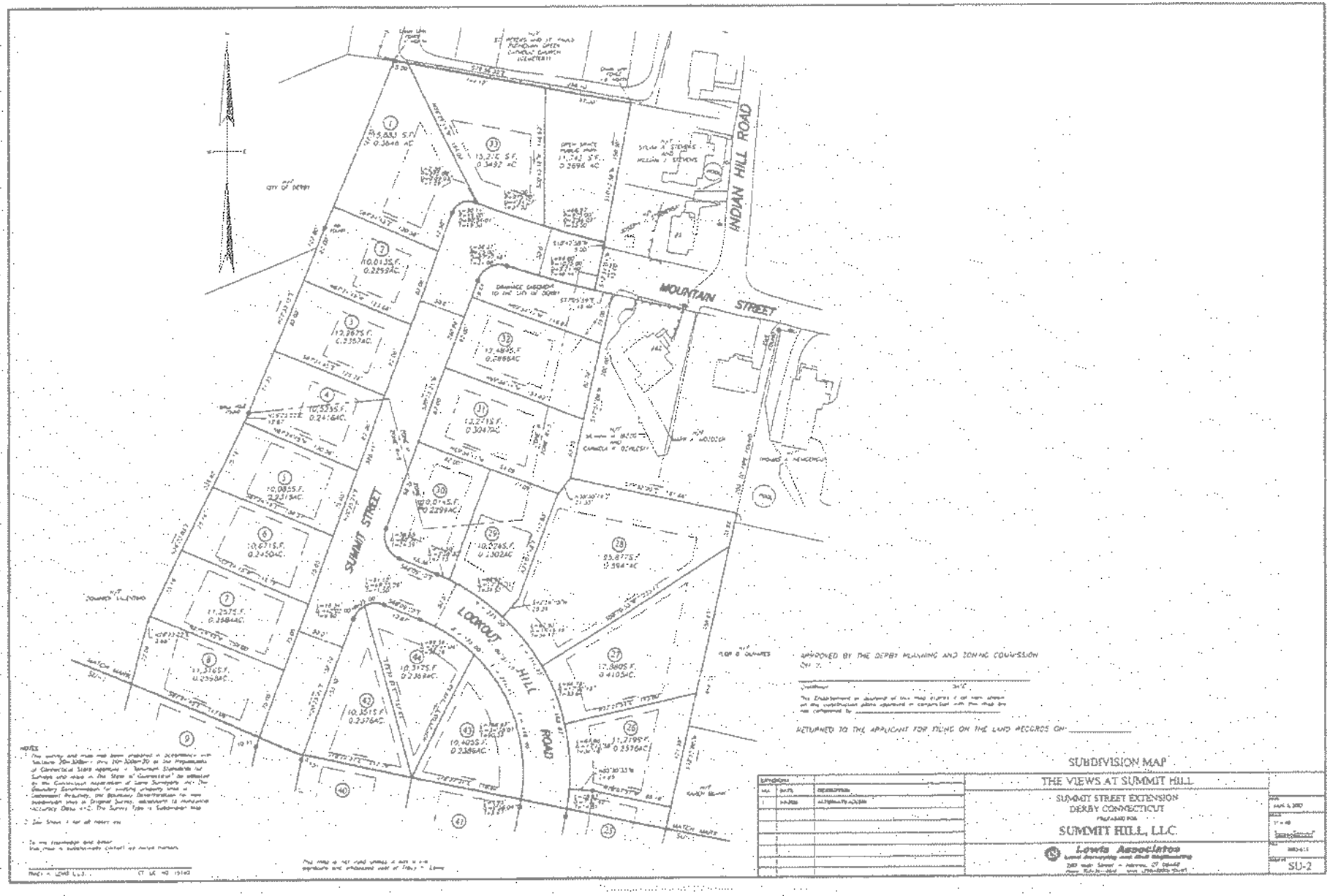
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE PUBLIC PARK
63,427 S.F.
± 9155 AC.
PROPOSED DETENTION ± 0.10 AC
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
CITY OF DERBY
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON:
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Edward J Morse
18 Cornerstone DR
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

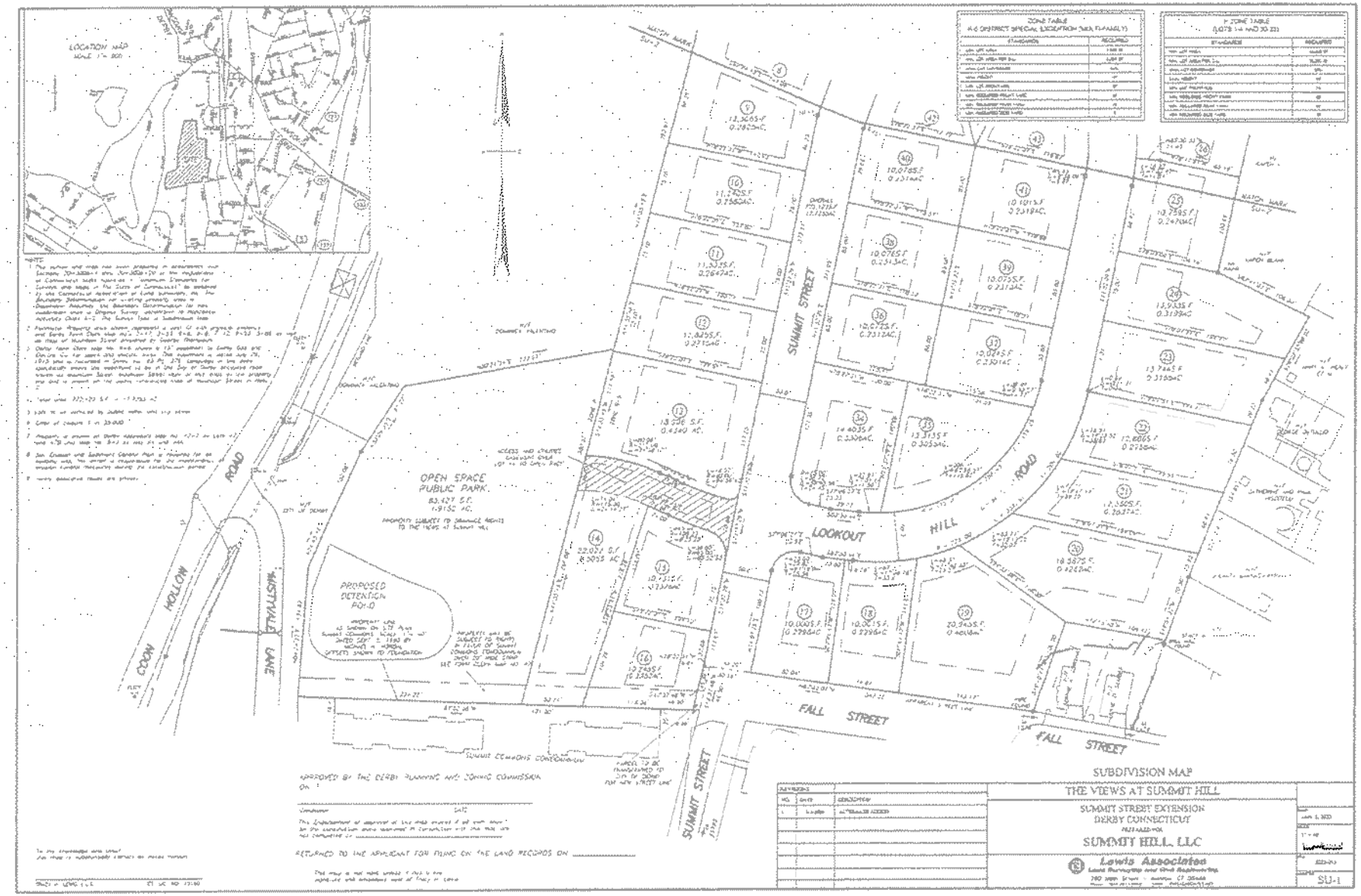
Date: **March 20, 2026**

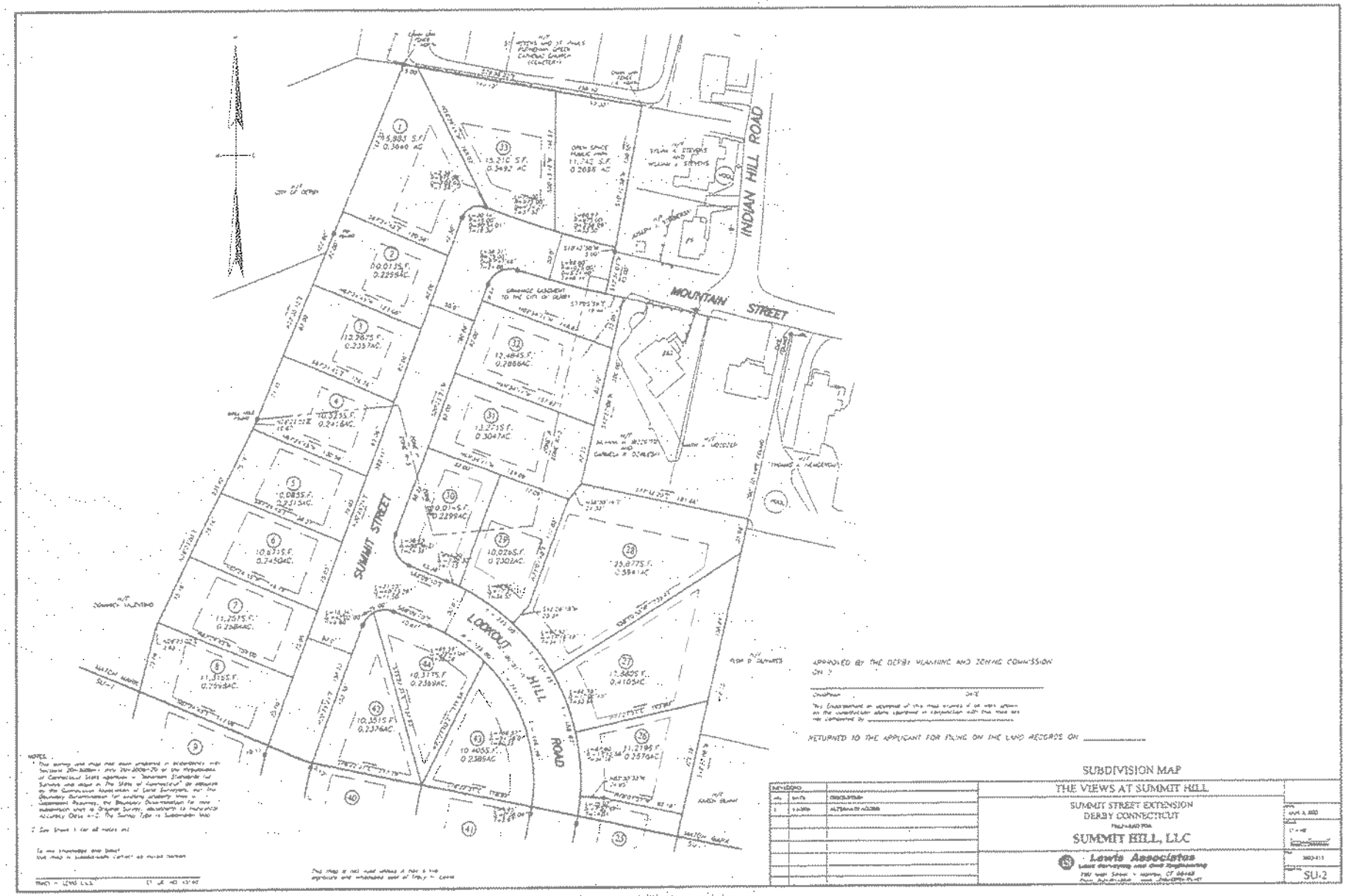
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
FALL STREET
COON HOLLOW ROAD
WALLINGFORD LANE
OPEN SPACE PUBLIC PARK
83,427 S.F.
1.9152 AC.
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON
Chairman
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
APR. 8, 2022
3602-01.1
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Sharon L Tylinski
44 Cornersone DR
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

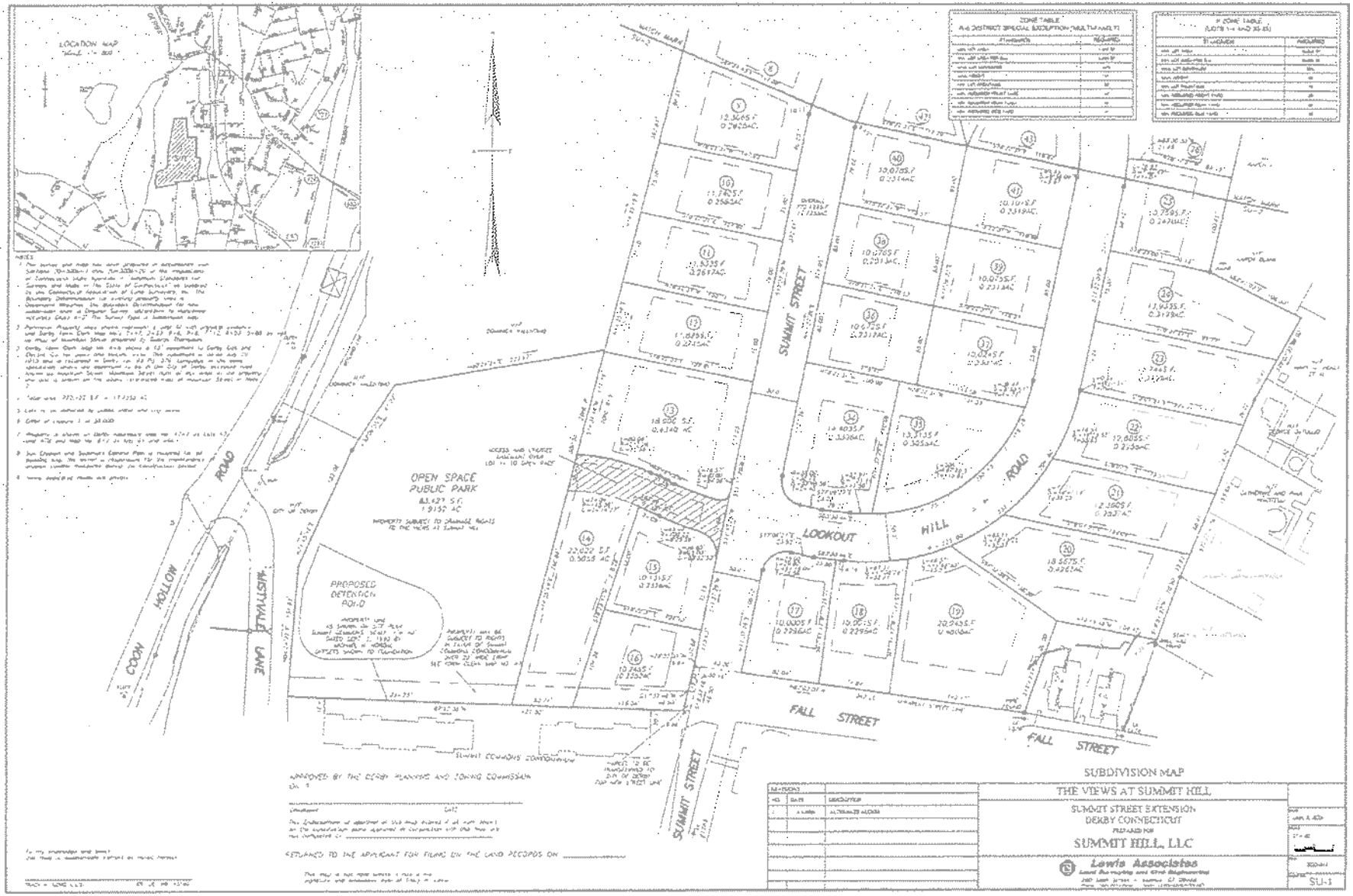
Date: **March 20, 2026**

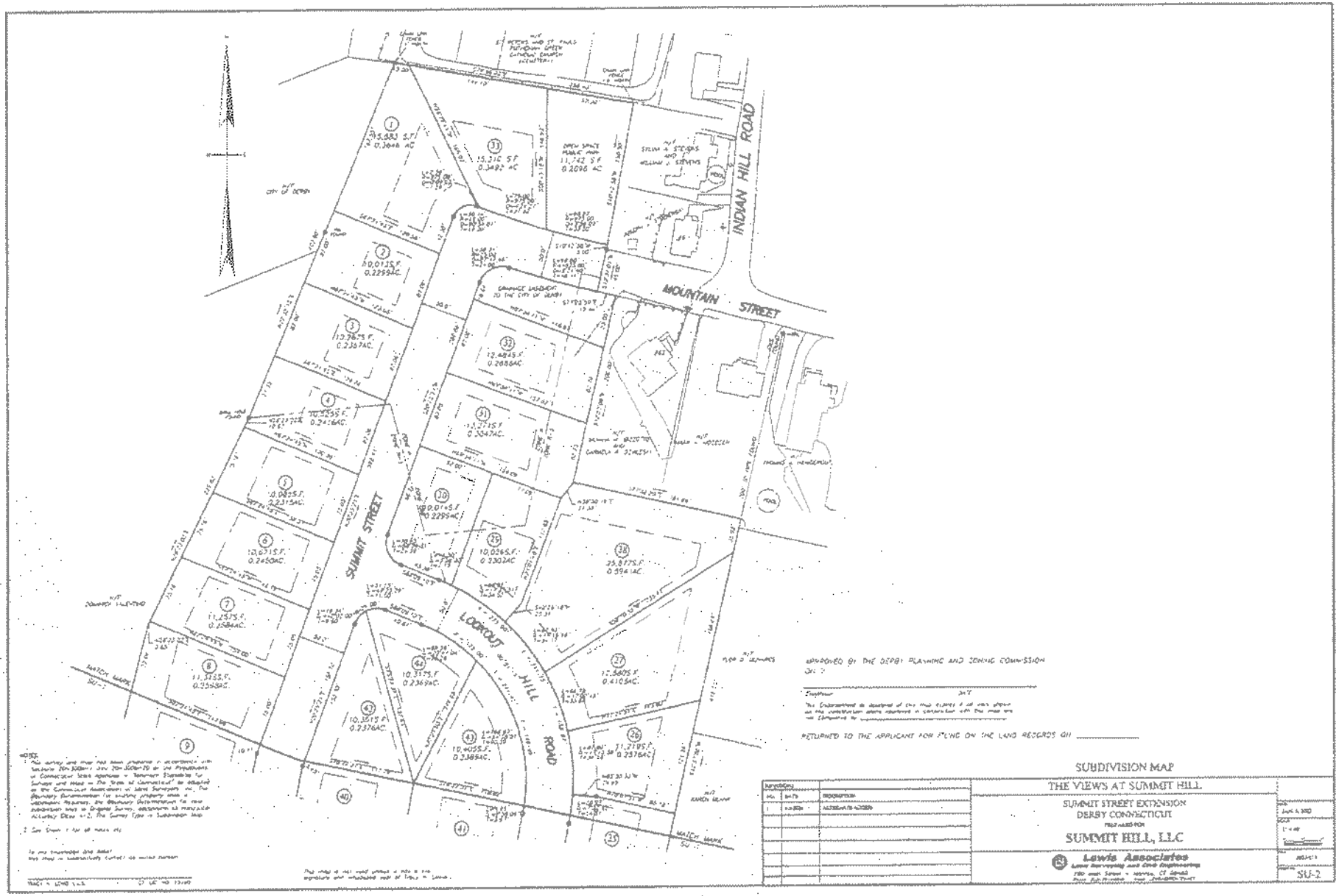
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
FILED AND FOR
SUMMIT HILL, LLC
Lewis Associates
SLI-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Jessica Daisy Cruz
71 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

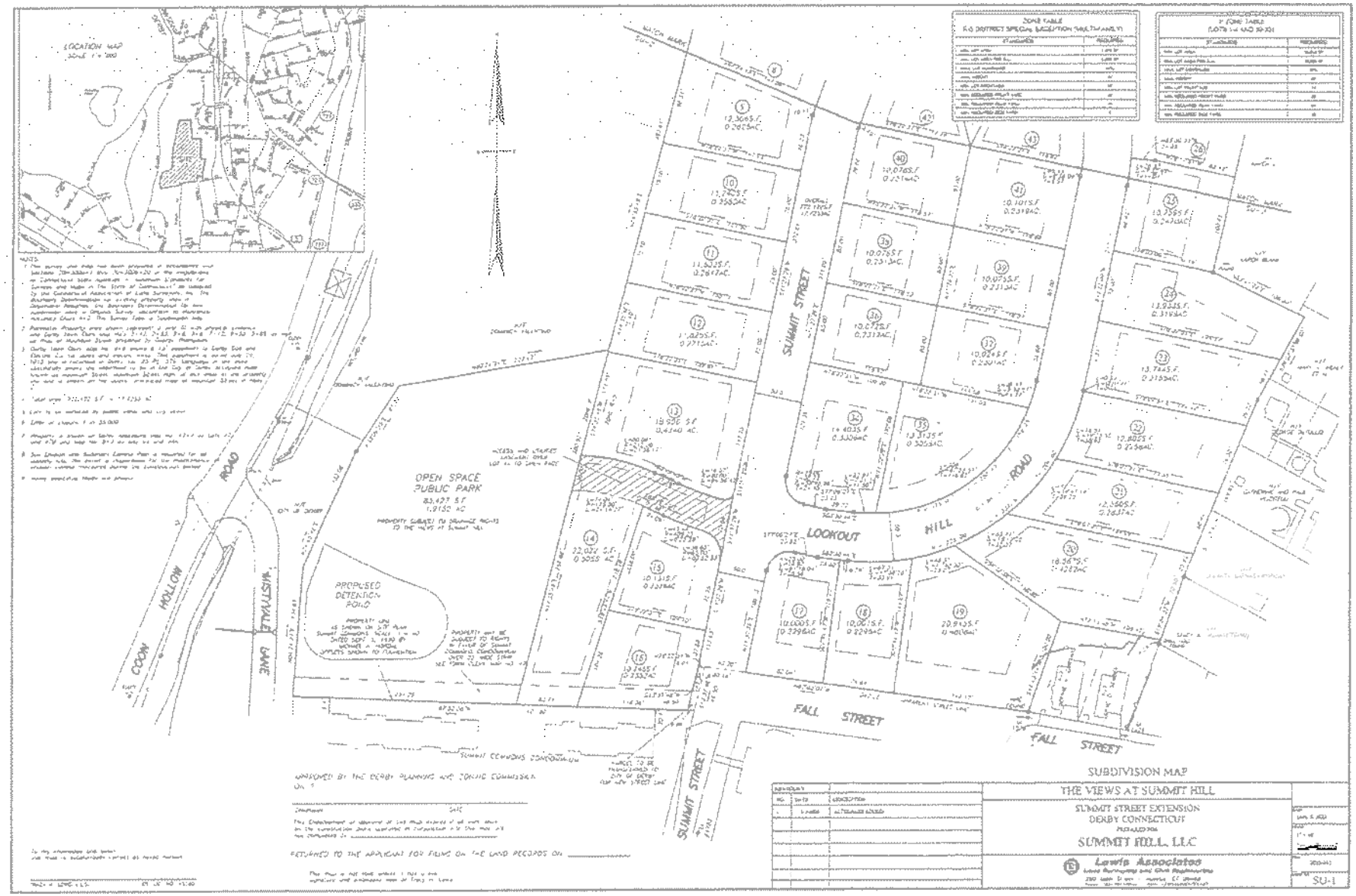
Date: **March 20, 2026**

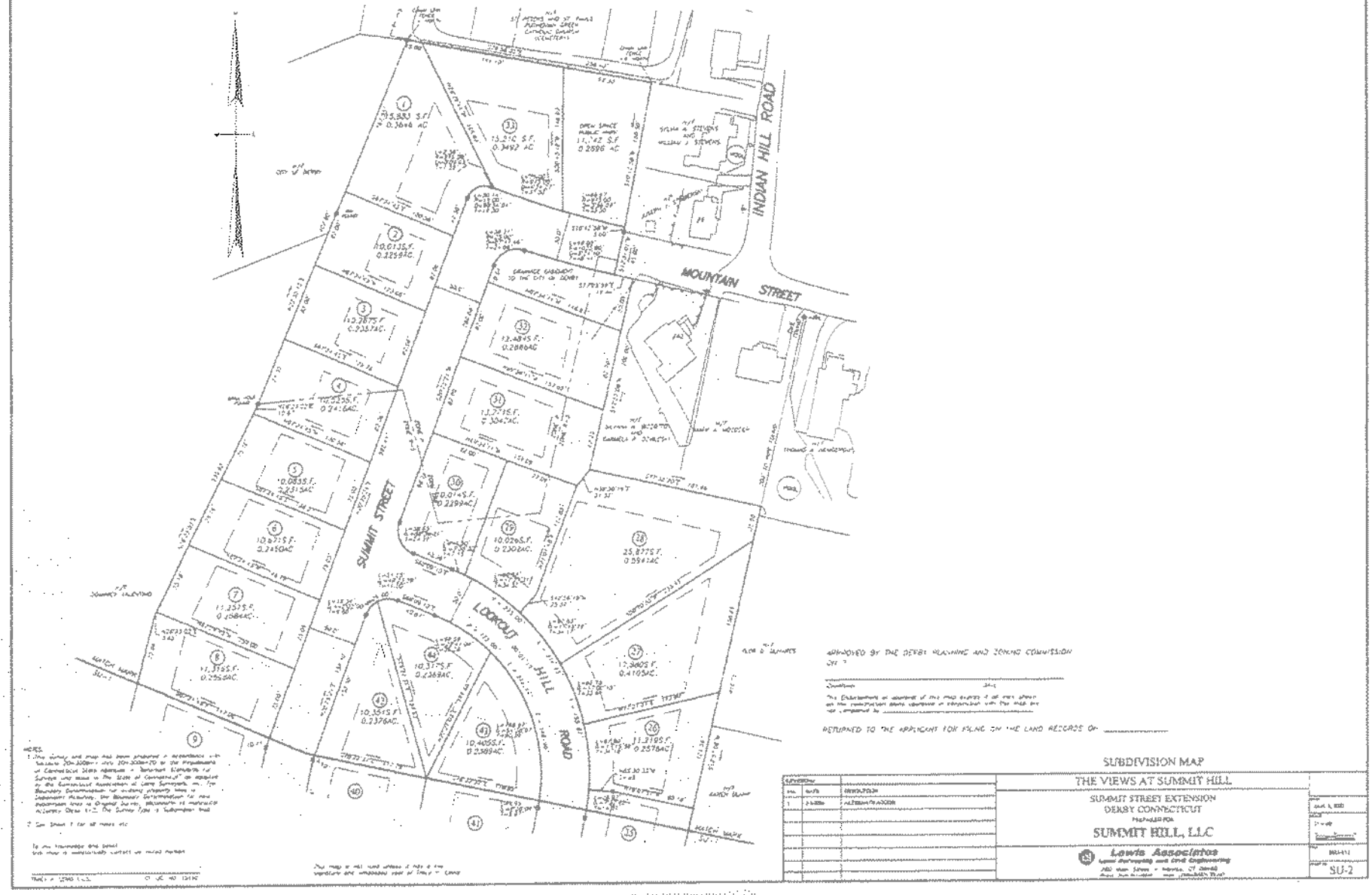
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 1000'
NOTES
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
LANE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS OF:
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Fiona Paterson
88 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

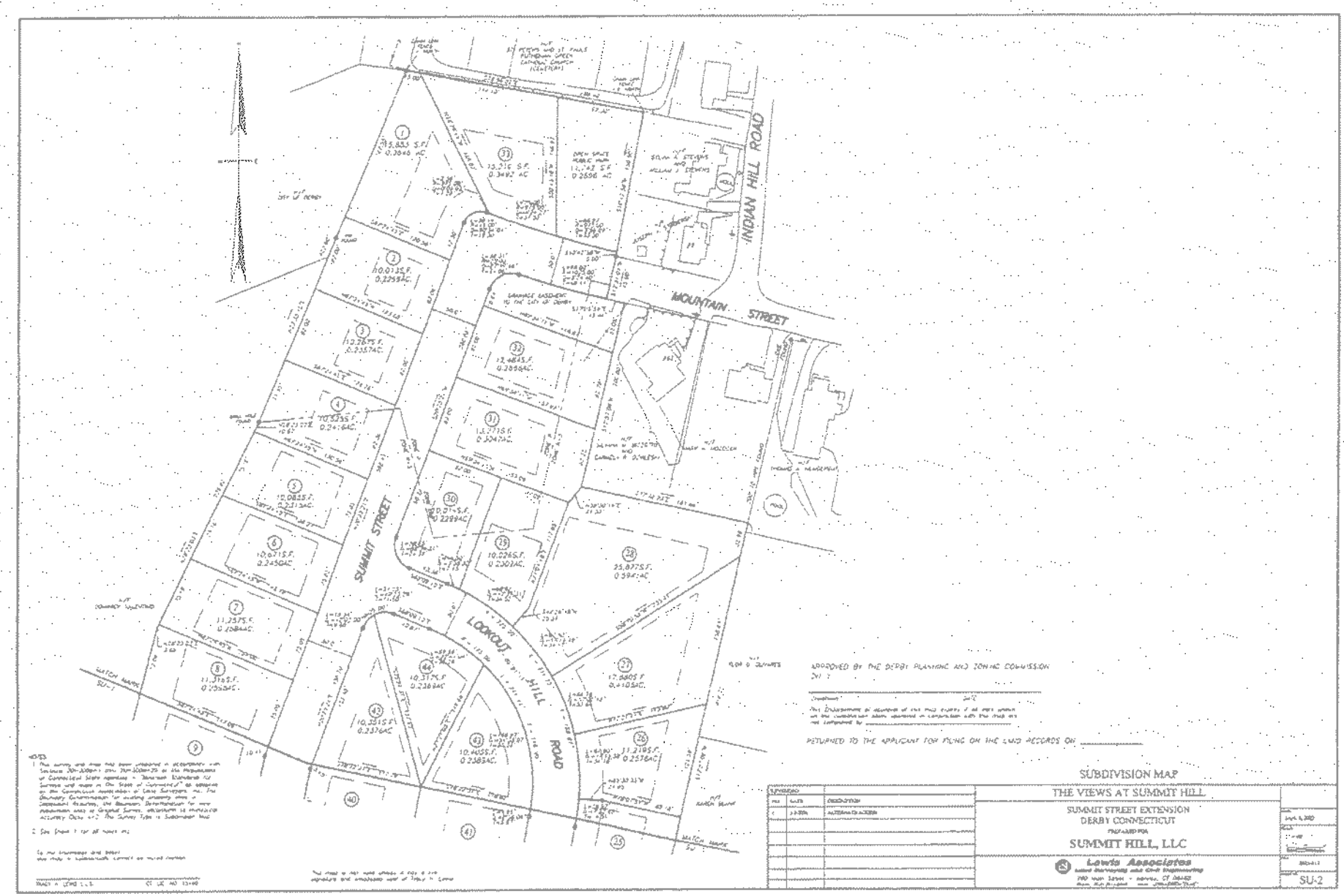
Date: **March 20, 2026**

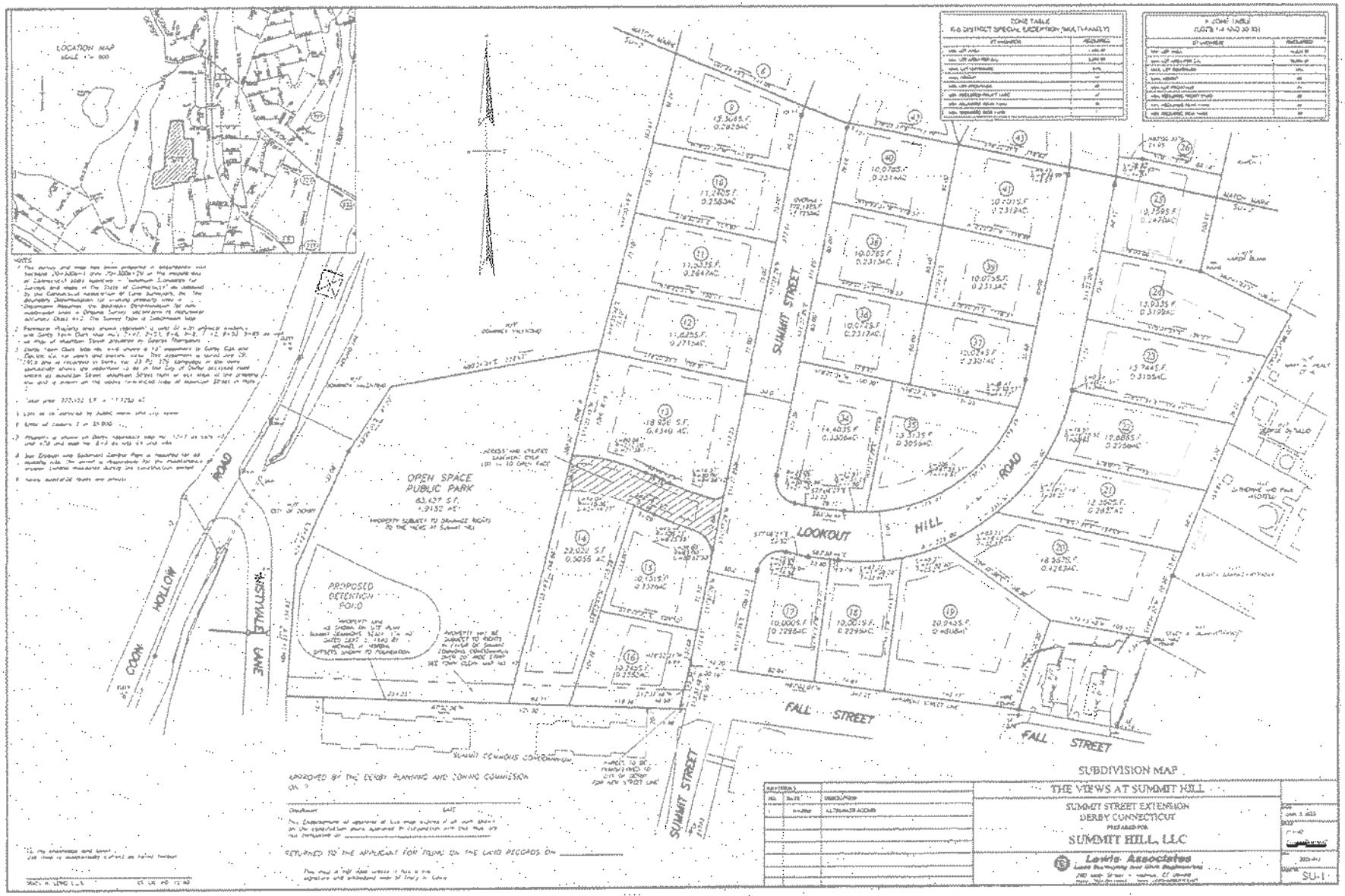
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON: ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON: _____
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
LEWIS ASSOCIATES
SU-2


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-D DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
R-2 ZONE TABLE
NOTES
OPEN SPACE
PUBLIC PARK
63,427 S.F.
1.3152 AC±
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
SMITHVILLE LANE
SCALES CEMETERY CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Melissa A Verzi
9 Fall St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

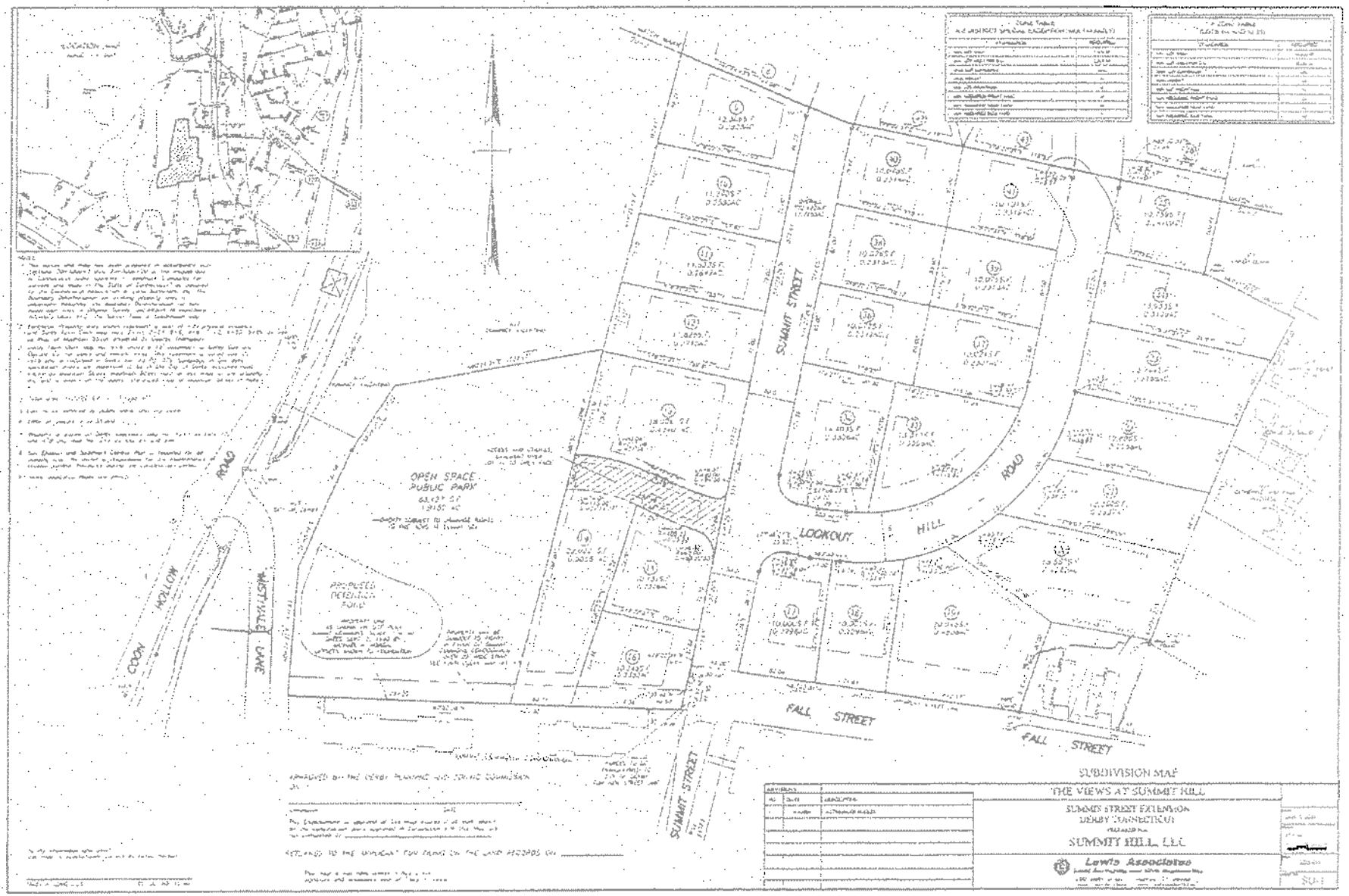
Date: **March 20, 2026**

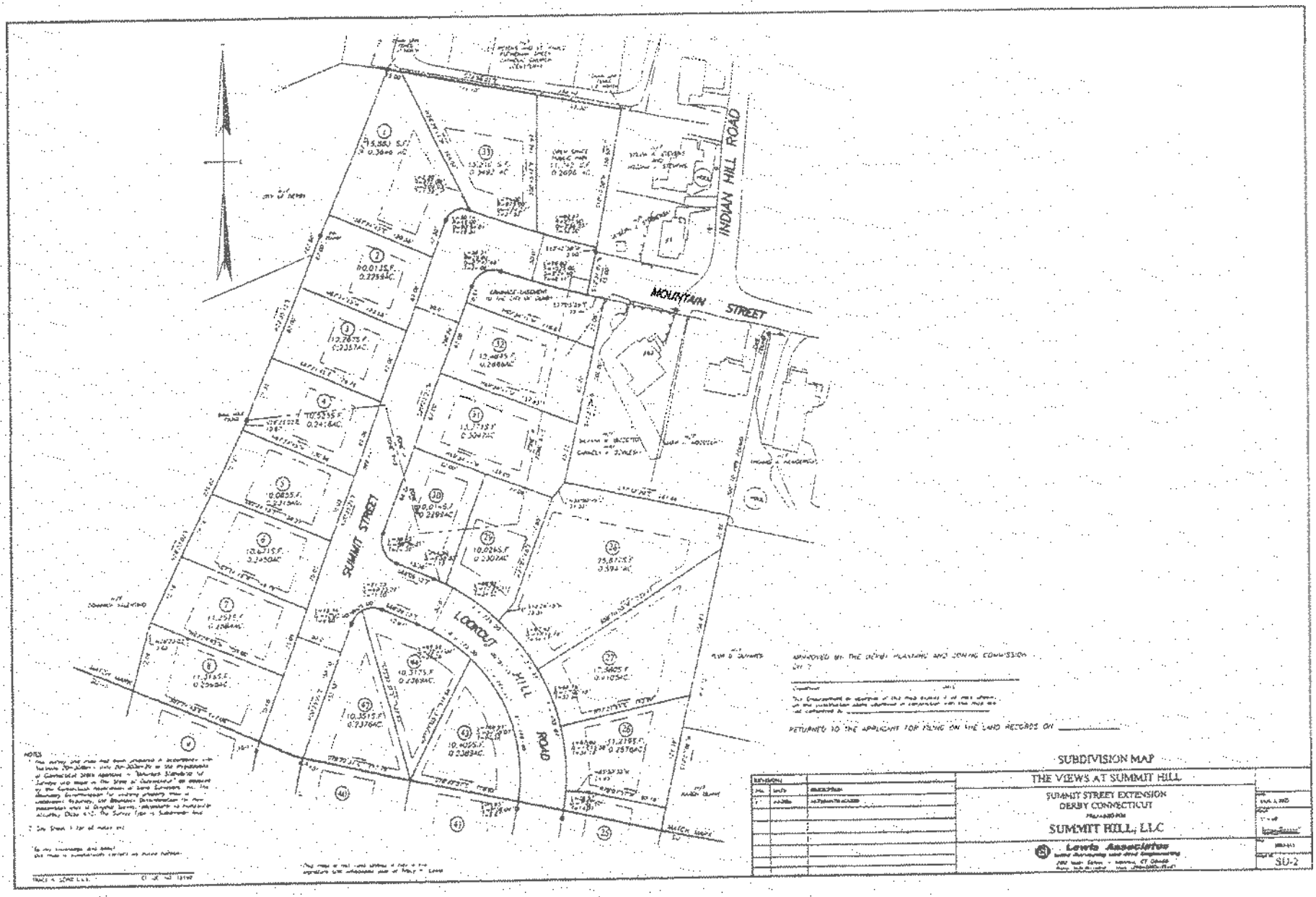
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
OPEN SPACE
PUBLIC PARK
PROPOSED DETENTION POND
COON HOLLOW ROAD
WESTVALE LANE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY, CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON _____

_____
Chairman

_____
Date

The Endorsement or rejection of this map signifies it has been on the subdivision above chairman or secretary and the map as corrected by _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

NOTES

1. This survey and map was prepared in accordance with the Code 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors Inc. The Boundary Determination for property shown is Subdivision Survey, the Boundary Determination is new monumentation was of Original Survey, monumentation is Horizontal Accuracy Class A-2, the Survey Type is Subdivision Map.

2. See Sheet 1 for all notes etc.

To my knowledge and belief this map is substantially correct as noted hereon.

_____
TRACE A. LEWIS L.L.S. CT. LIC. NO. 13190

This map is not valid unless it has the signature and embossed seal of Trace A. Lewis

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Association
Land Surveying and Land Engineering
700 Main Street - Monroe, CT 06468

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Avery Worn
20 Indian Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

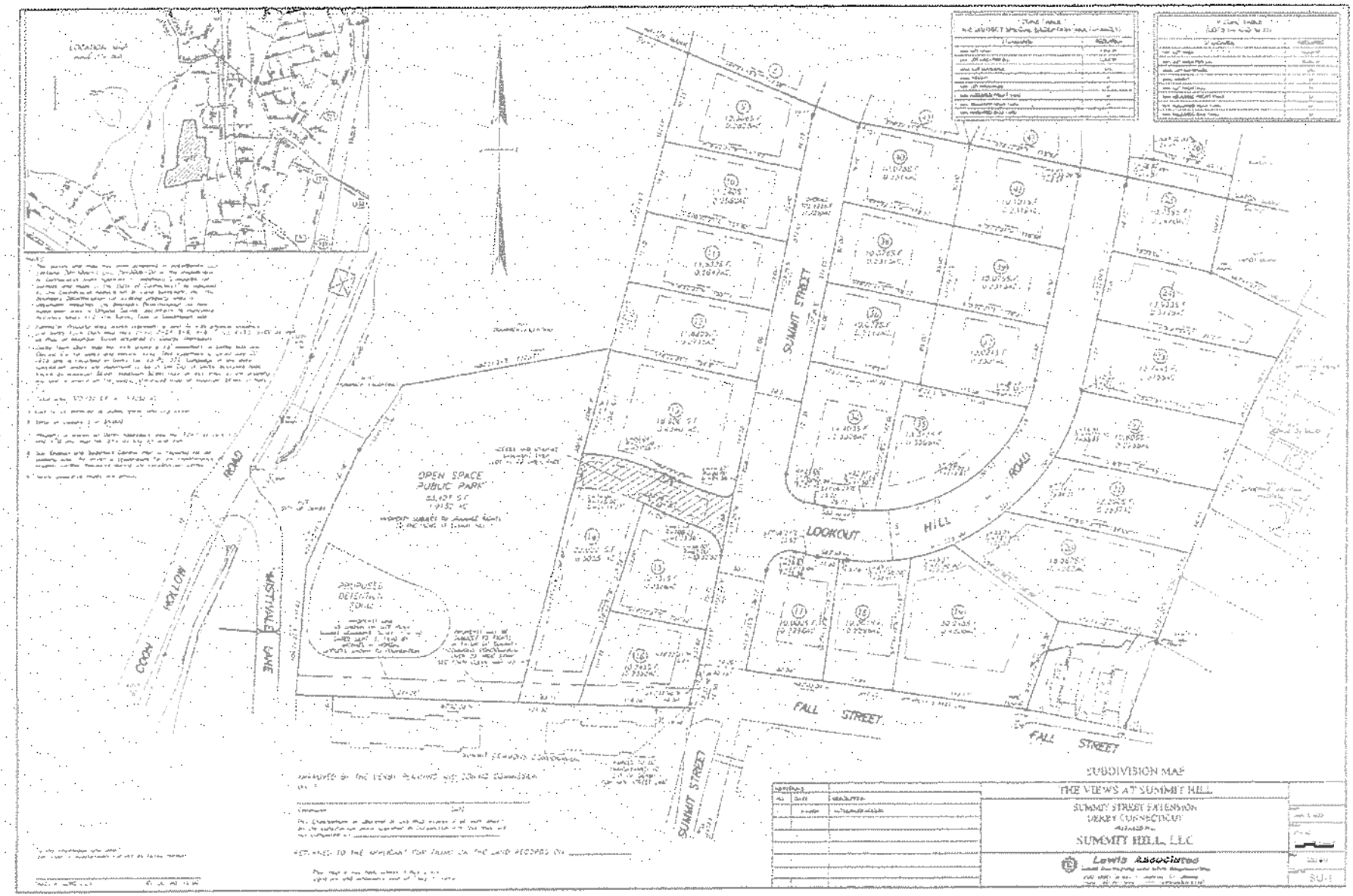
Date: **March 20, 2026**

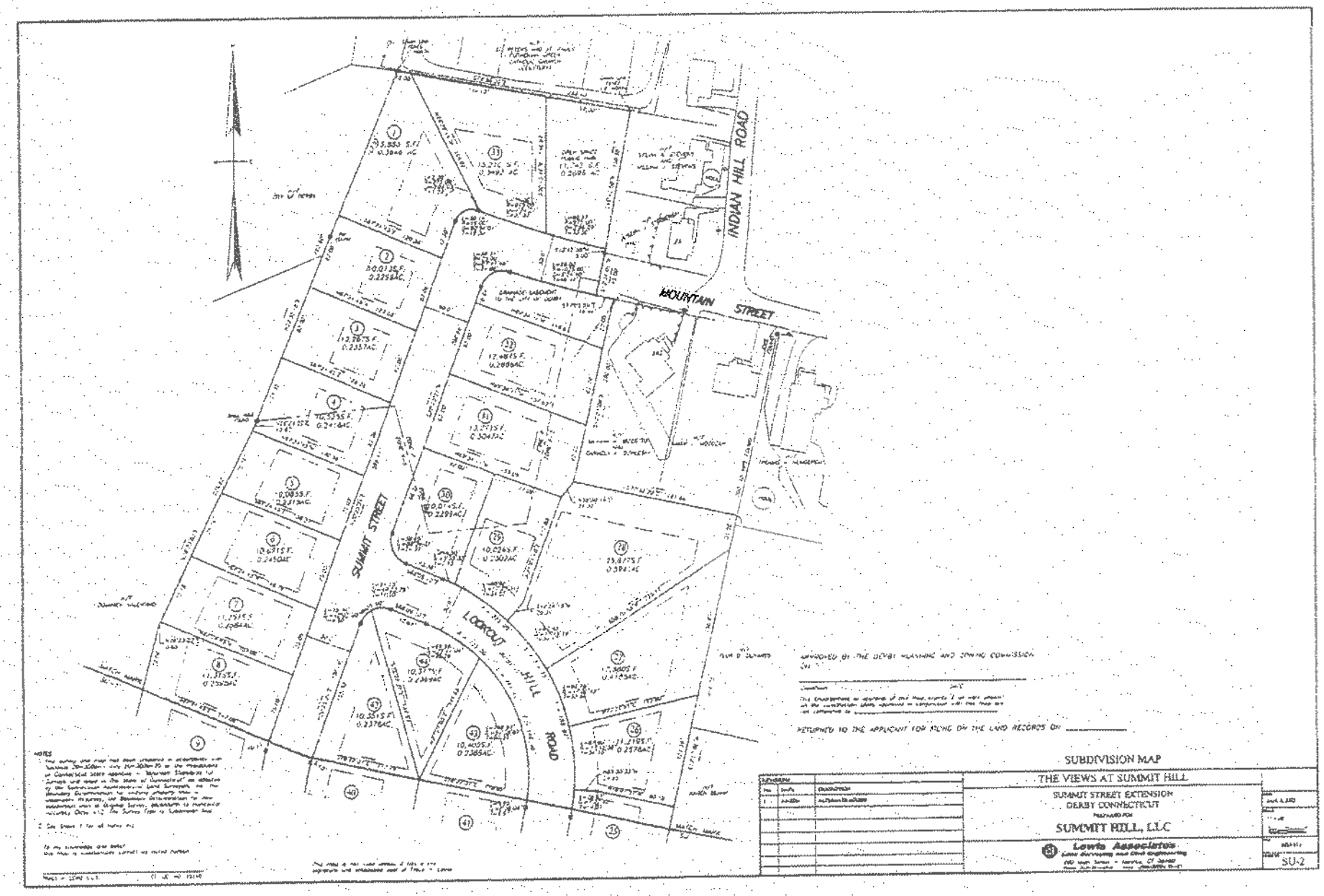
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com.** A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WESTVIEW AVENUE
OPEN SPACE
PUBLIC PARK
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates



SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR
SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Thomas S Jr & Jennifer Zultowski
11 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

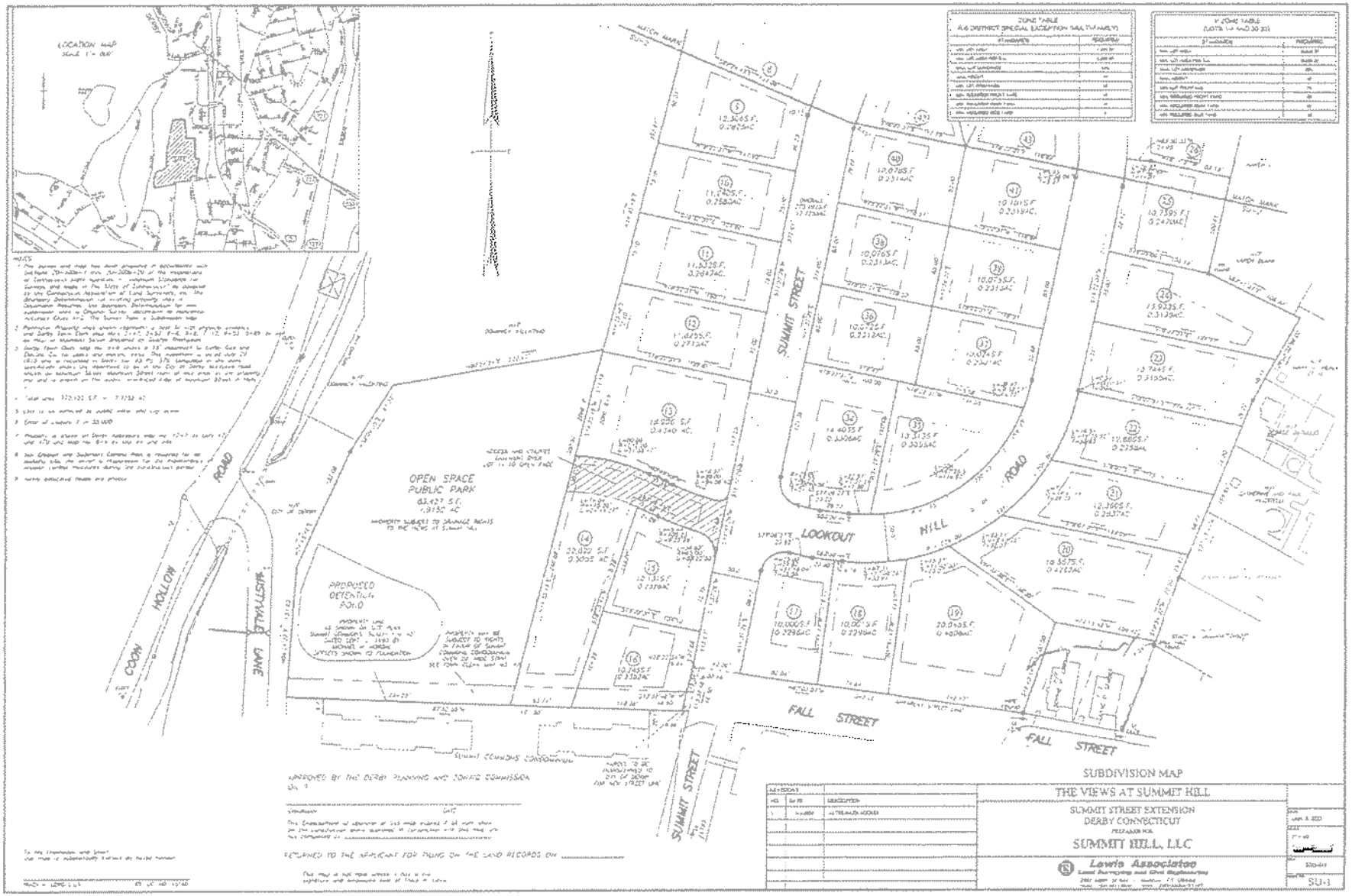
Date: **March 20, 2026**

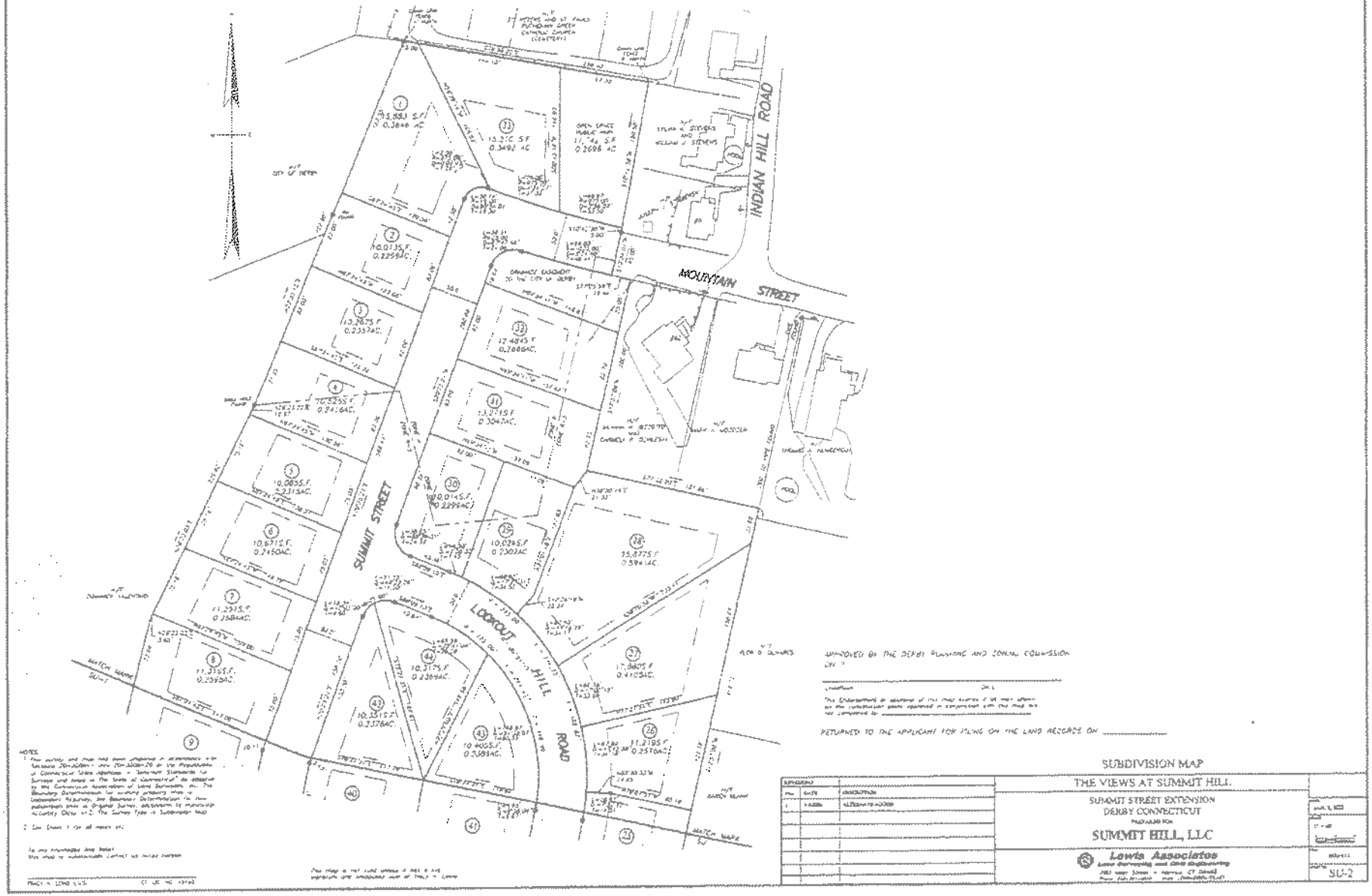
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
NOTES
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHMATT LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC
PROPOSED
DETENTION
POND
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
DATE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SCALE: 1" = 40'
DATE: MAR. 8, 2023
SHEET
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC USE 17,734 S.F. 0.2698 AC
DRAINAGE EASEMENT TO THE CITY OF DERBY
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
NOTES:
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Curtis L. Cocco Jr.
34 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

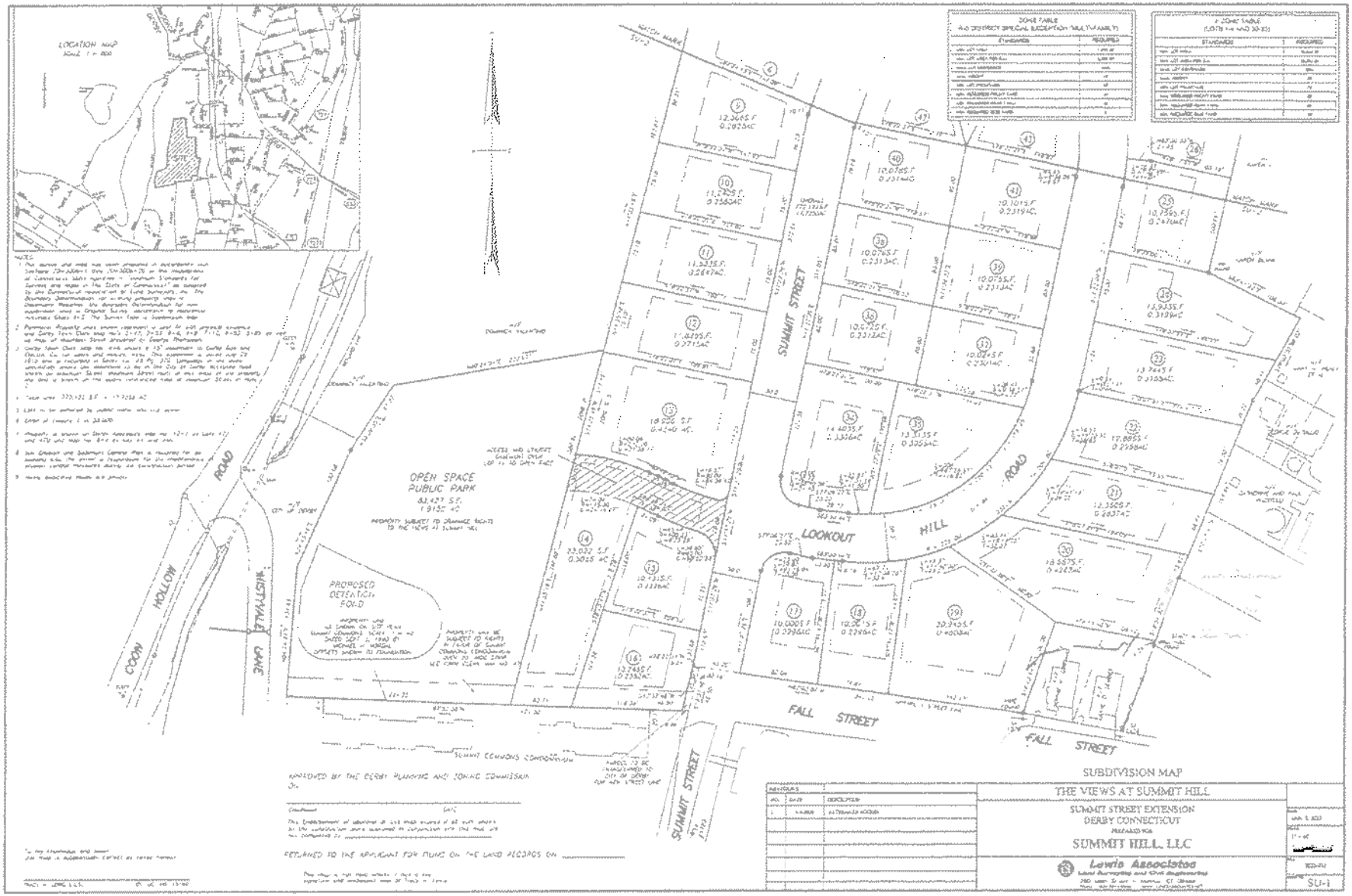
Date: **March 20, 2026**

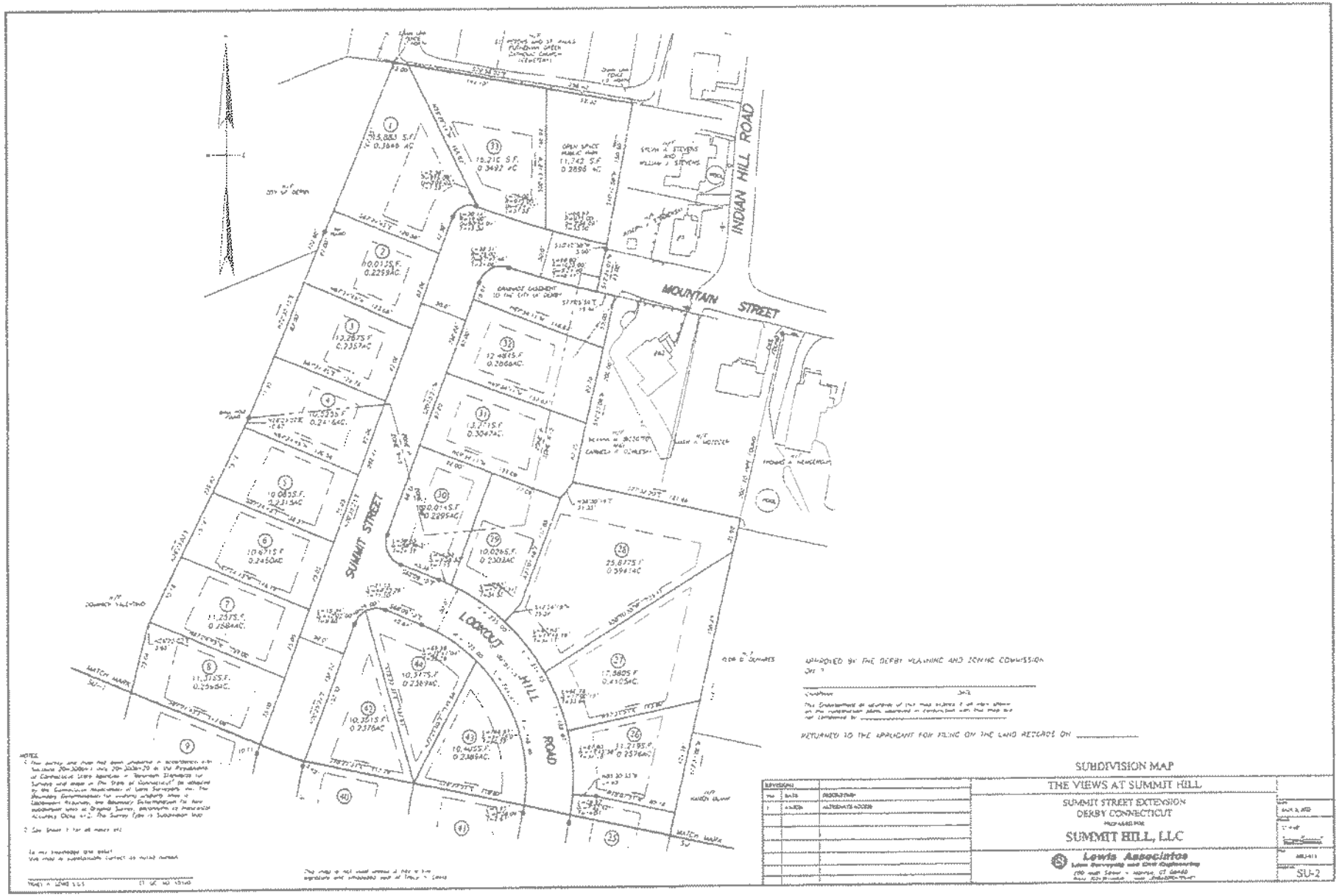
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISTY HILL LANE
OPEN SPACE
PUBLIC PARK
PROPOSED
DETENTION
POND
SUMMIT CROSSINGS CONDOMINIUMS
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC PARK 11,742 S.F. 0.2696 AC.
EASEMENT GRANTED TO THE CITY OF DERBY
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Randy & Michele Newman
43 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

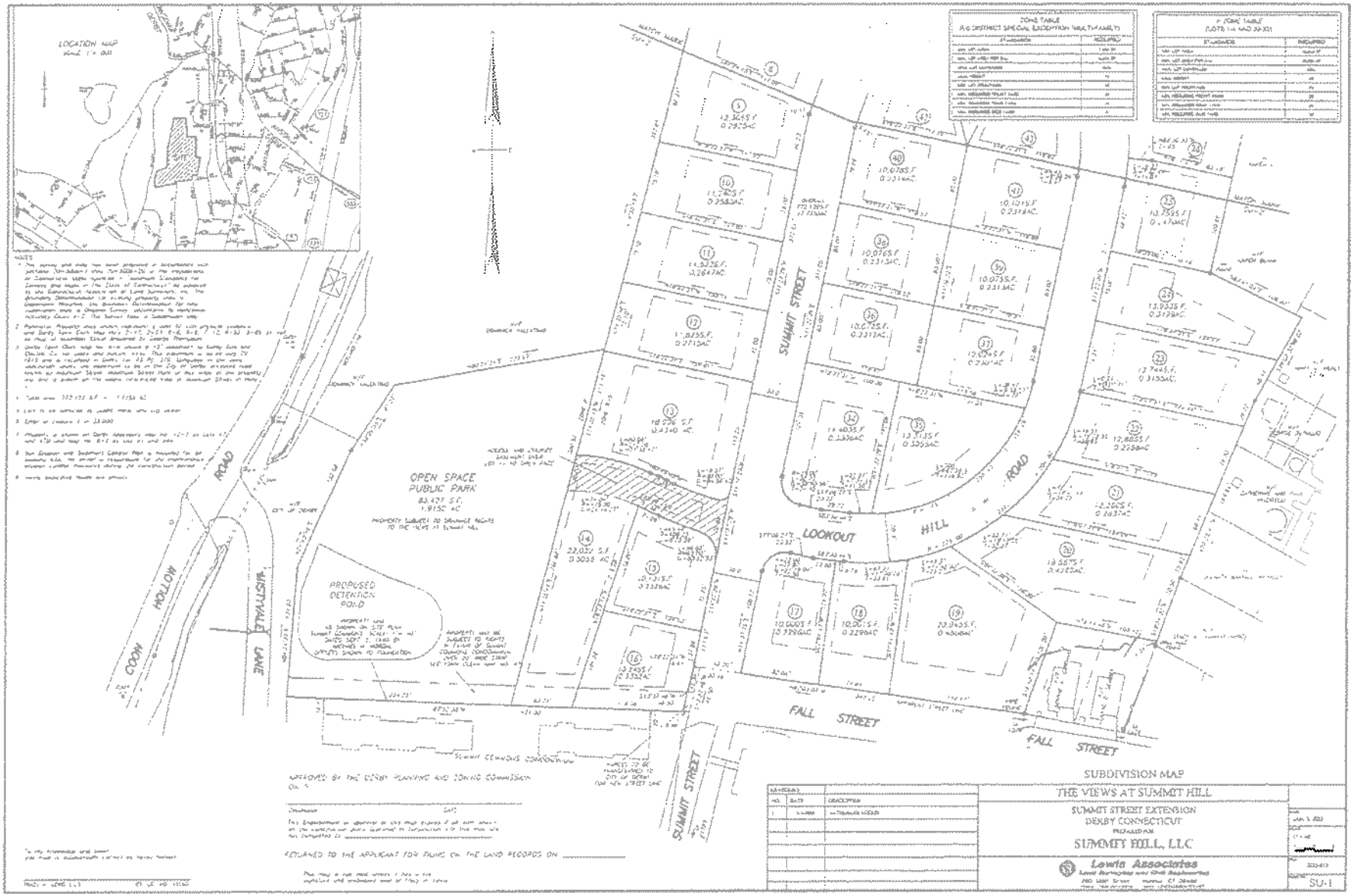
Date: **March 20, 2026**

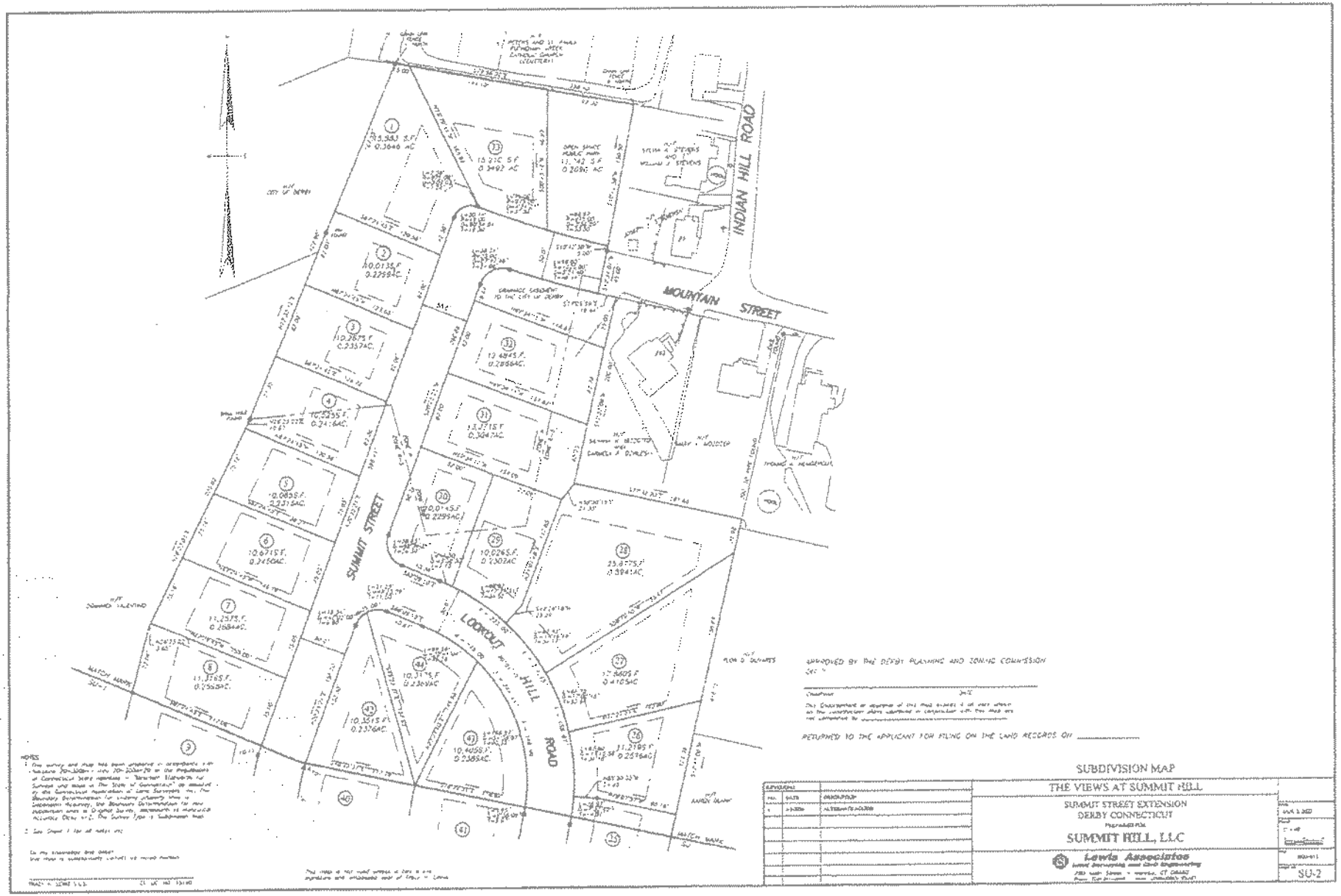
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT STREET
FALL STREET
FALL STREET
LOOKOUT HILL ROAD
COON HOLLOW ROAD
WASHVILLE LANE
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.915C AC
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Alvaro Torres
74 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

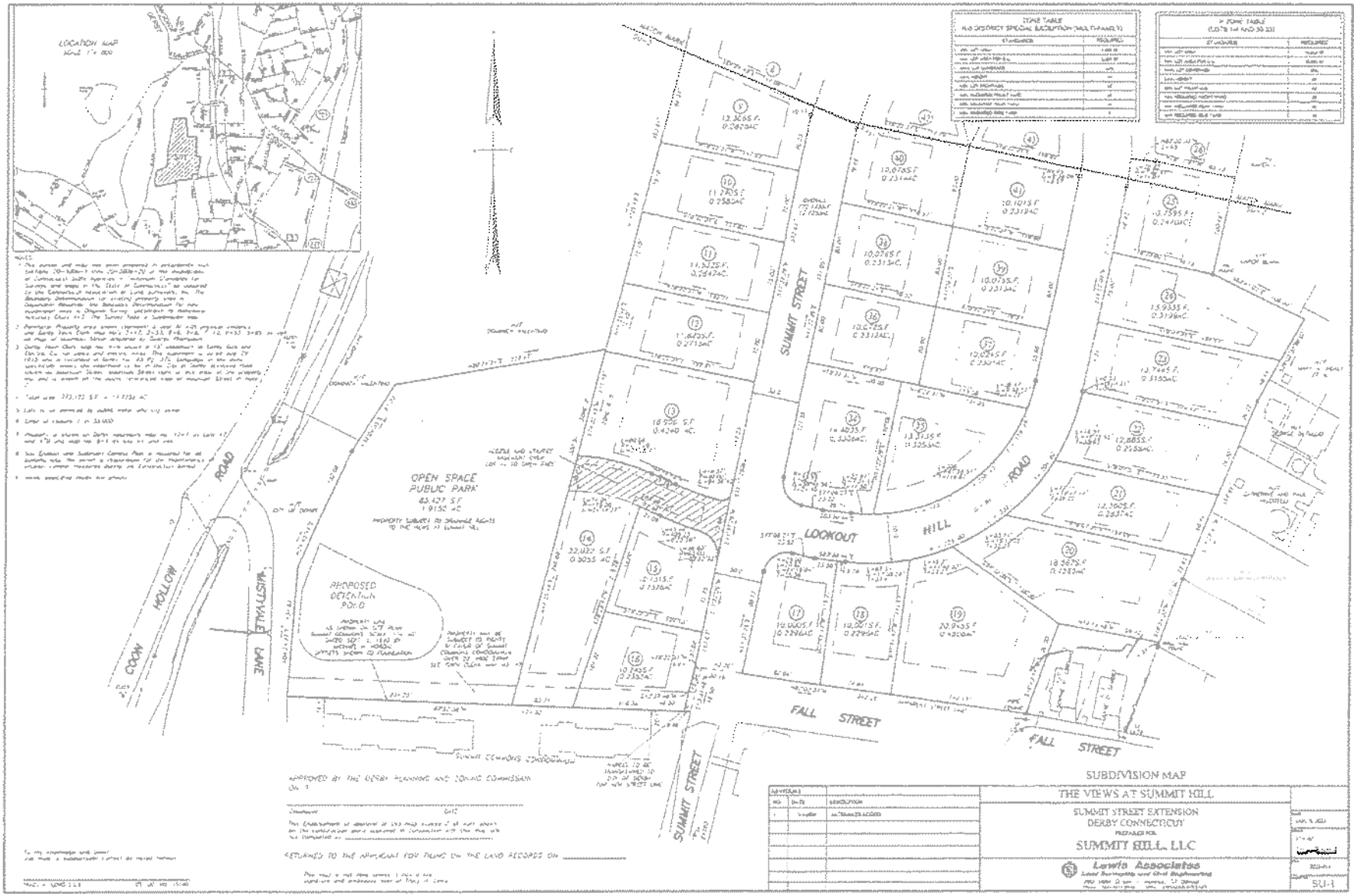
Date: **March 20, 2026**

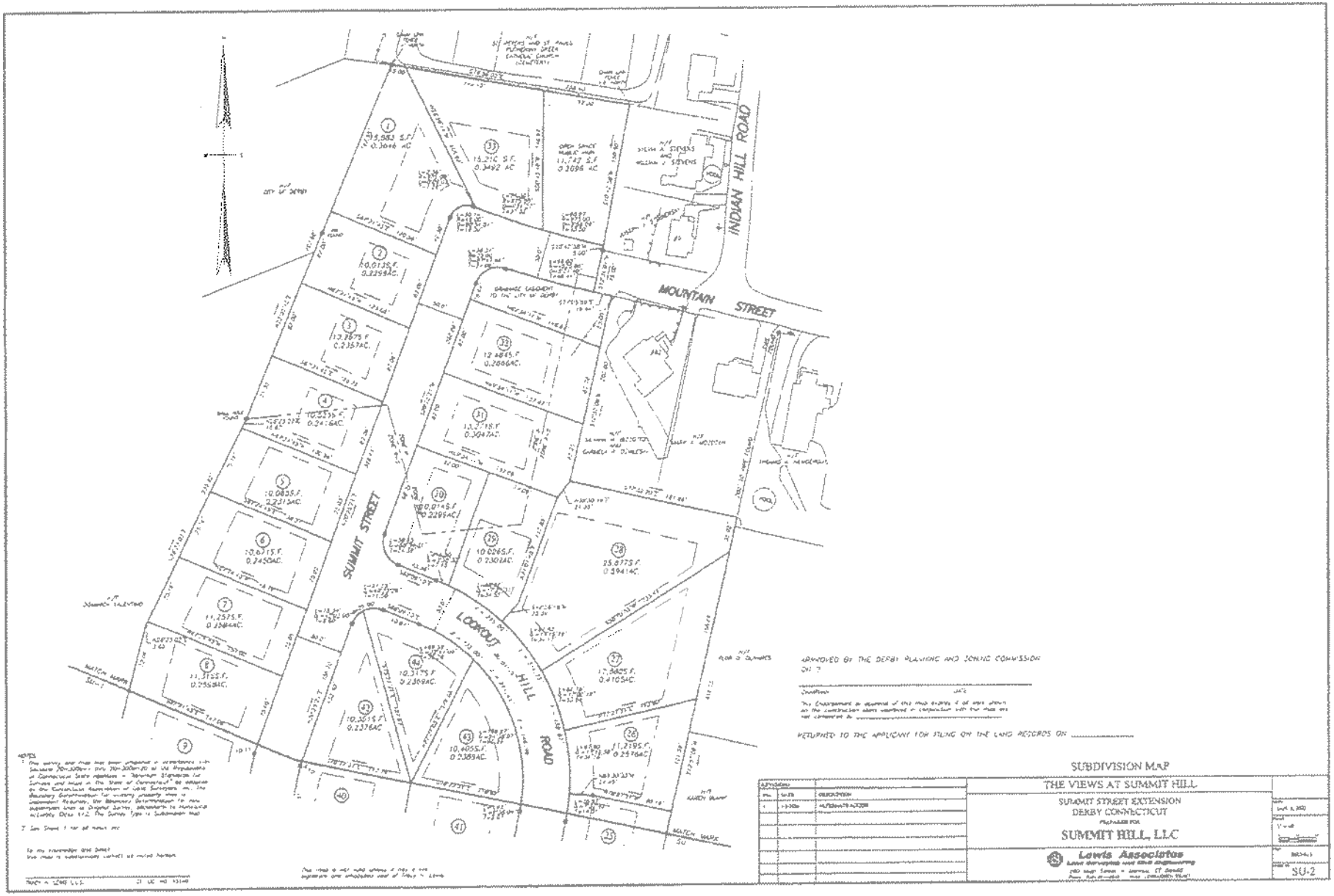
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?

Chairman Date

This Endorsement is granted on the mylar drawing # or sheet shown as the Construction Plans submitted in conjunction with this map are considered to

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Site Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Shantea Lakey Greaves
101 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

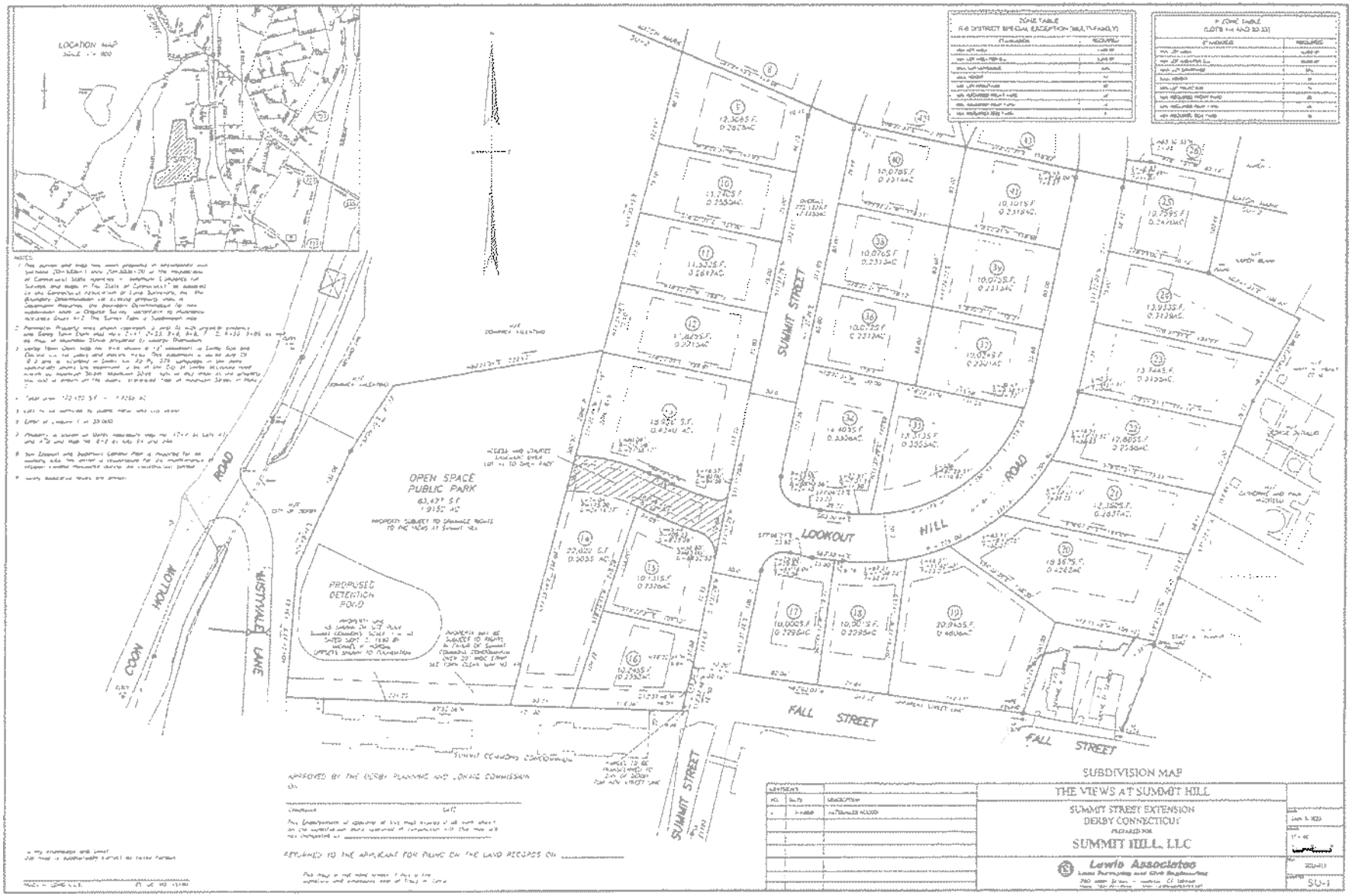
Date: **March 20, 2026**

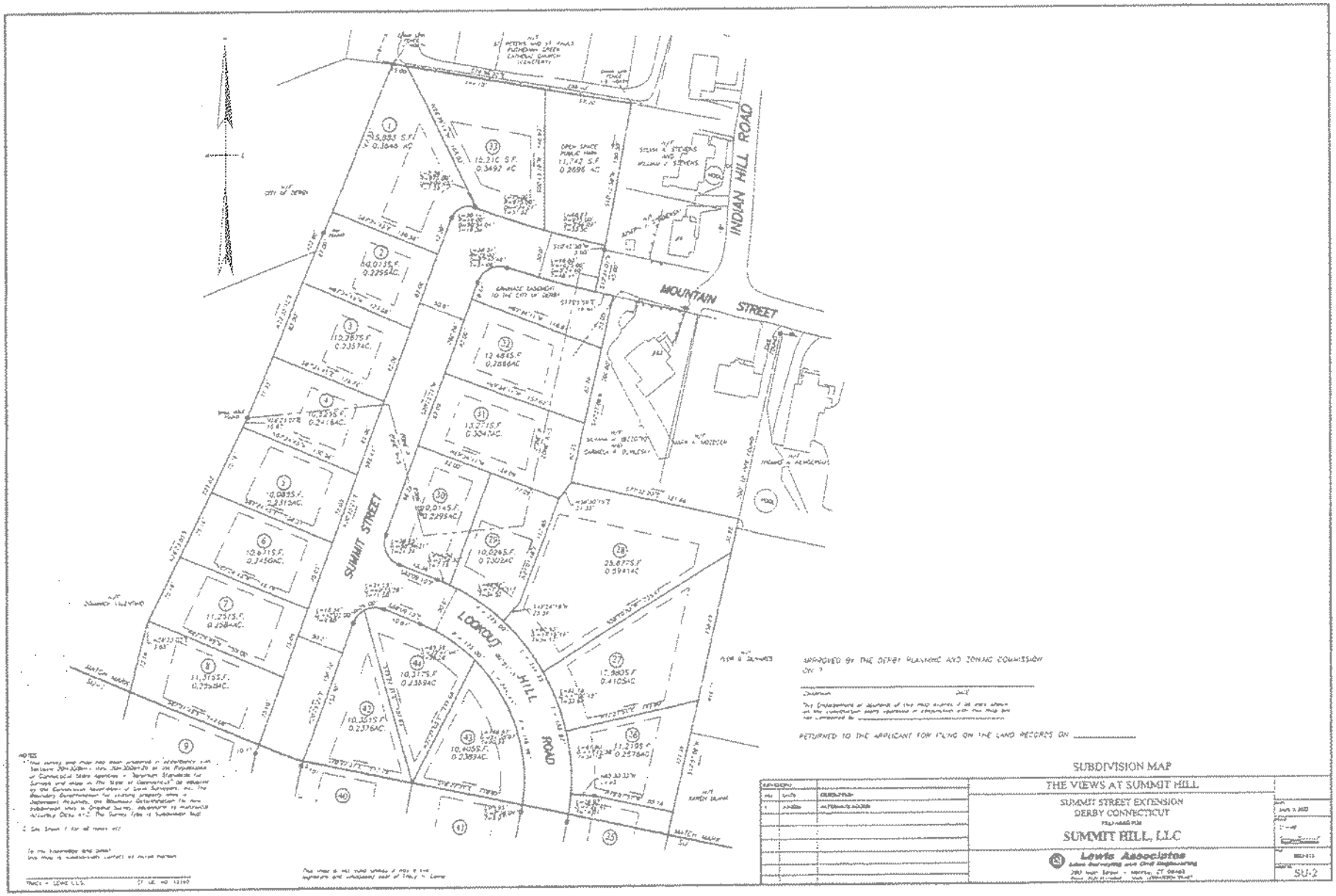
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
NOTES:
OPEN SPACE
PUBLIC PARK
63,437 S.F.
1.9150 AC.
PROPERTY SUBJECT TO DRAINAGE RIGHTS TO THE TOWN OF SUMMIT HILL
PROPOSED DETENTION POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHMALE LANE
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (SEE FOOTNOTE Y)
ZONE TABLE
LOTS 1-44 AND 50-53
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
CITY OF DERBY
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Brad Davies
125 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

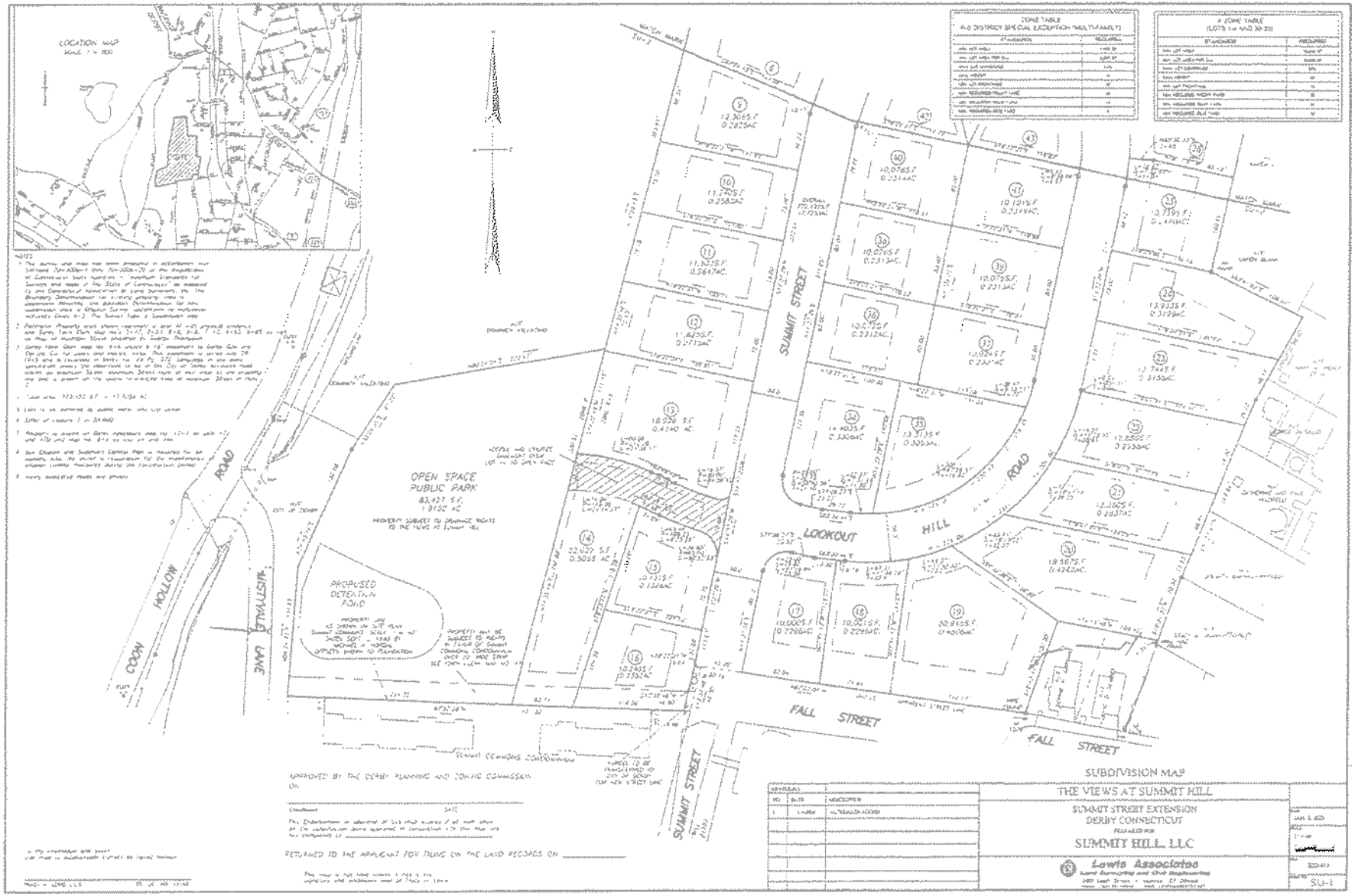
Date: **March 20, 2026**

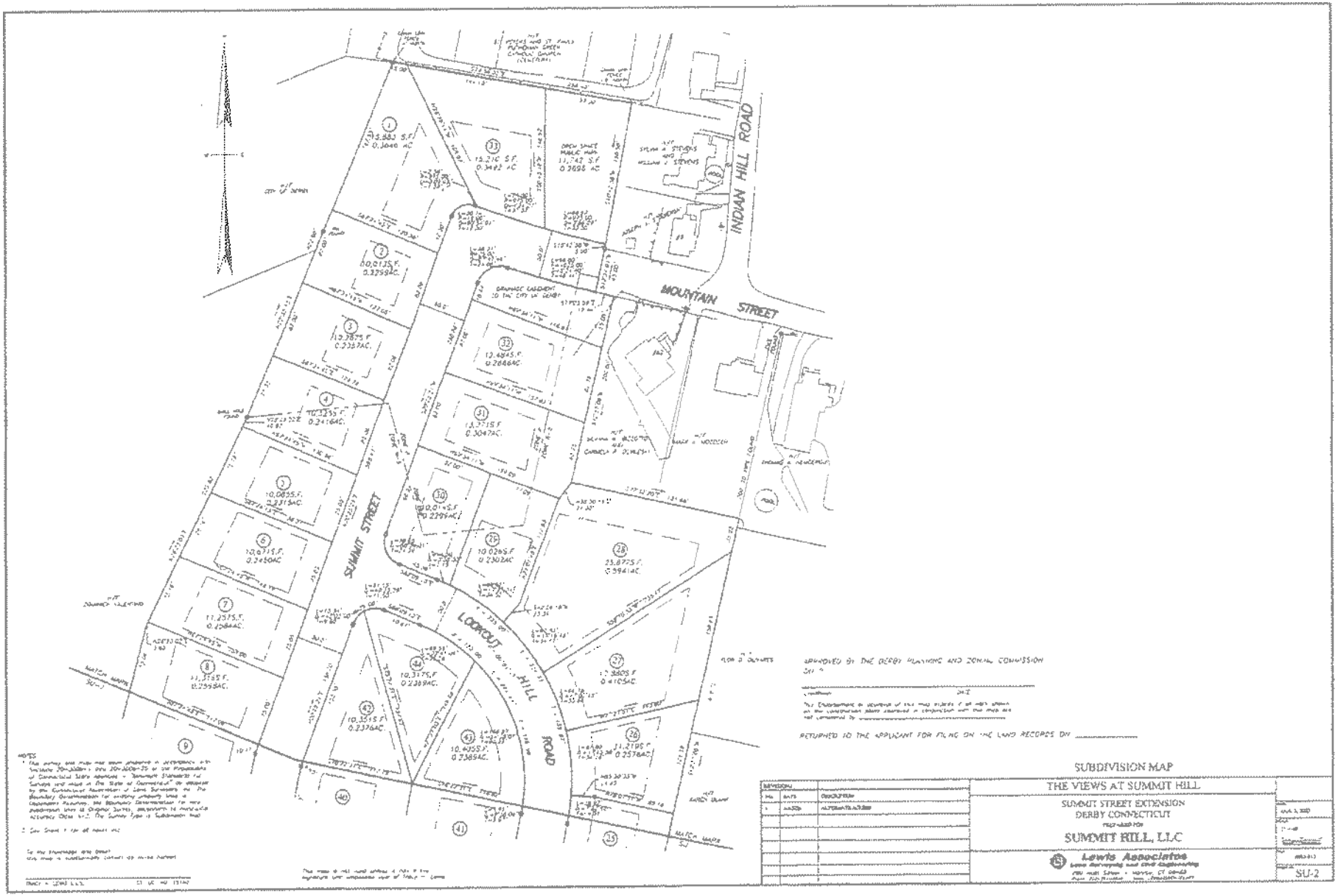
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
SAWMILL LANE
FALL STREET
OPEN SPACE PUBLIC PARK
43,427 S.F.
1.0152 AC
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1



NOTES

1. This survey and map was prepared in accordance with the Regulations of Connecticut State Agencies - Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors and the Boundary Determination for existing property lines & Improvement Resurvey. The Boundary Determination is of Horizontal Accuracy Class A-2. The Survey Type is Subdivision Map

2. See Sheet 1 for all notes etc

To the knowledge and belief this map is substantially correct as noted hereon

TRACY A. LEWIS L.L.S. CT LIC. NO. 13142

This map is not valid unless it has a live signature and impression seal of Tracy A. Lewis

APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION

DATE

THE ENDORSEMENT OR ACCEPTANCE OF THIS MAP DOES NOT IMPLY ON THE PART OF THE COMMISSION ANY LIABILITY IN CONNECTION WITH THE STREETS OR OTHER IMPROVEMENTS SHOWN HEREON

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
780 Main Street • Monroe, CT 06468
www.lewisassociates.com

No.	Date	Description
1	10/2024	ADDRESS TO 9 DERBY

MAR. 3, 2025

1" = 40'

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Oleksandr Dviniatin
132 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

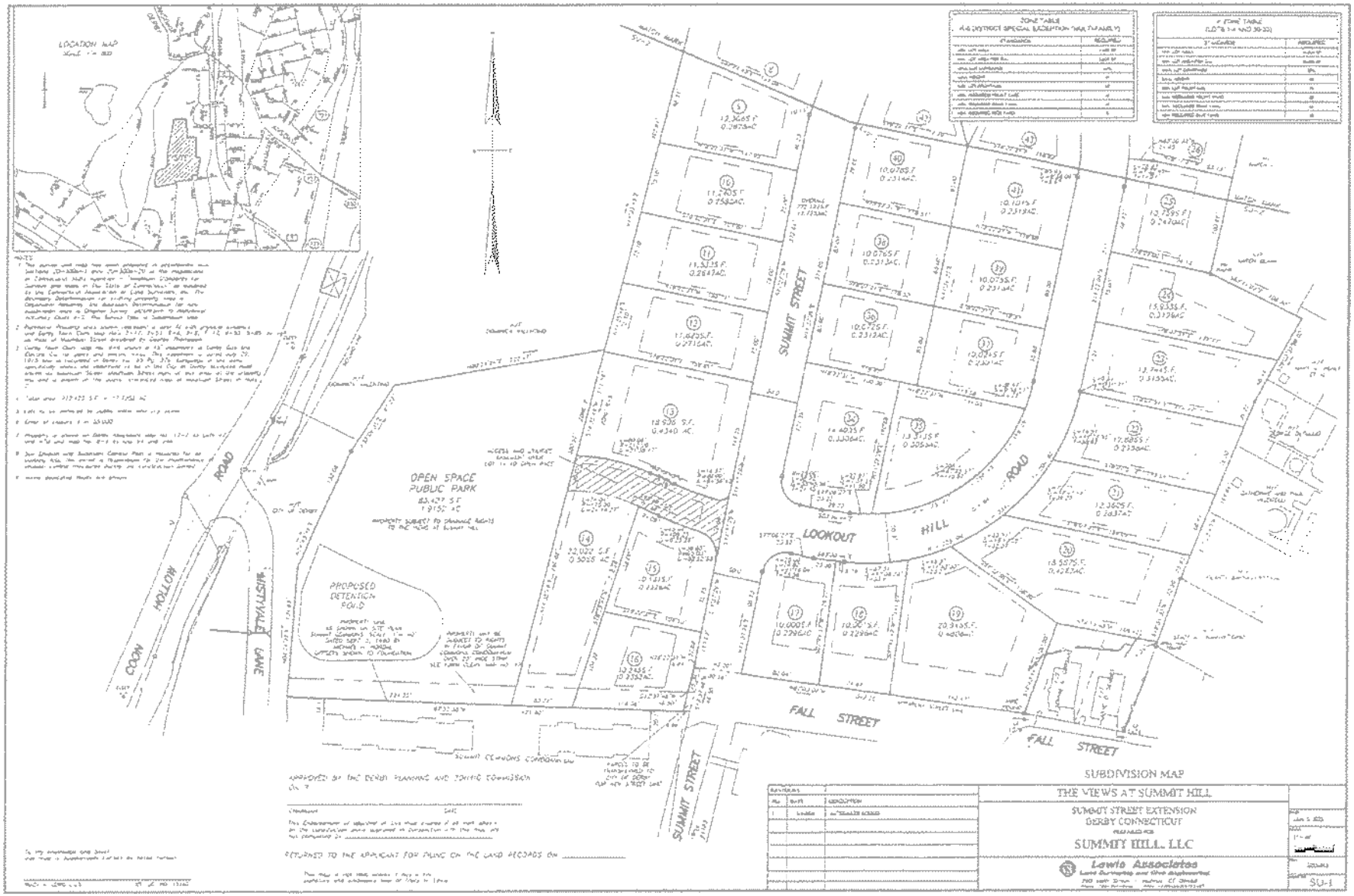
Date: **March 20, 2026**

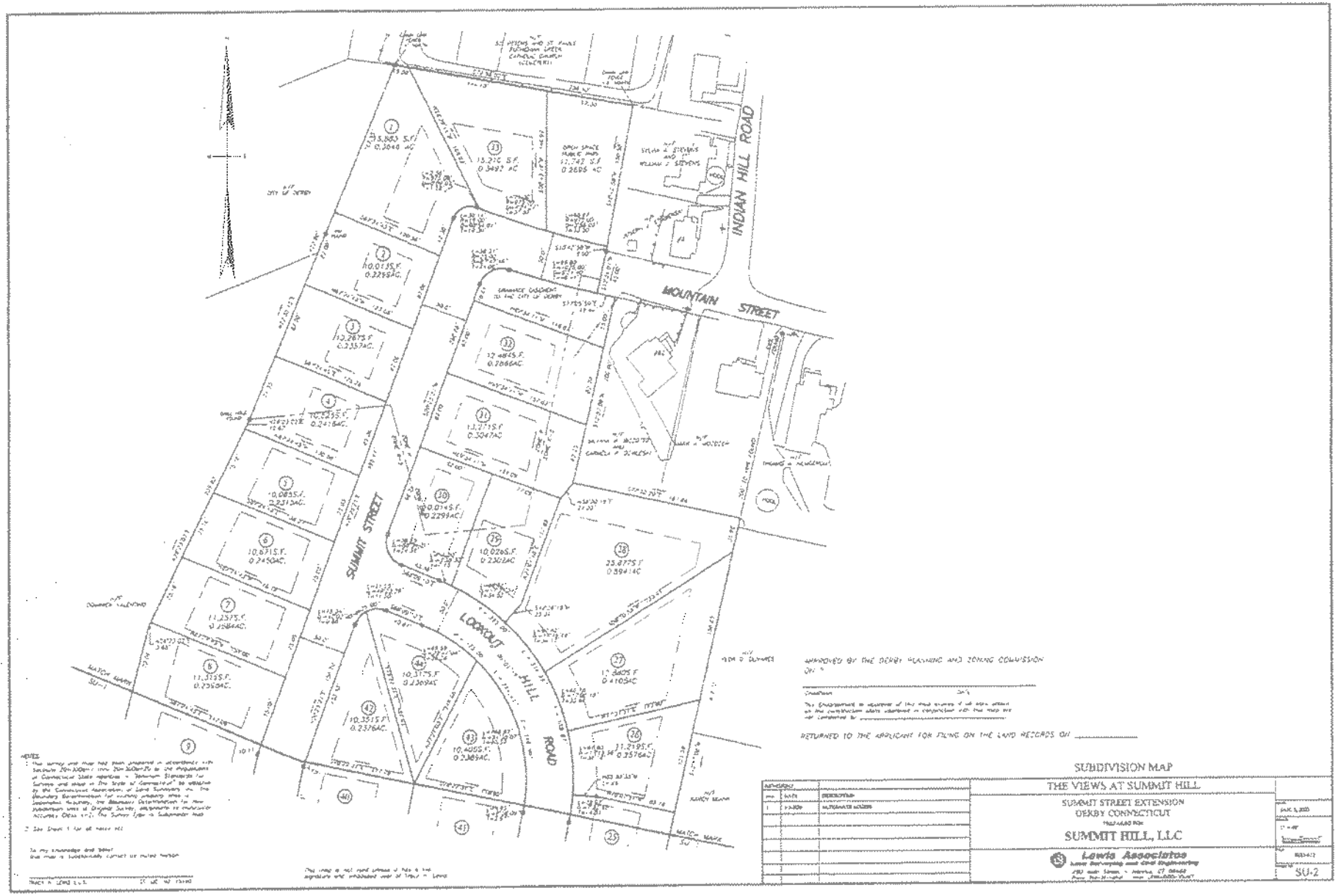
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
MISTYHILL LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SD-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION

ON: _____

_____

_____

THIS ENDORSEMENT IS NEGATIVE OF ANY AND ALL RIGHTS OF THE CITY OF DERBY AS THE SUBDIVISION MAPS SUBMITTED IN CONJUNCTION WITH THIS MAP ARE NOT COMPLETED BY _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES & "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON "THE BOUNDARY DETERMINATION OF EXISTING PROPERTY LINES & SUBDIVISION SURVEY, THE BOUNDARY DETERMINATION OF NEW SUBDIVISION LINES & ORIGINAL SURVEY, ASSIGNMENT OF HORIZONTAL ACCURACY CLASS = F-2, THE SURVEY TYPE = SUBDIVISION MAP
2. SEE SHEET 1 OF 2 FOR KEY MAP
3. TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

TRACT A LEWIS L.L.C.

THIS MAP IS NOT VALID UNLESS IT HAS A LIVE SIGNATURE AND EMBOSSED SEAL OF LEWIS + LEWIS

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION

DERBY CONNECTICUT

PREPARED FOR:

SUMMIT HILL, LLC

Lewis Associates

Land Surveying and Civil Engineering

JAN 3, 2020

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Matthew Sandler
26 Cornerstone Dr
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

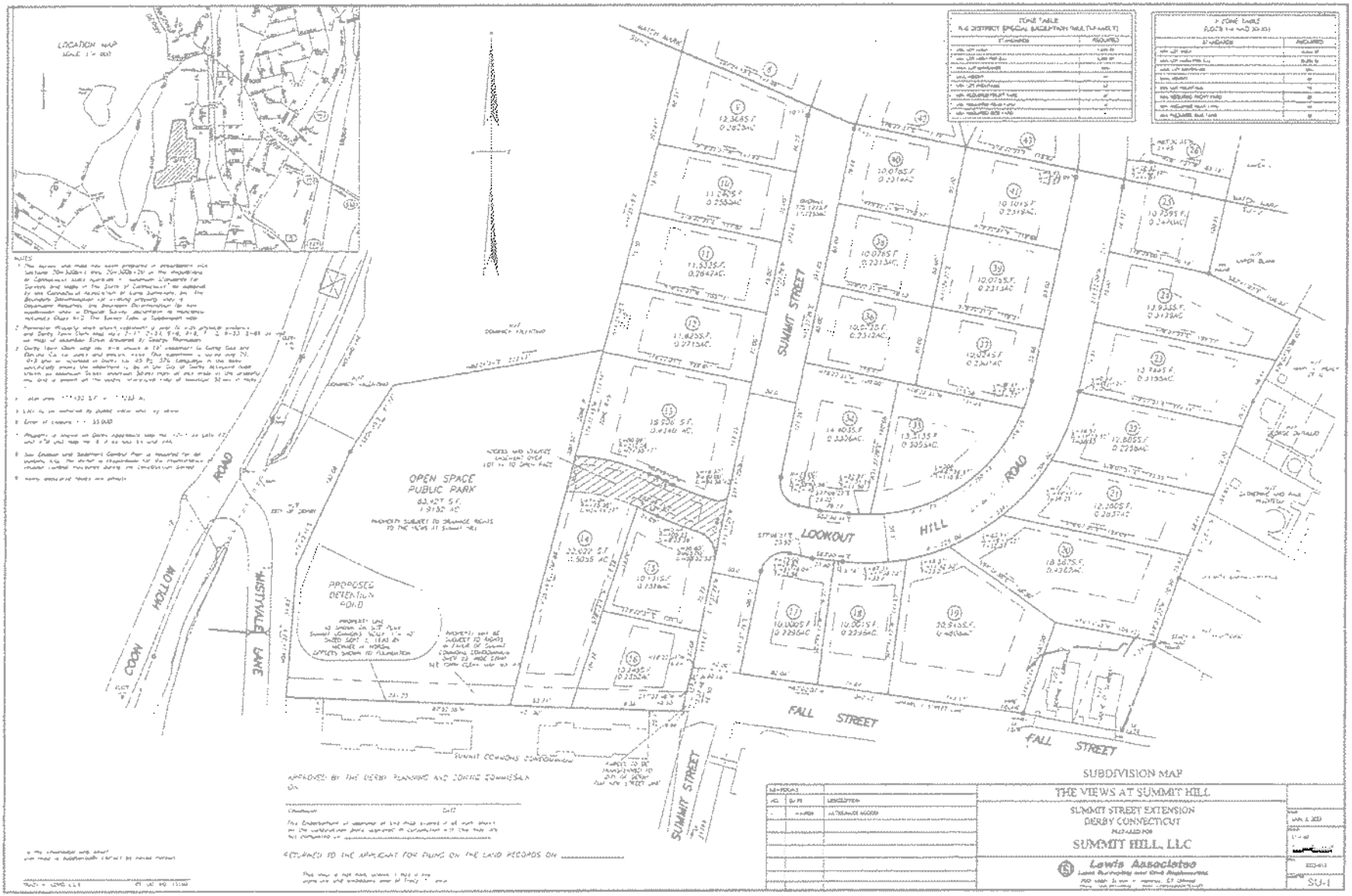
Date: **March 20, 2026**

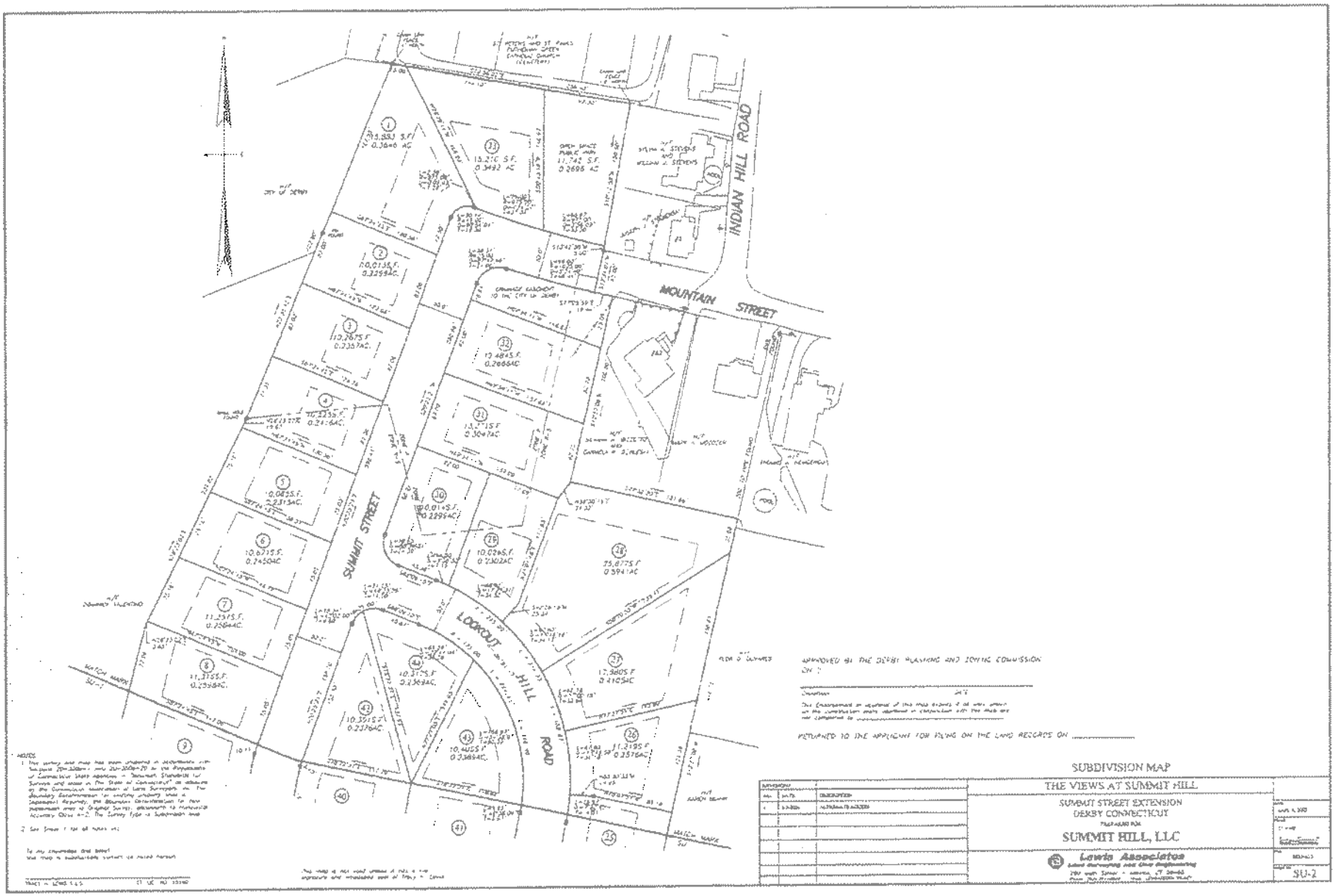
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
SUMMIT STREET
LOOKOUT HILL ROAD
COON HOLLOW ROAD
WASHINGTON AVENUE
FALL STREET
OPEN SPACE
PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON :
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Thom Keomixay
53 Clearview Ct
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

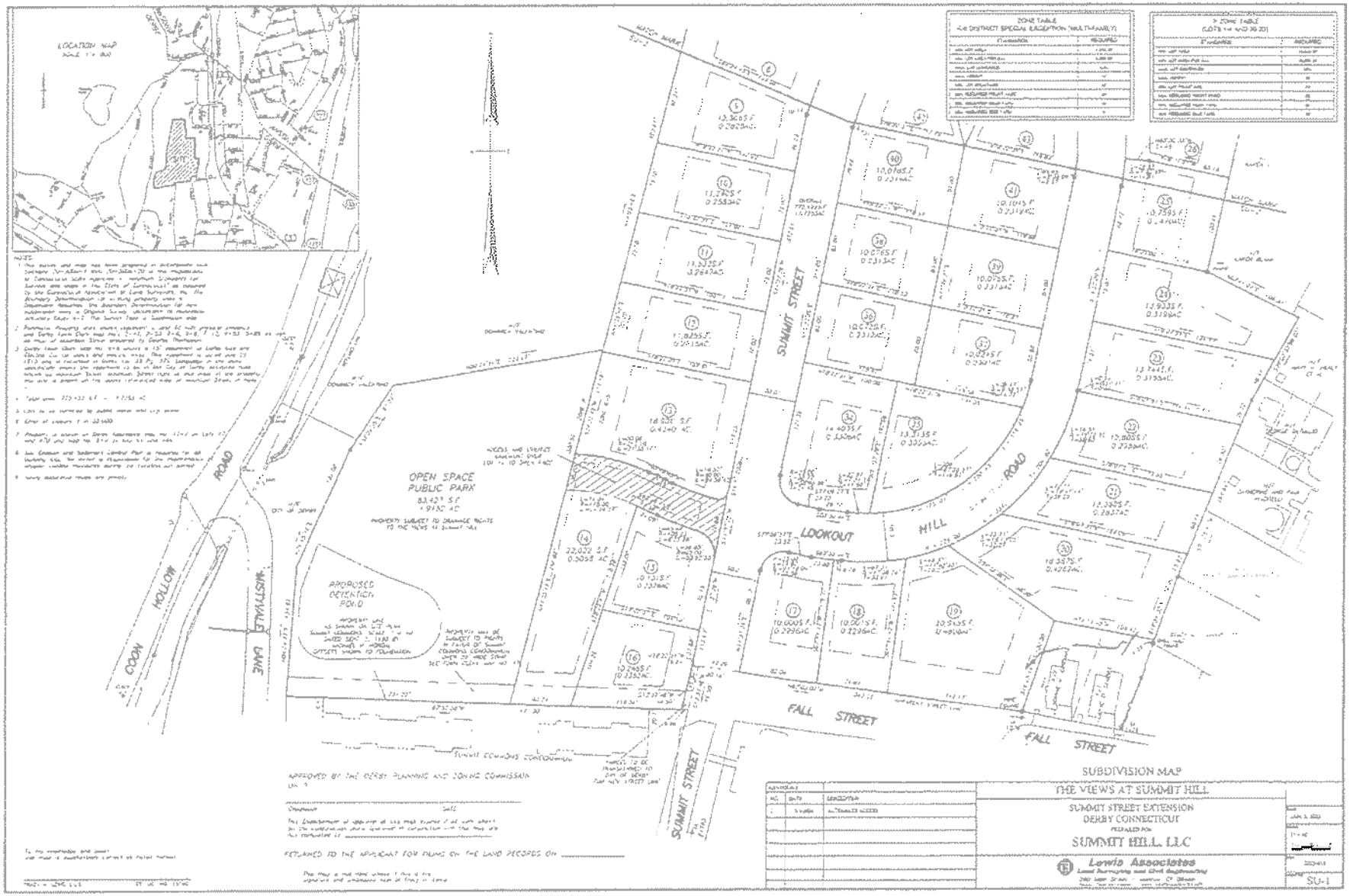
Date: **March 20, 2026**

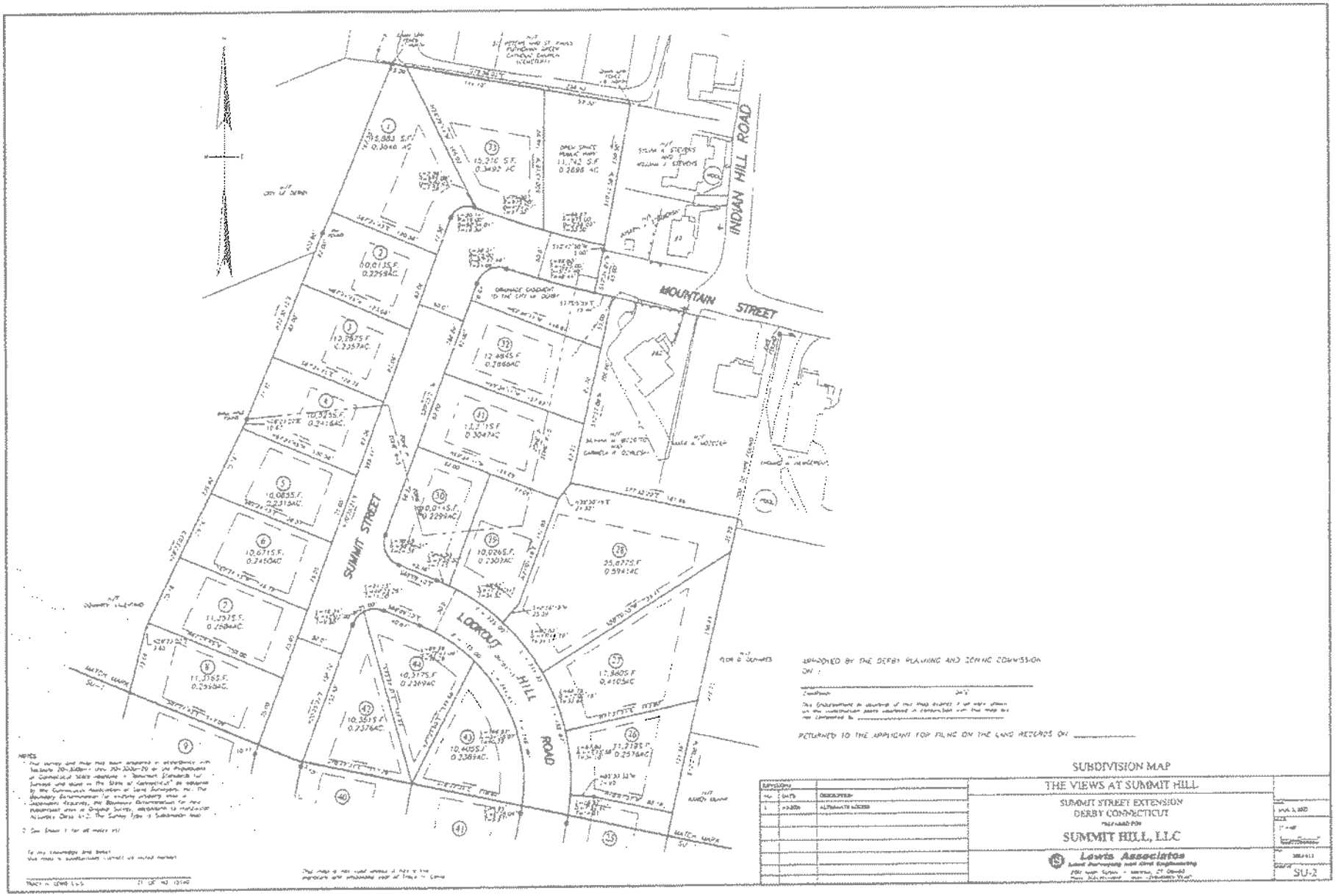
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WHITMAN LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON :

_____
(DATE)

THIS ENDORSEMENT IN ABSENCE OF ANY OTHER APPROVAL OF THE SUBDIVISION SHOWN HEREON IN CONFORMANCE WITH THAT MADE BY THE COMMISSION

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

NOTES:

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mieczslaw Krzywdzinski
83 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

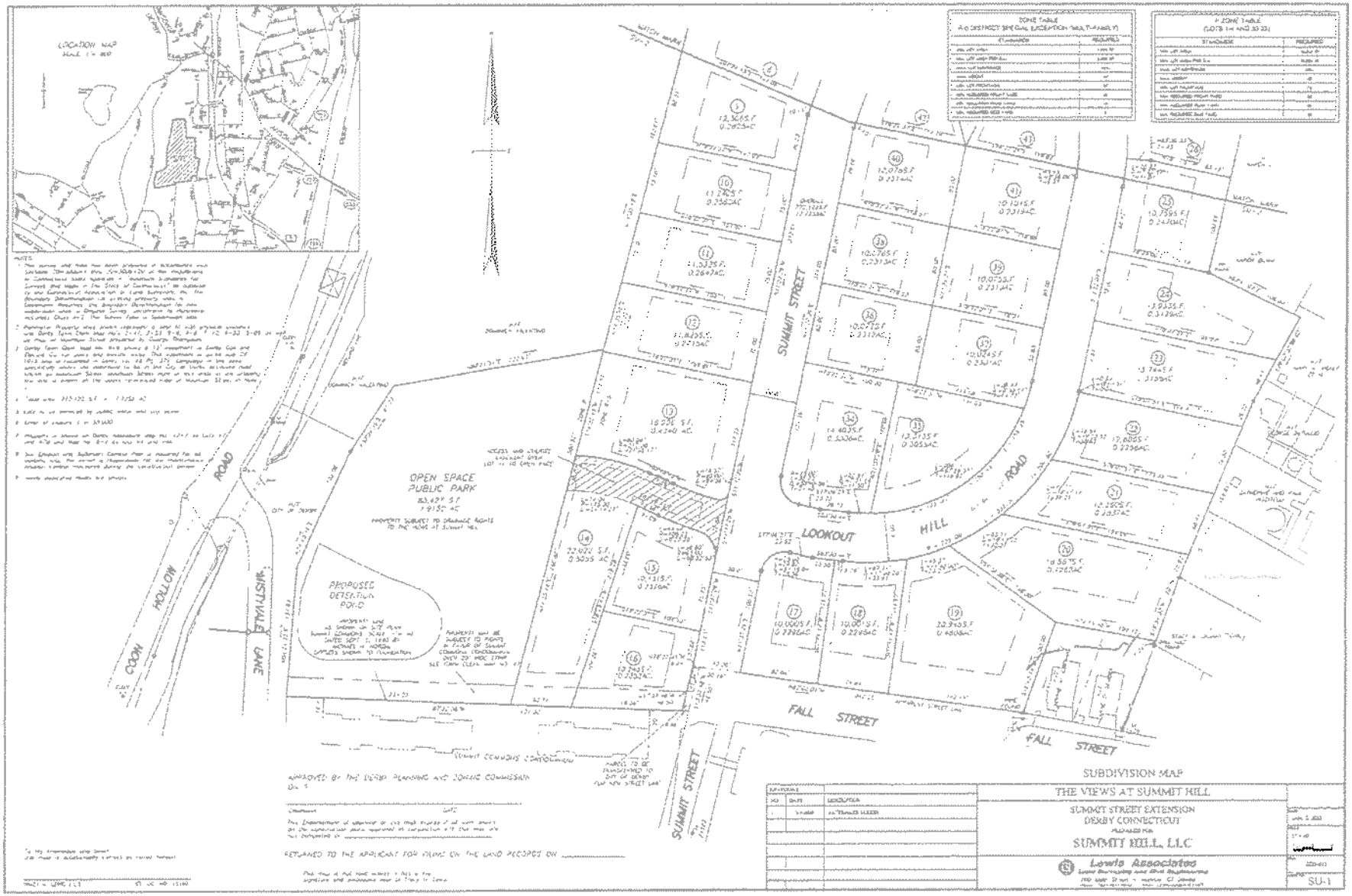
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WILLSHIRE LANE
OPEN SPACE
PUBLIC PARK
83,629 S.F.
1.9197 AC
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Haley E Olson & Family
82 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

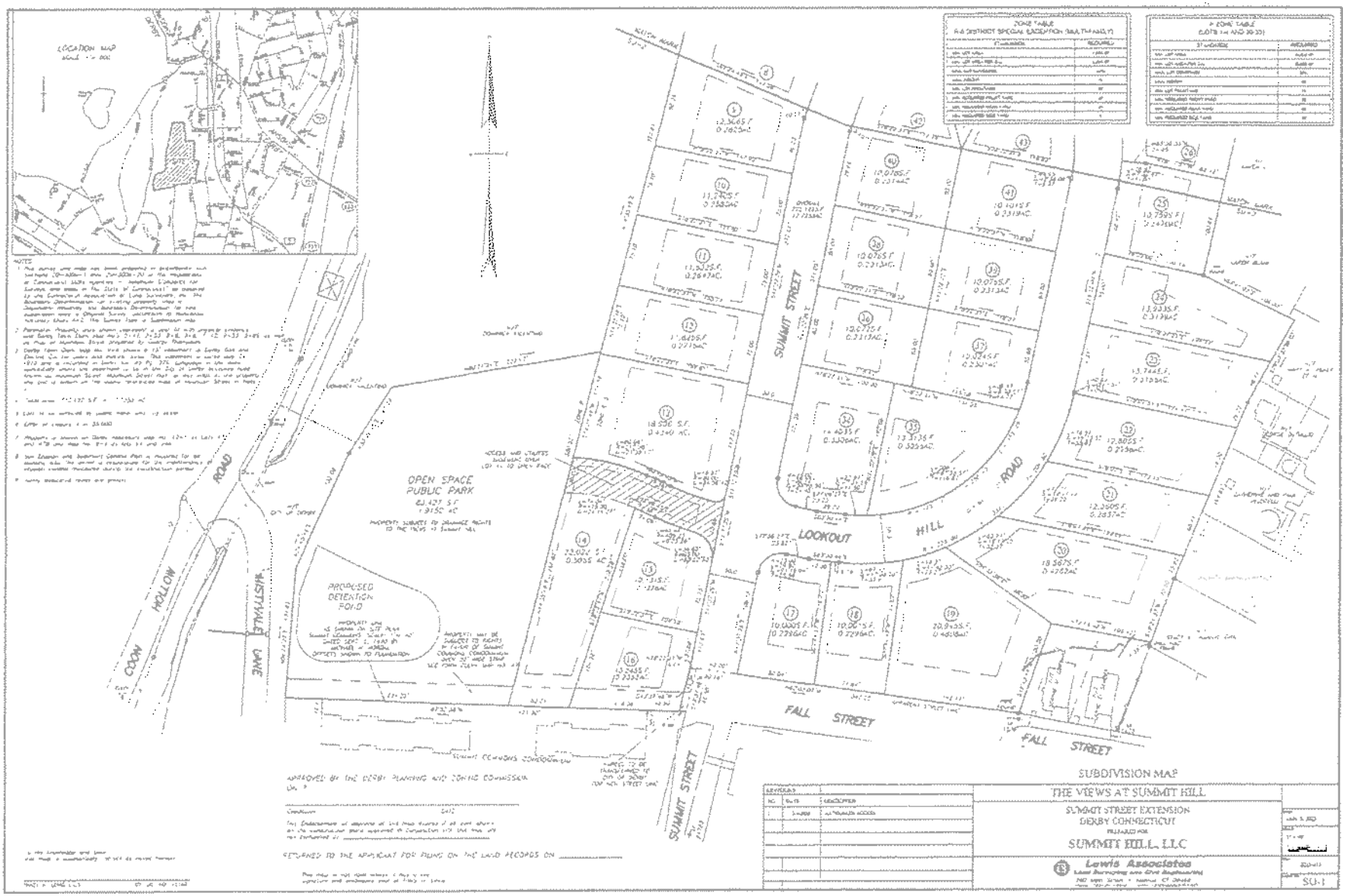
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SUMMIT STREET
FALL STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
HISTORIC LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SU-1



SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: City of Derby
1 Elizabeth ST
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

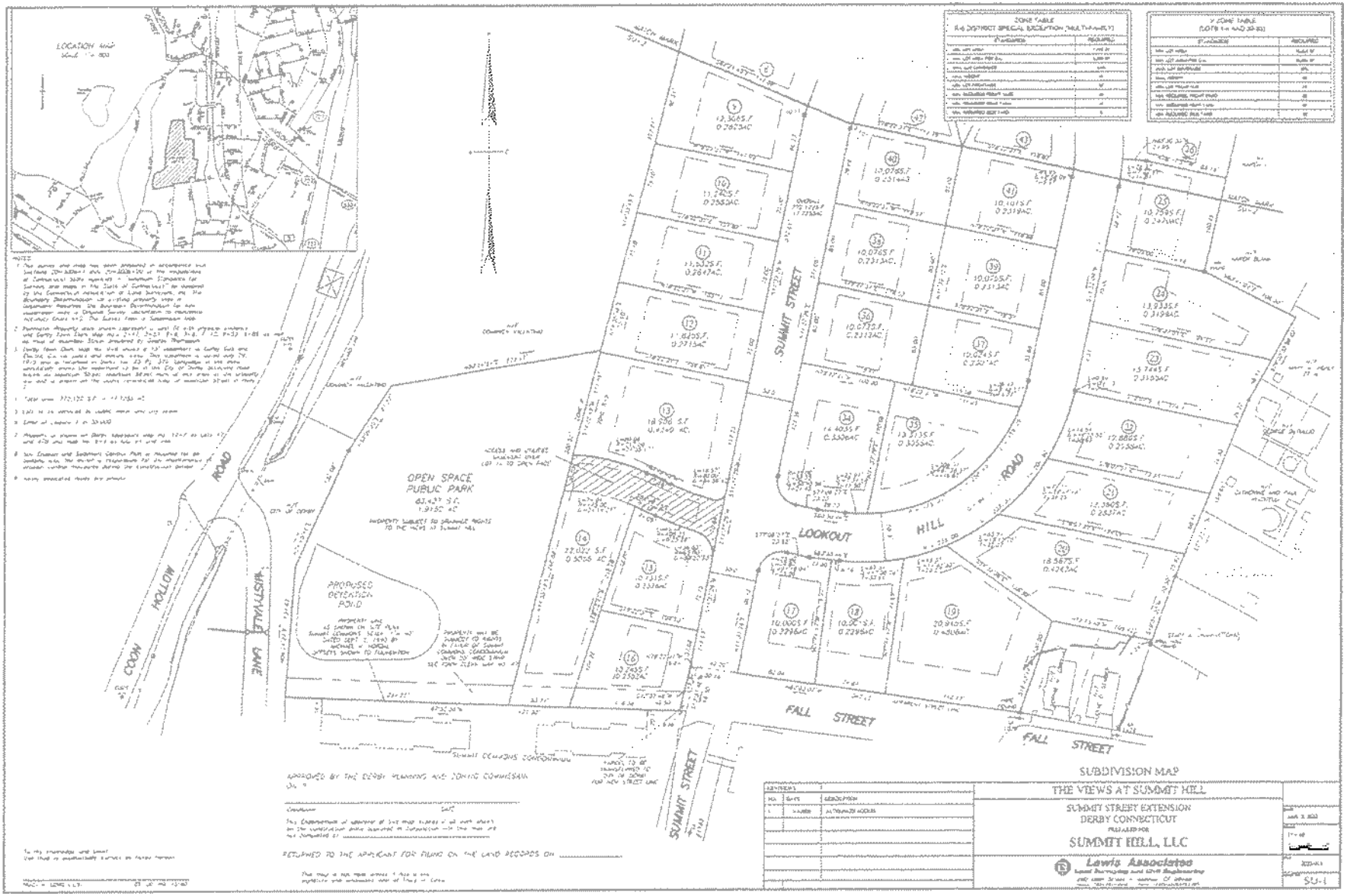
Date: **March 20, 2026**

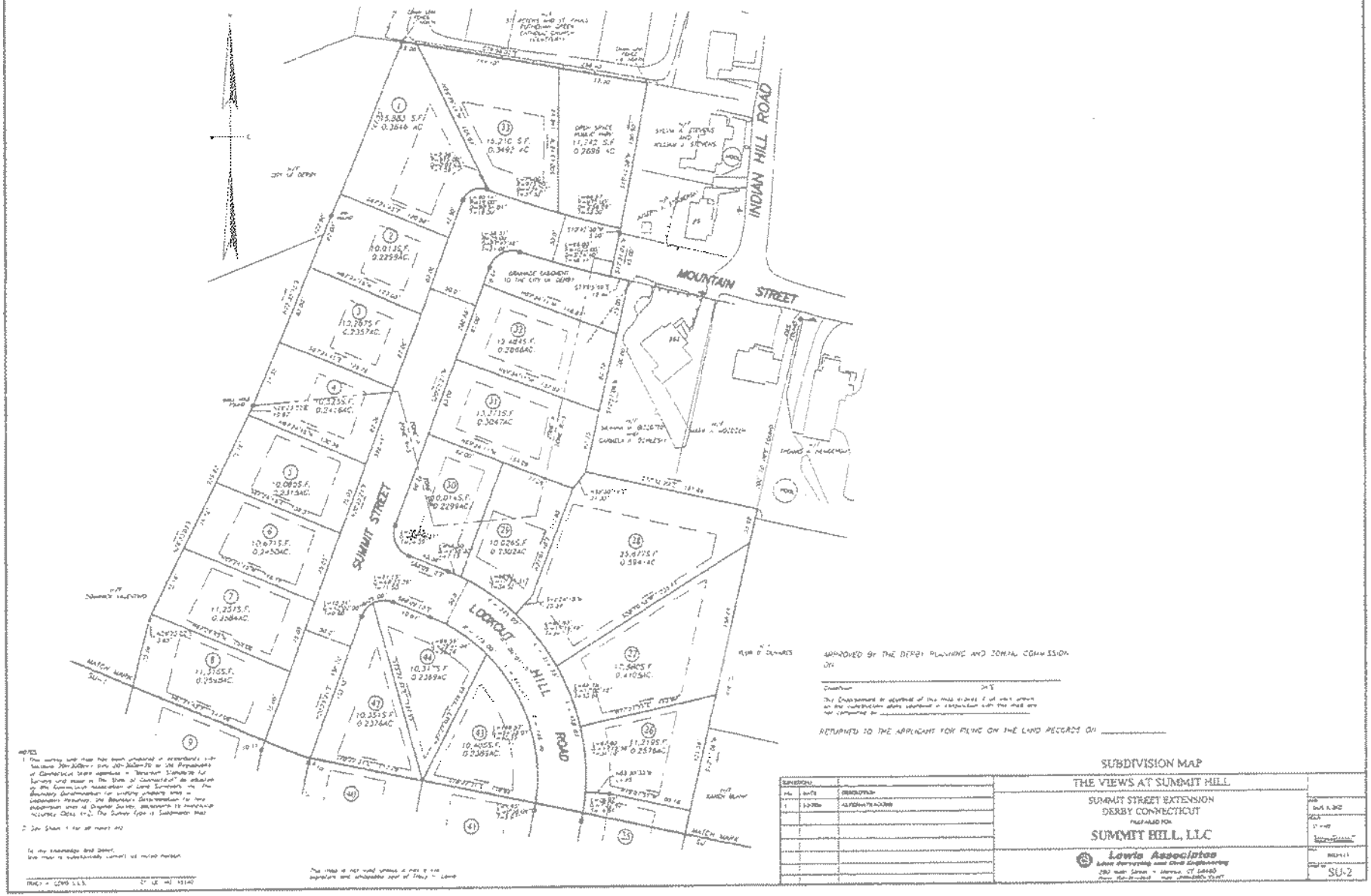
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WHITEHALL LANE
OPEN SPACE
PUBLIC PARK
PROPOSED
DETENTION
POND
SUMMIT CROSSING CONDOMINIUM
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON

Chairman

Date

The endorsement or approval of this map does not imply approval for the construction shown hereon or compliance with the laws applicable thereto.

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Dominick Valentino
52 Summit St
Derby CT 063418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

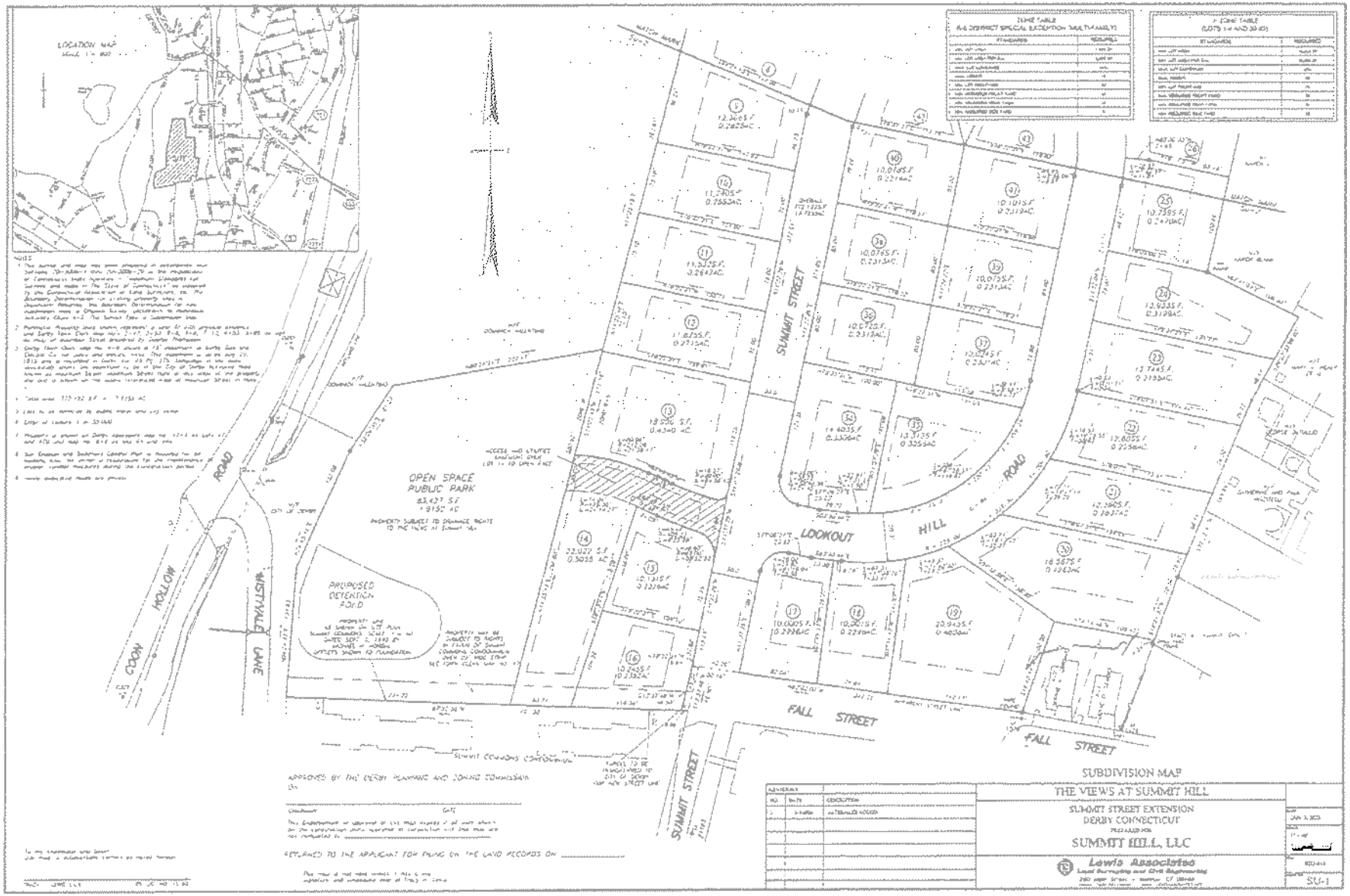
Date: **March 20, 2026**

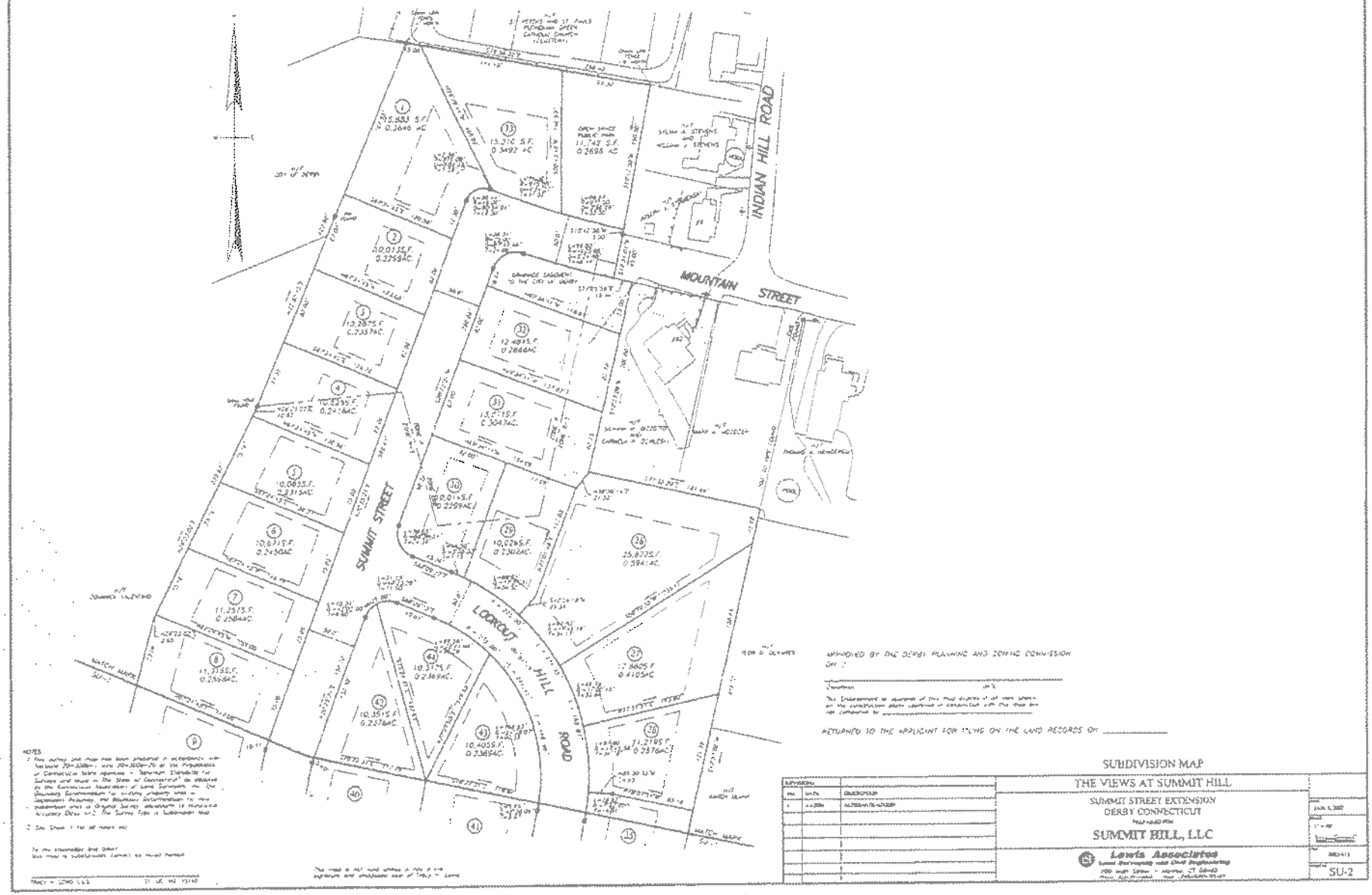
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
MISTY VALE LANE
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9152 AC
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION

DATE: _____

CHAIRMAN

THIS ENDORSEMENT IS VOID IF THE MAP IS NOT FILED IN THE OFFICE OF THE TOWN CLERK ON OR BEFORE _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON: _____

NOTES

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates

REVISIONS		
NO.	DATE	DESCRIPTION
1	2-2-2026	ALTERATION TO LOT 29

JAN. 5, 2026

1" = 40'

2023-413

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Valdovinos Home Improvement LLC
144 Magnolia ST
Bridgeport CT 06610

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

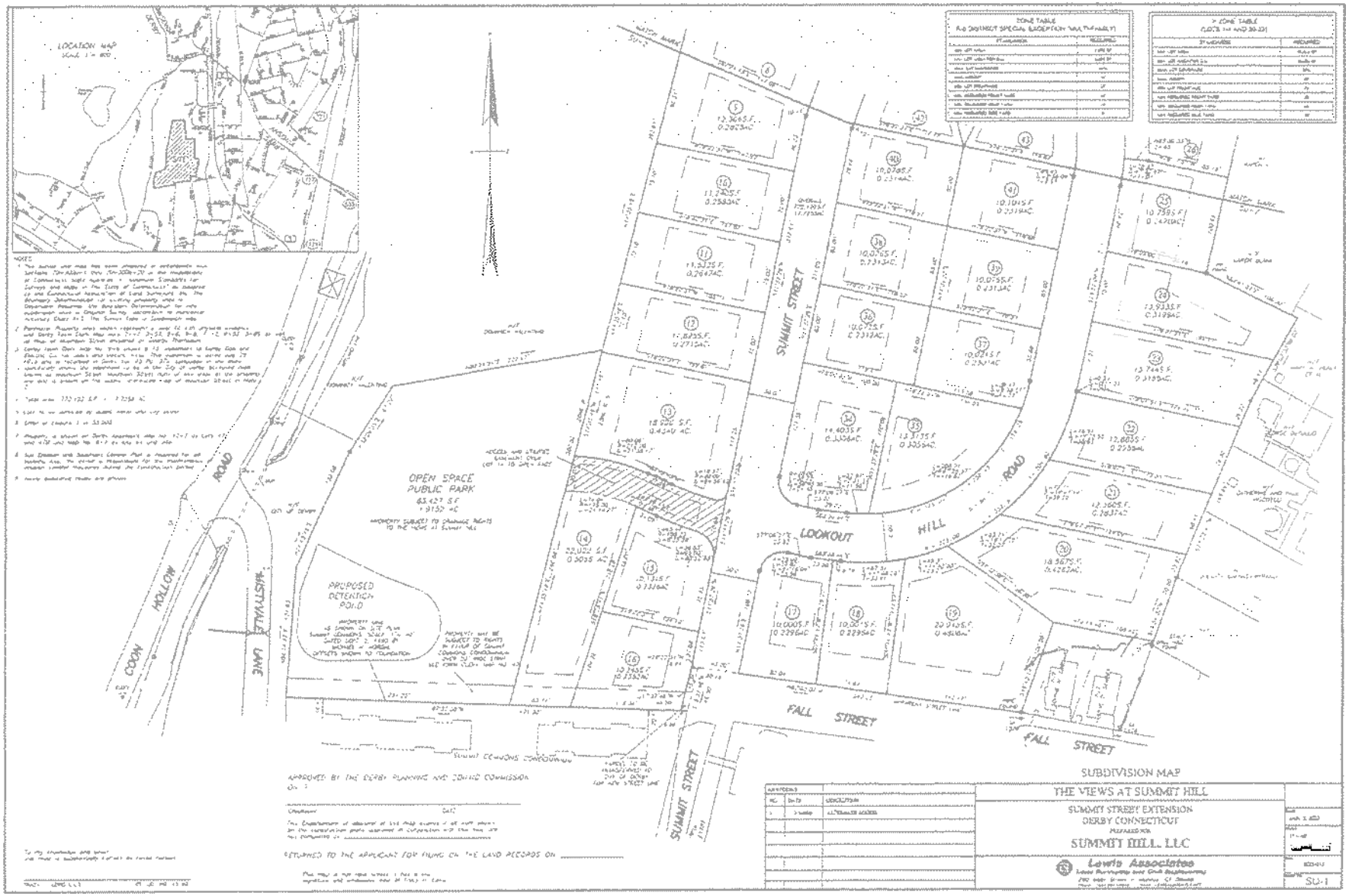
Date: **March 20, 2026**

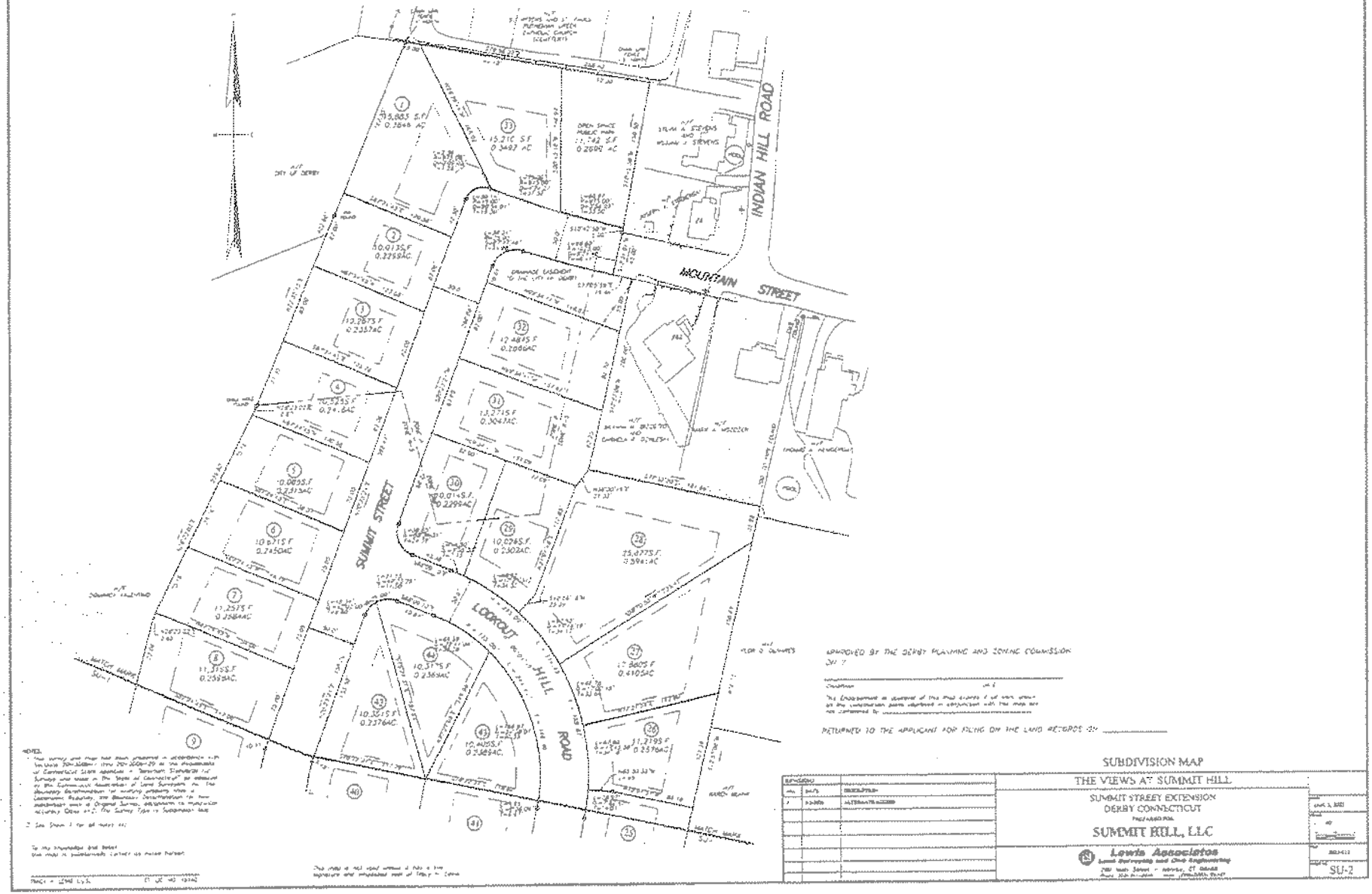
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES:
OPEN SPACE
PUBLIC PARK
63,427 S.F.
1.9152 AC
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
WHITEHALL LANE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Diallo Lopez
76 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

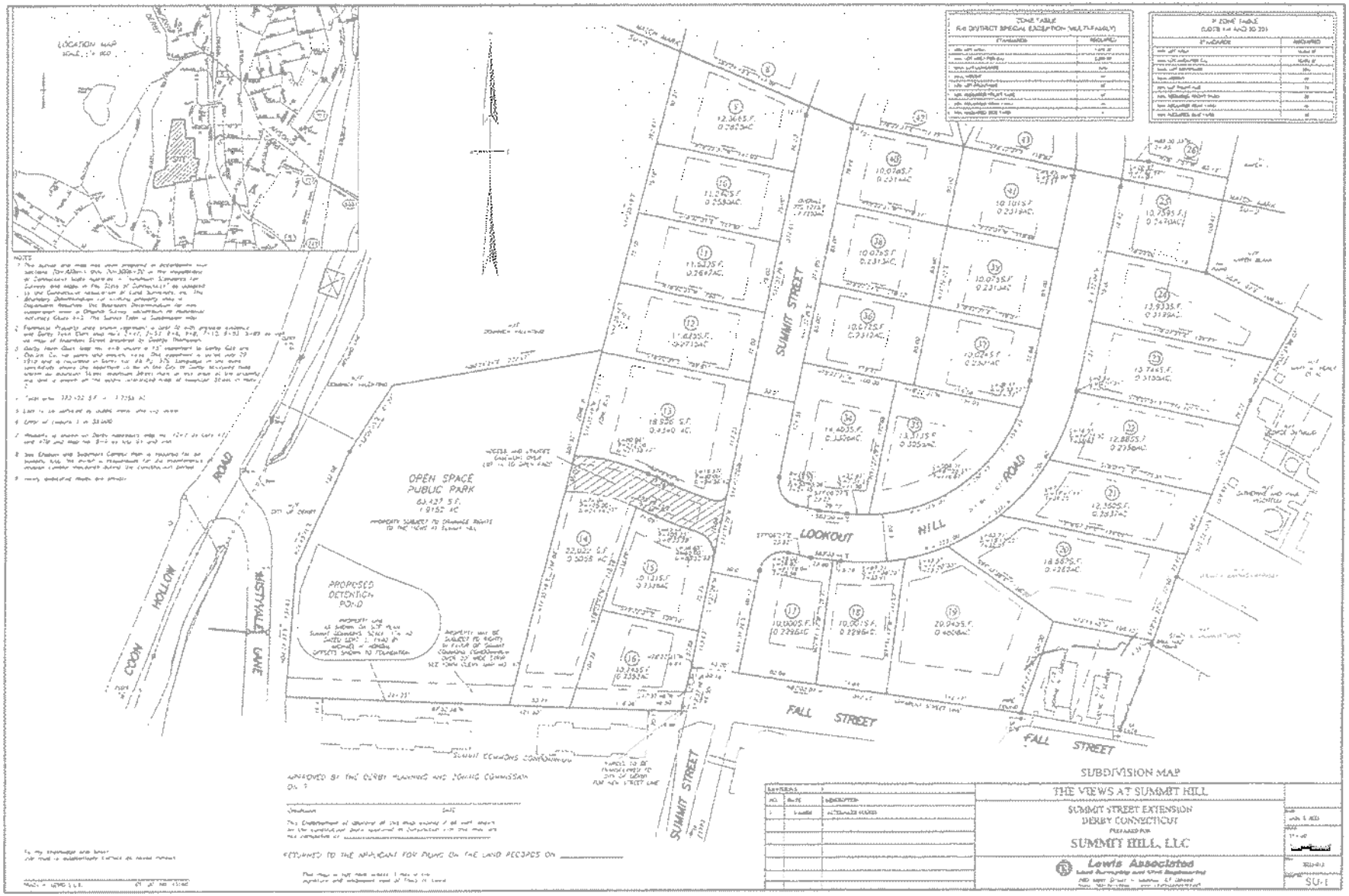
Date: **March 20, 2026**

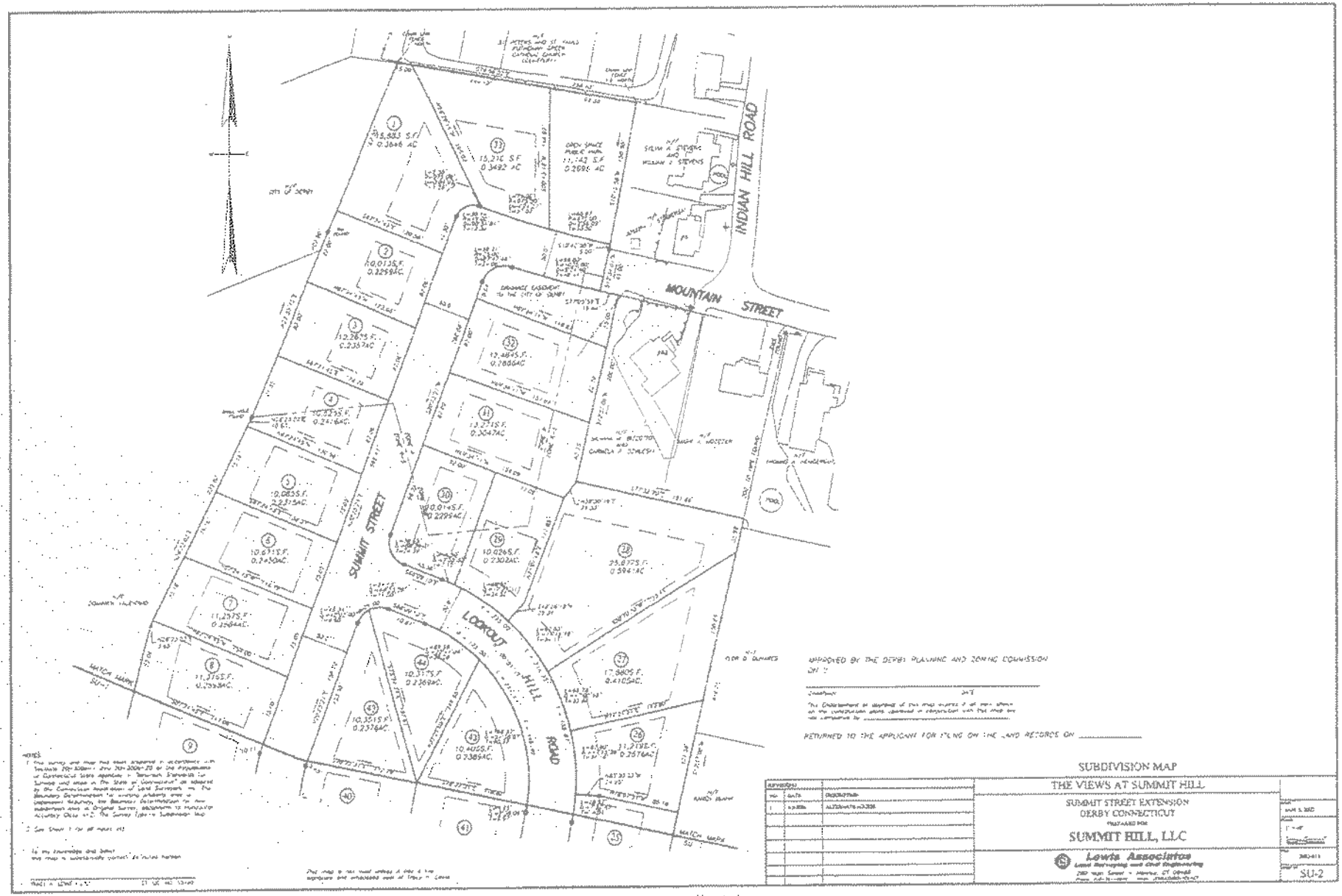
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES
OPEN SPACE
PUBLIC PARK
63,427 S.F.
1.9152 AC
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
WESTVALE
LANE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Jacquelyn M Coster
108 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

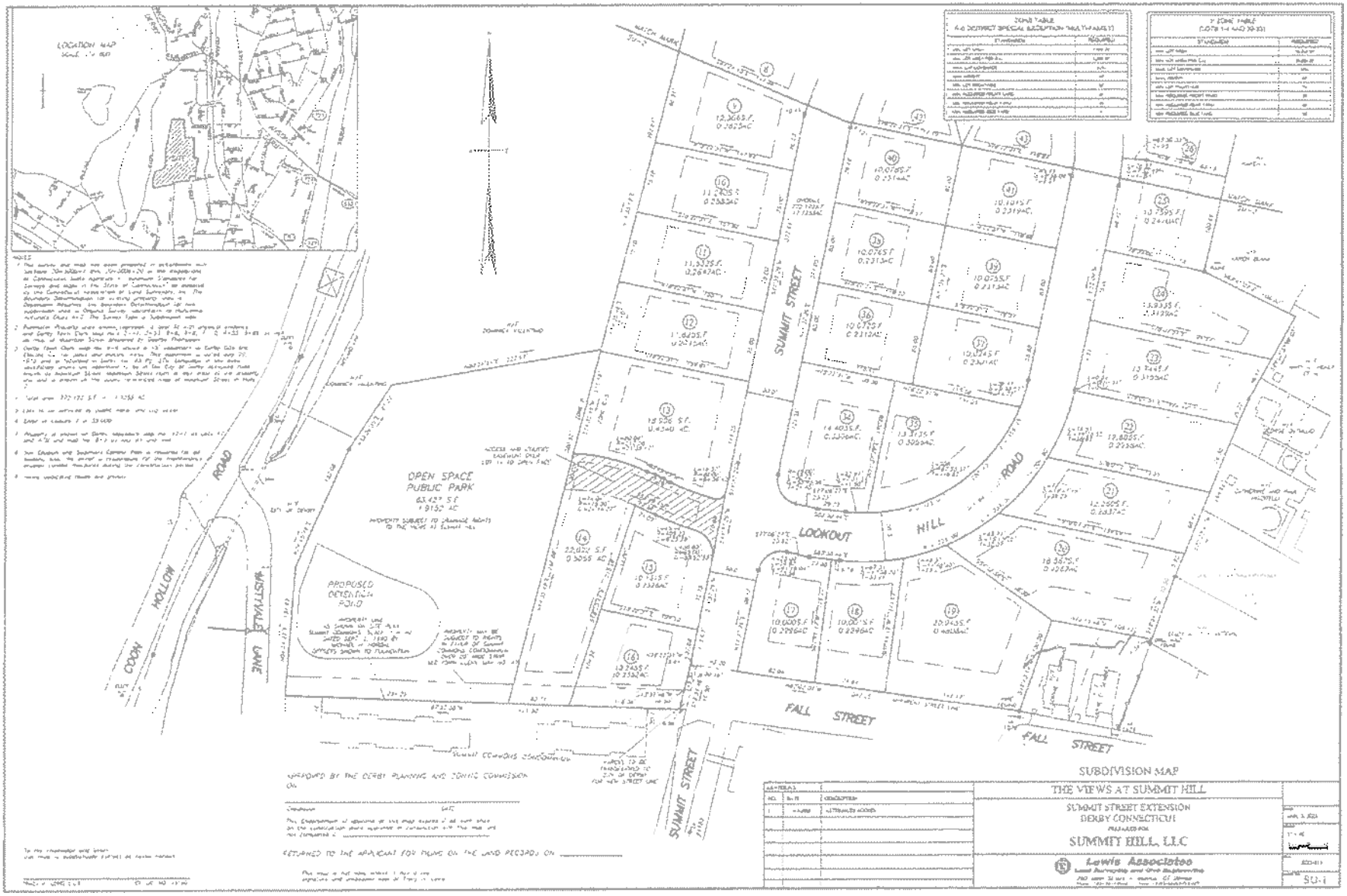
Date: **March 20, 2026**

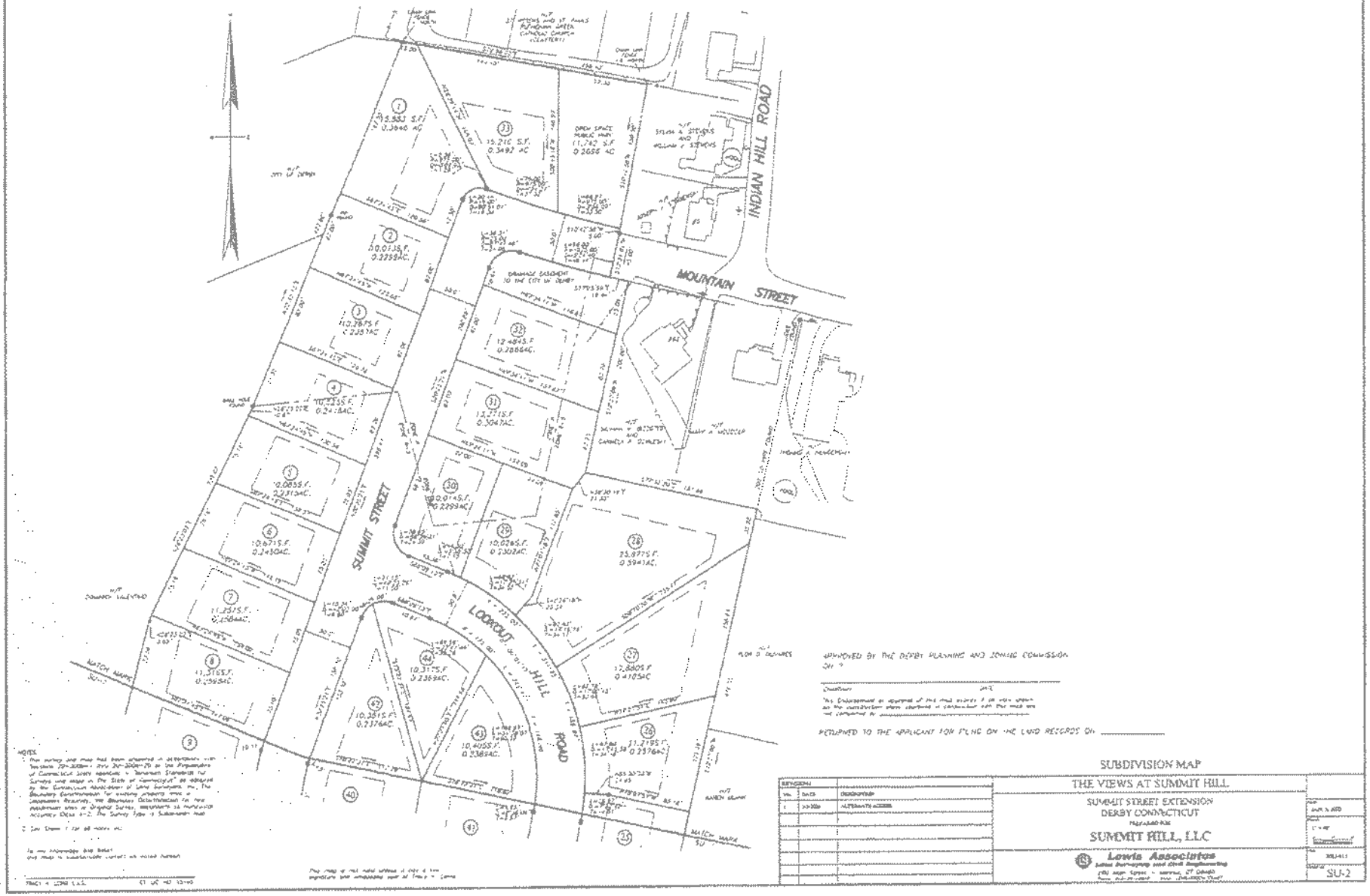
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
OPEN SPACE
PUBLIC PARK
63,427 S.F.
1.913± AC
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COOK
HOLLOW
ROAD
WHITTAKER
LANE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR:
SUMMIT HILL, LLC
Lewis Associates
SD-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON _____

CHAIRMAN DATE

THIS SUBDIVISION OR ADDITION OF THIS MAP SHALL BE NULL AND VOID IF THE CONSTRUCTION WORK CONTEMPLATED HEREIN IS NOT COMMENCED BY _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

NOTES:

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

REVISIONS		
No.	DATE	DESCRIPTION
1	7-27-2020	ALTERNATE ACCESS

SCALE: 1" = 40'

JOB NO. 20-041

SHEET NO. SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Daniel Rodriguez
70 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

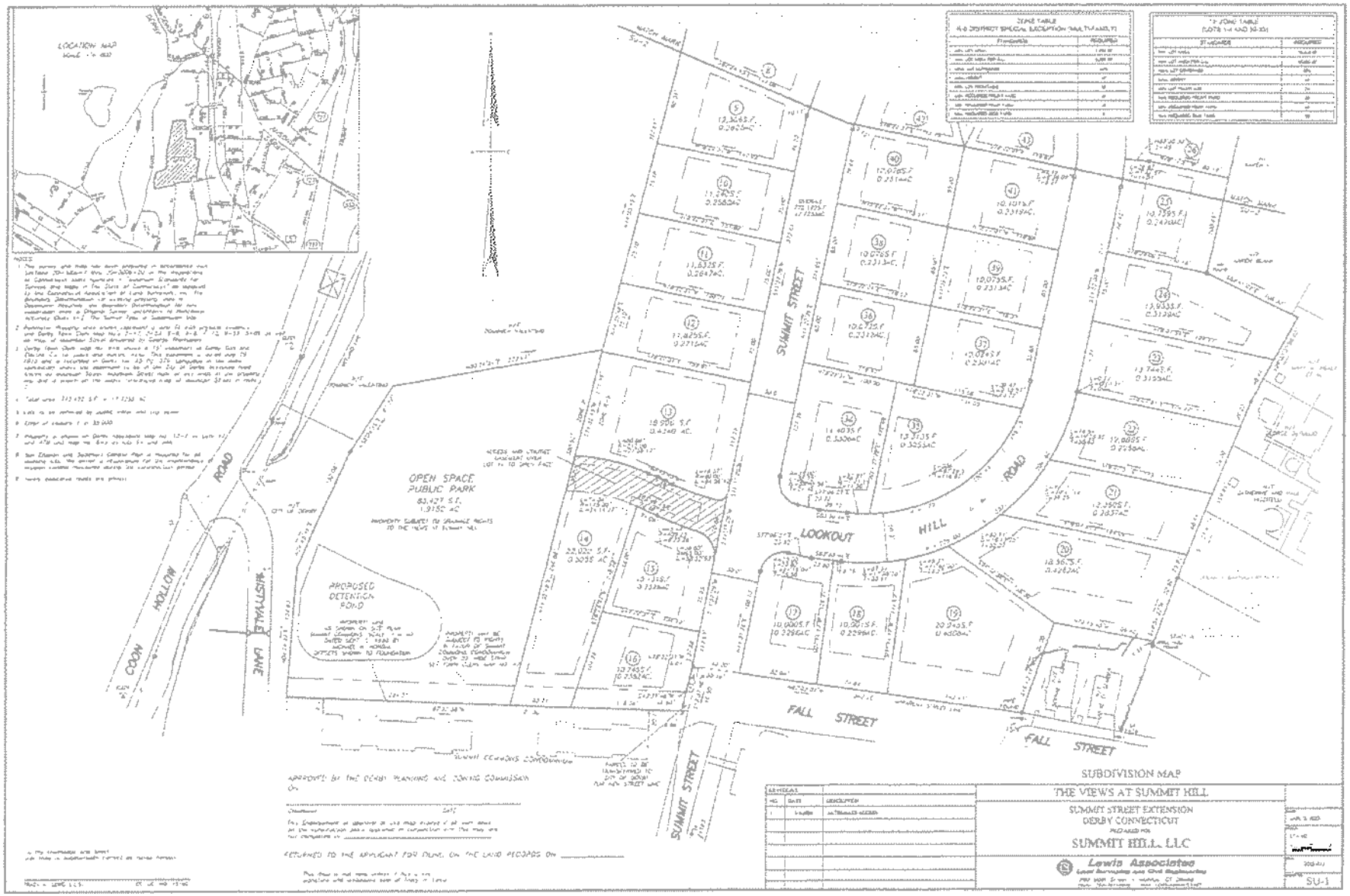
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT STREET
FALL STREET
FALL STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
WHISTLE LANE
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Joseph J & Kathleen A Tabone
99 Summit St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

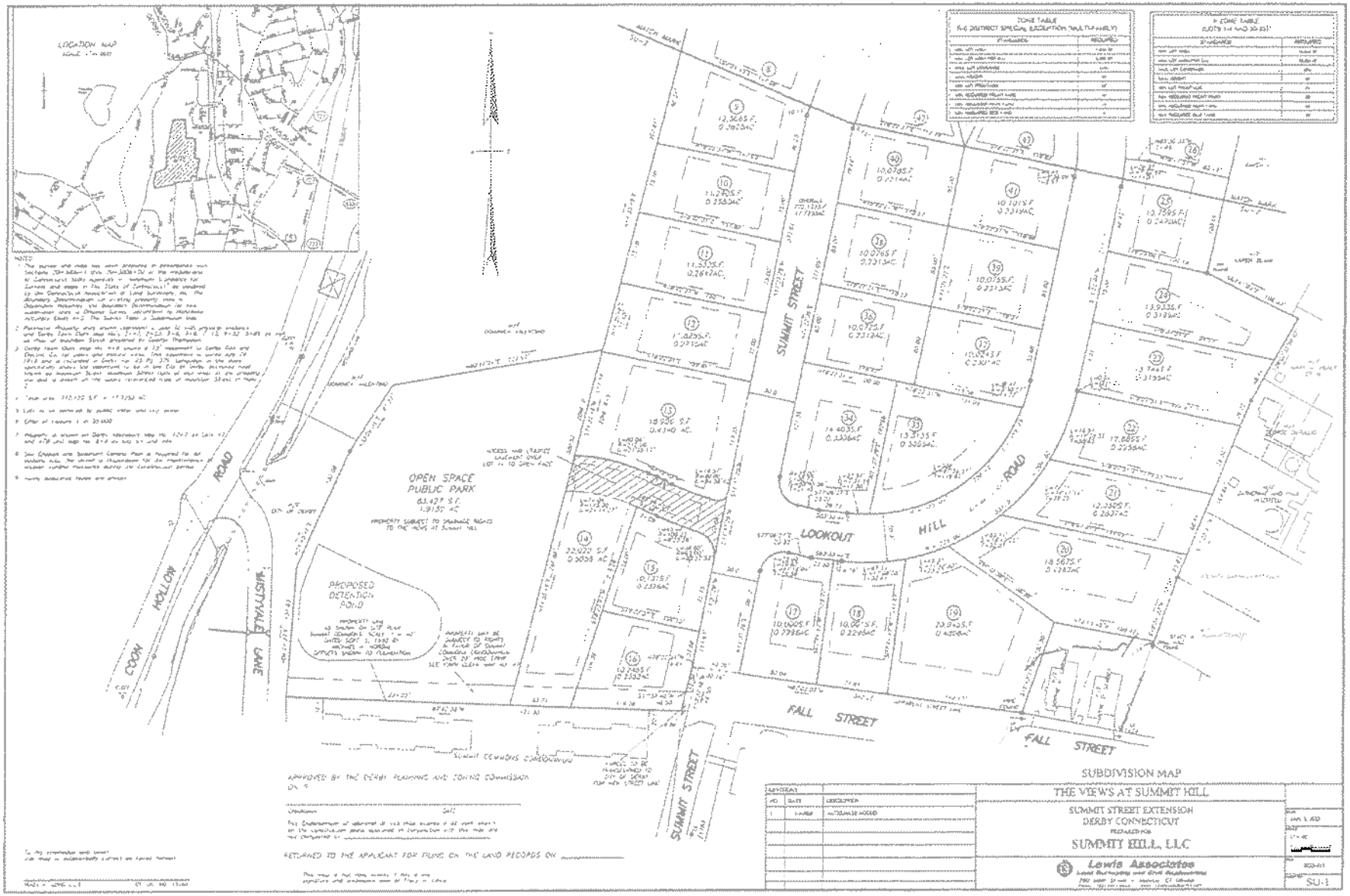
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Jason Chiarini & Family
98 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

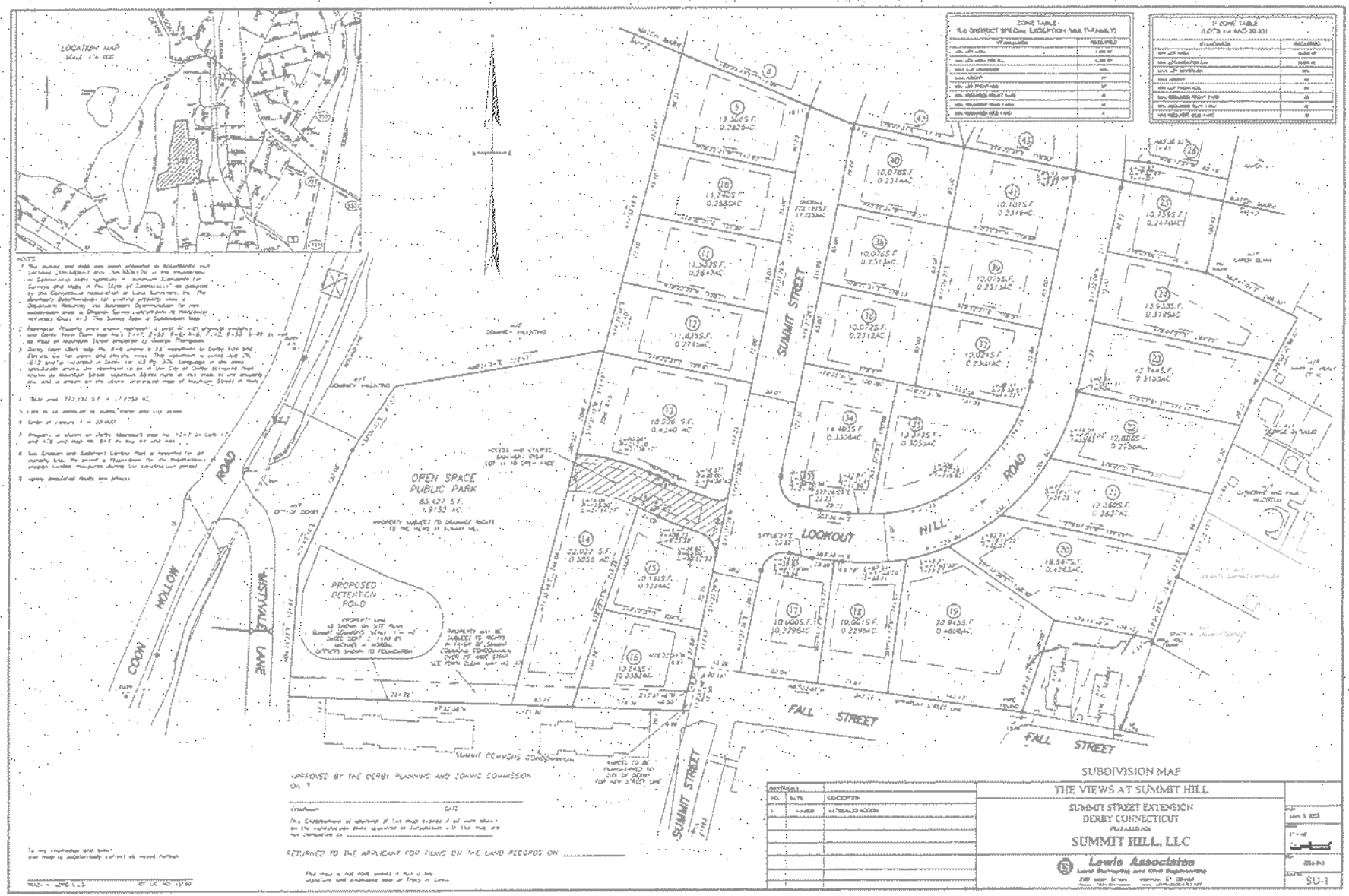
Date: **March 20, 2026**

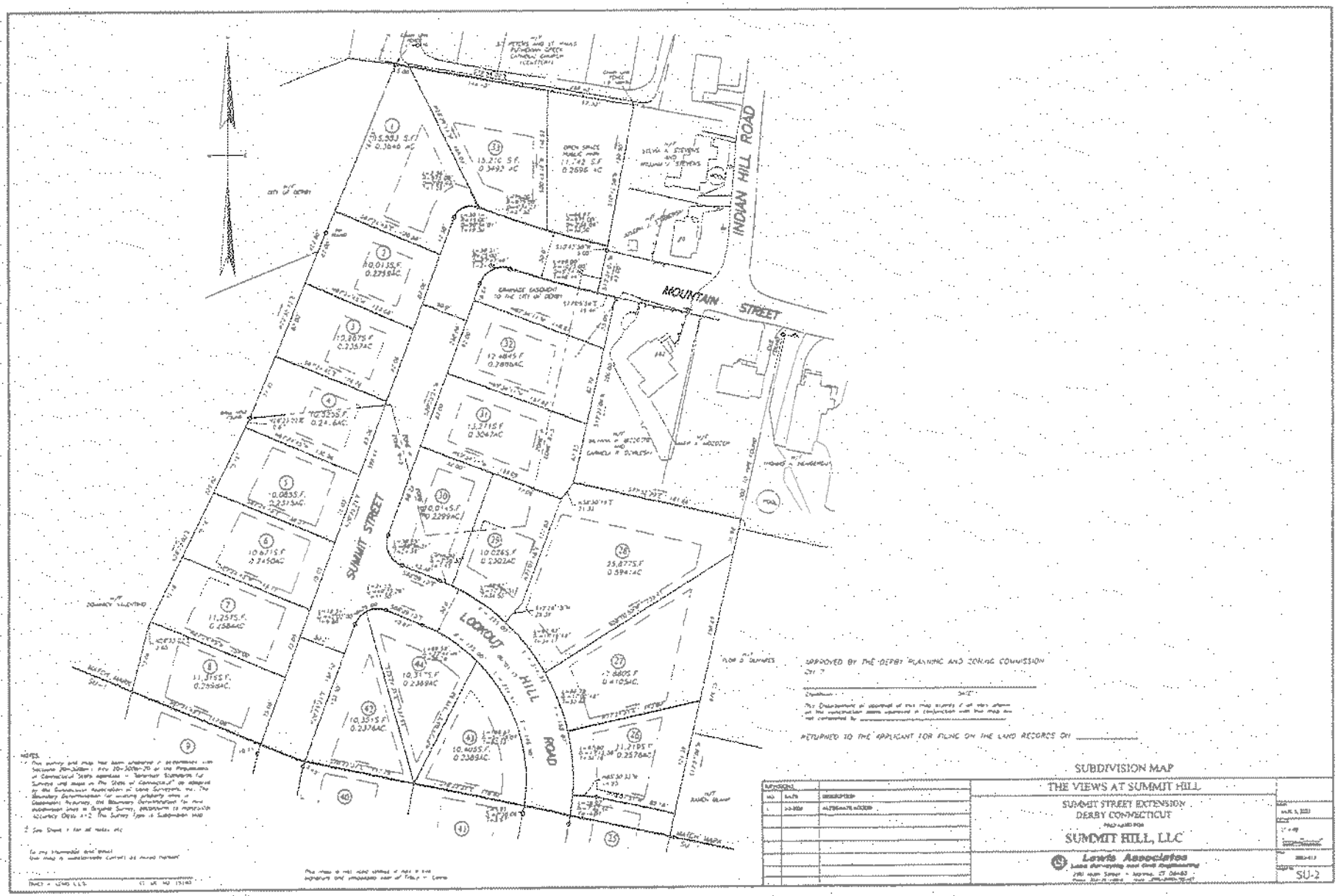
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT HILL ROAD
LOOKOUT
FALL STREET
COON HOLLOW ROAD
WESTMINSTER LANE
OPEN SPACE
PUBLIC PARK
85,427 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
ZONE TABLE
R-6 ZONE TABLE
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Association
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
DRAINAGE EASEMENT TO THE CITY OF DERBY
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2696 AC
15,270 S.F. 0.3493 AC
55,533 S.F. 0.3846 AC
10,013S.F. 0.2298AC.
12,287S.F. 0.2821AC.
12,484S.F. 0.2866AC.
10,833S.F. 0.248AC.
13,271S.F. 0.3047AC.
10,083S.F. 0.2313AC.
10,045S.F. 0.2299AC.
10,671S.F. 0.2450AC.
10,026S.F. 0.2302AC.
25,877S.F. 0.594 AC
11,257S.F. 0.258AC.
10,317S.F. 0.2369AC.
11,355S.F. 0.2605AC.
10,351S.F. 0.2374AC.
10,405S.F. 0.2388AC.
11,680S.F. 0.4105AC.
11,219S.F. 0.2576AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Maureen McDougall
84 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

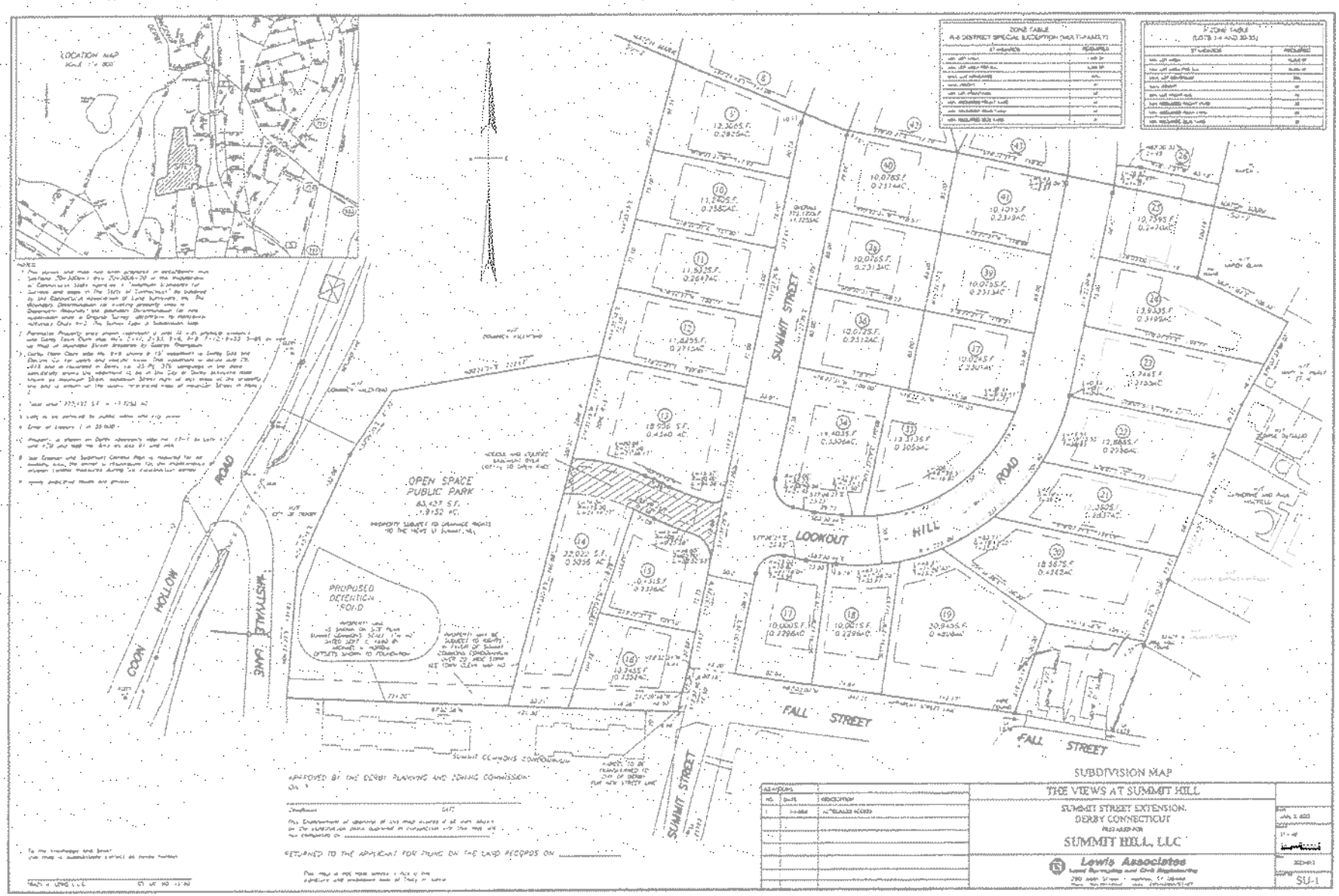
Date: **March 20, 2026**

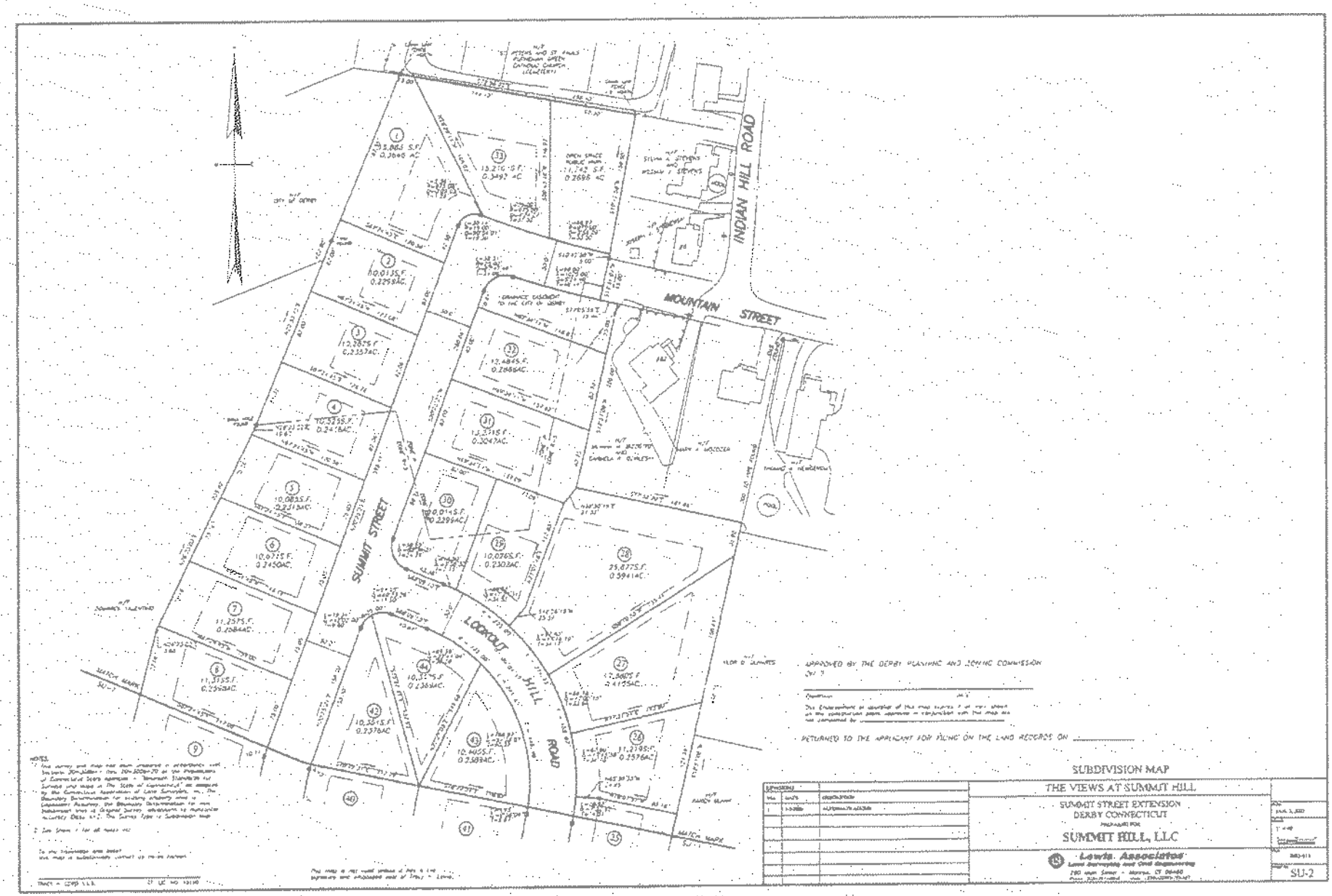
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
S-ZONE TABLE
(LOTS 1-4 AND 30-35)
SUMMIT STREET
SUMMIT HILL ROAD
LOOKOUT HILL
OPEN SPACE
PUBLIC PARK
63,437 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
COON HOLLOW ROAD
WILLIAMS LANE
FALL STREET
SUMMIT STREET
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Association
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Jesse Smith & Family
52 Mountain St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

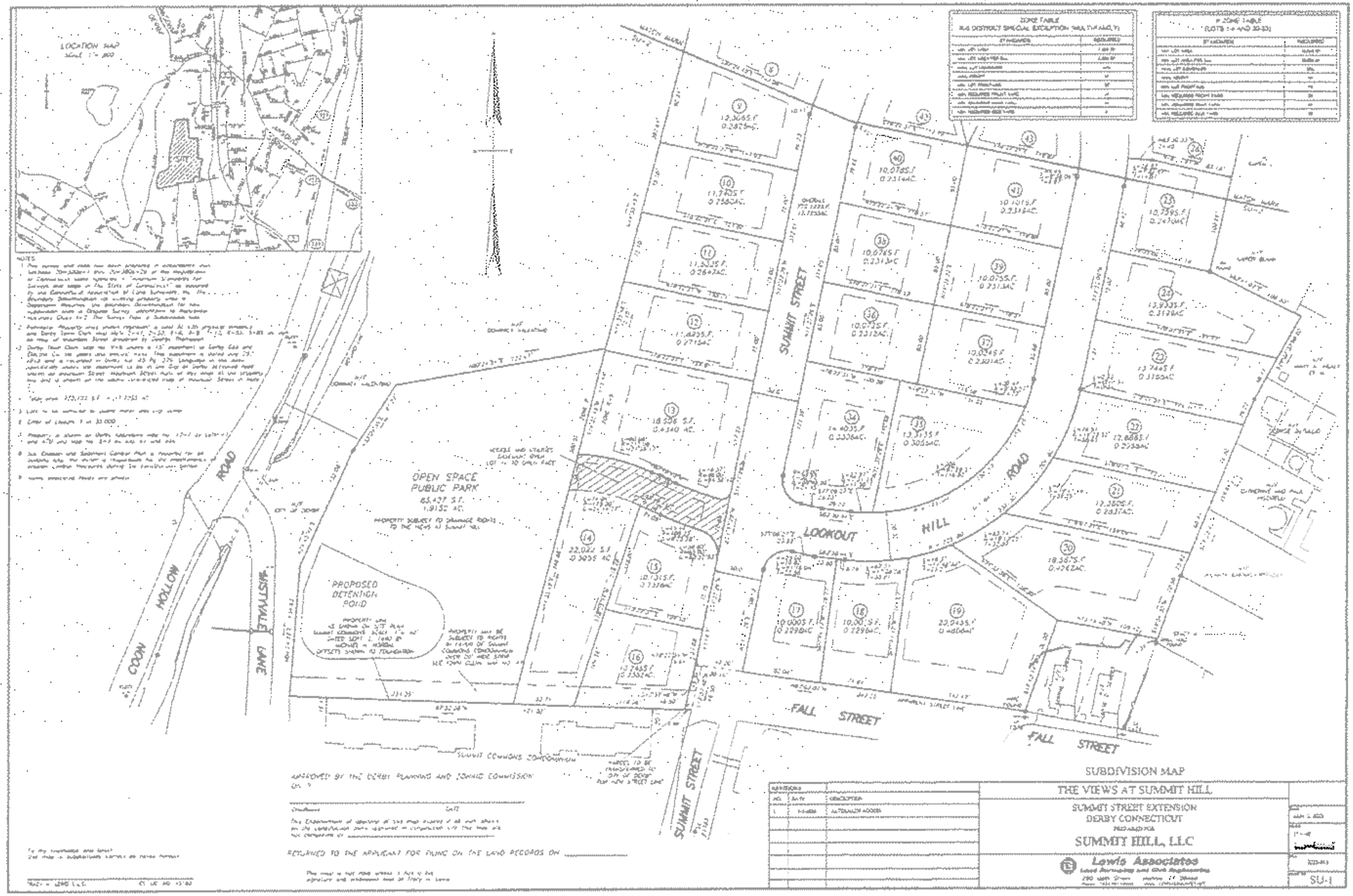
Date: **March 20, 2026**

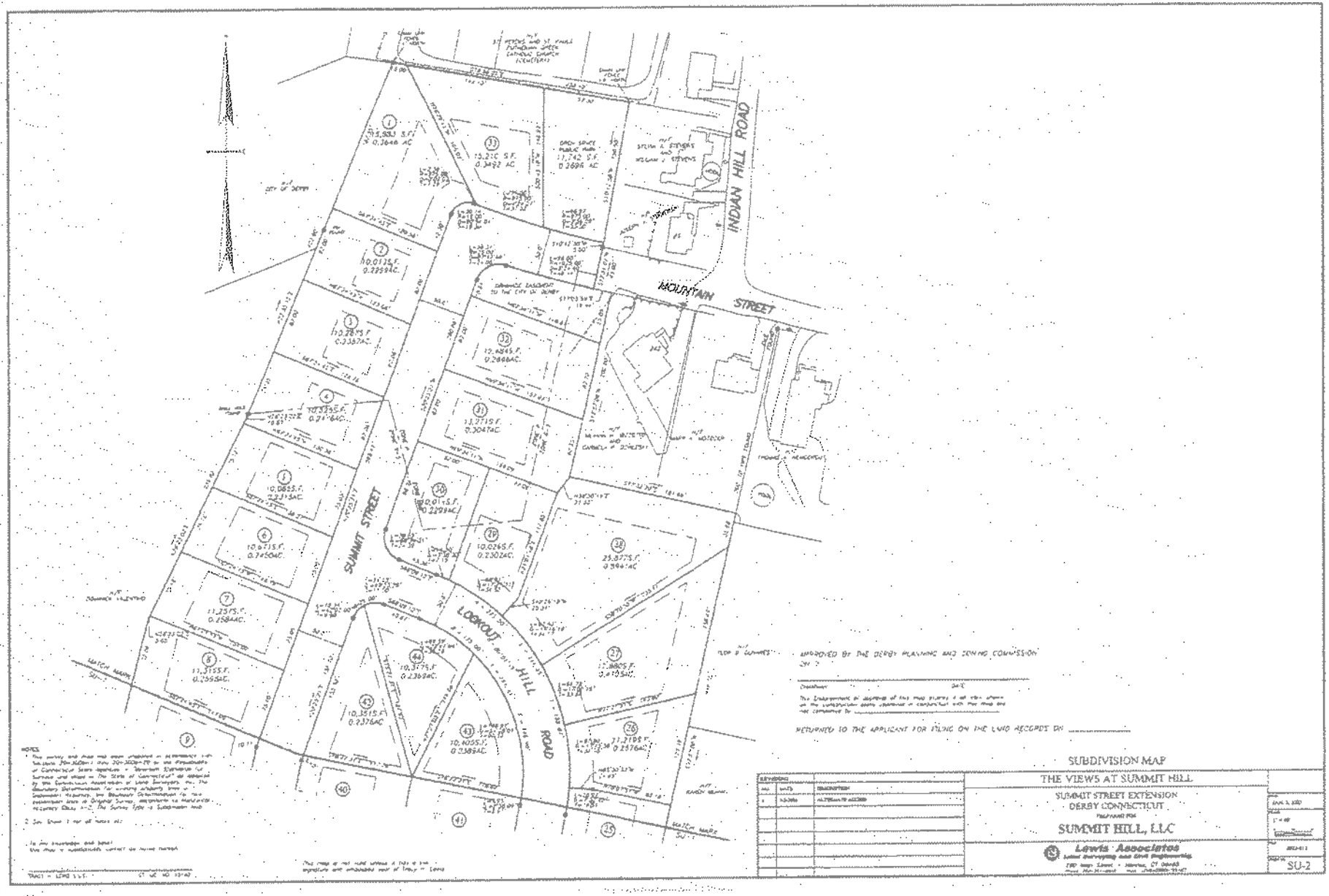
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL STREET
OPEN SPACE
PUBLIC PARK
85,437 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
COON HOLLOW ROAD
MISTYVALE LANE
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
GRASS SPACE PUBLIC PARK 11,742 S.F. 0.2696 AC.
DRAINAGE EASEMENT TO THE CITY OF DERBY
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
THE VIEWS AT SUMMIT HILL
SUBDIVISION MAP
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Nicholas J LaRocca
11 Fall St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

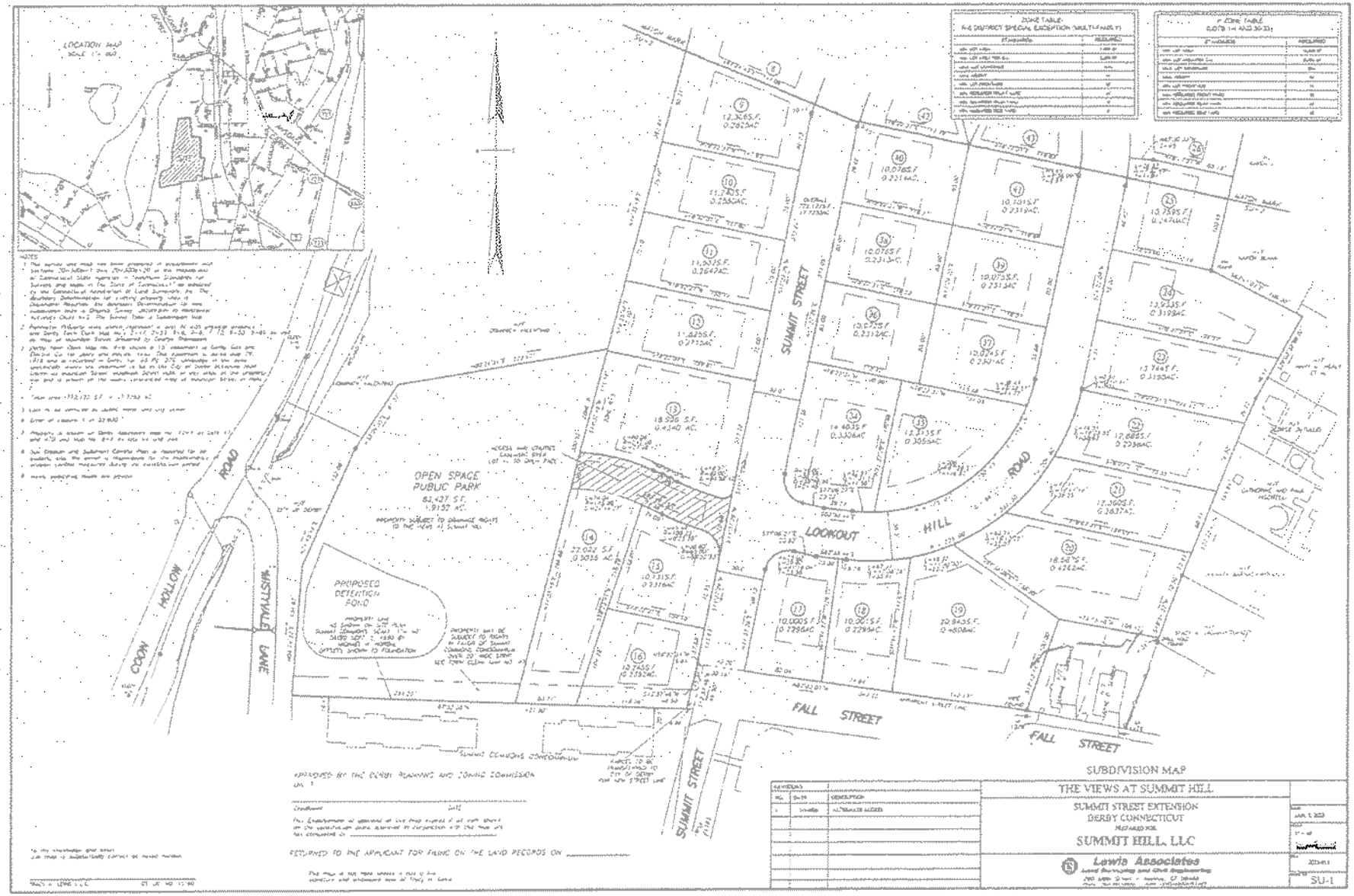
Date: **March 20, 2026**

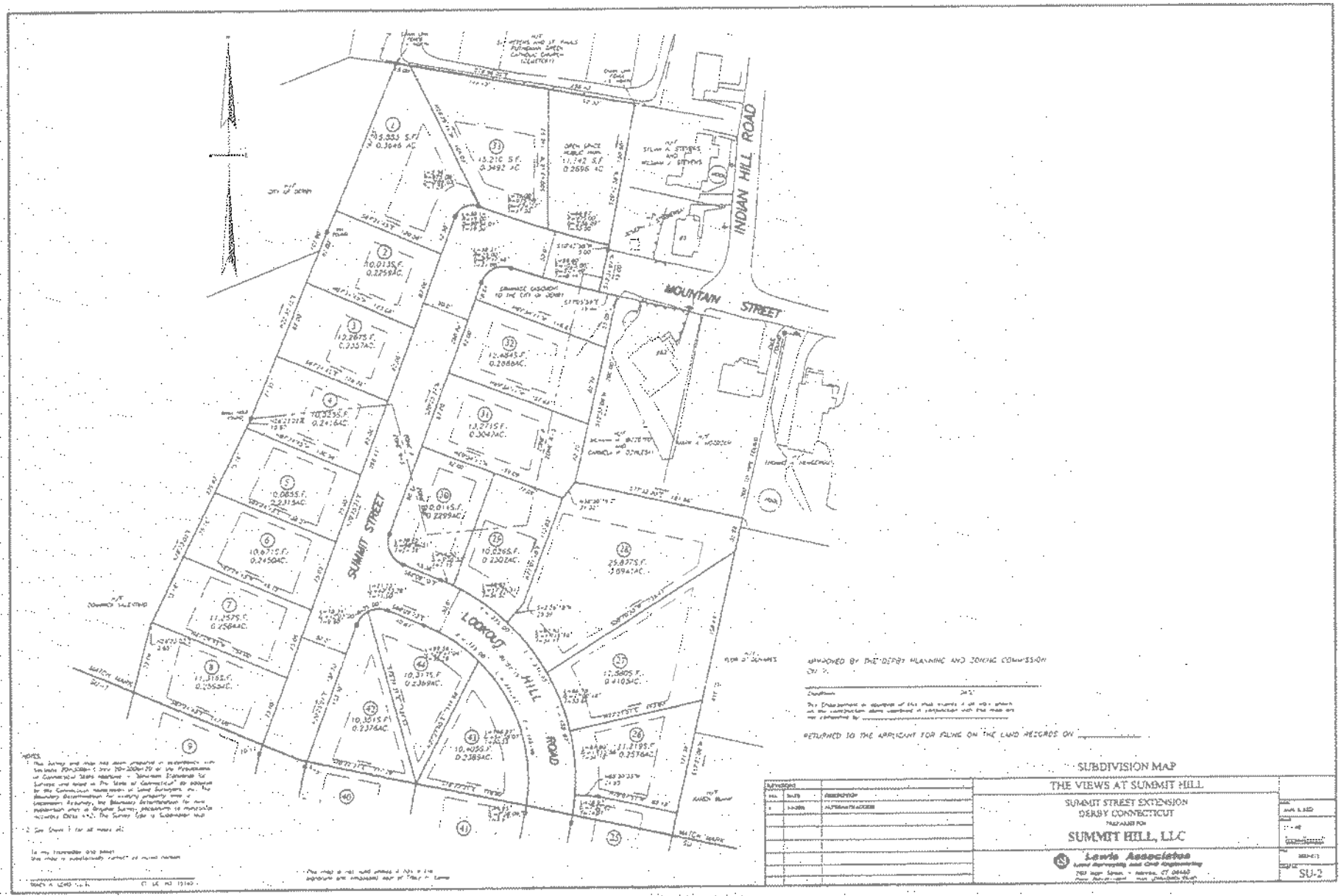
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-6 DISTRICT SINGLE FAMILY
R CODE TABLE
NOTES
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SILVIA A. STEVENS AND WILLIAM J. STEVENS
OPEN SPACE PUBLIC PARK 11,742 S.F. 0.2696 AC
15,210 S.F. 0.3492 AC
10,013 S.F. 0.2298AC.
12,287 S.F. 0.2821AC.
12,484 S.F. 0.2866AC.
13,271 S.F. 0.3047AC.
10,225 S.F. 0.2347AC.
10,083 S.F. 0.2313AC.
10,671 S.F. 0.2450AC.
11,457 S.F. 0.2630AC.
11,376 S.F. 0.2611AC.
10,014 S.F. 0.2299AC.
10,256 S.F. 0.2354AC.
25,837 S.F. 0.5934AC.
10,377 S.F. 0.2369AC.
10,315 S.F. 0.2374AC.
10,405 S.F. 0.2389AC.
11,380 S.F. 0.2613AC.
11,319 S.F. 0.2599AC.
11,219 S.F. 0.2576AC.
11,380 S.F. 0.2613AC.
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Eddy Marin
5 Fall St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

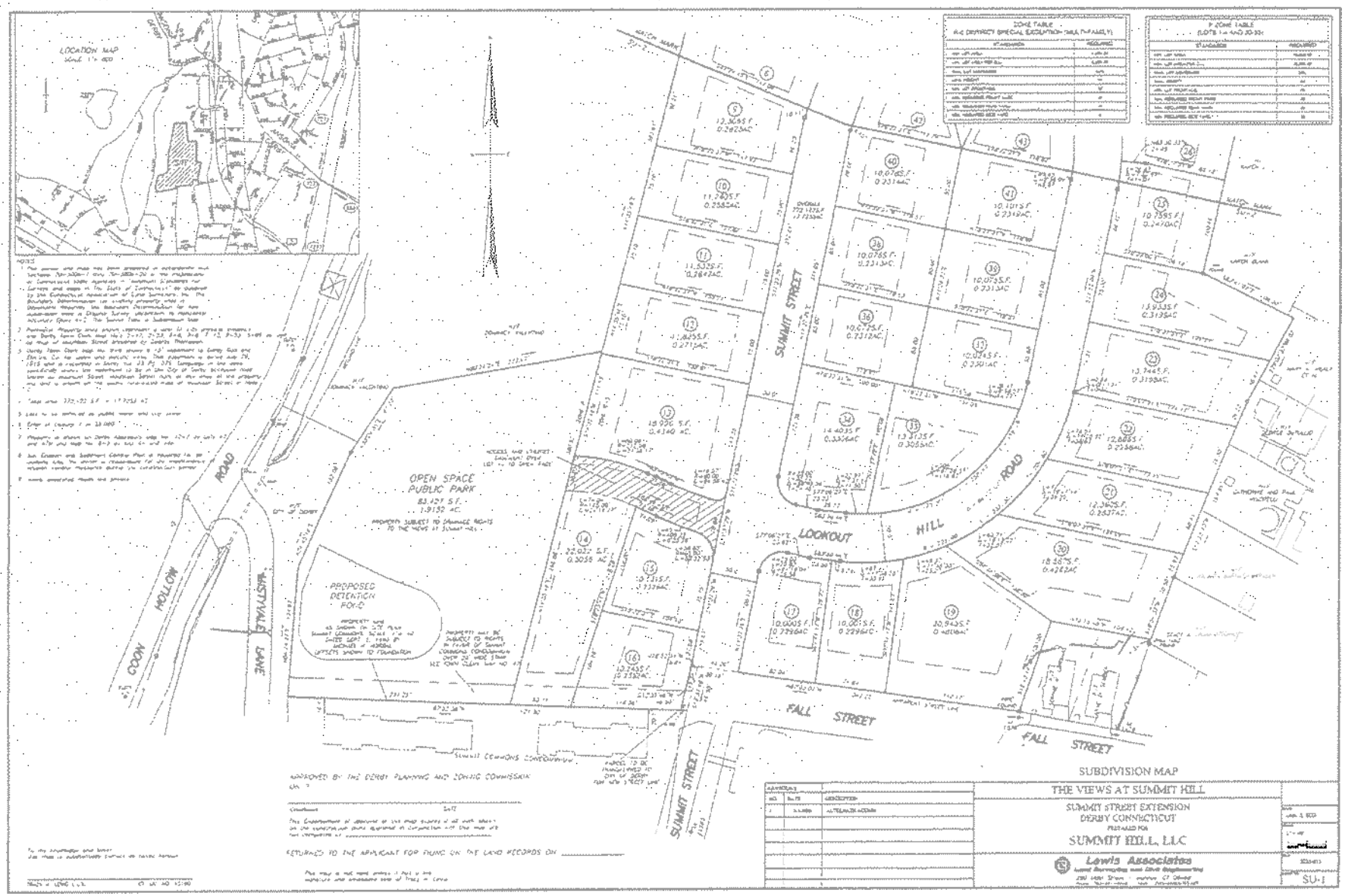
Date: **March 20, 2026**

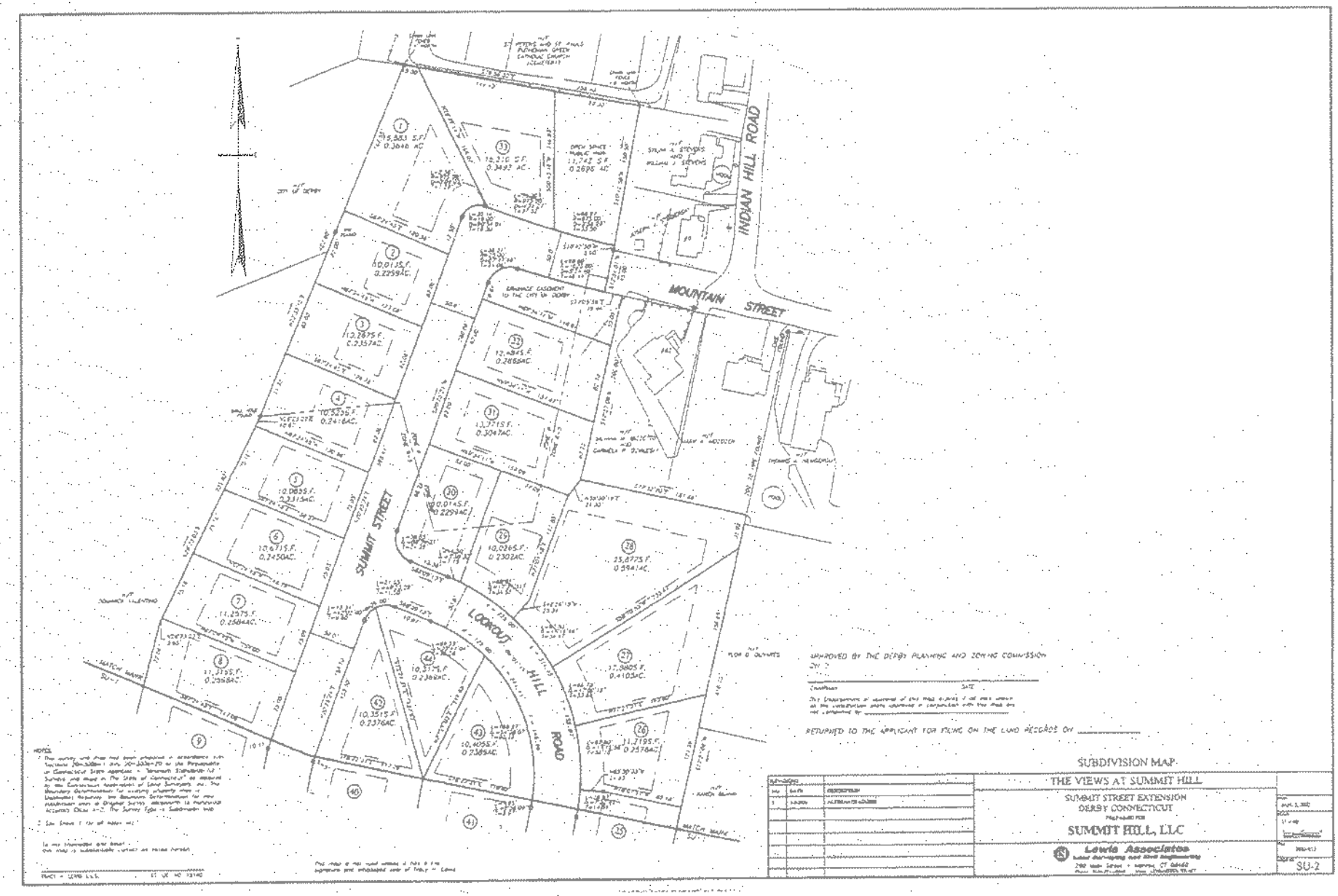
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WASHMALE LANE
OPEN SPACE PUBLIC PARK
83,457 S.F.
1.9152 AC.
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
DRAINAGE EASEMENT TO THE CITY OF DERBY
OPEN SPACE PUBLIC USE 11,742 S.F. 0.2695 AC.
1 35,883 S.F. 0.3040 AC.
2 10,013 S.F. 0.2299AC.
3 10,2875 F. 0.2357AC.
4 10,5335 F. 0.2418AC.
5 10,0835 F. 0.2313AC.
6 10,6715 F. 0.2450AC.
7 11,2575 F. 0.2584AC.
8 17,3755 F. 0.2988AC.
9
10 10,3774 F. 0.2382AC.
11 10,3515 F. 0.2376AC.
12 10,405 F. 0.2389AC.
13 11,7195 F. 0.2576AC.
25 10,0265 F. 0.2302AC.
26 11,7195 F. 0.2576AC.
27 17,9805 F. 0.4103AC.
28 25,8775 F. 0.5941AC.
30 10,014 S.F. 0.2299AC.
31 13,3715 F. 0.3047AC.
32 12,4845 F. 0.2868AC.
33 15,216 S.F. 0.3493 AC.
34
35
40
41
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
Chairman Date
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
NOTES
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Robert J Kijek Jr
208 Smith St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

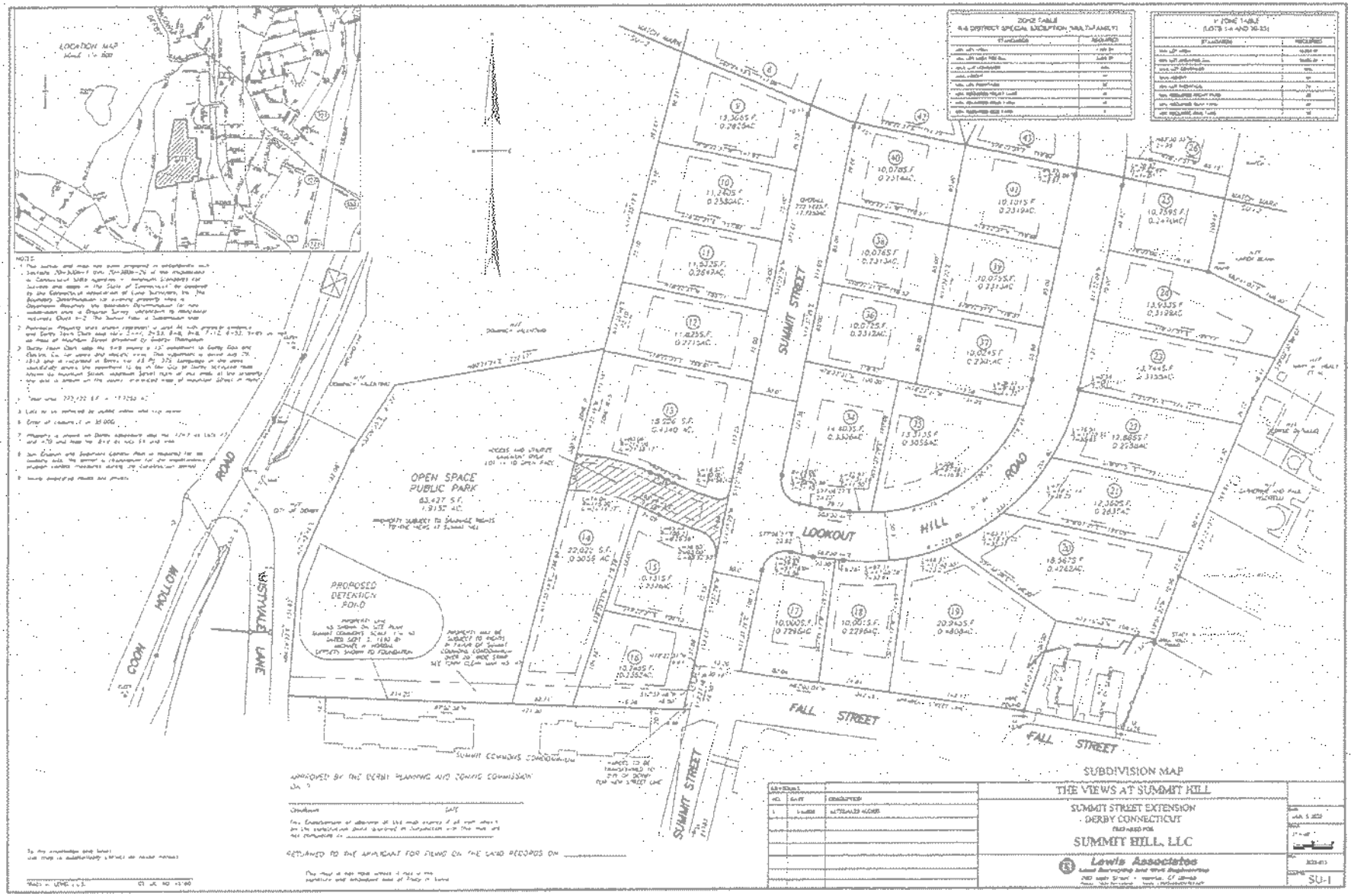
Date: **March 20, 2026**

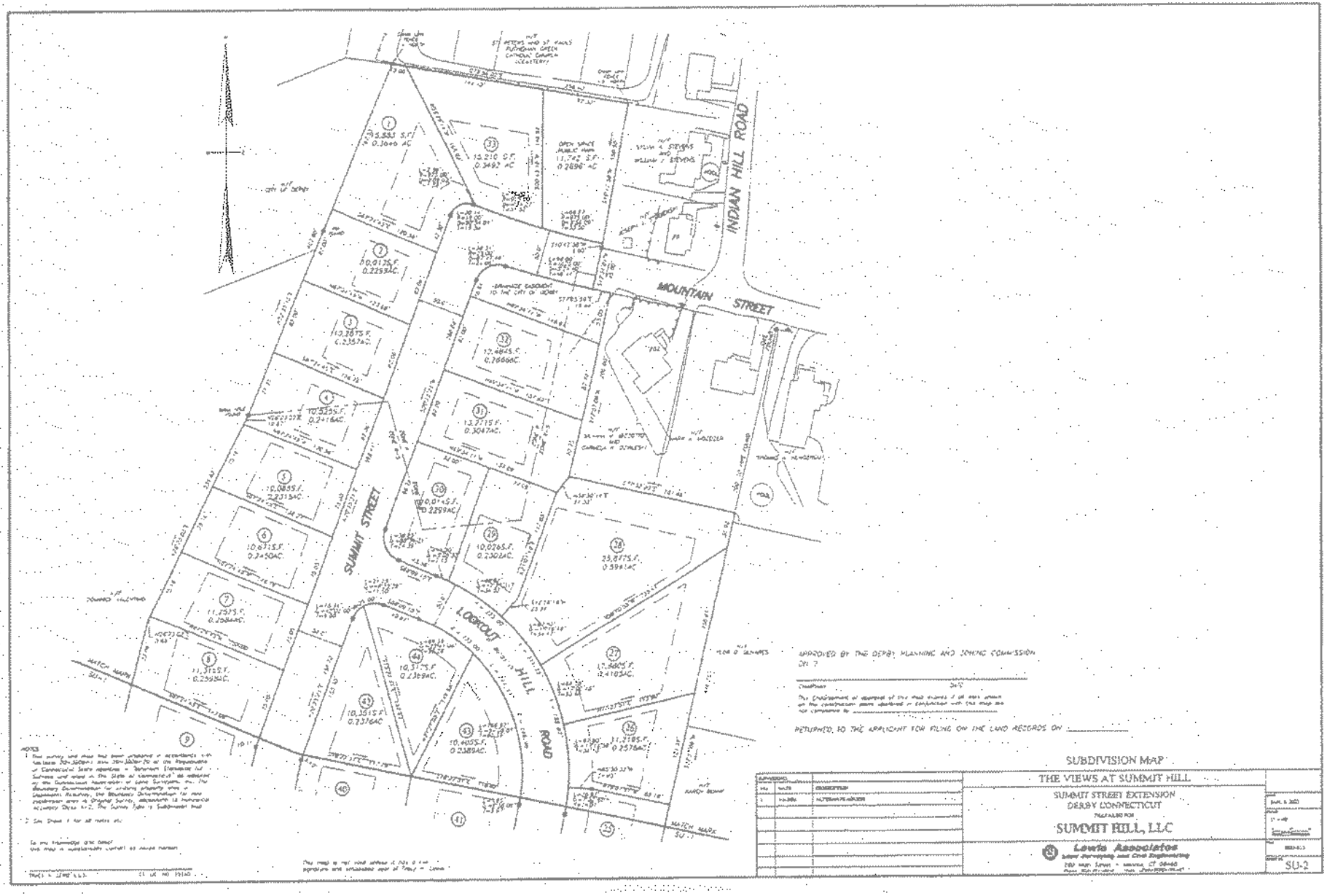
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOK HOLLOW ROAD
SMITHVALE LANE
OPEN SPACE PUBLIC PARK
63,427 S.F.
1.9132 AC.
PROPOSED DETENTION POND
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
DRAINAGE EASEMENT TO THE CITY OF DERBY
OPEN SPACE PUBLIC PARK 11,742 S.F. 0.2696 AC
1 10,555 S.F. 0.3044 AC
2 10,013 S.F. 0.2297AC.
3 10,387 S.F. 0.2357AC.
4 10,532 S.F. 0.2416AC.
5 10,085 S.F. 0.2313AC.
6 10,671 S.F. 0.2450AC.
7 11,257 S.F. 0.2584AC.
8 11,315 S.F. 0.2598AC.
9
10 10,315 S.F. 0.2369AC.
11 10,315 S.F. 0.2376AC.
12 10,405 S.F. 0.2389AC.
13 10,071 S.F. 0.2312AC.
14 10,076 S.F. 0.2299AC.
15 10,076 S.F. 0.2302AC.
16 25,877 S.F. 0.5981AC.
17 11,605 S.F. 0.2663AC.
18 11,315 S.F. 0.2576AC.
19
20
21
22
23
24
25
26
27
28
29
30
31 13,771 S.F. 0.3047AC.
32 12,484 S.F. 0.2866AC.
33 13,210 S.F. 0.3492 AC
34
35
36
37
38
39
40
41
42
43
MATCH LINE SEE SHEET SU-1
MATCH LINE SEE SHEET SU-3
NOTES
SEE SHEET 1 FOR ALL NOTES ETC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON: ?
Chairman Date
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Johanna Perales
74 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

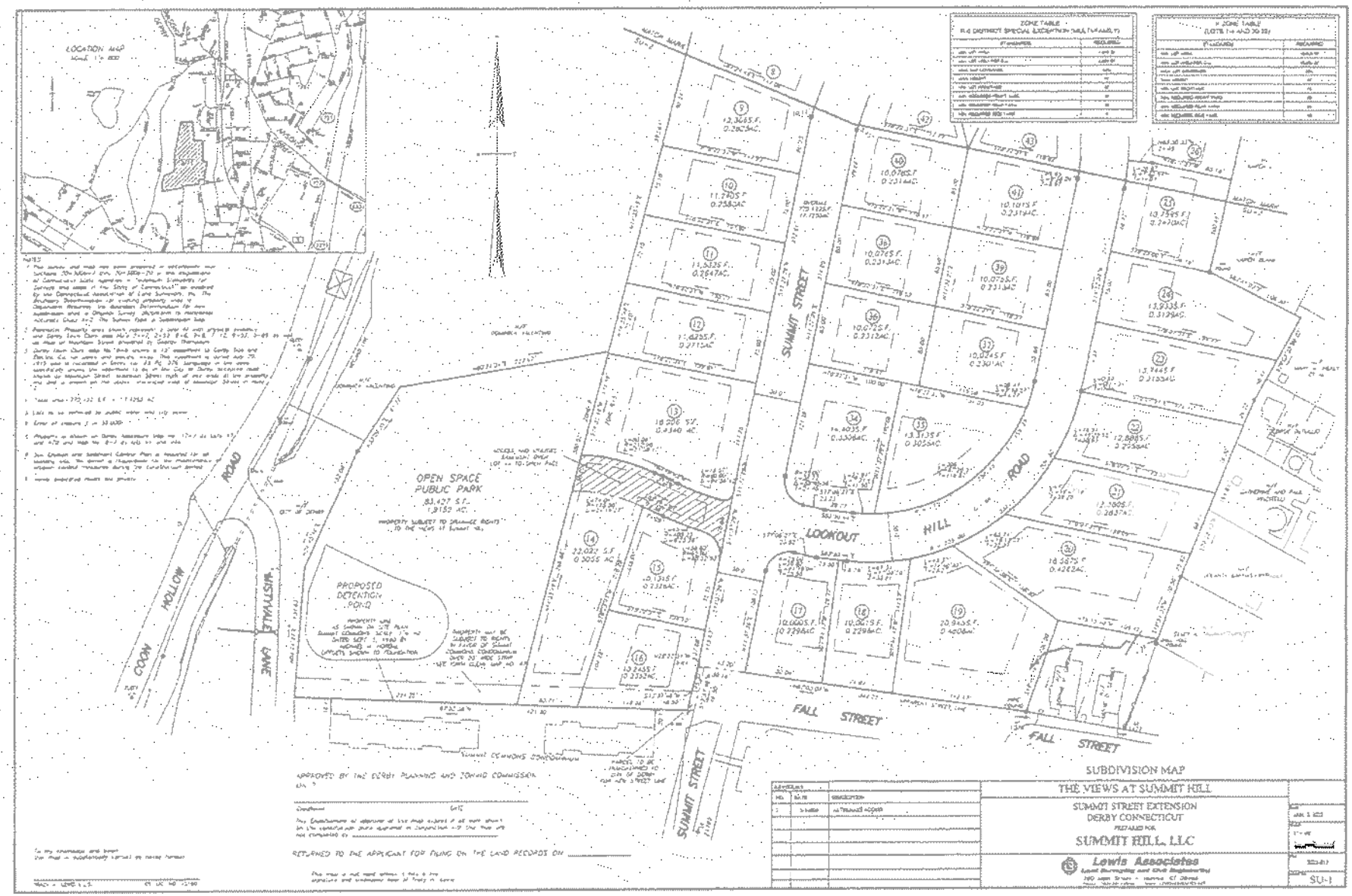
Date: **March 20, 2026**

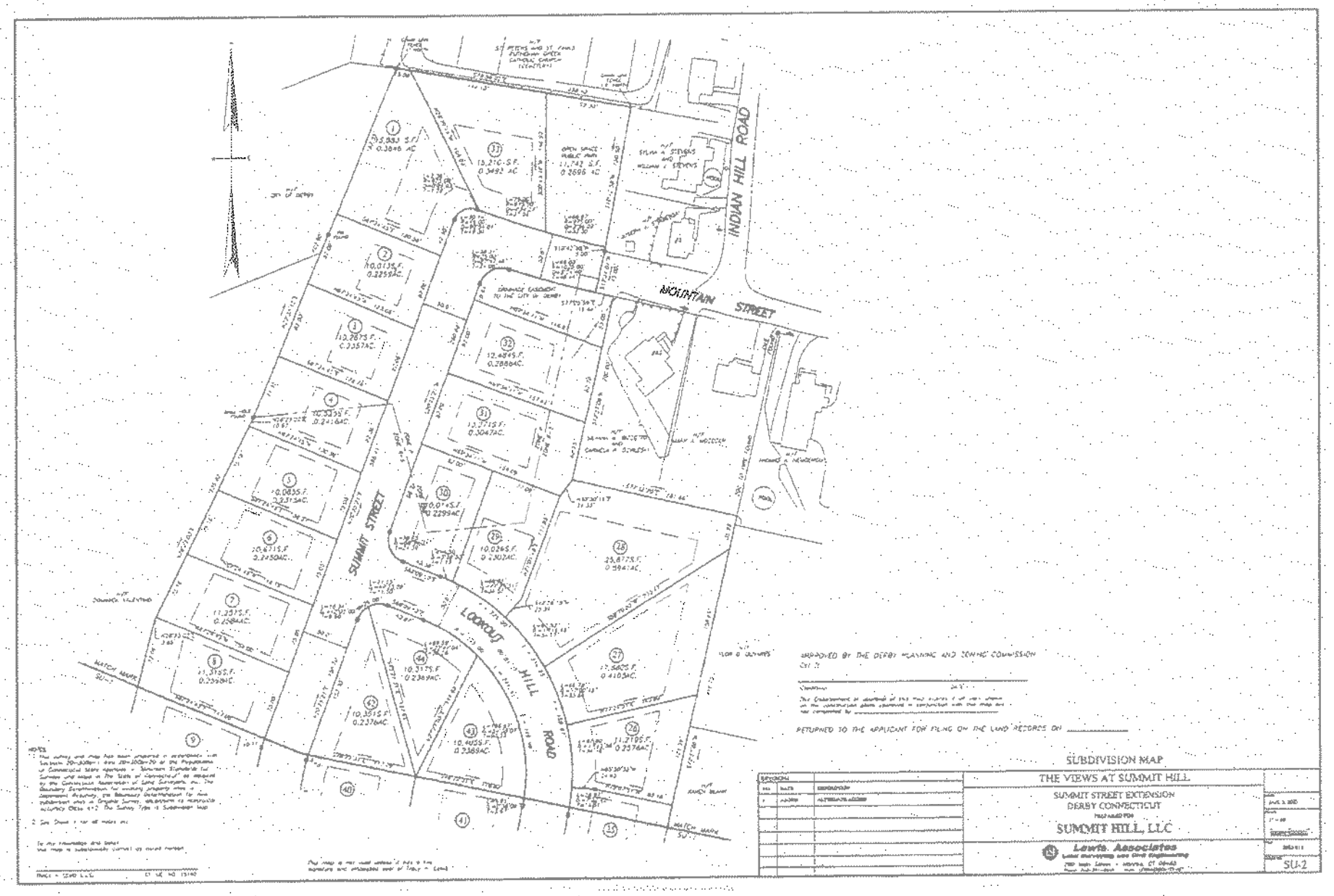
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Antonio Vito Mogavero
207 Smith St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

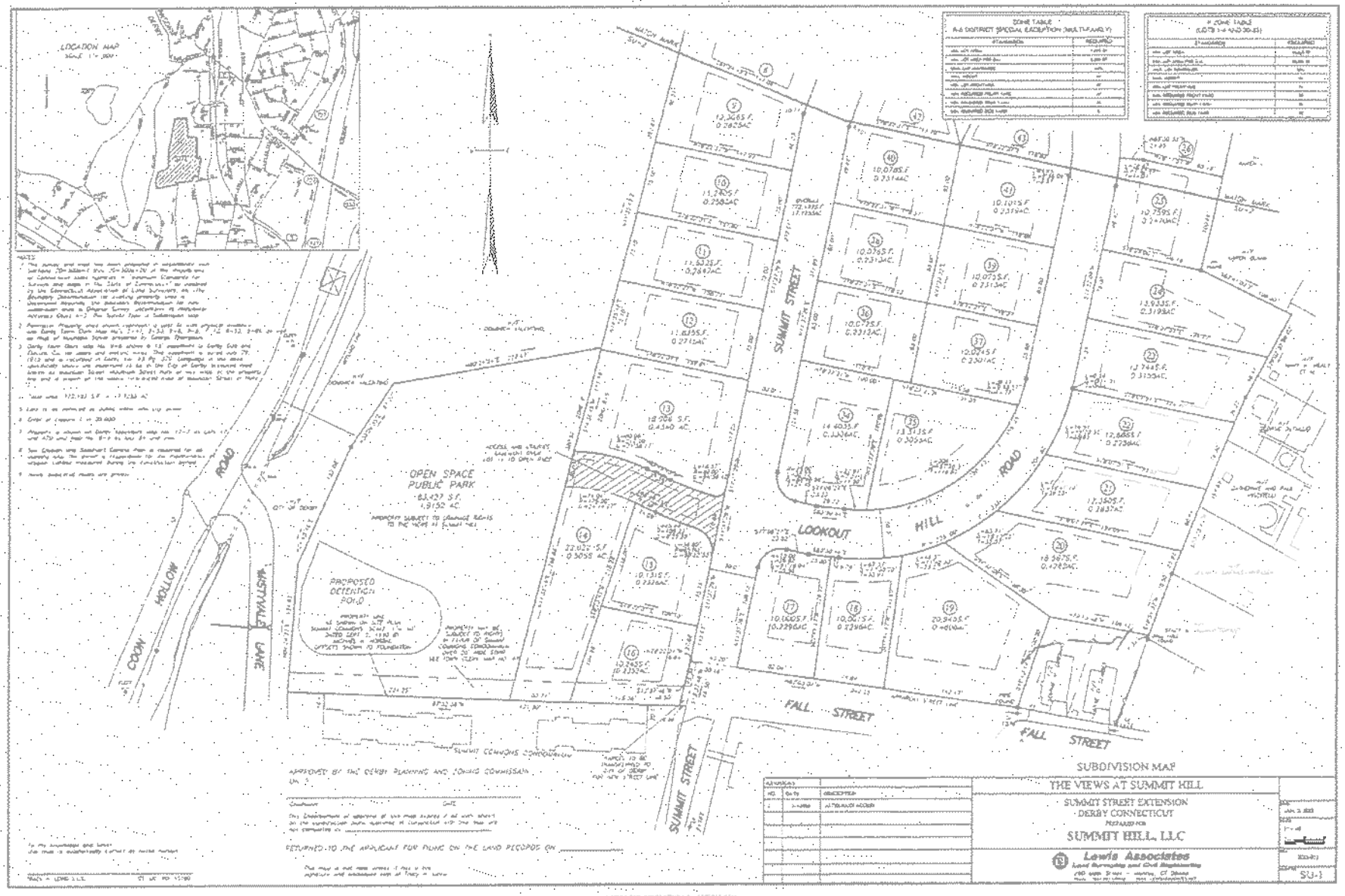
Date: **March 20, 2026**

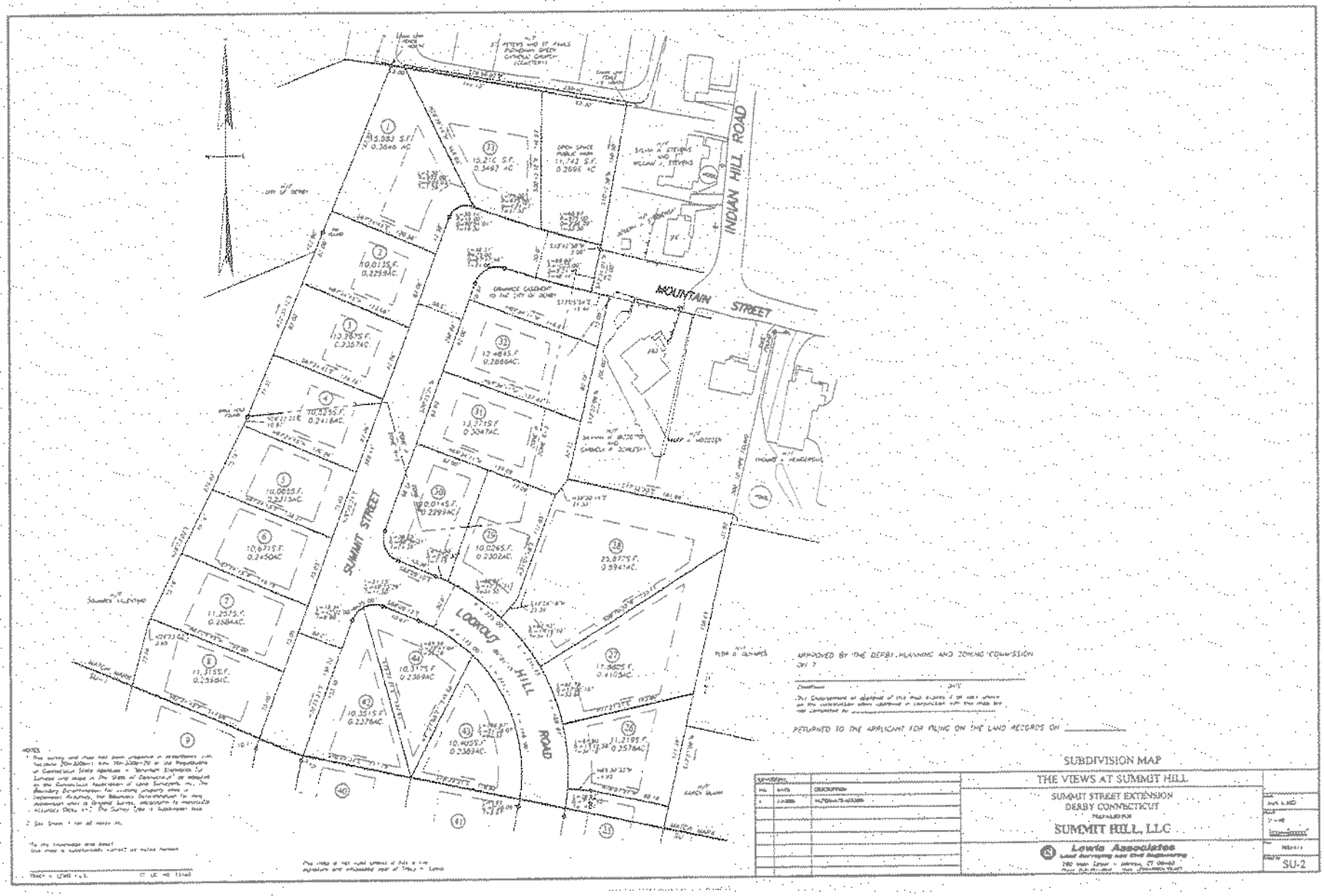
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
A-6 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
R-ZONE TABLE
(LOT) 3-6 (40-30-65)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COCH HOLLOW ROAD
WHITNALL LANE
OPEN SPACE PUBLIC PARK
63,427 S.F.
1.9152 AC
PROPOSED DETENTION POND
SUMMIT STREET EXTENSION
SUMMIT CROSSINGS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Jarrett Faith Trustee
Restoration Revoc. Trust
114 Emmett Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

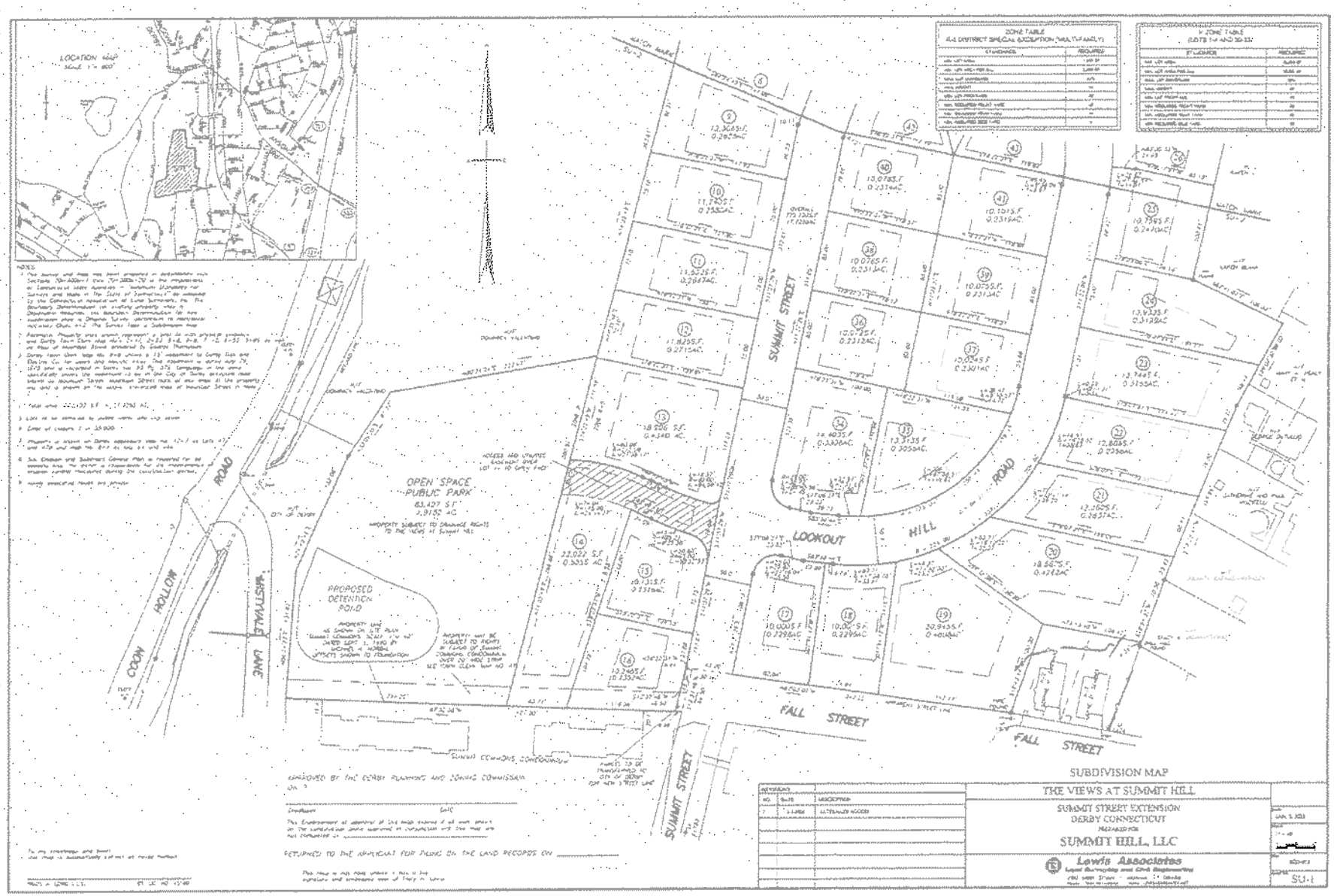
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WALNUT LANE
OPEN SPACE
PUBLIC PARK
63,427 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
ACCESS AND UTILITIES
EASEMENT OVER
10' +/- TO OPEN SPACE
ZONE TABLE
R-2 ZONE TABLE
(LOTS 1-4 AND 30-33)
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
THE VIEWS AT SUMMIT HILL
SUBDIVISION MAP
Lewis Associates
SU-2
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON: _____

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Brenda Texeira
Sonia Conception
Jai Hernandez
14 Indian Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

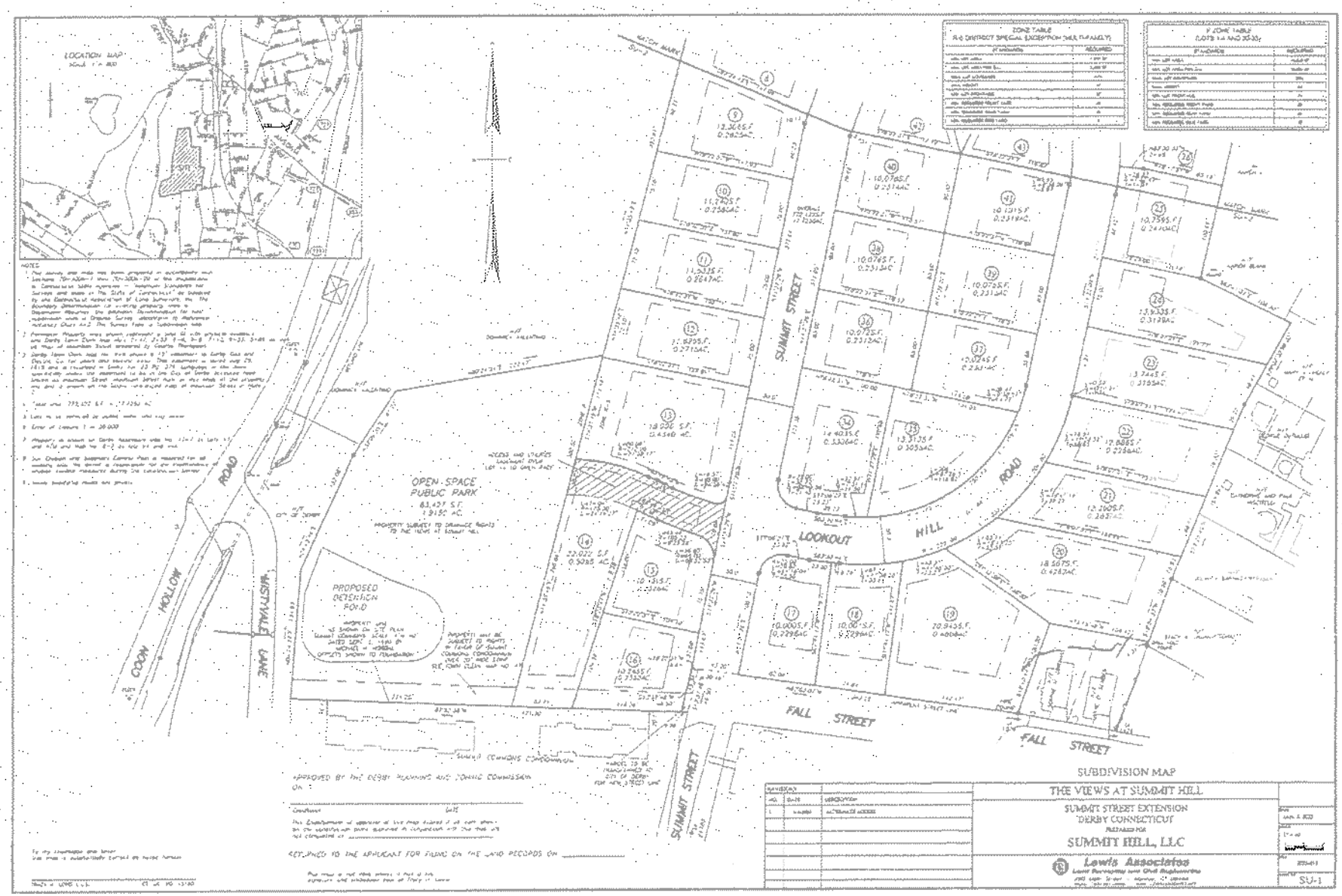
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
NOTES
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (SEE PLANNING)
R ZONE TABLE
LOTS 1-6 AND 20-30
WATCH MARK
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHMALE LANE
OPEN SPACE
PUBLIC PARK
63,457 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
CATHODIC AND PIPE PROTECTION
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON :
CHAIRMAN
DATE
SECRETARY
DATE
KEPT PINNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: William J Stevens
12 Indian Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

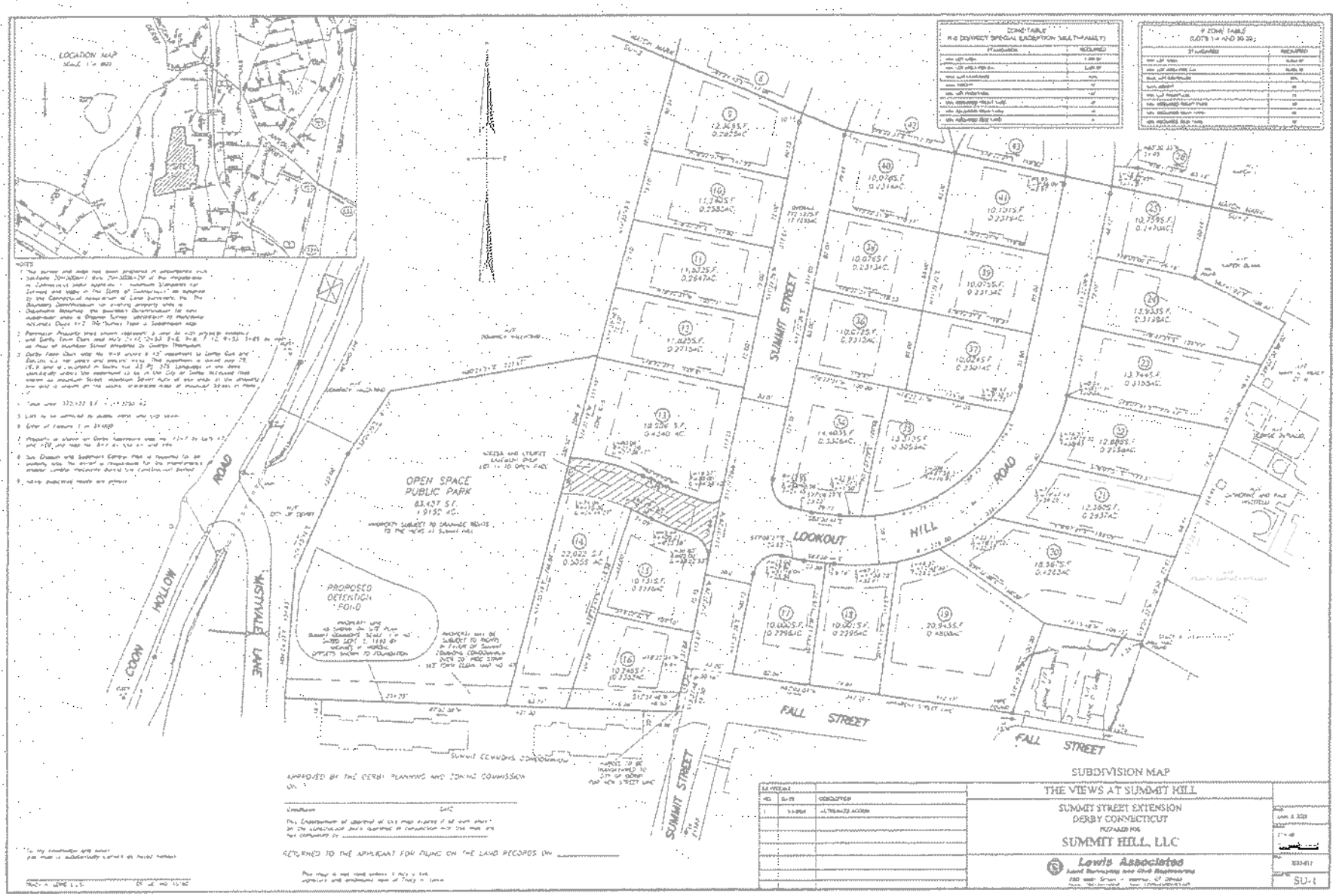
Date: **March 20, 2026**

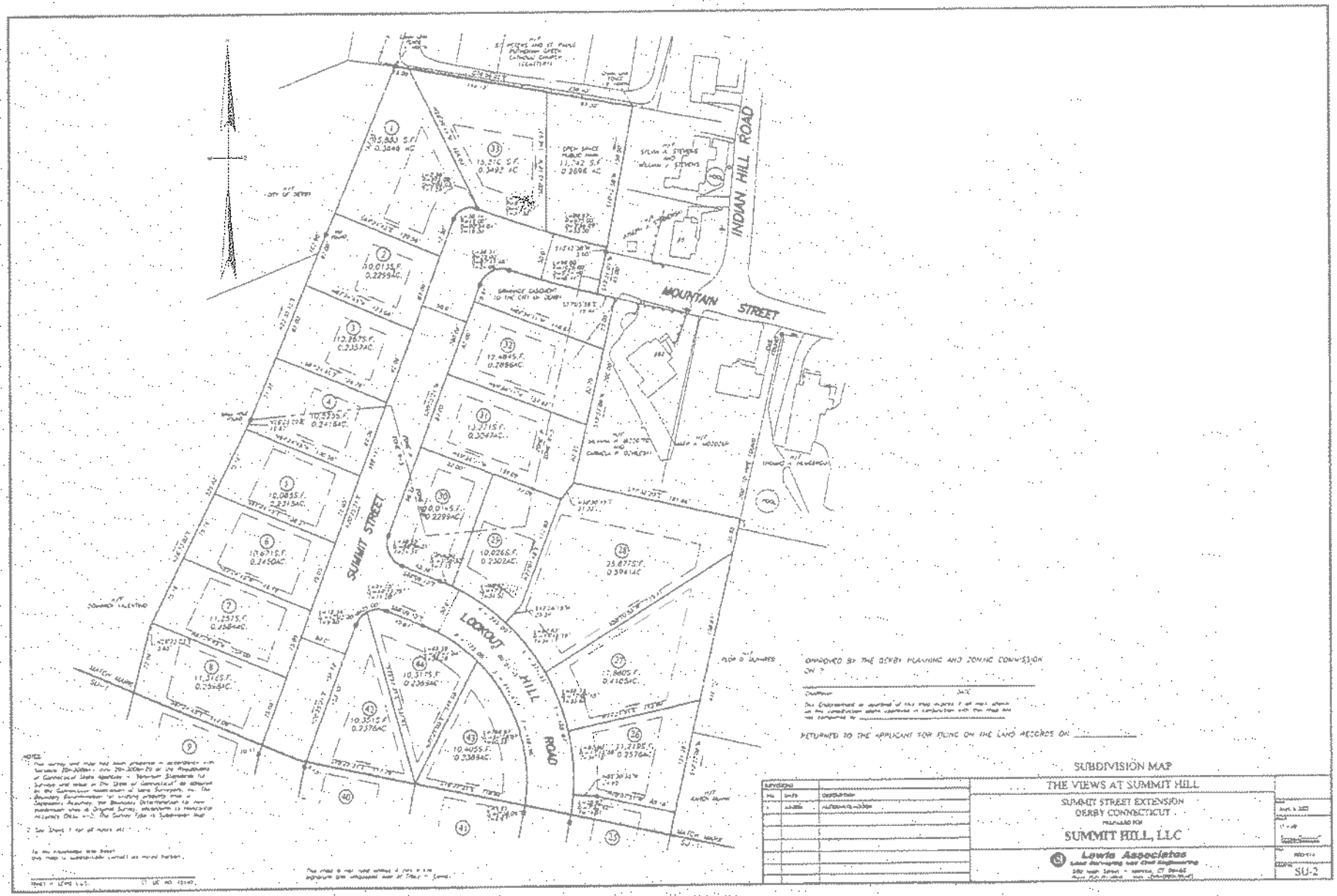
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES
1. THE SURVEY AND MAP HAS BEEN PREPARED IN CONFORMANCE WITH SUBSECTION 20-26(b)(1) OF THE REGULATIONS AS CURRENTLY IN EFFECT FOR A MINIMUM STANDARD OF ACCURACY AND DEPICTS THE LOCATION OF CONSTRUCTION AS SURVEYED BY THE CERTIFYING REPRESENTATIVE. THE MINIMUM STANDARD OF ACCURACY FOR A CLASS A SURVEY IS 1 FOOT IN 10,000 FEET. THE BOUNDARY DETERMINATION OF EXISTING PROPERTY LINES IS CONSISTENT WITH THE PREVAILING DETERMINATION FOR SUBSEQUENT SURVEYS OF PROPERTY UNDERTAKEN UNDER A STANDARD SURVEY DESCRIPTION AS PROVIDED IN SECTION 20-26(c) OF THE REGULATIONS.
2. PERIMETER PROPERTY LINES SHOWN HEREON ARE BASED ON DEED DESCRIPTIONS AVAILABLE AND DEPICTED FROM DEED AND MAP RECORDS AND ARE NOT INTENDED TO BE THE RESULT OF BOUNDARY SURVEY PERFORMED BY LICENSED PERSONNEL.
3. DEEDS FROM SAID MAP NO. 14 WHERE A 10' EASEMENT TO LIGHT CLUB AND ELECTRIC CO. FOR POWER AND PHONE WERE NOTED. THIS EASEMENT IS SHOWN ON MAP NO. 14, WHICH IS SHOWN AS BEING 10' BY 373' LONGWAYS AT ONE SIDE WHICH DOES NOT CONFORM TO THE CITY OF DERBY RECORDS. THIS EASEMENT IS SHOWN AS BEING 10' BY 373' LONGWAYS AT ONE SIDE WHICH DOES NOT CONFORM TO THE CITY OF DERBY RECORDS. THIS EASEMENT IS SHOWN AS BEING 10' BY 373' LONGWAYS AT ONE SIDE WHICH DOES NOT CONFORM TO THE CITY OF DERBY RECORDS.
4. [illegible]
5. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
6. ZONE OF PROPERTY: [illegible]
7. PROPERTY IS WITHIN AN ZONE DESIGNATED AS [illegible] ON FLOOD INSURANCE RATE MAP NO. [illegible] DATED [illegible] AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
8. ALL DRAINAGE AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE GUIDELINES SET FORTH IN THE LATEST EDITION OF THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.
9. ALL UTILITIES ARE UNDERGROUND.
ZONE TABLE
R-6 DWELLING SPECIAL EXCEPTION (MULTI-FAMILY)
ZONE TABLE
CLOTH 1-4 AND 30-39
OPEN SPACE
PUBLIC PARK
63,437 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WESTVALE LANE
SUMMIT SEWERS CONDOMINIUMS
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON: _____
CHAIRMAN DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR:
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: St Peter & St Paul Cemetery
105 Clifton Ave
Ansonia CT 06401

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

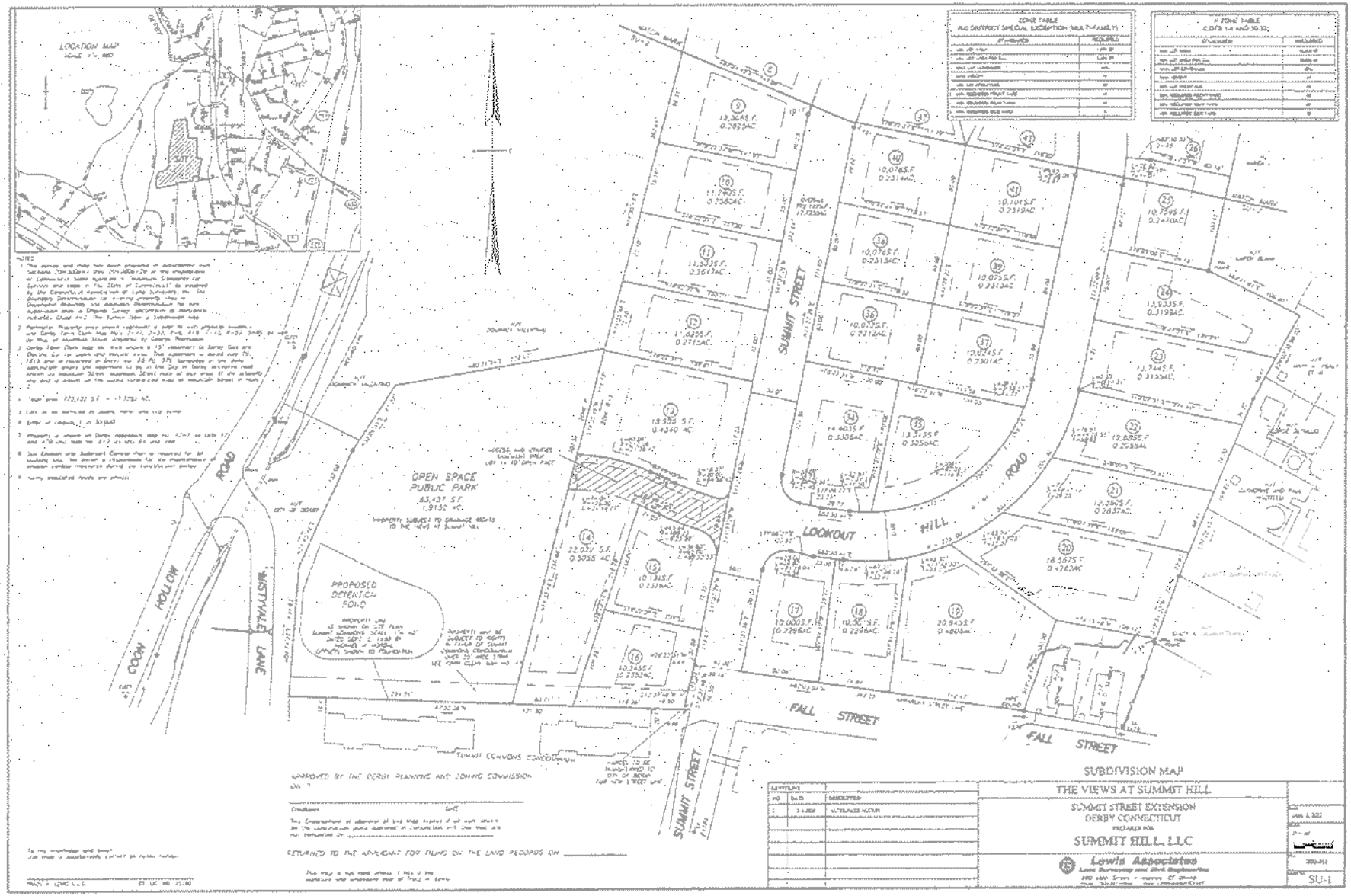
Date: **March 20, 2026**

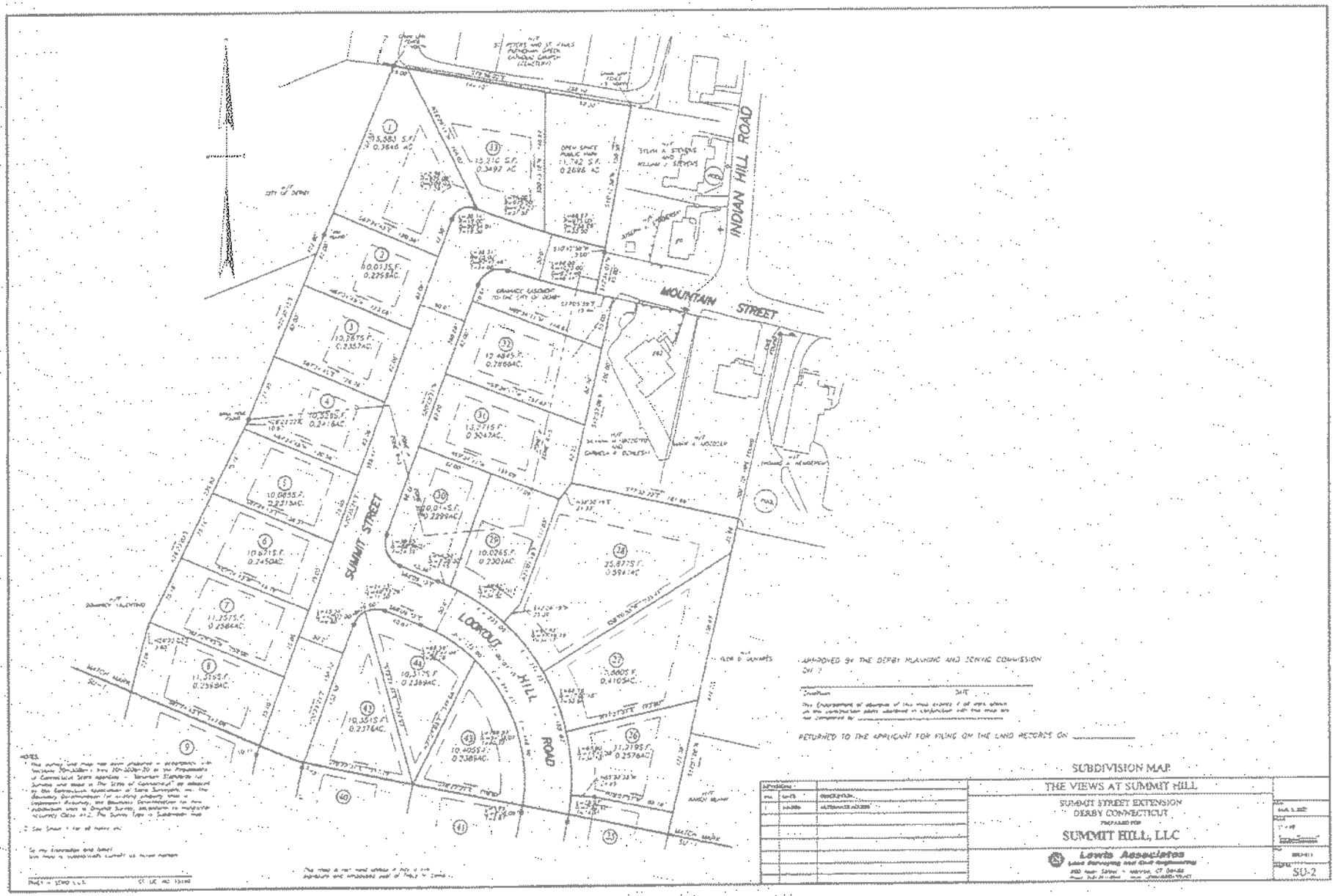
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 / lnarowski@derbyct.gov** or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 / djt@cohen-thomas.com**. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-5 DISTRICT SPECIAL EXCEPTION (SEE FOOTNOTE 7)
M ZONE TABLE
C.G.S. 1-4 AND 30-33;
NOTES
1. This survey and map has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies for Survey and Maps in the State of Connecticut as evidenced by the Category of Horizontal Accuracy, the Class of Vertical Determination and a Compilation Reference for Horizontal Accuracy, the Method of Determination for Vertical Accuracy and a Statement Setting forth the Monuments Actually Found and the Bearing Base of Subdivision Map.
2. Permanent Property pins shown thereon represent a pipe or rod otherwise noted, and Survey Control Map No's 2-11, 2-12, 3-11, 3-12, 8-8, 8-12, 8-13, 8-14, 8-15, 8-16, 8-17, 8-18, 8-19, 8-20, 8-21, 8-22, 8-23, 8-24, 8-25, 8-26, 8-27, 8-28, 8-29, 8-30, 8-31, 8-32, 8-33, 8-34, 8-35, 8-36, 8-37, 8-38, 8-39, 8-40, 8-41, 8-42, 8-43, 8-44, 8-45, 8-46, 8-47, 8-48, 8-49, 8-50, 8-51, 8-52, 8-53, 8-54, 8-55, 8-56, 8-57, 8-58, 8-59, 8-60, 8-61, 8-62, 8-63, 8-64, 8-65, 8-66, 8-67, 8-68, 8-69, 8-70, 8-71, 8-72, 8-73, 8-74, 8-75, 8-76, 8-77, 8-78, 8-79, 8-80, 8-81, 8-82, 8-83, 8-84, 8-85, 8-86, 8-87, 8-88, 8-89, 8-90, 8-91, 8-92, 8-93, 8-94, 8-95, 8-96, 8-97, 8-98, 8-99, 8-100, 8-101, 8-102, 8-103, 8-104, 8-105, 8-106, 8-107, 8-108, 8-109, 8-110, 8-111, 8-112, 8-113, 8-114, 8-115, 8-116, 8-117, 8-118, 8-119, 8-120, 8-121, 8-122, 8-123, 8-124, 8-125, 8-126, 8-127, 8-128, 8-129, 8-130, 8-131, 8-132, 8-133, 8-134, 8-135, 8-136, 8-137, 8-138, 8-139, 8-140, 8-141, 8-142, 8-143, 8-144, 8-145, 8-146, 8-147, 8-148, 8-149, 8-150, 8-151, 8-152, 8-153, 8-154, 8-155, 8-156, 8-157, 8-158, 8-159, 8-160, 8-161, 8-162, 8-163, 8-164, 8-165, 8-166, 8-167, 8-168, 8-169, 8-170, 8-171, 8-172, 8-173, 8-174, 8-175, 8-176, 8-177, 8-178, 8-179, 8-180, 8-181, 8-182, 8-183, 8-184, 8-185, 8-186, 8-187, 8-188, 8-189, 8-190, 8-191, 8-192, 8-193, 8-194, 8-195, 8-196, 8-197, 8-198, 8-199, 8-200, 8-201, 8-202, 8-203, 8-204, 8-205, 8-206, 8-207, 8-208, 8-209, 8-210, 8-211, 8-212, 8-213, 8-214, 8-215, 8-216, 8-217, 8-218, 8-219, 8-220, 8-221, 8-222, 8-223, 8-224, 8-225, 8-226, 8-227, 8-228, 8-229, 8-230, 8-231, 8-232, 8-233, 8-234, 8-235, 8-236, 8-237, 8-238, 8-239, 8-240, 8-241, 8-242, 8-243, 8-244, 8-245, 8-246, 8-247, 8-248, 8-249, 8-250, 8-251, 8-252, 8-253, 8-254, 8-255, 8-256, 8-257, 8-258, 8-259, 8-260, 8-261, 8-262, 8-263, 8-264, 8-265, 8-266, 8-267, 8-268, 8-269, 8-270, 8-271, 8-272, 8-273, 8-274, 8-275, 8-276, 8-277, 8-278, 8-279, 8-280, 8-281, 8-282, 8-283, 8-284, 8-285, 8-286, 8-287, 8-288, 8-289, 8-290, 8-291, 8-292, 8-293, 8-294, 8-295, 8-296, 8-297, 8-298, 8-299, 8-300, 8-301, 8-302, 8-303, 8-304, 8-305, 8-306, 8-307, 8-308, 8-309, 8-310, 8-311, 8-312, 8-313, 8-314, 8-315, 8-316, 8-317, 8-318, 8-319, 8-320, 8-321, 8-322, 8-323, 8-324, 8-325, 8-326, 8-327, 8-328, 8-329, 8-330, 8-331, 8-332, 8-333, 8-334, 8-335, 8-336, 8-337, 8-338, 8-339, 8-340, 8-341, 8-342, 8-343, 8-344, 8-345, 8-346, 8-347, 8-348, 8-349, 8-350, 8-351, 8-352, 8-353, 8-354, 8-355, 8-356, 8-357, 8-358, 8-359, 8-360, 8-361, 8-362, 8-363, 8-364, 8-365, 8-366, 8-367, 8-368, 8-369, 8-370, 8-371, 8-372, 8-373, 8-374, 8-375, 8-376, 8-377, 8-378, 8-379, 8-380, 8-381, 8-382, 8-383, 8-384, 8-385, 8-386, 8-387, 8-388, 8-389, 8-390, 8-391, 8-392, 8-393, 8-394, 8-395, 8-396, 8-397, 8-398, 8-399, 8-400, 8-401, 8-402, 8-403, 8-404, 8-405, 8-406, 8-407, 8-408, 8-409, 8-410, 8-411, 8-412, 8-413, 8-414, 8-415, 8-416, 8-417, 8-418, 8-419, 8-420, 8-421, 8-422, 8-423, 8-424, 8-425, 8-426, 8-427, 8-428, 8-429, 8-430, 8-431, 8-432, 8-433, 8-434, 8-435, 8-436, 8-437, 8-438, 8-439, 8-440, 8-441, 8-442, 8-443, 8-444, 8-445, 8-446, 8-447, 8-448, 8-449, 8-450, 8-451, 8-452, 8-453, 8-454, 8-455, 8-456, 8-457, 8-458, 8-459, 8-460, 8-461, 8-462, 8-463, 8-464, 8-465, 8-466, 8-467, 8-468, 8-469, 8-470, 8-471, 8-472, 8-473, 8-474, 8-475, 8-476, 8-477, 8-478, 8-479, 8-480, 8-481, 8-482, 8-483, 8-484, 8-485, 8-486, 8-487, 8-488, 8-489, 8-490, 8-491, 8-492, 8-493, 8-494, 8-495, 8-496, 8-497, 8-498, 8-499, 8-500, 8-501, 8-502, 8-503, 8-504, 8-505, 8-506, 8-507, 8-508, 8-509, 8-510, 8-511, 8-512, 8-513, 8-514, 8-515, 8-516, 8-517, 8-518, 8-519, 8-520, 8-521, 8-522, 8-523, 8-524, 8-525, 8-526, 8-527, 8-528, 8-529, 8-530, 8-531, 8-532, 8-533, 8-534, 8-535, 8-536, 8-537, 8-538, 8-539, 8-540, 8-541, 8-542, 8-543, 8-544, 8-545, 8-546, 8-547, 8-548, 8-549, 8-550, 8-551, 8-552, 8-553, 8-554, 8-555, 8-556, 8-557, 8-558, 8-559, 8-560, 8-561, 8-562, 8-563, 8-564, 8-565, 8-566, 8-567, 8-568, 8-569, 8-570, 8-571, 8-572, 8-573, 8-574, 8-575, 8-576, 8-577, 8-578, 8-579, 8-580, 8-581, 8-582, 8-583, 8-584, 8-585, 8-586, 8-587, 8-588, 8-589, 8-590, 8-591, 8-592, 8-593, 8-594, 8-595, 8-596, 8-597, 8-598, 8-599, 8-600, 8-601, 8-602, 8-603, 8-604, 8-605, 8-606, 8-607, 8-608, 8-609, 8-610, 8-611, 8-612, 8-613, 8-614, 8-615, 8-616, 8-617, 8-618, 8-619, 8-620, 8-621, 8-622, 8-623, 8-624, 8-625, 8-626, 8-627, 8-628, 8-629, 8-630, 8-631, 8-632, 8-633, 8-634, 8-635, 8-636, 8-637, 8-638, 8-639, 8-640, 8-641, 8-642, 8-643, 8-644, 8-645, 8-646, 8-647, 8-648, 8-649, 8-650, 8-651, 8-652, 8-653, 8-654, 8-655, 8-656, 8-657, 8-658, 8-659, 8-660, 8-661, 8-662, 8-663, 8-664, 8-665, 8-666, 8-667, 8-668, 8-669, 8-670, 8-671, 8-672, 8-673, 8-674, 8-675, 8-676, 8-677, 8-678, 8-679, 8-680, 8-681, 8-682, 8-683, 8-684, 8-685, 8-686, 8-687, 8-688, 8-689, 8-690, 8-691, 8-692, 8-693, 8-694, 8-695, 8-696, 8-697, 8-698, 8-699, 8-700, 8-701, 8-702, 8-703, 8-704, 8-705, 8-706, 8-707, 8-708, 8-709, 8-710, 8-711, 8-712, 8-713, 8-714, 8-715, 8-716, 8-717, 8-718, 8-719, 8-720, 8-721, 8-722, 8-723, 8-724, 8-725, 8-726, 8-727, 8-728, 8-729, 8-730, 8-731, 8-732, 8-733, 8-734, 8-735, 8-736, 8-737, 8-738, 8-739, 8-740, 8-741, 8-742, 8-743, 8-744, 8-745, 8-746, 8-747, 8-748, 8-749, 8-750, 8-751, 8-752, 8-753, 8-754, 8-755, 8-756, 8-757, 8-758, 8-759, 8-760, 8-761, 8-762, 8-763, 8-764, 8-765, 8-766, 8-767, 8-768, 8-769, 8-770, 8-771, 8-772, 8-773, 8-774, 8-775, 8-776, 8-777, 8-778, 8-779, 8-780, 8-781, 8-782, 8-783, 8-784, 8-785, 8-786, 8-787, 8-788, 8-789, 8-790, 8-791, 8-792, 8-793, 8-794, 8-795, 8-796, 8-797, 8-798, 8-799, 8-800, 8-801, 8-802, 8-803, 8-804, 8-805, 8-806, 8-807, 8-808, 8-809, 8-810, 8-811, 8-812, 8-813, 8-814, 8-815, 8-816, 8-817, 8-818, 8-819, 8-820, 8-821, 8-822, 8-823, 8-824, 8-825, 8-826, 8-827, 8-828, 8-829, 8-830, 8-831, 8-832, 8-833, 8-834, 8-835, 8-836, 8-837, 8-838, 8-839, 8-840, 8-841, 8-842, 8-843, 8-844, 8-845, 8-846, 8-847, 8-848, 8-849, 8-850, 8-851, 8-852, 8-853, 8-854, 8-855, 8-856, 8-857, 8-858, 8-859, 8-860, 8-861, 8-862, 8-863, 8-864, 8-865, 8-866, 8-867, 8-868, 8-869, 8-870, 8-871, 8-872, 8-873, 8-874, 8-875, 8-876, 8-877, 8-878, 8-879, 8-880, 8-881, 8-882, 8-883, 8-884, 8-885, 8-886, 8-887, 8-888, 8-889, 8-890, 8-891, 8-892, 8-893, 8-894, 8-895, 8-896, 8-897, 8-898, 8-899, 8-900, 8-901, 8-902, 8-903, 8-904, 8-905, 8-906, 8-907, 8-908, 8-909, 8-910, 8-911, 8-912, 8-913, 8-914, 8-915, 8-916, 8-917, 8-918, 8-919, 8-920, 8-921, 8-922, 8-923, 8-924, 8-925, 8-926, 8-927, 8-928, 8-929, 8-930, 8-931, 8-932, 8-933, 8-934, 8-935, 8-936, 8-937, 8-938, 8-939, 8-940, 8-941, 8-942, 8-943, 8-944, 8-945, 8-946, 8-947, 8-948, 8-949, 8-950, 8-951, 8-952, 8-953, 8-954, 8-955, 8-956, 8-957, 8-958, 8-959, 8-960, 8-961, 8-962, 8-963, 8-964, 8-965, 8-966, 8-967, 8-968, 8-969, 8-970, 8-971, 8-972, 8-973, 8-974, 8-975, 8-976, 8-977, 8-978, 8-979, 8-980, 8-981, 8-982, 8-983, 8-984, 8-985, 8-986, 8-987, 8-988, 8-989, 8-990, 8-991, 8-992, 8-993, 8-994, 8-995, 8-996, 8-997, 8-998, 8-999, 8-1000
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WHITNEY LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT CONDOS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC HWY 11,742 S.F. 0.2696 AC
15,216 S.F. 0.3493 AC
12,4845 F. 0.7866AC.
13,7715 F. 0.3043AC.
10,0265 F. 0.7301AC
25,8775 F. 0.5941AC.
10,0135 F. 0.2298AC.
13,7855 F. 0.2857AC.
10,3595 F. 0.2416AC.
10,0855 F. 0.2313AC.
10,6315 F. 0.2450AC.
11,2575 F. 0.2584AC.
11,3795 F. 0.2593AC.
10,3515 F. 0.2374AC.
10,3115 F. 0.2369AC.
10,4055 F. 0.2389AC.
11,7795 F. 0.2578AC.
18,8005 F. 0.4105AC.
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Aieleen O'Connell
62 Mountain St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

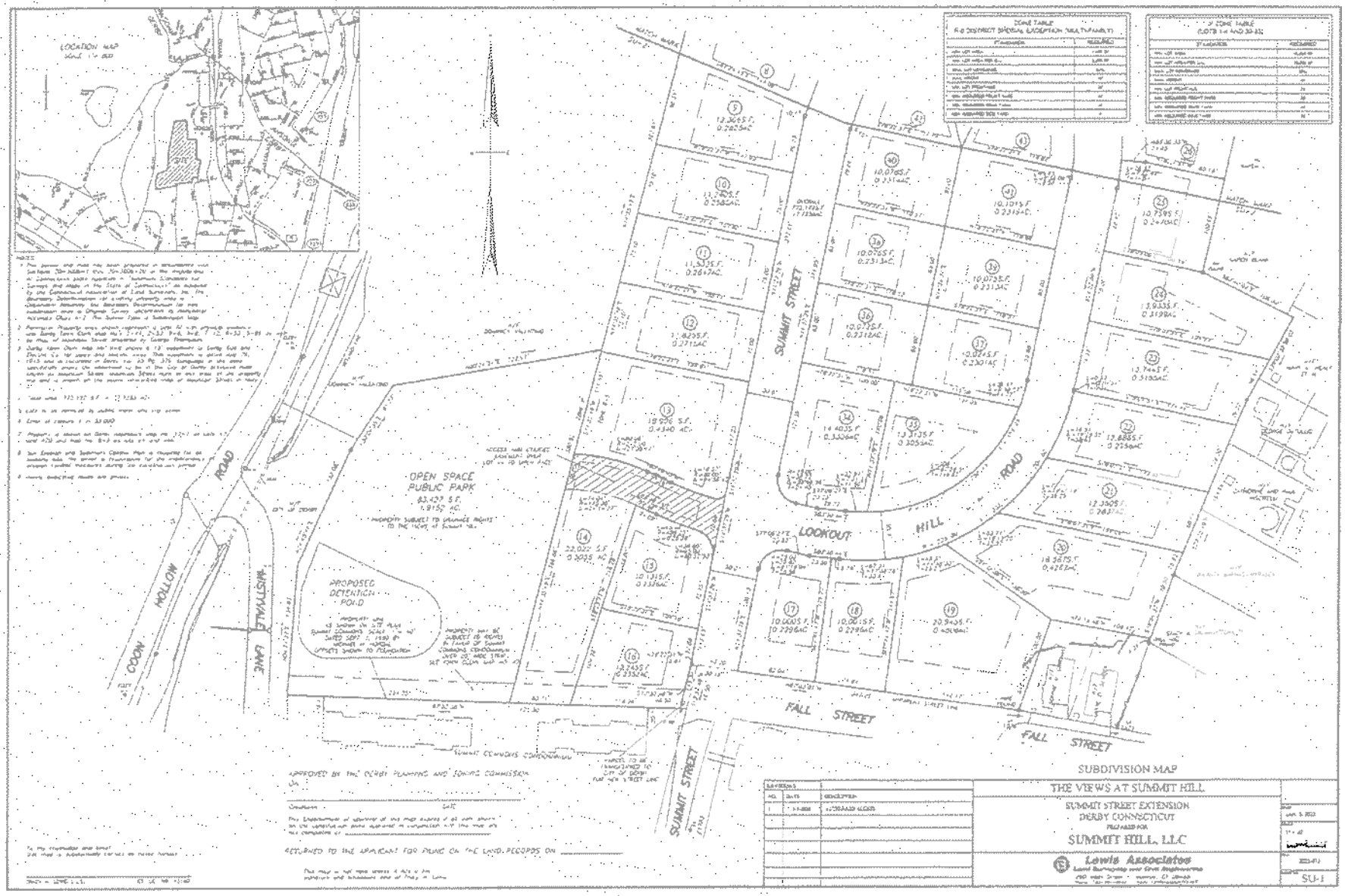
Date: **March 20, 2026**

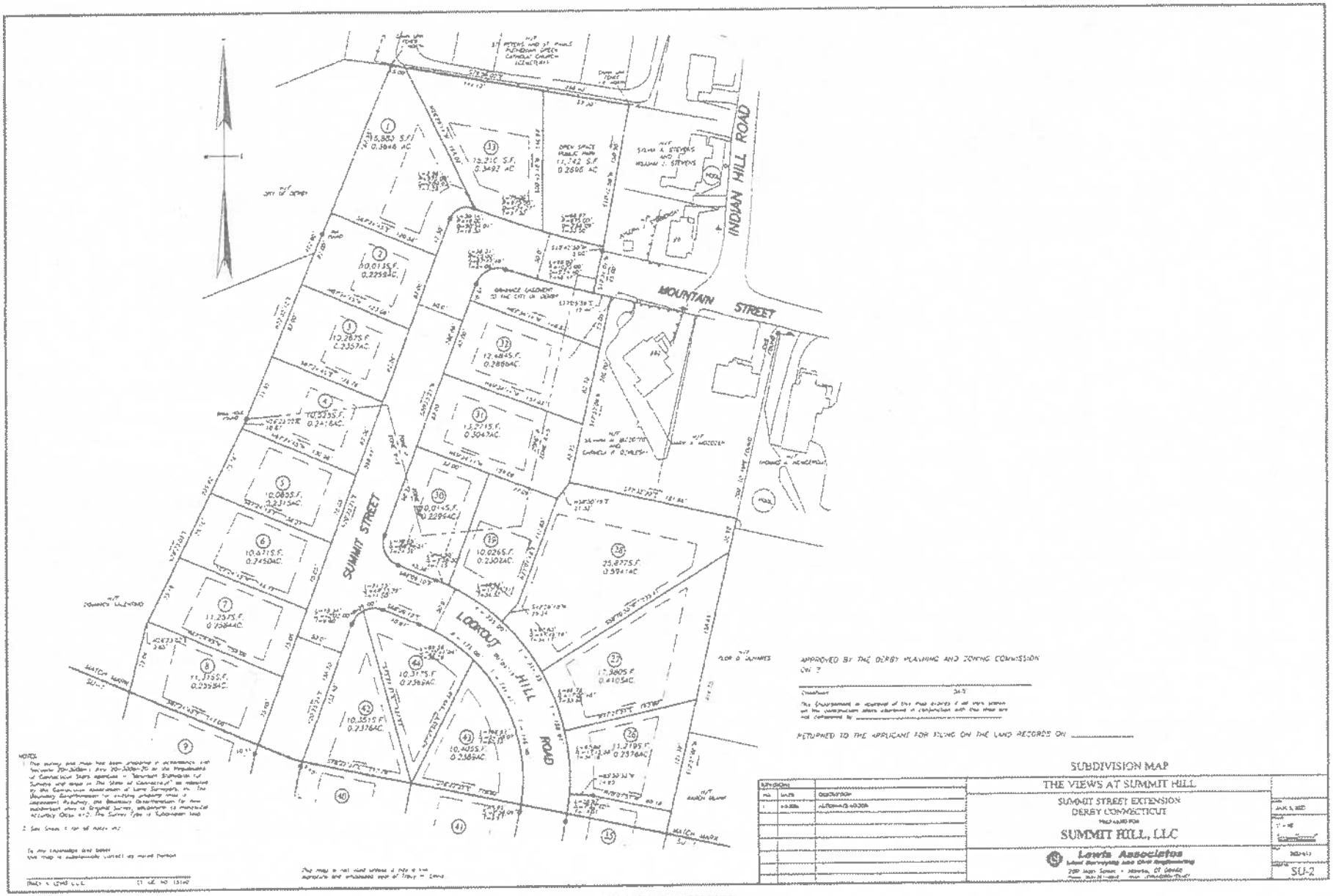
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
STALLION LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC PARK 11,742 S.F. 0.2695 AC
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Joyce L Stobierski
6 Indian Ave
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

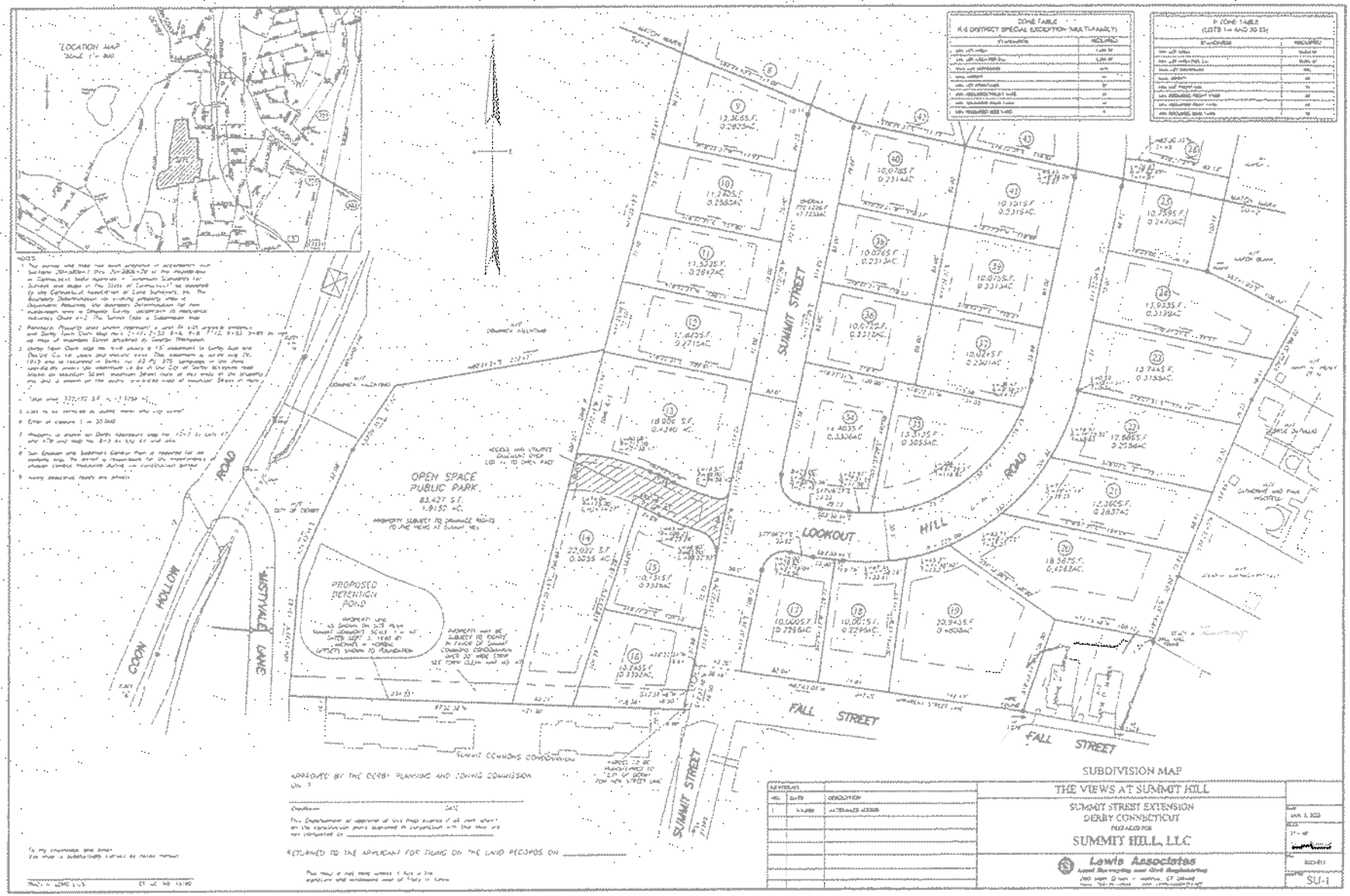
Date: **March 20, 2026**

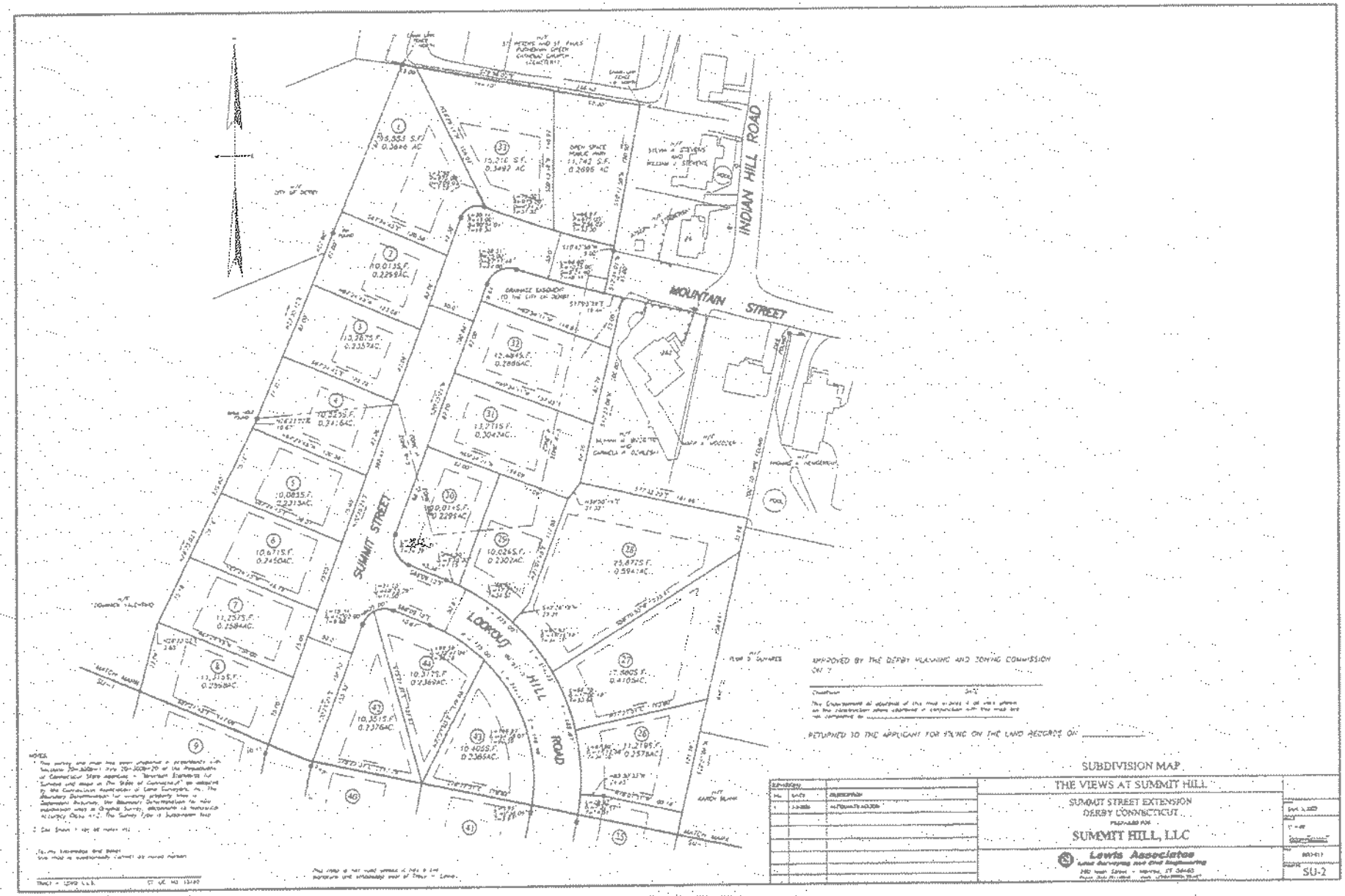
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
R-1 ZONE TABLE
(LOTS 1 to 4 AND 30 to 33)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
JAN 3, 2023
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION ON ?

Chairman Date

The Commission at meeting of this map waives 5.08 (A6) shown on the subdivision plans submitted in connection with this map are not complete as _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON: _____

NOTES:

1. This survey and map has been completed in accordance with Section 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. The Boundary Determination for property lines is Compilation Survey. The Horizontal Determination for this compilation survey is Orthal Survey, accurate to horizontal accuracy Class A-2. The Survey Type is Subdivision Map

2. See Sheet 1 for Notes etc.

I hereby acknowledge and adopt this map as substantially correct as noted hereon

TRACT 1 - LEWIS L.L.C. ST. VE. NO. 12180

This map is not valid unless it has a live signature and embossed seal of Thad N. Lewis.

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR
SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
340 Main Street - Ansonia, CT 06401

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mark A Mozdzer
56 Mountain St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

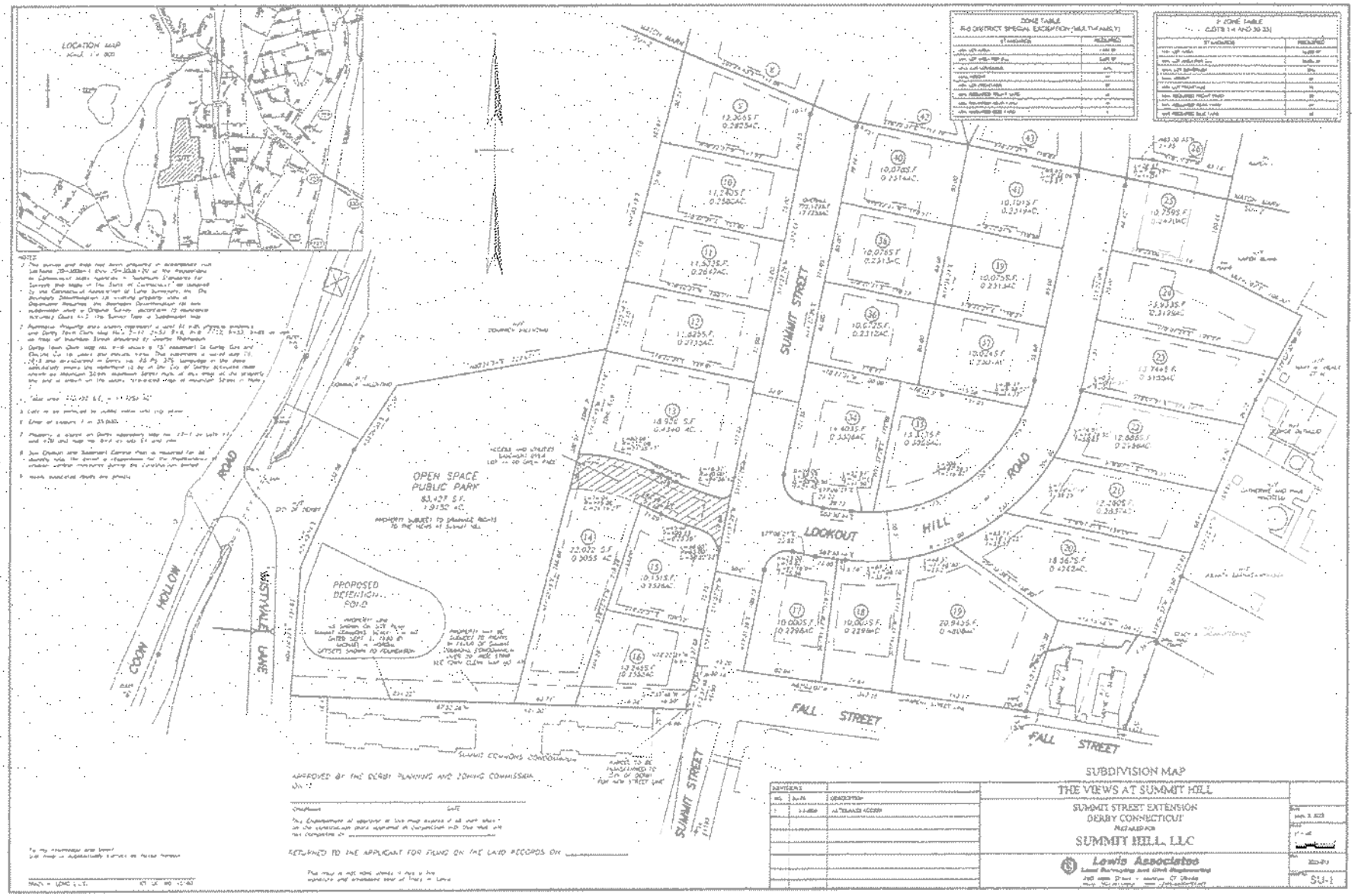
Date: **March 20, 2026**

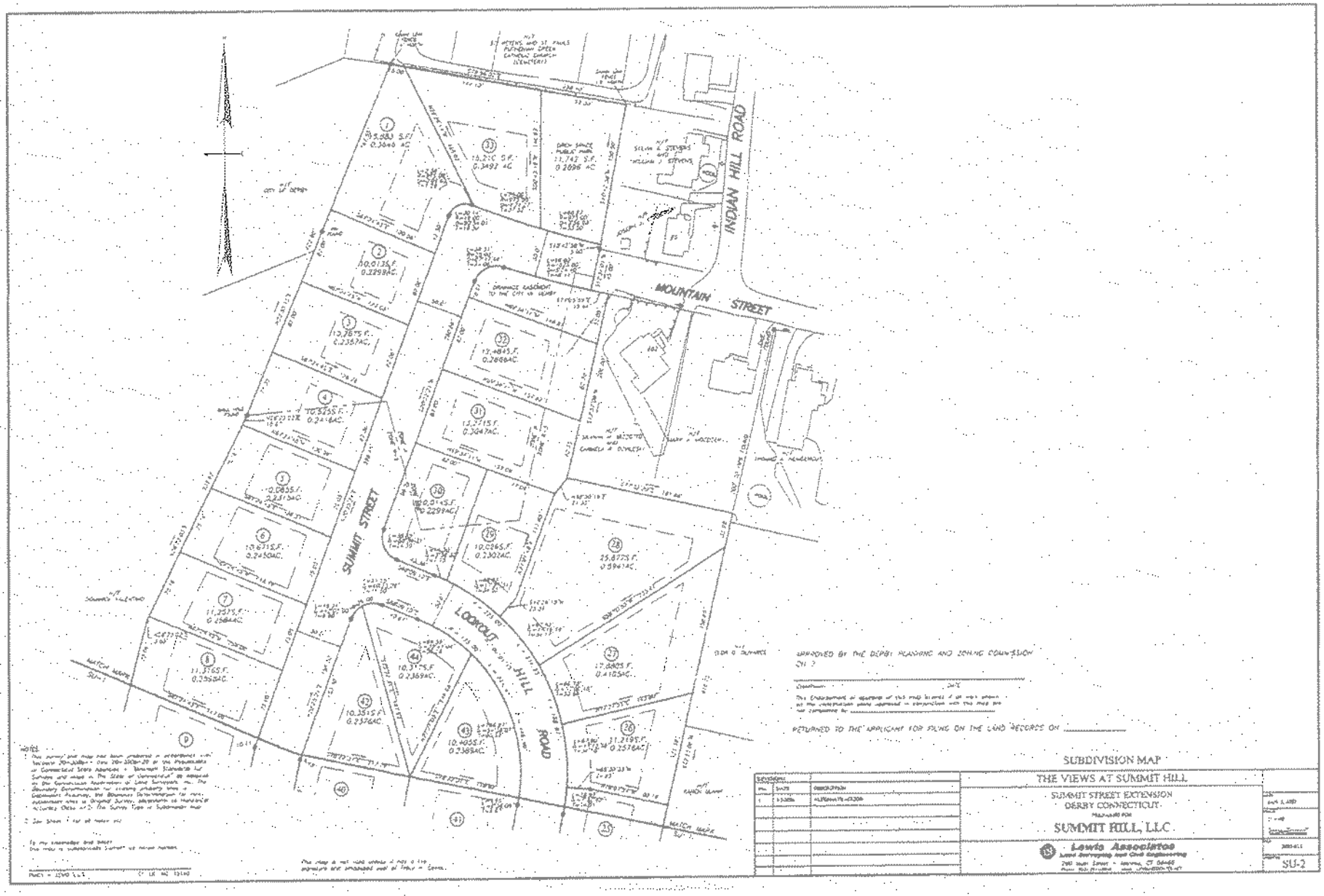
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
SUMMIT HILL ROAD
LOCKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION

Chairman _____ Date _____

This endorsement or approval of this map is only given as to the conformance of the map to the regulations and does not constitute approval of the subdivision.

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
240 Main Street - Ansonia, CT 06401

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Joseph A Hilario-Perez
48 Mountain St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

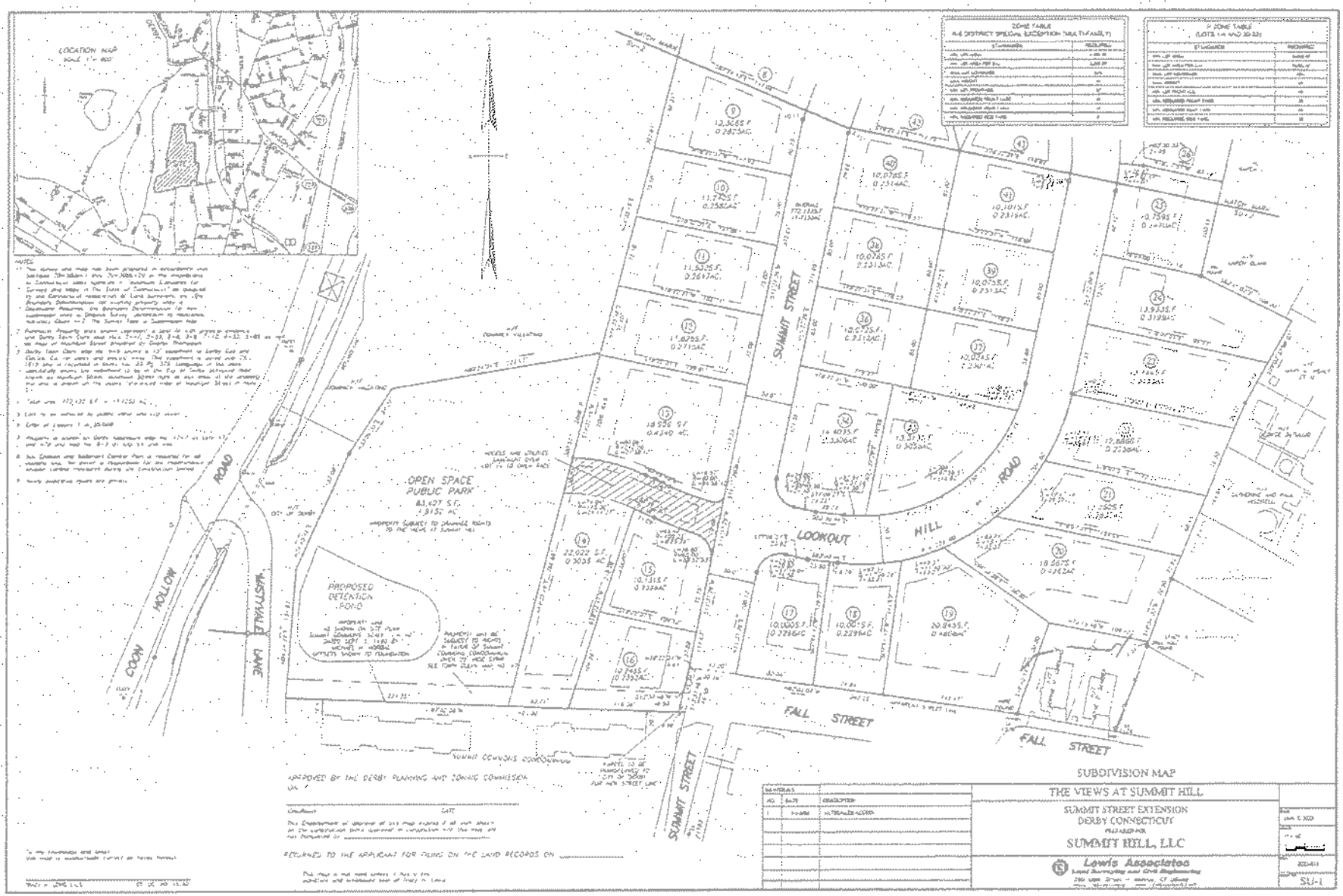
Date: **March 20, 2026**

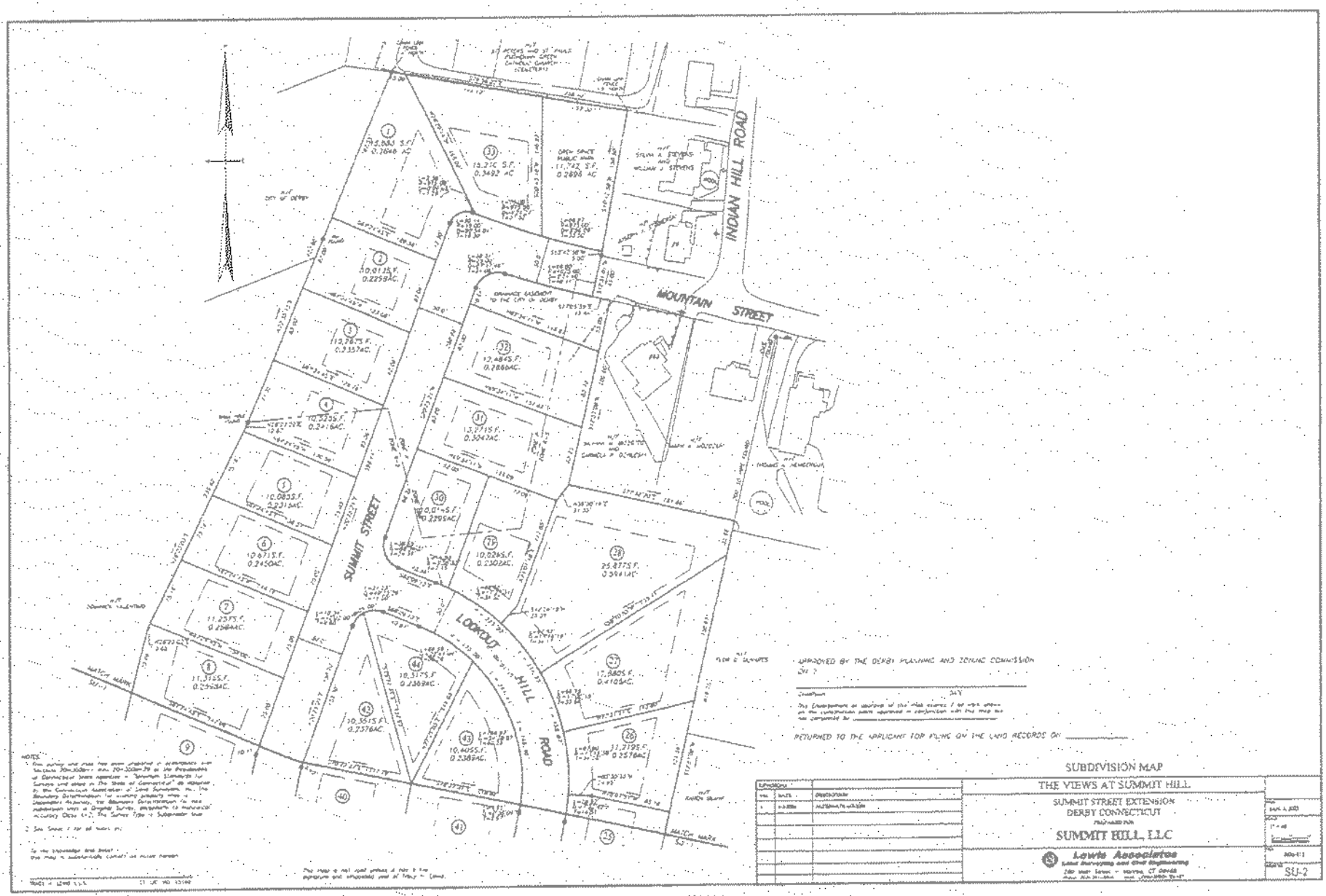
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
R ZONE TABLE
(LOTS 1-41 AND 30-32)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WALNUT LANE
OPEN SPACE
PUBLIC PARK
43,627 S.F.
1.0152 AC
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
OPEN SPACE PUBLIC MAIN 11,742 S.F. 0.2696 AC
STEVEN A. DEVRIES AND WILLIAM J. STEVENS
DRAINAGE EASEMENT TO THE CITY OF DERBY
SU-1
SU-2
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
DATE
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
MAY 1, 2023
1" = 40'
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Johnathan Russell
50 Mountain St
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

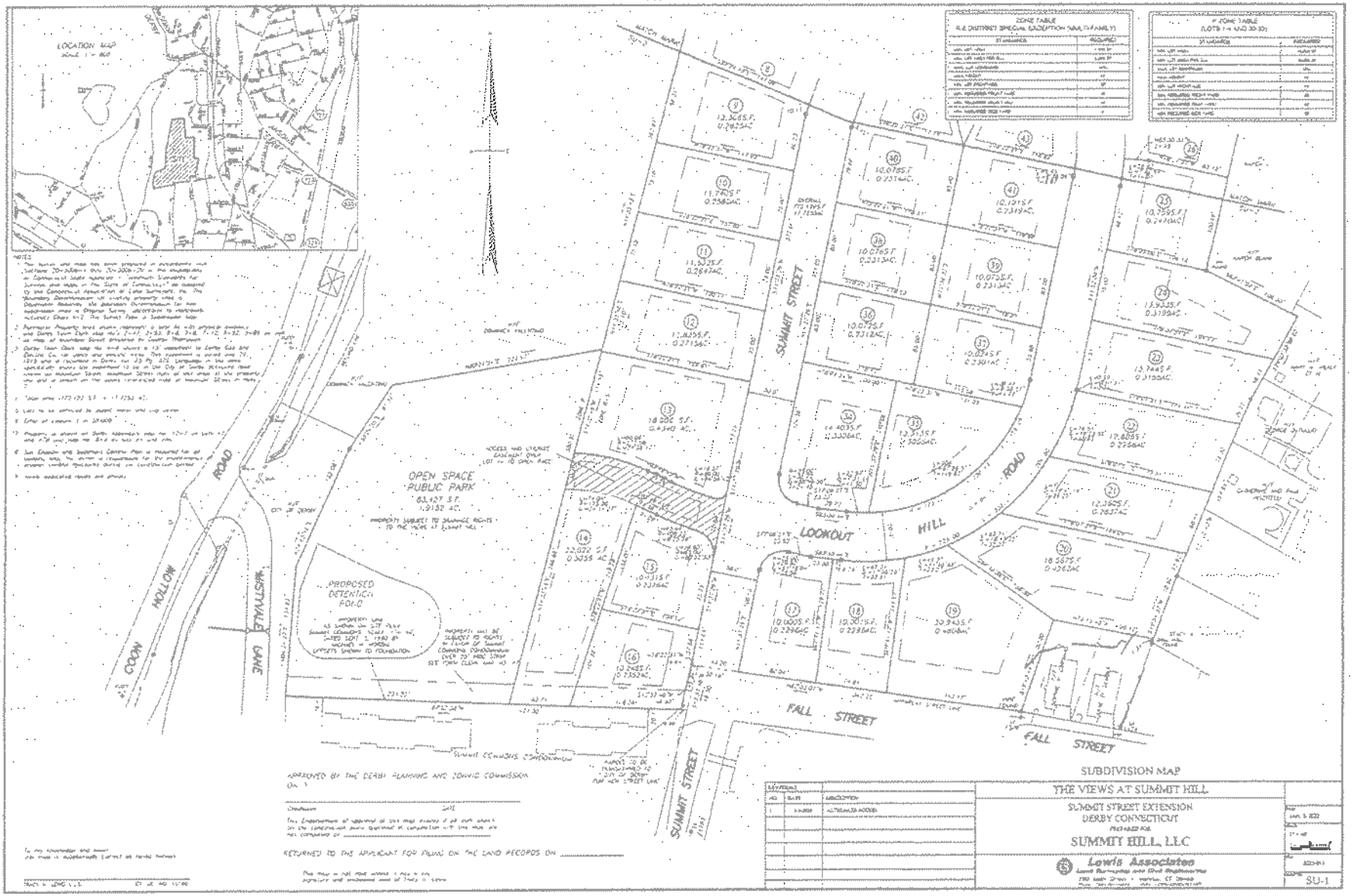
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-E DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
R ZONE TABLE
(LOTS 1-9 AND 30-32)
NOTES
OPEN SPACE
PUBLIC PARK
63,437 S.F.
1.3152 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WESTVILLE LANE
SUMMIT STREET EXTENSION
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Carlos A Johnson
92 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

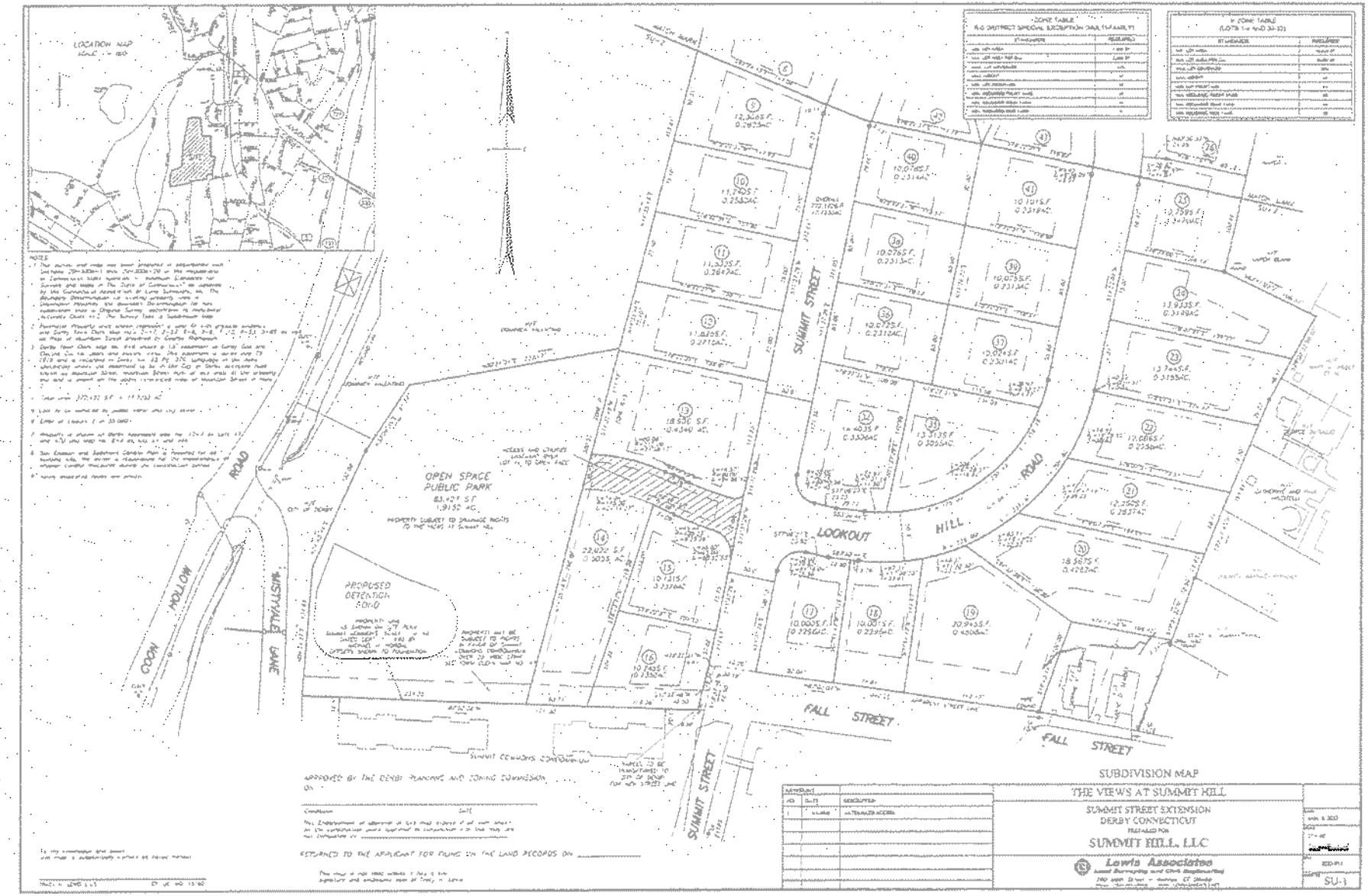
Date: **March 20, 2026**

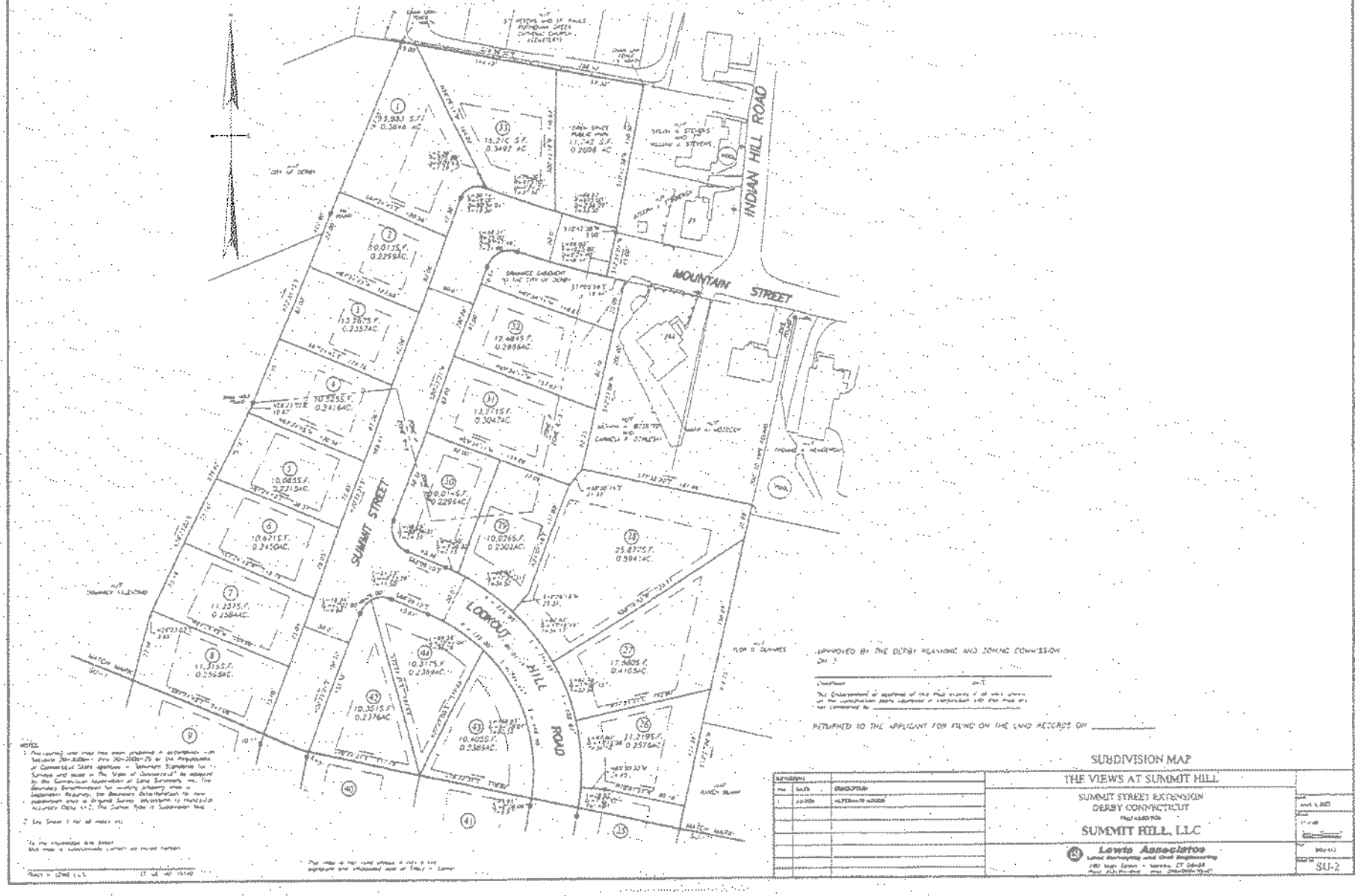
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
NOTES
OPEN SPACE
PUBLIC PARK
83,427 SF
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
MISTY VALE
LANE
SUMMIT STREET EXTENSION
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON
RETURNED TO THE APPLICANT FOR FILING IN THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
MAR. 8, 2023
1" = 40'
RED-PIS
SU-1



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?

SIGNATURE DATE

THE SUBDIVISION OR RESUBDIVISION OF THIS PLAN IS NULL AND VOID IF THE CONSTRUCTION WORK APPROVED IS NOT FINISHED WITH THE TIME AS IS NOT EXTENDED BY

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Joji & Minimol Joseph
114 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

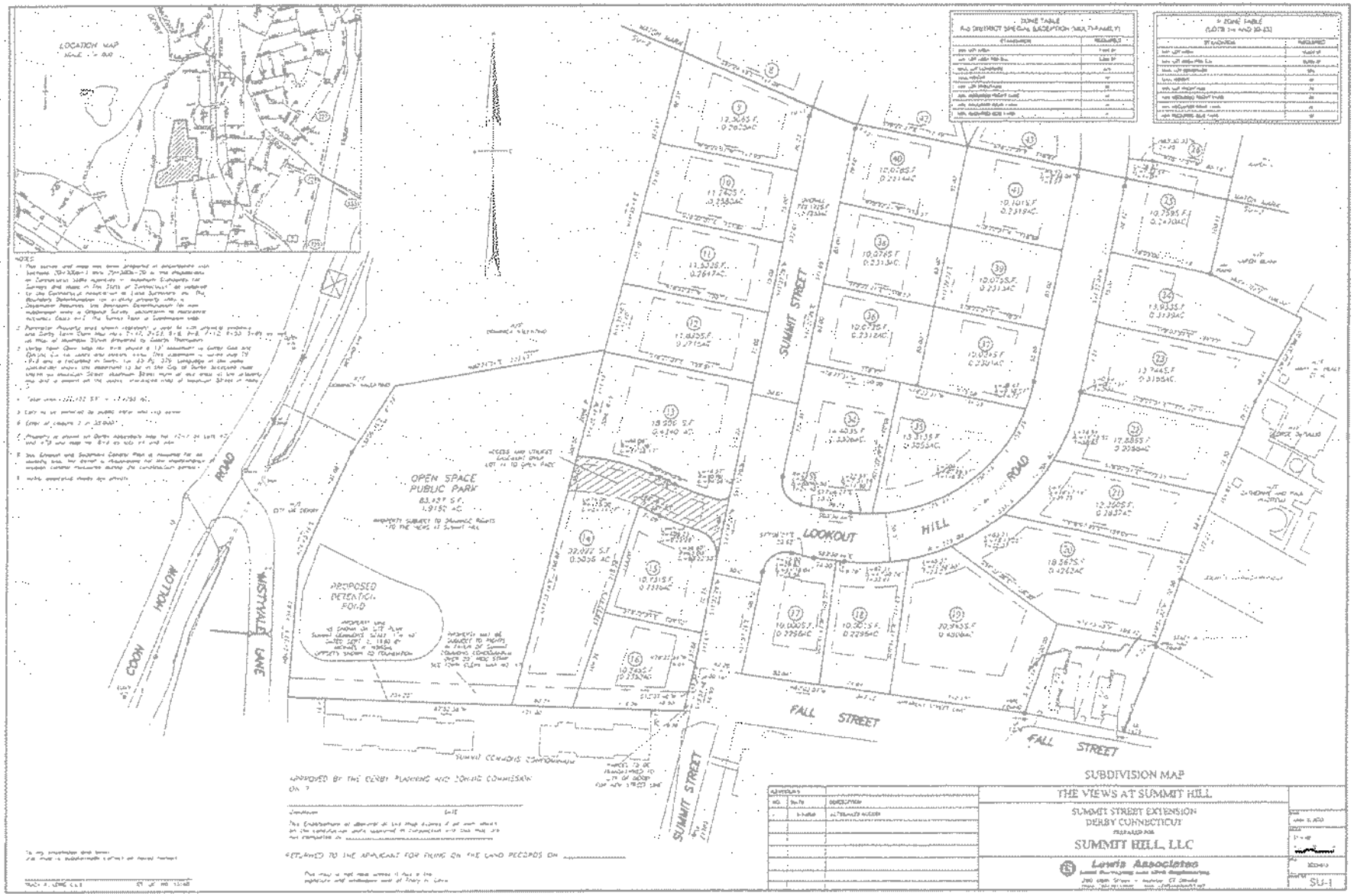
Date: **March 20, 2026**

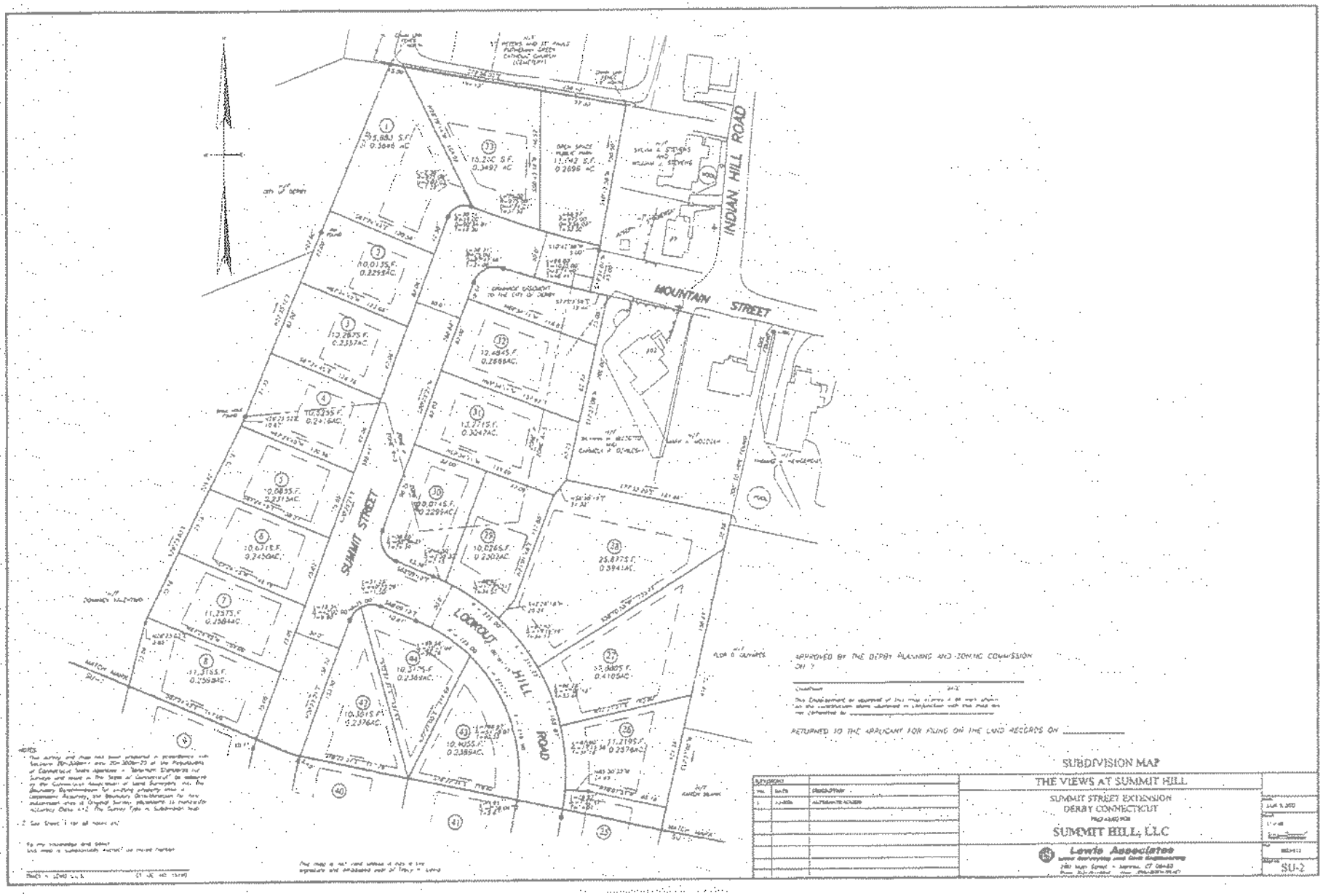
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHMALT LANE
OPEN SPACE PUBLIC PARK
63,439 S.F.
1.9150 AC.
PROPOSED DETENTION POND
SUMMIT CONDOS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Mihaela Cipu
133 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

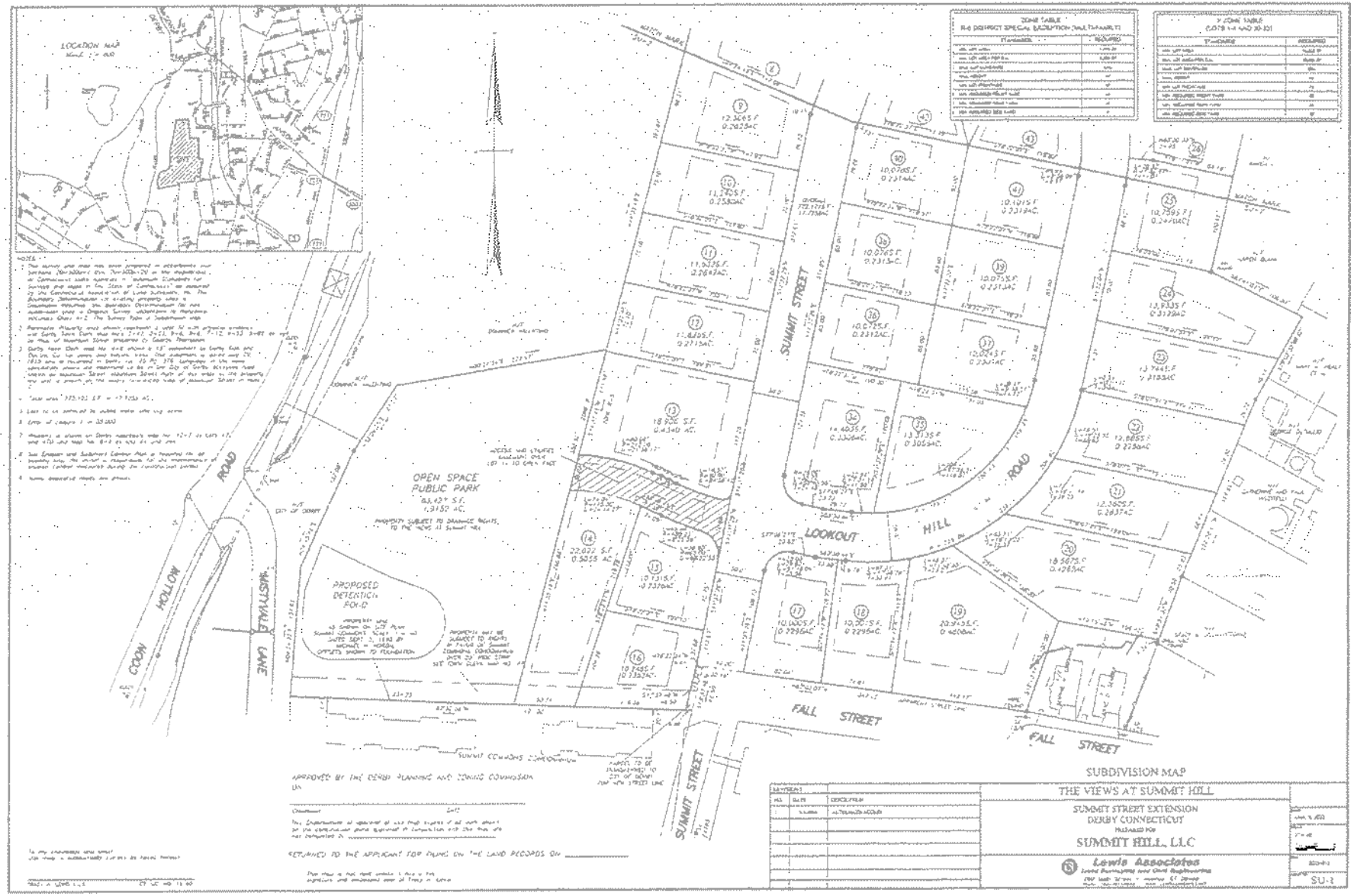
Date: **March 20, 2026**

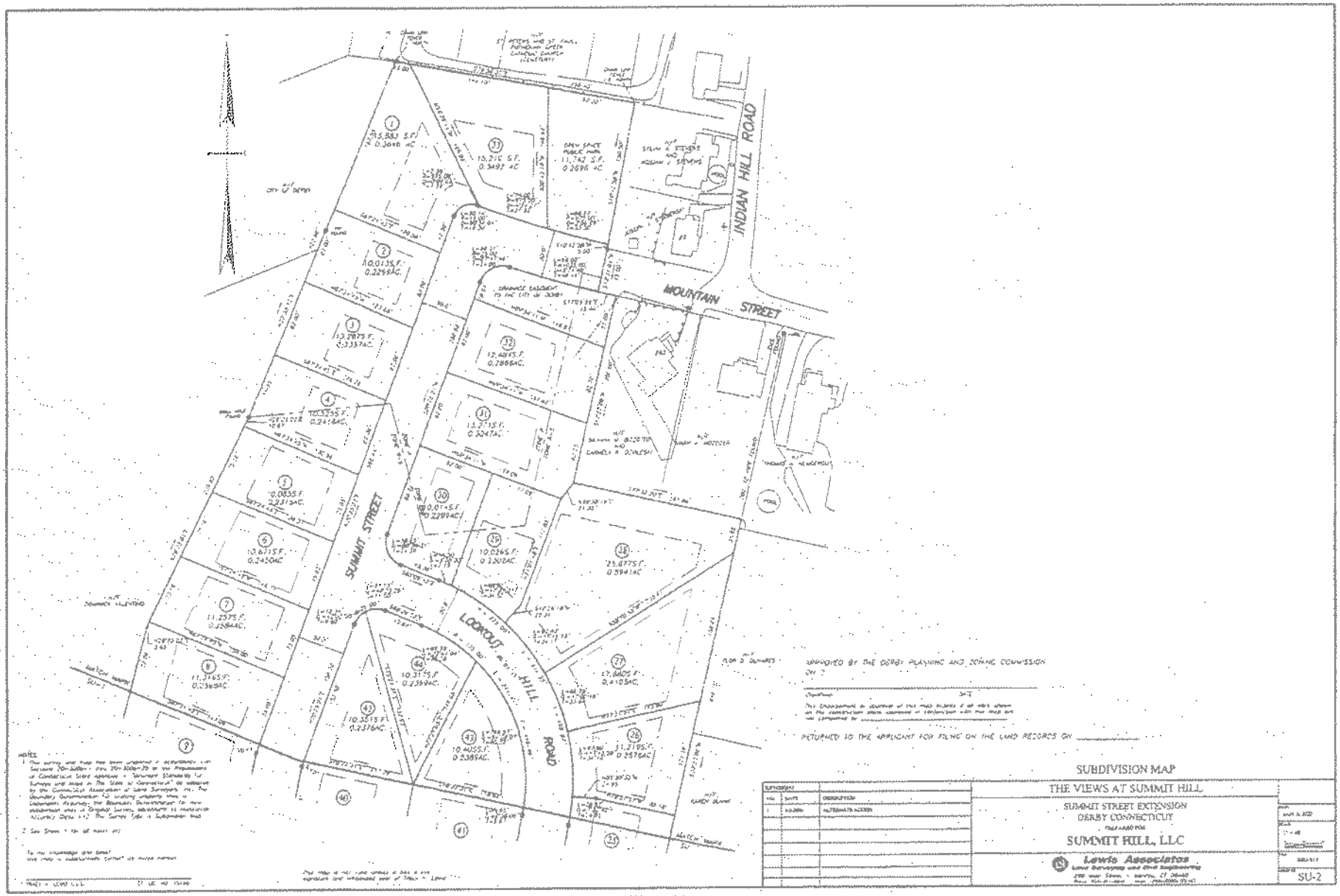
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WILLIAMS LANE
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT STREET EXTENSION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT HILL, LLC
Lewis Associates



APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?

(Chairman) (Date)

This Endorsement is Void if the Mylar Drawing of this Map Bearing it or any Version of the Construction Plans Approved in Connection with this Map are not Completed by _____

RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON _____

NOTES:

1. This survey and map have been completed in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps in The State of Connecticut" as adopted by the Connecticut Association of Land Surveyors Inc. The Boundary Determination is "existing property lines as Established. Regarding the Boundary Determination for new subdivision lines as Original Survey, Monument to Monument Accuracy Class A-2. The Survey Type is Subdivision Map.

2. See Sheet 1 for all notes etc.

To my knowledge and belief this map is substantially correct as noted hereon.

_____
(Date) LICENSED LAND SURVEYOR

The map is not valid unless it has a live signature and embossed seal of Travis A. Lewis

SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR

SUMMIT HILL, LLC

Lewis Associates
Land Surveying and Civil Engineering
290 Main Street - Ansonia, CT 06401
Phone 203-734-0000 Fax 734-0001

SUBMISSIONS		
NO.	DATE	DESCRIPTION
	5-3-2006	ALTERNATE ACCESS

DATE: MAY 3, 2006
SCALE: 1" = 40'
JOB NO. 2002-013
SHEET NO. SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Kevin & Rose Brown
84 Misty Vale Ln
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

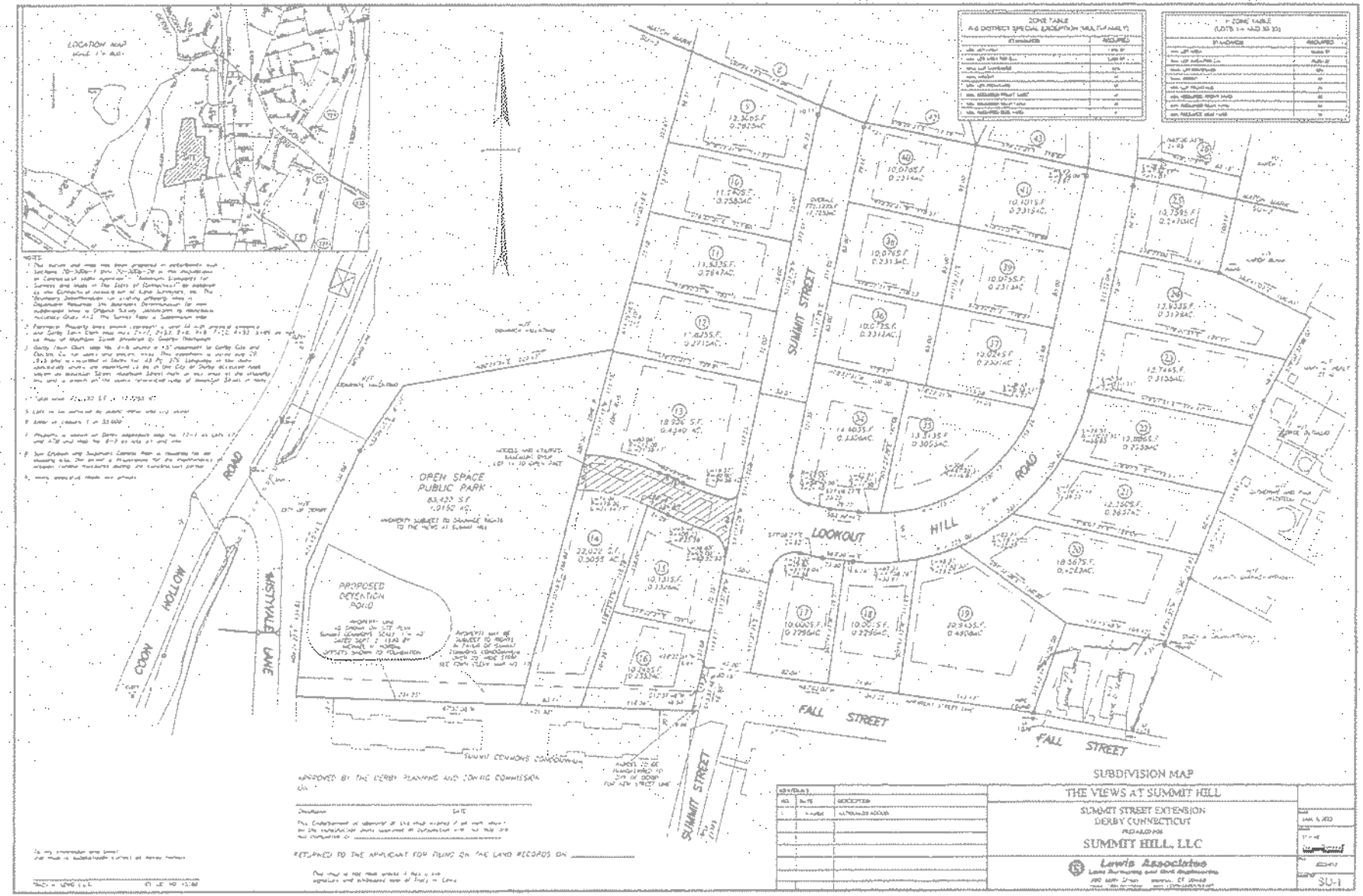
Date: **March 20, 2026**

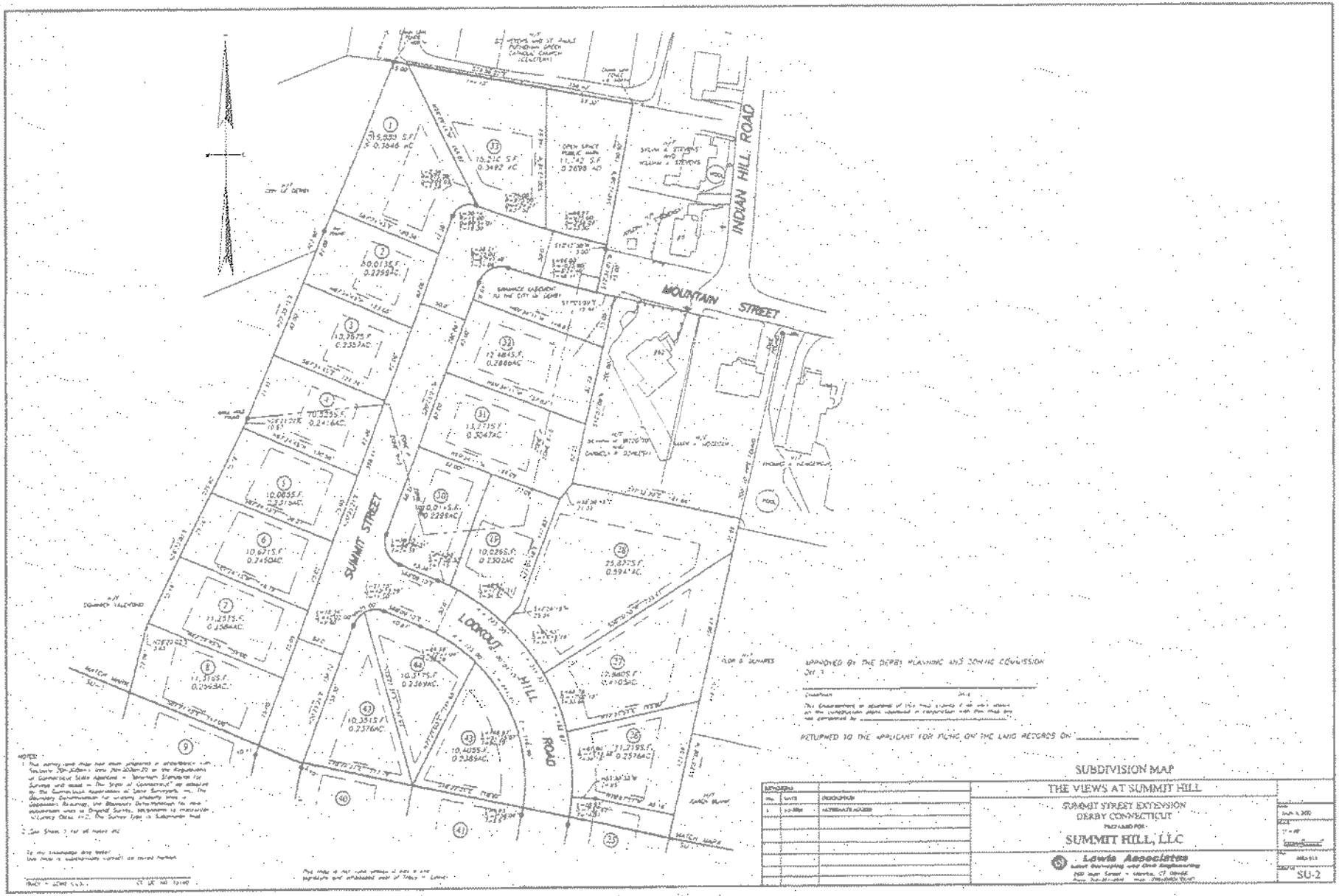
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
NOTE:
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
COON HOLLOW ROAD
WASHINGTON AVENUE
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1



SUBDIVISION MAP

THE VIEWS AT SUMMIT HILL

SUMMIT STREET EXTENSION
DERBY CONNECTICUT

PREPARED FOR:

SUMMIT HILL, LLC

Lewis Associates

SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Joseph T & Nancy L Pulieri
105 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

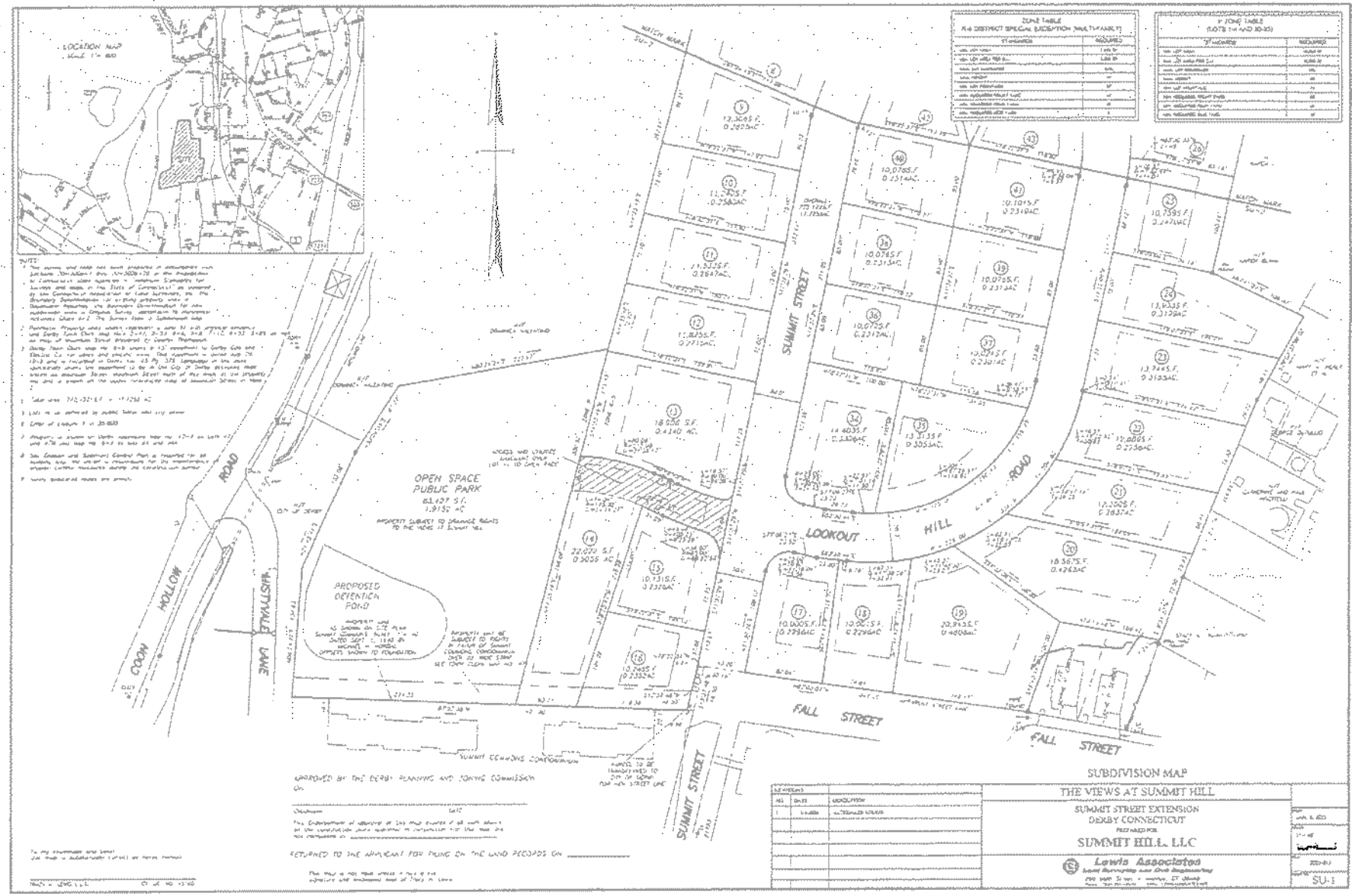
Date: **March 20, 2026**

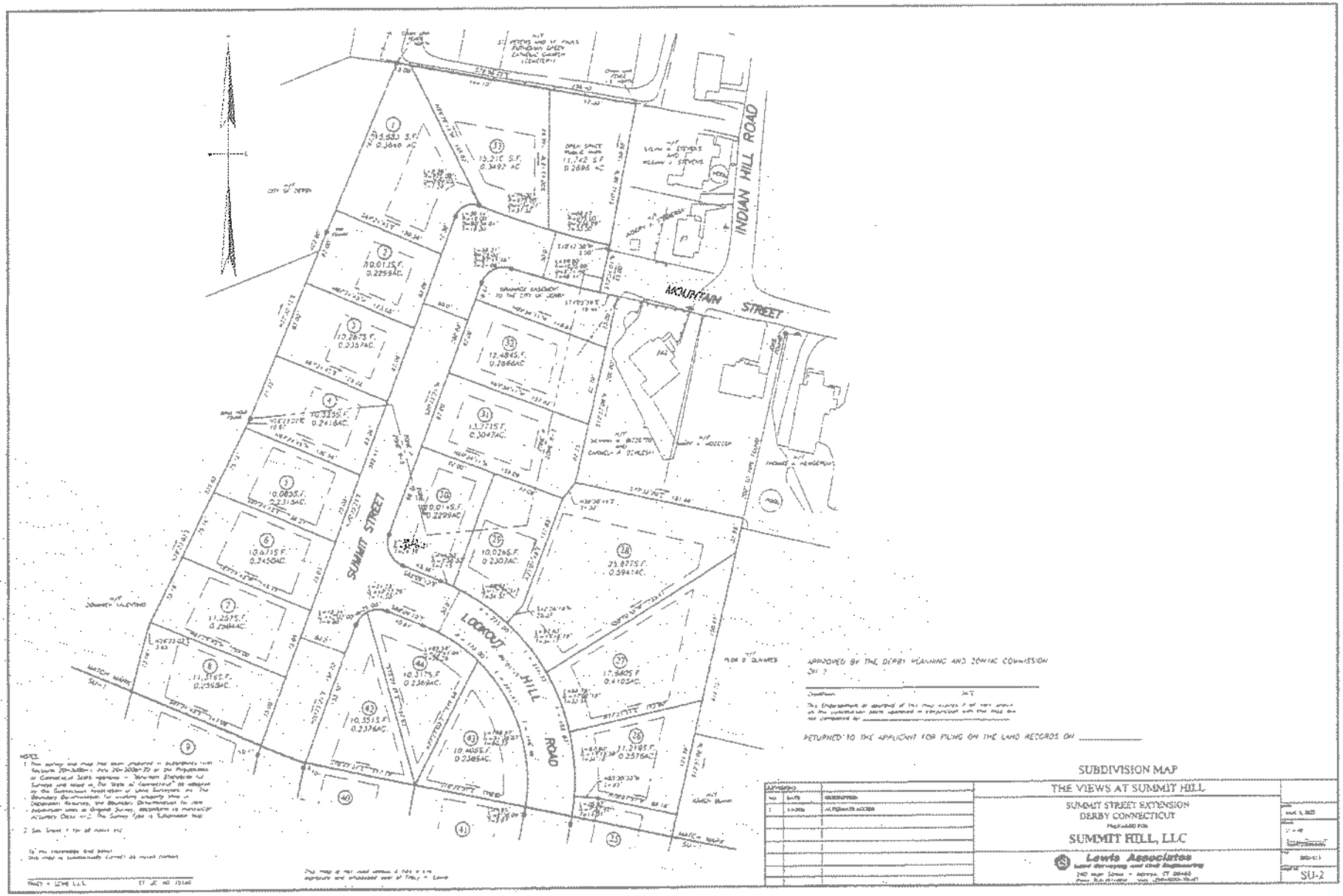
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COOM HOLLOW ROAD
OPEN SPACE PUBLIC PARK
PROPOSED DETENTION POND
SUMMIT STREET EXTENSION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Frank & Annette Jacquot
122 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

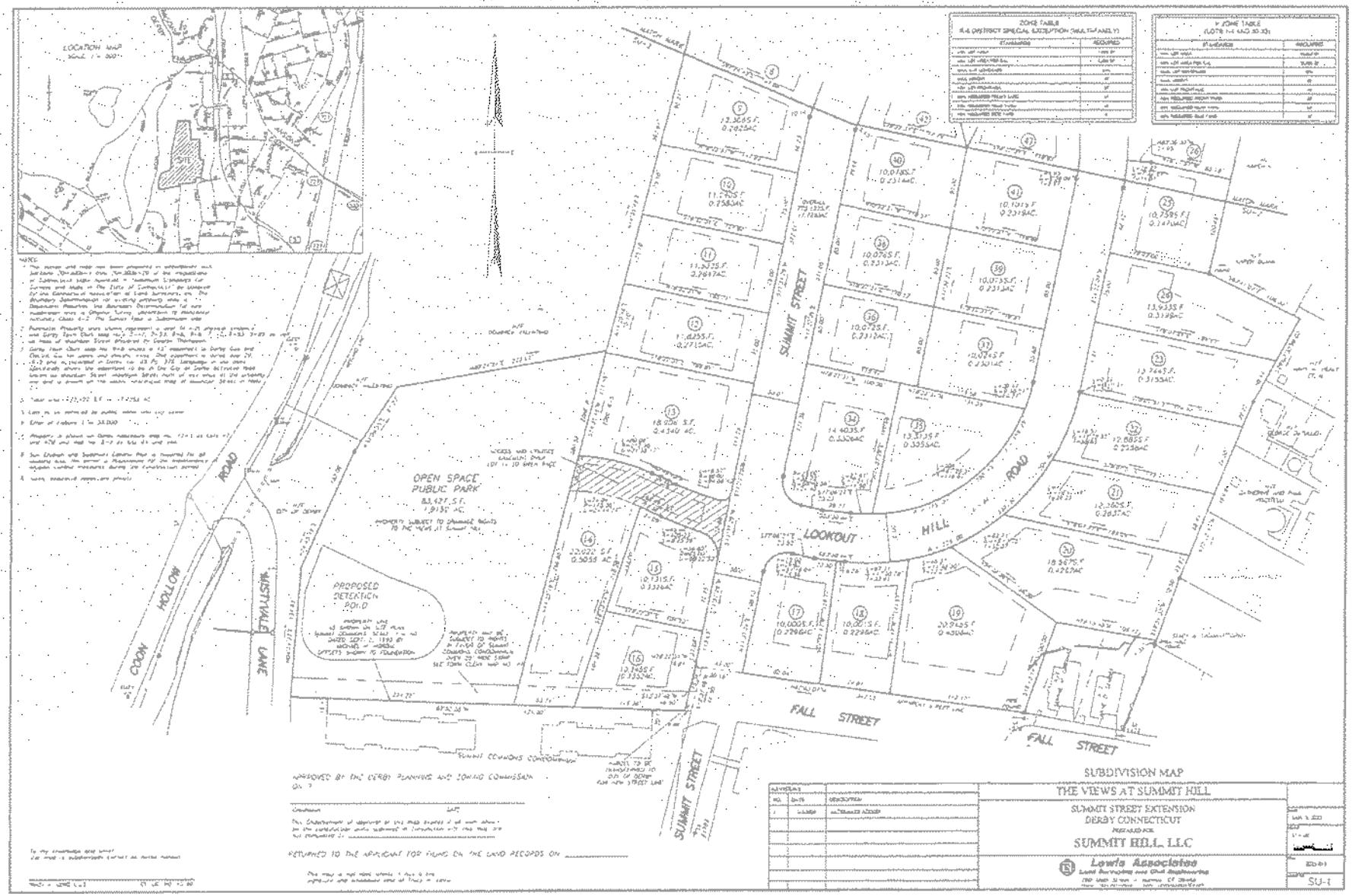
Date: **March 20, 2026**

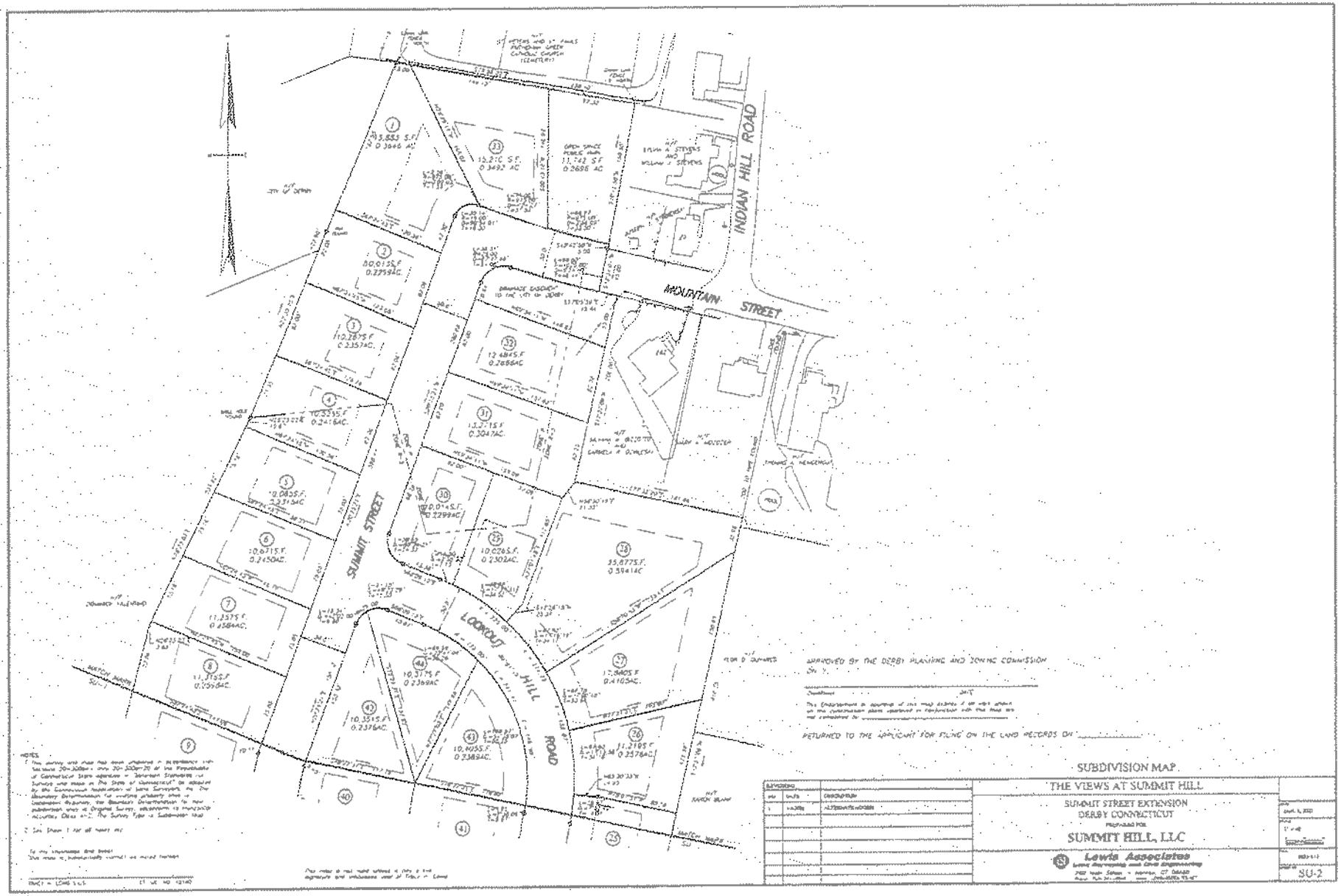
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTI-FAMILY)
R ZONE TABLE
(LOTS 1-4 AND 30-33)
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
WISHMAN LANE
OPEN SPACE PUBLIC PARK
83,427 S.F.
1.9150 AC.
PROPOSED DETENTION POND
SUMMIT COMMONS CONDOMINIUM
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Tracey Chameides
27 Prindle Ave
Ansonia CT 06401

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

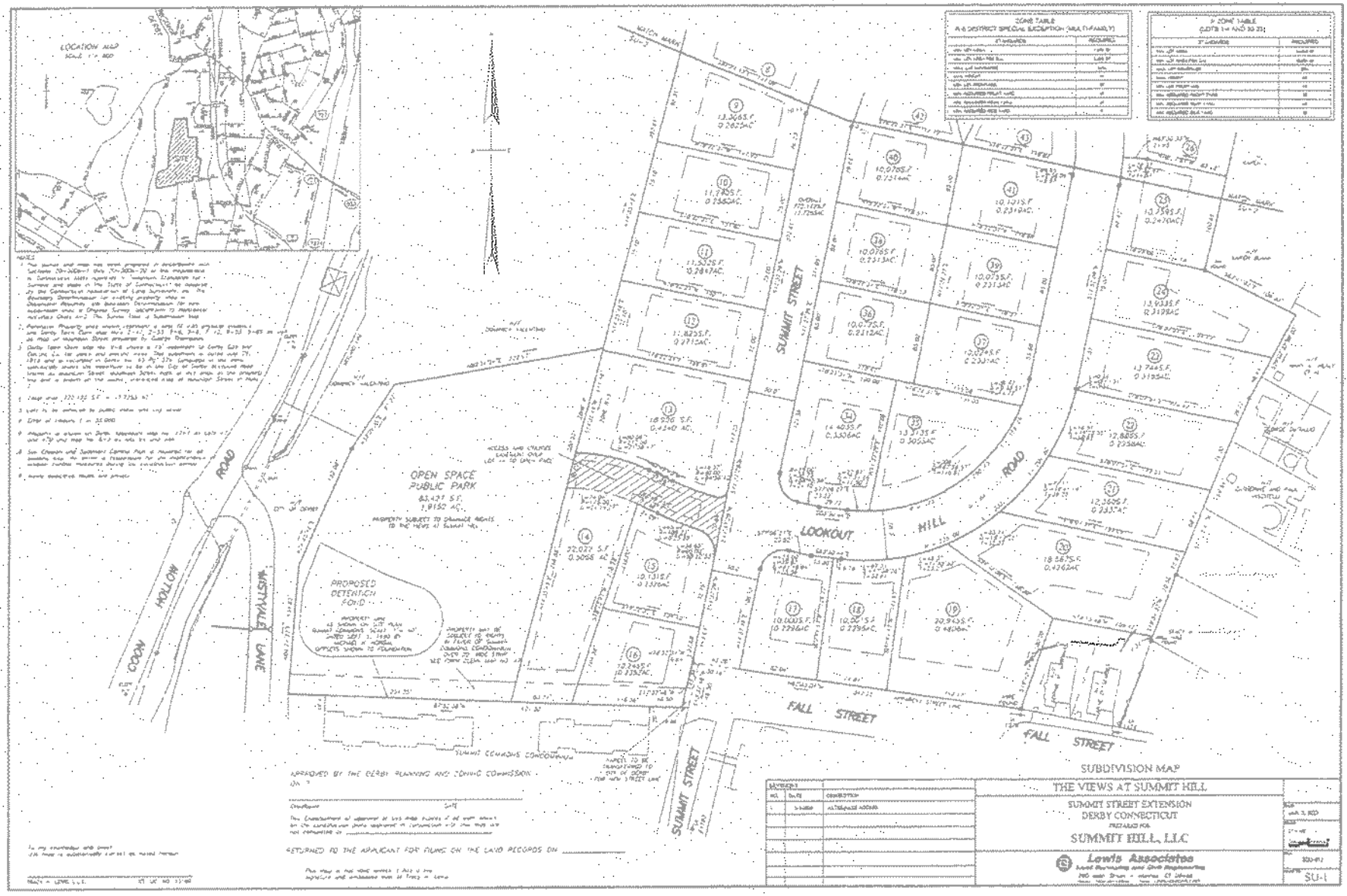
Date: **March 20, 2026**

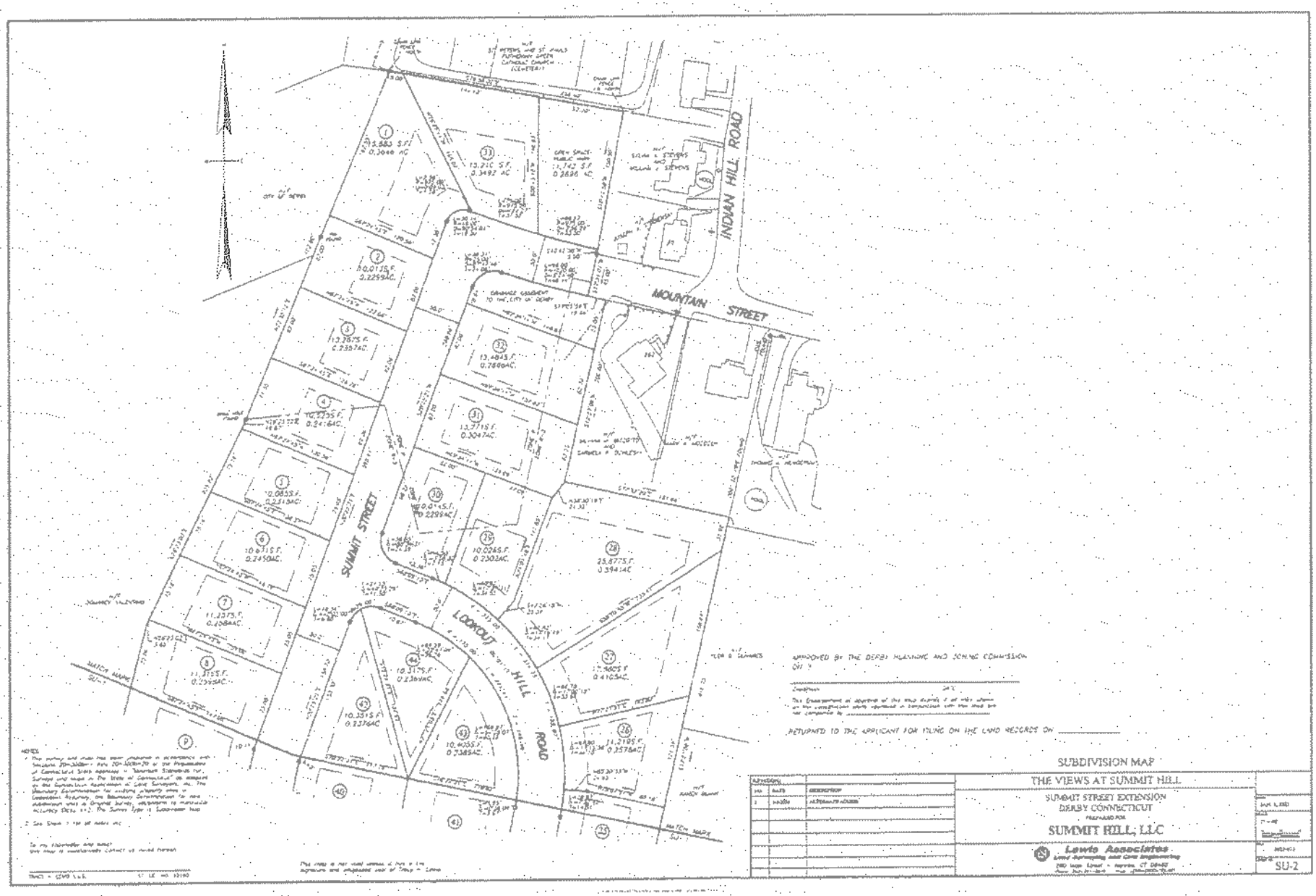
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE 1" = 800'
NOTES
SUMMIT STREET
LOOKOUT HILL ROAD
COON HOLLOW ROAD
WHITNEY LANE
FALL STREET
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9150 AC.
PROPOSED
DETENTION
POND
SUMMIT COMMONS CONDOMINIUM
ACCESS AND UTILITY EASEMENT GRANTED TO THE TOWN OF DERBY
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (SEE SECTION 13-71)
ZONE TABLE
(LOTS 1-9 AND 30-33)
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Betsy Laflamme
107 Pinnacle Ridge
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

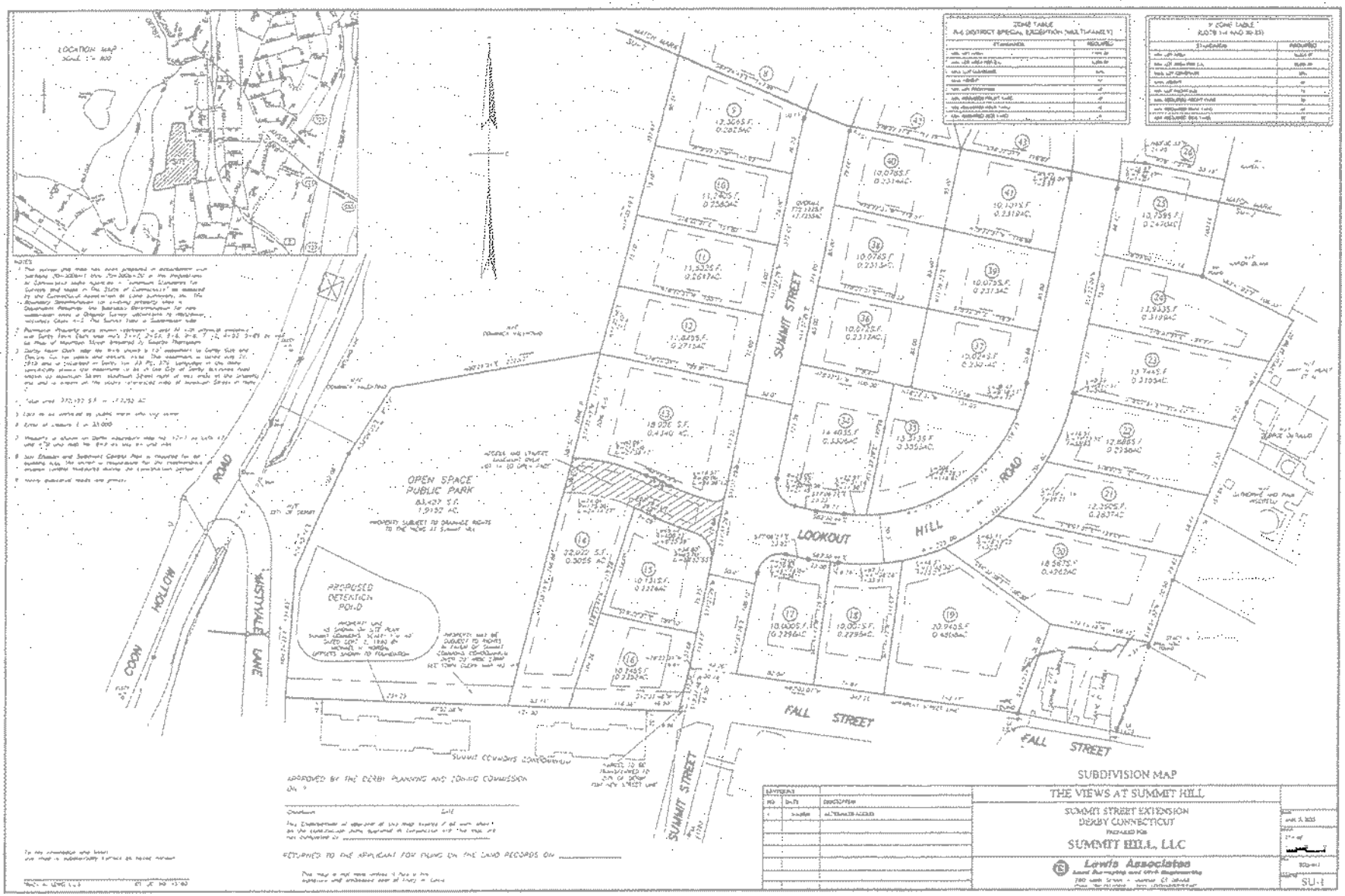
Date: **March 20, 2026**

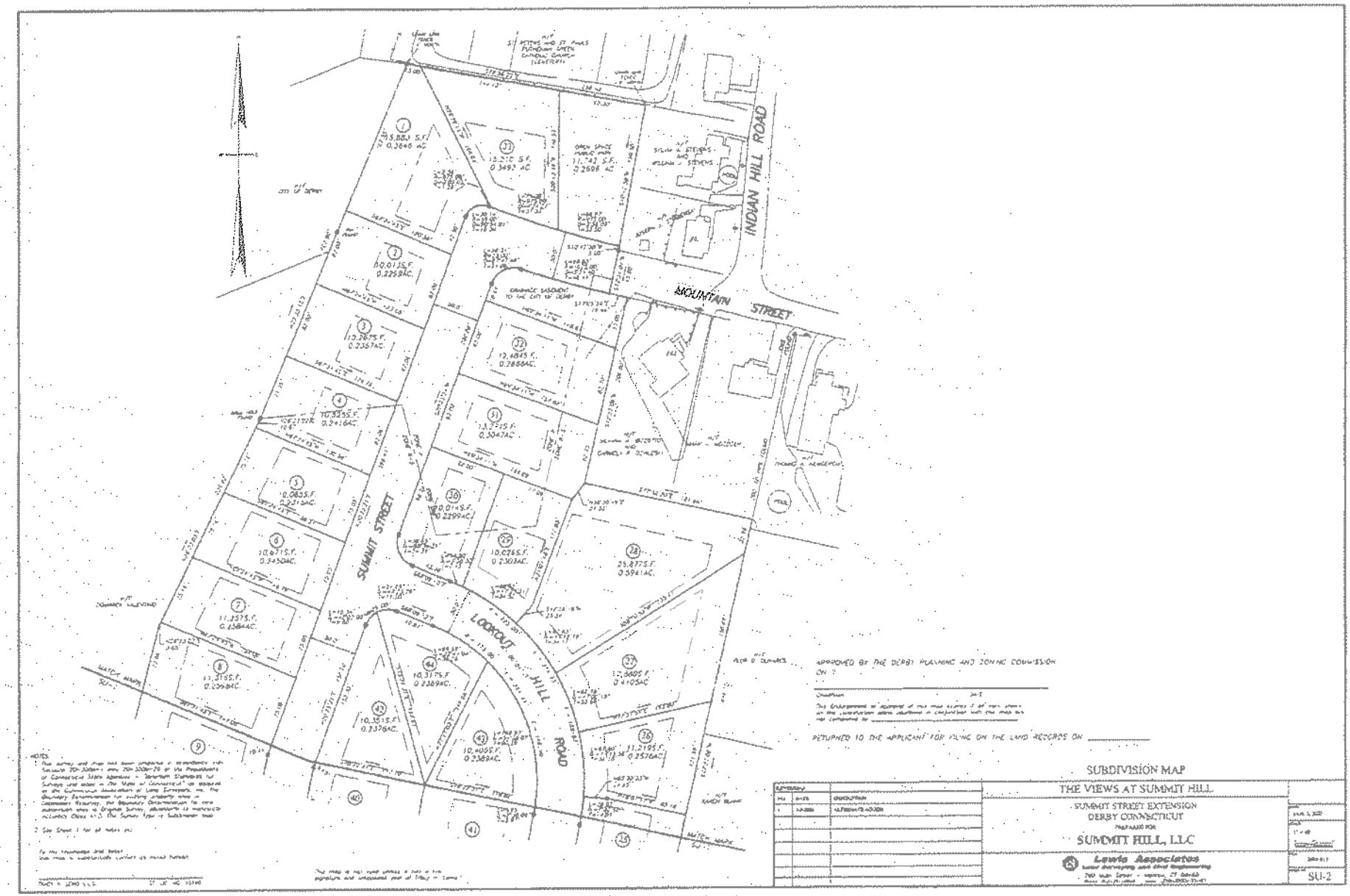
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SCALE: 1" = 800'
ZONE TABLE
R-6 DISTRICT SPECIAL EXCEPTION (MULTIFAMILY)
R ZONE TABLE
SUMMIT STREET
LOOKOUT HILL ROAD
COOK HOLLOW ROAD
WASHTHALE LANE
FALL STREET
OPEN SPACE
PUBLIC PARK
83,437 S.F.
1.9152 AC.
PROPOSED
DETENTION
POND
SUMMIT CONDOMINIUMS
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOKOUT HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Katherine L Seaman
124 Clearview Court
Derby CT 06418

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

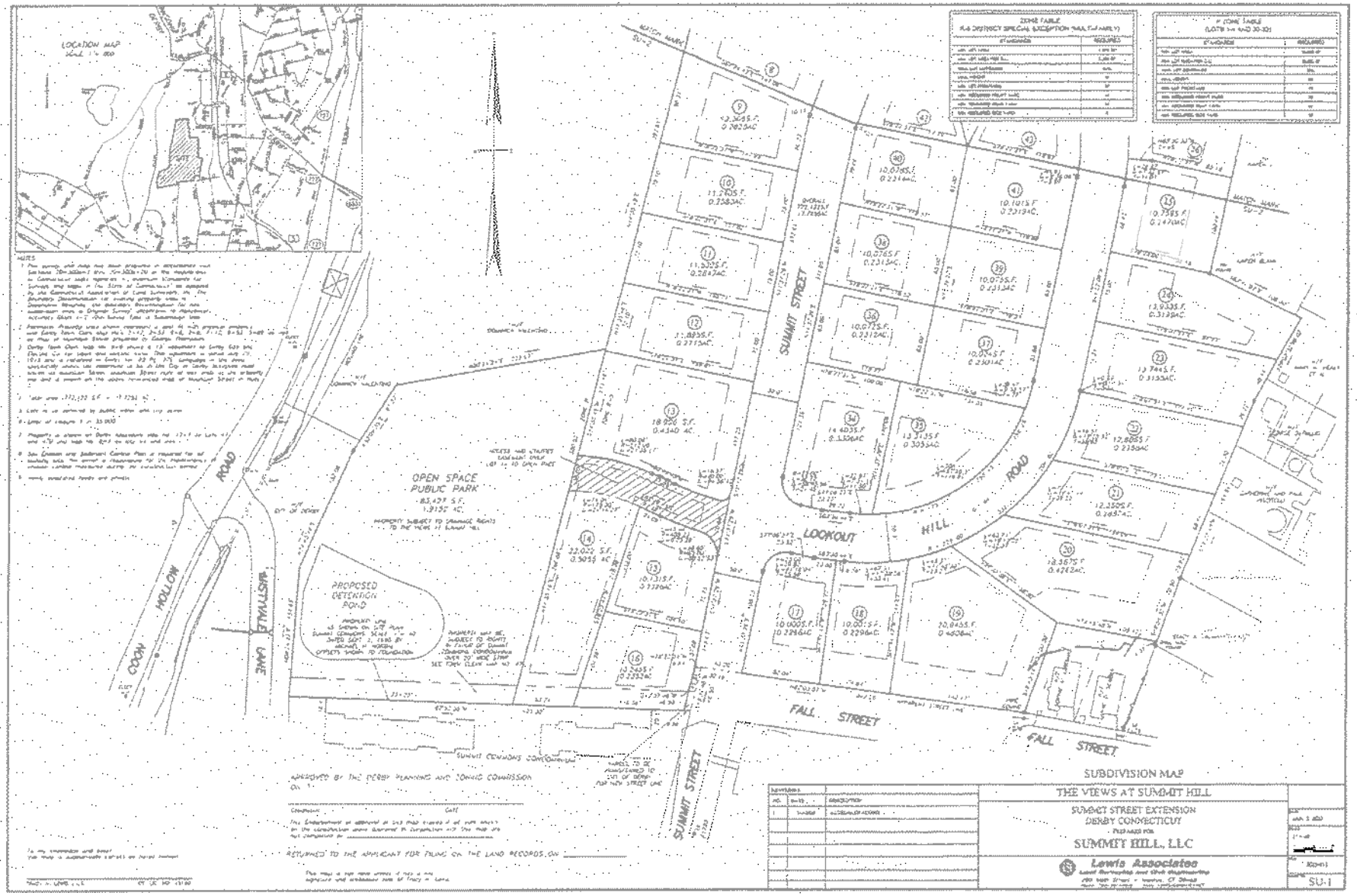
Date: **March 20, 2026**

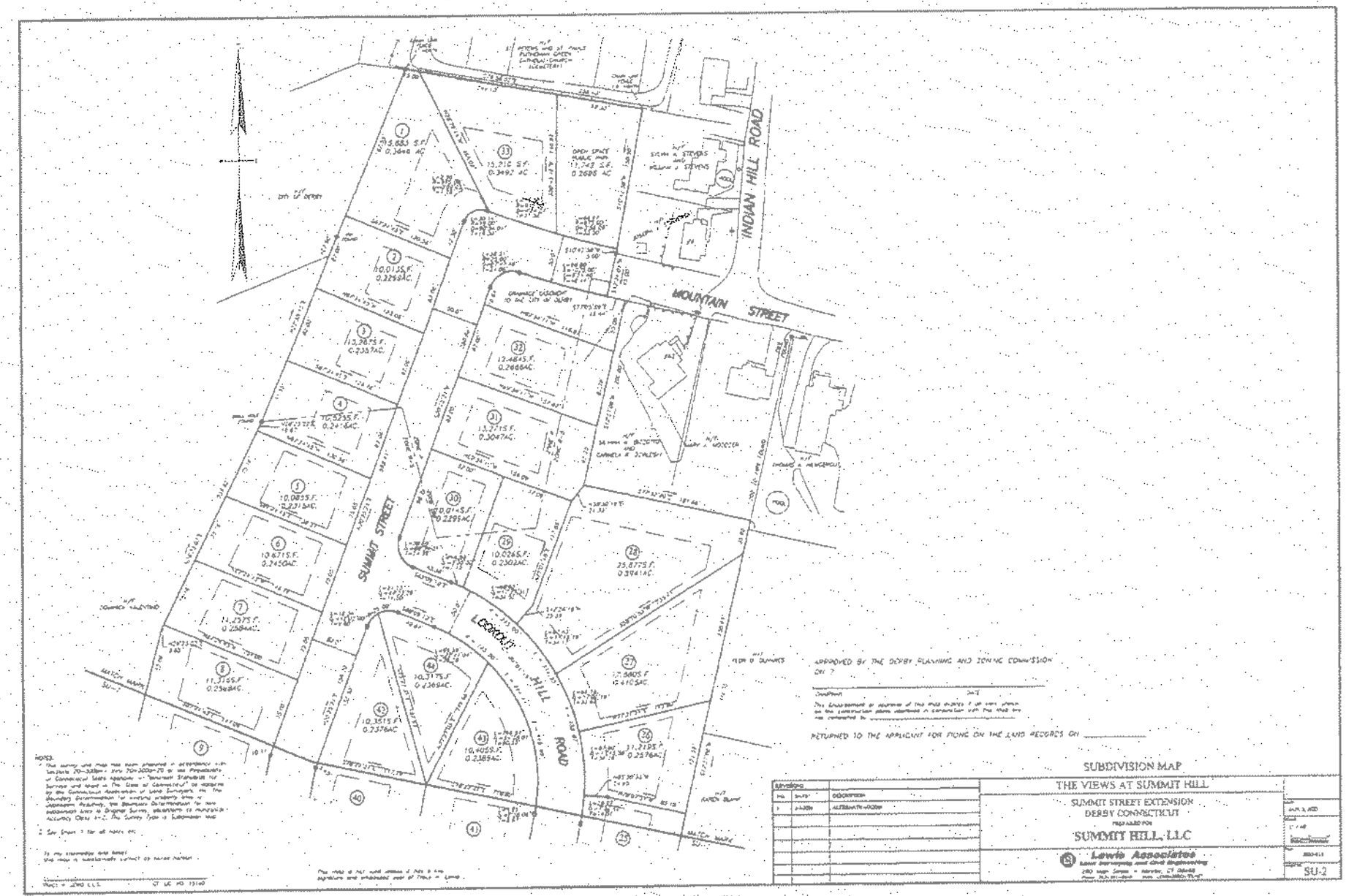
Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
SUMMIT STREET
LOOKOUT HILL ROAD
FALL STREET
COON HOLLOW ROAD
OPEN SPACE
PUBLIC PARK
PROPOSED
DETENTION
POND
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1


INDIAN HILL ROAD
MOUNTAIN STREET
SUMMIT STREET
LOOP CUL-DE-SAC
HILL ROAD
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
ON ?
RETURNED TO THE APPLICANT FOR FILING ON THE LAND RECORDS ON
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
Land Surveying and Civil Engineering
SU-2

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
SUBDIVISION APPLICATION

To: Christine Stauffer
21 Brightwood Dr
Woodbridge CT 06525

From: **SUMMIT HILL LLC**
c/o Attorney Dominick J. Thomas, Jr.

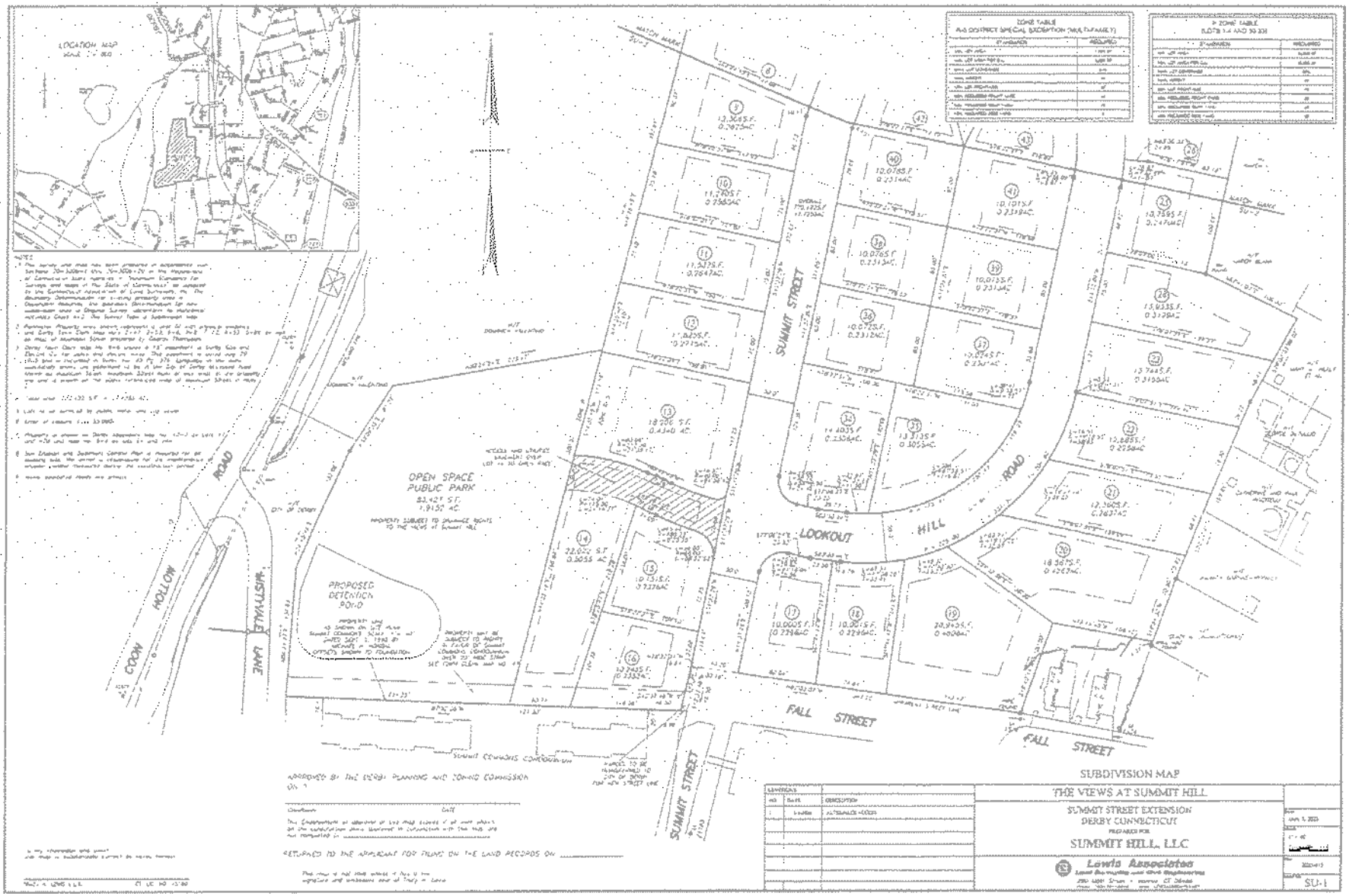
Date: **March 20, 2026**

Re: **NOTICE OF SUBDIVISION APPLICATION**
APRIL 21, 2026, 7:00PM
IN PERSON & ZOOM P&Z COMMISSION MEETING

Pursuant to §2.3.1 of the Derby Subdivision Regulations, you are hereby notified of a pending Subdivision application for a 45 Lot R-5 and P Zone subdivision on property known as Assessor Map 9-6, Lots 47 & 47B, Summit Street and Assessor Map 8-9 Lots 94 & 94B, Mountain Street.

The pending application will be received by the Planning and Zoning Commission on **April 21, 2026, at 7:00PM** in person and via a ZOOM meeting. Connection information will be on the City of Derby Website.

If you have any questions please contact **Lisa Narowski at the Derby Building/Zoning office at 203-736-1481 /** lnarowski@derbyct.gov or **Attorney Dominick J. Thomas, Jr., at 203-735-9521 /** djt@cohen-thomas.com. A copy of the full application is on file at the Zoning Department at City Hall. A copy of the Subdivision Plan is enclosed herewith.


LOCATION MAP
NOTES
OPEN SPACE
PUBLIC PARK
83,427 S.F.
1.9151 AC.
PROPOSED
DETENTION
POND
SUMMIT STREET
LOOKOUT
HILL
ROAD
FALL
STREET
COON
HOLLOW
ROAD
WISHMAN
LANE
SUMMIT COMMONS CONDOMINIUM
APPROVED BY THE DERBY PLANNING AND ZONING COMMISSION
SUBDIVISION MAP
THE VIEWS AT SUMMIT HILL
SUMMIT STREET EXTENSION
DERBY CONNECTICUT
PREPARED FOR
SUMMIT HILL, LLC
Lewis Associates
SU-1

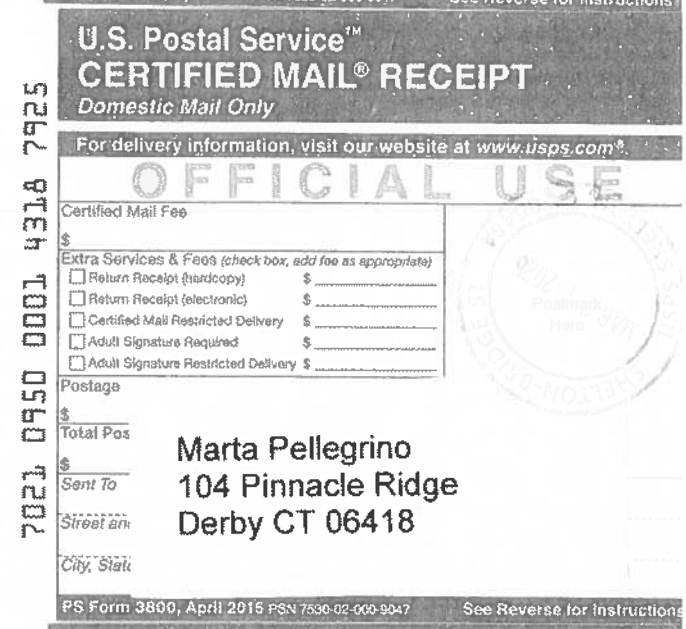
RECEIVED

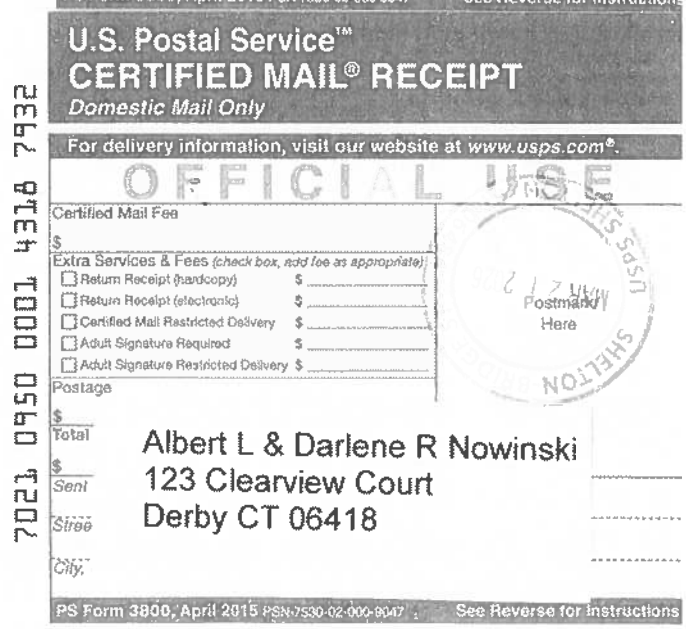
By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

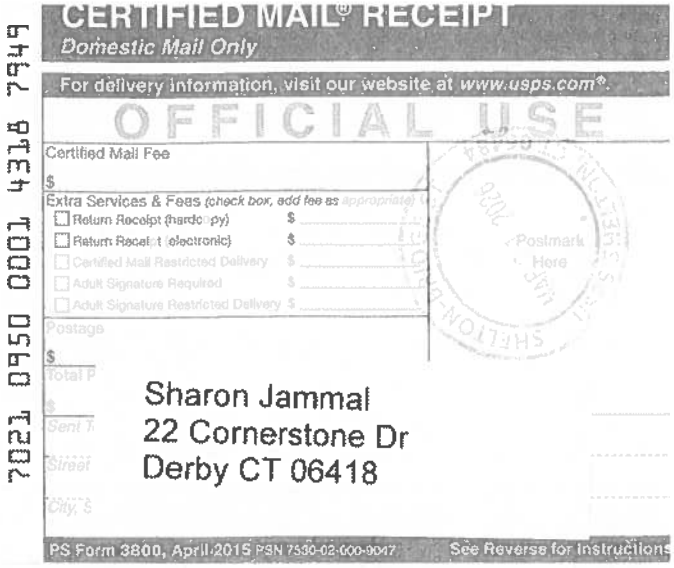
RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

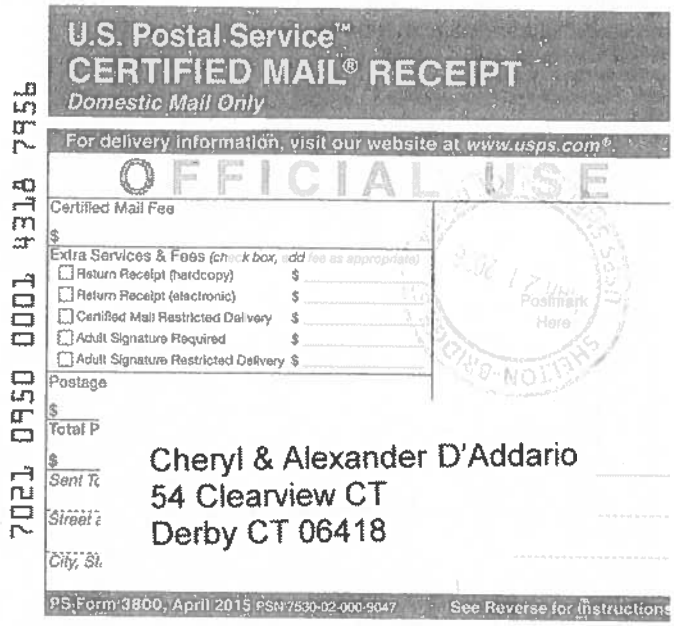




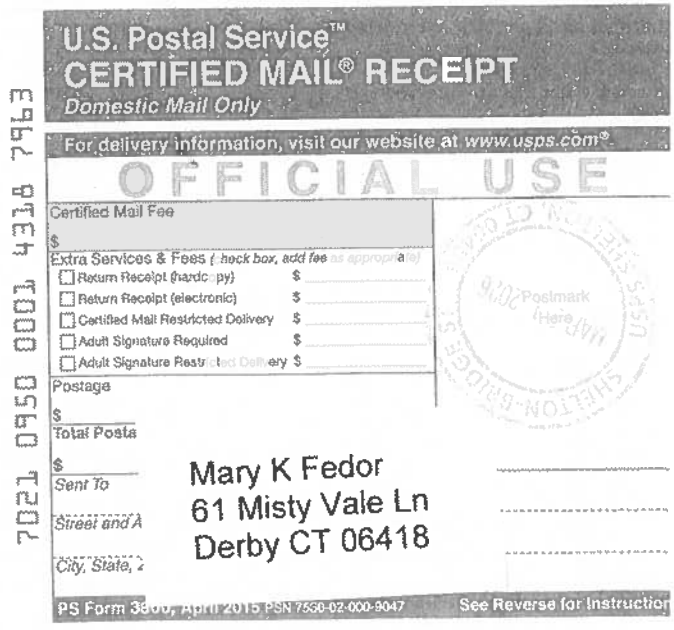




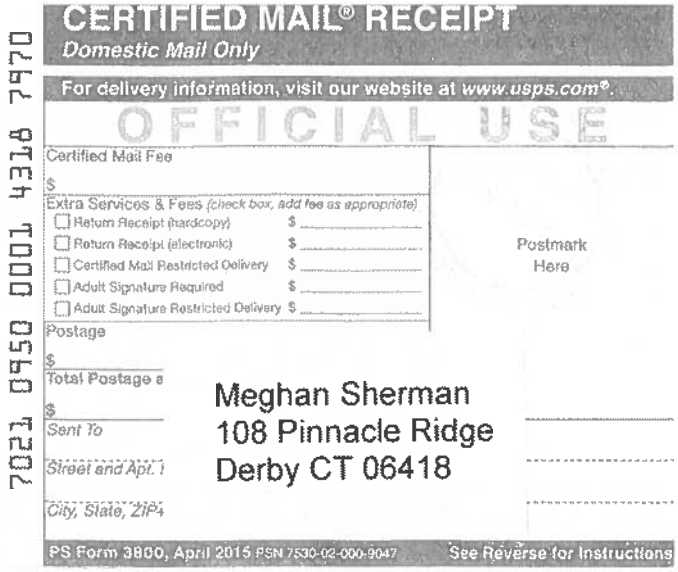
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent T
Street
City, S
Postmark Here
7021 0950 0001 4318 7949
Sharon Jammal
22 Cornerstone Dr
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

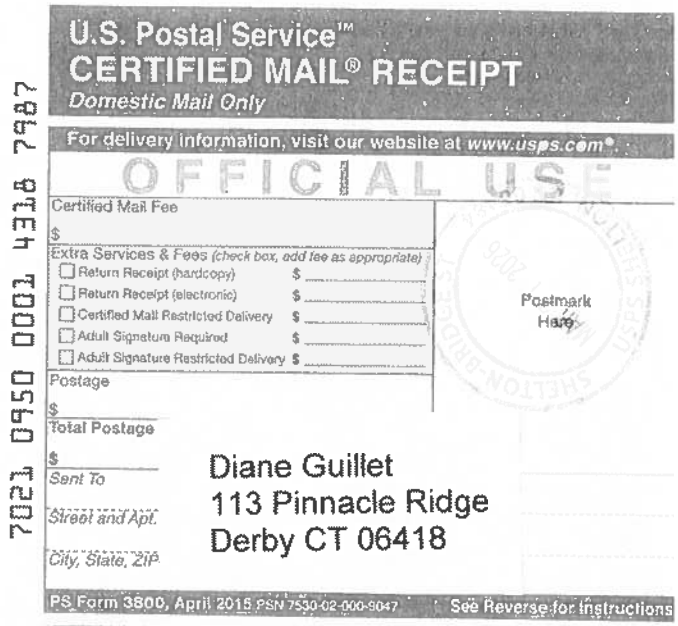


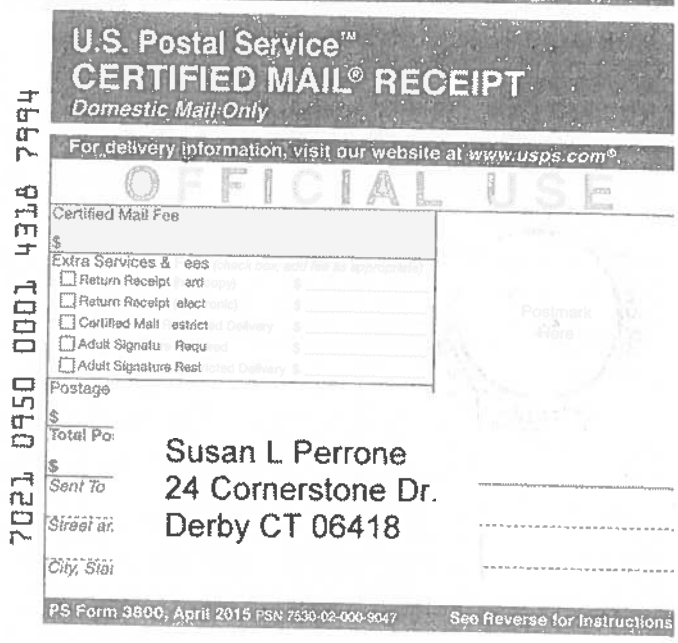
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent T
Street
City, St
Postmark Here
7021 0950 0001 4318 7956
Cheryl & Alexander D'Addario
54 Clearview CT
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Posta
$
Sent To
Street and A
City, State,
Postmark Here
7021 0950 0001 4318 7963
Mary K Fedor
61 Misty Vale Ln
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction



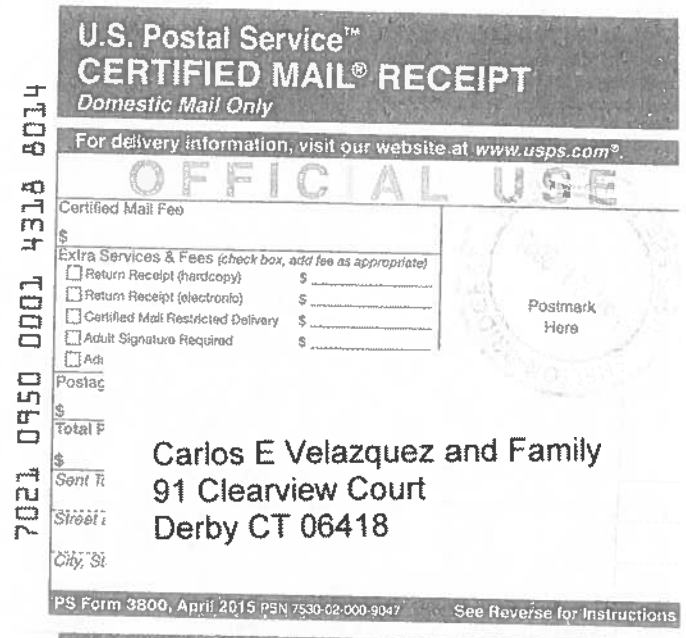


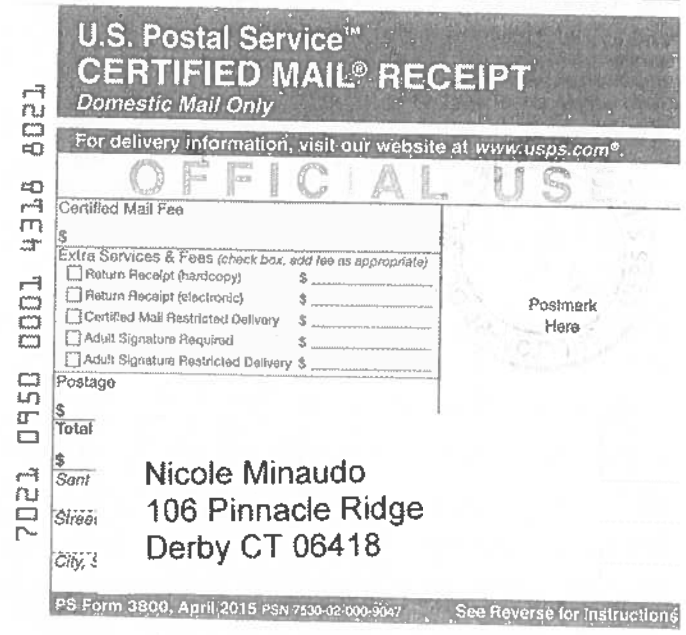


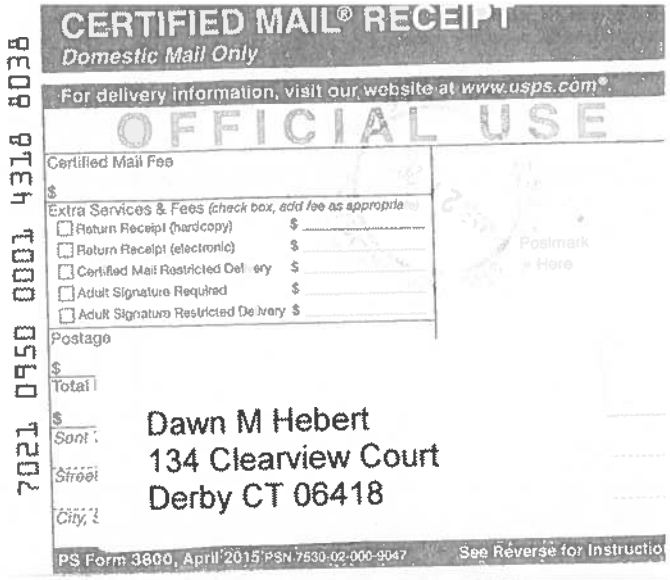
RECEIVED

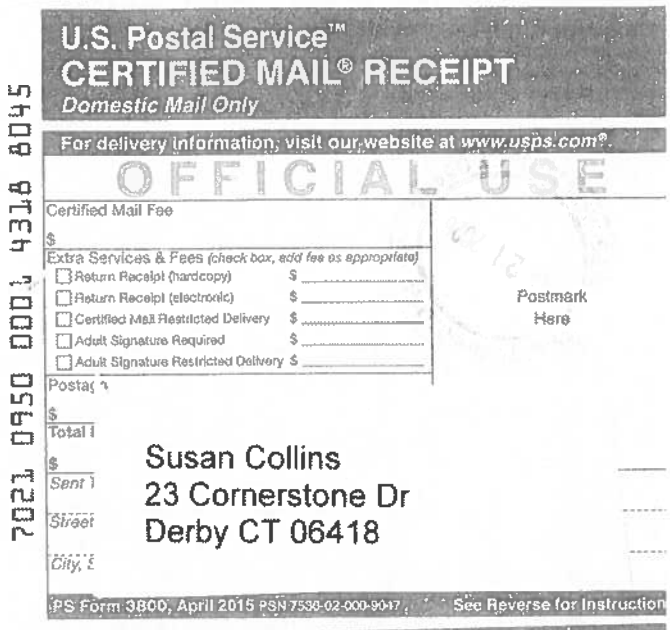
By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

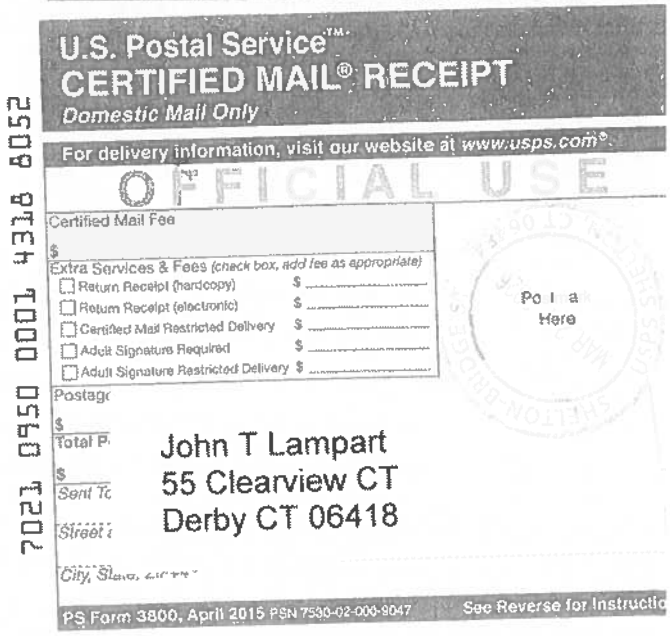

7021 0950 0001 4318 8007
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and
City, State,
Postmark Here
Mark R Leska
52 Clearview CT
Derby CT 06418
PS Form 3
Reverse for Instructions


7021 0950 0001 4318 8014
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Postage
$
Total
$
Sent To
Street
City, St
Postmark Here
Carlos E Velazquez and Family
91 Clearview Court
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions


7021 0950 0001 4318 8021
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total
$
Sent
Street
City,
Postmark Here
Nicole Minaudo
106 Pinnacle Ridge
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions







RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

7021 0950 0001 4318 8069

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City, S

Postmark Here

Raymond E Dewey & Lois E Ferry
87 Misty Vale Ln
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4318 8083

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Acacia Suero, Patricia Pirritino & Family
16 Summit Commons
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4318 8076

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

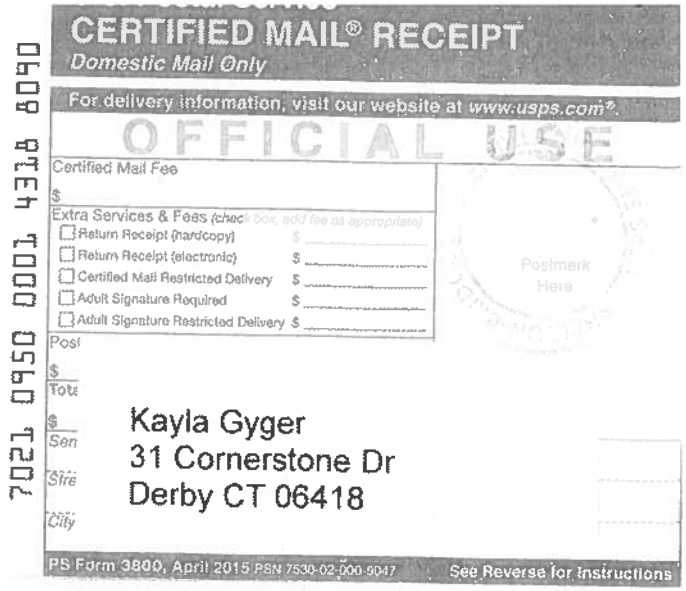
Total Postage and Fees
$

Sent To
Street and Apt. No., or PO Box No.
City, State, ZIP+4®

Postmark Here

Dawn Rountree
111 Pinnacle Ridge
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0950 0001 4318 8090

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

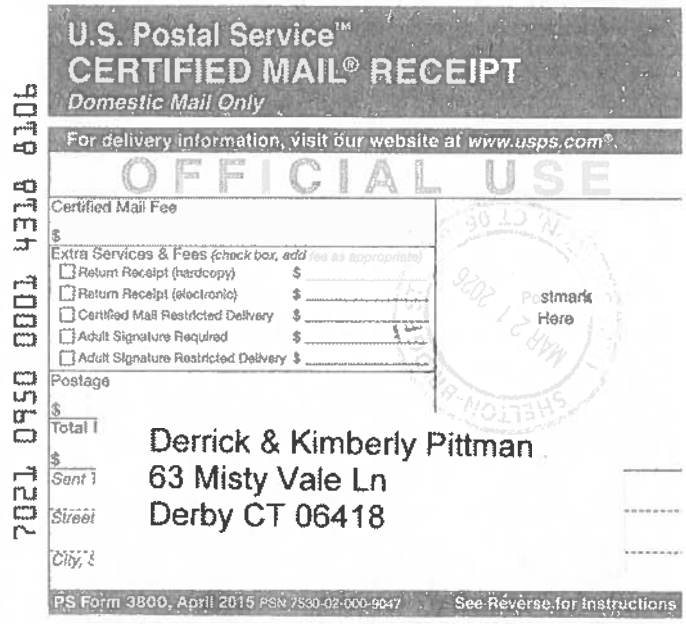
Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postmark Here

Kayla Gyger
31 Cornerstone Dr
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0950 0001 4318 8106

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

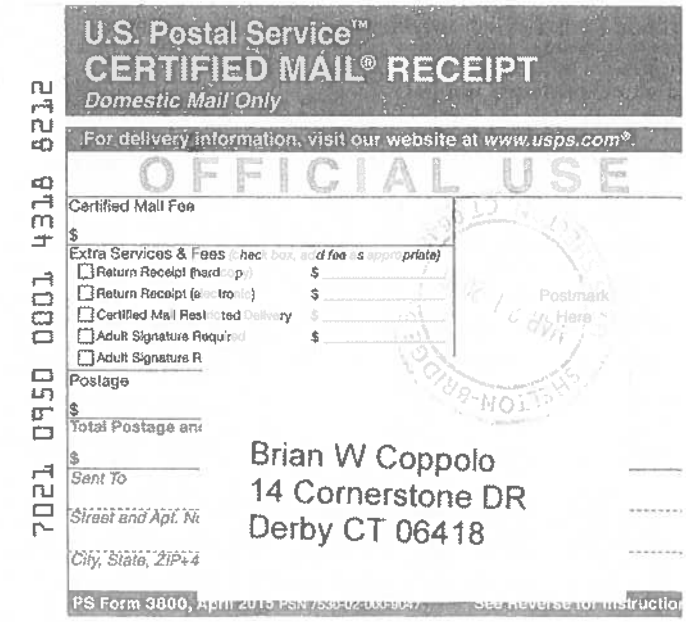
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Postmark Here

Derrick & Kimberly Pittman
63 Misty Vale Ln
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0950 0001 4318 8212

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

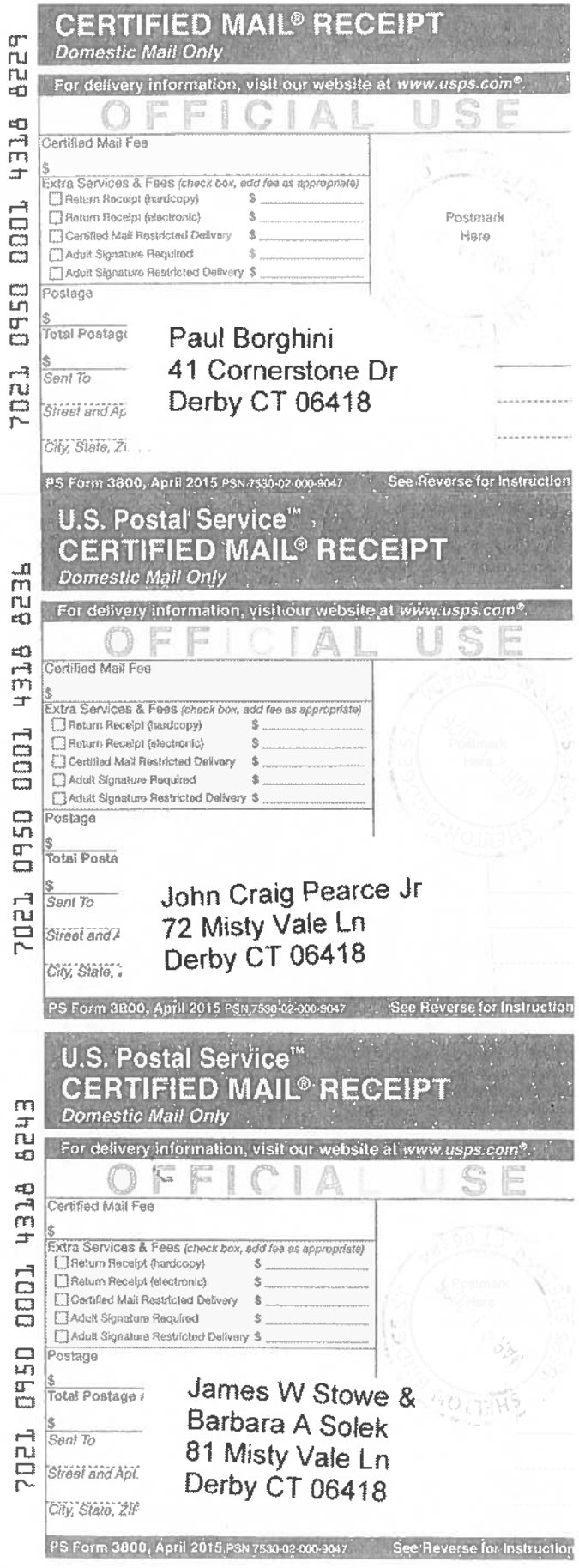
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature R

Postage
$

Postmark Here

Brian W Coppolo
14 Cornerstone DR
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructio



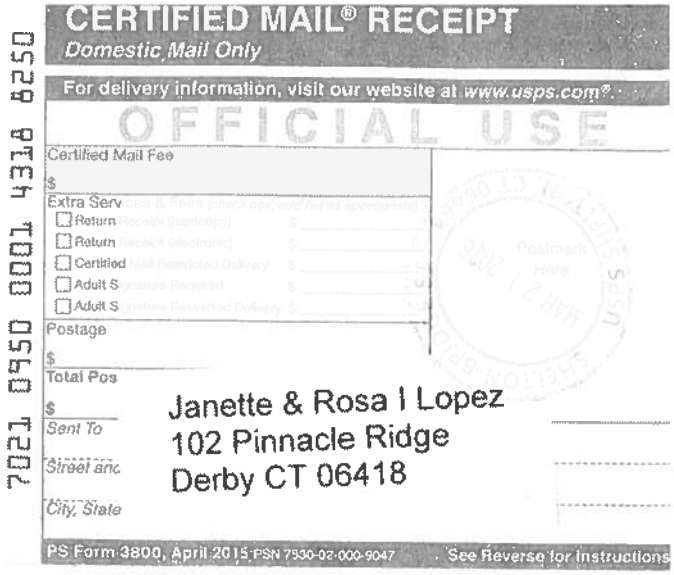
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and Ap
City, State, Zi
Postmark Here
7021 0950 0001 4318 8229
Paul Borghini
41 Cornerstone Dr
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

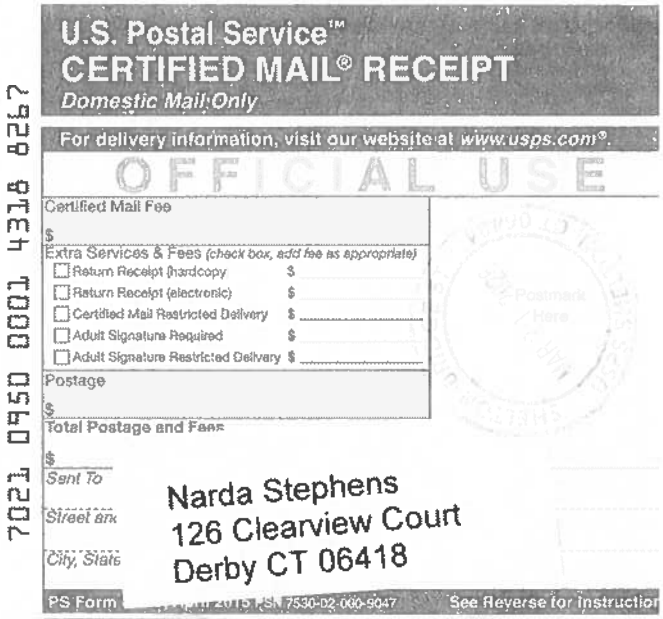
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Posta
$
Sent To
Street and A
City, State,
7021 0950 0001 4318 8236
John Craig Pearce Jr
72 Misty Vale Ln
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

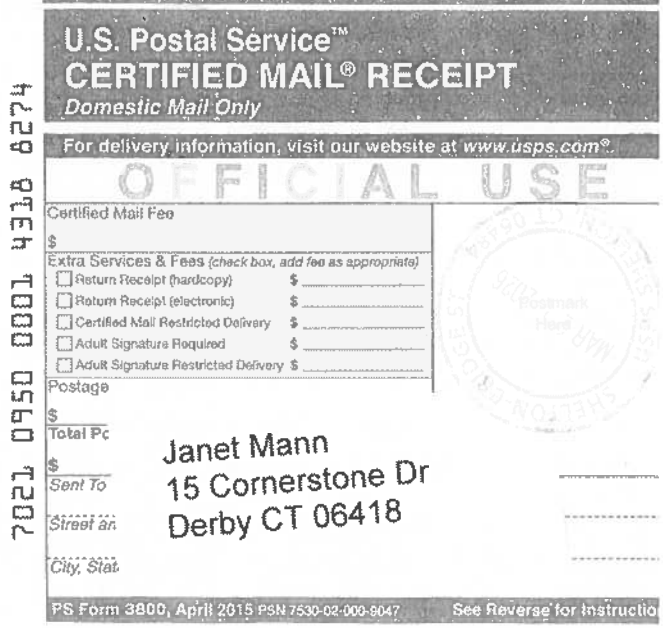
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage
$
Sent To
Street and Apt.
City, State, ZIP
7021 0950 0001 4318 8243
James W Stowe &
Barbara A Solek
81 Misty Vale Ln
Derby CT 06418
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

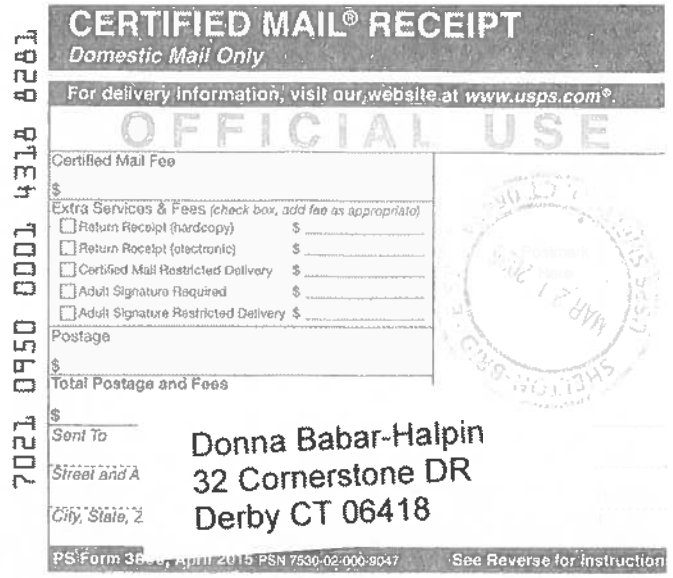




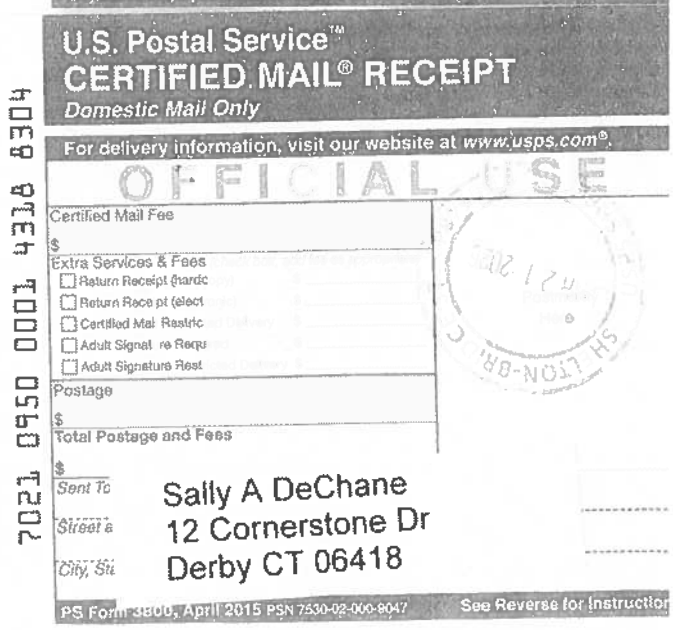


RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026





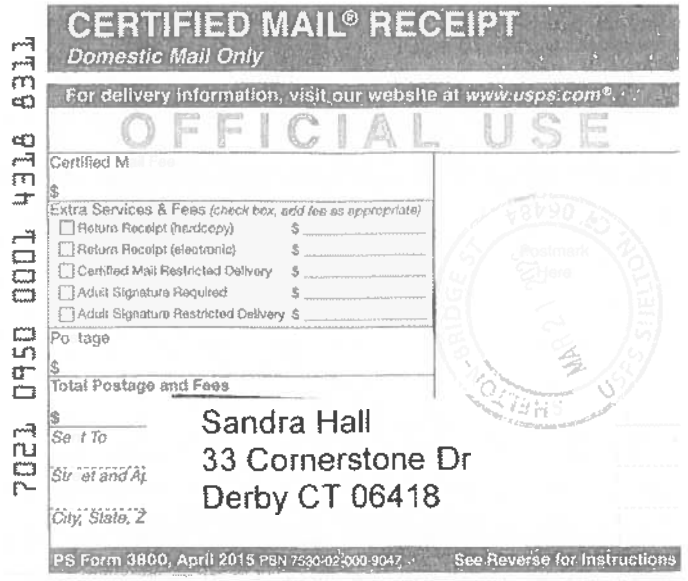


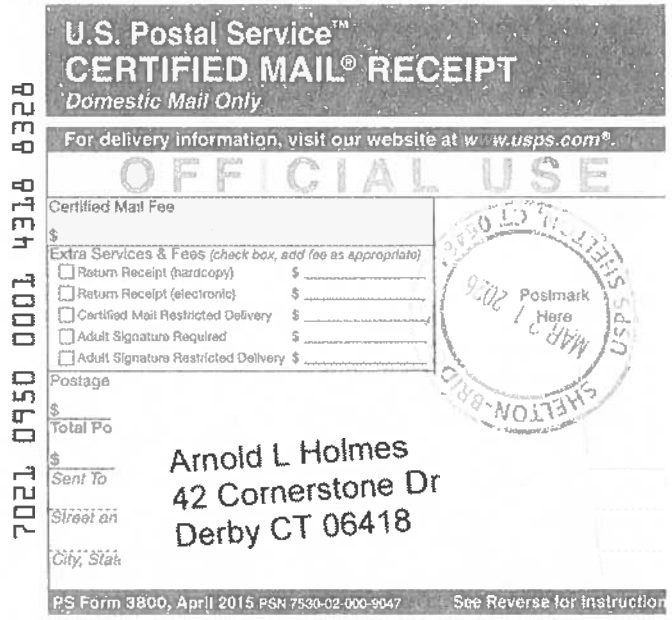
RECEIVED

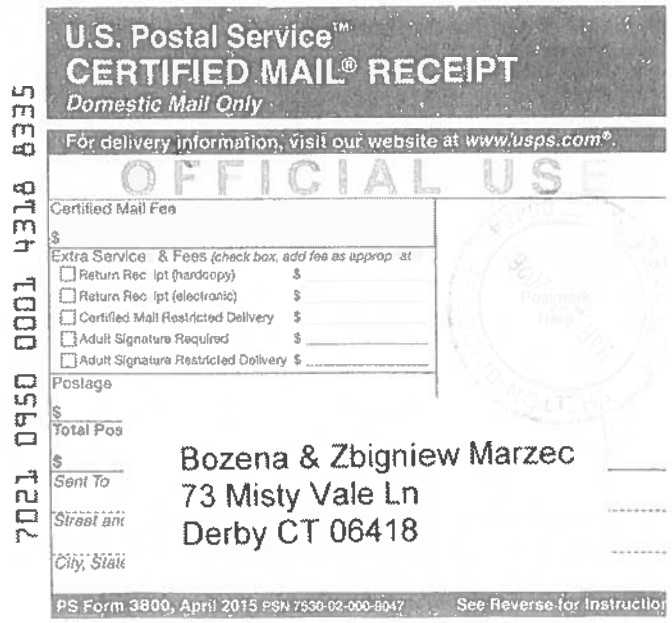
By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

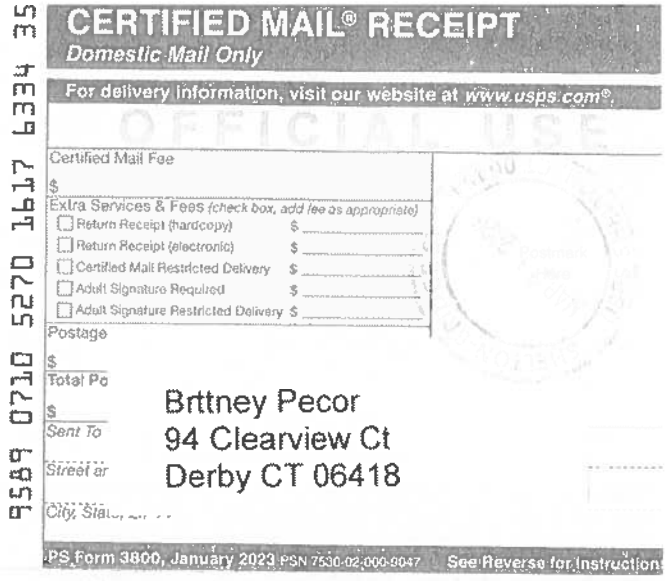


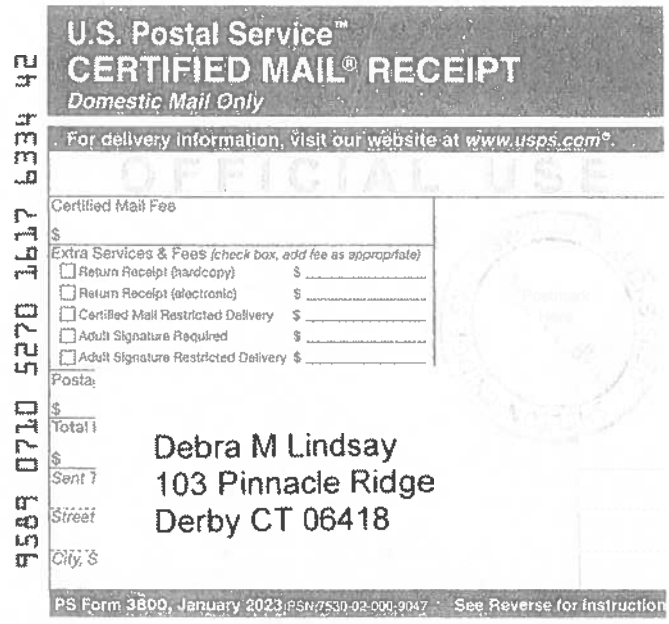


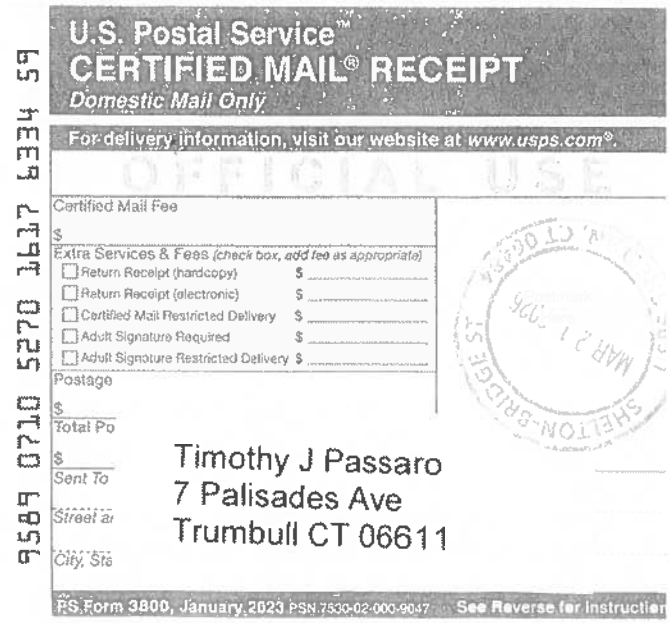


RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

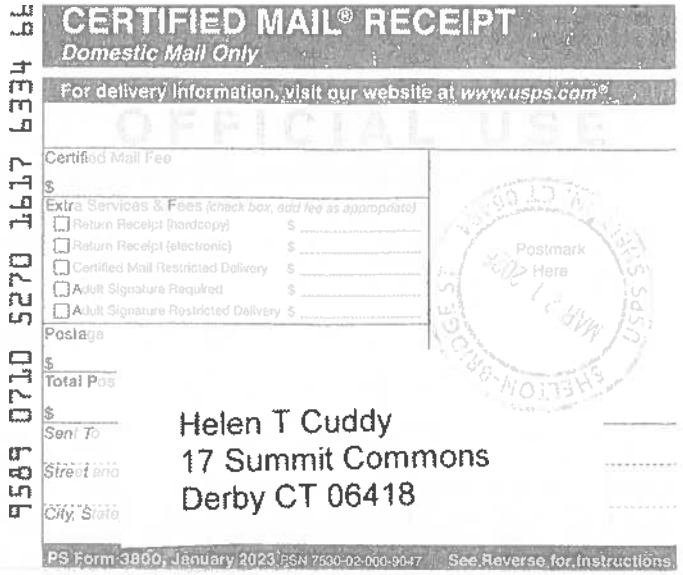


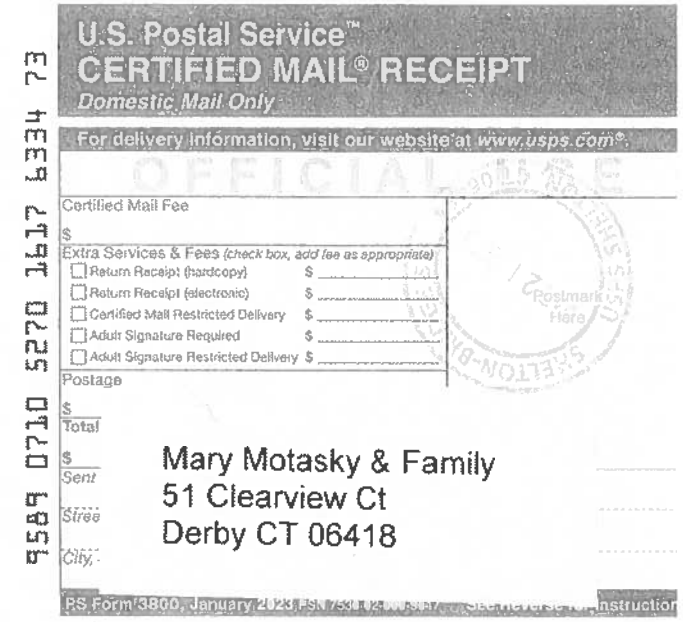


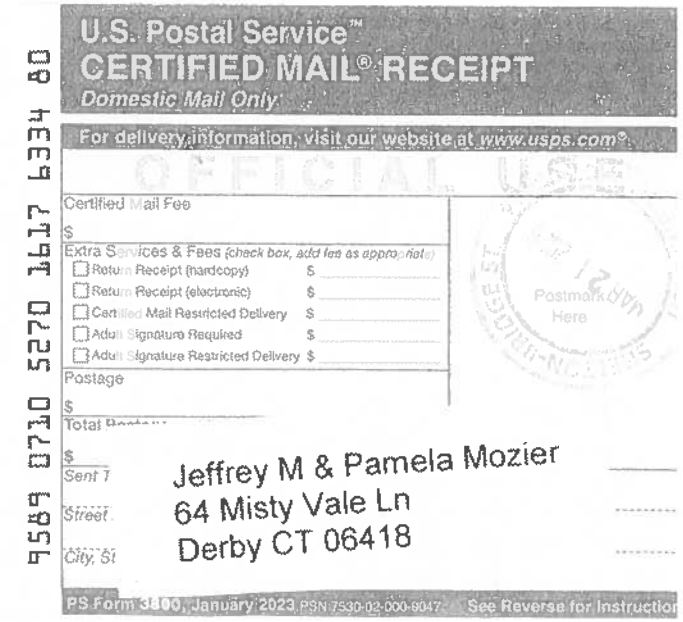


RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026

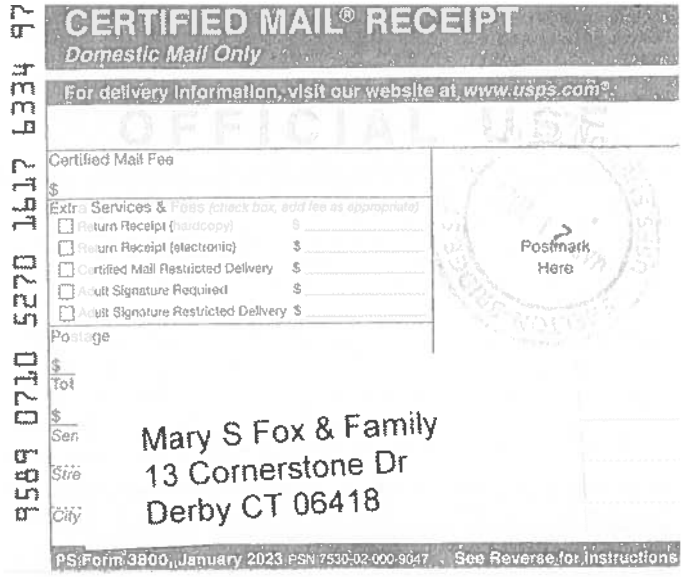


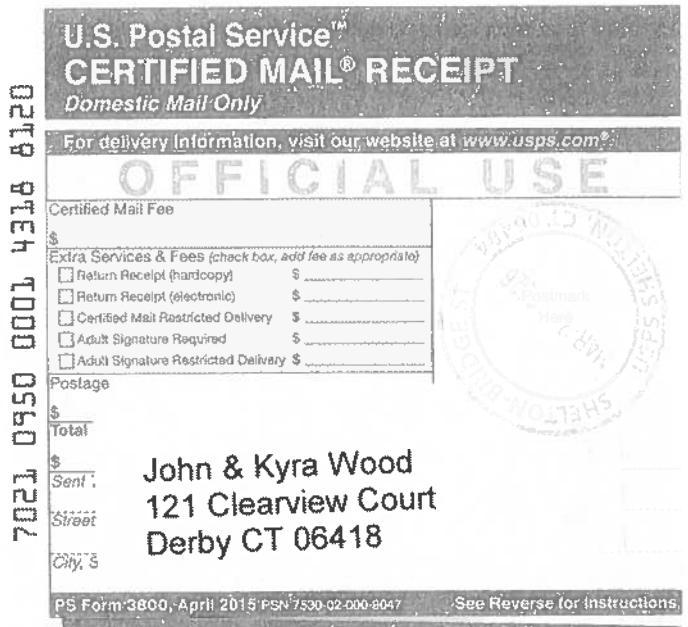


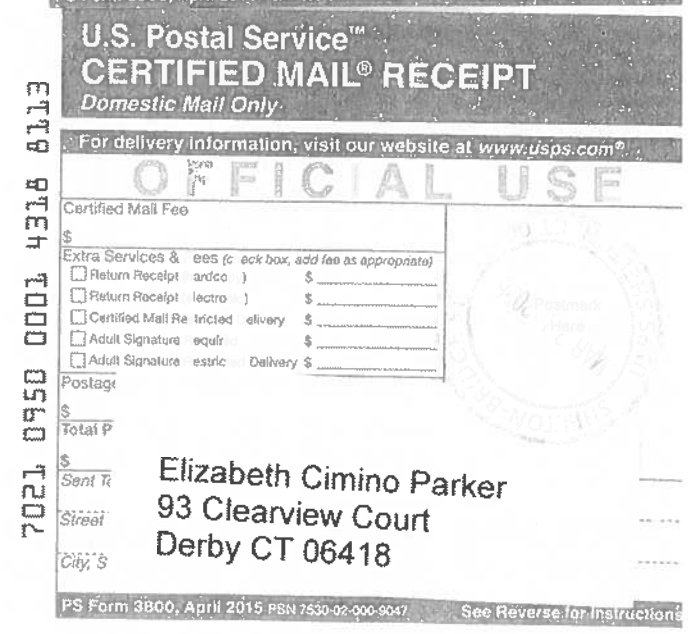


RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:27 am, Apr 14, 2026



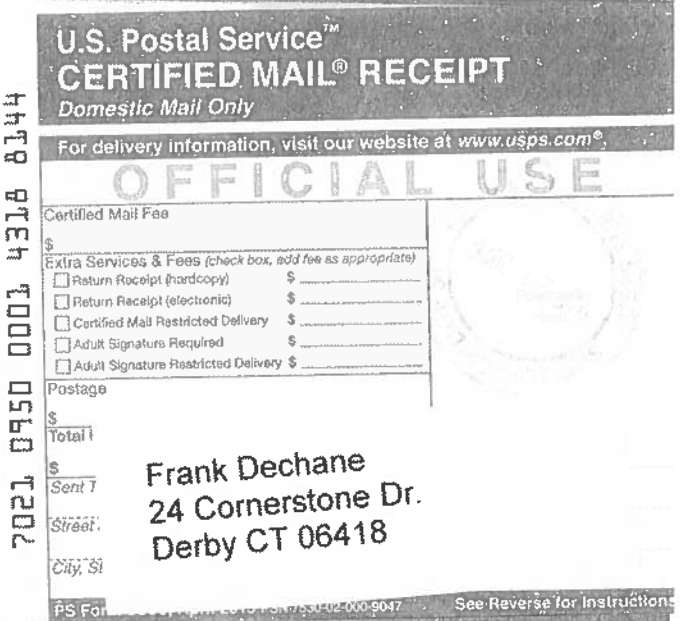


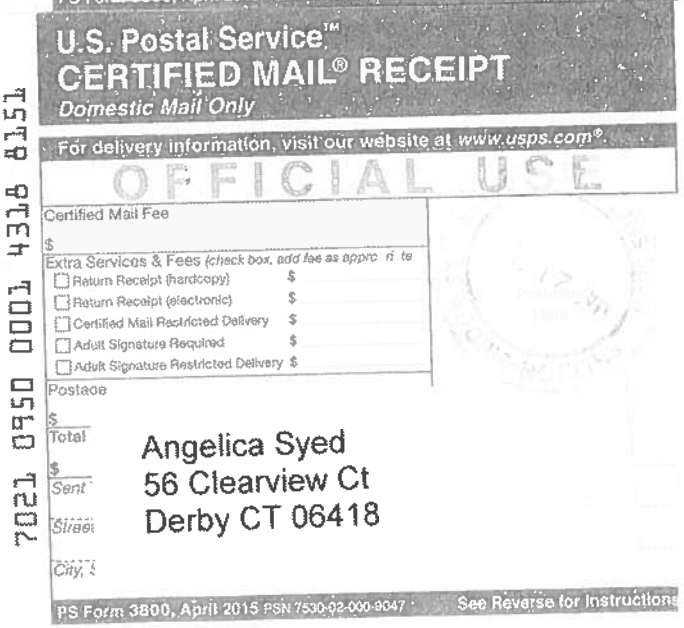


RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026







7021 0950 0001 4318 8168

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Post
$
Tota
$
Sen
Stre
City, State, ...

Victor & Kathleen Kalynowski
112 Pinnacle Ridge
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 4318 8175

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Tota
$
Sen
Stre
City,

Postmark Here
MAR 2 1 2016
SHELTON-PRIDGEPORT CT 06484

Edward J Morse
18 Cornerstone DR
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction

7021 0950 0001 4318 8182

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
$

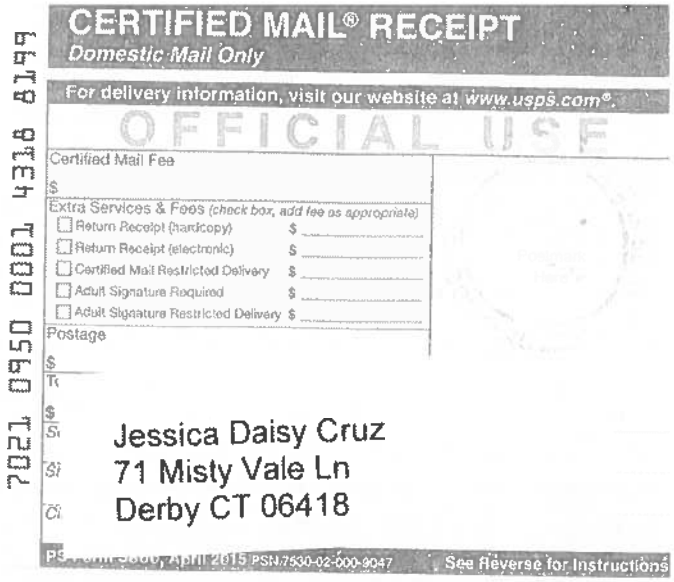
Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$
Total
$
Sent
Street
City, S

Postmark Here

Sharon L Tylinski
44 Cornersone DR
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instruction



7021 0950 0001 4318 8149

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

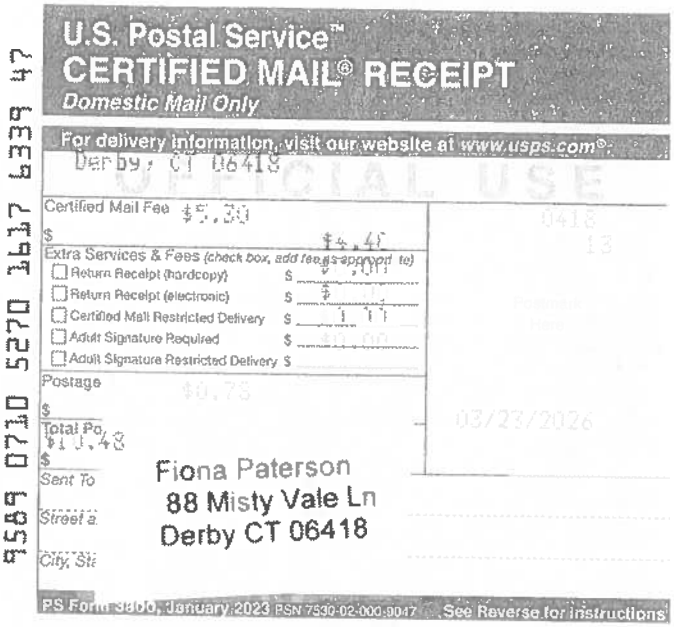
Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Jessica Daisy Cruz
71 Misty Vale Ln
Derby CT 06418

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1617 6339 47

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Derby, CT 06418

OFFICIAL USE

Certified Mail Fee $5.30
$ $4.40

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $
- Certified Mail Restricted Delivery $ 1.11
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.78
$

Total Po $11.43
$

Sent To Fiona Paterson
Street a 88 Misty Vale Ln
City, Sta Derby CT 06418

0418 13
03/23/2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1617 6339 78

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Derby, CT 06418

OFFICIAL USE

Certified Mail Fee $5.30
$ $4.40

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $ $0.00
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.78
$

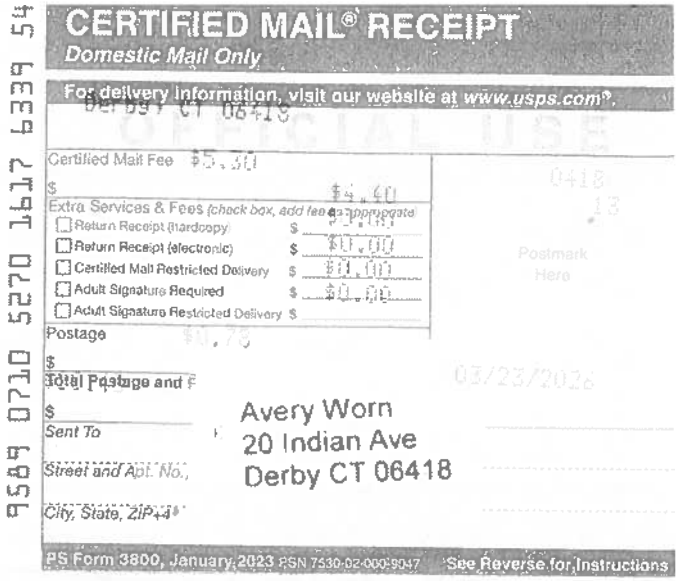
Total Postage $11.43
$

Sent To Melissa A Verzi
Street and Apt 9 Fall St
City, State, Zi Derby CT 06418

0418 13
03/23/2026

Postmark Here

PS Form 3800, January [illegible] Reverse for Instructions



9589 0710 5270 1617 6339 54

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Derby CT 06418

OFFICIAL USE

Certified Mail Fee $5.30

$4.40

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) $ $3.85
- Return Receipt (electronic) $ $0.00
- Certified Mail Restricted Delivery $ $0.00
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage

$0.70

$

Total Postage and F

$

Sent To

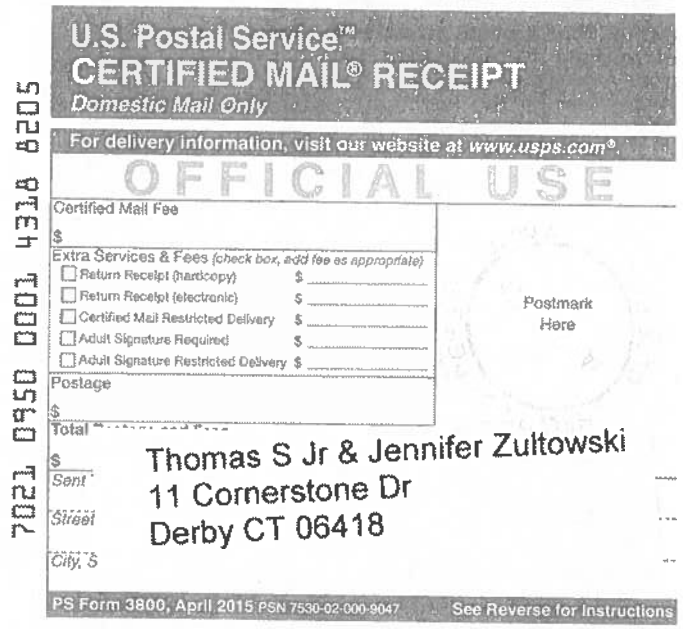
Avery Worn
20 Indian Ave
Derby CT 06418

Street and Apt. No.,

City, State, ZIP+4®

03/23/2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



7021 0950 0001 4318 8205

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage

$

Total

$

Sent

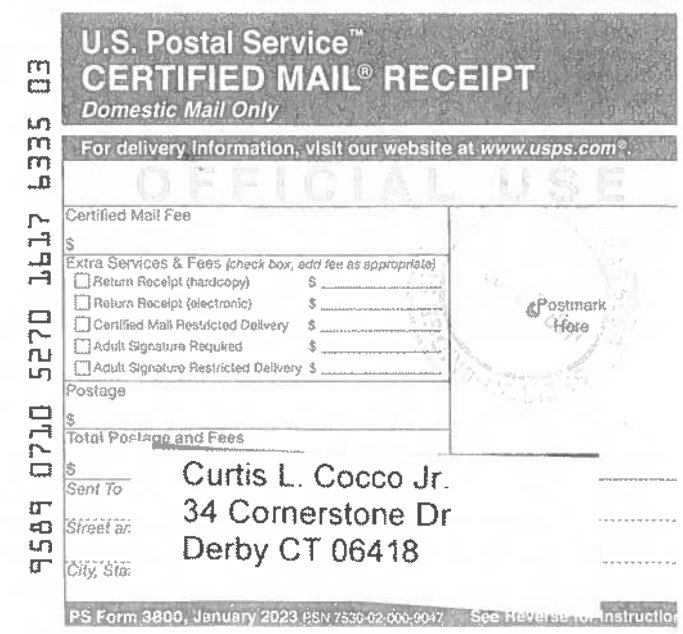
Thomas S Jr & Jennifer Zultowski
11 Cornerstone Dr
Derby CT 06418

Street

City, S

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 1617 6335 03

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage

$

Total Postage and Fees

$

Sent To

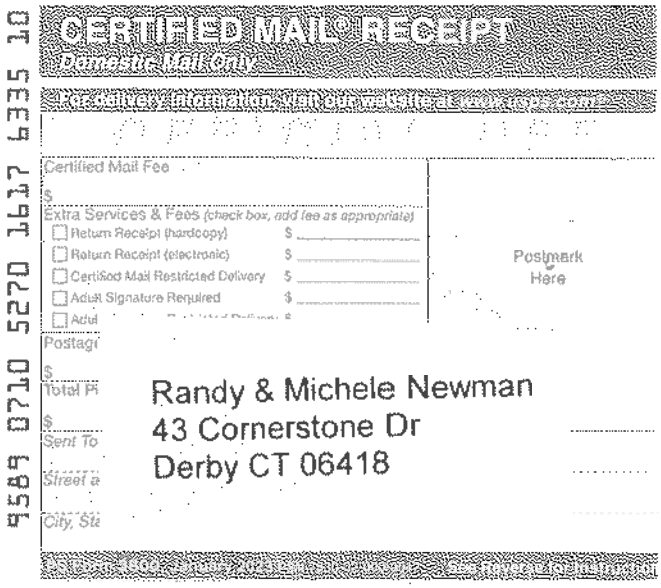
Curtis L. Cocco Jr.
34 Cornerstone Dr
Derby CT 06418

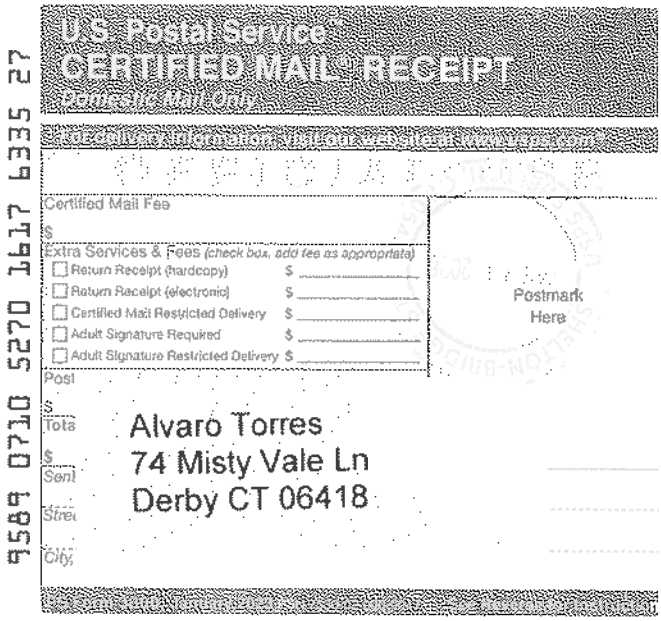
Street an

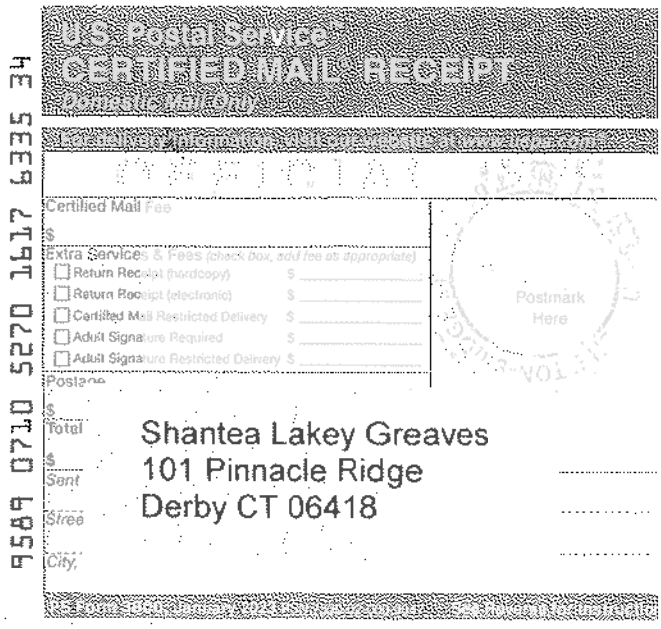
City, Sta

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

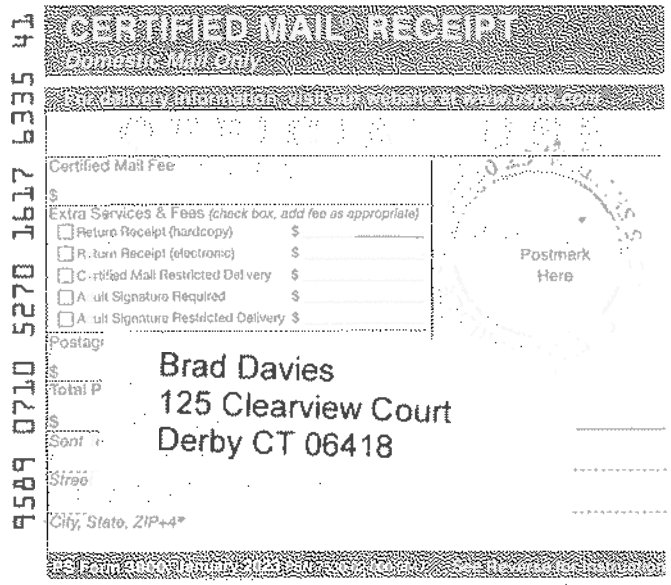


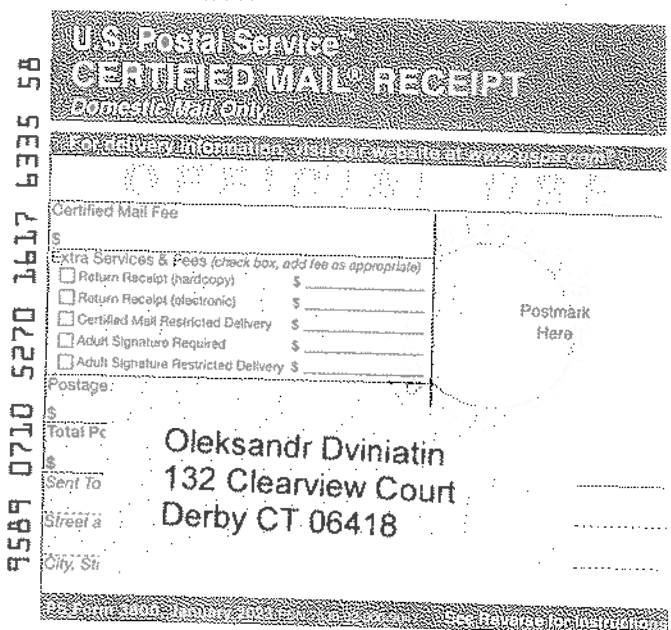


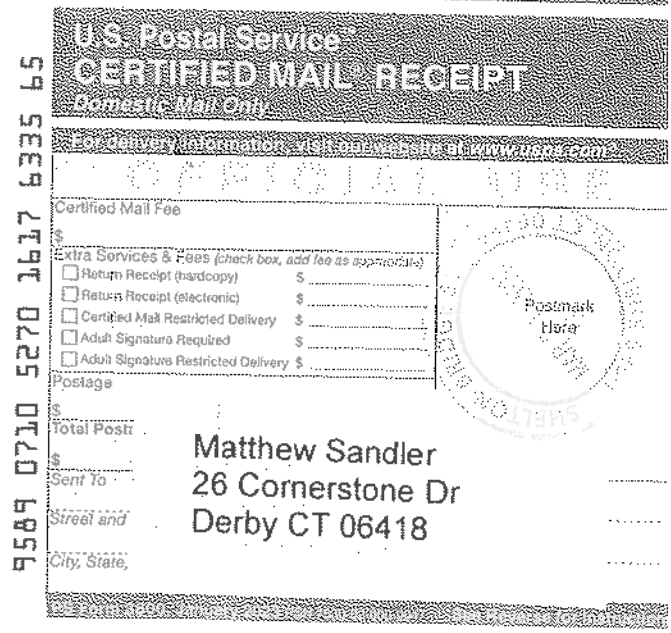


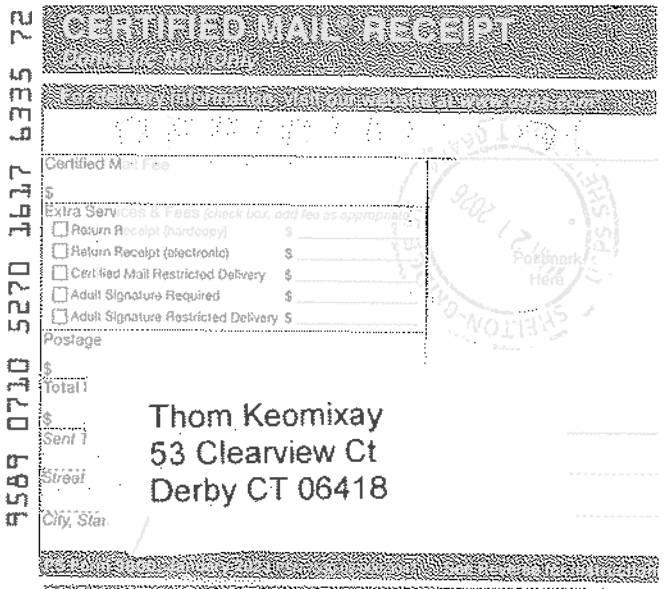
RECEIVED

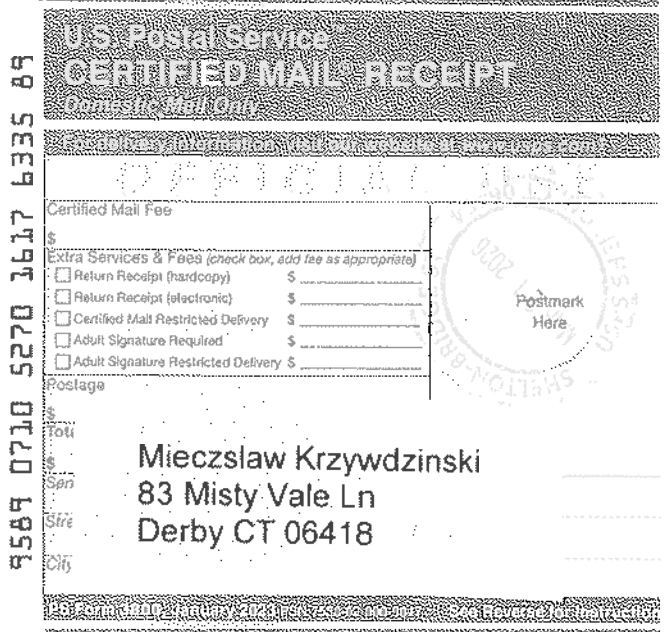
By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026

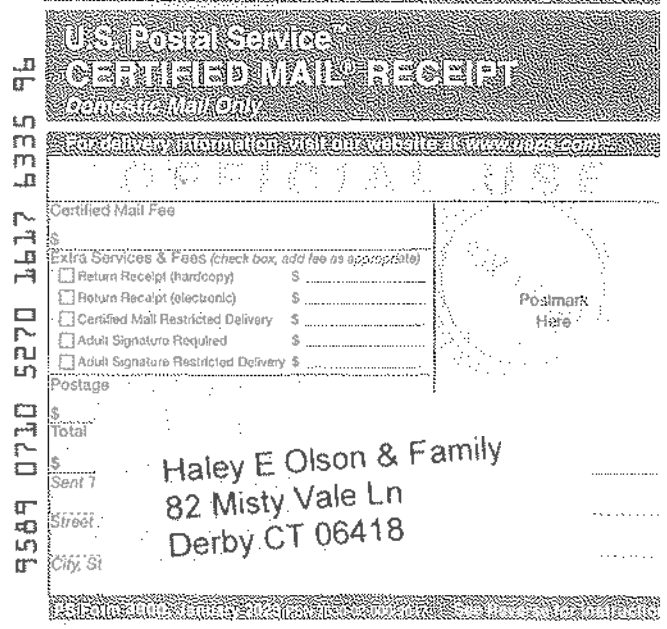

9589 0710 5270 1617 6335 41
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total P
$
Sent T
Stree
City, State, ZIP+4®
Postmark Here
Brad Davies
125 Clearview Court
Derby CT 06418

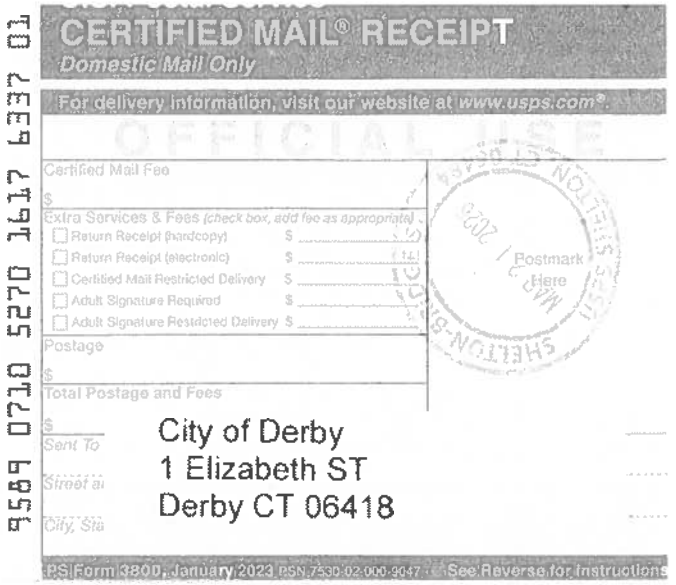

9589 0710 5270 1617 6335 58
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Pc
$
Sent To
Street a
City, St
Postmark Here
Oleksandr Dviniatin
132 Clearview Court
Derby CT 06418

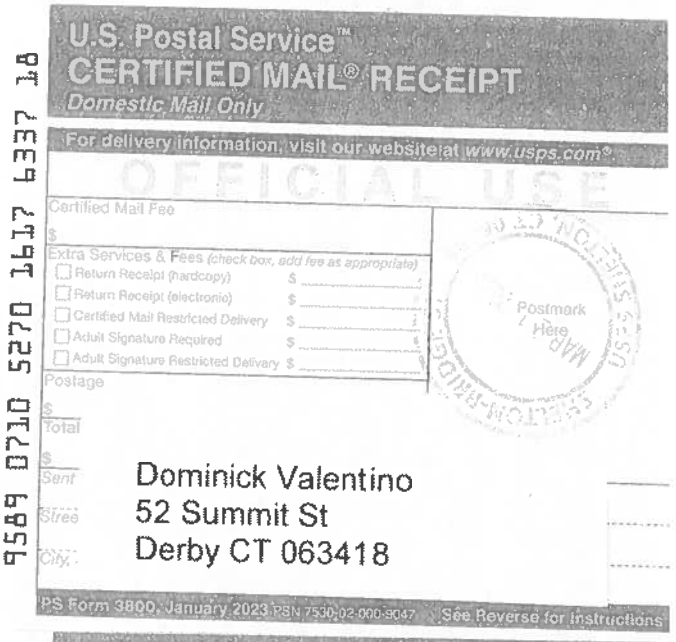

9589 0710 5270 1617 6335 65
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Posti
$
Sent To
Street and
City, State,
Postmark Here
Matthew Sandler
26 Cornerstone Dr
Derby CT 06418

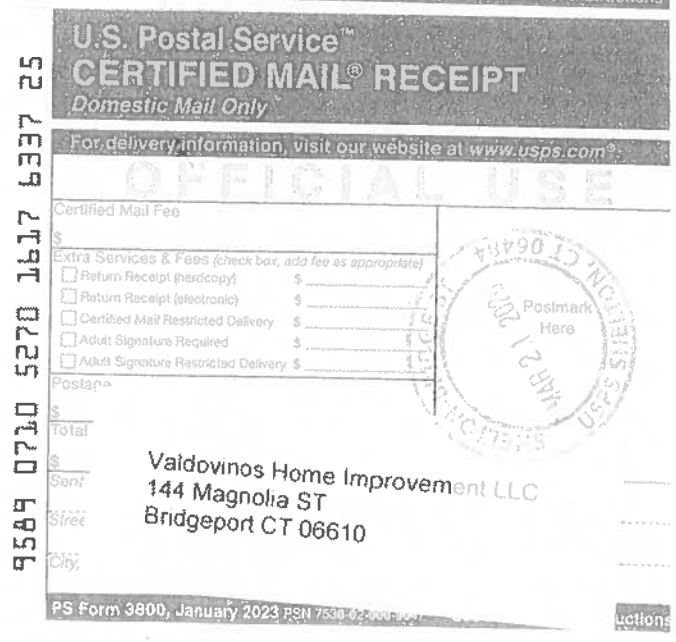

9589 0710 5270 1617 6335 72
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total
Sent T
Street
City, Sta
Postmark Here
Thom Keomixay
53 Clearview Ct
Derby CT 06418


9589 0710 5270 1617 6335 89
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Tot
Sen
Stre
City
Postmark Here
Mieczslaw Krzywdzinski
83 Misty Vale Ln
Derby CT 06418

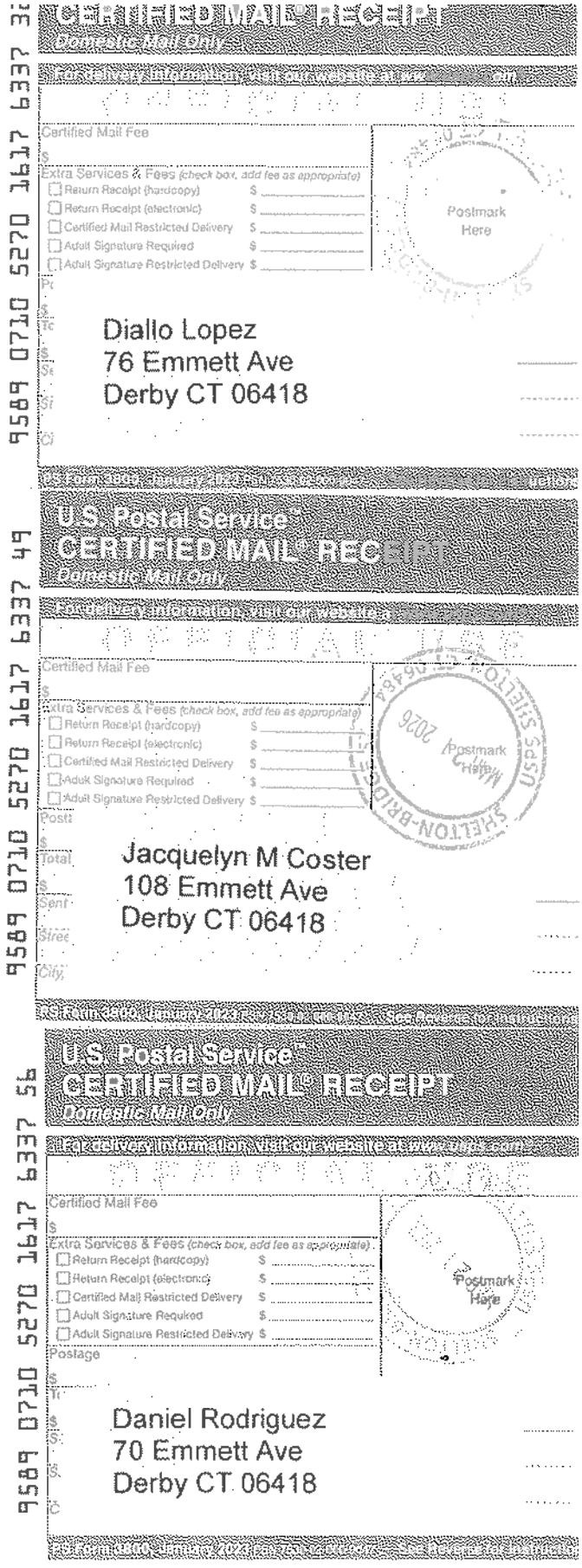

9589 0710 5270 1617 6335 96
U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total
Sent T
Street
City, St
Postmark Here
Haley E Olson & Family
82 Misty Vale Ln
Derby CT 06418







RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026



9589 0710 5270 1617 6337 31

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $

Postmark Here

Diallo Lopez
76 Emmett Ave
Derby CT 06418

9589 0710 5270 1617 6337 49

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $

Postmark Here
SHELTON-BRIDGEPORT USPS STATION
2026

Jacquelyn M Coster
108 Emmett Ave
Derby CT 06418

9589 0710 5270 1617 6337 56

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

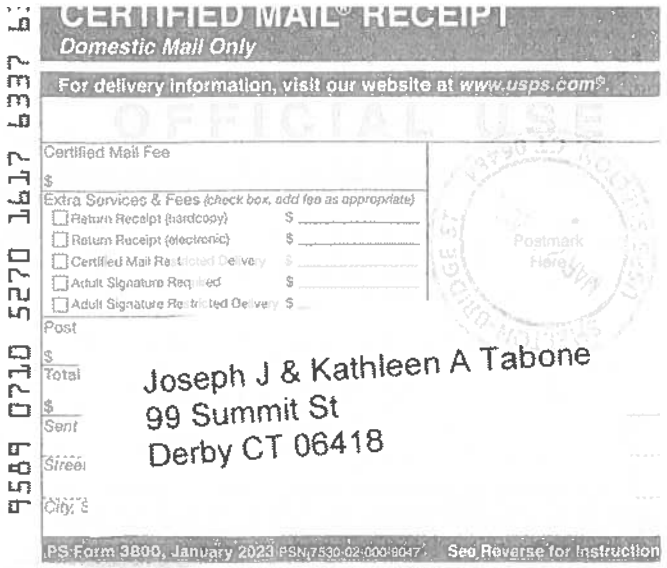
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$

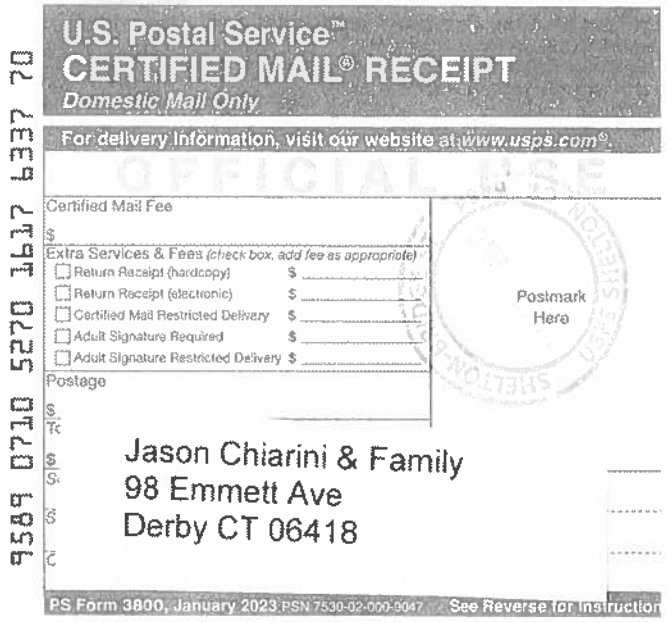
Postmark Here

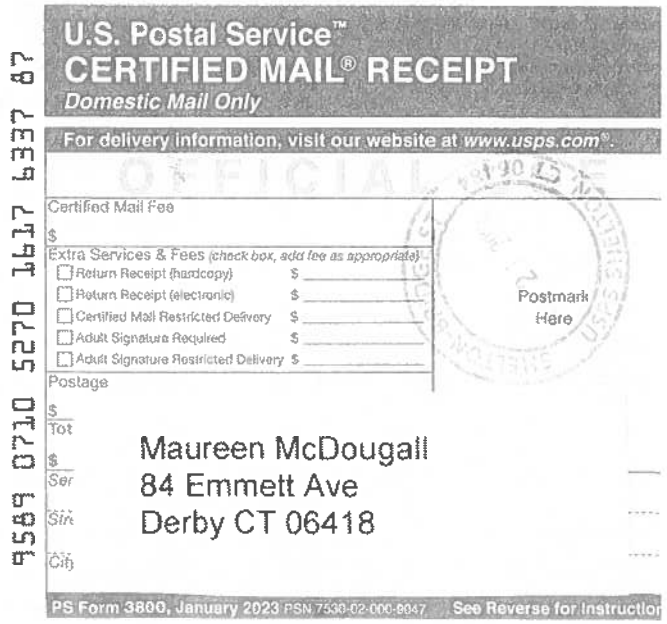
Daniel Rodriguez
70 Emmett Ave
Derby CT 06418

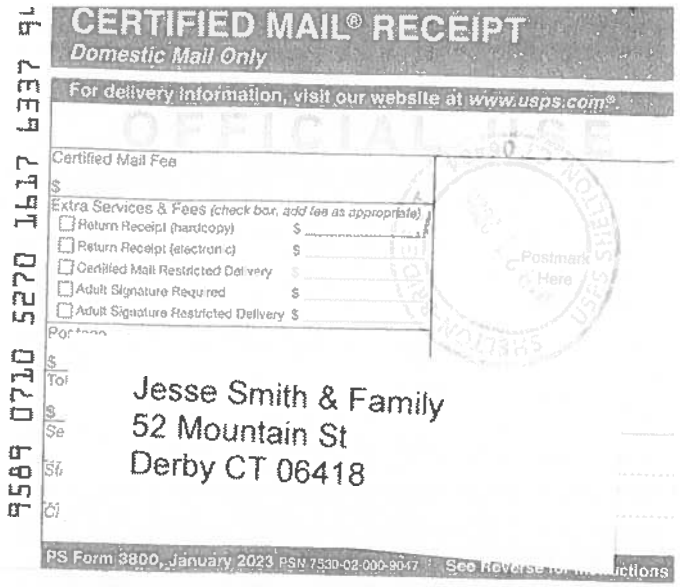
RECEIVED

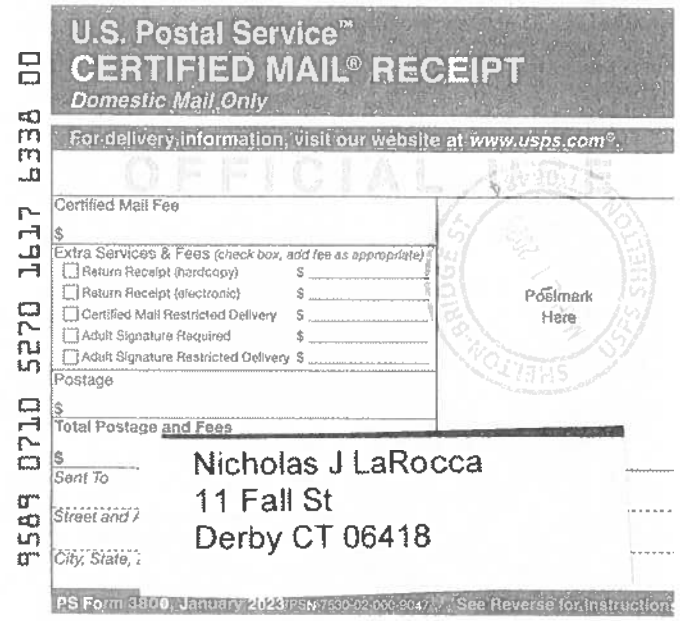
By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026

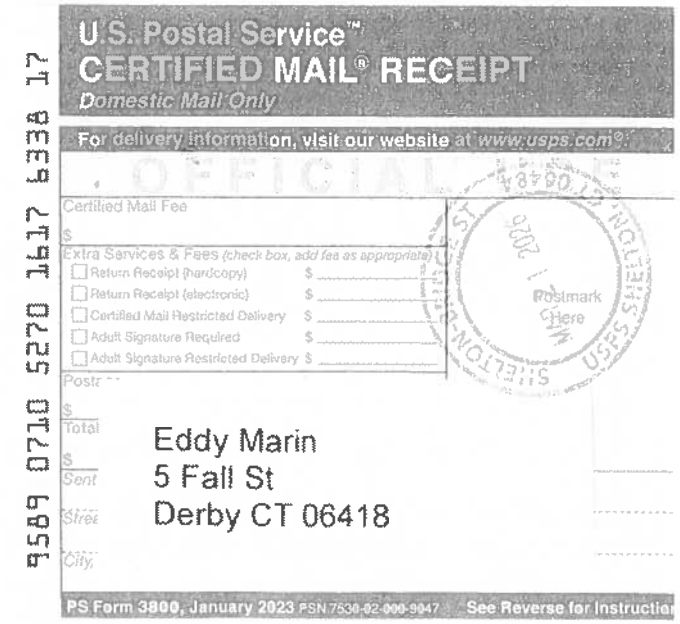







9589 0710 5270 1617 6337 91
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postmark Here
Jesse Smith & Family
52 Mountain St
Derby CT 06418
PS Form 3800, January 2023 PSN 7530-02-000-9047


9589 0710 5270 1617 6338 00
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$
Total Postage and Fees
$
Postmark Here
Nicholas J LaRocca
11 Fall St
Derby CT 06418
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions


9589 0710 5270 1617 6338 17
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
Certified Mail Fee
$
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postmark Here
Eddy Marin
5 Fall St
Derby CT 06418
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1617 6338 24

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To

Street an

City, Stat

Robert J Kijek Jr
208 Smith St
Derby CT 06418

PS Form

Postmark Here

9589 0710 5270 1617 6338 31

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total F
$

Sent T

Street

City, S

Johanna Perales
74 Emmett Ave
Derby CT 06418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instruction

Postmark Here

9589 0710 5270 1617 6338 48

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Pos
$

Sent To

Street an

City, Stat

Antonio Vito Mogavero
207 Smith St
Derby CT 06418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instructio

Postmark Here

9589 0710 5270 1617 6338 55

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $

Postage
$

Total
$

Sent
Street
City,

Jarrett Faith Trustee
Restoration Revoc. Trust
114 Emmett Ave
Derby CT 06418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

9589 0710 5270 1617 6338 62

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Street
City,

Brenda Texeira
Sonia Conception
Jai Hernandez
14 Indian Ave
Derby CT 06418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1617 6338 79

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

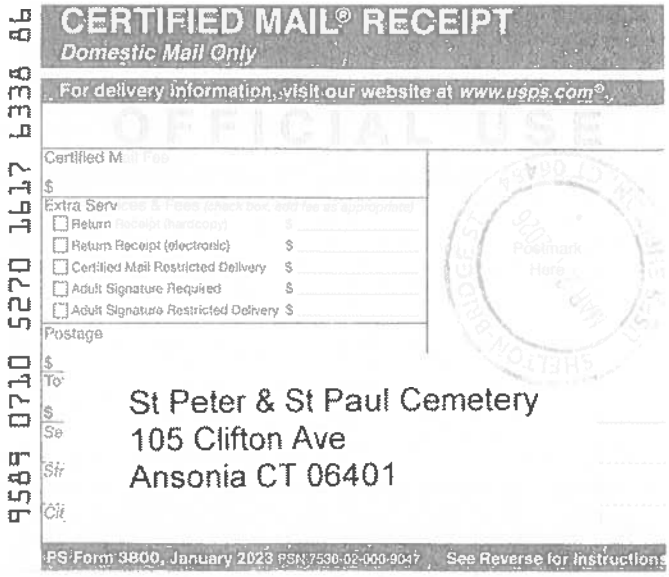
Sent To
Street a
City, St

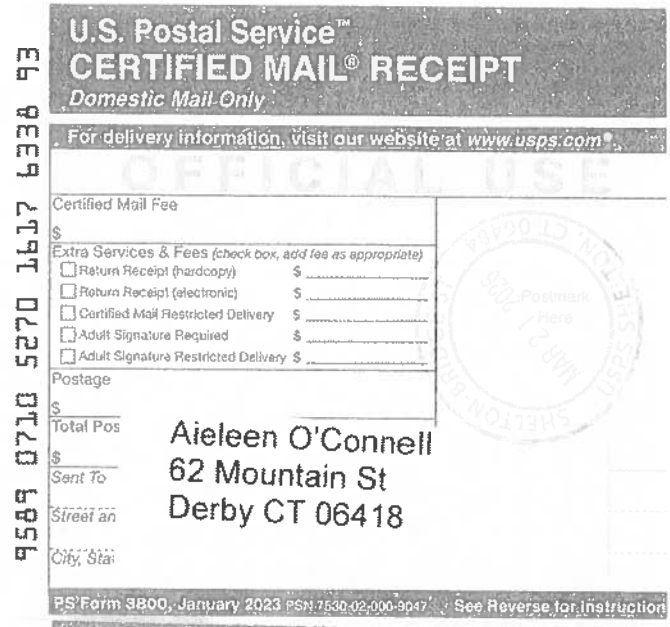
William J Stevens
12 Indian Ave
Derby CT 06418

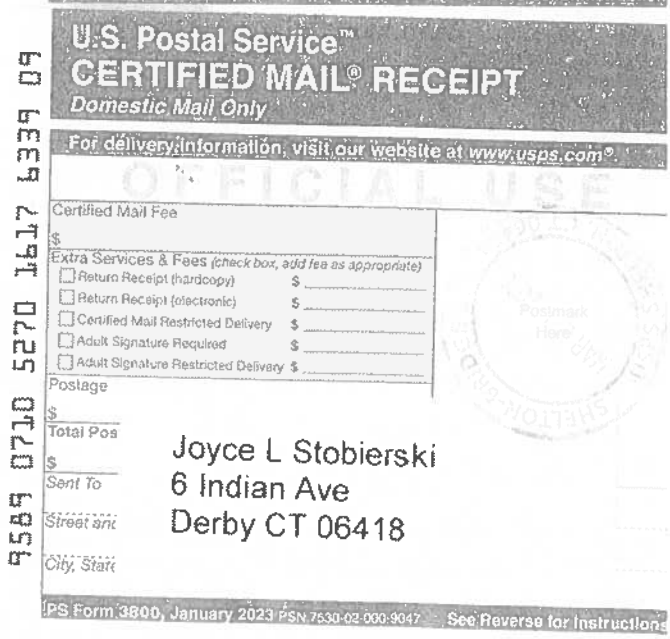
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026







9589 0710 5270 1617 6339 16

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total P
$

Sent To
Mark A Mozdzer

Street a
56 Mountain St

City, St
Derby CT 06418

Postmark Here
MAR
SHELTON-BRIDGE CT 06484

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instruction

9589 0710 5270 1617 6339 23

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

Sent
Joseph A Hilario-Perez

Street
48 Mountain St

City,
Derby CT 06418

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instruction

9589 0710 5270 1617 6339 30

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee
$

Extra Services & Fees *(check box, add fee as appropriate)*
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage
$

Total
$

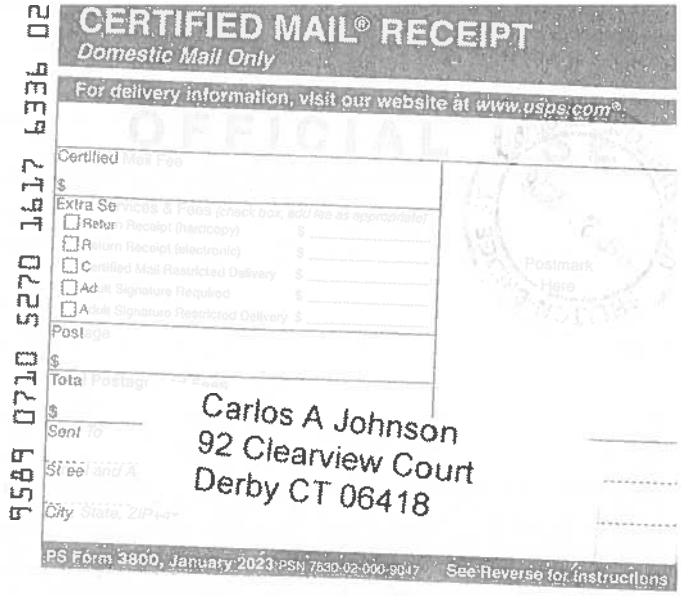
Sent
Johnathan Russell

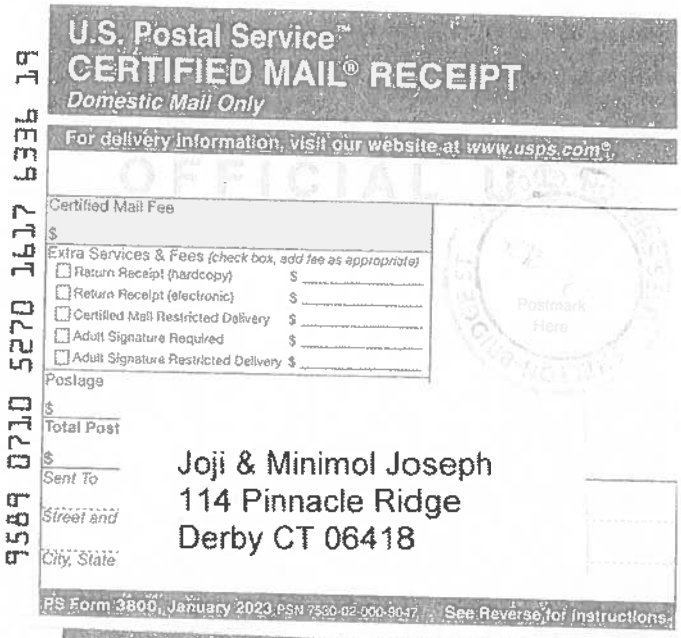
Stree
50 Mountain St

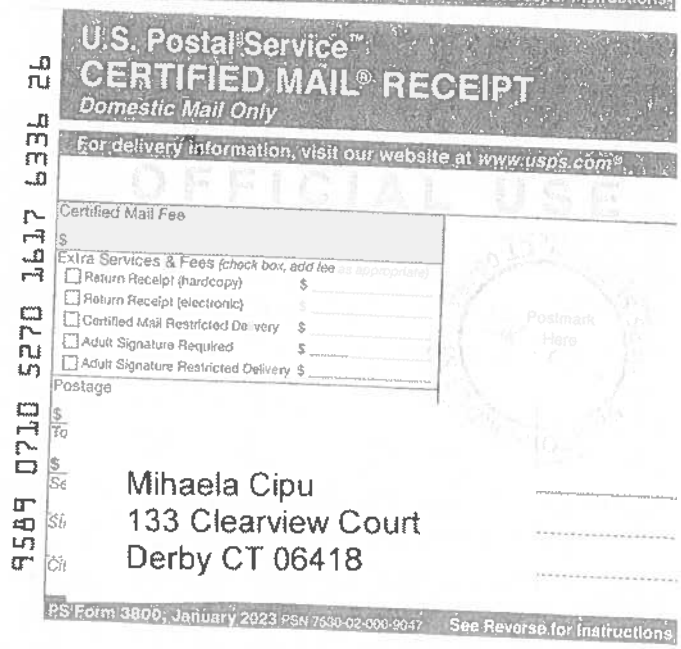
City,
Derby CT 06418

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for instruction

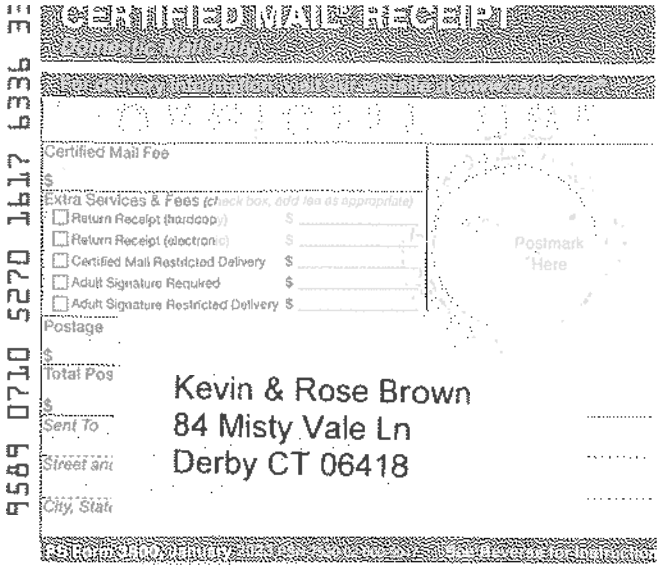


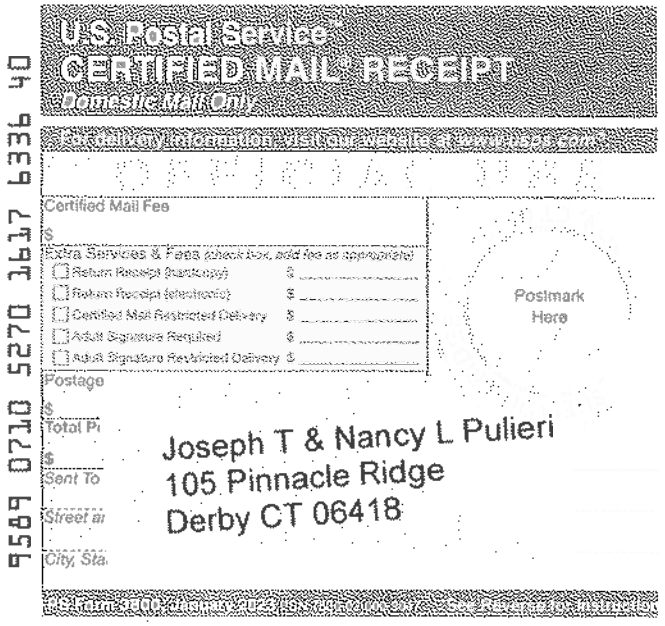


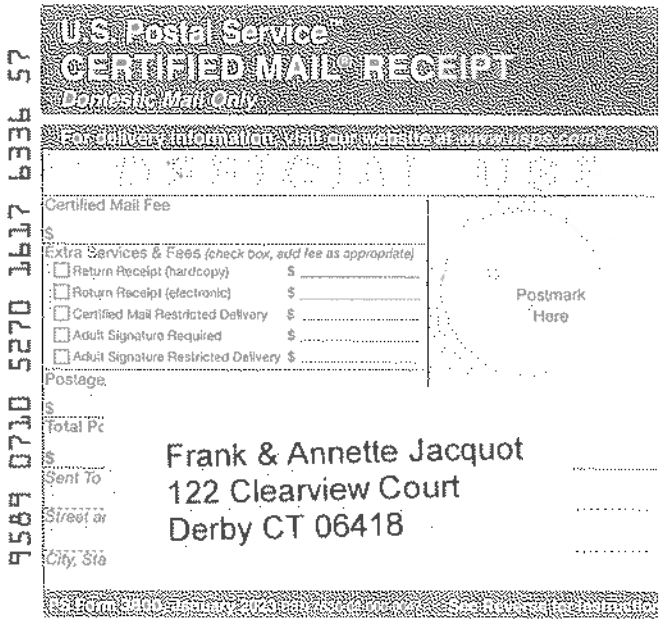


RECEIVED

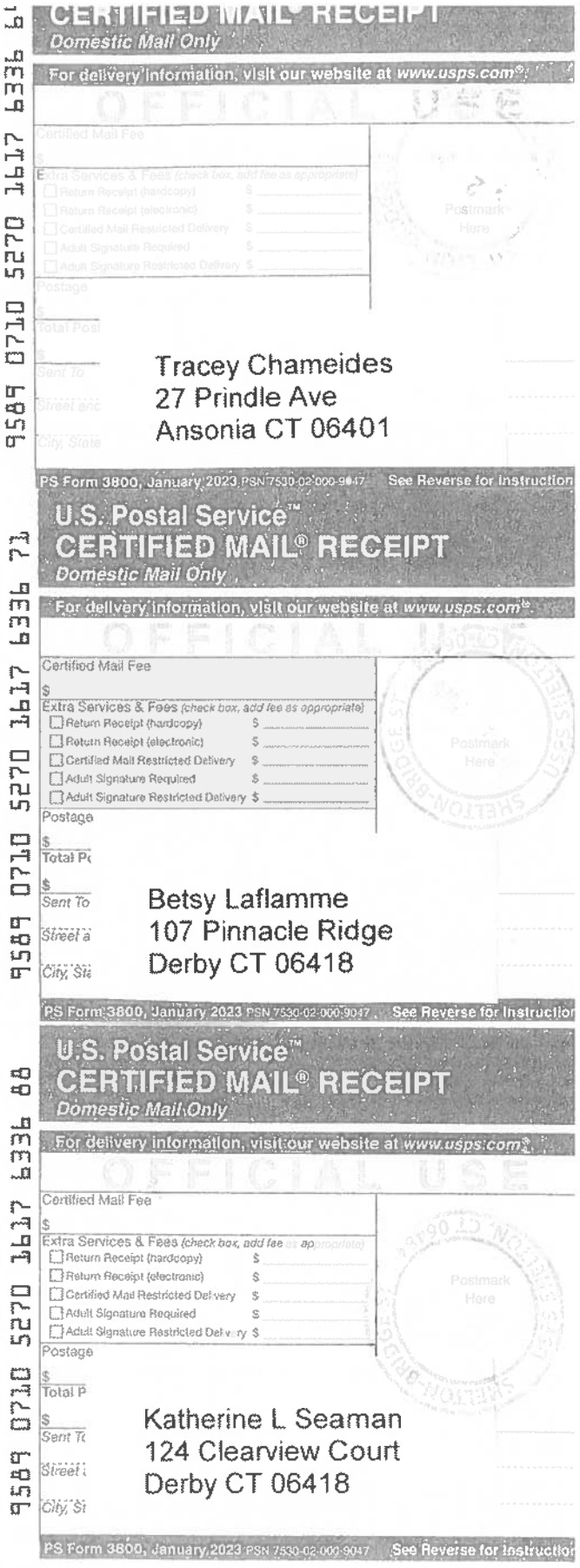
By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026







RECEIVED
By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026



9589 0710 5270 1617 6336 61

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Post
$

Sent To

Street and

City, State

Tracey Chameides
27 Prindle Ave
Ansonia CT 06401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instruction

9589 0710 5270 1617 6336 73

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Po
$

Sent To

Street a

City, Sta

Betsy Laflamme
107 Pinnacle Ridge
Derby CT 06418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio

9589 0710 5270 1617 6336 80

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total P
$

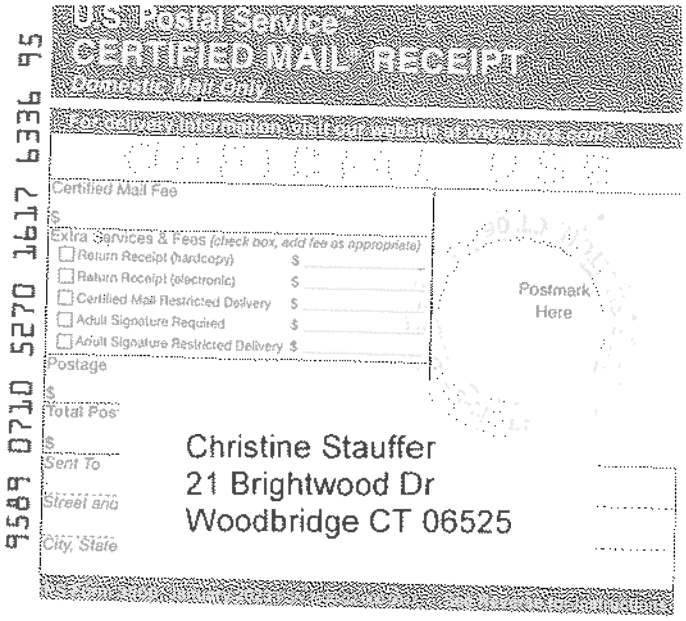
Sent To

Street

City, St

Katherine L Seaman
124 Clearview Court
Derby CT 06418

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructio



RECEIVED

By Marc J. Garofalo, MPA, MCC, MCTC at 10:26 am, Apr 14, 2026