UNITED STATES POSTAL SERVICE®

ng — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Rece
Cohen & Thomas Attorneys At Law 315 Main Street Derby, CT 06418		

USPS® Tracking Number / Firm-specific Identifier		PC
1.	Ket Bounphadky 25 Spring St Derby CT 06418	
2.	Nicholas William D'Antona 5 Spring St Derby CT 06418	
3.	Jonathan Feliciano & Family 61 Maple Ave Derby CT 06418	
4.	Angeliana & Hedivelber Gomes 34 Fairview Terrace Derby CT 06418	
5.	Marcellus D. Ruffin 59 Maple Ave Derby CT 06418	
6.	German Zaldumbide 244 Seymour Ave Derby CT 06418	

Parcel Airlift

UNITED STATES POSTAL SERVICE® RDC 99
U.S. POSTAGE PAID
FCM LETTER
SHELTON, CT
06484
APR 07, 26
AMOUNT
$2.40
S2324K504350-10

UNITED STATES POSTAL SERVICE® RDC 99
U.S. POSTAGE PAID
FCM LETTER
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verse for Instructions

90305730 Reg Post $11.84 Cert on Mail $3.40 = Total $15.24

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

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

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Rec

Postmaster, per *(name of receiving employee)*

USPS® Tracking Number / Firm-specific Identifier	
1.	Carrese Enterprises LLC 33 Nature Ln Shelton CT 06484
2.	Margaret Dalia 53 Maple Ave Derby CT 06418
3.	Yolanda L Garay 65 Maple Ave Derby CT 06418
4.	JVB Properties LLC 7 Red Fern Ridge Shelton CT 06484
5.	Thomas Zaldumbide & Family 244 Seymour Ave. Derby CT 06418
6.	

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Parcel Airlift

See Reverse for Instructions

UNITED STATES POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

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

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™

Postmaster, per *(name of receiving employee)*

Affix Stamp Here

USPS® Tracking Number / Firm-specific Identifier	
1.	City of Derby 1 Elizabeth St. Derby CT 06418
2.	Stephanie Anne D'Onofrio & Famil 55 Maple Ave Derby CT 06418
3.	Joseph Gnararaj 2 Maggie Ln Shelton CT 06484
4.	George L Pearsall 56 Maple Ave. Derby CT 06418
5.	Cynthia C Tonucci 26 Fairview Terrace Derby CT 06418
6.	

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See Reverse for Instructions

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Ket Bounphadky
25 Spring St
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

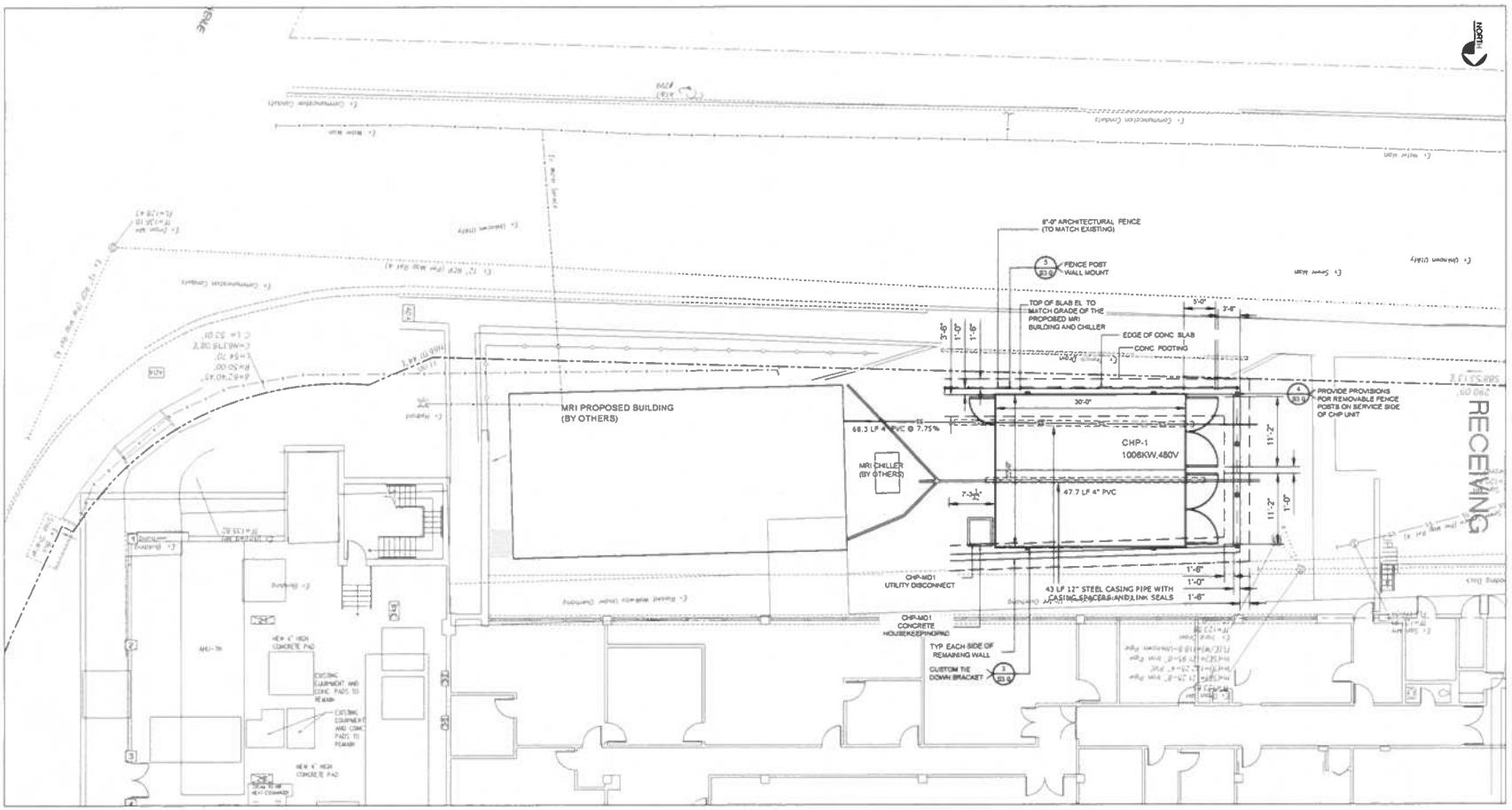
Date: **April 7, 2026**

Re: NOTICE OF PUBLIC HEARING ON SITE PLAN APPLICATION
APRIL 21, 2026
Planning and Zoning Commission

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Site Plan application for a Combined Heat and Power (CHP) generator to provide continuous power for the Griffin Hospital building located at 130 Division Street. The generator will occupy 660+/- square feet, be enclosed in a sound reducing container and be shielded by a fence. It will be located on the Spring Street side of the Hospital on property known as 130 Division Street, (Assessor's Map 8-9, Lot 95}. Copy of the site plan is enclosed.

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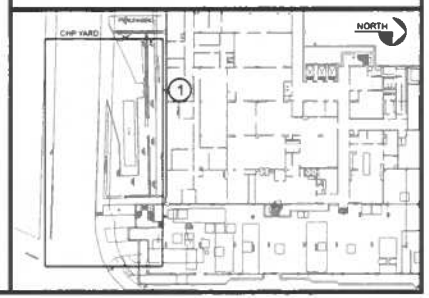
If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com** or **Lisa Narowski** at the Zoning Department at 203-736-1471 or lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.



1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
A	03/07/2025	PRELIMINARY ISSUE
B	05/30/2025	95% DESIGN DEVELOPMENT
C	07/21/2025	100% DESIGN DEVELOPMENT

ICDS
Innovative Construction & Design Solutions, LLC
10 Wilson Woods Lane
N. Branford, CT 06471
Phone (203) 933-8196
Email info@icds.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By: BC
Date: 03/07/2025	Design By: DSF
Scale: AS NOTED	Check By: DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Carrese Enterprises LLC
33 Nature Ln
Shelton CT 06484

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

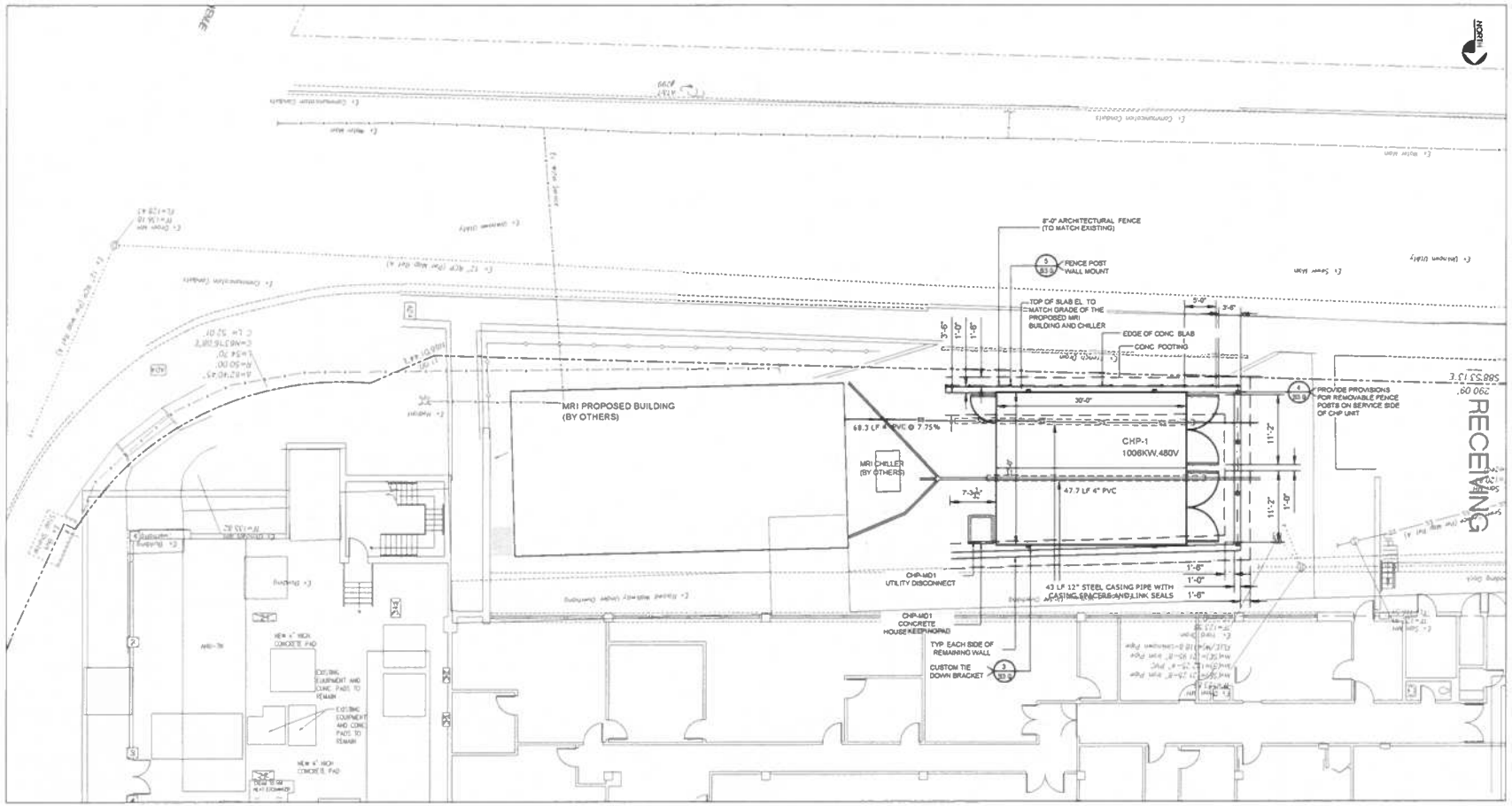
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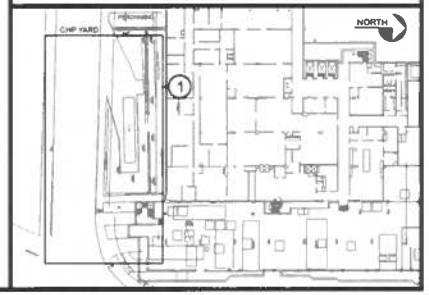
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
A	03/07/2025	PRELIMINARY ISSUE
B	05/30/2025	60% DESIGN DEVELOPMENT
C	07/21/2025	100% DESIGN DEVELOPMENT

ICDS
Innovative Construction & Design Solutions, LLC
10 Ward Wood Lane
N. Branford, CT 06471
Phone: (203) 815-8596
Email: mail@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: City of Derby
1 Elizabeth St.
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

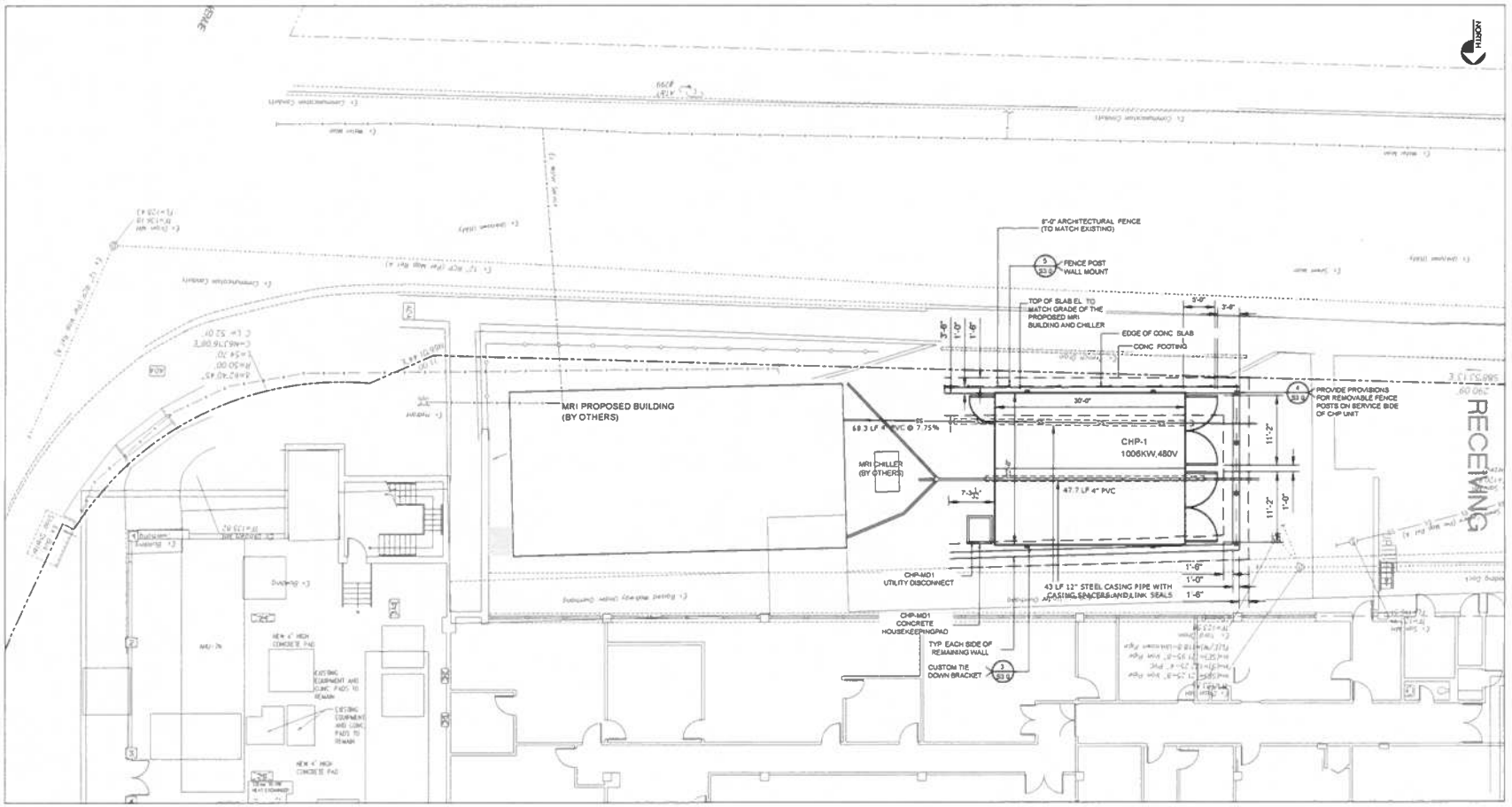
Date: **April 7, 2026**

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APRIL 21, 2026
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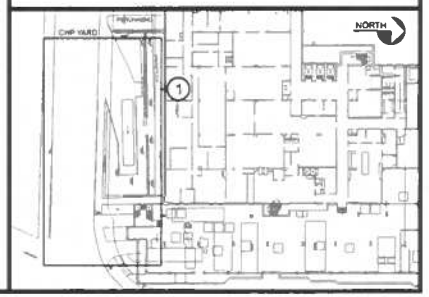
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
C	07/01/2025	100% DESIGN DEVELOPMENT
B	05/30/2025	90% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 White Wood Lane
S. Windsor, CT 06074
Phone: (203) 815-4596
Email: ian@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Nicholas William D'Antona
5 Spring St
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

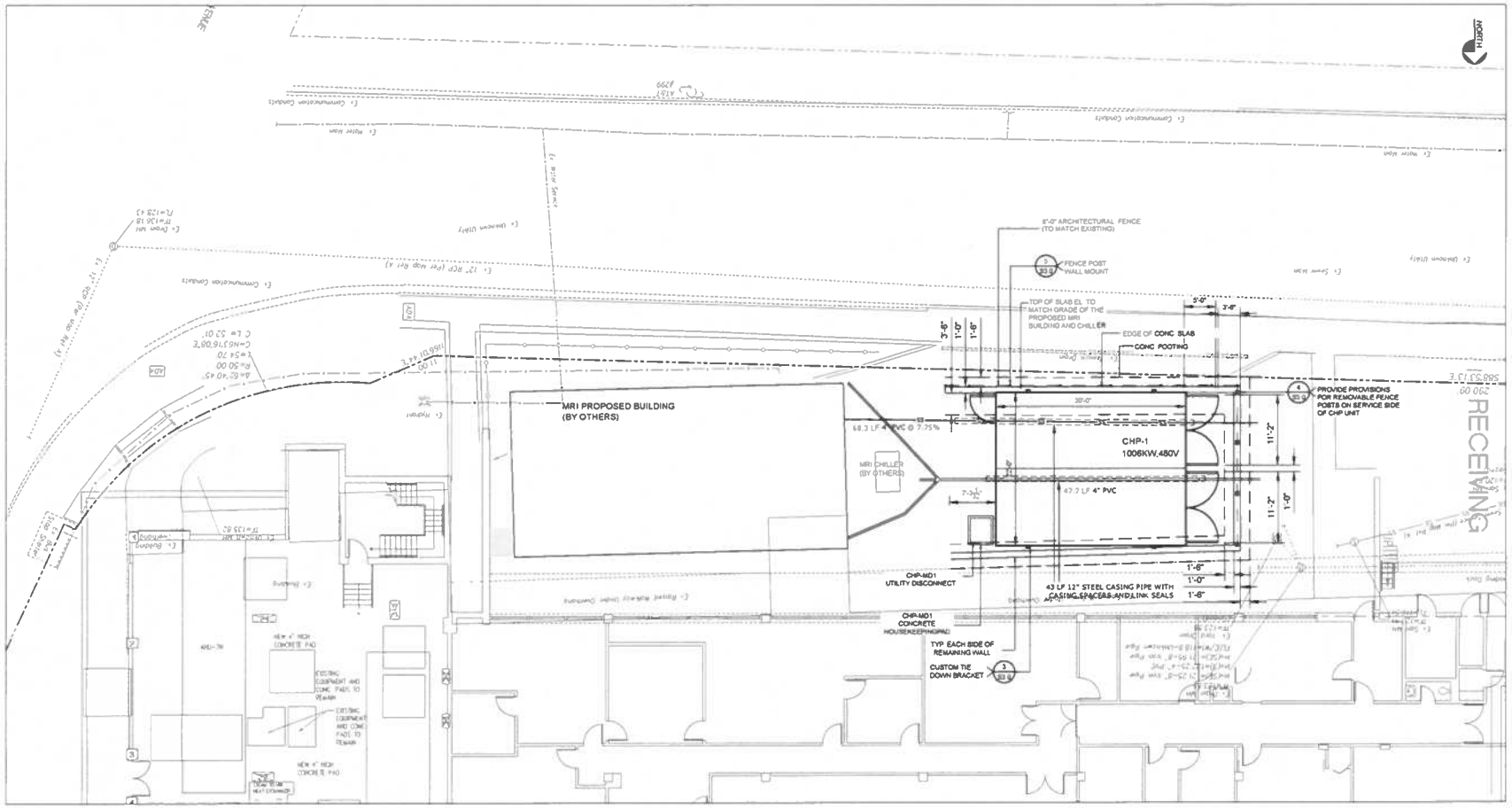
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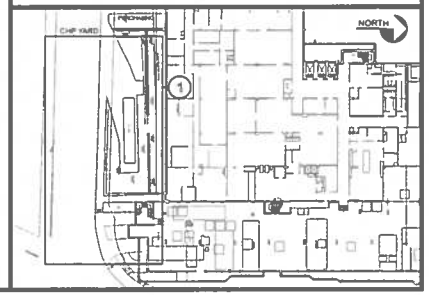
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1 GENERAL ARRANGEMENT CHP YARD
Scale 1/8" = 1'-0"

KEY PLAN



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C	07/21/2025	100% DESIGN DEVELOPMENT
B	05/30/2025	60% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 White Wood Lane
N. Branford, CT 06471
Phone: (203) 433-6196
Email: info@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No
GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Margaret Dalia
53 Maple Ave
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

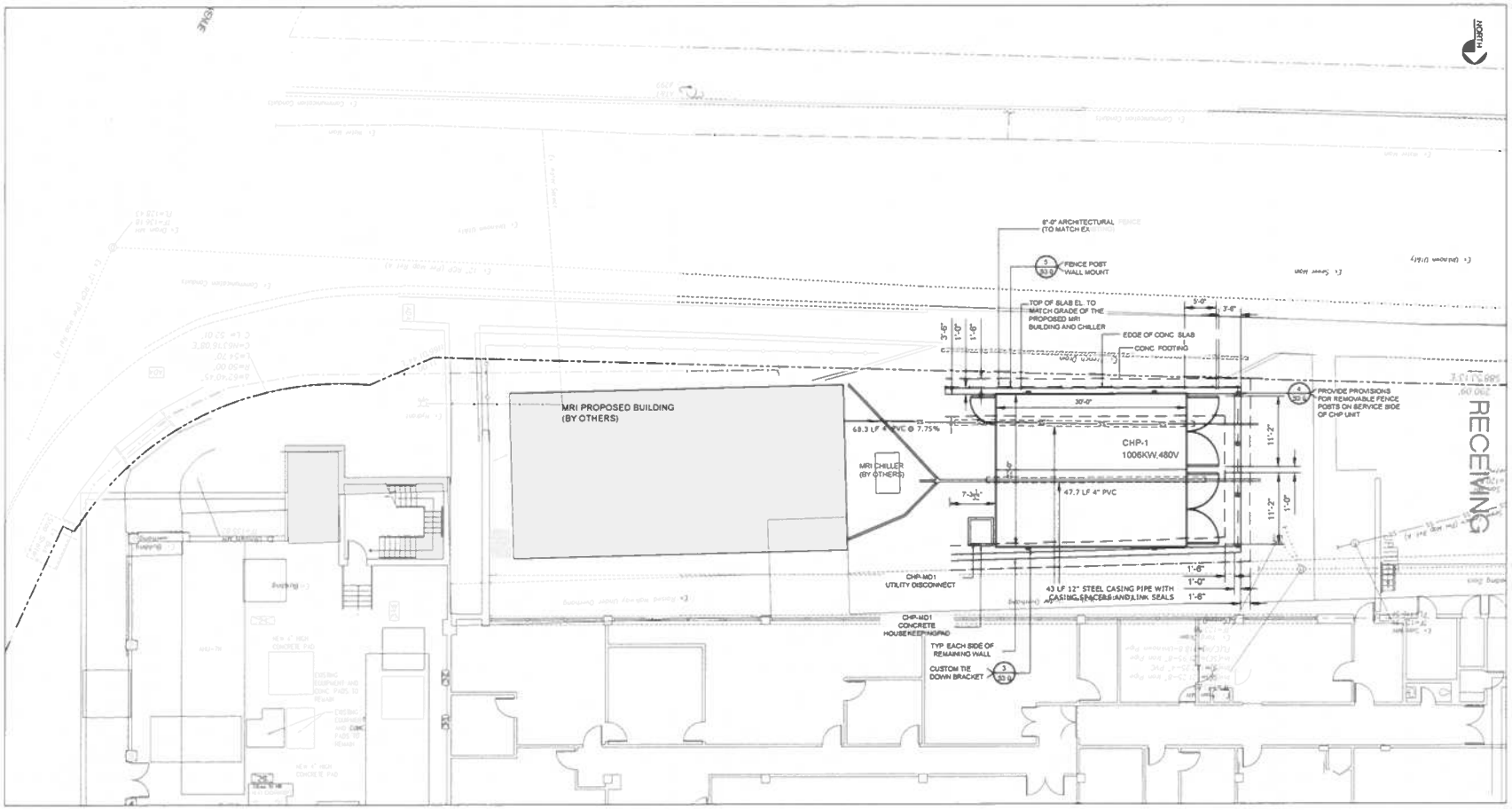
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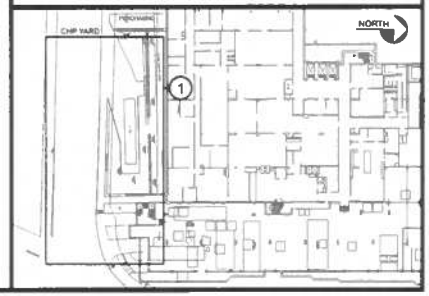
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C	07/21/2025	100% DESIGN DEVELOPMENT

ICDS
Innovative Construction & Design Solutions, LLC
10 Water Wood Lane
N. Branford, CT 06471
Phone (203) 453-8596
Email mail@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By: BC
Date: 03/07/2025	Design By: DSF
Scale: AS NOTED	Check By: DSF

Drawing No
GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: German Zaldumbide
244 Seymour Ave
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

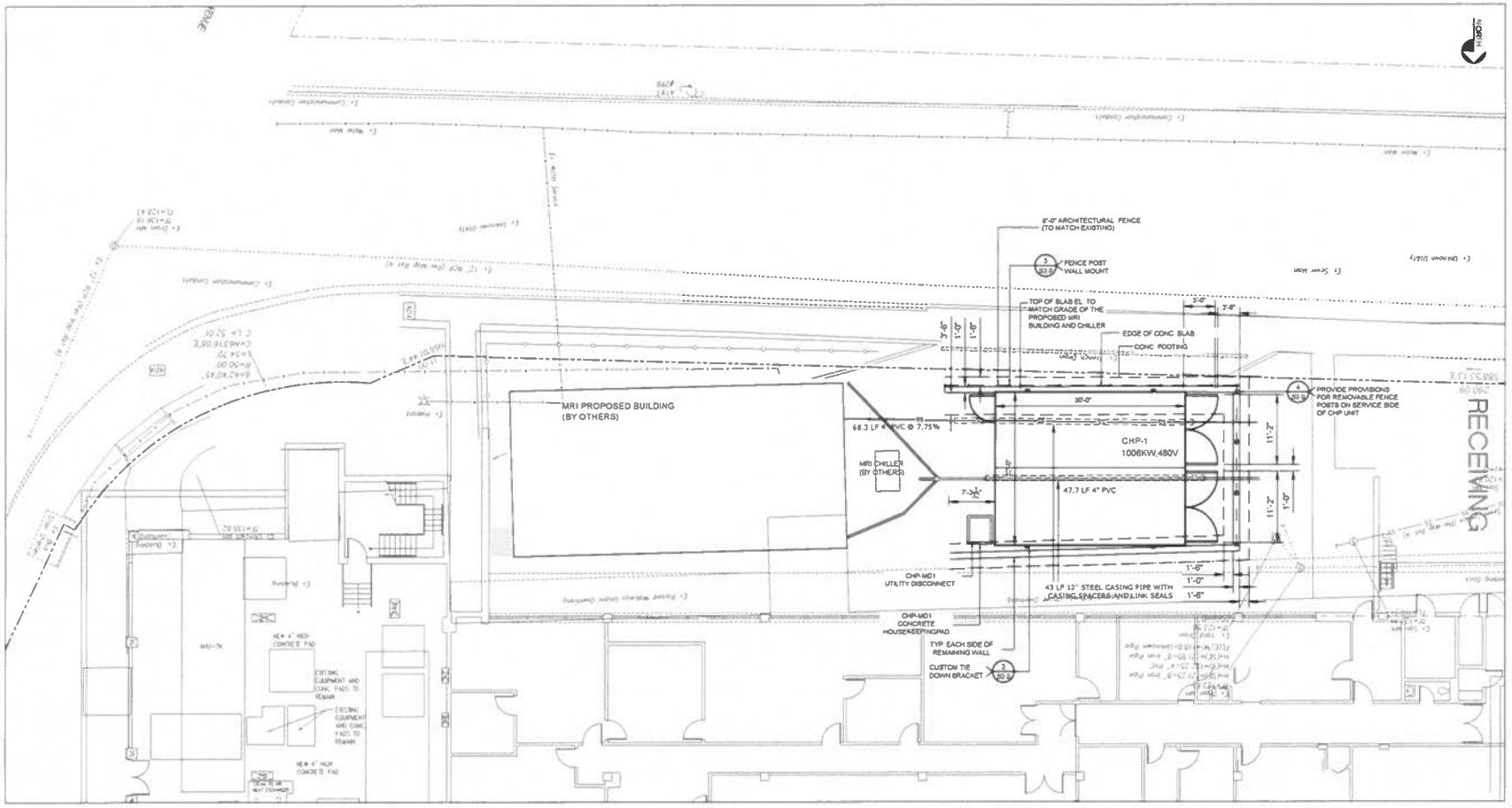
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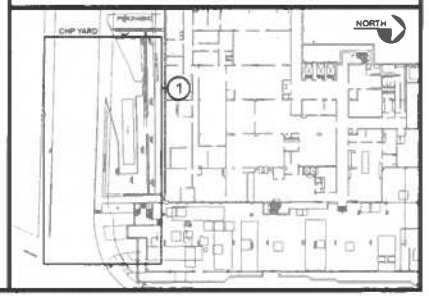
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
C	01/21/2025	100% DESIGN DEVELOPMENT
B	05/30/2025	50% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 N New Wood Lane
S. Windsor, CT 06074
Phone (203) 493-8596
Email: ian@icdsllc.com

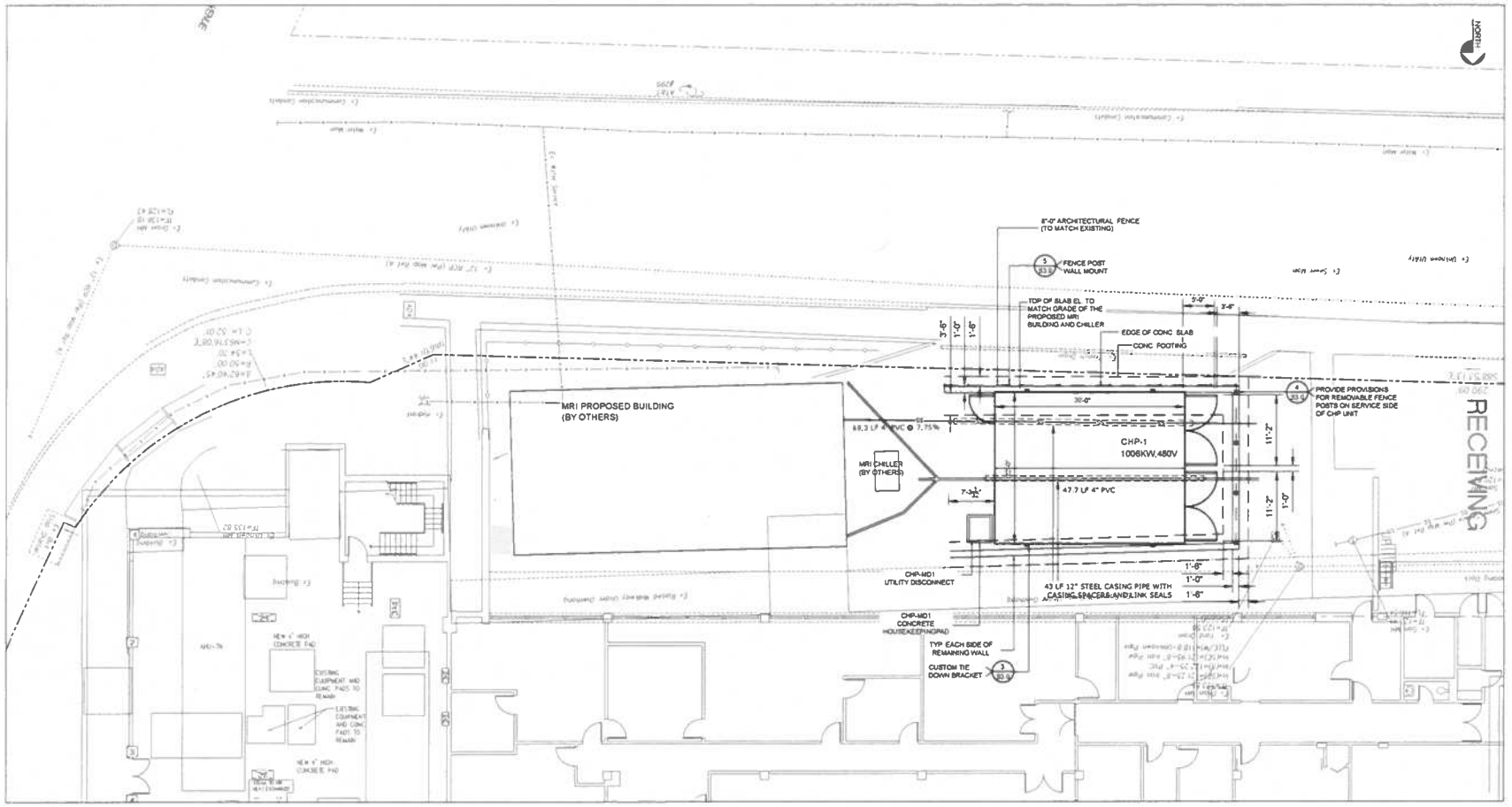
GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

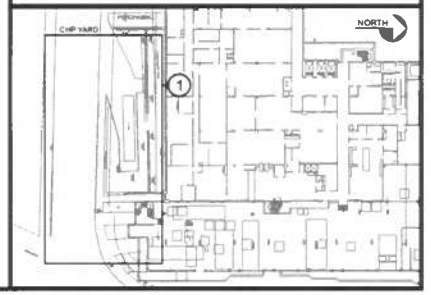
GA1.0



1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev.	Date	Description
C	07/21/2025	100% DESIGN DEVELOPMENT
B	05/08/2025	50% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
30 West Wood Lane
Bristol, CT 06010
Phone (203) 915-8796
Email: mike@icds.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By: BC
Date: 03/07/2025	Design By: DSF
Scale: AS NOTED	Check By: DSF

Drawing No: GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Cynthia C Tonucci
26 Fairview Terrace
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

Date: **April 7, 2026**

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APRIL 21, 2026
Planning and Zoning Commission

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NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Angeliana & Hedivelber Gomes
34 Fairview Terrace
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

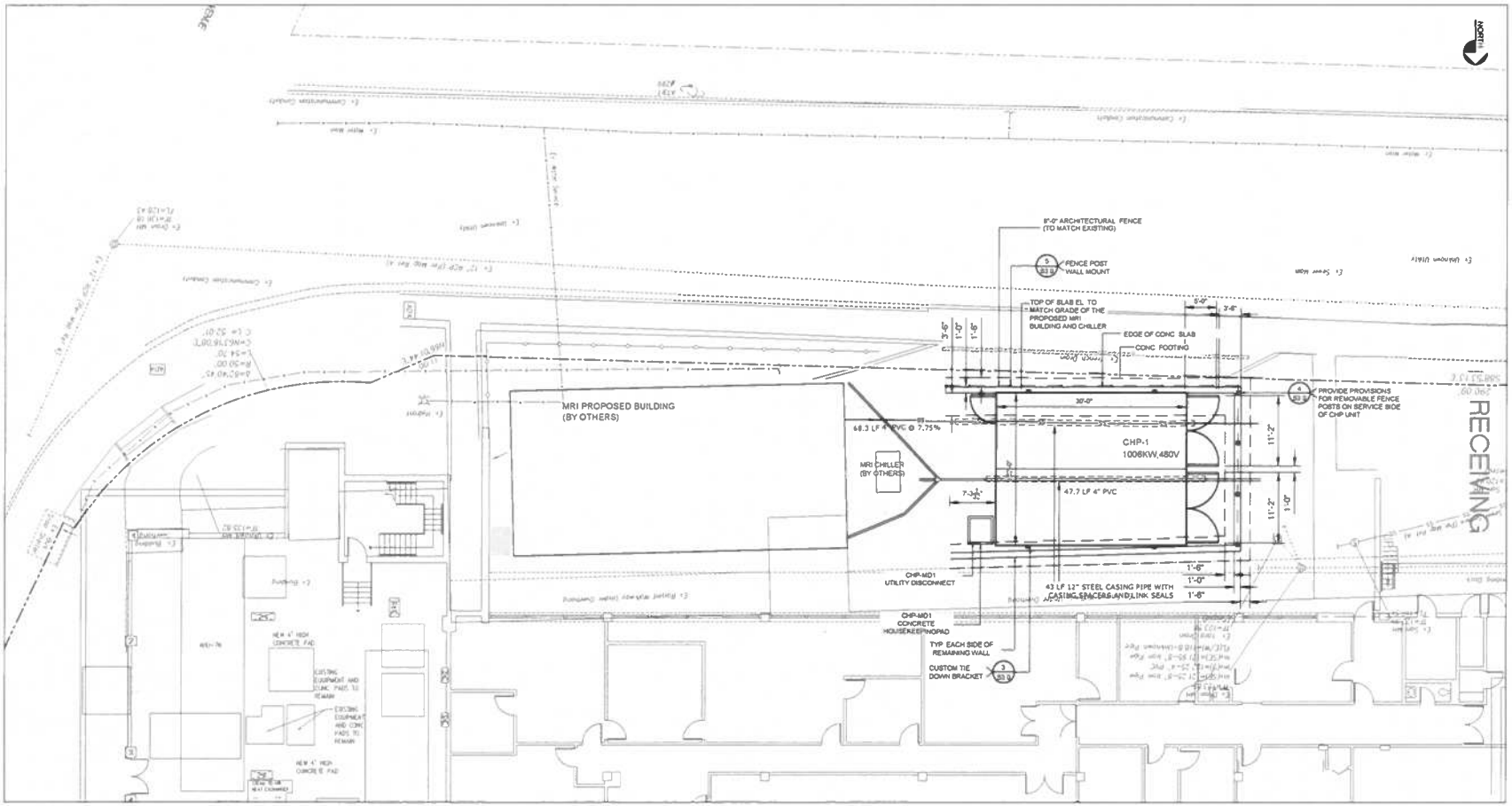
Date: **April 7, 2026**

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APRIL 21, 2026
Planning and Zoning Commission

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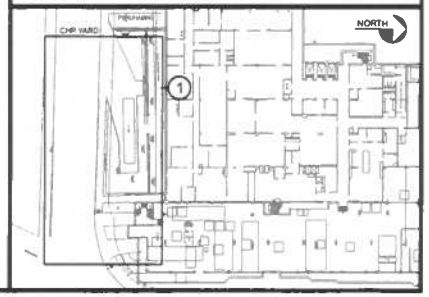
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Description	Date
C	100% DESIGN DEVELOPMENT	07/21/2025
B	90% DESIGN DEVELOPMENT	05/09/2025
A	PRELIMINARY ISSUE	03/07/2025

ICDS
Innovative Construction & Design Solutions, LLC
51 Pilot Wood Lane
Branford, CT 06405
Phone: (203) 415-8786
Email: staff@icds.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By: BC
Date: 03/07/2025	Design By: DSF
Scale: AS NOTED	Check By: DSF

Drawing No: GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Jonathan Feliciano & Family
61 Maple Ave
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

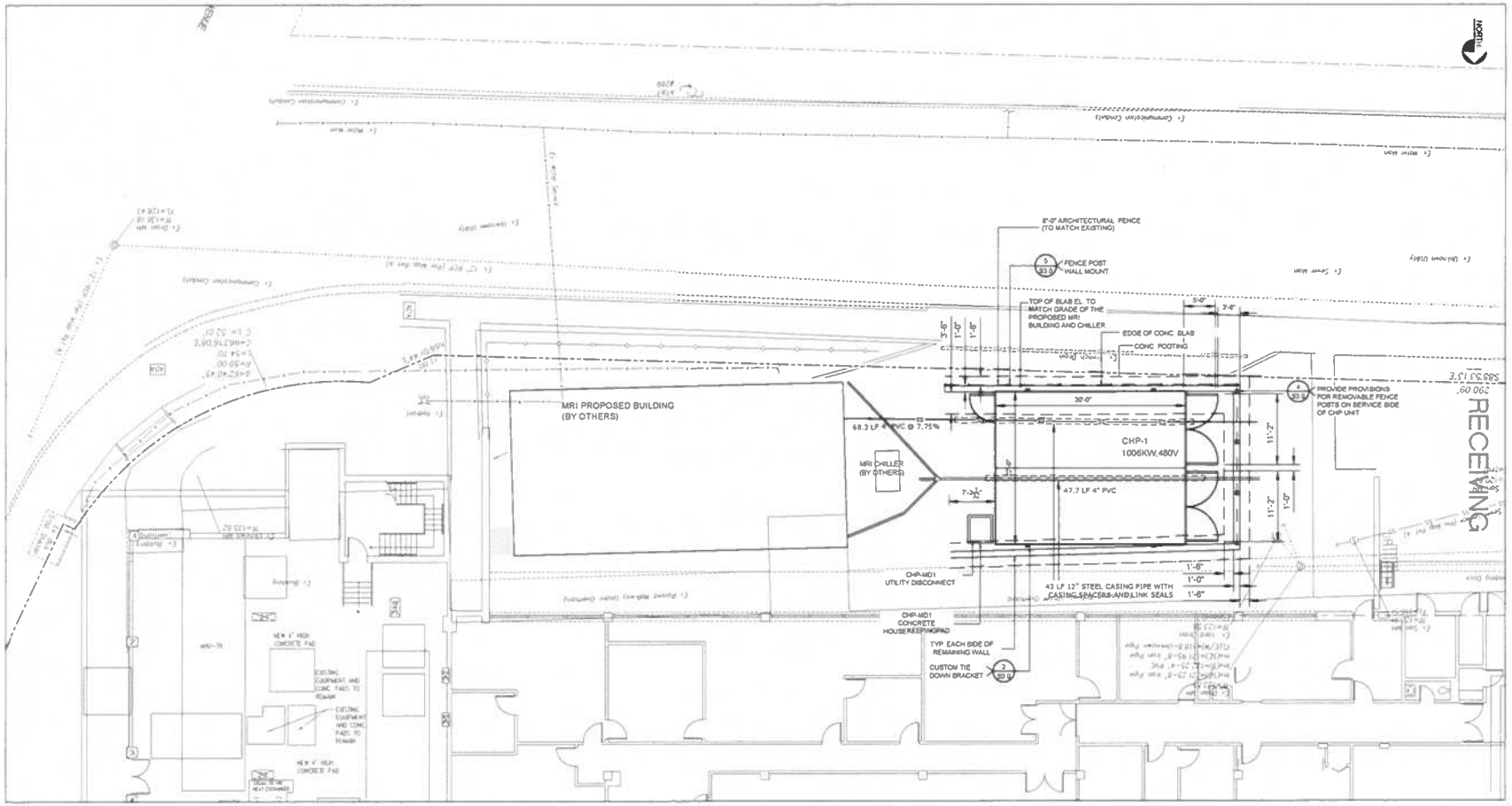
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APRIL 21, 2026
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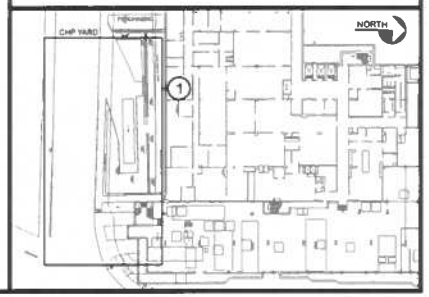
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
C	07/21/2025	100% DESIGN DEVELOPMENT
B	05/09/2025	60% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 Main View Lane
N. Branford, CT 06471
Phone (203) 453-8596
Email: dsf@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Yolanda L Garay
65 Maple Ave
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

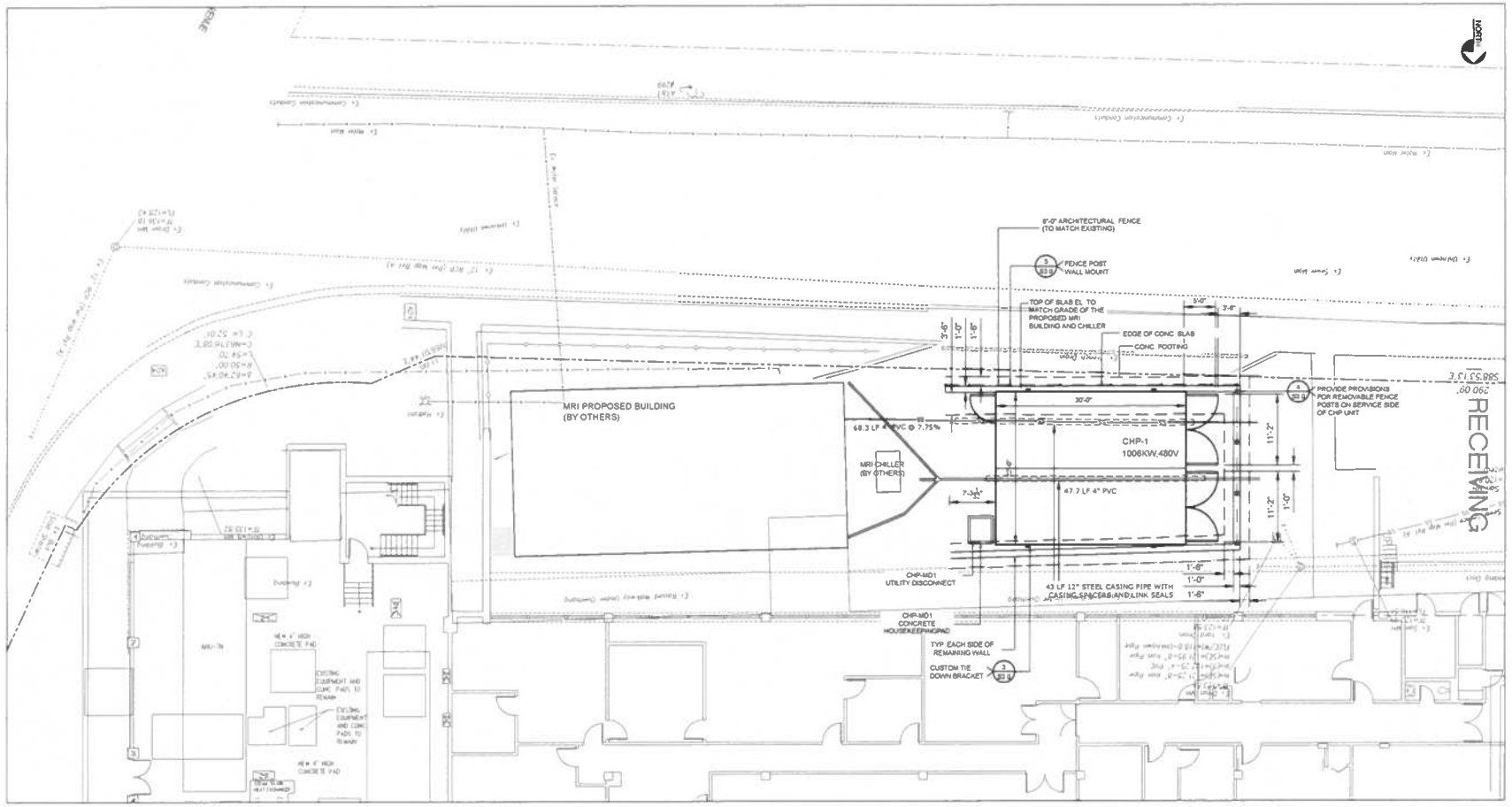
Date: **April 7, 2026**

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APRIL 21, 2026
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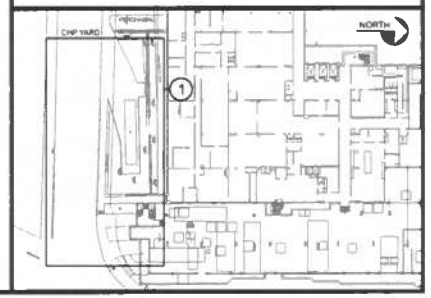
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1 GENERAL ARRANGEMENT CHP YARD
Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
C	07/21/2025	100% DESIGN DEVELOPMENT
B	06/30/2025	80% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 Wheeler Road
N. Haledon, NJ 07508
Phone (201) 451-8196
Email: icds@icds.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No
GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Thomas Zaldumbide & Family
244 Seymour Ave.
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

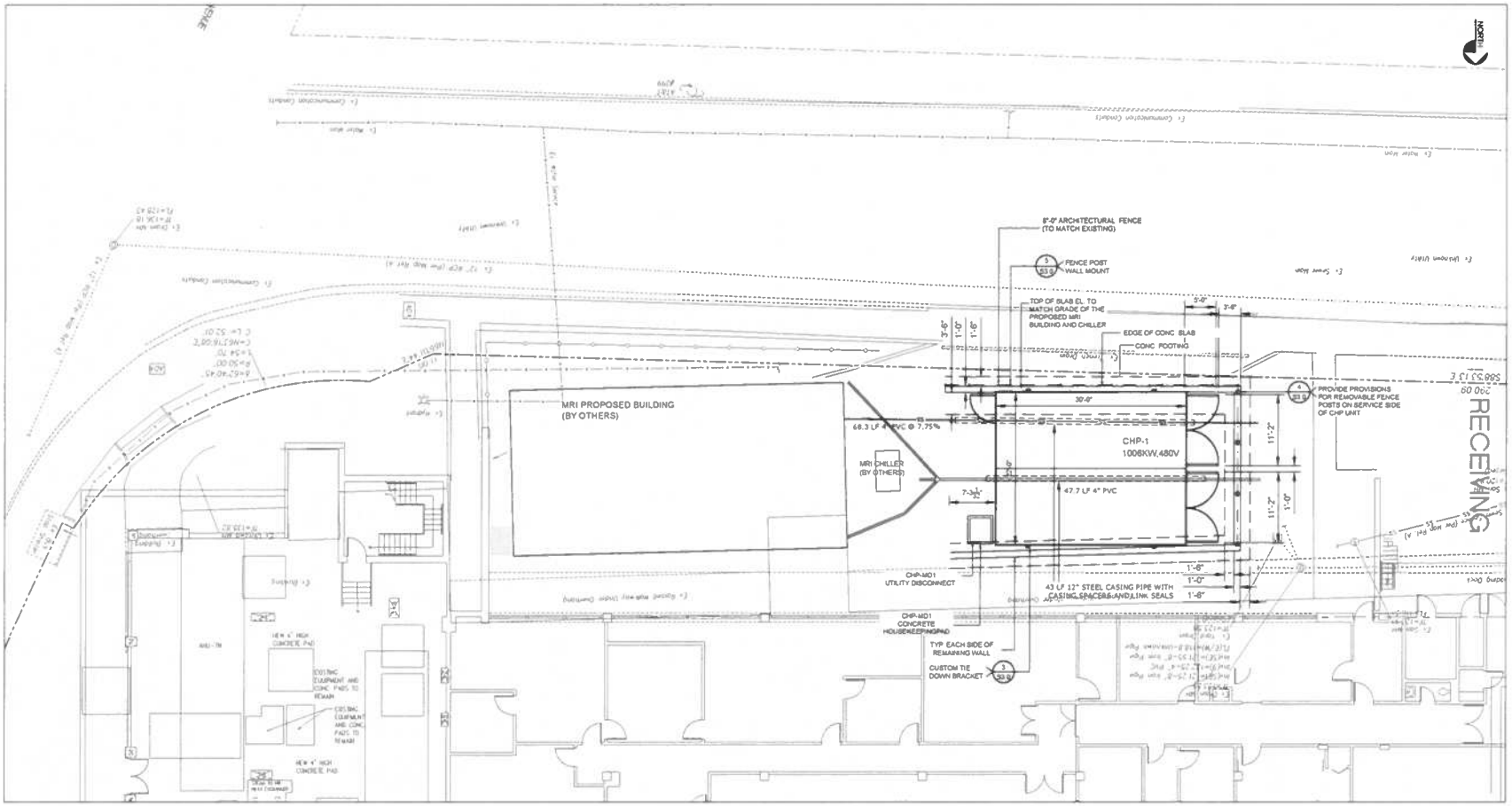
Date: **April 7, 2026**

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APRIL 21, 2026
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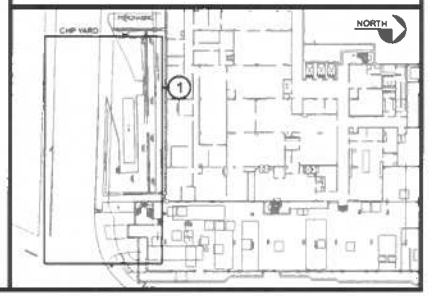
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

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C	07/21/2025	100% DESIGN DEVELOPMENT
B	06/09/2025	60% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 N Main St Wood Land
W Hartford, CT 06117
Phone: (203) 415-4196
Email: info@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: JVB Properties LLC
7 Red Fern Ridge
Shelton CT 06484

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

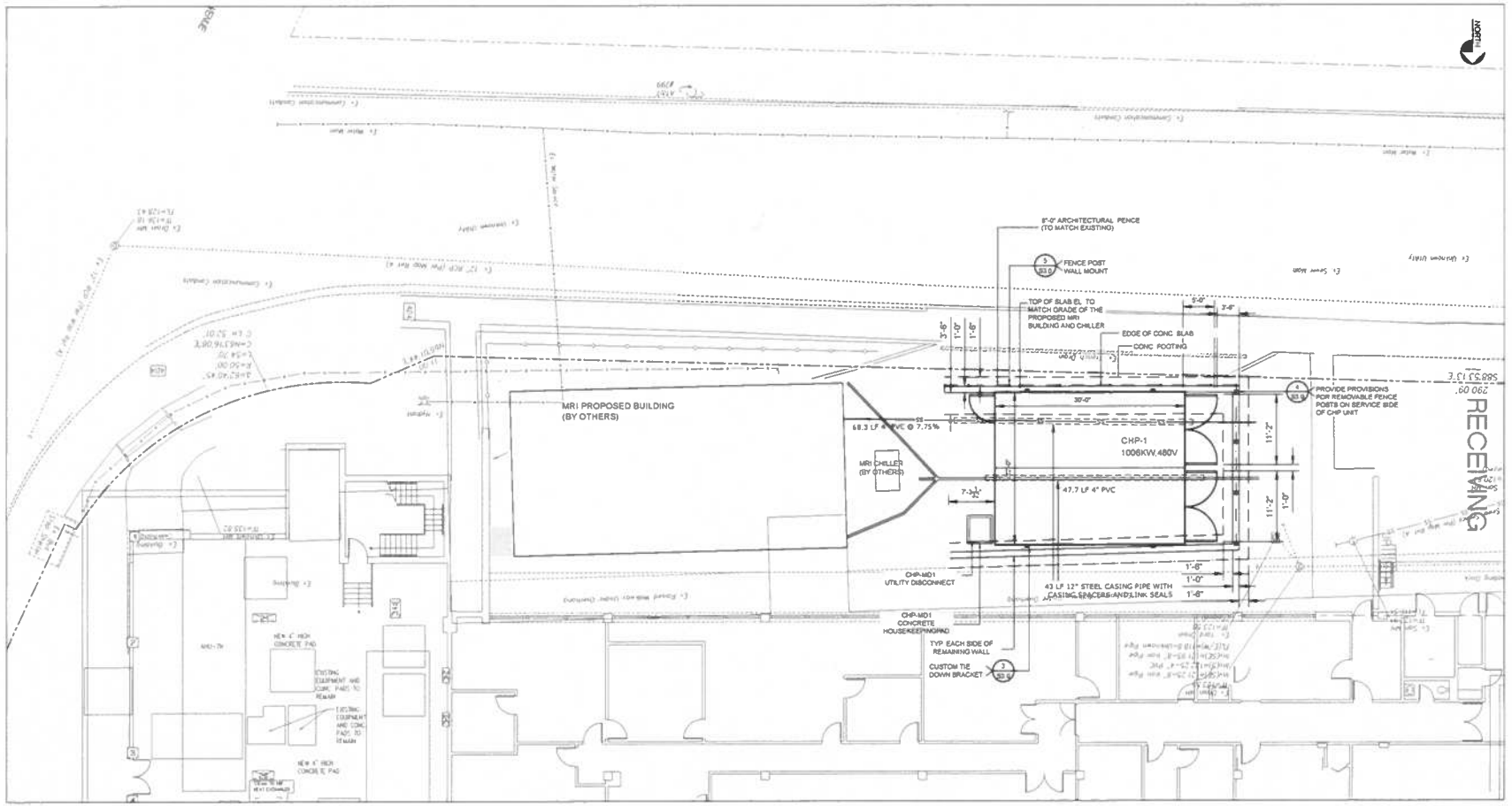
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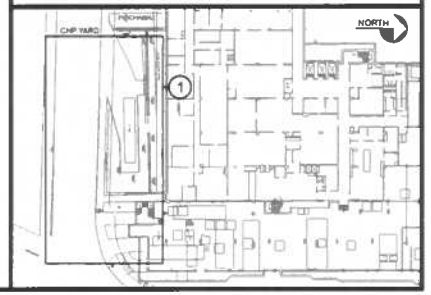
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1 GENERAL ARRANGEMENT CHP YARD

Scale: 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

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C	01/31/2025	100% DESIGN DEVELOPMENT
B	05/09/2025	60% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
10 Main Wood Lane
S. Branford, CT 06471
Phone: (203) 815-8790
Email: staff@icds.one

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Stephanie Anne D'Onofrio & Family
55 Maple Ave
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

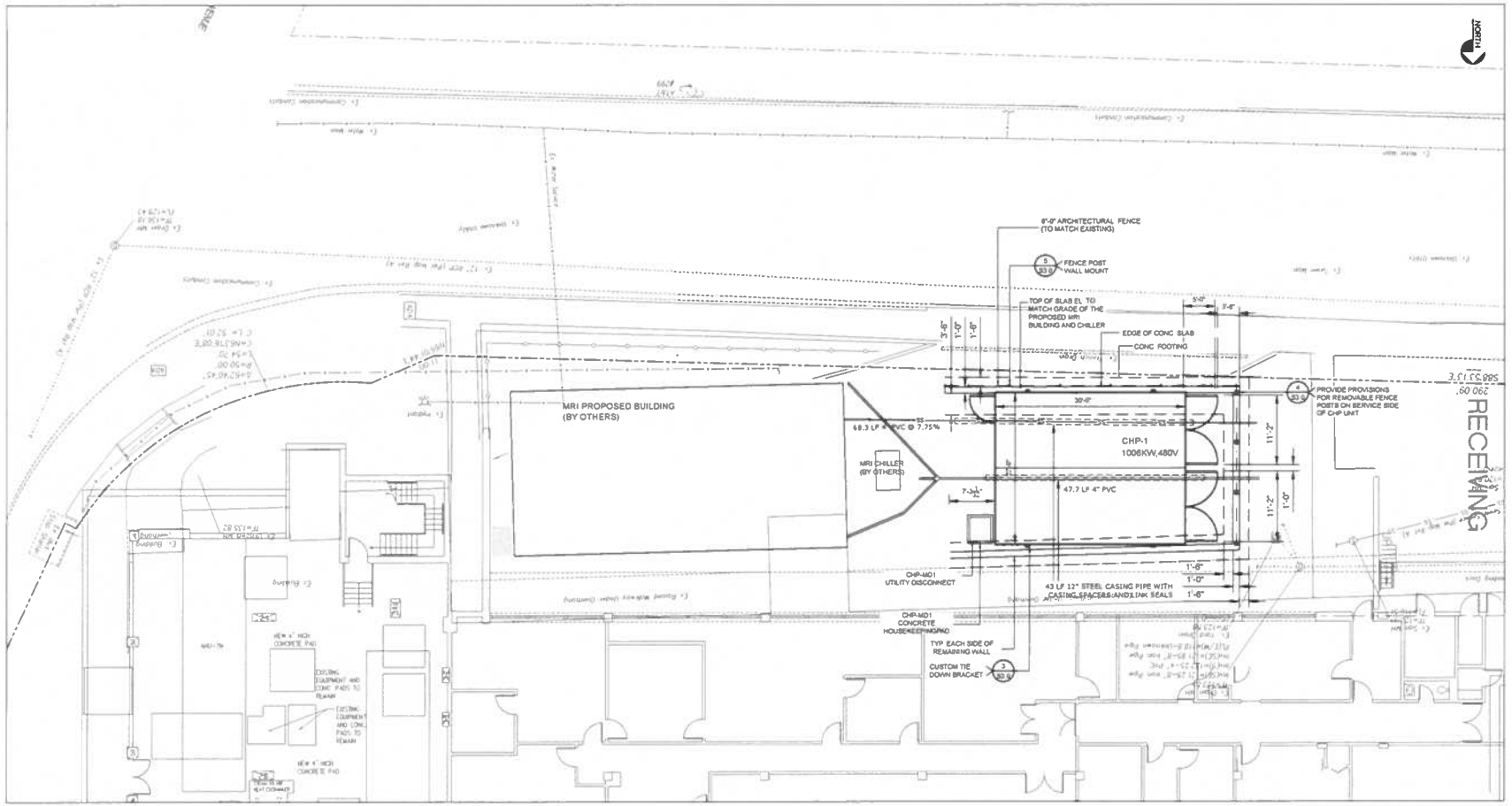
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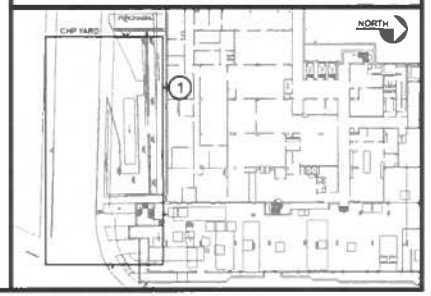
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1 GENERAL ARRANGEMENT CHP YARD

Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev.	Date	Description
C	07/21/2025	100% DESIGN DEVELOPMENT
B	06/06/2025	60% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
19 White Wood Lane
N. Branford, CT 06471
Phone (203) 453-8196
Email info@icdsllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No

GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Joseph Gnararaj
2 Maggie Ln
Shelton CT 06484

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

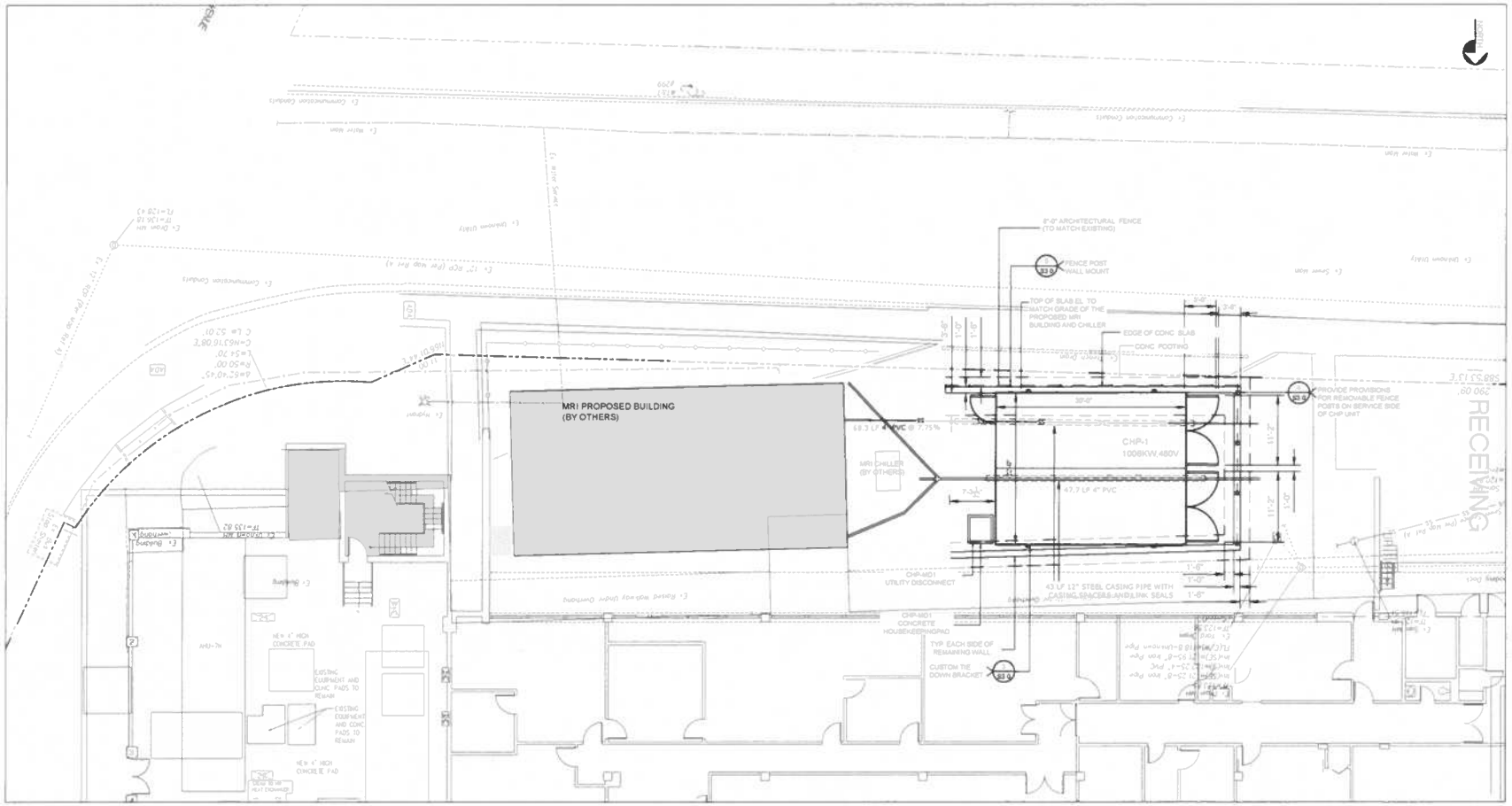
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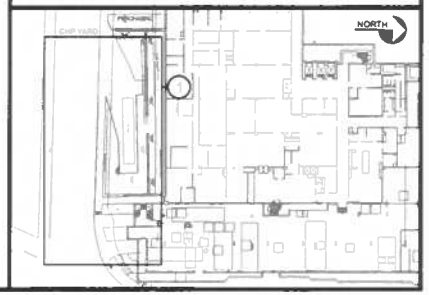
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Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev	Date	Description
C	8 - 14/2025	100% DESIGN DEVELOPMENT
B	05/30/2025	60% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
13 West Wood Lane
Woodbury, CT 06798
Phone (203) 910-0186
Email

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By: BC
Date: 03/07/2025	Design By: DSF
Scale: AS NOTED	Check By: DSF

Drawing No
GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: Marcellus D. Ruffin
59 Maple Ave
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

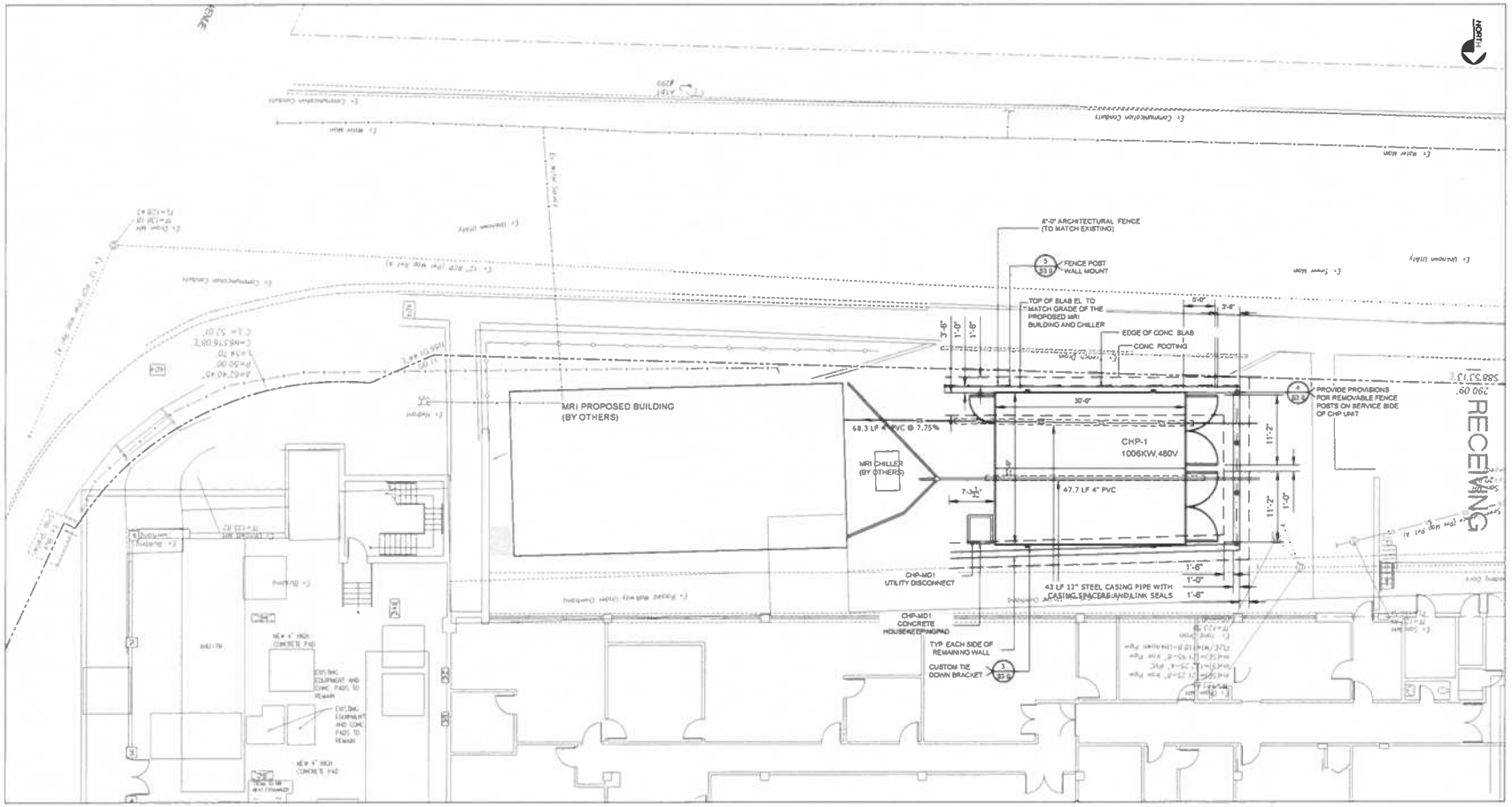
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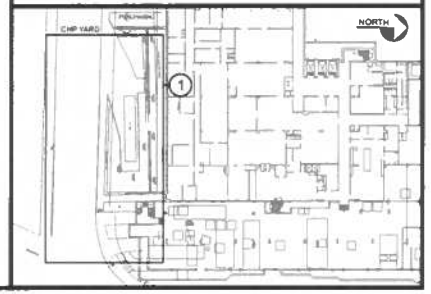
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Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

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B	05/09/2025	90% DESIGN DEVELOPMENT
A	05/07/2025	PRELIMINARY ISSUE

ICDS
Innovative Construction & Design Solutions, LLC
339 West Wood Lane
S. Hadley, CT 01075
Phone (203) 913-8796
Email: ken@icds.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By: BC
Date: 03/07/2025	Design By: DSF
Scale: AS NOTED	Check By: DSF

Drawing No
GA1.0

NOTIFICATION LETTER
PLANNING & ZONING COMMISSION
PUBLIC HEARING
SITE PLAN APPLICATION

To: George L Pearsall
56 Maple Ave.
Derby CT 06418

From: **THE GRIFFIN HOSPITAL**
c/o Attorney Dominick J. Thomas, Jr.

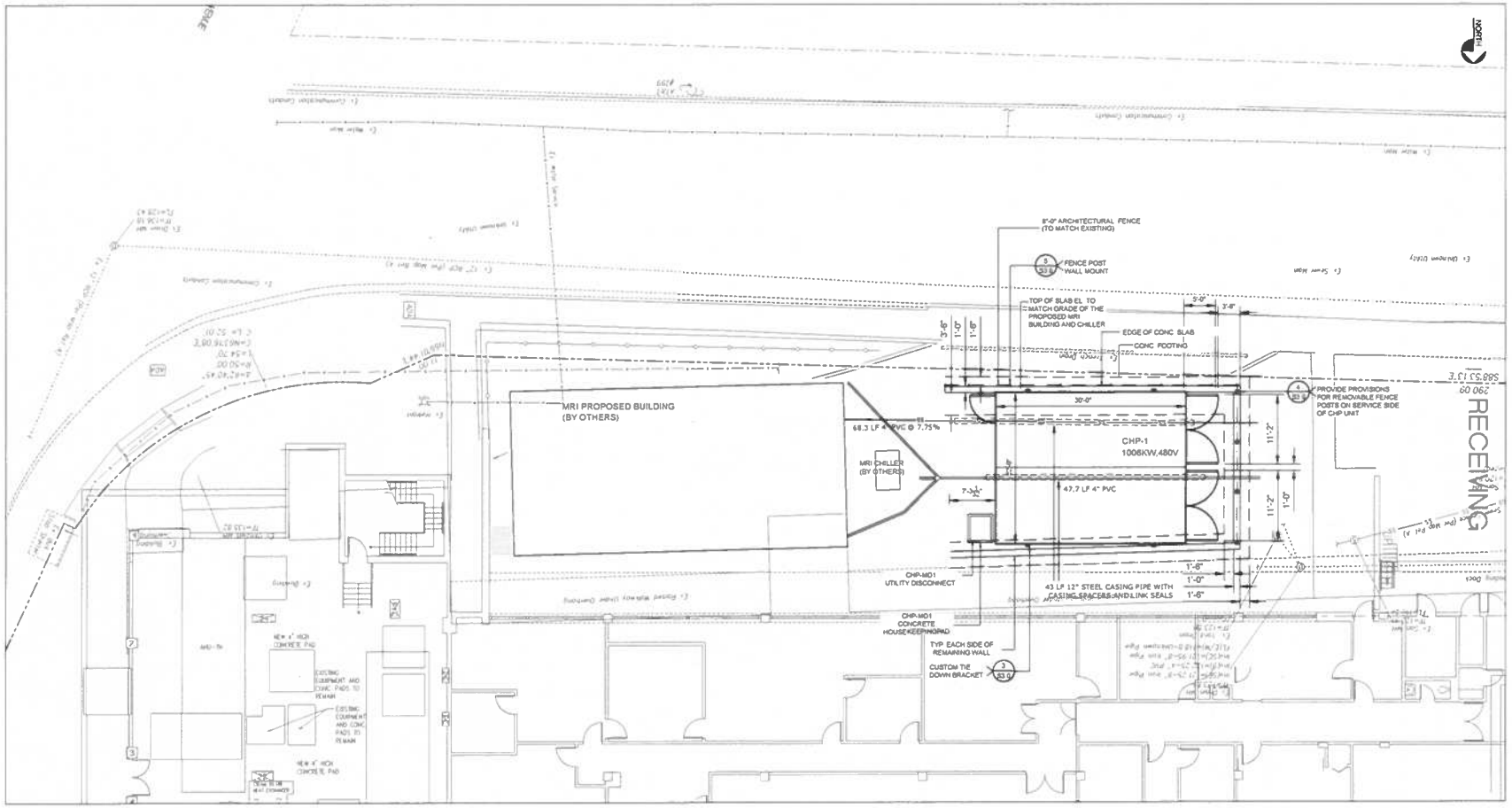
Date: **April 7, 2026**

Re: NOTICE OF PUBLIC HEARING ON SITE PLAN APPLICATION
APRIL 21, 2026
Planning and Zoning Commission

Pursuant to §195-141(C)(3) of the Derby Zoning Regulations, you are hereby notified that a public hearing will be held on the Site Plan application for a Combined Heat and Power (CHP) generator to provide continuous power for the Griffin Hospital building located at 130 Division Street. The generator will occupy 660+/- square feet, be enclosed in a sound reducing container and be shielded by a fence. It will be located on the Spring Street side of the Hospital on property known as 130 Division Street, (Assessor's Map 8-9, Lot 95}. Copy of the site plan is enclosed.

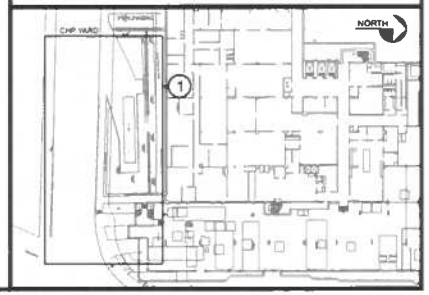
The Derby Planning & Zoning Commission will hold a public hearing the site plan application at its meeting at 7:00pm on April 21, 2026, in person and via zoom. All relevant materials will be available online via links on the City of Derby Website Meetings Link. Comments from those unable to participate in the Zoom or by phone must be received by the Zoning Office at least twenty-four (24) hours beforehand. Comments can be submitted via email to Lnarowski@derbyct.gov.

If you have any questions please contact **Attorney Dominick J. Thomas, Jr., at 203-735-9521 or djt@cohen-thomas.com** or **Lisa Narowski** at the Zoning Department at 203-736-1471 or lnarowski@derbyct.gov. A copy of the full application is on file at the Zoning Department at City Hall.



1 GENERAL ARRANGEMENT CHP YARD
Scale 1/8" = 1'-0"

KEY PLAN



NOT FOR CONSTRUCTION

Rev.	Date	Description
C	07/21/2025	100% DESIGN DEVELOPMENT
B	05/30/2025	50% DESIGN DEVELOPMENT
A	03/07/2025	PRELIMINARY ISSUE

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Email: mail@icdllc.com

GRIFFIN HOSPITAL
130 DIVISION ST, DERBY, CT

GENERAL ARRANGEMENT CHP YARD

Project No	Drawn By
	BC
Date	Design By
03/07/2025	DSF
Scale	Check By
AS NOTED	DSF

Drawing No
GA1.0