

# CONDITIONS & TRENDS

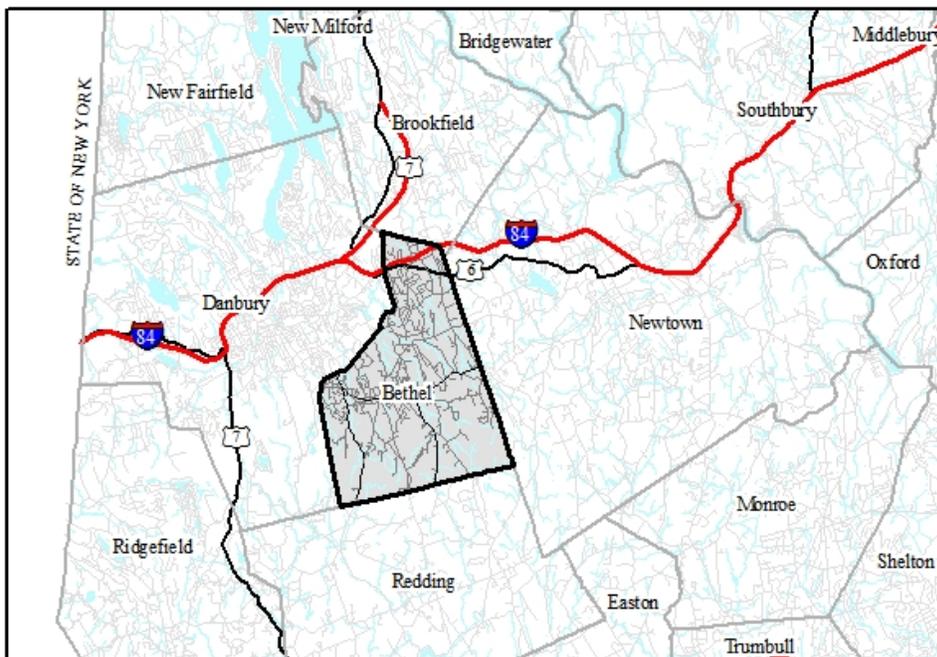


## Overview

Bethel is located in northeastern Fairfield County east of Danbury, and mostly south of Route 84. An old community, even by Connecticut standards, it is a beautiful Town with a lively mixed use village center, rural and suburban areas of wooded residential and modern technical commercial parks. The town is approximately seventeen square miles. According to the U.S. Census, there were more than 18,000 people living in Bethel in 2000.

Bethel is a rural/suburban community, approximately 17 square miles in size, located near Danbury in southwestern Connecticut. The town is bounded on the west by Danbury, on the north by Brookfield, on the east by Newtown and on the south by Redding. According to the 2000 Census, Bethel had a population of about 18,000 people.

This chapter outlines conditions and trends affecting the Town of Bethel as the Plan of Conservation and Development was being prepared.



Regional Location Map

## Historic Context

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The land area that became Bethel was originally part of the eastern quarter of Danbury. From the time of the first settlement in the late 1600s to the mid 1700s, settlers of this area had to travel to Danbury for church services and town meetings. Then, in 1759, permission was granted to establish a separate Congregational parish. In 1855, permission was granted to establish a separate Municipality to be known as Bethel (“a hallowed place”).

Early industry in Bethel included agriculture, hat factories, shoe-making, and comb-making from local cow horns. Agriculture and forests were the primary land uses outside of the Village, and artisan producers of hats, shoes, and combs shaped the Village Center. Bethel’s largest neighbor, Danbury, was promoted as the “Hat City of the World,” but at times there were more hat factories in Bethel than Danbury.

## Regional Context

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Bethel is located in the Housatonic Valley and is a member of the Housatonic Valley Council of Elected Officials (HVCEO), an association of ten municipalities surrounding Danbury. Within this region, Bethel plays several roles.

Bethel is a major jobs center. The Department of Labor reported that there were about 6,000 jobs in Bethel in the year 2000; more recent data from the Connecticut Economic Resource Center (CERC) indicates that there are about 7,500 jobs in the community. This is a robust level of employment and an indication of strength in the local economy. Bethel businesses provide employment opportunities to residents of the region.

Since Bethel residents comprise a work force of about 10,750 workers, Bethel “exports” workers to the region as a whole. Bethel workers support businesses in other communities in the region.

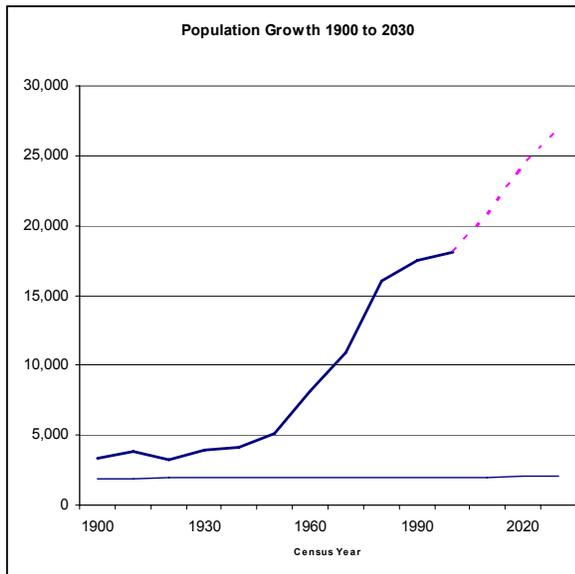
Finally, as will be shown later in this report, Bethel has a diverse housing stock. As a result, Bethel provides housing opportunities ranging from apartments and “starter homes” up to “mini-estate” homes on several acres of land.

Bethel is an integral part of the region. According to “journey to work” data from the 2000 Census, Bethel residents commute far and wide for employment, predominantly to job locations which are south and west of Bethel. Most of the workers that commute to jobs in Bethel come from Bethel, Danbury, and communities to the north and east.

# People of Bethel

According to the U.S. Census Bureau, Bethel had a population of 18,067 in the year 2000. This represents an increase of about three percent (526 people) from the 1990 Census. While Bethel grew faster than many surrounding towns and the state as a whole from 1940 until 1990, population growth slowed in the 1990s.

According to the University of Connecticut's State Data Center, (UCONN SDC) released in May of 2007, population growth will continue in Bethel for decades to come at a slow but steady rate. By 2010, UCONN SDC estimates the population in Bethel will be 20,749 and by 2030 UCONN SDC estimates that nearly 27,000 people may live in Bethel.



## Population History

Year	Population
1900	3,327
1910	3,792
1920	3,201
1930	3,886
1940	4,105
1950	5,104
1960	8,200
1970	10,945
1980	16,004
1990	17,541
2000	18,067

1900 - 2000 Census.

## Population Projections

Year	Population
2010	20,749
2020	24,338
2030	26,876

UCONN State Data Center: 5/2007

## Percent Population Change 1970 to 2000

	1970s	1980s	1990s	1970 - 2000
<b>Bethel</b>	46%	10%	3%	65%
Brookfield	33%	10%	11%	62%
Newtown	13%	9%	20%	48%
Redding	30%	9%	4%	48%
Danbury	19%	8%	14%	47%
Region	25%	10%	13%	56%
State	3%	6%	4%	12%

U.S. Census

## Components of Population Change

Population change results from natural change (births minus deaths) and net migration (move in minus move out). Through the 1970s, much of Bethel's growth was fueled by in-migration. In the 1990s, there was net out-migration from Bethel. These changes reflect an aging population and smaller household size, a trend seen throughout the country.

## Components of Population Change

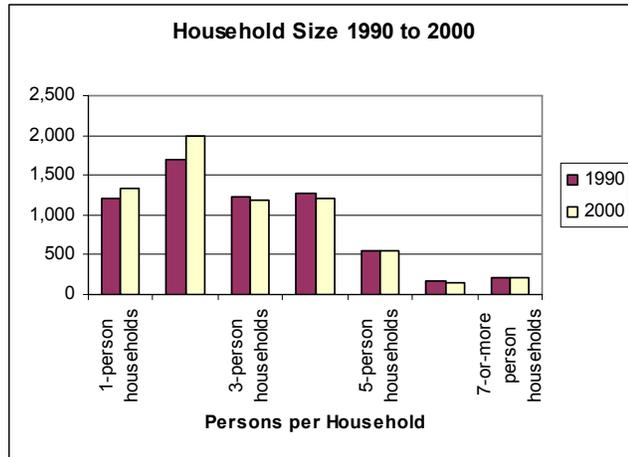
	1950s	1960s	1970s	1980s	1990s
<b>Total Change</b>	<b>3,096</b>	<b>2,745</b>	<b>5,059</b>	<b>1,537</b>	<b>526</b>
Births	1,464	1,796	2,040	2,418	2,466
Deaths	690	805	942	981	1,061
<b>Natural Change</b>	<b>774</b>	<b>991</b>	<b>1,098</b>	<b>1,437</b>	<b>1,405</b>
<b>Net Migration</b>	<b>2,322</b>	<b>1,754</b>	<b>3,961</b>	<b>100</b>	<b>(879)</b>

Connecticut State Department of Health

## Persons per Household / Household Size

The average household size in Bethel according to the 2000 Census was 2.76 persons, down from 2.84 in 1990. This is slightly lower than in the neighboring towns of Newtown, Brookfield, and Redding and slightly higher than in Danbury.

As can be seen from the chart *Household Size 1990 to 2000*, almost all of the change in housing unit size during the 1990s was the result of growth in the number of one-person and two-person households.

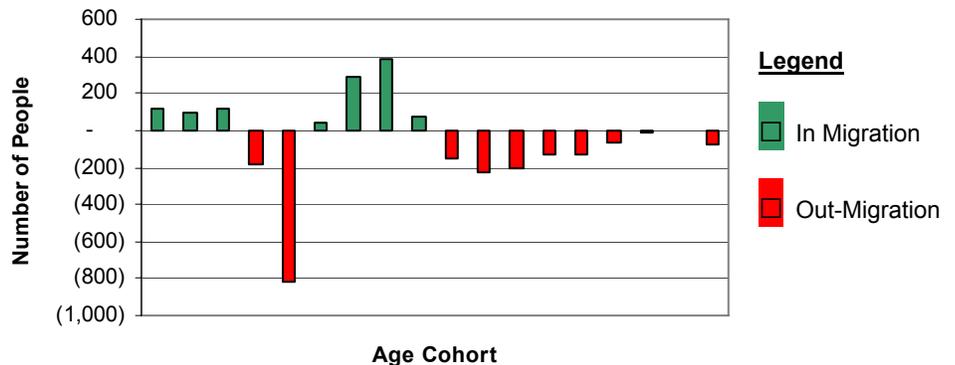


## Age-Specific Migration

It can also be informative to look at estimated migration by specific age groups. Overall, Bethel has exhibited a fairly consistent trend during the two decades of the 1980s and 1990s. The following chart, which examines the net migration in the 1990s shows:

- net in-migration of young adults aged 30 to 45 with children aged 0 to 15;
- net out-migration of young adults aged 15 to 30; and
- net out-migration of adults over the age of about 45.

**Net Migration by Age Cohort  
1990 to 2000**



## Age Composition

While overall population growth is important, projected changes in age composition may be even more significant. The age composition of a community can be evaluated in terms of the projected lifestyle needs of the different age groups and the types of services and amenities different age groups may desire or require. The following table identifies lifestyle needs of the various age cohorts and indicates the anticipated change in the percentage of these age cohorts between 1980 and 2020.

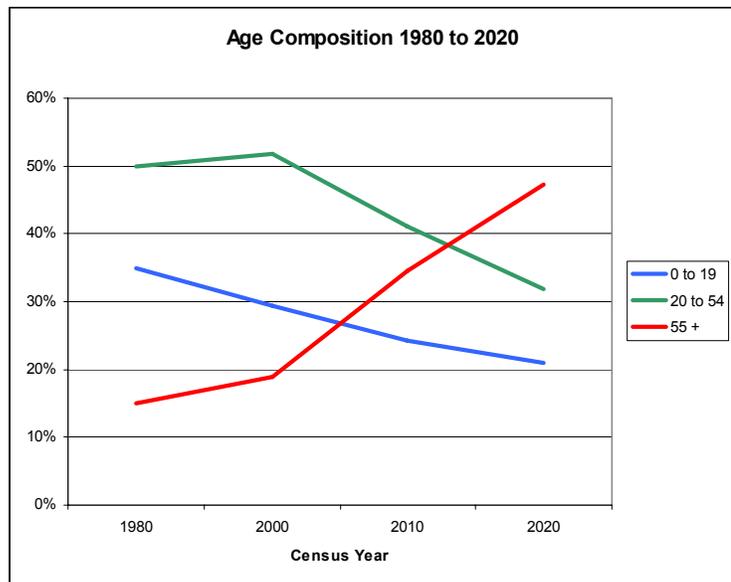
### Lifestyle Needs

Description	Age Range	Needs / Wants	1980 Share	2000 Share	2020 Projected Share
Infants	0 to 4	<ul style="list-style-type: none"> <li>Child care</li> <li>Pre-school programs</li> </ul>	7%	7%	5% ↓
School Age	5 to 19	<ul style="list-style-type: none"> <li>School facilities</li> <li>Recreation programs and facilities</li> </ul>	28%	22%	16% ↓↓
Young Adults	20 to 34	<ul style="list-style-type: none"> <li>Rental housing</li> <li>Starter homes</li> <li>Social destinations</li> </ul>	25%	17%	17% ↓↓
Middle Age	35 to 54	<ul style="list-style-type: none"> <li>Trade-up homes</li> <li>Family programs</li> <li>Services for infants / school children</li> </ul>	25%	35%	14% ↓↓
Mature Adults	55 to 64	<ul style="list-style-type: none"> <li>Smaller homes</li> <li>Second homes</li> <li>Recreation programs and facilities</li> </ul>	7%	9%	14% ↑
Retirement Age	65 +	<ul style="list-style-type: none"> <li>Low maintenance homes</li> <li>Assisted housing / elderly housing</li> <li>Elderly programs / tax relief</li> </ul>	8%	10%	33% ↑↑↑

1970 - 2000 Census, Projections by Connecticut Census Data Center (1995)

From 1980 to 2020, it is anticipated that Bethel will move from a community where more than half the population was under the age of 54, and less than 20 percent were over 54, to a community where almost half the population will be 55 or older.

This may lead to a reconsideration of the mix of municipal services provided in Bethel and may result in a situation where there may be more demand for different services in the future. For example, instead of desiring schools and ball fields, by 2020 Bethel residents may be asking for more trails and structured recreational services. Similar changes may be in store for social, medical, transportation, and housing programs.



**Housing Types As Defined by the US Census**

**1 unit-detached:** A single-family structure, which may be attached to a garage or shed, and with open space on all four sides.

**1 unit-attached:** A single-family unit with one or more walls extending from roof to the ground separating it from adjoining structures. Row houses and townhouses are counted in this category. Each unit has its own heating element.

**2-4 family dwellings:** These are structures containing between 2 and 4 housing units sharing attics, cellars, furnaces, and/or boilers.

**Multi-family and Other:** This category includes all other housing units including multi-family units with five or more units in the structure as well as mobile homes, boats, RVs, vans, and campers.

# Housing In Bethel

## Housing Types

Bethel contains a diversity of housing types. Approximately one-third of the housing stock is a housing type other than single-family housing, a more diverse housing stock than any surrounding community except for Danbury.

### Housing Structure Types (2000)

	Single-Family Housing		Other than Single-Family Housing		
	One-family detached	One-family attached	2-4 dwellings	Family	Multi-family and Other
Danbury	46%	6%	24%		23%
<b>Bethel</b>	<b>67%</b>	<b>9%</b>	<b>16%</b>		<b>9%</b>
Brookfield	82%	6%	5%		7%
Newtown	93%	2%	4%		1%
Redding	95%	2%	2%		0%
Region	69%	5%	13%		13%
State	59%	5%	18%		18%

U.S. Census Bureau 2000

As of the 2000 Census, almost one-quarter of the housing units in Bethel (23%) were renter-occupied, again a higher percentage than the surrounding communities with the exception of the City of Danbury.

### Housing Tenure Types (2000)

	Owner Occupied	Renter Occupied	Percent Vacant
Danbury	53%	42%	5%
<b>Bethel</b>	<b>75%</b>	<b>23%</b>	<b>2%</b>
Brookfield	85%	11%	4%
Redding	85%	10%	5%
Newtown	89%	8%	3%
Region	72%	23%	5%
State	63%	31%	6%

U.S. Census Bureau 2000

## Housing Growth

Bethel added a significant number of housing units in the 1970s and 1980s. Growth slowed substantially in the 1990s, perhaps due to the lower availability of developable land and economic factors early in the decade.

### Bethel Housing Growth

	Units at Start	Change in Decade	Percent Change
1960s	2,692	741	28%
1970s	3,433	1,970	57%
1980s	5,403	996	18%
1990s	6,399	254	4%
2000	6,653		

U.S. Census Bureau

### Regional Housing Growth 1990 – 2000

Newtown	20%
Danbury	10%
Brookfield	8%
<b>Bethel</b>	<b>4%</b>
Redding	3%
Region	9%
State	5%

U.S. Census Bureau 2000

During the 1990s, Bethel had very slow housing growth in comparison with the surrounding communities. Its rate was slightly lower than the State.

Since 2000, there has been increased activity in Bethel according to building permit data. While there were 376 building permits issued for single-family housing units in the 1990s (a ten-year period), there were 307 permits issued for single-family housing units in Bethel from 2000 to mid-2006 (a six year period).

## Housing Value

In terms of estimated housing values, Bethel has some of the least expensive housing among nearby communities, with the exception of the City of Danbury. Rental rates are also relatively affordable compared to other communities. A more detailed discussion of this issue is in the Residential Development Chapter.

### Housing Value (2000)

	Median Housing Value	Median Contract Rent	Affordable Housing Units	% Affordable per DECD
Ridgefield	\$435,300	\$1,044	160	1.80%
Redding	\$398,000	\$1,375	0	0.00%
Bridgewater	\$296,700	\$683	1	0.13%
Sherman	\$268,900	\$846	1	0.06%
Newtown	\$262,100	\$735	164	1.91%
Brookfield	\$242,000	\$946	85	1.47%
New Fairfield	\$228,100	\$898	27	0.52%
<b>Bethel</b>	<b>\$216,400</b>	<b>\$877</b>	<b>324</b>	<b>4.87%</b>
New Milford	\$180,500	\$679	249	2.32%
Danbury	\$174,600	\$818	2,879	10.09%
Region	\$265,100	\$722	3,890	4.87%
State	\$160,600	\$681	146,066	10.54%

U.S. Census Bureau 2000 / CT DECD 2006

## Where Bethel Residents Go to Work

According to a HVCEO analysis of commuting data, as the employed population has grown, the percentage of Bethel residents working in Bethel has declined from 28% in 1970 to 22% in 2000.

According to the 2000 Census, more work trips were made from Bethel to Danbury (26% of all work trips) than to any other destination.

The 1980-2000 trend is for Bethelites to be increasingly less dependent upon Danbury than in the past (38% commuted to Danbury in 1980) in favor of locations such as New York City, Westchester, Stamford, Ridgefield, Brookfield, and other locations.

## Comparison of Income Levels

According to a HVCEO analysis of Census Data for the Region, Bethel's Median Household Income is rising above the State average at a modest pace, indicating a gradual gentrification of the community. In 1970, Bethel's MHI was 112% of the State MHI; in 2000 it was 128% of the State MHI.

# Bethel's Economy

## For Bethel Residents

In 2000, Bethel residents were employed in a range of industries. Overall, this employment composition was very similar to that for the State as a whole.

### Jobs Held By Residents (2000)

Industry	Bethel	State
Educational, health and social services	20%	22%
Retail / wholesale trade	17%	14%
Manufacturing	16%	15%
Professional, scientific, management, administrative service	12%	10%
Other (including construction, finance, transportation, public administration, and other services)	35%	39%

U.S. Census 2000

Since 1990, the biggest shifts for Bethel residents relative to employment sectors have been:

- a significant decrease in percentage of workers in manufacturing jobs;
- an increase of percentage of workers in professional and management jobs; and
- an increase of percentage of workers in educational, health and social service jobs.

### Jobs Held By Bethel Residents (1990 – 2000)

Industry	1990	2000
Agriculture, forestry, fishing, hunting, and mining	1%	> 1%
Construction	7%	8%
<b>Manufacturing</b>	<b>25%</b>	<b>16%</b>
Retail / wholesale trade	21%	17%
Transportation, warehousing, communication and utilities	6%	7%
Finance, insurance, real estate and rental and leasing	7%	8%
<b>Professional, scientific, management, administrative service</b>	<b>7%</b>	<b>12%</b>
<b>Educational, health and social services</b>	<b>13%</b>	<b>20%</b>
Arts, entertainment, recreation, accommodation, food services	1%	5%
Other services (except public administration)	8%	5%
Public administration	3%	2%
<b>Total Number of Jobs Held by Bethel Residents</b>	<b>9,601</b>	<b>10,318</b>

U.S. Census

According to the 2000 Census, Median Household Incomes (MHI) were lower in Bethel than in most surrounding communities except Danbury.

According to a HVCEO analysis of Census Data for the Region, Bethel's (MHI) is rising above the State average at a modest pace, indicating a gradual gentrification of the community. In 1970, Bethel's MHI was 112% of the State MHI; in 2000 it was 128% of the State MHI.

### Median Household Income (1999)

	Income
Redding	\$104,137
Newtown	\$90,193
Brookfield	\$82,706
<b>Bethel</b>	<b>\$68,891</b>
Danbury	\$53,664
State	\$53,935

U.S. Census Bureau

## For Bethel Businesses

Although Bethel contains a significant number of jobs it is still a “net jobs exporter” which means that there are more workers from Bethel than there are jobs in Bethel.

Compared to surrounding communities, Bethel has a heavy concentration of manufacturing-type jobs. While this may make Bethel vulnerable to future manufacturing shifts from global economic competition, it may also be a source of strength for the local economy if manufacturing continues.

### Types of Jobs (2005)

Sector	Bethel	Brookfield	Danbury	Newtown	Redding
Agriculture	2%	1%	1%	3%	7%
Construction / Mining	10%	8%	6%	8%	17%
Manufacturing	25%	12%	20%	13%	5%
Transportation/ Utilities	9%	6%	4%	5%	4%
Trade	19%	36%	27%	19%	16%
Financial / Insurance / Real Estate	4%	4%	4%	6%	6%
Services	30%	30%	36%	41%	40%
Government	1%	3%	3%	6%	5%
Total Jobs	7,515	8,861	39,404	8,604	1,979

CERC, November 2005

## Major Employers

Among the major employers and top Grand List contributors, employment opportunities range from management and executive to administrative and manual labor.

Major Employers	Top Grand List Contributors
<ul style="list-style-type: none"> <li>• Duracell</li> <li>• Eaton Corporation</li> <li>• Consolidated Controls</li> <li>• Bethel Food Market</li> <li>• Cannondale Corporation</li> <li>• Town Municipal Offices</li> <li>• Bethel Board of Education</li> </ul>	<ul style="list-style-type: none"> <li>• Connecticut Light and Power</li> <li>• Duracell</li> <li>• Steiner, Inc.</li> <li>• Bethel Associates, LP</li> <li>• Target</li> <li>• Tony's Restaurant, Inc.</li> <li>• CE Bethel, LLC</li> <li>• Shepards</li> <li>• C &amp; P Real Estate</li> <li>• Eaton Aerospace LLC</li> </ul>

CERC 2005

Bethel Assessor's Office 2007

**Definitions**

**Committed Land** is land that is used for a particular economic or social purpose, such as open space, residential, or retail.

**Developed Land** is a form of committed land that has buildings, structures, or improvements such as residential or institutional.

**Vacant Land** is land that is not committed and is not developed. In this analysis residentially zoned lands, in excess of the amount required to meet the requirements for minimum lot size, are considered vacant if additional development is possible.

**Land Use**

Bethel contains approximately 10,844 acres, which is approximately 17 square miles.

The land use survey found that nearly 80 percent (8,654 acres) of the Town's land is either developed for a specific use such as residential, business, industrial, or committed to a specific use such as recreation lands, roads, or open space. 45% of the Town's land is committed to residential use.

Open space, such as the portion of the Huntington State Park that lies on the Town's southeastern corner, in combination with Town ball fields and lands managed by the Bethel Land Trust, occupy about 17% of all land within the Town.

One-fifth (20%) of the land in Bethel is either vacant or undeveloped. This land may be developed at some time in the future or it may be committed to another use (such as preserved open space).

The combination of vacant land, uncommitted municipal lands, parks and open space give the impression that there is more open space in Bethel than is actually committed to that use.

<b>Use</b>	<b>Acreage</b>	<b>Percent of Total Land</b>
<b>Residential</b>	<b>4,891</b>	<b>45%</b>
Single-Family	4,225	
Two-multi Family	350	
Multi-Family	316	
<b>Business</b>	<b>686</b>	<b>6%</b>
Retail/Services	185	
Office	93	
Industrial	357	
Mixed Use	52	
<b>Open Space / Agriculture</b>	<b>2,019</b>	<b>19%</b>
Open Space	1,847	
Agriculture	173	
<b>Community Facilities</b>	<b>259</b>	<b>2%</b>
Municipal Facilities	210	
Institutional Facilities	49	
<b>Infrastructure / Roads</b>	<b>779</b>	<b>7%</b>
<b>Developed / Committed</b>	<b>8,654</b>	<b>80%</b>
<b>Vacant / Uncommitted</b>	<b>2,190</b>	<b>20%</b>
<b>Total Land Area</b>	<b>10,844</b>	<b>100%</b>

Land use information supplied by the Town of Bethel with field updates by Planimetrics. Totals may not add to 100% due to rounding.

# Existing Land Use

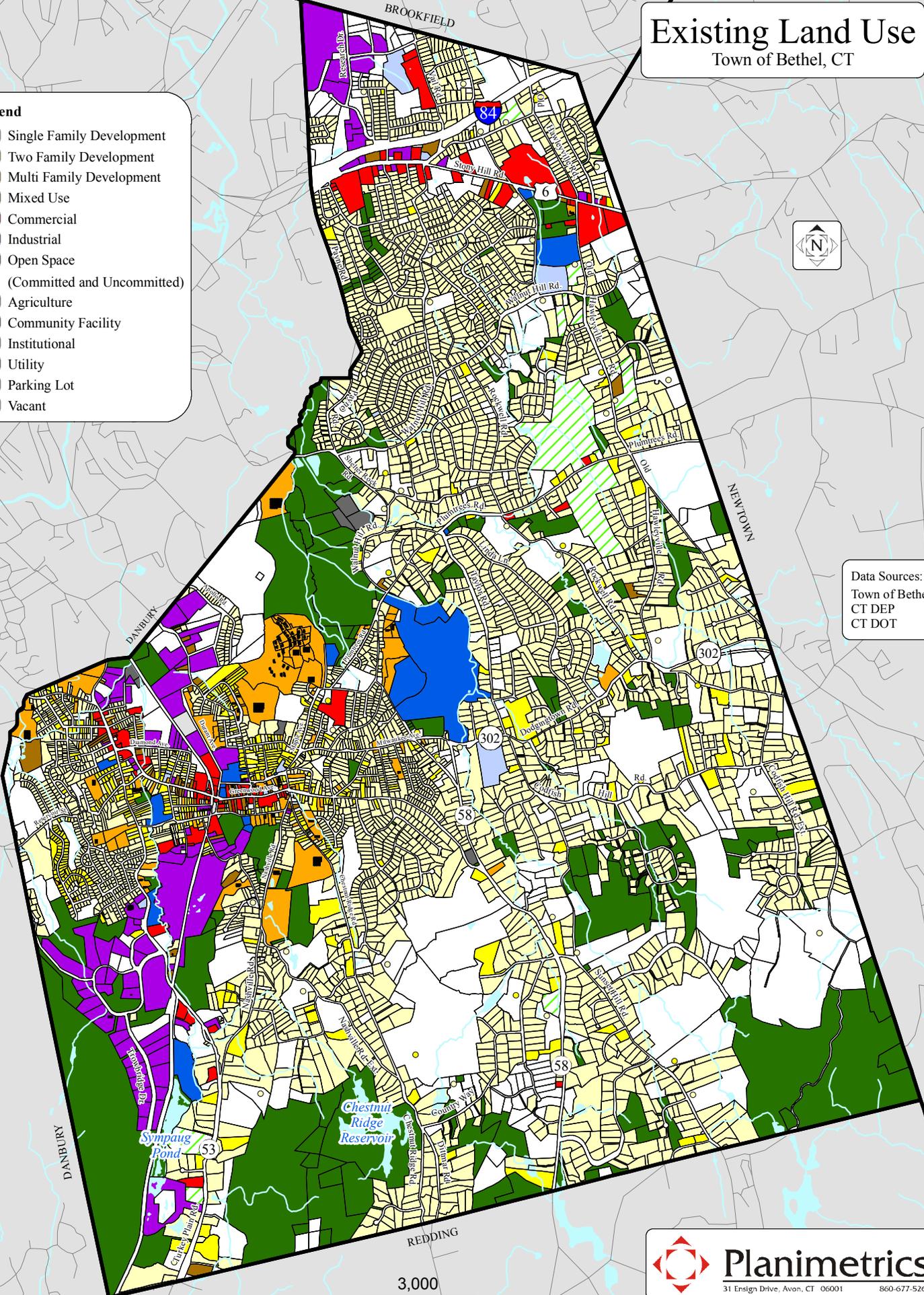
Town of Bethel, CT

**Legend**

- Single Family Development
- Two Family Development
- Multi Family Development
- Mixed Use
- Commercial
- Industrial
- Open Space  
(Committed and Uncommitted)
- Agriculture
- Community Facility
- Institutional
- Utility
- Parking Lot
- Vacant



Data Sources:  
Town of Bethel  
CT DEP  
CT DOT



3,000 Feet

**Planimetrics**  
31 Ensign Drive, Avon, CT 06001 860-677-5267

## Zoning Districts

### Residential Zones

	Acres	
R-80	4,606	42%
R-40	2,358	22%
R-30	230	2%
R-20	1,076	10%
R-10	841	8%
RR-10	291	3%
RM-O	72	1%
PRD	128	1%
DCD	8	>1%
<b>Sub total</b>	<b>9,610</b>	<b>89%</b>

### Business Zones

CI	210	2%
C	97	1%
I	314	3%
IP	476	4%
<b>Sub total</b>	<b>1,097</b>	<b>10%</b>

### Other

Educational Park	134	1%
<b>Sub total</b>	<b>134</b>	<b>1%</b>
<b>Total</b>	<b>10,844</b>	<b>100%</b>

All numbers are subject to change due to updated mapping information in progress.

## Zoning

Bethel first adopted Zoning Regulations in 1959. At the present time, Bethel employs a “use-based” zoning system with residential, commercial, and industrial zoning districts, as well as several special districts. The Zoning Map on the following page illustrates the location of the Zoning Districts.

### Residential

The vast majority (89 percent) of Bethel’s land is zoned residential. There are five single-family residential districts with the minimum lot size requirement ranging from 10,000 square feet (R-10 zone) to almost two-acres (R-80 zone).

There are four additional residential zones. The RR-10 District allows for two-family units on 10,000 square foot lots. The RM-O zone allows a mix of uses (such as residential uses, professional office buildings, and apartment buildings). The Planned Residential Development District (PRD) allows for age-restricted housing on sites meeting certain criteria. The Commission recently adopted a Designed Conservation District (DCD), which is intended to promote more creative land development in the R-10 and RR-10 districts. The district is an overlay district intended to help conserve natural, scenic, and historic areas.

### Business Districts

Bethel has four business zones, comprising a total of ten percent of Bethel’s land area. There are two business zones and two industrial zones which allow for commercial and industrial uses at a variety of intensities and building sizes.

### Other Districts

An Educational Park with its own Zoning Designation contains all of Bethel’s public schools in one location, centrally located at one of the highest points in Town.

### Zoning Structure

Bethel has a strong zoning structure with the highest density zones located in and near the historic center of Bethel and lower density zones in outlying areas. The only exception is a secondary level of intensity in the north of Bethel near Route 6 and Interstate 84.

# Zoning Map

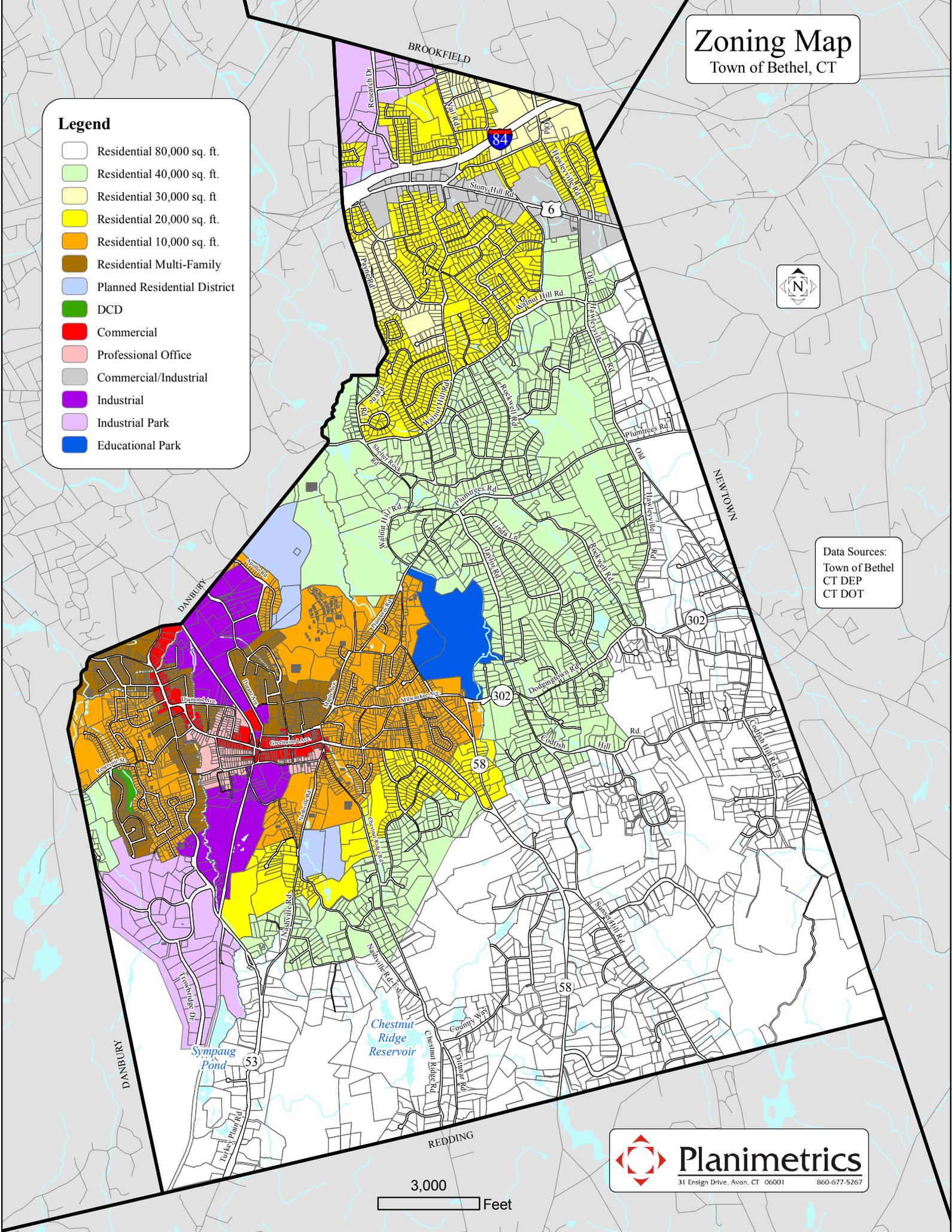
Town of Bethel, CT

## Legend

-  Residential 80,000 sq. ft.
-  Residential 40,000 sq. ft.
-  Residential 30,000 sq. ft.
-  Residential 20,000 sq. ft.
-  Residential 10,000 sq. ft.
-  Residential Multi-Family
-  Planned Residential District
-  DCD
-  Commercial
-  Professional Office
-  Commercial/Industrial
-  Industrial
-  Industrial Park
-  Educational Park



Data Sources:  
Town of Bethel  
CT DEP  
CT DOT



3,000 Feet



**Planimetrics**  
31 Ensign Drive, Avon, CT 06001 860-677-5267

**Potentially Developable  
Lands**

	<u>Acres</u>
Vacant	2,260
Oversized Residential	576
Agricultural	150
<b>Total</b>	<b>2,986</b>

**Development Potential**

For the purposes of determining how many additional housing units and residents could be supported in Bethel in the future, Planimetrics analyzed the Town’s development potential.

The land use survey identified approximately 3,000 acres of privately owned land that may be capable of supporting additional development in the future. For the purposes of this analysis, the following lands were included: vacant lands; residential lands with additional development potential, also called “oversized residential”; and agricultural lands.

Minimum lot size, minimum frontage, and required setback dimensions were applied to the parcels based on the current Zoning Regulations. Wetlands, watercourses, floodplains, and steep slopes greater than 25 percent were excluded from the developable land calculation. The current Zoning Regulations only exclude steep slopes greater than 25 percent, as measured in ten-foot contours and consisting of contiguous areas totaling 3,000 square feet of area or greater. However, this build-out analysis, which is based on a 100-foot grid, may underestimate the amount of steep slopes and overestimate build-out on some sites.

Based on this analysis, Planimetrics estimated that the available developable land in Bethel may support as many as 1,300 new single-family housing units in the residentially zoned districts and as many as several hundred multi-family units in the multi-family districts.

Using the household size identified in the 2000 Census for Bethel of 2.7 persons per household, Bethel could, under this potential build-out scenario, add approximately 4,000 additional people as a result of new development. Thus, with an existing population of approximately 19,000, it is estimated that Bethel could eventually be a community of as many as 23,000 residents.

This analysis did not identify potential development in commercial and industrially zoned areas. To do so would require a parcel by parcel analysis and a determination of fiscal and market factors beyond the scope of this document.

This analysis also did not calculate development on the approximately 950 acres of municipally owned land, some of which is currently used for managed open space and some of which has no current use. If these lands were included in this analysis, the build-out analysis could be higher.

The potential build out discussed in this section would not occur all at once and there are many factors that could influence the exact number of additional housing units and residents in the future. However, these projections can help a community shape future growth.

# Potential Buildout Scenario

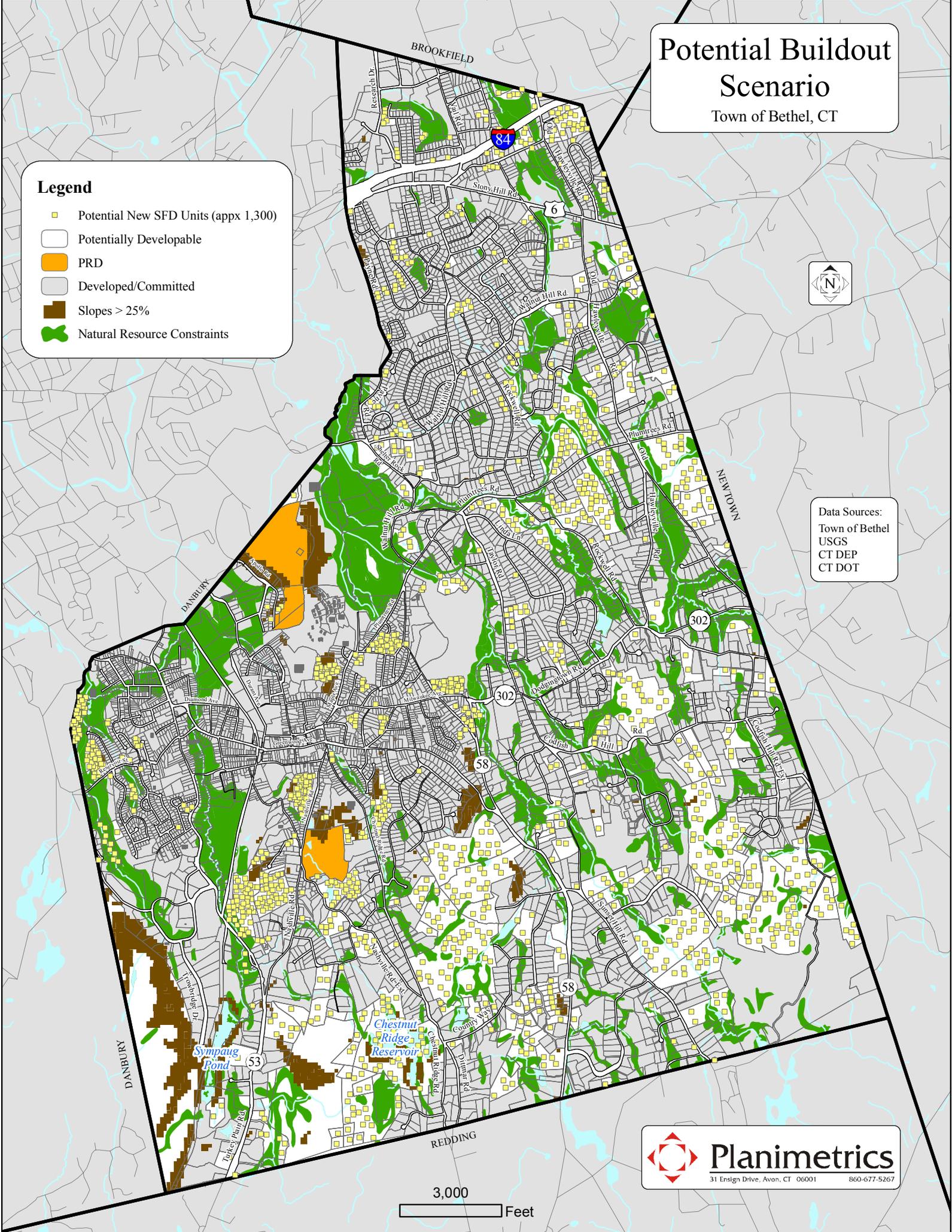
Town of Bethel, CT

## Legend

- Potential New SFD Units (appx 1,300)
- Potentially Developable
- PRD
- Developed/Committed
- Slopes > 25%
- Natural Resource Constraints



Data Sources:  
Town of Bethel  
USGS  
CT DEP  
CT DOT



**2001 Per Capita  
Grand Lists**

Redding	\$231,783
Newtown	\$154,586
Brookfield	\$152,436
<b>Bethel</b>	<b>\$139,799</b>
State	\$114,514
Danbury	\$112,710

CPEC 2002-2003

**Business Tax Base  
2001 Grand List**

State Average	68%
Danbury	40%
<b>Bethel</b>	<b>25%</b>
Brookfield	20%
Newtown	13%
Redding	6%

CPEC 2002-2003

**Per Capita Property  
Taxes: Amount and  
Percent of Total  
Revenue**

Redding	\$3,282	90%
Brookfield	\$2,241	90%
Newtown	\$2,386	80%
<b>Bethel</b>	<b>\$1,935</b>	<b>77%</b>
Danbury	\$1,507	78%

CPEC 2002-2003

## Fiscal Overview

The following fiscal data comes from the Connecticut Policy and Economic Council (CPEC), a source of municipal financial data that is consistent statewide.

In 2002, Bethel spent more than \$46 million providing municipal services. As is the case in most Connecticut municipalities, education was the major expense category. Overall, Bethel spends less than the state average on a per capita basis.

**2002 – 2003 Per Capita Expenditures**

	Bethel		Connecticut	
Education	\$1,553	63%	\$1,521	58%
Debt Service	\$185	1%	\$291	2%
Other	\$764	36%	\$820	40%
<b>Total</b>	<b>\$2,502</b>	<b>100%</b>	<b>\$2,632</b>	<b>100%</b>

Connecticut Policy & Economic Council

Most of Bethel's revenue is generated from the collection of property taxes from residential and commercial businesses. Bethel is more reliant on property taxes than many other communities since Bethel receives less state aid than the state average. "Other" revenue includes reimbursements, payments in lieu of taxes, grants, and other miscellaneous sources.

**2002 – 2003 Per Capita Revenues**

	Bethel		Connecticut	
Property Taxes	\$1,936	77%	\$1,792	68%
State Aid	\$507	20%	\$641	24%
Surplus	\$0	0%	\$26	1%
Other	\$59	2%	\$173	7%
<b>Total</b>	<b>\$2,502</b>	<b>100%</b>	<b>\$2,632</b>	<b>100%</b>

Connecticut Policy & Economic Council

The Bethel 2001 Grand List of Taxable Property was almost \$1.5 billion or \$139,799 per capita. As the table in the sidebar illustrates, this is higher than the state average of \$114,514 per capita. While Bethel's tax base is primarily dependent on residential property values, nearly 25 percent of the Town's revenues come from business property. The state average is approximately 20 percent from business property.

Overall, due to the strong business component of the tax base, Bethel residents actually pay lower property taxes per person than any surrounding community except for Danbury.