



BETHEL HEALTH DEPARTMENT

(203) 794-8539

To: Michael Kozlowski, Chairman, Planning & Zoning Commission

From: Ryan Boggan, Public Health Official
Laura L. Vasile, Director of Health *LLV*

Date: January 13, 2026

Re: Review of Plans for: 0 Wooster St Bethel-15 Great Pasture Rd Danbury Industrial Building and Property Redevelopment

TOWN OF BETHEL

JAN 13 2026

LAND USE DEPT.

We have reviewed the Site Development Plans dated revised 12/01/2025 and Development Report dated December 4, 2025 prepared by CCA a Division of Haley Ward, Inc for construction of a 1-story industrial building on the property at 0 Wooster St Bethel-15 Great Pasture Rd Danbury, as part of a larger overall redevelopment project that crosses town lines into the City of Danbury. Submitted plans call for a 9,750 square foot industrial building with tenants to be determined at a later date, as well as associated grading, paving, and other lot improvements on the 2.2-acre Bethel portion of the project. An adjacent 11.854-acre parcel located in Danbury with an existing 74,442 square foot industrial building, to remain, is proposed to be redeveloped with three (3) additional new buildings totaling approximately 50,675 square feet, as well as associated grading, paving, and other lot improvements to be incorporated with the proposed Bethel portion of the project. Based on review of the CT DEEP Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS database) concerning List of Contaminated or Potentially Contaminated Sites now stored in data.ct.gov, it appears that 15 Great Pasture Road Danbury appears to have been at some time listed in the DEEP CERCLIS List. The Danbury property may also include an Environmental Land Use Restriction (ELUR) filed with DEEP and/or the City of Danbury. *The applicant and property owner can clarify to the Commission the property potential contamination status and whether it is on the CERCLIS List and/or has an ELUR that has to be maintained.* The redevelopment design construction plans should include construction controls and activities to prevent and minimize adverse impacts to the property, buildings, and surrounding area, from the redevelopment completed. Public water and sewer are planned to serve the site. Submitted plans show two (2) separate screened-in garbage enclosures on concrete pads for the use of planned tenants located in the Bethel building portion of the development, and six (6) separate screened-in garbage enclosures proposed for the Danbury portion of the site, totaling eight (8) screened-in garbage enclosures for the overall development.

We offer the following comments with respect to the proposed site development plans:

1. The screened-in garbage & recyclables enclosures are to be maintained for the appropriate collection and storage of garbage and recyclables prior to pick up by a waste hauler to prevent nuisance conditions including attracting wildlife and/or rats on the property. Proper storage of refuse is required on the property including placement of garbage, refuse and recyclables, in sealed paper/plastic bags held in the closed refuse containers within screened-in garbage facility areas. It is important to properly handle trash and food wastes to avoid rodent and insect nuisance conditions on the site.
2. Tenants for the proposed industrial building have not been identified at this time. Tenant(s), when identified, are to submit detailed project narrative(s) to the Bethel

Health Department for review identifying planned use, activities, and any planned construction/modification to the units to accommodate planned use. Property owner/operator and commercial tenants are responsible to control any/all noise, odors, or other potential nuisance conditions that could arise from planned commercial activities on this site in accordance with all applicable regulations.

3. The proposed plans should incorporate *technical design to assure potential surface flooding issues are prevented* to avoid the potential for flooding events to cause water damage, and/or moisture or mold problems in proposed buildings and on the property. If water collects and remains around the structures it could cause dampness and growth of mold within the commercial buildings with potential occupational exposure.
4. Storm drainage systems are shown and construction and installation approvals will be provided by other agencies.
5. Written procedures for chemical/material handling, storage, management plans, spill prevention and control to be provided if applicable for property use.
6. Chemical waste storage and disposal should be outlined if applicable for property use.
7. Prohibition of all non-domestic wastewater type discharges to the ground and/or groundwater in accordance with St of CT DEEP requirements.
8. The building inspector should be advised to review any plans for floor drainage systems which must be directed to holding tanks or other drainage systems reviewed and approved by the Department of Environmental Protection.
9. Due to the emergence of West Nile Virus in Connecticut, the applicant must avoid creating any areas on the property where stagnant water will collect for 7 to 10 days or longer of time and become a stagnant water breeding ground for potentially infected mosquitoes requiring a mosquito breeding prevention and larvicide plan.
10. No food service to the public is proposed as part of this application.

Based upon our review of the information provided, BHD has no objections to approval of the Site Plan by the P&Z Commission with consideration and compliance with the comments described above and as per applicable regulations and industry standards.

If you have any questions, please contact us.