



TOWN of BETHEL LAND USE DEPARTMENT

Clifford J. Hurgin Municipal Center
1 School Street
Bethel, Connecticut 06801

To: Inland Wetlands Commission

From: David McCollum, *Inland Wetlands Agent* *DM*

Re: Application for Regulated Activities - IWC-2025-06 - Wooster Street (Map 20, Block 40, Lot 01)

Date: October 16, 2025

To the Inland Wetlands Commission ("Commission"):

This Staff Report regards an Application for Regulated Activities that was accepted by the Commission during their Regular Meeting on August 11, 2025. The Commission chose to proceed reviewing this Application without a Public Hearing (as a Site Plan Review). The Regulated Activities proposed as part of this Application, per the submitted Connecticut State Department of Energy and Environmental Protection ("DEEP") Statewide Inland Wetlands and Watercourses Activity Reporting Form ("SIWWARF") include, but are not specifically limited to, the following:

I offer the following comments for the Commission's review and consideration:

1. Sheet "C3" of the submitted Site Plans includes a callout which indicates "Estimated Earth Cut to be removed from the Bethel side of property: 26,000 cubic yards (200 CY within URA)". The "General - Site Description" of the submitted "Development Report" states "... The material to be excavated is mostly disturbed upland soils, gravel, and pavement." The Commission should consider the nature of these materials and the need for any precautionary measures to be implemented during their removal.
2. The submitted SIWWARF and Sheet "C2" of the submitted Site Plans indicates 0.024 acres of Upland Area Altered, whereas the aforementioned Site Description indicates 0.88 acres of Upland Review Area disturbance. The Applicant should clarify this discrepancy.
3. Without the benefit of a photometric plan, the Commission may consider the placement of any site lighting elements - especially within Regulated Upland Review Areas - and whether or not such elements will be shielded to minimize light pollution towards Regulated Wetlands.
4. The Applicant shall confirm that the "CLL" as shown on the Site Plan Sheets will be the extent of site disturbance for all Regulated Activities.

5. The Applicant shall indicate the location(s) of any plowed snow stockpiles within Bethel's Regulated Upland Review Area.

The Commission may choose to render a decision on this Application during the Special Meeting on October 20, 2025 (requested by the Applicant to accommodate availability), or during their next Regular Meeting on October 27, 2025. The Applicant consented to extending the Commission's review period of this Application, in accordance with §4.5.3 of the Bethel Inland Wetland and Watercourse Regulations, through both meeting dates. In the instance that engineering review comments are not received before the Commission renders its decision, Staff recommends such comments be addressed as condition of same.