



BETHEL HEALTH DEPARTMENT

Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut
06801(203) 794-8539W (203)-794-8145F bethelhealth@bethel-ct.gov

To: Michael Kozlowski, Chairman, Planning & Zoning Commission
From: Laura L. Vasile, Director of Health *LAV*
Re: 16 Stony Hill Road Renovation of Tenant Space #1 Unit 7,500 SF for Animal Urgent Care Veterinary Hospital Business
Date: March 18, 2026

We have reviewed the Bethel Planning & Zoning Application form dated received March 2, 2026 to the Land Use Dept, the Statement of Existing and Proposed Use received 3/2/26 by the Land Use Dept., the Statement Regarding Subsection 8.5. Criteria dated received March 2, 2026 to the Land Use Dept., Chipman Mazzucco Emerson LLC correspondence dated 3/2/26, a Plan titled Existing Conditions Survey Map dated 10/22/2013 sheet EC.1 prepared by Michael A. Natale, Licensed Surveyor CT #15569, Arthur H. Howland & Associates, PC, and plans prepared by Kevin T. Bennett, Architect, Bennett Sullivan Associates including Plan Drawing Number SP.100 "Existing Conditions" dated 10/13/25, Drawing Number DP.101 dated 10/13/25 "Proposed Building Division Tenant Use", Drawing Number X.100 dated 3/7/25, Drawing Number X.100 dated 3/7/25 "Existing Floor Plans", Drawing Number A.100 Proposed Tenant Divisions dated 3/7/25, Drawing Number A.101 dated 10/10/25 "Proposed Floor Plans", Drawing Number A.102 dated 10/10/25 "Existing Elevations + Prop Signage.

The project includes renovation of existing interior building area into Tenant Space #1 for a Veterinary Urgent Care Hospital. The health department was advised that the applicant is also working with the Commission for potential expanded services in the future that will be addressed at a later time for Boarding and Fenced-in Exterior Dog Run areas on the exterior sides of the building as shown on original plans referenced above. The current Bethel Veterinary Hospital project is for the Veterinary Animal Urgent Care service. Public sewers and public water serve the site. No food service to the public is proposed as part of this application.

There is no application information on the volume of garbage & recycling waste projected for the proposed Tenant Space #1 business and/or the other commercial business uses for determining the enclosure size required for screened-in garbage & recycling enclosure(s) for garbage and recycling storage prior to disposal off site. Application correspondence indicates that the applicant is working with the Commission for locating and construction of an appropriately sized garbage & recycling enclosure on the property for Tenant Space #1 and possibly other tenants. A previous Veterinary Hospital narrative provided to the health department indicates that there is a medical waste handling and disposal plan for the business in accordance with medical waste regulations.

We offer the following comments with respect to the proposed project:

1. Applicant to verify the volume of garbage and recycling waste to be generated and confirm that a screened-in garbage enclosure on a concrete slab will be built and available for Tenant Space #1 use. The business to use an animal waste management and disposal plan that prevents nuisance conditions. The tenants and property owner are responsible for maintaining the property nuisance-free, and clean and sanitary including all garbage and trash dumpsters and the screened-in garbage enclosure. Sanitation prevents public health hazards and/or

- nuisance conditions related to fly and maggot insect and rodent population nuisances and noxious odor conditions in the densely populated neighborhood.
2. If the project is approved by the Commission, the applicant will submit a business application and detailed plans to the health department as part of the local permit process review for a sign off to construct. The *BHD inspects screened-in enclosures after construction prior to BHD final sign-off of a local permit project for a Certificate of Occupancy release by the Bethel Building Department.*
 3. The Veterinary Hospital is responsible to meet applicable state statutes, regulations, State of CT Department of Agriculture, Animal Control Division regulations and requirements, OSHA regulations, and industry standards, associated with Veterinary Hospital business service.
 4. The Veterinary Hospital is responsible to maintain a cleaning and disinfection program to properly clean and disinfect potentially contaminated surfaces & equipment in order to address and prevent potential spread of disease and infections among human and animal clients and staff.
 5. The Veterinary hospital is located in close proximity to existing residential properties, hotels, and food establishments. The health department recommends sound control and privacy fencing to be installed as appropriate to minimize and prevent noise and nuisance conditions on the site. The applicant stated standard measures for sound attenuation and odor control per industry standards to be used to minimize noise, odors, and other concerns related to the regular operation of the Veterinary business. Sound and Odor Control construction for Veterinary Hospital facilities has been effective as per the following online information links:
<https://drsallyjfoote.blogspot.com/2019/04/dampening-din-reducing-noise-through.html>,
<https://ddsacoustical.com/applications/architectural/animal-clinics>
<https://ddsacoustical.com/applications/architectural/animal-clinics>
 6. The developer should clearly understand the necessity of grading to drain the lot to avoid the problems associated with mosquitoes and related West Nile Virus which may impact the health of occupants. Developer shall prevent stagnant water from ponding and remaining on the property for longer than 7 to 10 days to prevent potential public health hazard conditions from the breeding of mosquitoes and other insects. In the event that water does pond and remain for longer than 7 to 10 days, a larviciding plan shall be implemented by the property owner/manager.

In summary, BHD has no objection to approval of the conversion of the existing commercial building Tenant Space #1 into a Veterinary Animal Urgent Care Hospital by the Bethel Planning and Zoning Commission with inclusion of the conditions and provisions noted above.

Please contact me if you have any questions.