



# TOWN of BETHEL LAND USE DEPARTMENT

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

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## SITE PLAN REVIEW COMMENTS

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To: Paul Gudes  
CC: Planning and Zoning Commission  
From: Jeremy DeCarli, AICP, CZEO *JDD*  
Date: 8.27.2025  
Re: Application for Site Plan and Special Permit - Manufacturing

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The Planning and Zoning Department has reviewed the plans for the above referenced application and offers the following comments and questions. Please respond to this review in writing.

1. Please clarify the dumpster enclosure. The note on the plan indicates a vinyl enclosure, the detail indicates chain link fencing with vinyl privacy slats.
2. Please add a note on the plan to indicate the surface material for the dumpster, generator, and mechanical pads.
3. Please consider additional plantings, particularly along the front of the building to soften the façade in order to meet the spirit of Section 6.1.E.1 of the zoning regulation.
4. What is the overall height of the proposed building?
5. There are more than 25 parking spaces proposed for the site. As such, two ADA accessible parking spaces are required, at least one of which must be signed as "Van Accessible."
6. Is any lighting proposed for the site? If so, please refer to section 6.8 for requirements and add details to the plan.
7. Please provide additional details of the loading ramp including the construction of the retaining walls, and if there will be guardrails surrounding it.
8. Will there be any outside storage of materials?
9. Will there be any signage indicating the occupants of the spaces within the building? If so, separate permits are required.
10. Will the catch basins be fitted with hoods?
11. All references to hay or hay bales should be replaced by straw, strawbales or straw wattles in accordance with the 2024 Ct Erosion and Sedimentation Control guidelines.
12. If rock crushing is anticipated, will that occur on site?
13. Please show the limits of disturbance on the plan.
14. There are eight small rectangles shown along the rear (west) side of the building. What do those depict?
15. The proposed construction entrance overlaps with existing curb but is not in the location of a future driveway. Will the curb be re-installed along the frontage of the property?

Site Plan Review Comments  
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16. Silt fence or straw wattles should be shown and installed at the top edge of the disturbed area (west) in order to slow the rate of stormwater entering the site and prevent channelizing of stormwater in the exposed areas.
17. The material handling area shown on Sheet 5, if to be used for any stockpiling, should be encompassed by silt fence or straw wattle.
18. Please include the existing conditions survey signed by a licensed Land Survey with the application materials.
19. This project lies within an area included within the CT DEEP Natural Diversity Database. Has a request for an NDDDB environmental review been submitted to DEEP?
20. An encroachment permit will be required from the DPW prior to any work within the right-of-way.