

**Draft Motion to Approve
21 Trowbridge Drive Site Plan**

Whereas Klar Studio, Inc. with an address of 258 Main Street Norwalk, CT 06851 is the owner of real property located at 21 Trowbridge Drive in the Town of Bethel, CT; and

Whereas the property at 21 Trowbridge Drive comprising approximately 3.09 acres in size lies within the Town of Bethel and is entirely within the IP - Industrial Park Zone; and

Whereas Klar Studio, Inc. has submitted an application for a Special Permit and Site Plan approval for the construction of a 22,800 square foot light industrial building; and

Whereas the applicant has submitted a site plan entitled “Proposed Site Layout for #21 Trowbridge Drive Bethel, Connecticut” prepared by James DiMeo, P.E. Dated July 7, 2025 and revised to October 4, 2025 which addresses the concerns brought forth by members off the Town of Bethel Staff and the Town’s Consulting Engineer; and

Whereas the Commission finds that the proposed use is consistent with those uses found within the Industrial Park Zone and the neighboring industrial properties; and

Whereas the applicant has submitted supporting materials and plans in support of the application showing adherence to the Zoning Regulations of the Town of Bethel; and

Whereas the Commission has relied on information provided by the Professional Engineer of Record for the applicant with regard to stormwater management, erosion and sedimentation controls, excavation, landscaping, fire safety, and other pertinent regulatory requirements; and

Whereas the Commission finds that the application is substantially compliant with the requirements found within the Bethel Zoning Regulations; now therefore

Be it Resolved, that the Planning and Zoning Commission approves the application as presented and shown on the latest plans revised to October 4, 2025 for the reasons stated above with the following conditions each of which the commission finds to be integral to this approval:

1. Engineered drawings of the proposed retaining wall shall be submitted and approved by the Bethel Building Department prior to the issuance of any building permits;
2. Any and all stormwater design related to the retaining wall at the western side of the site, including diversion of existing stormwater around the proposed retaining wall shall be designed by a professional engineer in conjunction with the design of the wall and submitted to Town Staff for approval prior to the issuance of any permits related to said wall construction;
3. An Erosion and Sedimentation Control Bond shall be submitted in accordance with Section 8.10.L of the Bethel Zoning Regulations in an amount to be approved by Town Staff prior to the issuance of any building permits;
4. Any signage proposed is to be reviewed and approved under a separate application in accordance with Section 6.3 of the Bethel Zoning Regulations;
5. Any final comments from the Bethel Police Commission must be incorporated into the final site plan to be reviewed and approved by Staff;
6. Any and all pertinent regulatory approvals including but not limited to those from the Public Utilities Commission, Department of Public Works, and Bethel Health Department, as required, must be obtained prior to the issuance of any building permits;
7. _____
8. _____

Motion Made by: _____ Signature: _____

Seconded by: _____ Signature: _____

In Favor:

Opposed:

Abstain:
