

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 08
ANASTASAKIS GEORGE
9 PT BARNUM SQUARE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

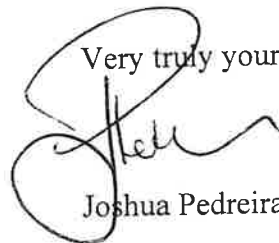
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 32 14
DUE FIGLIE LLC
8 PT BARNUM SQUARE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

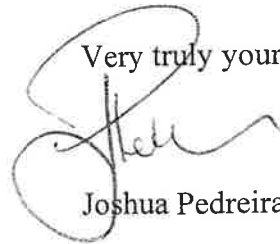
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 02
HOUSING AUTH OF TOWN
25 REYNOLDS RIDGE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

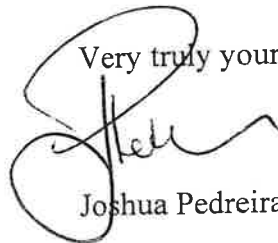
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 09
LAFLAM JAMES
14 OLD TOWN LANE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

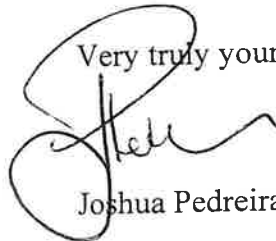
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 01
LARSON INVESTMENTS LLC
3 STARR LANE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

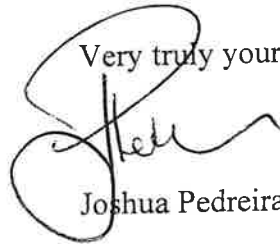
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 01
LARSON INVESTMENTS LLC
3 STARR LANE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

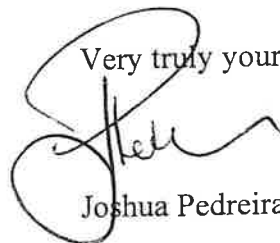
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 05
LAWLOR CAROL J
40 SHELLEY ROAD
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

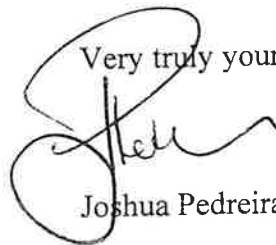
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 36 17
MUFFATTI ANTHONY P &
6 MAIN STREET
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

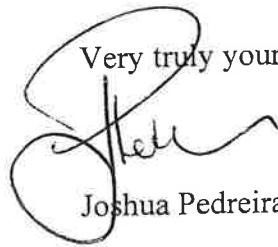
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 10
MURACA PASQUALE &
30 MAPLE AVENUE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

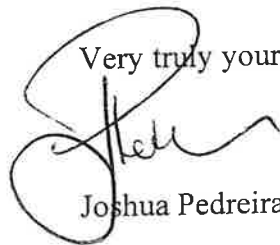
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 33 07
TARAPSA LLC
1 PT BARNUM SQUARE
BETHEL, CT 06801

Re: Site Plan & Special Permit – 23 PT Barnum Square

Dear Property Owner:

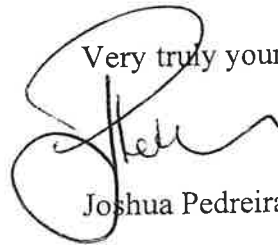
The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,



Joshua Pedreira, Esq.

JP/pld
Enclosures

February 16, 2026

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

22 36 18
VERDI DOUGLAS & KENDRA L
56 TAUNTON LAKE ROAD
NEWTOWN, CT 06470

Re: Site Plan & Special Permit – 23 PT Barnum Square

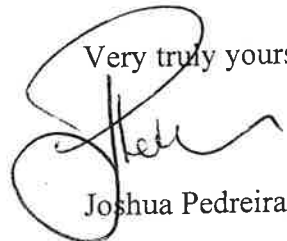
Dear Property Owner:

The Bethel Planning & Zoning Commission will hold a public hearing on March 10, 2026 at 7:00 pm, in Conference Room D, Clifford J. Hurgin Municipal Center, 1 School Street, Bethel, Connecticut to hear the Site Plan and Special Permit Application of Bear and Colt, LLC regarding property located at 23 PT Barnum Square for a proposed parking lot relocation, deck access design, and interior changes.

The property can be found in the Tax Assessor's records as Map 22 Block 33 Lot 001 and located in the VC Zone.

At this hearing interested persons will be heard and written communications will be received. The application is available in the Land Use Department.

PLEASE NOTE Individuals attending should park in the back parking lot off of Wooster Street.**

Very truly yours,

Joshua Pedreira, Esq.

JP/pld
Enclosures

9414 7266 9904 2974 7185 59
CERTIFIED MAIL® ARTICLE NUMBER

US Postal Service®

Certified Mail® Receipt

Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

Sent To:

22 36 18
VERDI DOUGLAS & KENDRA L
56 TAUNTON LAKE ROAD
NEWTOWN, CT 06470

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

2

9414 7266 9904 2974 7185 42
CERTIFIED MAIL® ARTICLE NUMBER

US Postal Service®

Certified Mail® Receipt

Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

Sent To:

22 33 07
TARAPSA LLC
1 PT BARNUM SQUARE
BETHEL, CT 06801

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

2

9414 7266 9904 2974 7185 35
CERTIFIED MAIL® ARTICLE NUMBER

US Postal Service®

Certified Mail® Receipt

Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

Sent To:

22 33 10
MURACA PASQUALE &
30 MAPLE AVENUE
BETHEL, CT 06801

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

2

9414 7266 9904 2974 7185 28
CERTIFIED MAIL® ARTICLE NUMBER

22 36 17
MUFPATI ANTHONY P &
6 MAIN STREET
BETHEL, CT 06801

Sent To:

US Postal Service®
Certified Mail®
Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

SEE REVERSE FOR INSTRUCTIONS
PS Form 3800, April 2015

9414 7266 9904 2974 7184 74
CERTIFIED MAIL® ARTICLE NUMBER

22 33 02
HOUSING AUTH OF TOWN
25 REYNOLDS RIDGE
BETHEL, CT 06801

Sent To:

US Postal Service®
Certified Mail®
Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

9414 7266 9904 2974 7184 81
CERTIFIED MAIL® ARTICLE NUMBER

22 33 09
LAPLAM JAMES
14 OLD TOWN LANE
BETHEL, CT 06801

Sent To:

US Postal Service®
Certified Mail®
Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

9414 7266 9904 2974 7184 50
CERTIFIED MAIL® ARTICLE NUMBER

22 33 08
ANASTASAKIS GEORGE
9 PT BARNUM SQUARE
BETHEL, CT 06801

Sent To:

US Postal Service®
Certified Mail®
Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

9414 7266 9904 2974 7184 67
CERTIFIED MAIL® ARTICLE NUMBER

22 32 14
DUE FIGLIE LLC
8 PT BARNUM SQUARE
BETHEL, CT 06801

Sent To:

US Postal Service®
Certified Mail®
Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

9414 7266 9904 2974 7184 98
CERTIFIED MAIL® ARTICLE NUMBER

22 33 01
LARSON INVESTMENTS LLC
3 STARK LANE
BETHEL, CT 06801

Sent To:

US Postal Service®
Certified Mail®
Receipt
Domestic Mail Only
No Insurance
Coverage Provided

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

1080
LAWLOR CAROL J
40 SHELLEY ROAD
BETHEL, CT 06801
50 11 22

Total Postage & Fees

Postage	\$
Certified Mail Fee	\$
Return Receipt Fee (Endorsement Required)	\$
Restricted Delivery Fee (Endorsement Required)	\$
Total Postage & Fees	\$

Postmark Here

SEE REVERSE FOR INSTRUCTIONS

PS Form 3800, April 2015

SEE REVERSE FOR INSTRUCTIONS

2