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October 17, 2025

Town of Bethel Land Use Department  
1 School Street  
Bethel, CT 06801  
Attn: David McCollum, Inland Wetlands Agent

RE: Wooster Street

Dear David,

We are in receipt of your comments, dated October 16, 2025. We have re-stated these comments followed by our responses in bold italics.

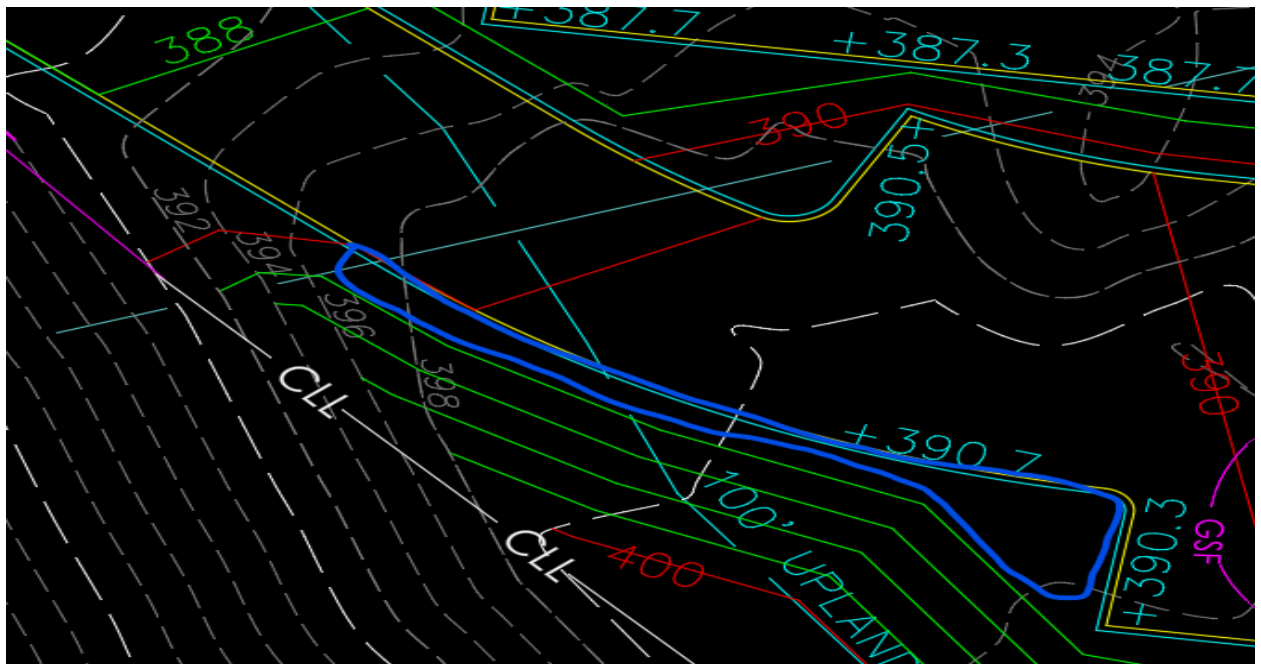
1. Sheet "C3" of the submitted Site Plans includes a callout which indicates "Estimated Earth Cut to be removed from the Bethel side of the property: 26,000 cubic yards (200 CY within URA)". The "General – Site Description" of the submitted "Development Report" states "... The material to be excavated 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. ***To clarify, the earth material within the Bethel side of the property is undisturbed soils as there has been no development on the Bethel side. The note referenced above was referring to the Danbury side of the property.***
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. ***To clarify, see below table that is shown on Sheet C1.***

DANBURY REGULATED AREA & WETLANDS SUMMARY		
ITEM	SQUARE FEET	ACRES
PROPERTY AREA	516,381 SF	11.854 ACRE
TOTAL WETLANDS	107,147 SF	2.46 ACRE
WETLANDS IMPACTED	0 SF	0 ACRE
WETLANDS CREATED	0 SF	0 ACRE
REGULATED AREA	79,370 SF	1.82 ACRE
REGULATED AREA DISTURBED	38,302 SF	0.88 ACRE

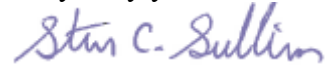
BETHEL REGULATED AREA & WETLANDS SUMMARY		
ITEM	SQUARE FEET	ACRES
PROPERTY AREA	95,853 SF	2.20 ACRE
TOTAL WETLANDS	12,702 SF	0.29 ACRE
WETLANDS IMPACTED	0 SF	0 ACRE
WETLANDS CREATED	0 SF	0 ACRE
REGULATED AREA	14,035 SF	0.382 ACRE
REGULATED AREA DISTURBED	1,032 SF	0.024 ACRE

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. ***We look forward to discussing this at the next meeting.***
  
4. The Applicant shall confirm that the “CLL” as shown on the Site Plan Sheets will be the extent of the site disturbance for all Regulated Activities. ***Correct as well as the “GSF” line.***
  
5. The Applicant shall indicate the location(s) of any plowed snow stockpiles within Bethel’s Regulated Upland Review Area. ***There really is no substantial area to stockpile snow within the Bethel URA. Below is only area that is practical because outside of this area, the slopes rise up from the proposed driveway and parking area.***



If you have any questions, please feel free to contact us.

Very truly yours,



Steven C. Sullivan, P.E.  
Vice President

SCS/kbf