



# TOWN of BETHEL INLAND WETLANDS COMMISSION

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

October 28, 2025

Eppoliti Industrial Realty, Inc.  
Attn: Michael Eppoliti  
37 Danbury Road, Suite 203  
Ridgefield, Connecticut 06877

Re: Wooster Street, Bethel (Map 20 Block 40 Lot 01)  
Regulated Activity Application

## **RESOLUTION OF APPROVAL**

To Mr. Eppoliti:

The Town of Bethel Inland Wetlands Commission ("Commission") has reviewed and considered an application for the following Regulated Activities:

"Light Industrial" (CT DEEP Statewide Inland Wetlands & Watercourses Activity Reporting Form)

The overall area of proposed project disturbance is indicated on a State Inland Wetlands and Watercourses Activity Reporting Form as approximately 0.024 Acres of Regulated Upland Review Area and 0.00 Acres of direct Regulated Wetlands Area impact.

The Application items reviewed by the Commission include the following Exhibits:

- "Development Report for 15 Great Pasture Road/O [sic] Wooster Street Prepared for Eppoliti Industrial Realty, Inc." prepared by Steven C. Sullivan, PE, of CCA, LLC, dated August 5, 2025 and received August 11, 2025;
- "Drainage Report for 15 Great Pasture Road Prepared for Eppoliti Industrial Realty, Inc." prepared by Steven C. Sullivan, PE, dated July 8, 2025 and received August 11, 2025;
- Town of Bethel Inland Wetlands Commission Application for Permit, received August 11, 2025;
- D.E.E.P. Statewide Inland Wetlands & Watercourses Activity Reporting Form, received August 11, 2025;
- Town of Bethel Land Use Fees Inland Wetlands Commission, received August 11, 2025;
- List of Abutters, received May 19, 2025;
- "On-Site Soil Investigation Report" prepared by James M. McManus, MS, CPSS, dated January 24, 2025 and received August 11, 2025;
- "Re: Environmental Conditions 15 Great Pasture Road" prepared by Kerry M. Hanlon, PG, LEP, of CCA, LLC, dated September 16, 2025 and received October 20, 2025;
- "Wooster Street – Engineering Review" email from Todd Ritchie, PE, of SLR International Corporation, dated and received October 20, 2025;
- "Hydrographs for Drainage Area to Wooster Street" received October 27, 2025;

The Commission also considered the following sheets prepared for Eppoliti Industrial Realty, Inc.:

1) General Legend, Notes & Abbreviations	N1
2) Property & Topographic Survey	1 of 1
3) Site Demolition Plan	C1
4) Layout & Materials Plan	C2
5) Grading & Drainage Plan	C3
6) Utility Plan	C4
7) Erosion Control Plan	C5
8) Landscape Plan	C6
9) Phasing Plan	C7
10) Notes & Details	N2
11) Notes & Details	N3
12) Notes & Details	N4
13) Notes & Details	N5
14) Notes & Details	N6
15) Erosion & Sedimentation Control Details	ES1

The aforementioned Sheets were prepared by Nicholas Yuschak, Jr., LLA, and Steven C. Sullivan, PE, of CCA, LLC, dated June 23, 2025.

The Commission accepted this Application for their review on August 11, 2025; continued a Site Plan Review on September 22, 2025; and concluded a Site Plan Review on October 27, 2025. Deliberations of this Application were conducted on October 27, 2025. Upon a vote of \_ in favor, \_ opposed, and \_ abstaining during their Regular Meeting on October 27, 2025, the Commission resolved to **APPROVE A PERMIT, SUBJECT TO THE FOLLOWING CONDITIONS:**

**Conformance Guidelines**

1. Construction practices shall be in conformance with guidelines as stated in the 2004 Connecticut Stormwater Quality Manual and the 2002 Connecticut Guidelines for Soil Erosion & Sedimentation Control by the Connecticut Department of Energy & Environmental Protection.
2. Any alteration(s) to the Approved Sheets, excluding minor on-site changes such as Erosion & Sedimentation controls, shall be submitted to the Commission for further review, modification, or permit approval revision if located within a Regulated 100' (one-hundred foot) Upland Review and / or Wetlands Area, as necessary. Alterations located beyond the Regulated Upland Review Area shall be reviewed by Land Use Department Staff.

**Erosion & Sedimentation Controls**

3. Erosion and sedimentation control measures shall be inspected by the Inland Wetlands Agent for appropriate installation before the commencement of any and all construction activities.
4. Said Erosion and sedimentation controls shall be maintained and fully functional throughout the construction process and until the site is fully stabilized. The Commission and/or its designated Agent(s) reserve the right to require additional erosion and sedimentation control measures, as necessary.
5. Any and all sections of erosion and sedimentation control devices shall be installed as shown on the Site Plan Sheet Set.

**Miscellaneous**

6. **The Applicant shall limit the usage of any fertilization materials to be non-synthetic.**
7. **Prior to the issuance of a Zoning Compliance Certificate, the property shall be inspected by the Inland Wetlands Agent to verify that all construction activities are substantially complete as depicted on the submitted Site Plan Sheets.**
8. **Any and all light fixtures placed within the on-site Regulated Upland Review Area shall be dark-sky compliant and such fixtures shall not have their lighting directed towards Regulated Wetlands Areas.**
9. **Prior to the approval of a Zoning Application, the applicant and/or their project engineer shall address any and all comments raised by Todd Ritchie in their review comments dated October 20, 2025.**
10. **Prior to the issuance of a Zoning Compliance Certificate, the applicant and/or their project contractor(s) shall install 1 (one) "Town of Bethel – Environmentally Sensitive Area" medallion, to be placed on a mature tree at least 6" (six inches) in diameter at breast height along the extent of the on-site Regulated Upland Review Area.**

This decision is based on the previously-listed submission data and testimony given during the site plan reviews by licensed professionals, technical experts, and Land Use Department Staff. The aforementioned approval is also based on the following reasons:

1. **The Commission finds that the proposed activities will not have a significant adverse impact to nearby Regulated Wetlands Areas. This finding is based upon the Applicant's provision of sufficient data to the Commission to demonstrate that the proposed improvements would function to attenuate flooding patterns.**
2. **The Commission acknowledges and finds that the permit was reviewed and issued in accordance with the "Considerations for Decisions" as listed in §4.4.1 – 4.4.4 of the Bethel Inland Wetlands and Watercourses Regulations ("Regulations"), and is also subject to any and all applicable enforcement actions within §1.5 of same. The Application was also reviewed with consideration to the Inland Wetlands and Watercourse Act, and pursuant to Chapter 440 of the State of Connecticut General Statutes, Sections 22a-36 to 22a-45, as amended.**

This permit is not an authorization to start construction activities, and is subject to compliance by the Applicant with all other regulations, codes, and ordinances and requirements of the Town of Bethel, Connecticut, necessary to undertake the proposed activity.

This decision becomes effective 15 (fifteen) days after publication in the Danbury News-Times. I have enclosed a copy of the Legal Notice for your records.

Very Truly Yours,



---

Danielle Monroe, *Inland Wetlands Commission Chair*

Cc: Steven Sullivan, PE, CCA, LLC



## Inland Wetlands Commission

Clifford J. Hurgin Municipal Center  
1 School Street  
Bethel, Connecticut, 06801  
(203) 794-8578

---

### To appear in the News-Times October 31<sup>st</sup>, 2025

At the October 27<sup>th</sup>, 2025 meeting of the Bethel Inland Wetlands Commission, the following actions were taken:

#### **APPROVED WITH CONDITIONS:**

Eppoliti Industrial Realty, Inc  
Wooster Street (Map 20 Block 40 Lot 01)  
Regulated Activities

Dated this 28<sup>th</sup> day of October at Bethel, Connecticut.

Danielle Monroe, *Inland Wetland Commission Chair*