



TOWN of BETHEL LAND USE DEPARTMENT

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

STAFF COMMENTS

To: Planning and Zoning Commission
From: Jeremy DeCarli, AICP, CZEO *JDD*
Re: 1.27.2026 PZC Meeting
Date: 1.23.2026

The following are staff comments as they relate to items on the agenda. Please note that the status of applications is subject to change between the date of this report and the date of the meeting. Text in [blue underline](#) contains a hyperlink to an online resource.

3. PUBLIC HEARINGS (new)

3A. [PZC-25-19](#)

Eppoliti Industrial Realty, Inc.
Site Plan
Special Permit

15 Great Pasture Rd/ 0 Wooster St

Background: This application contemplates the construction of four additional 1-story industrial buildings on the existing site straddling the Danbury/Bethel Town Line. One of these buildings will be on the Bethel side of the property and is subject to approval by the Bethel PZC. The Bethel construction will consist of 9,750 square feet of building and 51 parking spaces. Impervious surface on the Bethel property will increase from 0.02% to 38.9%.

Comment: Reviews have been received from the following:

- Police Commission - No objection, existing driveway to be used
- Public Utilities – Standard conditions.
- Bethel Health Department – No objection.
- Fire Marshal – No objection.

The following reviews are outstanding:

- Town's Consulting Engineer, SLR.
- DPW

A special Permit is required for the earth excavation work associated with the project, which exceeds 1,000 cubic yards, as set forth in [Section 6.4C](#) of the Zoning Regulations.

Recommendation: Continue the Public Hearing to February 10 to allow for the SLR comments to be received and reviewed.

- 3B. PZC-25-03
Sixty-Seven Greenwood Property, LLC & Sixty-Nine Greenwood Property, LLC
Special Permit for Reduction in Parking
67 & 69 Greenwood Ave

Background: A revised site plan has been developed upon comments received from the applicant from members of the Commission and staff. The new development plans propose a lower number of parking spaces, requiring a Special Permit in accordance with [Section 6.2D\(3\)](#).

Comment: As of now, no supporting information has been submitted for review. If information is provided between the date of this memo and the hearing, it will be provided to the Commission along with an updated Staff Report.

4. PUBLIC HEARINGS (cont.)

- 4.A. [PZC-25-15](#)
Sixty-Seven Greenwood Property, LLC & Sixty-Nine Greenwood Property, LLC
Site Plan
Excavation and Fill Permit
67 & 69 Greenwood Ave

Timeline:

Public Hearing Opened: 11.10.2025

Date Hearing Must Close: 12.15.2025

Request for Extension to 1.27.2026

Days Remaining for Extension: 21

Comment: New plans showing a revised layout for the site are anticipated; however, as of the date of this memo, no supporting information has been submitted. If the new plans are provided between the date of this memo and the meeting, they will be provided to the Commission and an updated Staff Report will be circulated.

7. NEW BUSINESS

- 7A. [PZC-26-01](#)
Text Amendment
Sections [4.3C \(10\)](#), [6.11](#)

Background: This application contemplates changes to the existing Route 6 zone in order to allow for pet daycare facilities within the zone with various protective provisions.

Comment: This application requires a Public Hearing. Because the Route 6 zone abuts neighboring municipalities, intermunicipal referrals are required to be sent to neighboring communities and the WestCOG.

Recommendation: Accept the application and schedule a Public Hearing for March 10, 2026.

7B. [PZC-26-02](#)

Bennet Sullivan Associates
Site Plan

16 Stony Hill Road

Background: The application contemplates the change of use of the existing building at 16 Stony Hill from industrial to Commercial, consisting of one dance studio, and five additional spaces which will be leased in the future. No exterior changes are proposed.

Comment: As the tenant spaces begin to be leased, depending on the proposed use, each will be reviewed either administratively, or by the Commission. Parking will also be reviewed for each proposed use. Future signage will also be reviewed separately at such time as it is proposed. Current parking is sufficient for the proposed dance studio.

This application is related to the use of the existing business and requires only a site plan approval. If the Commission has no questions and no changes to the plan are needed, the application could be acted upon.

Recommendation: Determine whether additional information is needed. If not, staff advises that this application is ready for action.

8. PLANNERS REPORT

Staff attended a session regarding Special Session Public Act 25-1, also known as House Bill 8002, often referred to as “the housing bill.” There are many nuances to the legislation that need to be considered when determining what changes will be needed for the Bethel Zoning Regulations. The following items must be dealt with prior to July 1 in order to remain complaint:

- Remove parking requirements for residential developments of less than 16 units.
- Allow residential conversions (above the first floor) as “summary review” in Commercial Zones

With regard to parking minimums, the legislation allows for the creation of “Conservation and Traffic Mitigation Zones” which would allow for regulation parking in targeted areas.

Tyche is working to schedule a focused workshop for our client towns on PA 25-1 which would likely be held online and open to both staff and Commissioners. Once that is scheduled, information and invitations will be sent to all Commissioners.

Staff has prepared updated information regarding the status of the 8-30g moratorium application. We are in the process of collecting compliance certificates for both calendar years 2024 and 2025. After January 1, we will be working to collect those for calendar year 2025. Please see that report, sent separately, for detailed information.