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: 10.28.2025 PZC Meeting
Date: 10.24.2025

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.

5. WORK SESSION

3A. PZC-25-14
Klar Studio, Inc — 21 Trowbridge
Site Plan
Special Permit
Excavation & Fill

Timeline:
Public Hearing Closed: 10.14.2025
65-Day Deadline Issue Decision: 12.18.2025

Background: The application consists of the construction of a window manufacturing business and associated site improvements in the IP zone at 21 Trowbridge Drive.

Comment: The Commission will recall, the public hearing for this project was closed at the October 14, 2025 meeting. Staff was asked to prepare a draft motion to approve the project. That motion has been drafted and has been sent separately for review. It includes several conditions, including two that were discussed at the 10.14 meeting – one related to drainage around the proposed retaining wall, and the other related to incorporating any comments from the Police Commission in the final plan.

If the Commission is inclined, the motion can be acted up on the project approved.

6. NEW BUSINESS

6A. PZC-25-18
Jamm Real Estate, LLC 16 Stony Hill Rd
Site Plan
Special Permit

Background: The application contemplates the internal construction and change of use of a portion of the building at 16 Stony Hill Road to a Doggy Day Care and Veterinary Urgent Care center. This type of use requires a Special Permit in accordance with Section 4.

Comment: This use requires a Special Permit and therefor a Public Hearing. The property lies within the RT-6 zone which allows veterinary offices and animal hospitals as a special permit use (4.3.C.8); however, section 4.3.C.10 excludes pet day-care facilities from the RT-6 zone. The Commission will ultimately need to review the application during the public hearing to determine how to move forward.

The application has been sent to various departments, and reviews/ staff comments will be available for the public hearing.

Recommendation: Due to notification requirement and to allow Staff time to conduct review, it is recommended that the public hearing be schedule for no sooner than the 11.25.2025 regular meeting.

8. PLANNERS REPORT

1. As a reminder, two hearings will open at the November 10 regular meeting – 67/69 Greenwood Ave, and 72 Reservoir Street revisions.

2. Work continues on the 8-30g moratorium application. Staff is in regular contact with the Town Attorney as we move this project forward and work toward verifying compliance of all projects.