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: 11.25.2025 PZC Meeting
Date: 11.21.2025

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.

3. PUBLIC HEARINGS

3.A PZC-25-17
Bethel Planning and Zoning Commission — Sections 8.7.B & 8.7.C
Text Amendment: Requirements when the Commission Initiates a Zone Change

Background: As you will recall, this application was initiated by the Commission in order to resolve the issue of a requirement within the zoning regulation that would require the Commission to submit a map signed by a licensed land surveyor any time it wants to conduct a zone change.

Comment: Staff had previously prepared a memo regarding this application, which can be reviewed online HERE. The proposed language can be found HERE. The current proposal supplants the requirement to submit a surveyed map with a list of specific properties subject to the potential change, along with a map of the change using the Town's Assessor's map as its basis. This language has been reviewed by the Town's Land Use Attorney.

After hearing public testimony, the Commission should determine whether any changes to the proposed language are needed. If so, the hearing should be left open in order those changes to be made and presented at a future hearing. As a reminder, the Commission is not beholden to the timeline set forth in CGS 8-7d.

3.B. PZC-25-18
Jamm Real Estate LLC — 16 Stony Hill Rd
Site Plan
Special Permit

Comment: This application has been withdrawn by the applicant. No action is needed.

4. PUBLIC HEARINGS (cont.)

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

Comment: The applicant requested that this hearing be continued to the December 9, 2025 meeting. A motion was made at the November 10 meeting. No action is needed.

3.B. PZC-25-16
One Knollwood Drive, LLC — 72 Reservoir St
8-30g Site Plan

Timeline:
Application Received: 10.14.2025
65-Day Decision Deadline: 12.18.2025 (12.9.2025 Meeting)

Background: As governed by Section 8-30g(h) of the CT State Statutes, the applicant has submitted a revised application and site plan to address the reasons for denial and attempt to receive approval rather than appealing denial to the Court. This process provides the applicant an opportunity to address the concerns raised.

Comment: The applicant has submitted testimony related to the reasons cited for denial in addition to revised site plans. Considering the substantial public testimony that was received earlier this summer relating to this application, the Commission is urged to focus on the changes made to the plan and the information submitted as it relates to the reasons for denial. The timeline for decision is substantially shorter than it was in the original application. Statute does not provide for any extensions of time.

As the Commission will recall, the primary reasons for denial were as follows:

1. Concerns over the ownership and rights of access to Knollwood Drive as raised by Town Counsel.
2. Concerns over the sight-line leaving Knollwood Drive
3. A concern that the northernmost building could impede the sight line if measured in accordance with CT DOT standards.

4. A concern about the storage of plowed snow.

A letter has been received from Attorney Neil Marcus responding to these concerns, along with a site plan revised to 9.21.2025. Please refer to those documents.

Several engineering and traffic related comments are available and should be reviewed:
SLR comments dated 11.7.2025
Trinkaus Engineering response dated 11.15.2025
SLR comments dated 11.18.2025

With regard to the concern of access to Knollwood Drive, staff reiterates that because access to Knollwood Drive is not a health and safety concern, working with the Town to establish ownership and access rights can and should be added as a condition if the Commission approves the application.

The Commission is reminded that a decision must be rendered by December 9. If the hearing is continued, the Commission must be prepared to close the hearing, deliberate, and decide at the next meeting.

8. PLANNERS REPORT

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.