

JOSHUA PEDREIRA

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February 4, 2026

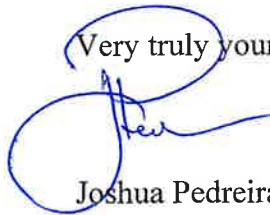
Michael R Kozlowski, Chairman
Bethel Planning & Zoning Commission
1 School Street
Bethel, CT 06801

RE: Bear & Colt, LLC – 23 PT Barnum Square

Dear Chairman Kozlowski:

I am enclosing herewith a Site Plan Application and Application for Special Permit together with three copies of a Site Plans and the appropriate filing fees concerning property located at 23 PT Barnum Square for a parking lot relocation and deck access redesign. I would appreciate it if you would set this matter down for a hearing at your earliest convenience.

Very truly yours,



Joshua Pedreira

NRM/pld

cc: Larsen Investments, LLC
Bear & Colt, LLC

TOWN OF BETHEL
PLANNING & ZONING COMMISSION

DATE SUBMITTED:

1 School Street
Bethel, Connecticut 06801
p(203) 794-8578 f(203) 778-7518

bethel-ct.gov

APPLICATION FORM

Appl. #

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PROPERTY ADDRESS: 23 PT Barnum Square

ZONE: VC **TAX MAP #:** R **BLOCK#:** 05 **TAX LOT#:** 773

APPLICANTS' NAME: BEAR & COLT, LLC

APPLICANT'S ADDRESS: 59 SUNSET HILL ROAD, BETHEL, CT

Phone# 203-482-3178 **Fax or email:** fcpropertymaintenance@gmail.com

OWNER of RECORD: LARSEN INVESTMENTS, LLC

OWNER'S ADDRESS: 3 STARR LANE, BETHEL, CT **Phone#:** _____

ENGINEER of RECORD: MICHAEL J. MAZZUCCO

ADDRESS: 19A TA'AGAN POINT ROAD, DANBURY, CT 06811

Phone #: 203-744-0057 **Fax or email:** mjmipc2@comcast.net

- Who is the PRIMARY CONTACT person? Applicant Owner Engineer Attorney
- Is the subject property within 500ft. of an adjoining municipality? NO YES
- The Site: Public Sewer Public Water Supply Wetlands Present Aquifer Zone Watershed Supply
- Septic System Private Well 100 Yr. Flood Zone Village District Protection Zone

APPLICATION TYPE


- Site Plan**---(refer to § 8.4 of the Zoning Regulations & the Site Plan checklist must be completed).
- Special Permit**---(refer to § 8.5 of the Zoning Regulations & the Site Plan & Special Permit checklists must be completed).
- Excavation & Fill Permit**---(refer to § 6.4 of the Zoning Regulations & complete the required checklist).
- Subdivision**--- Refer to Chapter 95 (Subdivision of Land) of the Town Code **Gross Acreage** _____
- Re-Subdivision** Subdivision checklist must be completed with *either* application. **Number of Lots** _____
- Zoning Text Amendment**---(refer to § 8.6 of the Zoning Regulations & complete the required checklist)
- Zoning Map Amendment**---(refer to § 8.7 of the Zoning Regulations & complete the required checklist)
- From Zone: _____, to Zone: _____
- Accessory Apartment**---(refer to § 3.6.C of the Zoning Regulations and complete the required checklist)
- OTHER** _____

Project Description Parking space relocation and deck access redesign purposes.

ATTORNEY: Joshua Pedreira, Cohen and Wolf, 158 Deer Hill Avenue, Danbury, CT 06810
Tel: 203-792-2771, email: jpedreira@cohenandwolf.com



APPLICANT(S) SIGNATURE (if different than owner)



OWNER(S) SIGNATURE (required or Letter of Authorization in lieu of)

Please refer to Article 8-Procedures in the Zoning Regulations and the Appendix for detailed process information, forms and checklists

Property Address: 23 PT BARNUM SQUARE

FOR OFFICAL USE ONLY

APPLICATION #

Submission Date: _____
(Date Application is submitted to office)

Date of Receipt: _____
(Next meeting date or 35 days after submission whichever is sooner)

Hearing Date: _____
(Date of commencement of public hearing)

Close of Public Hearing—Date: _____
(within 35 days of hearing date)

Render a decision—Date: _____
(within 65 days after a public hearing closes)

Extensions Granted for _____

Extensions of time frames—When a Public Hearing is required
The applicant can consent to extend time frame for any of the steps, but **the total of all extensions together cannot exceed 65 days**
When there is no public hearing required for a Subdivision or Site Plan a decision must be rendered **within 65 days of official receipt**. The applicant can consent to extend time frame for rendering a decision for up to 65 days.

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REQUIRED REPORTS	DATE SENT	DATE RECEIVED
<input type="checkbox"/> TOWN ENGINEER	_____	_____
<input type="checkbox"/> ZONING OFFICIAL	_____	_____
<input type="checkbox"/> HEALTH DEPARTMENT	_____	_____
<input type="checkbox"/> PUBLIC UTILITES COMM.	_____	_____
<input type="checkbox"/> POLICE COMMISSION	_____	_____
<input type="checkbox"/> FIRE MARSHAL	_____	_____
<input type="checkbox"/> INLAND WETLANDS	_____	_____
<input type="checkbox"/> HVCEO	_____	_____
<input type="checkbox"/> TREE WARDEN	_____	_____
<input type="checkbox"/> WATER UTILITY	_____	_____
<input type="checkbox"/> OTHER MUNICIPALITIES	_____	_____
<input type="checkbox"/> CT STATE DOT	_____	_____
<input type="checkbox"/> CT STATE DEP	_____	_____
<input type="checkbox"/> OTHER	_____	_____

**Town of Bethel
Planning & Zoning Commission**

**Bethel Municipal Center
1 School Street
Bethel, Connecticut 06801
Phone: (203) 794-8578
Fax: (203) 794-8595**

Site Plan Review Checklist--Section 118-34

Property Address: 23 PT BARNUM SQUARE
Applicant's Name BEAR & COLT, LLC **Phone #:** 203-482-3178

- B(1) X A current survey map of the property, certified A-2, signed and sealed by a licensed CT Land Surveyor (3 copies)
- B(2) NA Existing contours a two-foot (2ft.) intervals.
- B(3) NA Existing major Landmarks on and within 50 feet of the subject property such as streams, ponds, swamps, rocks, out croppings, existing buildings, wells, septic systems, large trees (18" diameter or greater, etc...
- B(4) NA Existing wooded areas by foliage line.
- B(5) X Location and floor elevations of all buildings or other proposed structures.
- B(6) NA Proposed grades and/or contours over the entire area of proposed grade change.
- B(7) X Proposed parking areas including stall, curbing, lighting, and landscaping.
- B(8) NA Proposed planting and landscaping.
- B(9) NA Proposed Buffer areas, if required.
- B(10) NA Provisions for sewage disposal including test pits, percolation tests and design computations, certified by a licensed professional engineer. Not required when public sewers are utilized.
- B(11) X Provisions for storm drainage and zero run-off for a 25-year frequency including invert and finish elevations of catch basins, manholes, culverts, etc.
- B(12) X Existing and proposed sewer, water, drainage, and other utilities with sizes, slopes, depth and structures if applicable. Also show respective easements.
- B(13) NA A vicinity sketch, within 100 foot radius of the property in questions, showing the location of buildings and driveways on adjacent properties, driveways on the opposite side of the road, all roads, property boundaries and zone lines if applicable- Scale to be 1"=100'.
- B(14) X A sketch of the proposed building showing finish materials to be used on all exterior walls.
- B(15) NA Location. elevation and type of sign proposed.
- B(16) NA Any exterior devises or machines to be appended to, or projecting from the building.
- B(17) NA Proposed loading areas.
- B(18) X Name and address of property owner(s) if different than the applicant. List below.
- B(18) X Name of Property Owner(s): LARSEN INVESTMENTS, LLC
Address: 3 STARR LANE, BETHEL, CT
- B(19) NA Field measurements of site distances in both directions from all proposed driveways and roads that enter onto any town or state highway.
- B(20) NA Erosion and sediment control plan in accordance with the 2002 CT Guidelines for Soil Erosion and Sediment Control.

NOTES: **These are the minimum requirements to submit and application to the Planning & Zoning Commission. Other information may be required to complete the review.**

It is the applicant's responsibility to determine if it is necessary to file an application with the Inland Wetlands Commission. If required, submission of an application must be made no later than the day of filing this application with the Planning & Zoning Commission

APPLICANTS SIGNATURE: _____ **DATE** _____

22 33 08
ANASTASAKIS GEORGE &
9 P T BARNUM SQUARE
BETHEL, CT 06801

22 32 14
DUE FIGLIE LLC
8 P T BARNUM SQUARE
BETHEL, CT 06801

22 33 02
HOUSING AUTH OF TOWN OF
25 REYNOLDS RIDGE
BETHEL, CT 06801

22 33 09
LAFLAM JAMES
14 OLD TOWN LANE
BETHEL, CT 06801

22 33 01
LARSON INVESTMENTS LLC
3 STARR LANE
BETHEL, CT 06801

22 33 01
LARSON INVESTMENTS LLC
3 STARR LANE
BETHEL, CT 06801

22 33 05
LAWLOR CAROL J
40 SHELLEY ROAD
BETHEL, CT 06801

22 36 17
MUFFATTI ANTHONY P &
6 MAIN STREET
BETHEL, CT 06801

22 33 10
MURACA PASQUALE &
30 MAPLE AVENUE
BETHEL, CT 06801

22 33 07
TARAPSA LLC
1 P T BARNUM SQUARE
BETHEL, CT 06801

22 36 18
VERDI DOUGLAS & KENDRA L
56 TAUNTON LAKE ROAD
NEWTOWN, CT 06470

PROPERTY ADJOINERS