

Law Offices of Melanie P. O'Brien, LLC

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Please respond to: P. O. Box 721

Bethel, CT 06801

June 5, 2024

Bethel Planning and Zoning Commission
Attn: Paul Shanley, Jr., Chair
Attn: Beth Cavagna
1 School Street
Bethel, CT 06801

Bethel Public Utilities Commission
Attn: Tom Villa
1 School Street
Bethel, CT 06801

Re: Sewer Easement Map depicting sanitary sewer easement area across property of Steiner, Inc. Benedict Road/Millbrook/Fieldstone Court Phase 1 Sewer ("Premises")

Dear Mr. Shanley, Mrs. Cavagna, and Mr. Villa,

At last night's Board of Selectmen meeting, the approval of the above referenced proposed sanitary sewer easement was on the agenda. Two referrals were made by the BOS.

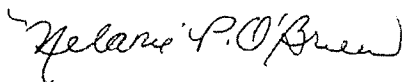
The BOS made a referral to the Planning and Zoning Commission pursuant to C.G.S. Section 8-24, "No municipal agency shall.....(4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report". Please consider this letter a request for said report and add as an agenda item for your next regular or special meeting, as the case may be.

The BOS also made a referral to the Public Utilities Commission for review for purposes of the sewer allotment, easement adequacy for maintenance and repair, and whether inspected and tested to the satisfaction of the Public Utilities Department. Please add the proposed sewer easement as an agenda to your June 13th agenda for review of these issues.

The proposed sewer map is delivered with this letter.

Please contact me directly if you have any questions.

Thank you for your consideration.



Melanie P. O'Brien
Law Offices of Melanie P. O'Brien, LLC
Bethel Town Counsel

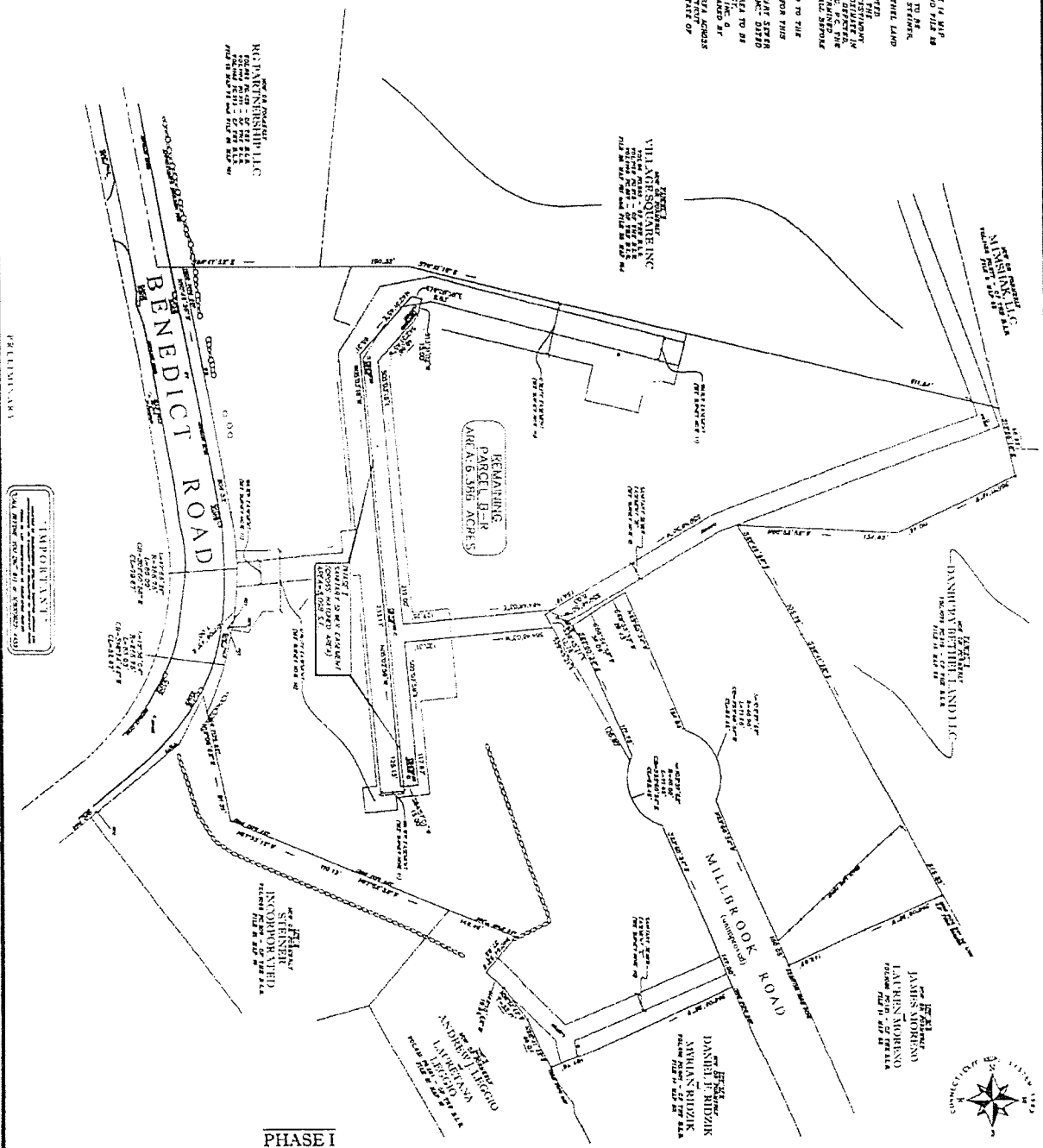
MPO:jg

OWNERSHIP NOTES
 1. ADJACENT PROPERTY OWNERS ON THE EASTERN BOUNDARY
 2. ADJACENT PROPERTY OWNERS ON THE WESTERN BOUNDARY
 3. ADJACENT PROPERTY OWNERS ON THE SOUTHERN BOUNDARY
 4. ADJACENT PROPERTY OWNERS ON THE NORTHERN BOUNDARY

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11. ADJACENT PROPERTY OWNERS ON THE SOUTHERN BOUNDARY
12. ADJACENT PROPERTY OWNERS ON THE NORTHERN BOUNDARY

LEGEND

Symbol	Description
Circle with dot	Center Point
Circle with cross	Center Point
Circle with plus	Center Point
Circle with asterisk	Center Point
Circle with triangle	Center Point
Circle with square	Center Point
Circle with diamond	Center Point
Circle with hexagon	Center Point
Circle with octagon	Center Point
Circle with star	Center Point
Circle with crescent	Center Point
Circle with heart	Center Point
Circle with cross-hatch	Center Point
Circle with diagonal lines	Center Point
Circle with horizontal lines	Center Point
Circle with vertical lines	Center Point
Circle with wavy lines	Center Point
Circle with dotted lines	Center Point
Circle with dashed lines	Center Point
Circle with solid lines	Center Point
Circle with thick solid lines	Center Point
Circle with thin solid lines	Center Point
Circle with medium solid lines	Center Point
Circle with light solid lines	Center Point
Circle with dark solid lines	Center Point
Circle with white solid lines	Center Point
Circle with black solid lines	Center Point
Circle with gray solid lines	Center Point
Circle with blue solid lines	Center Point
Circle with red solid lines	Center Point
Circle with green solid lines	Center Point
Circle with yellow solid lines	Center Point
Circle with purple solid lines	Center Point
Circle with brown solid lines	Center Point
Circle with pink solid lines	Center Point
Circle with light blue solid lines	Center Point
Circle with light green solid lines	Center Point
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Circle with light light light red solid lines	Center Point
Circle with light light light purple solid lines	Center Point
Circle with light light light brown solid lines	Center Point
Circle with light light light pink solid lines	Center Point



PHASE I

SEWER EASEMENT MAP
 DEPICTING SANITARY SEWER EASEMENT AREA ACROSS PROPERTY OF
STENER, INC.
 TO BE DEDICATED TO
THE TOWN OF BETHEL
 DEPICTING PROPERTY SITUATED AT FIELDSTONE COURT
 TOWN OF BETHEL, STATE OF CONNECTICUT

ZONE: R-2/DK D Overlay
 SCALE: 1"=40'
 DATE: APRIL 11, 2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]

20' 0" 100' 200'

THIS MAP AND MAP HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF CONNECTICUT STATE DEPARTMENT OF CONSTRUCTION AND SHALL BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. THE USER OF THIS MAP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN HEREON.

NO BY KNOWLEDGE AND BELIEF HAS MAP'S SUBSTANTIALLY CORRECT AS NOTED HEREON

PRELIMINARY

NOT VALID WITHOUT A USER SIGNATURE AND EMPLOYER SEAL OF DIGNITY'S BUREAU