

# ECONOMIC OUTREACH COMMITTEE

C.J. Hurgin Municipal Center  
1 School Street Bethel, CT 06801  
(203) 794-8501 Fax (203) 778-7520

## MINUTES OF REGULAR MEETING

TUESDAY, SEPTEMBER 24, 2013  
7:00 p.m.  
CJH Municipal Center -Meeting Room "A"

**Present:** Chairman, Mike Boyle, William Shannon, Robert Stosser, Paul Rinaldi, Mike Struna.

**Absent:** Roy Steiner, Bonnie Brown and Anthony Rubino

**Also Present:** Janice Chrzescijanek, Economic Development Director

Chairman Boyle called the meeting to order at 7:05 p.m. followed by the pledge of allegiance.

**Approval of Minutes:** Bob Stosser made a motion to approve the minutes from the last meeting; the motion was seconded by Bill Shannon.

**Director's Report:** Janice Chrzescijanek presented her report (see attached). Discussion took place regarding the Clarke Park expansion, and subsequent DEEP report (see attached).

**Sign Update:** Paul Rinaldi updated the committee on the latest with the signage. Materials are back ordered. Paul suggested waiting on the Walnut Hill Road sign due to the bridge replacement and fear of the sign being taken by DOT.

**Old Business:** None

**New Business:** None

RECEIVED

2013 SEP 25 A 9 36

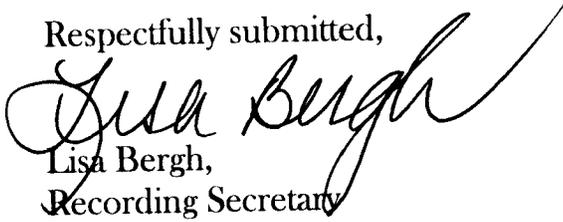
TOWN OF BETHEL  
TOWN CLERK



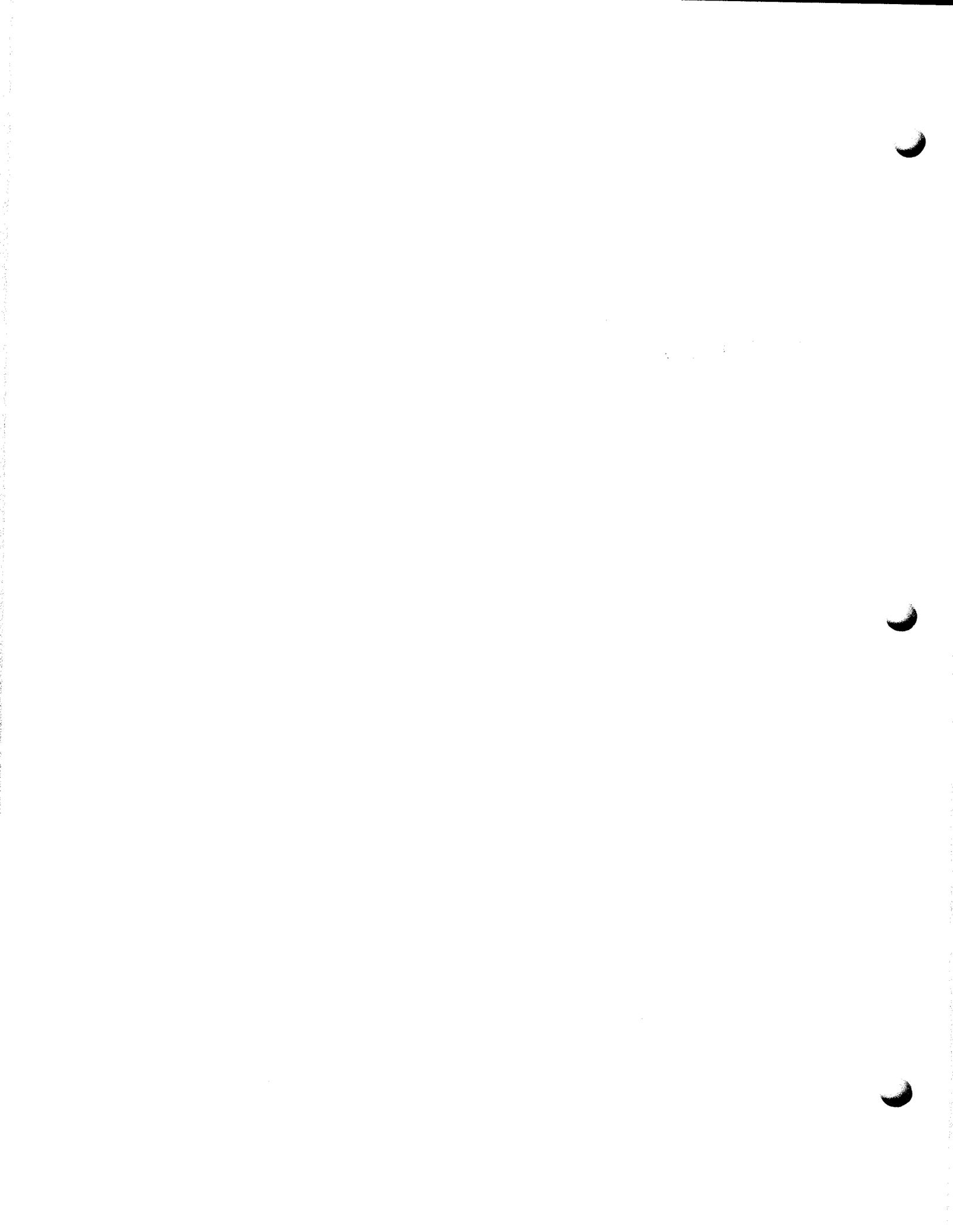
Mike Struna made a motion to adjourn; the motion was seconded by Paul Rinaldi B  
Vote, all in favor, motion unanimously approved.

Meeting adjourned at 7:55 PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lisa Bergh', written in a cursive style. The signature is positioned above the printed name and title.

Lisa Bergh,  
Recording Secretary



# OFFICE OF ECONOMIC DEVELOPMENT

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

Telephone: 203-794-2822 – Fax: 203-778-7520

Email Address: [eddirector@bethel-ct.gov](mailto:eddirector@bethel-ct.gov)

## Economic Development Update - September 2013

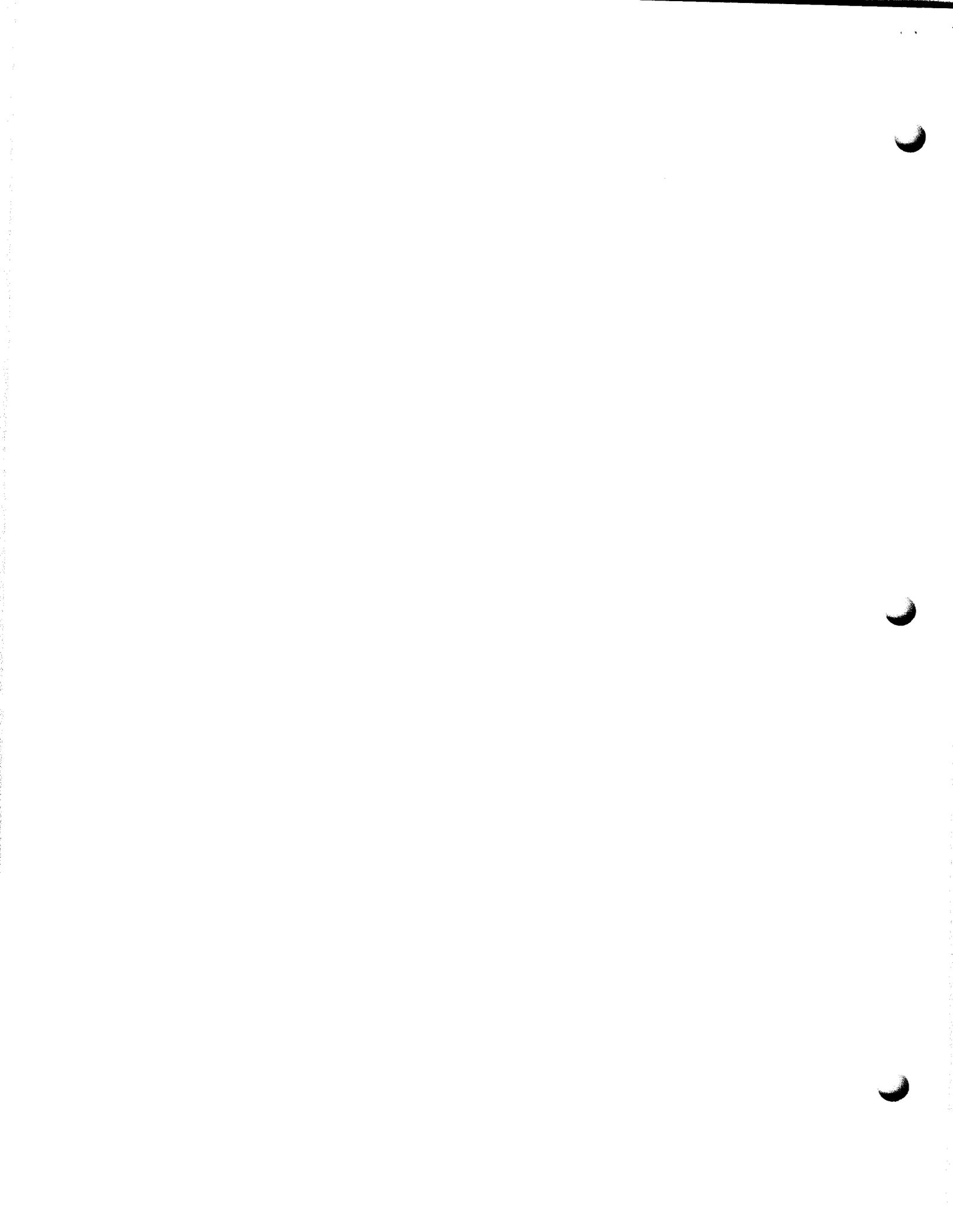
### Introductions

1. New and existing businesses
  - Personal introductions –
    - Total of 34 business visits. Created a list of top 90.
    - Attend Chamber events (coffee talks, ribbon cuttings, grand re-openings), ground breaking ceremonies, Stony Hill Association meetings
2. Meet and Greets/Advisory Committees
  - Downtown Advisory Committee Kick-off Meeting – September 17<sup>th</sup> at 9:00 am.
    - 20 attendees
    - Presented issues that have been discussed in the past, what has been done, what other towns are doing, and brainstormed ideas
    - Connecting all of downtown (extending streetscape), maintenance, marketing, developing culture and arts, beautification, filling available spaces, temporary use of available spaces, new business incentives, parking
  - Coming up –
    - Downtown Advisory Committee Meeting – October 15<sup>th</sup> at 8:30 am
    - Clarke Park Property Owners - November
3. Economic Development
  - CEDS Coordination Committee Meeting - August 21<sup>st</sup>
    - Reviewed initial survey and focus group results
    - Creating a CEDS for Capital Improvements of Water System and Stony Hill Sewer Extension to add to the Clarke Park Expansion project that has already been submitted
  - New Milford ED, Luigi Fulinello - August 23<sup>rd</sup>, Danbury ED, Bruce Tuomala - Sept. 25<sup>th</sup>
  - SBA, Lisa Powell – August 26<sup>th</sup>
  - CT Light and Power, Lisette Andino (Community Relations and ED) and Marty Coladarci (Bethel Account Executive) – August 29<sup>th</sup>
  - HIDC – August 29<sup>th</sup>

### ED Communication

1. Facebook and LinkedIn, Press Releases, Town Newsletter
2. Website Development
  - Added functionality and content
    - View and print a Bethel Brochure
    - “Add Your Business to Our Mailing List”
    - Property Search – Available Bethel sites and buildings only
    - “News & Announcements”
    - Link to Commercial Brokers Alliance of Western CT
3. Database Development –
  - Intern assisting in the development
  - Property Owners – 113, Business Owners – 1503
  - Business Assistance (relocation, financial, expansion, location) – 7, Permit Assistance – 3, Businesses Added to Mailing List – 9
  - Available Commercial Properties listed – 26, Available Sites listed – 4
    - Communication will go out to property owners, that are not using a broker, to provide information on available properties

### Marketing Materials



1. Bethel Brochure – Complete and on the website
2. CGI Communication, Inc. - Town video for the website
  - Added “Community Video Coming Soon” to homepage
  - Production meeting – September 24th
3. Starting a New Business in Bethel Packet – In process

### **Business Growth/Supporting Existing Businesses**

1. Business Workshops
  - August 29<sup>th</sup> - Ignite Your Income
  - September 26<sup>th</sup> – Leadership in todays-multipaced business world and healthcare
  - October-January 2014 schedule attached
2. Programs
  - C-PACE – Contract is currently being reviewed by attorney.
3. Other Opportunities
  - Arts and Culture Meeting – September 25<sup>th</sup>
  - CT Film Festival – Downtown on September 26<sup>th</sup>

### **New Businesses**

1. The Barnyard – Grand Opening, September 6<sup>th</sup>
2. Maplewood Senior Living – Groundbreaking Ceremony, September 25<sup>th</sup>

### **Clarke Business Park**

1. Expansion
  - Scoping notice complete. Reports attached.
  - Next steps
2. Beautification
  - Parks and Rec. will continue to maintain sign and property
  - They are in the process of pulling out tree stumps near the entrance

### **Permitting Process**

1. Checklist is complete. Being reviewed by P&Z.

### **Memberships**

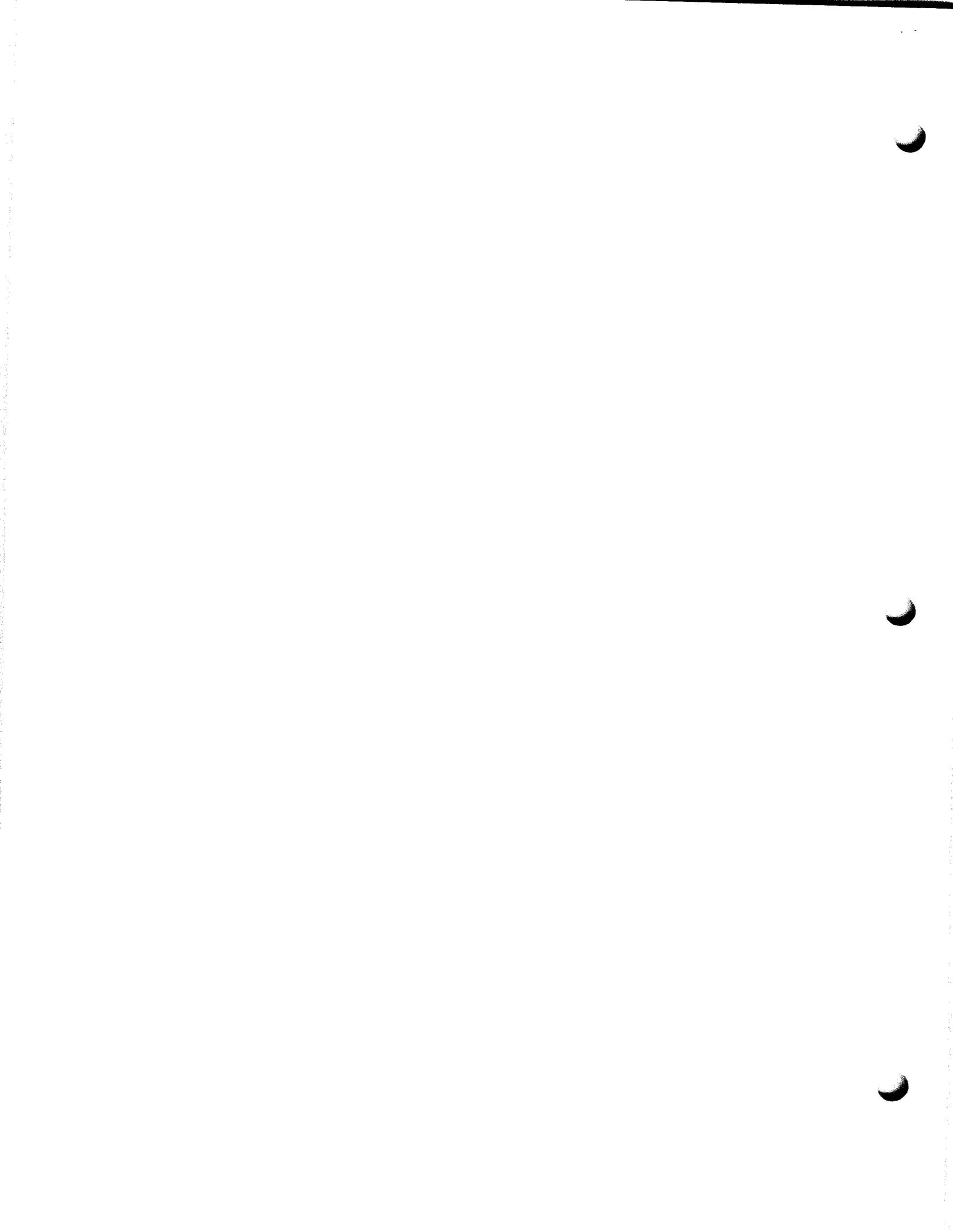
1. CEDAS (Connecticut Economic Development Association) – Enrollment complete
2. CERC – Renewal of membership complete.

### **DECD Commissioner Visit**

1. October 30<sup>th</sup> from 10:00am-1:30pm
2. Tour of Bethel (10:00am-11:30am) – 4 economic areas led by Matt and Janice.
  - Stop at Clarke expansion area and Berkshire Corporate Park
  - Luncheon (11:30am-1:30pm) - \$30.00 a person at La Fortuna Restaurant
  - Presentation from Commissioner (12:00pm-12:40pm)
    - TBD - Economic Development in Western CT – What the state is doing to help economic development in Western CT, and how the state can help local businesses
  - Q&A (12:40pm-1:00pm)
  - Networking (1:00pm-1:30pm)
  - Sponsored by local Chambers and ED professionals

### **Future Projects**

1. Office of Economic Development Newsletter
2. Business Directory on the website
3. Development of the Community section of Bethel’s website
4. Events to promote our businesses:
  - Small Business Saturday – November 30<sup>th</sup>
  - Soccer Tournament – October 12-13<sup>th</sup> – Downtown Sidewalk Sales, provide “Things to do in Bethel” communication to teams and families
5. Business Incentive Program
  - Attached – Business Incentive Programs with Neighboring Towns



## Business Success Series

**Come Put the Pieces of the Business  
Cuzzle Together and be Successful!**

We've put together a team of experts to help show you the road to success. Come to one or come to all. It's free.



**Thursday, October 3rd  
9:00am to 10:30am  
Meeting Room A - Bethel Town Hall**

### **How to Complete Your Business Personal Property Tax Declaration**

*Presenter: Ann Marie Heering, CCMA II - Assessor for  
the Town of Bethel*

Attendees will learn how to complete their business personal property tax declarations, get an understanding of the statutes involved and due dates, understand what needs to be reported and other important questions and topics regarding your Business Personal Property. There will be time for questions and answers.

**Monday, October 21st  
6:00pm to 7:30pm  
Bethel Public Library - School Street**

### **Improving Your Cash Flow: Lowering Your Tax Bill and Improving Your Interest**

*Presenter: Jonathan Dibble - Financial Advisor,  
Morgan Stanley*

There are two ways to improve your company's cash flow: increases in revenue, and/or decreases in expenses. There are two items that dominate the latter side of the balance sheet: taxes and interest. For non-public companies, these can produce an unfair burden compared to conglomerates with access to large sums of capital. What many business owners don't know, however, is that there are unique options available to them that combat these challenges. Come join Morgan Stanley at the Bethel Public Library on for a dual-topic presentation on:

- Different strategies and vehicles that can lower your tax consequences and get money out of your business on a tax-advantaged basis

• New lending alternatives that provide favorable interest rates and payments over traditional loans

Not every business borrows money, but everyone does have to pay taxes. Come learn how to minimize these bills and level the playing field against the big dogs!

**Thursday, November 14th  
6:00pm to 7:30pm  
Bethel Public Library - School Street**

### **Emergency Preparedness and Disaster Recovery**

*Presenter: Chris Tse - Retired Executive, Union  
Carbide/Dow Chemical, SCORE Counselor*

Of those businesses that experience a disaster and have no emergency plan 43% never re-open; of those that do open only 29% are still operating two years later. Don't become one of these statistics. Come to an Emergency Preparedness and Disaster Recovery workshop where we will provide you with the tools you will need to enhance your preparedness and become better positioned to face the next disaster with confidence. This workshop will:

- Review basics of disaster recovery and business continuity
- Outline what you can do to prepare your organization for an unplanned interruption
- Help you initiate 10 simple steps to improve your preparedness today
- Provide you with a starter kit of specific, actionable disaster preparedness checklists

**Tuesday, December 5th  
6:00pm to 7:30pm  
Bethel Public Library - School Street**

### **Is Franchising Right for You?**

*Presenter: Bill Brimmer - Local Senior Franchise  
Advisor for FranNet of CT/RI*

Many individuals are looking at business ownership as an alternative to working for someone else. Before you decide what is right for you, we'll discuss the answers to many important questions that will include:

- How do I assure my safety in a business and my chances of success?
- Can I stay in my job and get a business started?
- How do I find a business I like and get all the facts before I invest?
- What types of franchises are available?

Monday, January 13th  
6:00pm to 7:30pm  
Bethel Public Library - School Street

**Branding for Entrepreneurs and Small Businesses**

*Presenter: Robin Dann - Owner & Creative Director,  
Studio-g Creative Design & Marketing Services*

Branding is the foundation for publicizing your company's reputation. It's how your current customers see you, how your potential customers perceive you and what sets you apart for your competition. Learn the importance of building and strengthening your brand and the steps needed to do so including; visual identity, marketing, customer service, community involvement, public relations, and more.

Workshop Series Sponsored by:



Bethel Public Library

FOR THE LIFE OF YOUR BUSINESS

Bethel Chamber of Commerce  
BUILDING A BETTER BETHEL

Newtown Savings Bank  
THE EXPERIENCE MATTERS™

Office of Economic Development

**ALL WORKSHOPS ARE FREE, BUT REGISTRATION IS REQUIRED**

***www.bethellibrary.org and click on "Calendar" or call 203-794-8756 ext. 4***

**Business Incentive Programs with Neighboring Towns:**

The following towns do not have tax incentive programs:

- Southbury, Danbury, Brookfield, New Milford, Bethel

---

**Monroe:**

- Legal existing uses, businesses relocating to town, new business and business expansion in a Commercial or Industrial zone are eligible to participate in a tax incentive program under this policy.
- Enter into a tax agreement if: Cause a business to locate in the Town, or Cause a business to replace, construct, expand or remodel existing buildings, or Cause a business to construct new buildings, or Cause an increase in employment opportunities, or Preserve existing employment opportunities.

Cost of Improvement	Tax Incentive	Term
\$10+ M	50% of increased assessment	7 years
\$5+ M	30% of increased assessment	7 years
\$3+ M	20% of increased assessment	5-7 years
\$500,000+	30% of increased assessment	3 years
\$100,000+	20% of increased assessment	3 years
\$25,000+	50% of increased assessment	3 years

---

**Trumbull :**

- \$15M investment in new construction excluding the costs of property acquisition and/or \$5 M investment in rehabilitation of an existing development
- Project will create 4 new permanent full-time jobs for each \$1 M of investment.

Greater than **\$15,000,000** shall be for 7 years as follows:

<u>Year</u>	<u>% of incentives</u>
1	70
2	60
3	50
4	40
5	30
6	20
7	10

Greater than **\$5,000,000 (less than 15M)** shall be for 3 years as follow:

<u>Year</u>	<u>% of incentives</u>
1	30
2	20
3	10

---

**Oxford:**

- The development property is for office, retail, manufacturing, warehouse, storage, information technology or distribution use (7 uses).

Greater than **\$100,000** capital improvement:

<u>Year</u>	<u>% of incentives</u>
1	25
2	20
3	10

Greater than **\$500,000** capital improvement

<u>Year</u>	<u>% of Incentive</u>
1	25
2	20
3	15
4	10

5 5  
 Greater than \$3,000,000 capital improvement

<u>Year</u>	<u>% of Incentive</u>
1	25
2	20
3	15
4	10
5	5

**Middlebury:**

- Manufacturing, Office, Retail, Storage, warehouse or distribution use, Information Technology, Recreation Facilities, Transportation Facilities

Greater Than \$100,000 - Capital Improvement

Year	% of Incentive
1	35
2	25
3	15

Greater Than \$500,000 - Capital Improvement

Year	% of Incentive
1	35
2	30
3	25
4	20

Greater than \$3,000,000 - Capital Improvement

Year	% of Incentive
1	35
2	30
3	25
4	20
5	15

**Newtown:**

Concentrate on the growth of existing businesses, retention of jobs, redevelopment or rehabilitation of unused and underutilized commercial and industrial properties to return them to productive use, attraction of new companies within the industry clusters of technology, communications and bioscience and the revitalization of Newtown's existing business centers in the Borough of Newtown and Sandy Hook Center.

Assessed Value Maximum Percentage of increase in that may be Real Property Fixed for 3 Years

\$0 to \$100k	0%
\$100k to \$250k	20%
\$250k to \$500k	25%
\$500k to \$1mil	30%
\$1mil to \$2mil	35%
\$2mil to \$3mil	40%
Over \$3mil	45%

Assessed Value of Multiplier for 3 Years Personal Property

\$0 to \$50k	0.00
\$50k to \$100k	1.10
\$100k to \$250k	1.15
\$250k to \$500k	1.20
Over \$500k	1.25



**CONNECTICUT DEPARTMENT OF  
ENERGY & ENVIRONMENTAL PROTECTION**  
OFFICE OF ENVIRONMENTAL REVIEW  
79 ELM STREET, HARTFORD, CT 06106-5127

---

**To:** Mark Hood - Project Manager  
DECD - Office of Financial & Technical Review, 505 Hudson Street, Hartford, CT

**From:** David J. Fox - Senior Environmental Analyst      **Telephone:** 860-424-4111

**Date:** September 6, 2013      **E-Mail:** [david.fox@ct.gov](mailto:david.fox@ct.gov)

**Subject:** Industrial Park Expansion, Bethel

---

The Department of Energy and Environmental Protection has received the Notice of Scoping for proposed state funding for expansion of the Francis J. Clarke Industrial Park in Bethel. The following comments are submitted for your consideration.

There are significant issues associated with the proposed park expansion. Most of the areas identified for development on the location map are designated as Protected Lands in *Conservation & Development Policies: The Plan for Connecticut 2013-2018*. The northern third of the 50-acre southern extension area appears to be a Priority Funding Area. Moreover, both of the parcels west of the existing park and the western half of the parcel in the park are within a public water supply watershed, associated with the Murphy Brook diversion of the Bethel Water Department. The southern extremity of the larger southerly expansion parcel is within another public water supply watershed, associated with Aquarion Water Company's Saugatuck Reservoir. In addition, there are records of a number of protected species in the project area. The ability of the Bethel Water Department to reliably supply a significant amount of water is also uncertain.

The creation of the Francis J. Clarke Industrial Park was subject to CEPA review in 1983. At that time, the town's intention was to develop approximately 200 acres of their recently purchased 661-acre Terre Haute property. Most of the remaining acreage was to be left as open space, except for 65 acres as a possible residential area and 10 acres for a possible corporate center. The area now being proposed for development was largely to be preserved as open space, although the southern portion of the 50-acre extension area was designated as potentially residential.

State funding for development of Protected Lands would obviously be contrary to the policies of the State Plan. The most relevant policy is: "Limit improvements to permanently protected open space areas to those that are consistent with the long-term preservation and appropriate public enjoyment of the natural resource and open space values of the site." It appears that state funding for those portions of the project area beyond the Priority Funding Area would require a revision of the State Plan and an exception pursuant to section 16a-35d of the Connecticut General Statutes (CGS).

In addition, the proposed development within public water supply watersheds appears to be inconsistent with the State Plan policies regarding these areas: "Minimize the impacts of

development on drinking water sources by utilizing development forms and densities that limit impervious surface coverage to 10% of the overall area to be developed and which preserves the most amount of land in a natural or undisturbed state." It would also require a permit from the Department of Public Health for a change in use of water company lands, pursuant to section 25-32 of the CGS. It is anticipated that DPH will be submitting comments regarding this issue.

It is not clear whether the proposal is consistent with Bethel's *2007 Plan of Conservation and Development*. The town plan notes that Bethel purchased the Terre Haute property in 1980 to develop some of the land, preserve open space and provide recreation opportunities. While a portion of the property has been developed as the existing industrial park, no formal action has been taken to preserve the open space or develop recreational opportunities. The town plan describes the property as "a unique natural resource in southwestern Connecticut with heavily forested land, steep slopes, vernal pools, wetlands, meadows and significant habitat for many wildlife species, some of which are listed in the State's NDDDB." The narrative continues: "the Commission recommends that significant portions of the Terre Haute property be permanently protected. While some development may be appropriate on a portion of the property immediately adjacent to the Francis J. Clarke Park, the Commission recommends that any development proposal also address the Industrial Park's inefficiencies related to parking, loading and infrastructure." Although the figure depicting the Open Space Plan labels the entire Terre Haute parcel as future open space/economic expansion area, the narrative cites the findings of a land-use feasibility study: "Terre Haute has the potential to provide more economic opportunities through open space and recreational land uses than through housing and additional industrial development."

Any CEPA documentation to be prepared for this project must include a thorough analysis of alternative locations for economic development in Bethel. The town plan identifies the Route 6 corridor and the Berkshire Industrial Park, among other opportunities for development.

The following comments should be considered by the town, if it decides to limit development to the Priority Funding Area or to proceed with development outside of public water supply watersheds without the use of State funding or if the inconsistencies with the State Plan can be overcome.

The Natural Diversity Database (NDDDB) records indicate the presence of numerous animal and plant species listed for protection pursuant to 26-306 of the CGS. Animal species include the state endangered northern metalmark butterfly (*Calephelis borealis*) and two state species of special concern: Jefferson salamander complex (*Ambystoma jeffersonianum*) and eastern box turtle (*Terrapene c. carolina*) that have been documented near the proposed areas of expansion.

The northern metalmark butterfly is associated with the plant *Senecio obovatus*. Any activities which affect this plant will affect the butterfly. The preferred habitat of the northern metalmark is partial open-canopy forest with limestone outcrops. The northern metalmark is globally rare and populations are declining precipitously primarily due to forest succession, deer browse and competition with non-native invasive plants. The time to survey for this species is during the adult butterfly flight period which is June 15 through July 21. Its flight period can vary based on spring temperatures and detection of this species can vary based on time of day.

The Wildlife Division recommends that an invertebrate biologist familiar with the habitat

requirements of the northern metalmark conduct surveys. A report summarizing the results of such surveys should include habitat descriptions, an invertebrate species list and a statement/resume giving the invertebrate biologist's qualifications. The DEEP does not maintain a list of qualified invertebrate biologists. A DEEP Wildlife Division permit may be required by the biologist to conduct survey work; you should ask if your biologist has one. The results of this investigation, referencing NDDB #201303698, can be forwarded to Laura Saucier ([Laura.Saucier@ct.gov](mailto:Laura.Saucier@ct.gov)) and, after evaluation, recommendations for additional surveys, if any, will be made.

The Jefferson salamander "complex" results in the hybridization of the Jefferson salamander with the blue-spotted salamander. The hybrids can only be reliably distinguished by karyological and biochemical analyses. Jefferson salamanders prefer steep, rocky areas with rotten logs and a heavy duff layer. They are found in or near undisturbed second growth deciduous forests and their breeding pools may be in hemlock groves or grassy pasture ponds. Jefferson salamanders are not found in, nor do they tolerate, radically disturbed habitats. Surveys for Jefferson salamanders should be conducted if its preferred habitats are present on site. Surveys should be conducted during the breeding season which is February through April.

Eastern box turtles require old field and deciduous forest habitats, which can include power lines and logged woodlands. They are often found near small streams and ponds. The adults are completely terrestrial but the young may be semi-aquatic. They hibernate by digging down into the soil from October through April. They have an extremely small home range and can usually be found in the same area in consecutive years. It has been negatively impacted by the loss of suitable habitat. Surveys for eastern box turtles should be conducted if its preferred habitats are present on site. Surveys should be conducted for box turtles during their active period, April 1 through October 31.

The Wildlife Division recommends that a herpetologist familiar with the habitat requirements of the Jefferson salamander and eastern box turtle conduct surveys. A report summarizing the results of such surveys should include habitat descriptions, a reptile and amphibian species list and a statement/resume giving the herpetologist's qualifications. The DEEP does not maintain a list of qualified biologists. A DEEP Wildlife Division permit may be required by the biologist to conduct survey work; you should ask if your biologist has one. The results of this investigation, referencing NDDB #201303698, can be forwarded to Laura Saucier ([Laura.Saucier@ct.gov](mailto:Laura.Saucier@ct.gov)) and, after evaluation, recommendations for additional surveys, if any, will be made.

The following state-listed plant species have been documented within or near the proposed areas of expansion:

- **Sedge (*Carex bushii*)**  
Protection Status: State Special Concern  
Habitat: Moist, calcareous meadows. Blooms June through July.
- **Tuckerman's sedge (*Carex tuckermanii*)**  
Protection Status: State Special Concern  
Habitat: Swampy woods, pond margins, wet meadows and moist, alluvial soils on banks of rivers. Blooms June though July.

- **Devil's-bit (*Chamaelirium luteum*)**  
Protection Status: State Endangered  
Habitat: Calcareous meadows and low woods. Blooms May through June.
- **Goldie's fern (*Dryopteris goldiana*)**  
Protection Status: State Special Concern  
Habitat: Rich, moist woods. Often among rocks, sometimes at the base of cliffs or talus slopes.

The Wildlife Division recommends that botanical field surveys be conducted to identify the current distribution of state-listed species within the proposed project site. Botanical surveys should be performed by a qualified botanist when each of the target plant species is identifiable (see above). A report summarizing the results of such surveys should include (1) the survey date(s) and duration, (2) site descriptions and photographs, (3) a list of scientific binomials for the vascular plant species observed within the survey area (4) notes on the presence/absence of State-listed plant species, (5) detailed maps of the area surveyed including survey routes and locations of State-listed plant species, and (6) a statement/résumé indicating the botanist's qualifications. The report, referencing NDDDB #201303698, should be sent to Nelson DeBarros ([nelson.debarros@ct.gov](mailto:nelson.debarros@ct.gov)) for further review. Please note that incomplete reports may not be accepted.

Natural Diversity Database information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the Database should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database as it becomes available.

The Wildlife Division has not been provided with detailed plans of the project or proposed timetables nor made an on-site inspection of the area. This is a preliminary site review and is not a final determination. A more detailed review may be conducted as part of any subsequent environmental permit applications submitted to the DEEP for the proposed site. Please be advised that should state permits be required or should state involvement occur in some other fashion, specific restrictions or conditions relating to the species discussed above may apply. In this situation, additional evaluation of the proposal by the DEEP Wildlife Division should be requested and species-specific surveys may be required. If the proposed project has not been initiated within one year of this Wildlife Division review, you should contact the NDDDB for an updated review.

The proposed extension of Trowbridge Drive and expansion of the existing industrial park parallels Sympaug Pond, the headwaters of Sympaug Brook. Appropriate stormwater management best management practices associated with any new development are of paramount

importance as water quality in the lower reaches (and possibly the upper reaches) of Sympaug Brook are impaired for designated uses related to both Aquatic Life and Recreation.

Sympaug Brook is listed as impaired in the *State of Connecticut Integrated Water Quality Report*; the stretch from its confluence with the Still River upstream to the Wooster Street crossing in Danbury does not meet the designated uses of aquatic life and recreation. There is insufficient information to assess the upstream stretch to its headwaters at the Sympaug Pond dam outlet. The impaired stretch is included in *A Total Maximum Daily Load Analysis for Recreational Uses of the Still River Regional Basin* because of impairment of recreational use due to bacteria. The document is available on-line at: [Still River TMDL](#).

Several studies examining the bacteria removal performance of stormwater best management practices suggest that flow reduction is the most effective approach to pathogen attenuation in stormwater. Where building renovation and site improvements are proposed, the Department strongly recommends the use of low impact development (LID) practices for infiltration of stormwater on-site. Although LID techniques are not primarily designed to reduce pathogen pollution, their mitigation of hydrologic impacts is likely to reduce pathogen loading from stormwater by reducing the volume and rate of runoff from a given area.

Key strategies for effective LID include: managing stormwater close to where precipitation falls; infiltrating, filtering, and storing as much stormwater as feasible; managing stormwater at multiple locations throughout the landscape; conserving and restoring natural vegetation and soils; preserving open space and minimizing land disturbance; designing the site to minimize impervious surfaces; and providing for maintenance and education. Water quality and quantity benefits are maximized when multiple techniques are grouped together. Consequently, we typically recommend the utilization of one, or a combination of, the following measures:

- the use of pervious pavement or grid pavers (which are very compatible for parking lot and fire lane applications), or impervious pavement without curbs or with notched curbs to direct runoff to properly designed and installed infiltration areas,
- the use of vegetated swales, tree box filters, and/or infiltration islands to infiltrate and treat stormwater runoff (from building roofs and parking lots),
- the minimization of access road widths and parking lot areas to the maximum extent possible to reduce the area of impervious surface,
- if soil conditions permit, the use of dry wells to manage runoff from the building roofs,
- the use of vegetated roofs (green roofs) to reduce the runoff from buildings,
- proper treatment of special activity areas (e.g. loading docks, covered maintenance and service areas),
- the installation of rainwater harvesting systems to capture stormwater from building roofs for the purpose of reuse for irrigation, and
- providing for pollution prevention measures to reduce the introduction of pollutants to the environment.

The effectiveness of various LID techniques that rely on infiltration depends on the soil types present at the site. According to the Natural Resources Conservation Service's Soil Web Survey, the soils at the site have varied ratings, ranging from least to somewhat suitable in their capacity for stormwater management practices involving pervious paving or infiltration. However, infiltration practices may be suitable at this site. Soil mapping consists of a minimum

3 acres map unit and soils may vary substantially within each mapping unit. Test pits should be dug in areas planned for infiltration practices to verify soil suitability and/or limitations. Planning should insure that areas to be used for infiltration are not compacted during the construction process by vehicles or machinery. The siting of areas for infiltration must also consider any existing soil or groundwater contamination.

The Department has compiled a listing of web resources with information about watershed management, green infrastructure and LID best management practices. It may be found on-line at: [LID Resources](#). The *Low Impact Development Appendix* to the *Connecticut Stormwater Quality Manual* also includes a section on urban retrofits and redevelopment. It is available on-line at: [LID Appendix](#).

The Natural Resources Conservation Service's soil survey depicts a lobe of Ridgebury, Leicester & Whitman extremely stony soils, a regulated wetland soil, associated with a drainage way in the Trowbridge Road extension parcel. Existing wetlands and watercourses at the site should be delineated by a certified soil scientist. Any subsequent development, including both buildings and access roadways, should avoid regulated areas to the maximum extent practicable. Unavoidable impacts should be mitigated and buffer areas established to further protect wetlands and watercourses.

Any inland wetlands or watercourses at the site are regulated by the local inland wetlands agency, pursuant to section 22a-42 of the Connecticut General Statutes (CGS). Many local agencies have established setback or buffer areas that require review and approval of activities within these upland areas adjacent to wetlands or watercourses. The local agency should be contacted regarding permit requirements.

The soils at the site are generally rated as very severe for erosion hazard potential. In order to protect wetlands and watercourses on and adjacent to the site, strict erosion and sediment controls should be employed during construction. The *Connecticut Guidelines for Soil Erosion and Sediment Control* prepared by the Connecticut Council on Soil and Water Conservation in cooperation with DEEP is a recommended source of technical assistance in the selection and design of appropriate control measures. The 2002 revised edition of the Guidelines is available online at: [Erosion Control Guidelines](#). A *Low Impact Development Appendix* to the Guidelines has been prepared to provide specific guidance on low impact development techniques. It is also available on-line at: [LID Appendix](#).

The Bethel Water Department's Water Supply Plan projects that by 2020, projected peak demand margin of safety is 1.12, below the DPH recommendation of 1.15 and that it would fall to 1.03 in 2050. According to the plan, "Bethel's current sources can maintain an adequate supply in regards to average daily and maximum month demands. Peak day demands, however, indicate a need to pursue alternative source options."

Wastewater from the Bethel sewer system is conveyed to the Danbury treatment plant. Their intermunicipal agreement with the city of Danbury is for 2 million gallons per day (MGD) of flow. Bethel is currently using between 1.0 and 1.1 MGD of that flow. The final plans and specifications for proposed sewer line extensions must be approved by the Municipal Facilities section of the Water Planning & Standards Division pursuant to section 22a-416 of the CGS before construction is initiated. For further information, contact the section at 860-424-3704.

Mark Hood

- 7 -September 6, 2013

The proposed expansion areas are not within the 100-year flood zone on the community's Flood Insurance Rate Map.

Thank you for the opportunity to review this proposal. If you have any questions concerning these comments, please contact me.

cc: Robert Hannon, DEEP/OPPD  
Nelson DeBarros, DEEP/WD  
Robert Hust, DEEP/WPSD  
Susan Peterson, DEEP/WPSD  
Laura Saucier, DEEP/WD  
Terri Schnoor, DEEP/WPSD  
Patricia Bisacky, DPH

STATE OF CONNECTICUT  
DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.  
Commissioner



Dannel P. Malloy  
Governor  
Nancy Wyman  
Lt. Governor

September 6, 2013

Mark Hood  
Department of Economic and Community Development  
505 Hudson Street  
Hartford, CT 06106

Re: Notice of Scoping for the for Francis J. Clarke Industrial Park Expansion

Dear Mr. Hood:

The Department of Public Health Drinking Water Section's Source Water Protection Unit has reviewed the above Notice of Scoping. Please refer to the attached report for our comments and recommendations.

If you have any questions regarding these comments, please call Pat Bisacky of this office at (860) 509-7333.

Sincerely,

  
Eric McPhee  
Supervising Environmental Analyst  
Drinking Water Section

Cc: Howard Dunn, Aquarion Water Company of Connecticut



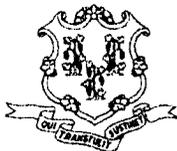
Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611  
410 Capitol Avenue, MS#51 WAT, P.O. Box 340308  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)

*Affirmative Action/Equal Opportunity Employer*

# STATE OF CONNECTICUT

## DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.  
Commissioner



Dannel P. Malloy  
Governor  
Nancy Wyman  
Lt. Governor

### MEMORANDUM

TO: Eric McPhee, Supervising Environmental Analyst

FROM: Patricia Bisacky, Environmental Analyst 3 *ppb*

DATE: September 6, 2013

SUBJECT: Notice of Scoping for Francis J. Clarke Industrial Park Expansion

DPH PROJECT #: 2013-0208

TOWN: Bethel

The Source Water Protection Unit of the Department of Public Health (DPH) Drinking Water Section (DWS) has reviewed the Notice of Scoping for the Francis J. Clarke Industrial Park Expansion. The Town of Bethel proposes to expand the existing Industrial Park by extending an existing roadway to include 50 additional acres and to develop three additional parcels within the existing park. Portions of this proposal fall within the public water supply watersheds of the Murphy Brook Diversion, an inactive source of public drinking water for the Bethel Water Department (PWSID# CT0090011), and the Saugatuck Reservoir, an active source of public drinking water for the Aquarion Water Company of Connecticut Main System (PWSID# CT0150011). Specifically, proposed Parcel A, proposed Parcel B, the western portion of Parcel C and the southernmost section of the roadway expansion are within public water supply watershed areas.

The DWS has the following comments regarding this Notice of Scoping:

- When a town such as Bethel is also a water company, the town-owned land within public water supply source water areas is class I or class II water company land pursuant to the definitions in Connecticut General Statutes (CGS) Section 25-37c. A desktop review of these areas indicates that a majority of the watershed land contained in this proposal is likely class II water company land. There may also be some class I water company land within these areas.
- Water companies must obtain approval from the Commissioner of Public Health pursuant to CGS Section 25-32 in order to change the use of class I or II water company land. The purpose of the permit approval process is to ensure that the purity and adequacy of sources of public drinking water are protected in perpetuity. There are specific uses that can be allowed by statute because they generally do not pose a significant threat to the purity and adequacy of a source of public drinking water. Such uses include recreational activities that do not require intense development or improvements for water supply purposes. There are also specific uses that may not be allowed because of their potential to adversely impact a source of public drinking water supply. These uses could include commercial and industrial uses.

Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611  
410 Capitol Avenue, MS#51WAT, P.O. Box 340308  
Hartford, Connecticut 06134-0308  
[www.ct.gov/dph](http://www.ct.gov/dph)



*Affirmative Action/Equal Opportunity Employer*

- It is noted that this industrial park is an existing use of class I and II water company land. However, developing additional lots within class I and II water company land would be considered a change in use, therefore subject to permitting under CGS Section 25-32. The language that allows specific uses and prohibits others was added to CGS Section 25-32 in 2000, and became effective on January 1, 2003. There was no grandfathering language included in the statute amendment; therefore the current law is applicable to this situation.
- If the Town intends to sell or lease Class II water company land, it should be aware that CGS Section 25-32(e) requires that the land that is sold or leased must be preserved in perpetuity. Preservation in perpetuity includes a statutory prohibition on the land being used for commercial or industrial purposes.
- The Locational Guide Map of the State of Connecticut Conservation and Development Policies Plan 2013-2018 (the Plan) indicates that the areas of industrial park expansion are within a Balanced Priority Funding Area, a Protected Land Area and a Priority Funding Area. Since this proposal is seeking to receive state funding, the action must be consistent with the policies of the Plan. The Balanced Priority Funding Area is so categorized because of the conservation value associated with the public water supply watershed. Therefore, a proposal for developing within the Balanced Priority Funding Area must be consistent with the policies of Growth Management Principle #5, Protect and Ensure the Integrity of Environmental Assets Critical to Public Health and Safety. These policies include:
  - Utilize an integrated watershed management approach to ensure that high quality existing and potential sources of public drinking water are maintained for human consumption.
  - Minimize the impacts of development on drinking water sources by utilizing development forms and densities that limit impervious surface coverage to 10% of the overall area to be developed and which preserves the most amount of land in a natural or undisturbed state.

It is recommended that the Town of Bethel reevaluate the proposed Industrial Park expansion and resubmit a proposal that is consistent with CGS Section 25-32 and the State of Connecticut Conservation and Development Policies Plan. In reevaluating this proposal, it is also recommended that the Town review the Memorandum of Decision in the Town of Wallingford v. State of Connecticut, Department of Public Health, No. CV020515569, Superior Court of Connecticut, Judicial District of New Britain at New Britain dated July 27, 2005, in order to develop an understanding of the intent of the water company land laws and how they have historically been applied.



STATE OF CONNECTICUT  
OFFICE OF POLICY AND MANAGEMENT  
INTERGOVERNMENTAL POLICY DIVISION

Sept. 6, 2013

Mark Hood  
Department of Economic and Community Development  
505 Hudson Street  
Hartford, CT 06106

Re: Notice of Scoping – proposed expansion of the Francis J. Clarke Industrial Park,  
Bethel

Dear Mark:

The Office of Policy and Management (OPM) has reviewed the Notice of Scoping for the proposed expansion of the Francis J. Clarke Industrial Park in Bethel and submits the following comments:

- The existing industrial park was the subject of a CEPA review 30 years ago. Please summarize the findings from that review and any mitigation measures that were proposed. Did those measures mitigate the effects of the industrial park development as intended?
- The Scoping Notice states that *"the town is proposing to create three additional lots within the existing industrial park in areas previously classified as open space in the MDP Project Plan Report."* Please explain why those lots were originally classified as open space and how that designation was recorded. The Scoping Notice also says, "The property located on the west side of the proposed Trowbridge Drive extension will remain open space." If DECD determines that open space is a necessary mitigation measure to offset impacts associated with the industrial park expansion, how will it seek to preserve such property in the future?
- The 1983 CEPA review identified concerns about potential impacts on the pond southeast of the existing industrial park and on other downstream waters. Although not conclusive, imagery available via the CT Environmental Conditions Online Aerial Photo Viewer suggests that the parcels closest to the pond may be contributing to runoff that is affecting water quality. What measures can be taken to ensure that runoff from the industrial park (existing and proposed) is managed in a manner that minimizes impacts to the pond.
- Have there been any recent studies to determine the demand for industrial land in the Greater Danbury area, and, if so, how does that demand compare with the

regional supply of industrial-zoned property? Based on past experience, what are the general differences in the nature and scope of potential impacts to the environment (direct and indirect) when DECD sponsors industrial development projects in areas with existing infrastructure, versus in areas where state assistance is requested to help build out the infrastructure?

Thank you for the opportunity to respond to DECD's Notice of Scoping and please feel free to contact me if you have any questions.

Sincerely:

A handwritten signature in black ink, appearing to read 'Bruce Wittchen', written in a cursive style.

Bruce Wittchen  
Office of Policy & Management  
450 Capitol Ave, MS# 54ORG  
Hartford, CT 06106