

TOWN OF BETHEL

Plan of Conservation and Development

Data Analysis

October 3, 2018



MILONE & MACBROOM

AGENDA

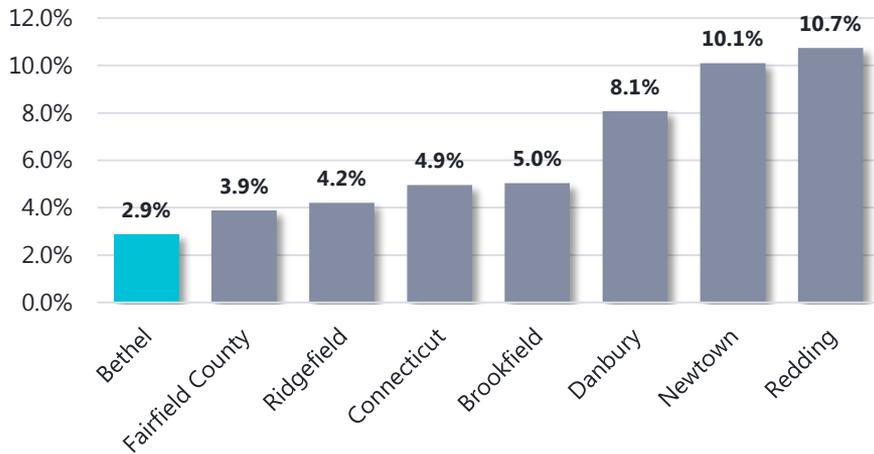
- Demographics
- Housing
- Natural Resources
- Sewer & Water
- Land Use & Zoning
- Parks, Open Space & Recreation
- Economic Development
- Transportation
- Community Facilities

A photograph of a marching band performing in a parade. The band members are wearing maroon uniforms with white accents and tall, white, feathered hats. They are carrying large, yellow and white flags with a red and white swirl pattern. In the foreground, two members hold a large, red banner with white and yellow text and a tiger logo. The banner reads "BETHEL HIGH SCHOOL" at the top, "MARCHING" on the left, "BAND" on the right, and "BETHEL, CONNECTICUT" at the bottom. The scene is outdoors on a street with trees and buildings in the background. The word "DEMOGRAPHICS" is overlaid in large white letters across the center of the image.

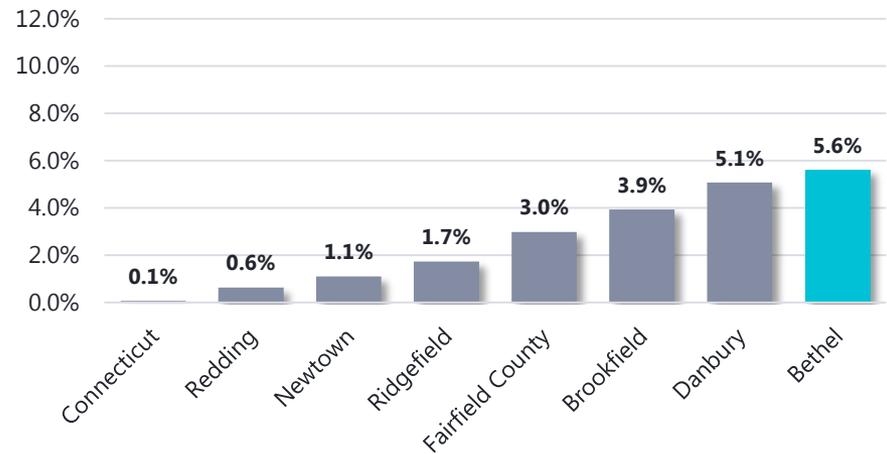
DEMOGRAPHICS

POPULATION

Percent Change in Population 2000-2010



Percent Change in Population 2010-2016



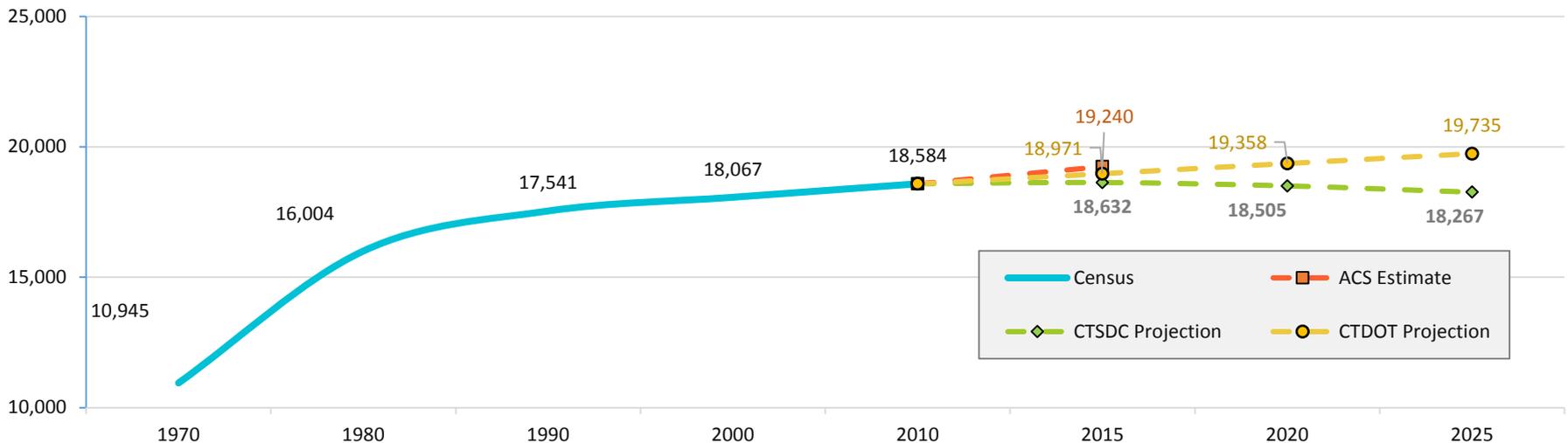
Source: U.S. Census 2000 & 2010, CT DPH 2016 Population Estimates

- Bethel had the smallest percent change in population compared to neighboring towns between the 2000 and 2010 census.
 - During this time period, Bethel experienced natural increase (more births than deaths) and net out-migration, or more residents moving out of Bethel than moving in
- Between 2010 and 2016, Bethel has been the fastest growing amongst its peer towns and one of the fastest growing towns in the state
 - **Most of the population growth since 2010 has been attributed to net in-migration**, or more residents moving in to Bethel than moving out.

POPULATION PROJECTIONS

- CTDOT projects a small increase in Bethel population between 2015 to 2025, reaching 19,735 by 2025.
- CTSDC projects that Bethel's population will peak and begin to fall in 2015 to 2025.
- 2015 ACS data shows that **Bethel is outpacing CTDOT Projections**

Historical and Projected Population in Bethel: 1970 to 2025

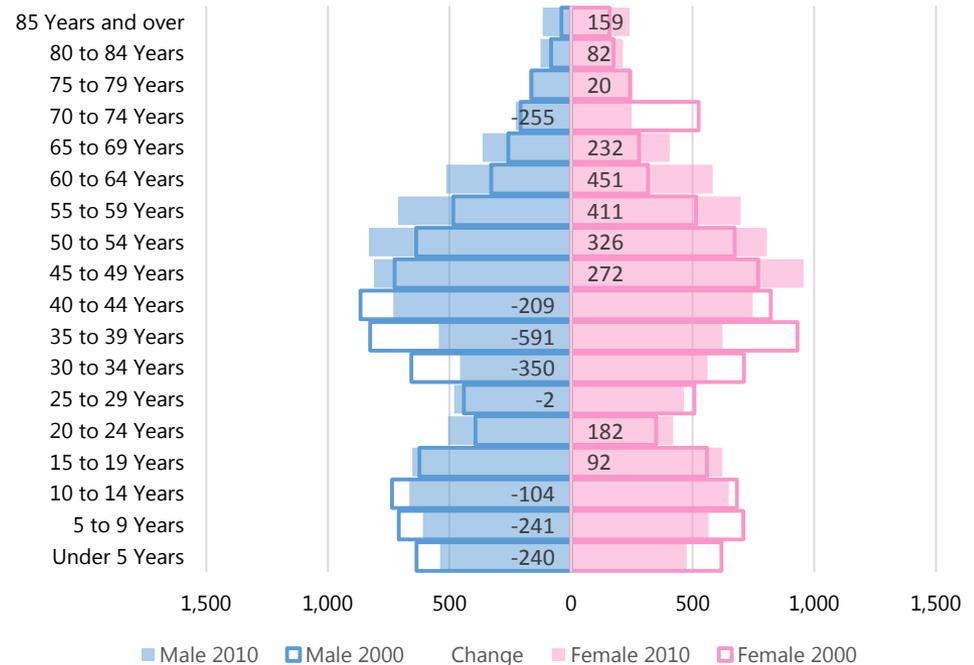


Sources: U.S. Census Bureau Decennial Census, 1970-2010. 2015 ACS 5-Year Estimates. Projected Population by CTDOT and CTSDC.

AGE

- **Bethel is aging.** The median age of Bethel residents increased from 37.1 2000 to 41.6 in 2010. 2016 estimates show that Bethel’s median age has continued to grow and is now 42.7 years old.
- Decline in 30 to 44 age cohort and corresponding drop in children under the age of 15.
- Largest population growth in the 45 to 64 age cohort – corresponds with the aging of the “baby boomers”

Age Composition in Bethel: 2000 to 2010



Sources: U.S. Census Bureau Decennial Census 2000, 2010.

HOUSEHOLDS

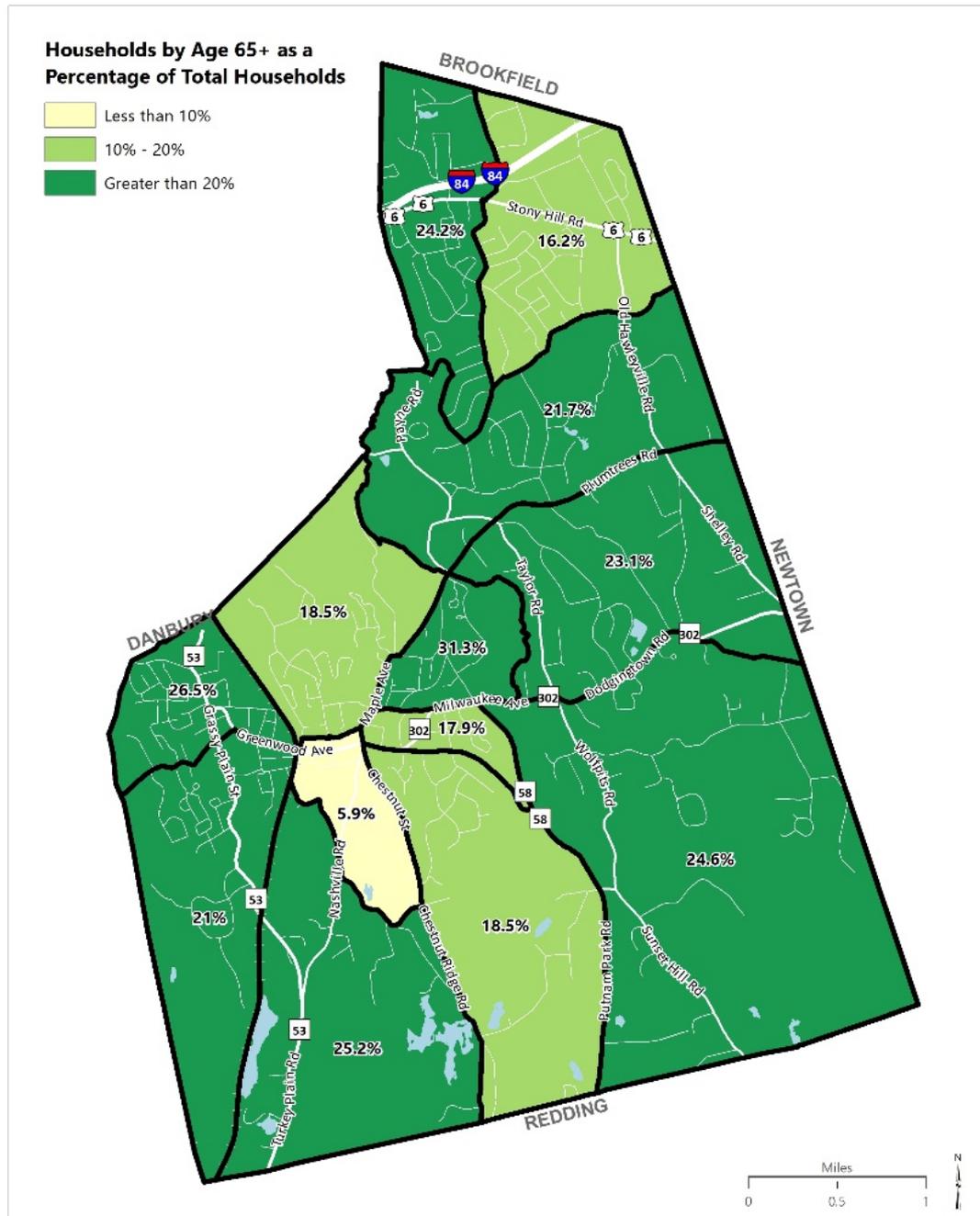
- The total number of households in Bethel increased by 433 from 2000 to 2010, an increase of 6.7%.
 - **Average household size is decreasing.** Households increased at a much faster rate than population. Average household size declined from 2.74 people per household in 2000 to 2.65 people per household in 2010.
 - Notable decreases were seen in Family Households with children under the age of 18 as well as Married Couple Families with own children under 18, showing decreasing by 6.4% and 10.2% respectively.

- The largest change in households was seen by Other Family Households, which, demonstrated a 56.9% increase between 2000 and 2010.

Households by Type	Year		Change 2000 to 2010	
	2000	2010	Number	Percent
Family Households	4846	4989	143	3.0%
With own children under 18	2511	2350	-161	-6.4%
Married Couple Family	4059	4068	9	0.2%
With Own Children Under 18	2111	1895	-216	-10.2%
Other Family Households	587	921	334	56.9%
With Own Children Under 18	306	455	149	48.7%
Nonfamily Households	1659	1949	290	17.5%
Householder Living Alone	1339	1598	259	19.3%
Householder 65 Years And Over	498	623	125	25.1%
Total Households	6505	6938	433	6.7%

DEMOGRAPHIC SPOTLIGHT: SENIORS

- Households headed by someone age 65+ are a good indicator of future housing turnover and demand for senior services.
- Senior population concentrated outside of the Downtown** – corresponds with neighborhoods that are predominantly single-family residential homes



RACE AND ETHNICITY

- **The population of Bethel is becoming more diverse**
 - Hispanic or Latino population more than doubled between 2000 and 2010.
 - Growth in the “Some Other Race” (167.5%), Black or African American (50.4%), Asian (30%), and Two or More Races (28.8%)
- Non-Hispanic White population declined by nearly 200 people or -1.1% between 2000 and 2010.

Mutually Exclusive Racial or Ethnic Group	2000		2010		Change 2000 to 2010	
	Count	% of Total	Count	% of Total	Net	Percent
Not Hispanic or Latino	17,398	96.3%	17,165	92.4%	-233	-1.3%
American Indian	25	0.1%	8	0.0%	-17	-68.0%
Asian	641	3.5%	833	4.5%	192	30.0%
Black or African American	228	1.3%	343	1.8%	115	50.4%
Hawaiian or Pacific Islander	7	0.0%	6	0.0%	-1	-14.3%
Some other Race	197	1.1%	527	2.8%	330	167.5%
Two or More races	274	1.5%	353	1.9%	79	28.8%
White	16,692	92.4%	16,504	88.8%	-188	-1.1%
Hispanic or Latino (of all races)	669	3.7%	1,419	7.6%	750	112.1%
Total Population	18,067	100.0%	18,584	100.0%	517	2.9%

Source: U.S. Census Bureau - 2000 and 2010 Decennial Census

INCOME

Median Households Income

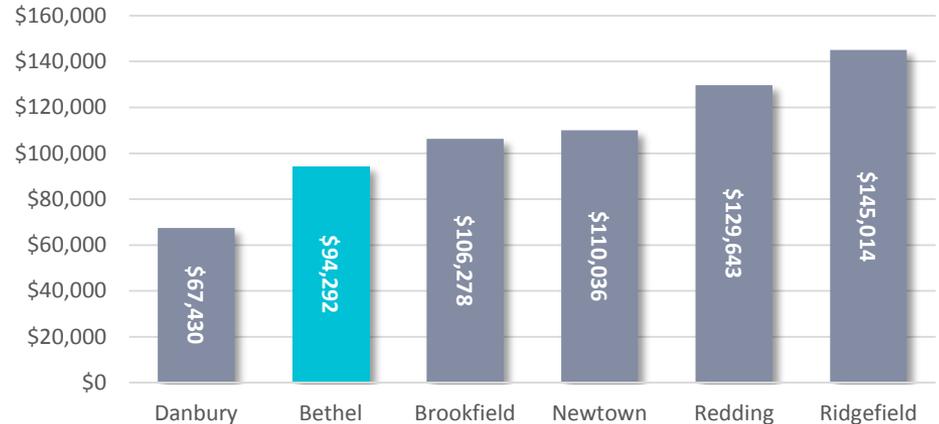
All Households: \$94,292

Family Households: \$110,246

Non-Family Households: \$51,429

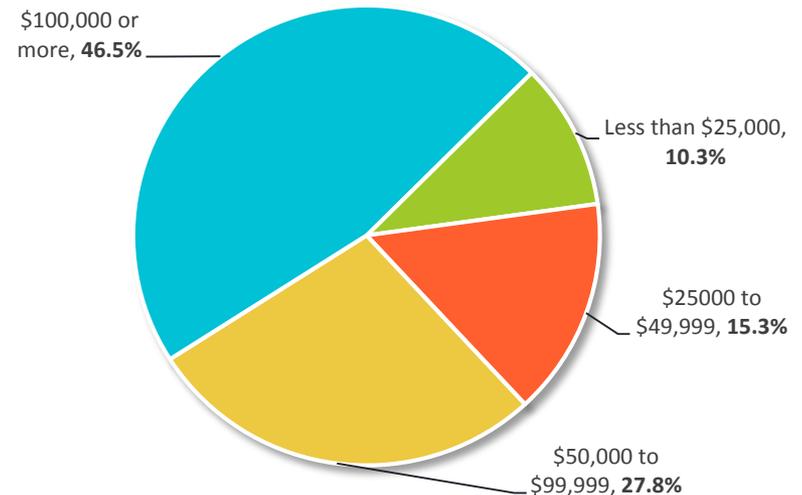
- Median Household Income is about 30% higher than state average but second lowest out of neighboring towns
- Median income for family households is more than double that of non-family households (single people, unrelated persons living together)

Median Household Income 2016



Source: 5YR American Community Survey 2016

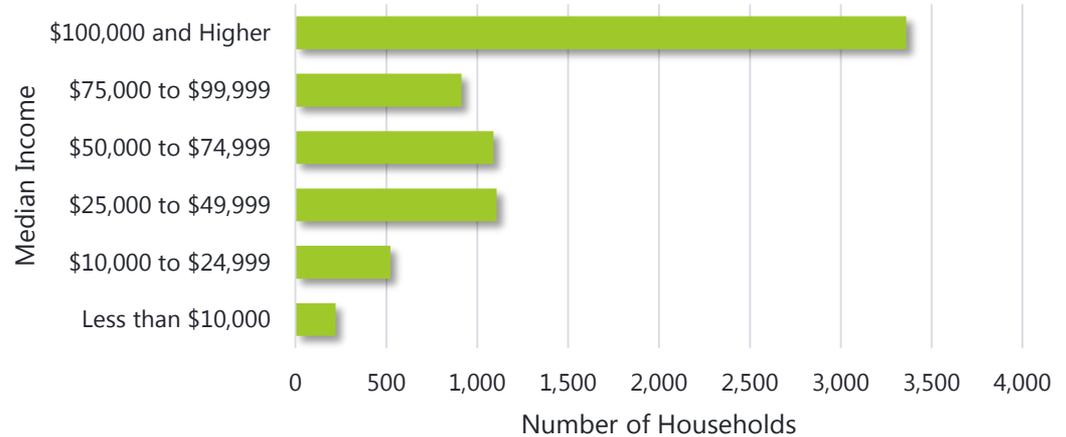
Household Income Distribution in Bethel: 2012-2016



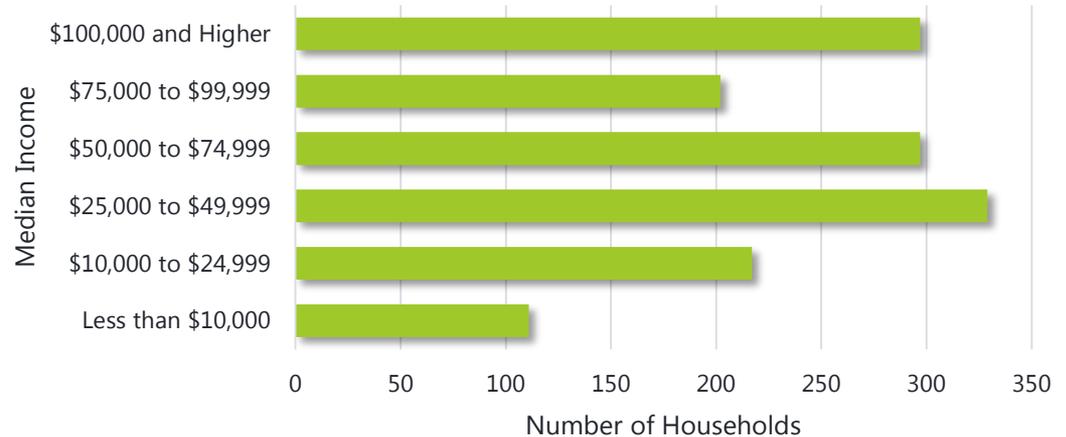
INCOME

- Just under half of households make greater than \$100,000 per year
- Median Household Income for seniors is \$57,669 – overall distribution shows much higher proportion of seniors in the lower income groups
- **Over 20% of senior households make less than \$25,000 per year**

Household Income Distribution: 2016

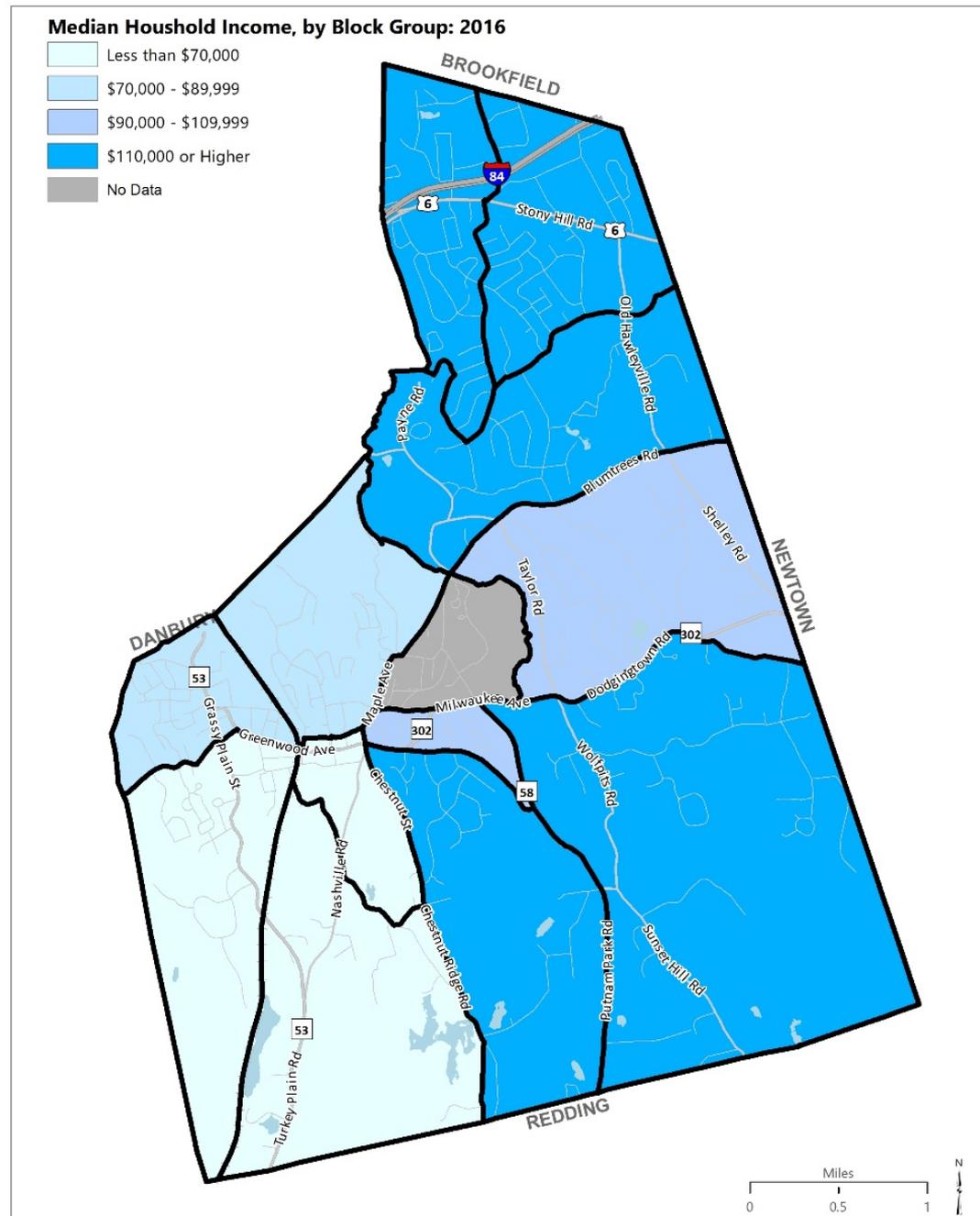


Income Distribution of Householders 65+: 2016



INCOME

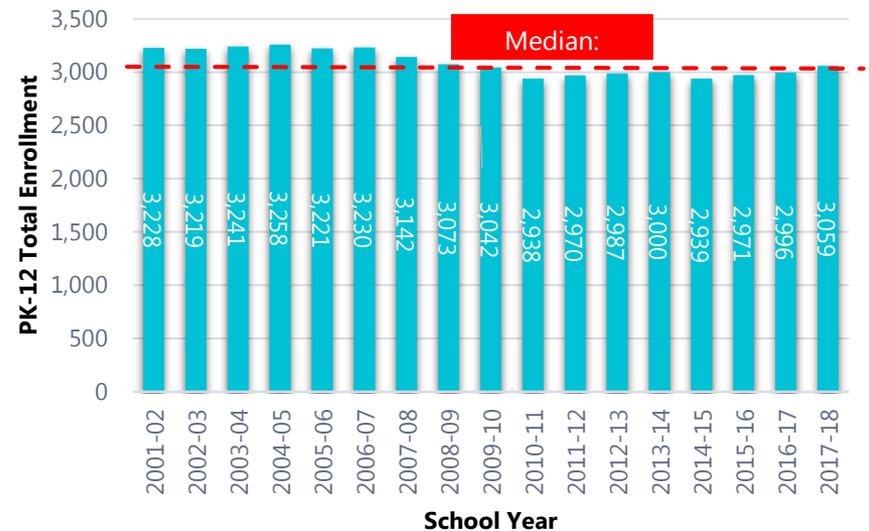
- Highest household incomes in northeast and southeast Bethel (\$110,000 or Higher)
- Lowest household incomes in southwestern Bethel (Less than \$70,000)



SCHOOL ENROLLMENT TRENDS

- Most recent enrollment peak in 2004-05 at 3,258 students
- Dropped by about 10% between 2004-05 and 2010-11
- Enrollments have fluctuated since 2010-11
- Enrollment has increased by 4% over the last three school years

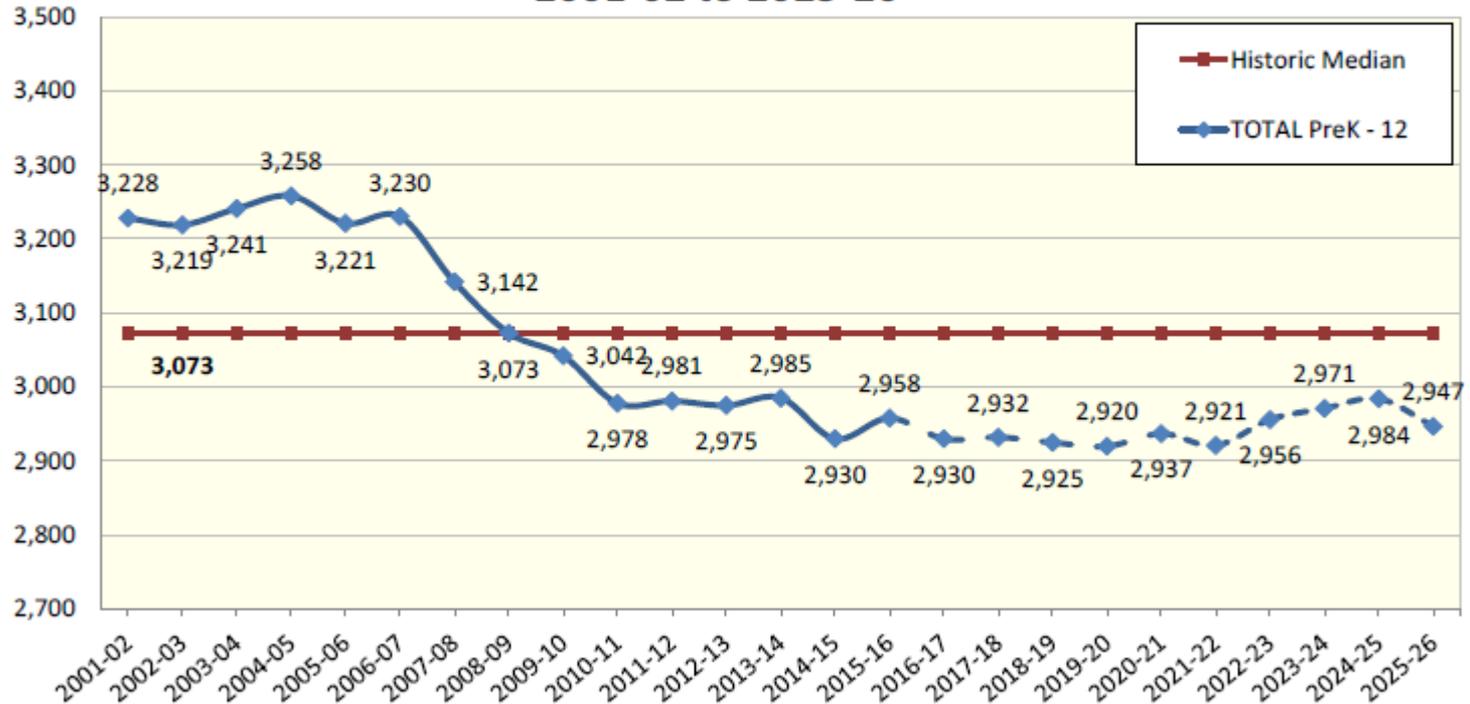
**Town of Bethel Public School
Enrollment: 2001-02 to 2017-18**



Source: Connecticut State Department of Education; EdSight Enrollment database

SCHOOL ENROLLMENT PROJECTIONS

Enrollment Projections
Bethel Public Schools, PreK - 12th Grade
2001-02 to 2025-26



Sources: CT Dept. of Ed. CeDar and Bethel Public Schools (2011-12 & 2015-16); projections prepared by MMI.

- Although Bethel school enrollment has dipped below the long term historic median from the “Great Recession”, future enrollment is anticipated to fairly stable at just under 3,000 students
- **Actual enrollments are ~100 students higher than projections in 2017-18**



HOUSING

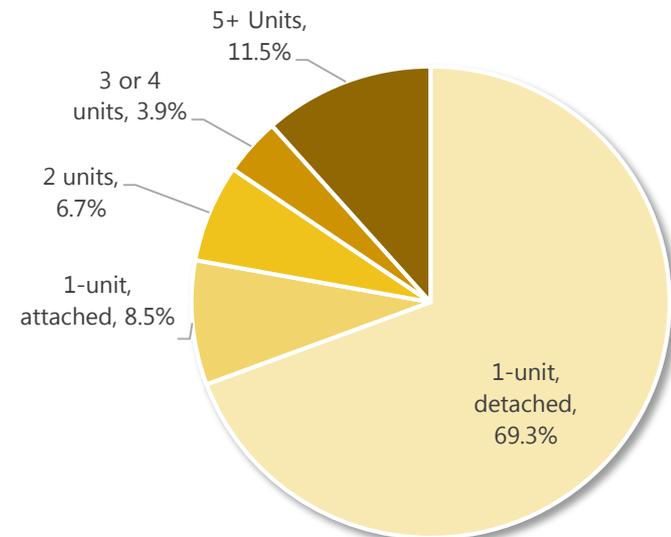
HOUSING STOCK CHARACTERISTICS

- Since 2010, Bethel has added 450 housing units
- **Bethel has the 6th highest housing growth rate in the state since 2010**
 - More than double the county growth rate and triple the state rate
- As of 2016 a majority of Bethel's housing units (69.3%) were single-family detached units.
- Multi-family housing made up 22.1% of Bethel's housing stock
 - Evenly distributed between smaller (2-4 family) and larger (5+ unit) structures

Municipality	Housing Units		
	2010	2017	Change
Danbury	31,154	32,917	5.7%
Bethel	7,310	7,769	6.3%
Brookfield	6,562	6,822	4.0%
Newtown	10,061	10,229	1.7%
Ridgefield	9,420	9,584	1.7%
Redding	3,811	3,813	0.1%
Fairfield County	361,221	371,239	2.8%
Connecticut	1,487,891	1,514,065	1.8%

Source: Connecticut Department of Economic and Community Development

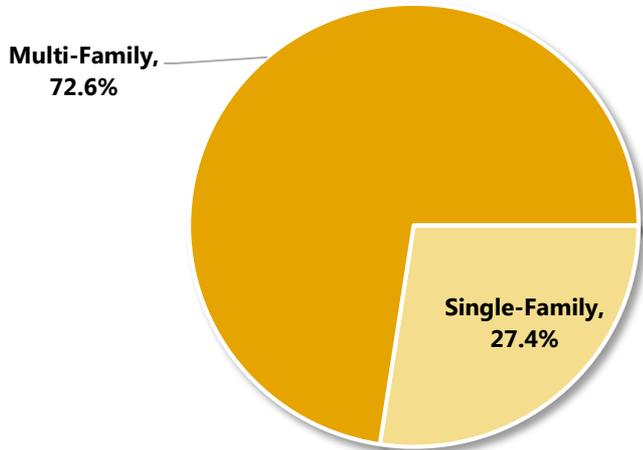
Bethel Housing, by Units in Structure: 2016



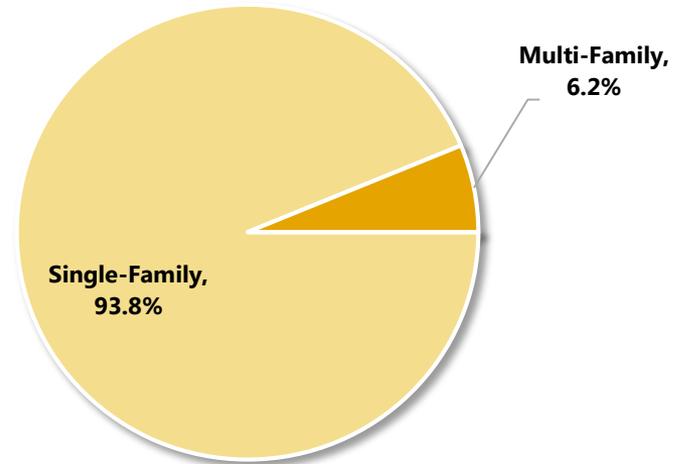
Source: American Community Survey, 5-Year Estimates: 2012-2016

HOUSING STOCK CHARACTERISTICS

Renter-Occupied Housing Units



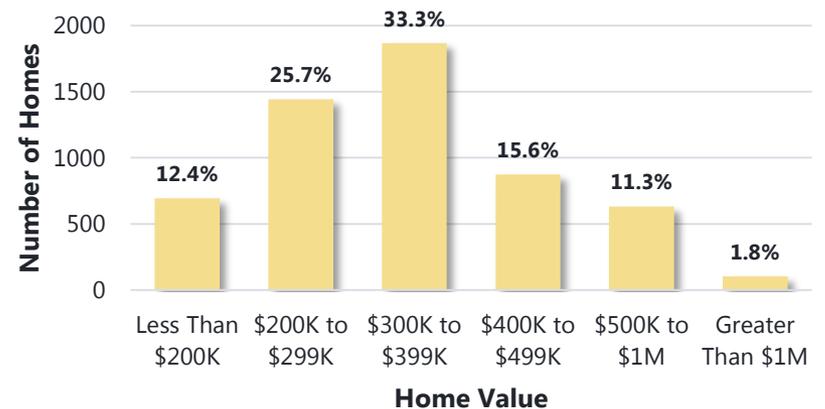
Owner-Occupied Housing Units



Distribution of Gross Rent



Home Value Distribution

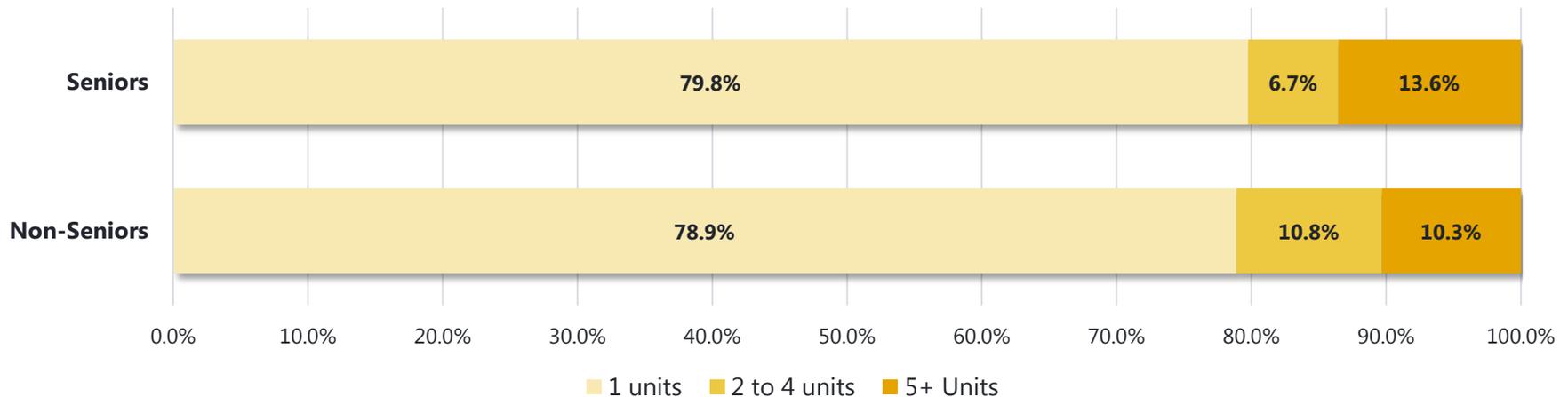


Source: American Community Survey, 5-Year Estimates: 2012-2016

HOUSING SPOTLIGHT: SENIORS

- 80% of seniors live in single-family housing units (including attached units).
- 82% of seniors own their home.
 - 58% of senior homeowners own their home “free and clear”
- Seniors are more likely to live in owner-occupied single-family homes compared to non-seniors.** Suggests that most seniors in town are aging in place

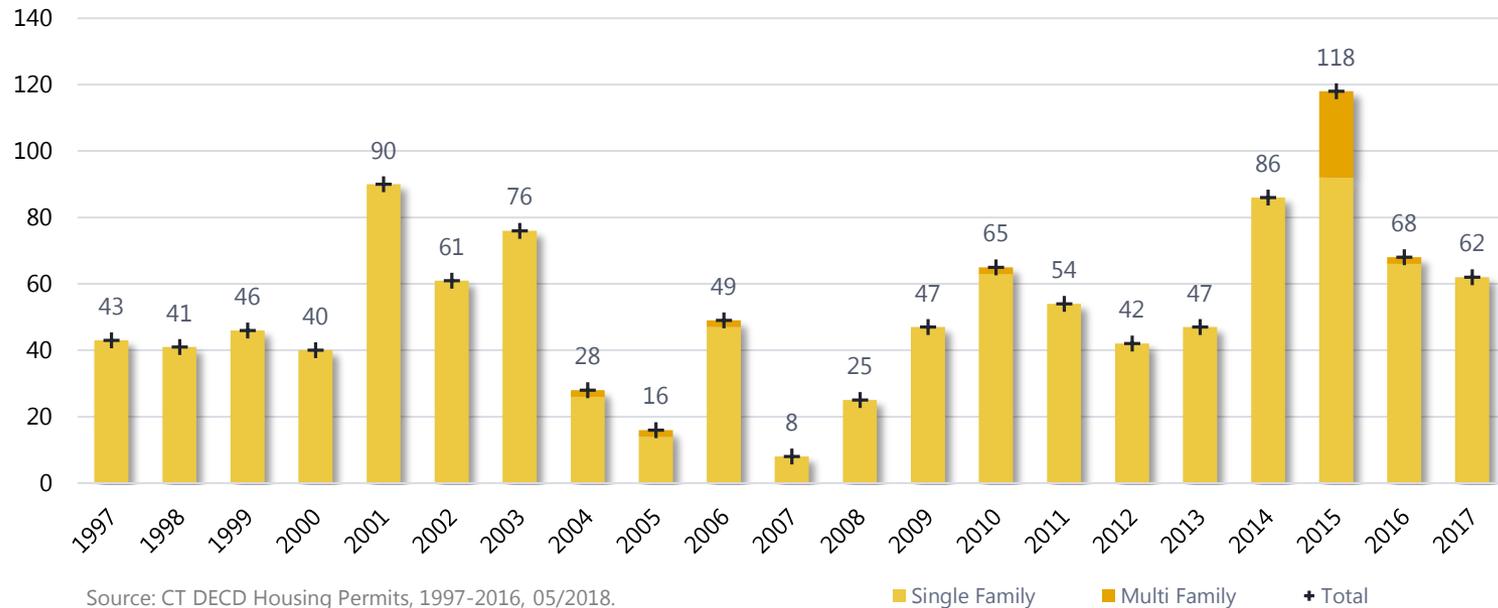
Comparison of Bethel Seniors and Non-Seniors, by Housing Unit Type: 2016



Source: American Community Survey, 5-year Estimates: 2016, Table B25125

REAL ESTATE MARKET TRENDS

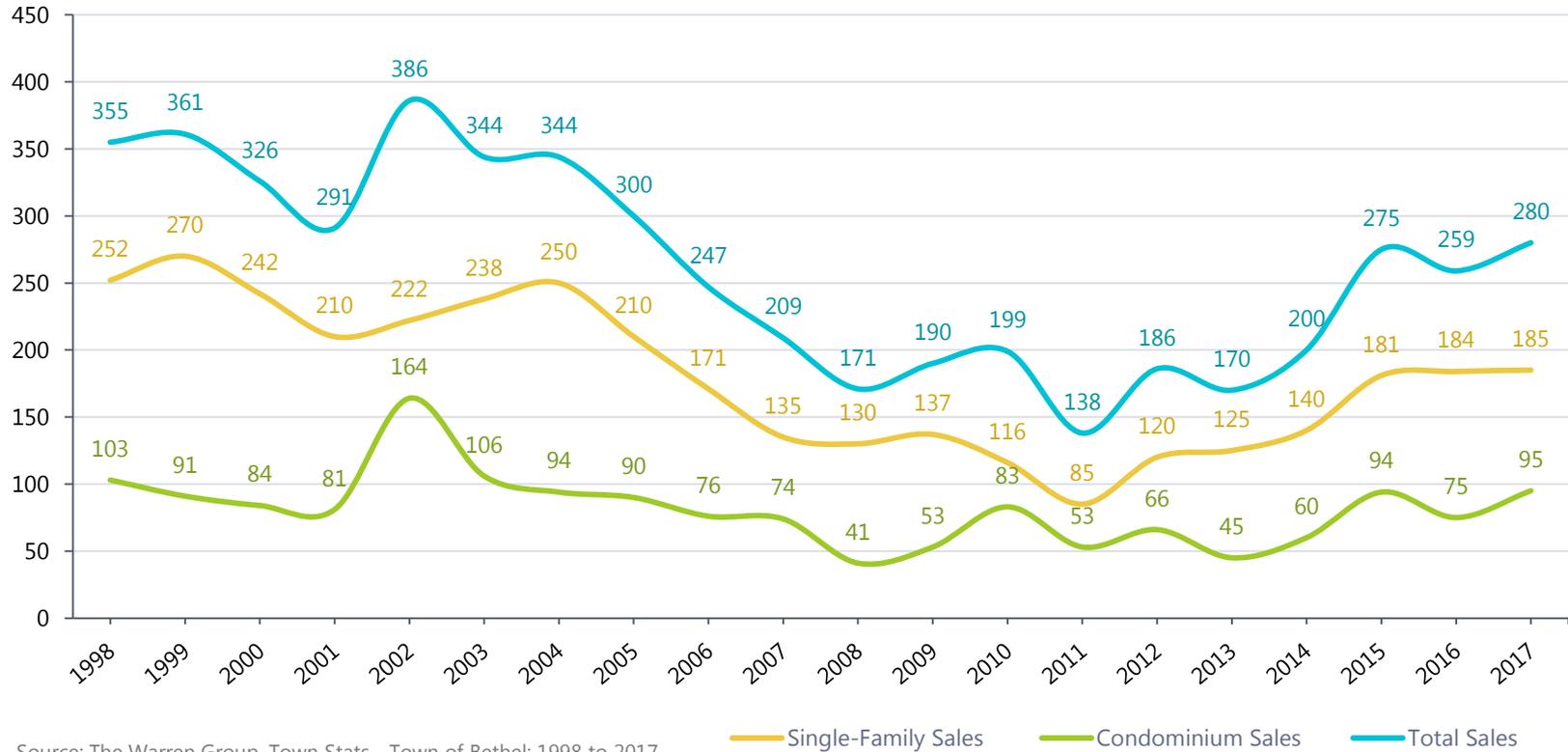
Housing Permit Activity in Bethel, by Number of Units: 1997 to 2017



- Housing starts have rebounded since the recession
- Over the last four years, housing permit activity has averaged 77 units per year - similar level to the early 2000s
 - 118 permits in 2015 was the highest number of annual permits issued over the last 20 years
- Major housing developments since 2008 include Copper Square, Bethel Crossing, Summit at Bethel, Bethel Meadows, and Timber Oak

REAL ESTATE MARKET TRENDS

Bethel Home Sale Trends: 1998 to 2017



- **Home sales are beginning to recover** – last three years have averaged ~270 sales per year, a rate last seen in the mid 2000s

REAL ESTATE MARKET TRENDS

Comparison of Median Single-Family Home Sale Prices: 2008 and 2017



Source: The Warren Group

- **Housing in Bethel remains more affordable than most peer towns**
- **Median single-family home sale prices are still well below their 2005 peak.**
- Bethel's 2017 median sale price is 85.3% of median sale price ten years ago – about on par with Fairfield County as a whole and in the middle of peer towns
 - May be limiting housing turnover for residents who bought in the mid to late 2000s.

AFFORDABILITY OF HOUSING

- The Department of Housing and Urban Development (HUD) recommends that no more than 30% of household income be spent on housing. This includes mortgage or rent, property taxes, HOA fees, insurance, and utilities.
- Households that spend more than 30% of income on housing may have difficulty affording other necessities such as food, clothing, transportation, and medical care.
- HUD determines Fair Market Rents which identifies maximum rental limits for HUD tenant rental assistance programs. These limits are determined based on area incomes (cost of living taken into account) and assume that recipient households pay no more than 30% of their income towards housing.

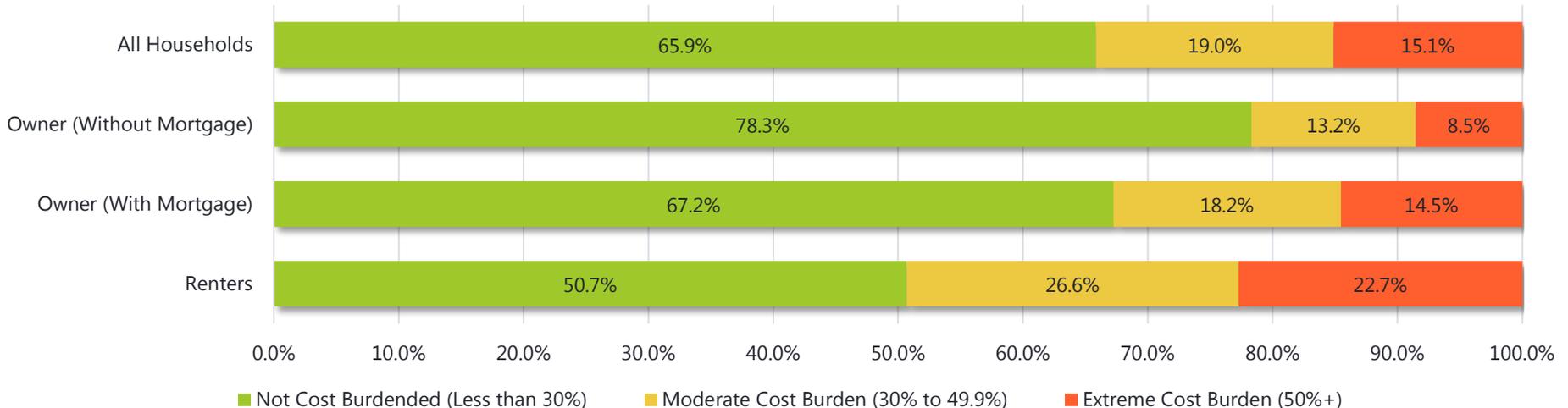
HUD Fair Market Rents for the Town of Bethel, by Number of Bedrooms: FY2018

Year	Efficiency/ Studio	One Bedroom	Two Bedroom	Three- Bedroom	Four Bedroom
Fair Market Rents FY18	\$1,026	\$1,280	\$1,609	\$2,017	\$2,512

AFFORDABILITY OF HOUSING

- About 34% of Bethel households pay more than 30% of their income towards housing. Similar rate to neighboring towns slightly below state and county averages
 - **19% have a Moderate Cost Burden** (30% to 49% of income spent on housing)
 - **15% have an Extreme Cost Burden** (50%+ of income spent on housing)
- Renters are more likely to be cost burdened (49%) than homeowners (30%)
- Seniors are more likely to be cost burdened (41%) than non-seniors (32%)

Affordability of Housing, by Tenure: 2016



AFFORDABILITY OF OWNER-OCCUPIED HOUSING

All Households

Senior Households

Median Household Income: 2016

\$94,292

\$57,669

**Maximum Monthly Housing Budget
(30% of Household Income)**

\$2,357 per month

\$1,442 per month

Maximum Monthly Homeowner Costs

\$1,357 Mortgage P&I
\$606 Property Taxes
\$394 Utilities/Insurance

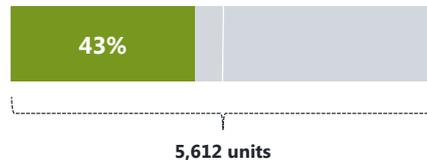
\$830 Mortgage P&I
\$371 Property Taxes
\$241 Utilities/Insurance

Maximum Affordable Home Value

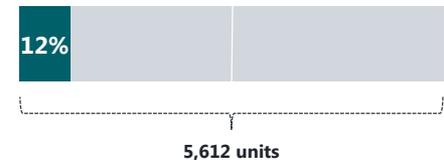
\$316,000

\$193,000

The average household in Bethel can afford to buy ~43% of the owner-occupied units in town



The average senior household in Bethel can afford to buy ~12% of owner-occupied units in town



AFFORDABILITY OF RENTAL HOUSING

All Households

Senior Households

Median Household Income: 2016

\$94,292

\$57,669

Maximum Monthly Housing Budget (30% of Household Income)

\$2,357 per month

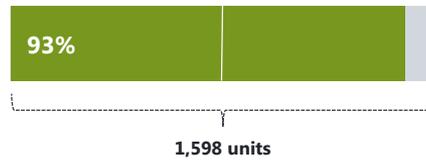
\$1,442 per month

Maximum Monthly Rental Costs ¹

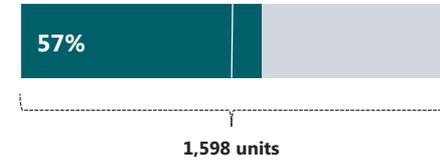
\$1,964 monthly rent
\$393 monthly utilities/fees

\$1,202 monthly rent
\$240 monthly utilities/fees

The average household in Bethel can afford to rent ~93% of the rental units in town

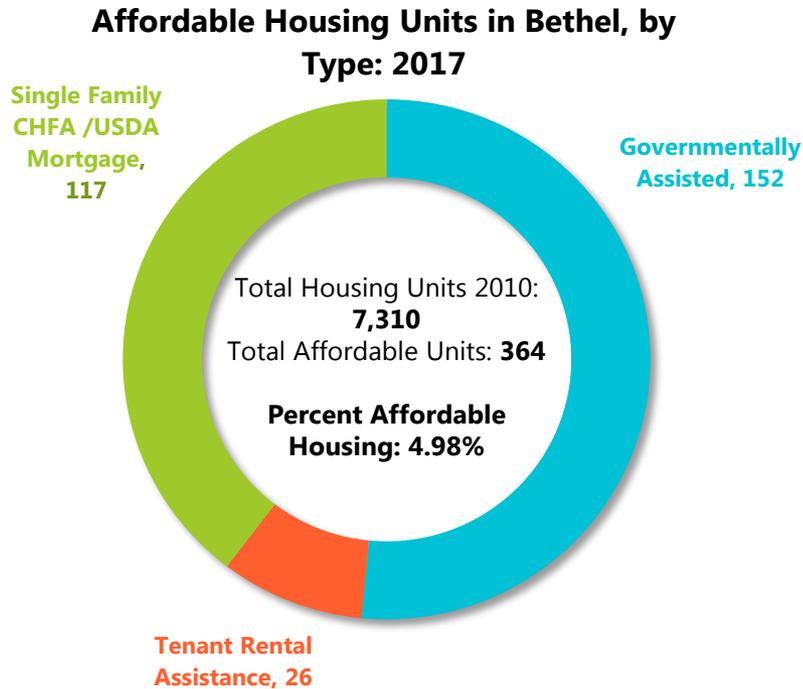


The average senior household in Bethel can afford to rent ~57% of the rental units in town



1. According to the American Community Survey, renters spent 83.3% of their housing costs on contract rent, and the remaining 16.7% of housing costs on utilities and fees

AFFORDABILITY OF HOUSING



Source: Connecticut Department of Housing – Affordable Housing Appeals List: 2017
CHFA – Connecticut Housing Finance Authority
USDA United States Department of Agriculture

- The number of affordable housing units in Bethel in 2017 was 364, or roughly 5% of total housing units.
- Affordable percentage has gone down slightly in recent years. Have any affordable units come off line?
- **Bethel needs at least an additional 404 affordable units to meet state's 10% affordable housing goal.**

Affordable housing properties include:

- Reynolds Ridge (BHA): 80 units age-restricted and disability housing
- Phineas Park (BHA): 25 units of individual and family housing
- Bishop Curtis/Simeon Village (private): 40 units run through housing authority

AFFORDABLE HOUSING TRUST FUND

- In 2008 the Town approved an ordinance establishing an Affordable Housing Trust Fund that raises money through a “payment in lieu of” system.
- Developers must pay \$80,000 into the fund for every unit of affordable housing that they don’t build
- *Bethel Forward* Plan recommends that each project of 10 units or more within the TOD area shall provide a minimum of 10% affordable units (or pay into trust fund).
- What is the best strategy to leverage this fund to support future housing needs?



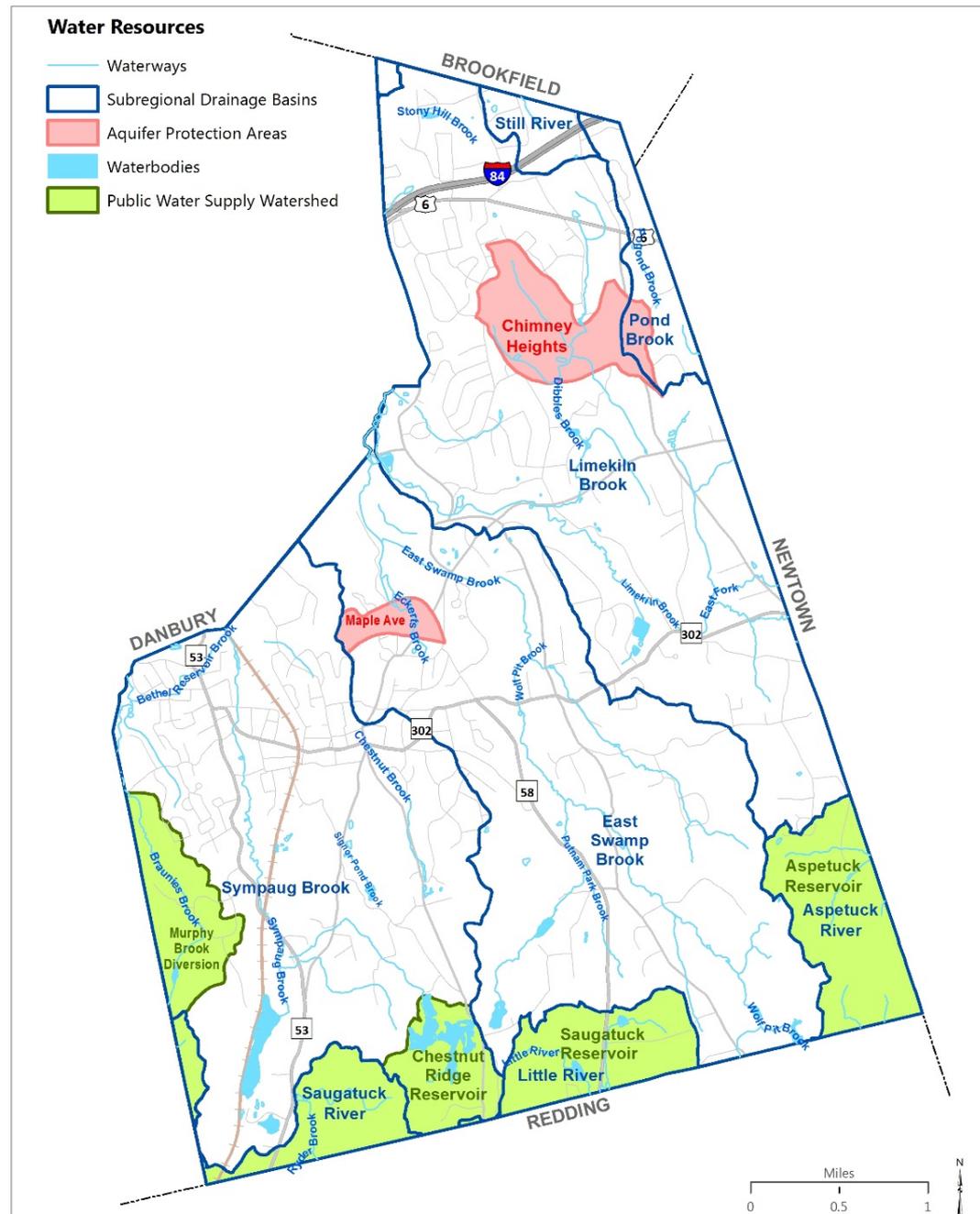
NATURAL RESOURCES

WATER RESOURCES

Aquifer Protection Areas

contribute to ground water and active public water supply wells or well fields.

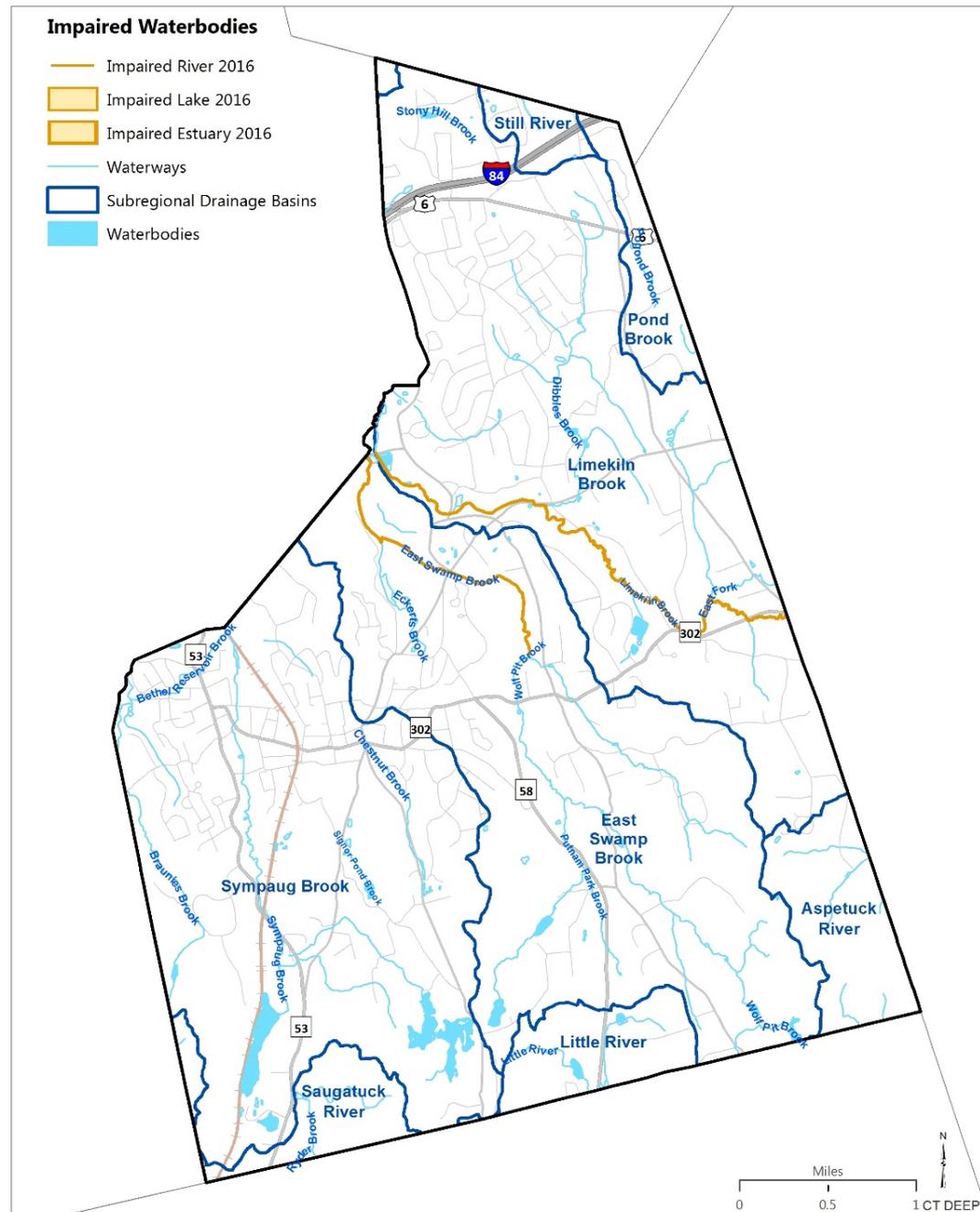
- Two Class A aquifers in Bethel surrounding the Maple Avenue and Chimney heights wellfields
- Town has Aquifer Protection Overlay Zone to restrict land uses that which may negatively impact aquifers and recharge areas
- Much of southern Bethel within a public water supply watershed or land that drains into a public drinking water supply



WATER RESOURCES

Impaired Waterbodies

- DEEP classifies East Swamp Brook and Limekiln Brook as “impaired for recreation”
 - Both waterbodies have levels of E. Coli bacteria that exceed thresholds that are safe for human recreation
- 2010 DEEP analysis of East Swamp Brook and Limekiln Brook indicates that bacterial levels are likely tied to illicit discharges, failed septic systems, and animal waste
 - Impacts of sanitary sewer extension in this area on water quality has yet to be determined
- “Total Maximum Daily Load” (TMDL) Plan for Sill River Watershed approved by EPA in 2010. Recommendations are being implemented as part of town MS4 Plan



WATER RESOURCES: MS4 PLAN

The Town MS4 plan is underway and is working to address the 6 minimum control measures with the best management practices. However, lack of funding from state remains a challenge to fully implementing MS4 Plan.

1. **Public Outreach and Education**

Disseminate Educational Brochures, Fact Sheets, Videos, Newspaper Articles, Publications, host seminars & Workshops, Household Hazardous Waste Days and Catch Basin Stenciling

2. **Public Involvement and Participation**

Implement a public involvement and participation program, public meetings and compliance with Local Public Notice and FOI requirements

3. **Illicit Discharge Detection & Elimination**

Map Town Drainage Systems, implement an Illicit Discharge Elimination Program, review ordinance & revisions, and provide Outfall Inspection Monitoring & Training

4. **Construction Site Stormwater Runoff Control**

Implement regulation reviews & revisions, develop fact sheets, a plan review, inspection & inspection training

5. **Post-Construction Stormwater Management**

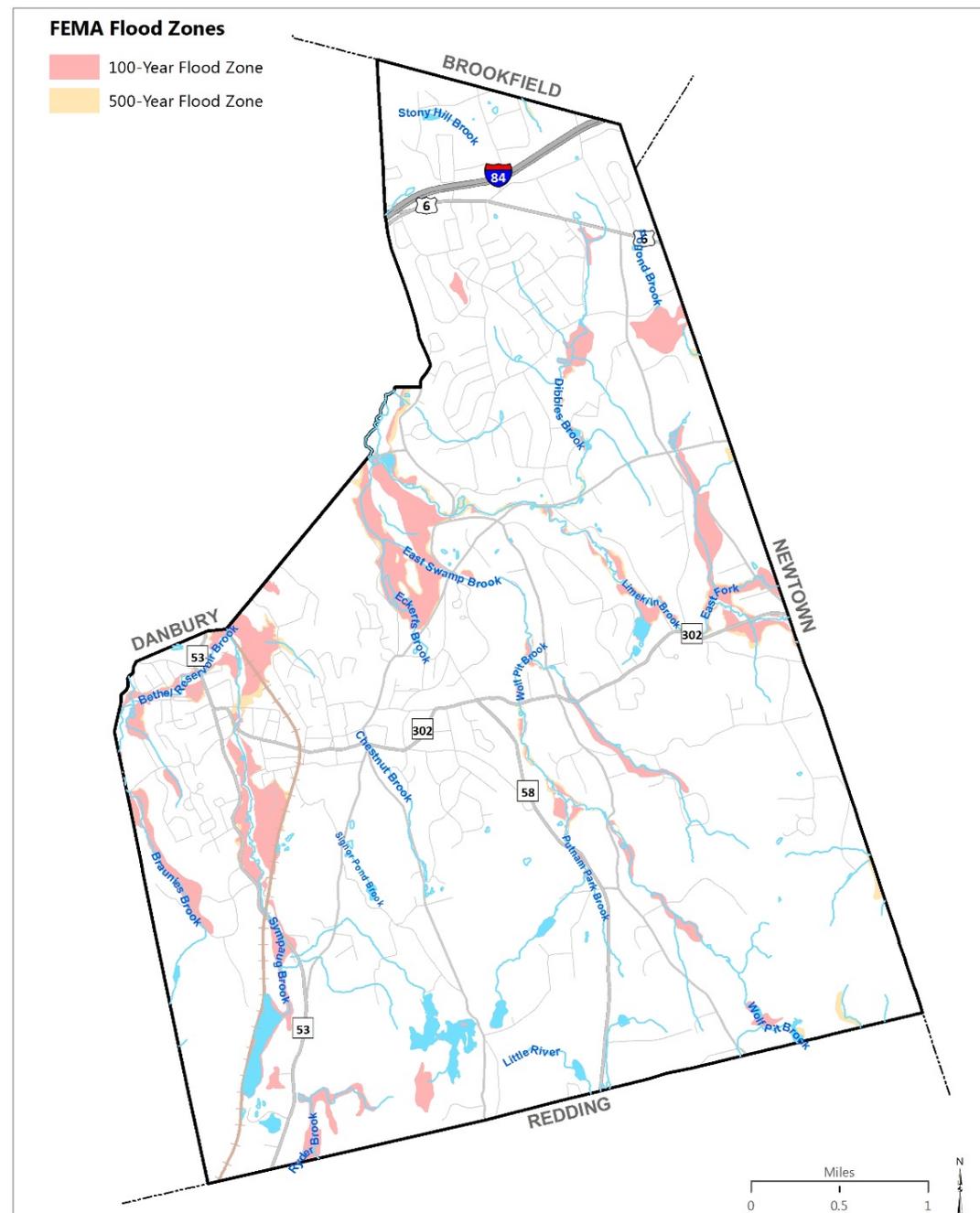
Develop post- construction regulations, inspections & maintenance, plan review, and staff training

6. **Pollution Prevention & Good Housekeeping**

Train staff, street sweep annually, evaluate the street sweeping program, implement a structured stormwater cleaning program, evaluate stormwater systems for upgrades and repairs and inventory the town facilities & procedures.

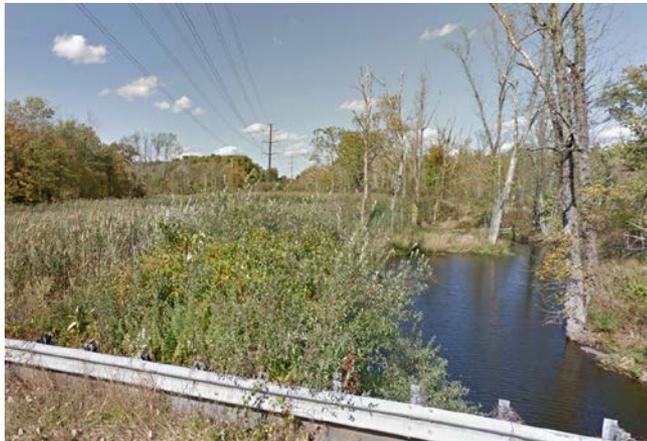
FLOOD ZONES

- Flood zones were remapped by FEMA in 2010.
 - Amount of land impacted by 100-year flood zones and floodways increased by 5.8% after 2010. Mostly due to more accurate modeling of waterbodies and stream corridors
 - 500-year flood zone extent reduced
- About 10% of vacant land is impacted by 100-year Flood Zones or Floodways
- No critical facilities located within the 100-year flood zone.

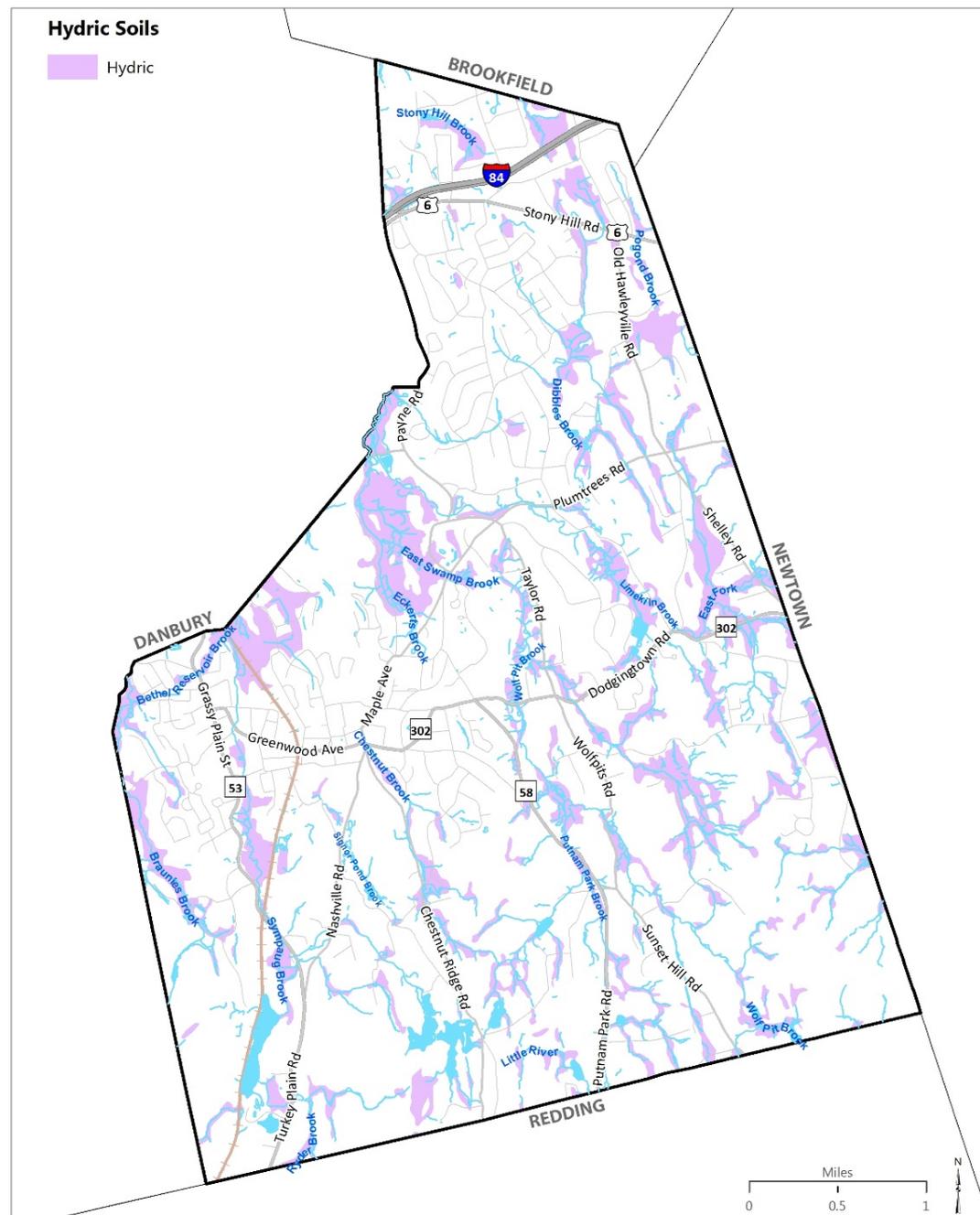


WETLANDS AND WATERBODIES

- Hydric (Wetland) Soils comprise 14% of the total area in Bethel – primarily located adjacent to waterbodies and in stream corridors
- Upland review required for areas within 100 feet of a wetland or watercourse
- 21.4% of Vacant Land is impacted by Hydric Soils

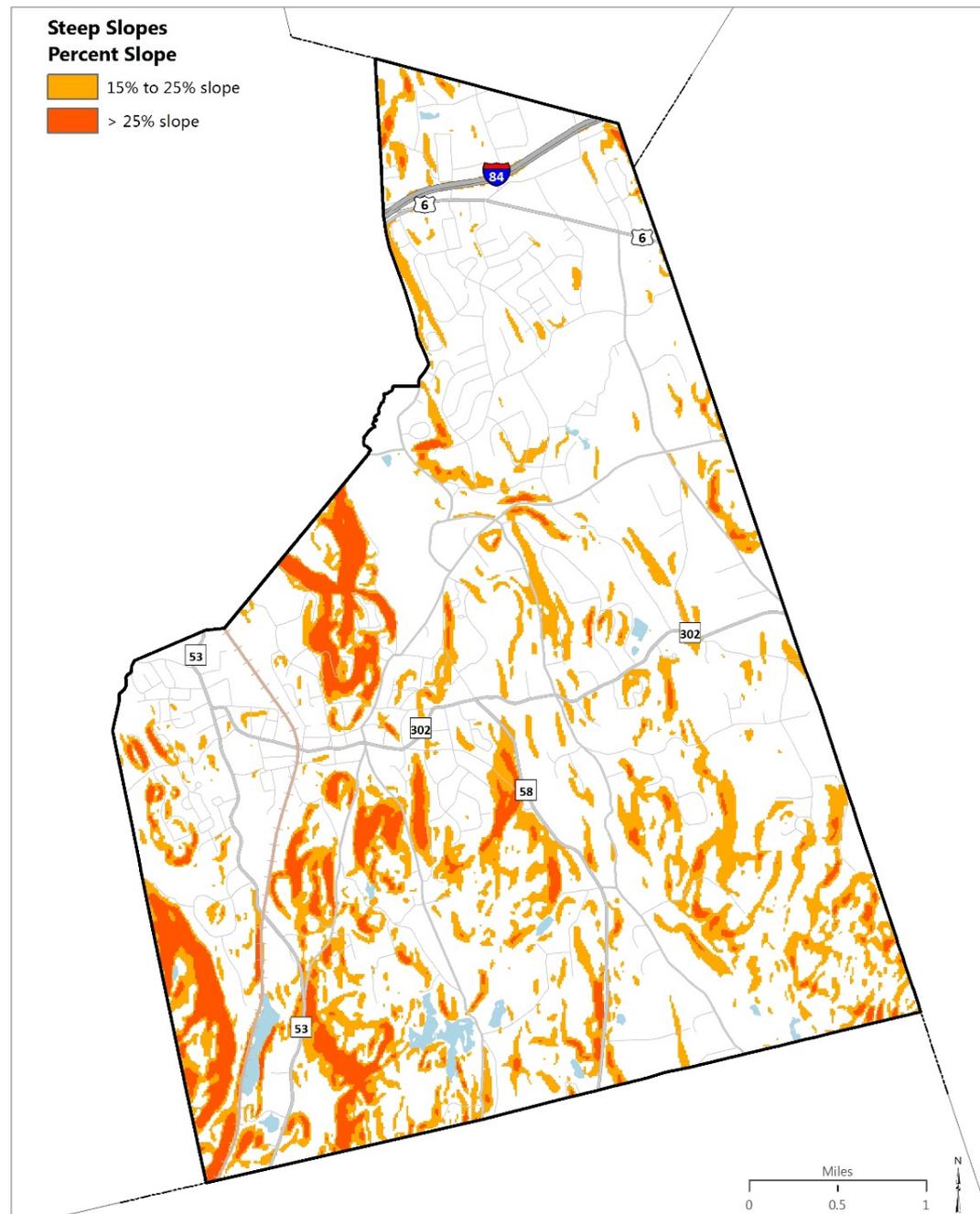


East Swamp Brook as seen from Shelter Rock Road



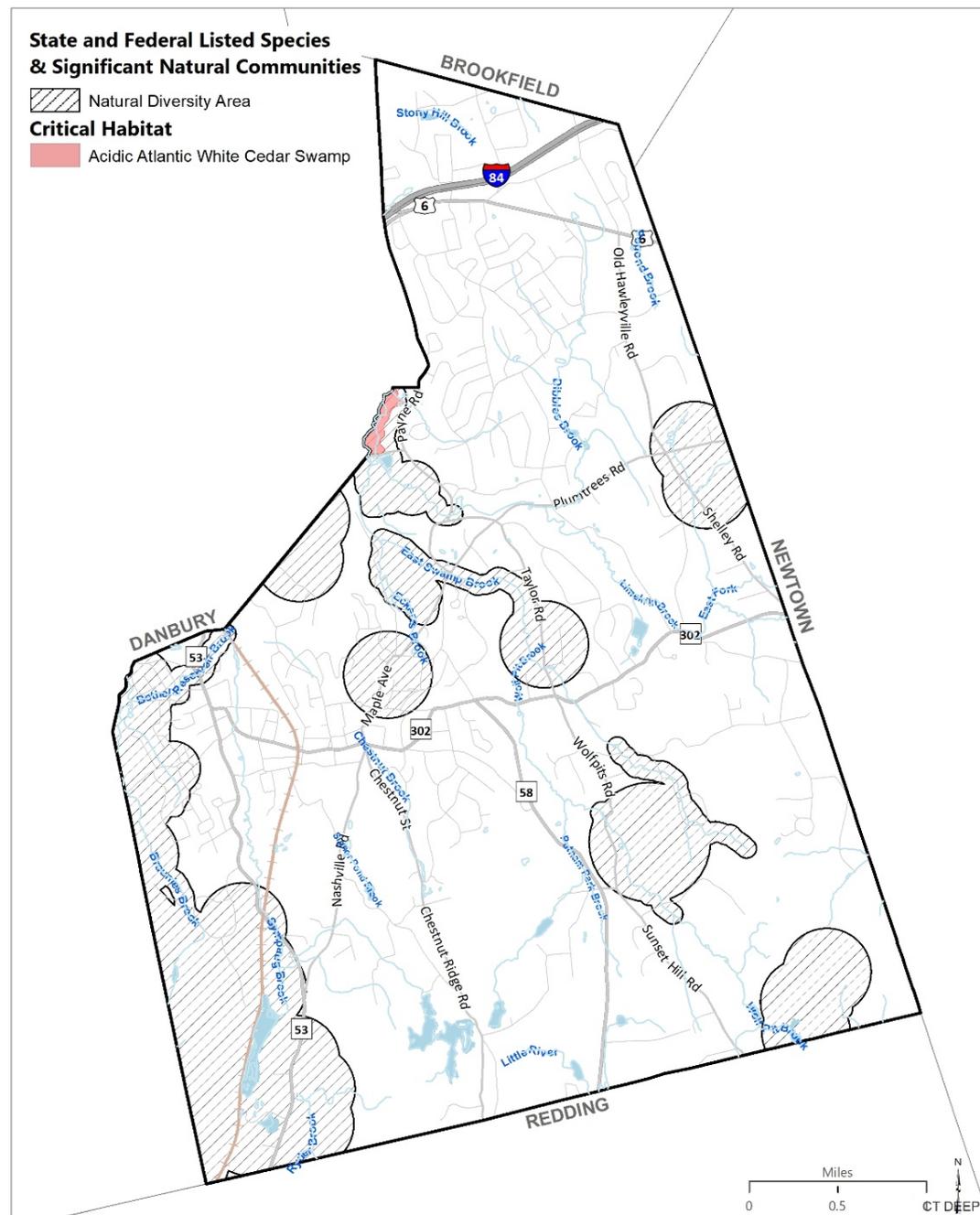
STEEP SLOPES

- Steep slopes (>25%) comprise about 6.2% of Bethel's total land area
 - Rugged terrain shapes transportation network and development patterns
- 3.8% of vacant land is impacted by steep slopes of 25% or more



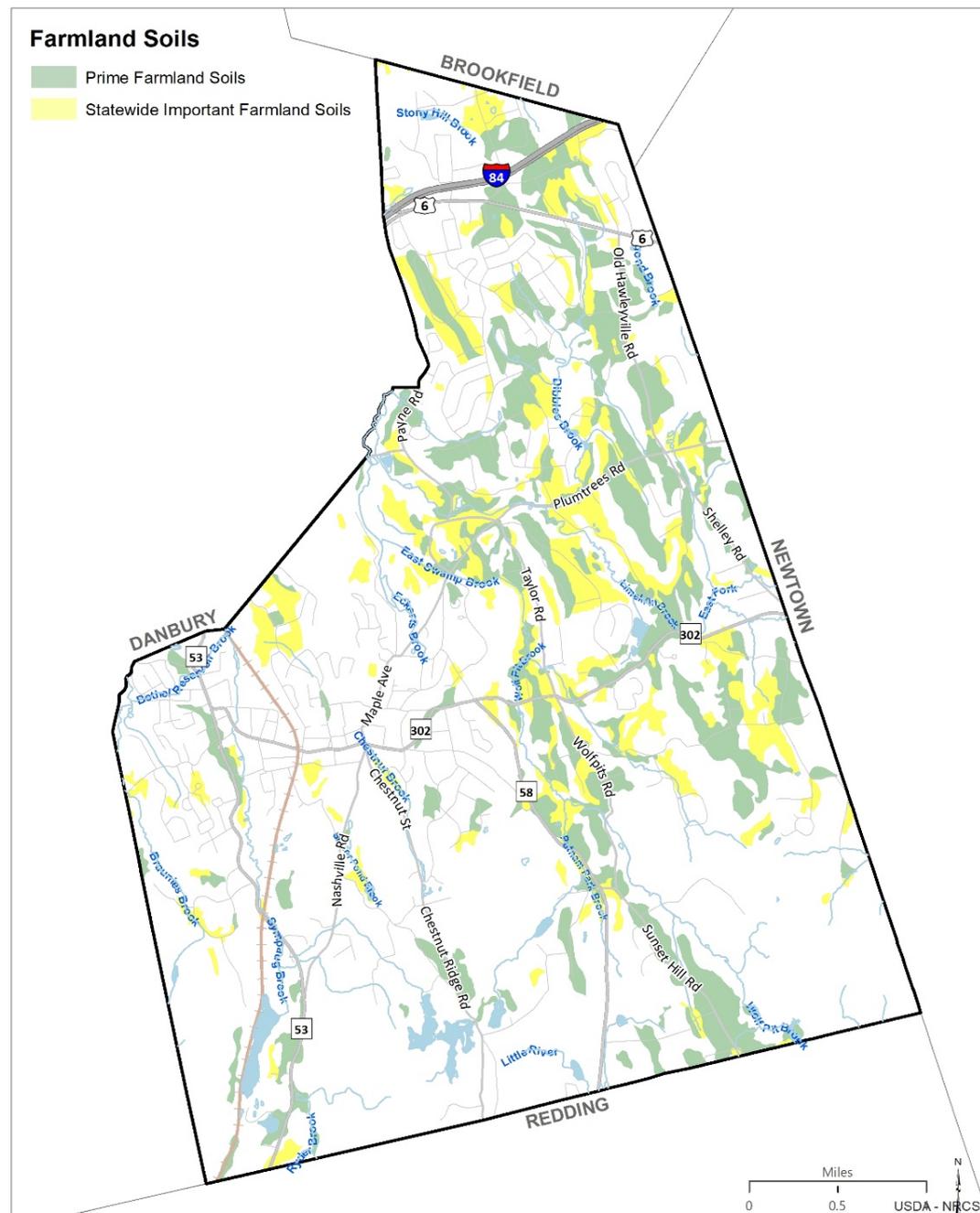
NATURAL DIVERSITY DATABASE (NDDDB)

- NDDDB areas are located along the interior of the town's western boundary with Danbury and are also scattered throughout the center of Bethel from Sunset Hill Rd to Payne Rd
- An Acidic Atlantic White Cedar Swamp is identified as a Critical Habitat and lies on the Danbury/Bethel boundary Northwest of Payne Rd



FARMLAND SOILS

- 27.6% of Bethel's total acreage is comprised of Farmland soils
 - 16.7% of Farmland Soils are Prime Farmland Soils
 - 10.9% of Farmland Soils are Statewide Important Farmland Soils
- The majority of Farmland soils are located in Bethel's Northeastern region



2015 HAZARD MITIGATION PLAN

Winter storms, Tropical storms and Summer storms pose the greatest threat to Bethel

- Winter storms impact roofs and tree limbs resulting in debris and power outages
- Tropical storms and summer storms with heavy rain and wind have been observed to generate debris and cause minor to moderate flooding

Key Recommendations

- Place utilities underground for all new buildings regardless of zone
- Establish a Conservation Commission to oversee stream buffers
- Partner with CTDOT to mitigate flooding along Bethel Reservoir Brook
- Require structural techniques that harden new municipal and critical facilities against wind and tornado damage



Photo: Carol Kaliff - 2015 roof collapse at 13 Clarke Industrial Park due to snow

Table 3-3
HAZUS-MH Flood Scenario – Basic Information

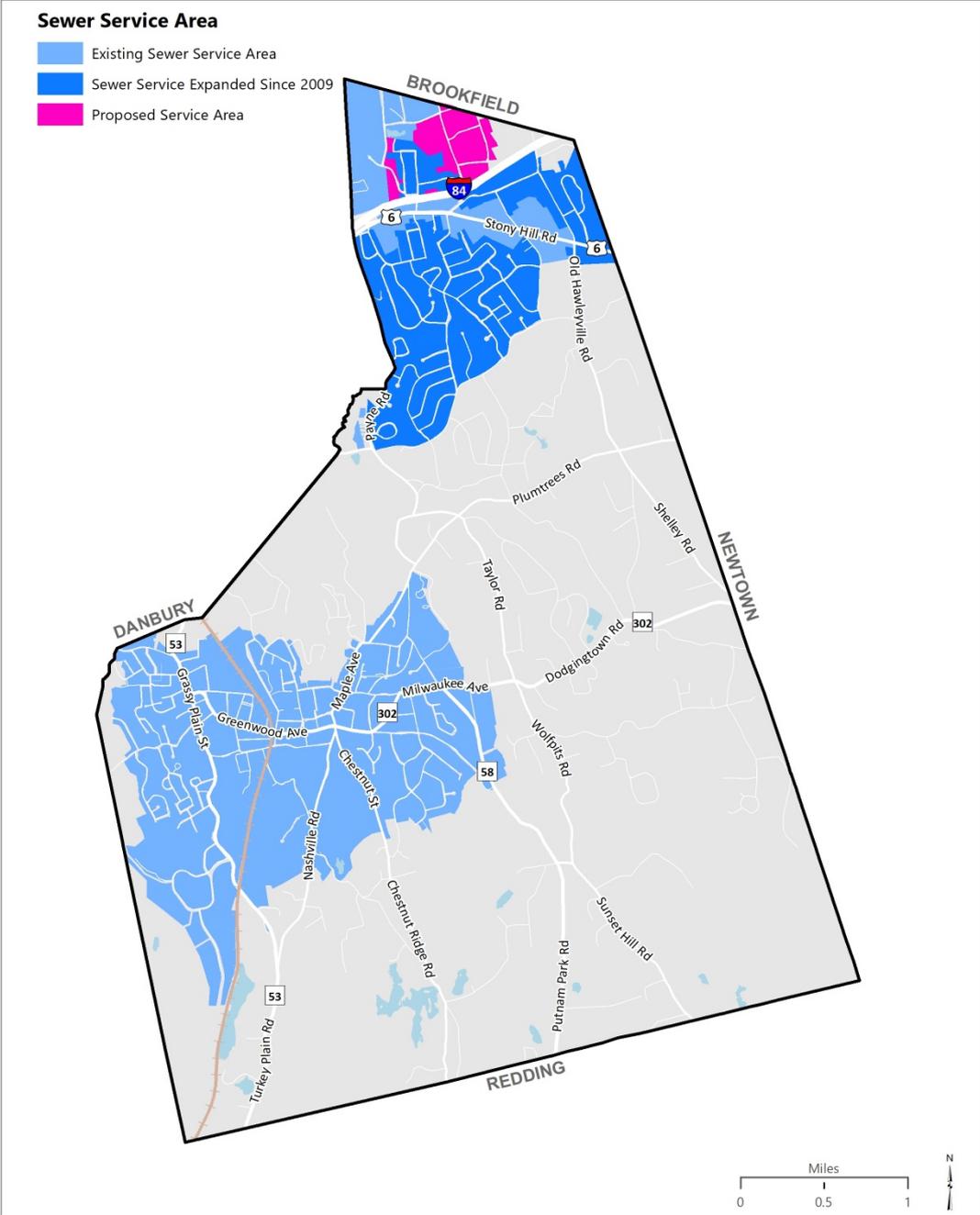
Occupancy	Dollar Exposure
Residential	\$ 1,163,607,000
Commercial	\$ 335,598,000
Other	\$ 190,763,000
Total	\$ 1,689,968,000

An aerial photograph of a landscape featuring a large, dark, irregularly shaped reservoir in the center. The surrounding area is a mix of brownish-green fields, some buildings, and roads. The text "SEWER AND WATER" is overlaid in large, white, bold, sans-serif capital letters across the middle of the image.

SEWER AND WATER

SEWER SERVICE AREA

- Since 2008, sewer service has been expanded in the Stony Hill neighborhood
 - Prohibition on future septic repairs in expansion area
- Proposed expansions yet to be completed in the Vail Road area
- Town currently conducting a needs and deficiency study for the Downtown service area
- DPW Garage is the only community facility not served by sanitary sewer service
 - Lack of sewer service poses some limits on operations



SEWER SERVICE AREA

- Bethel has an intermunicipal agreement with the City of Danbury for the treatment/disposal of up to 2 million gallons of sewage per day.
 - Contract limits are split into three separate service areas.
 - Paul Street (Downtown area) and Payne Road (Stony Hill area) have ample capacity to support new development over the next decade
 - Berkshire (Corporate Park) has too little capacity to be expanded further
- Paul Street pump station is planned to be renovated in 5 years and redone in 10
- Ongoing upgrades to Danbury WPCF – Bethel to contribute proportional costs to the project.

Town of Bethel Sewer Service Contract Limits and Capacity: 2016

Service Area	Average Daily Contract Limits	Average Daily Flow (2016)	Estimated Remaining Capacity (2016)	Estimated Allocations ¹
Berkshire (Corporate Park)	80,000 gpd	68,806 gpd	11,194 gpd	0 gpd
Paul Street (Downtown)	1,330,000 gpd	928,841 gpd	401,159 gpd	200,000 gpd
Payne Road (Stony Hill)	590,000 gpd	340,330 gpd	249,670 gpd	125,000 gpd
Total	2,000,000 gpd	1,337,977 gpd	662,023 gpd	325,000 gpd

Source: Town of Bethel Public Utilities Commission. Sewer Capacity Management Program: 2016

1. Estimated allocations assume that 50% of the remaining capacity is reserved for existing sewer connections (including extraneous flows, changes in existing connection use, and changes in population/demographics). The remaining 50% can be allocated to support new development

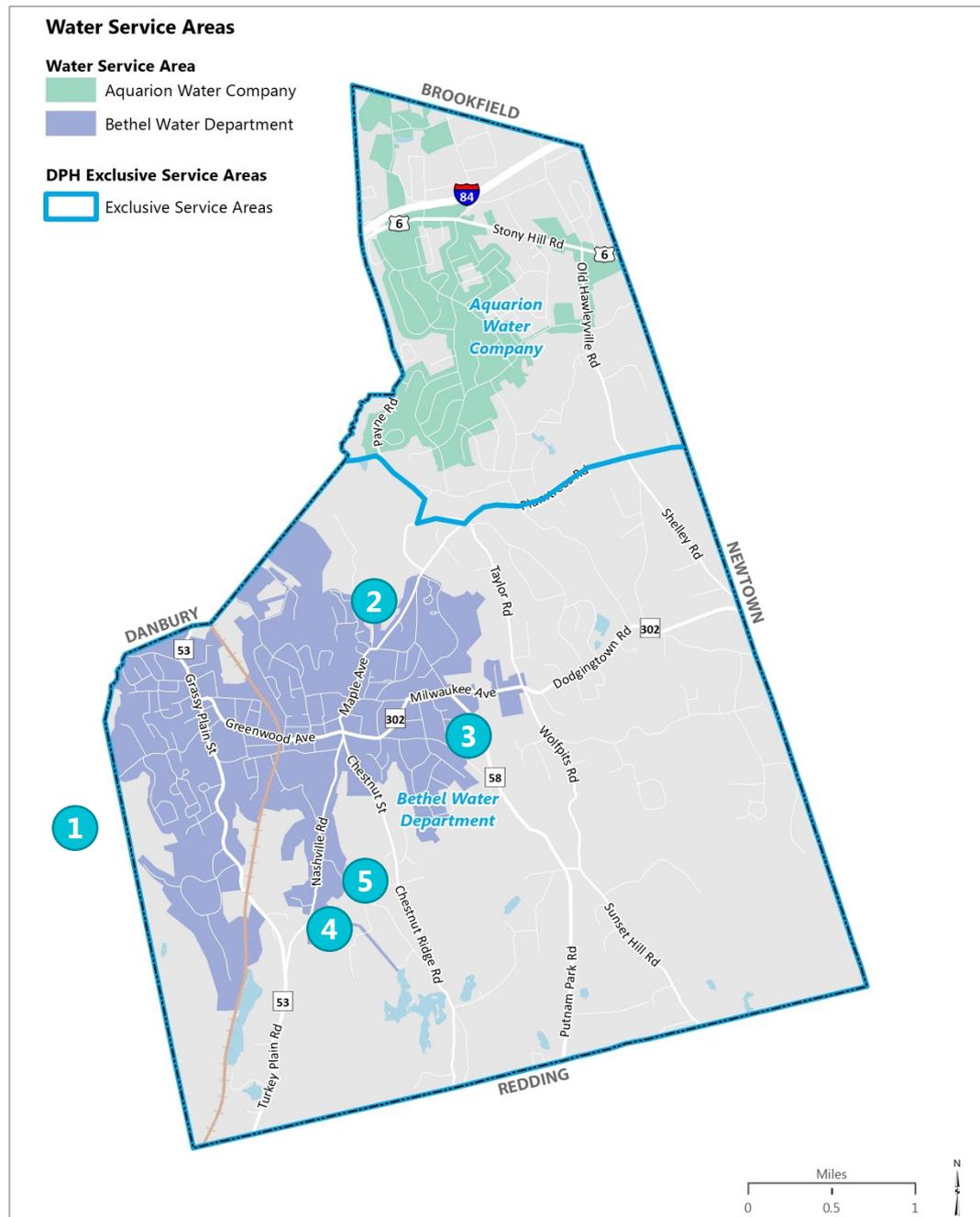
WATER SERVICE AREA

Town split into two water service areas:

- Aquarion Water Company serves area north of Plumtrees Road. Water drawn from wells.
- Bethel Water Department serves area south of Plumtrees Road

Recent efforts to improve water quality and service in the BWD service area. Projects include:

1. Eureka Lake Storage Tank (Danbury)
2. Maple Avenue Well Replacement
3. Hoyts Hill Booster Pump Station
4. Briar Cliff Manor Pump Station
5. Long Meadow Lane extension



An aerial photograph of a town, likely Bethel, showing a mix of residential and commercial buildings, roads, and green spaces. The terrain appears to be hilly. The text 'LAND USE AND ZONING' is overlaid in the center in a large, white, sans-serif font.

LAND USE AND ZONING

EXISTING LAND USE

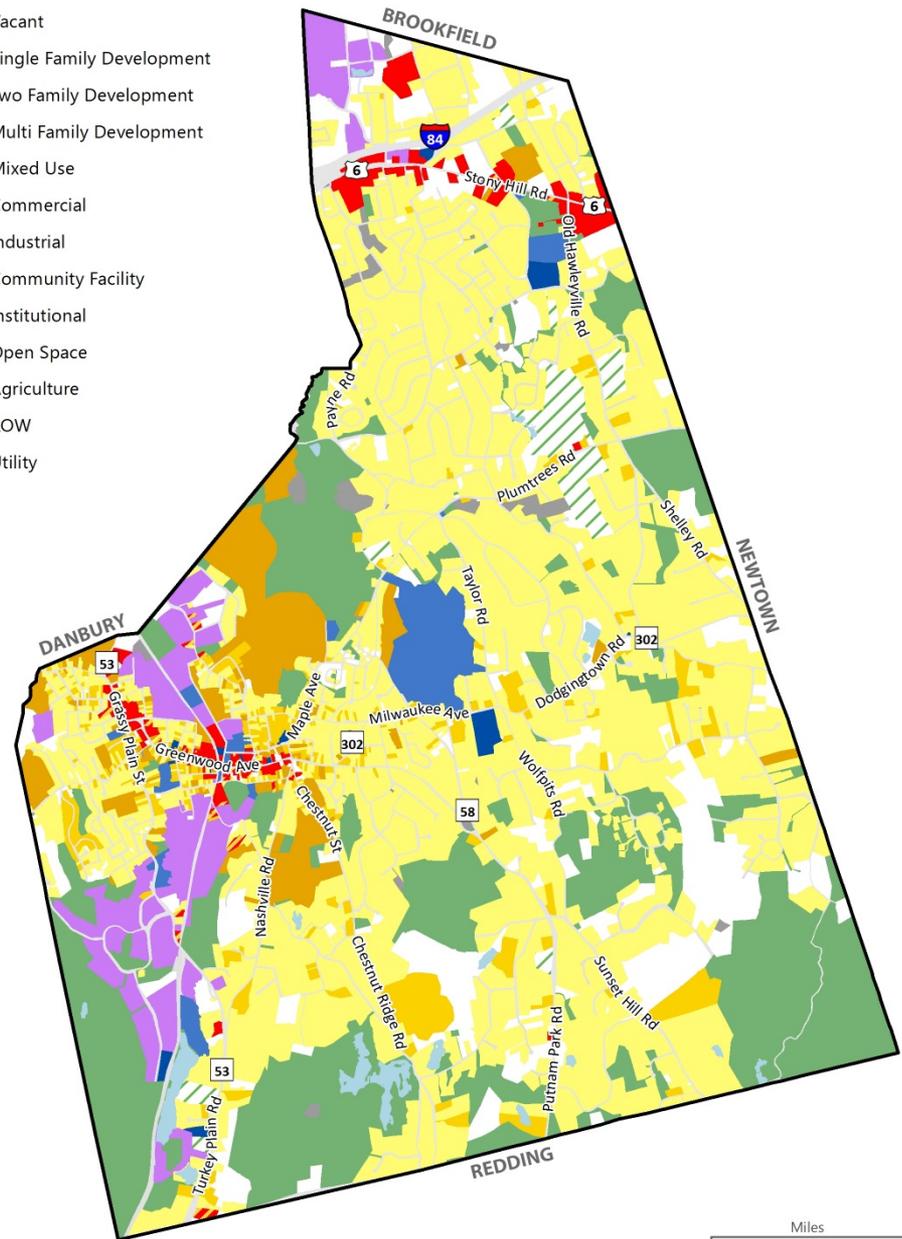
UPDATED BASED ON STAFF COMMENTS

GENERALIZED LAND USE	PARCELS	LAND AREA (ACRES)	
		TOTAL	% OF TOTAL
Residential	6,620	5,634.4	52.0%
Single-Family Development	4,662	4,742.1	43.7%
Two-Family Development	480	406.4	3.7%
Multi-Family Development	1,478	485.9	4.5%
Commercial/Industrial	391	689.1	6.4%
Mixed-Use	65	28.6	0.3%
Commercial	161	162.2	1.5%
Industrial	165	498.3	4.6%
Institutional	38	270.4	2.5%
Community Facility	23	224.2	2.1%
Institutional	15	46.2	0.4%
Open Space/Agriculture	194	2,408.9	22.2%
Open Space	179	2,230.2	20.6%
Agriculture	15	178.7	1.6%
Other	475	1,841.0	17.0%
ROW	43	759.8	7.0%
Utility	34	76.2	0.7%
Vacant	398	1,005.0	9.3%
TOTAL	7,718	10,843.8	100.0%

Note: The 2007 Plan categorized oversized single-family lots as "vacant land." These properties were categorized as residential in 2018

Generalized Existing Land Use

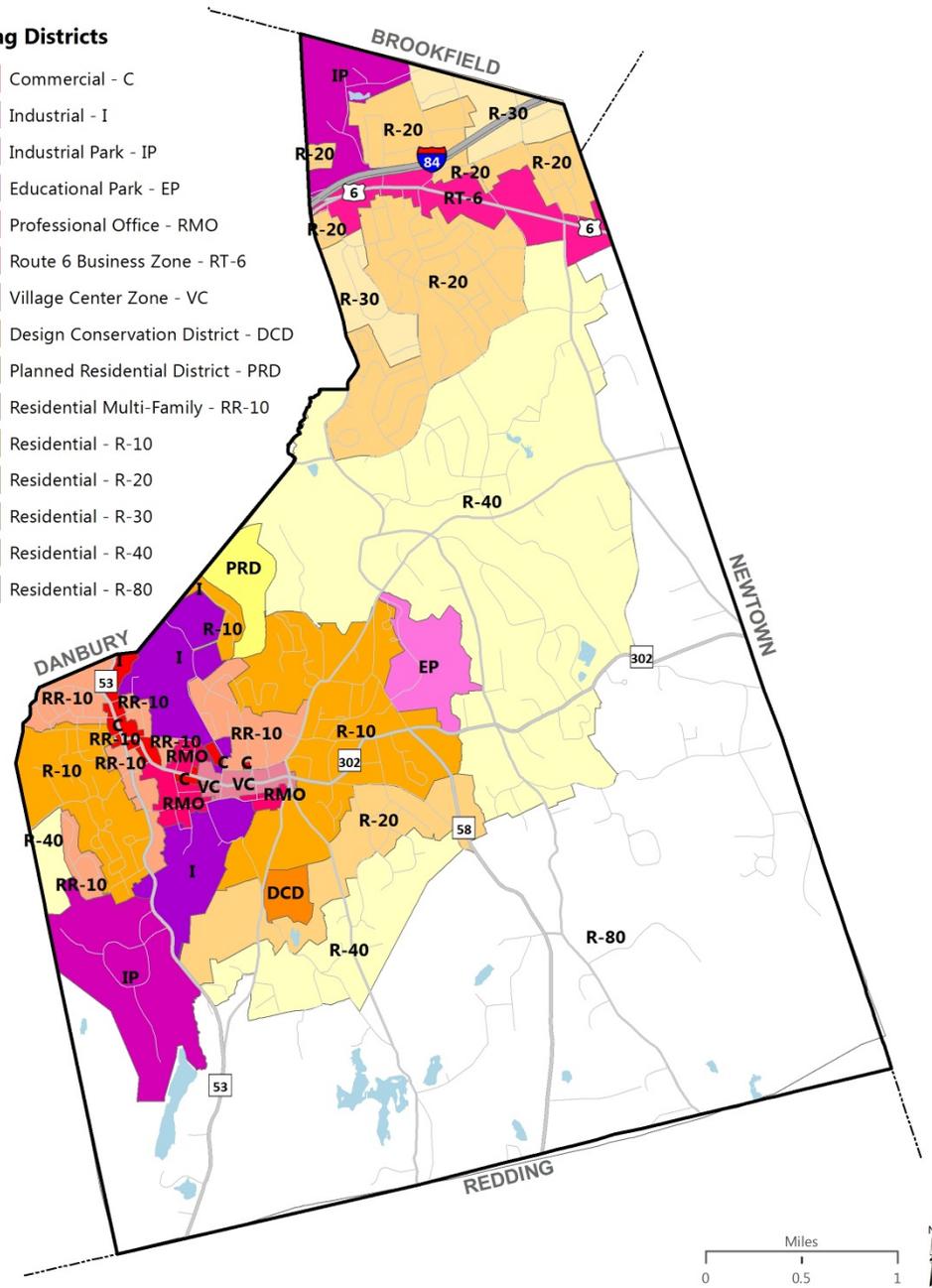
- Vacant
- Single Family Development
- Two Family Development
- Multi Family Development
- Mixed Use
- Commercial
- Industrial
- Community Facility
- Institutional
- Open Space
- Agriculture
- ROW
- Utility



ZONING

Zoning Districts

- Commercial - C
- Industrial - I
- Industrial Park - IP
- Educational Park - EP
- Professional Office - RMO
- Route 6 Business Zone - RT-6
- Village Center Zone - VC
- Design Conservation District - DCD
- Planned Residential District - PRD
- Residential Multi-Family - RR-10
- Residential - R-10
- Residential - R-20
- Residential - R-30
- Residential - R-40
- Residential - R-80
- Residential - R-50



Zoning Districts	Land Area (Acres)	
	Total	% of Total
RESIDENTIAL	9490.2	87.6%
Residential - R-10	850.0	7.8%
Residential - R-20	1079.6	10.0%
Residential - R-30	238.5	2.2%
Residential - R-40	2353.4	21.7%
Residential - R-80	4592.8	42.4%
Residential Multi-Family - RR-10	289.1	2.7%
Planned Residential District - PRD	86.9	0.8%
COMMERCIAL	422.3	3.9%
Commercial - C	52.6	0.5%
Professional Office - RMO	70.6	0.7%
Route 6 Business Zone - RT-6	212.6	2.0%
Design Conservation District - DCD	40.5	0.4%
Village Center Zone - VC	45.9	0.4%
INDUSTRIAL	790.0	7.3%
Industrial - I	312.6	2.9%
Industrial Park - IP	477.3	4.4%
EDUCATIONAL PARK	134.3	1.2%
Educational Park - EP	134.3	1.2%
Total	10836.8	100%

Total area from zoning GIS file may differ slightly from that of the Parcel dataset.



ZONING CHANGES

- Zoning Changes that have occurred since the last POCD (2007)
 - A Comprehensive Reorganization, Redrafting, Review and Update occurred on Jan. 1, 2010, replacing Town Code Chapter 118
 - A new Flood Plain Overlay Zone (added to the map) and new Floodplain Management Regulations were adopted in Jun. 18, 2010, replacing Town Code Chapter 57
 - Definitions and language were changed, Outside Parking and Storage Requirements in Residential Zones were revised and a new Residential Landscape Buffer Standard was inserted in Feb. 4, 2011
 - Setback requirements for cluster subdivisions were identified, various uses that may be permitted in Commercial Zones were revised, and a section for Access Management on heavily trafficked roads and highways was added in Aug. 15, 2012
 - Setback requirements in the IP zone from Residential Property Lines were clarified in Nov. 30, 2012
 - Designed Conservation District building coverage and developable area were clarified in May 7, 2014
 - A moratorium on medical and recreational marijuana facilities was enacted on Mar. 11, 2015 followed by a moratorium for crematory facilities on May 12, 2015
 - A Neighborhood Services Overlay District was created on Sep. 1, 2016, the application of which to a parcel requires an amendment to the Zone Map
 - The Renewable Energy Overlay Zone created in Oct. 1, 2016 only applies to future large-scale ground-mounted solar photovoltaic installations.
 - TOD Zone established in January 2018

TOD ZONING

From the Master Plan report prepared by DPZ Partners 18/07/2016

EXPANDED BOUNDARY



— TOD Area Boundary (268.7 ac)
- - - - - Metro North Rail Line

The boundary for the TOD area was significantly expanded, (doubled) to include a greater part of Bethel's downtown.

- TOD zone extends to the residential, commercial, and industrial neighborhoods immediately adjacent to the Downtown
- Adopted in January 2018

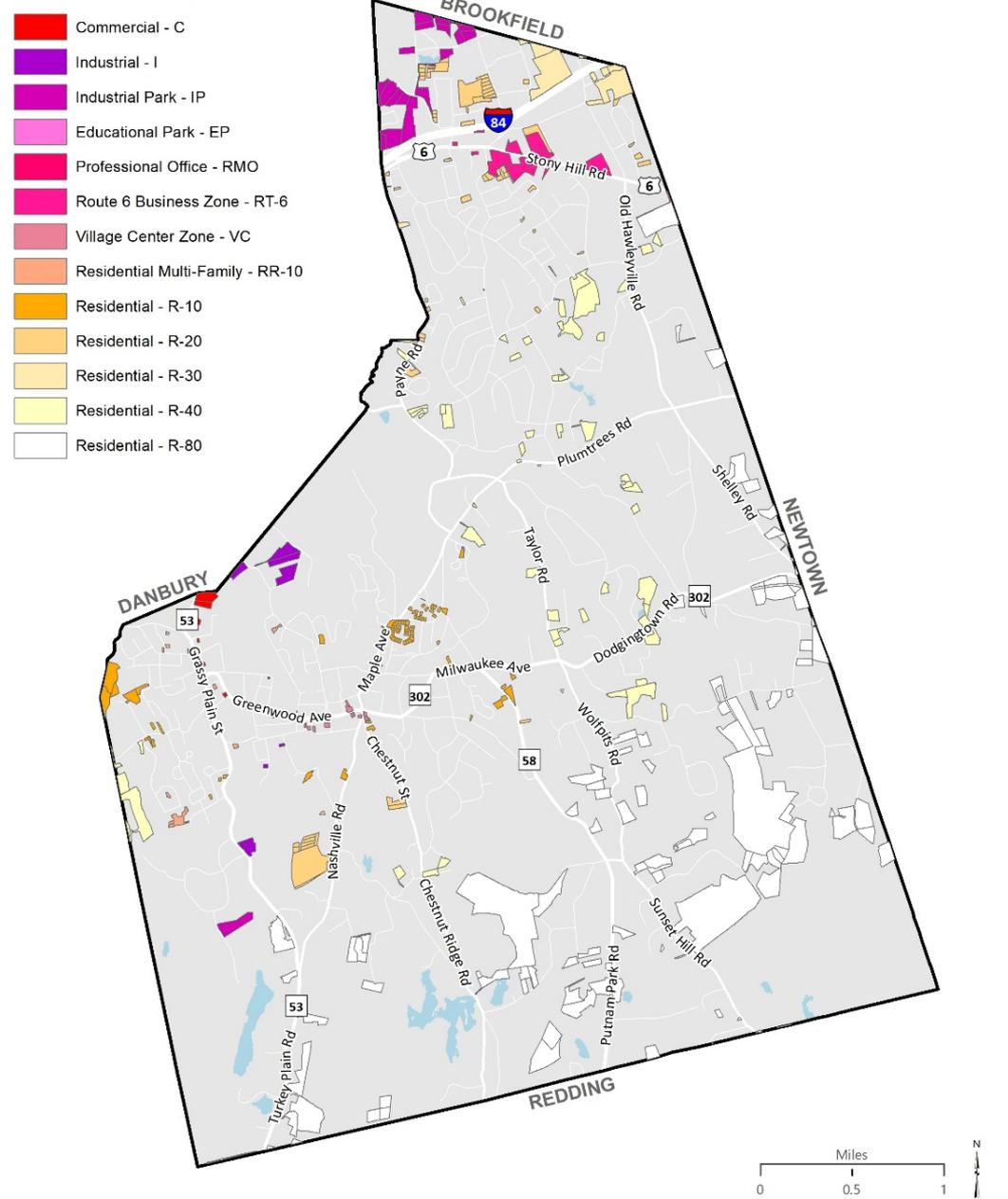
ZONING OF VACANT LAND

Zoning District	Parcels	Land Area (Acres)	
		Total	% of Total
RESIDENTIAL	337	876.4	87.2%
Residential - R-10	79	36.2	3.6%
Residential - R-20	62	67.8	6.7%
Residential - R-30	12	46.4	4.6%
Residential - R-40	58	123.6	12.3%
Residential - R-80	115	596.9	59.4%
Residential Multi-Family - RR-10	11	5.4	0.5%
COMMERCIAL	34	51.3	5.1%
Commercial - C	7	8.8	0.9%
Professional Office - RMO	1	0.1	0.0%
Village Center Zone	14	3.2	0.3%
Route 6 Business Zone - RT-6	12	39.1	3.9%
INDUSTRIAL	27	77.3	7.7%
Industrial - I	7	19.7	2.0%
Industrial Park - IP	20	57.6	5.7%
Total	449	1005.0	100.0%

- Most vacant commercial and industrial lands are located in northern Bethel

Acreage based on zoning of vacant land will vary slightly from acreage based on zone

Vacant Land by Zoning District

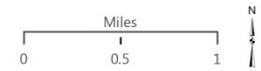
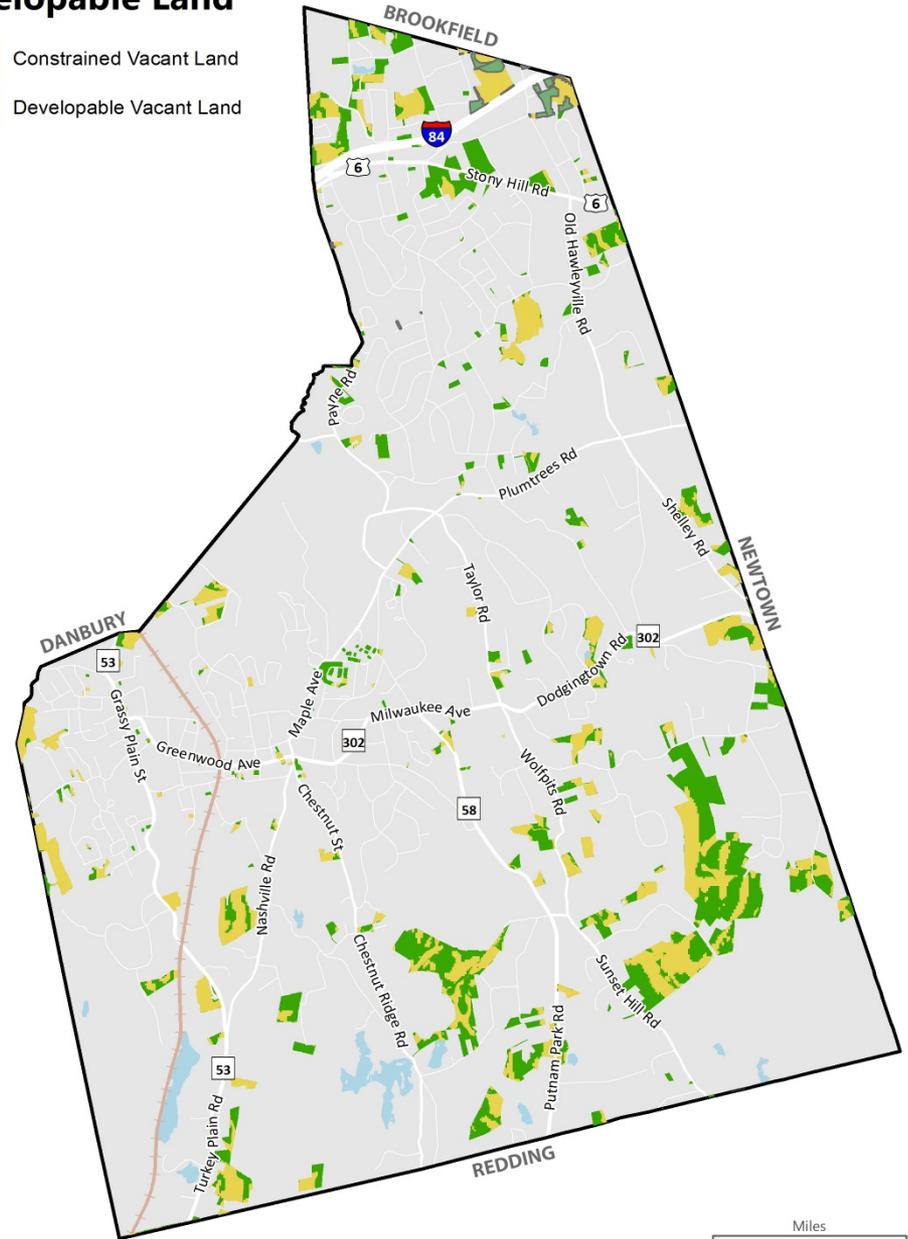
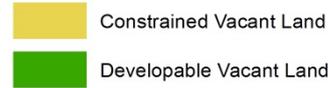


DEVELOPABLE LAND

Zoning District	Parcels	Land Area (Acres)		
		Total	Constrained Land	Developable Land
RESIDENTIAL	337	876.4	440.7	435.8
Residential - R-10	79	36.2	21.3	14.9
Residential - R-20	62	67.8	40.8	27.0
Residential - R-30	12	46.4	27.8	18.6
Residential - R-40	58	123.6	74.0	49.6
Residential - R-80	115	596.9	273.3	323.6
Residential Multi-Family - RR-10	11	5.4	3.4	2.0
COMMERCIAL	34	51.3	10.8	40.4
Commercial - C	7	8.8	5.4	3.4
Professional Office - RMO	1	0.1	0.0	0.1
Village Center Zone	14	3.2	1.6	1.6
Route 6 Business Zone - RT-6	12	39.1	3.8	35.3
INDUSTRIAL	27	77.3	40.7	36.7
Industrial - I	7	19.7	16.0	3.7
Industrial Park - IP	20	57.6	24.7	33.0
Total	449	1,005.0	492.2	512.9

- Nearly half of vacant land has one or more environmental constraints (wetlands, waterbodies, flood zones, or steep slopes)

Developable Land



RESIDENTIAL BUILDOUT

Buildout Potential (Current Zoning)

-  Excess Land (*developed land that is 3x larger than minimum lot size and could be subdivided*) – **250 units**
-  Vacant Land – **268 units** *
 - **177 units** approved in the Route 6 corridor

Downtown Redevelopment

- Bethel Forward Plan envisions **965 new housing units** in downtown, Mostly through infill development and redevelopment

Total Buildout Potential

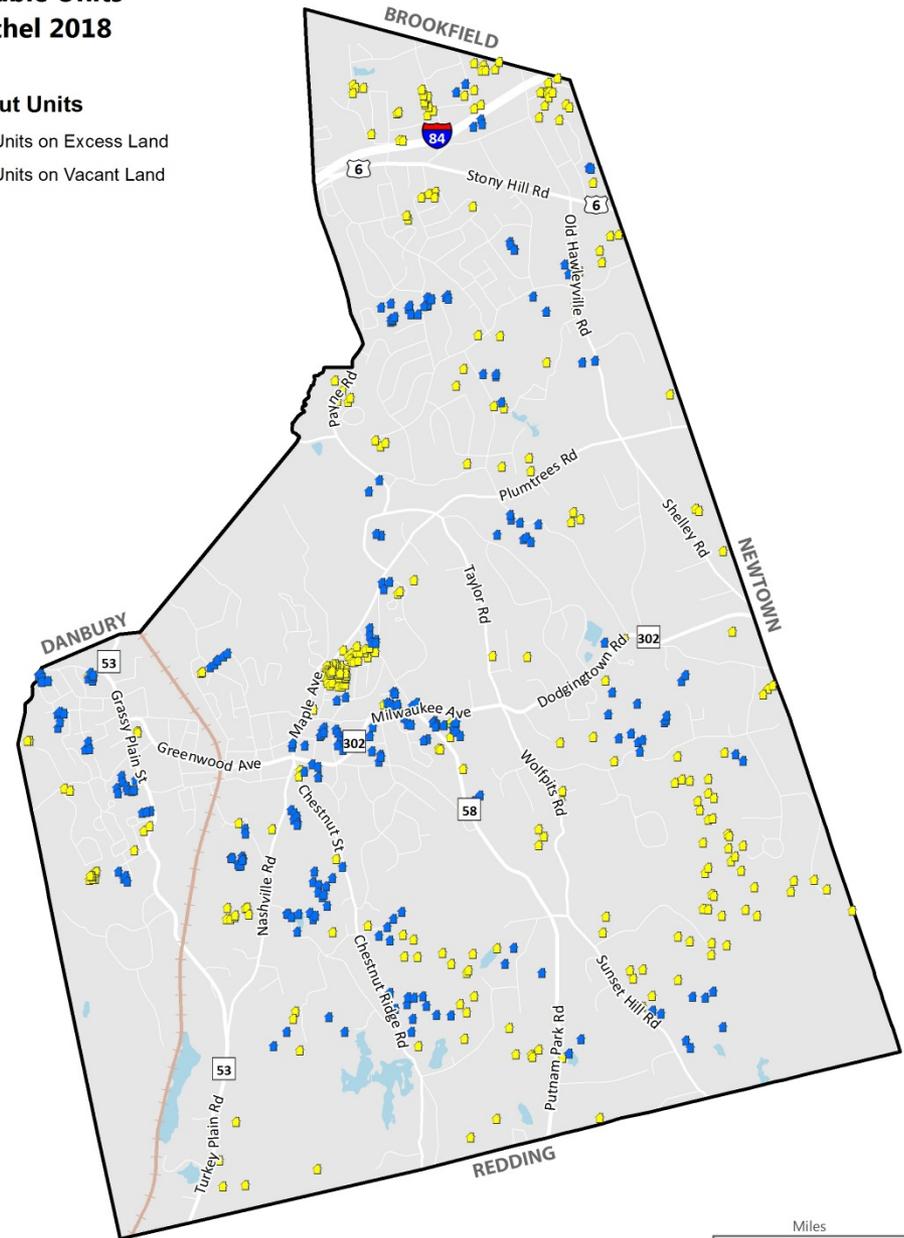
- **1,660 additional housing units**
- Based on an average household size of 2.66, **Bethel could accommodate 4,416 additional residents at full buildout**

* Note that some properties classified as vacant have homes approved or under construction

Buildable Units in Bethel 2018

Buildout Units

-  Units on Excess Land
-  Units on Vacant Land



ROUTE 6 COMMERCIAL BUILDOUT

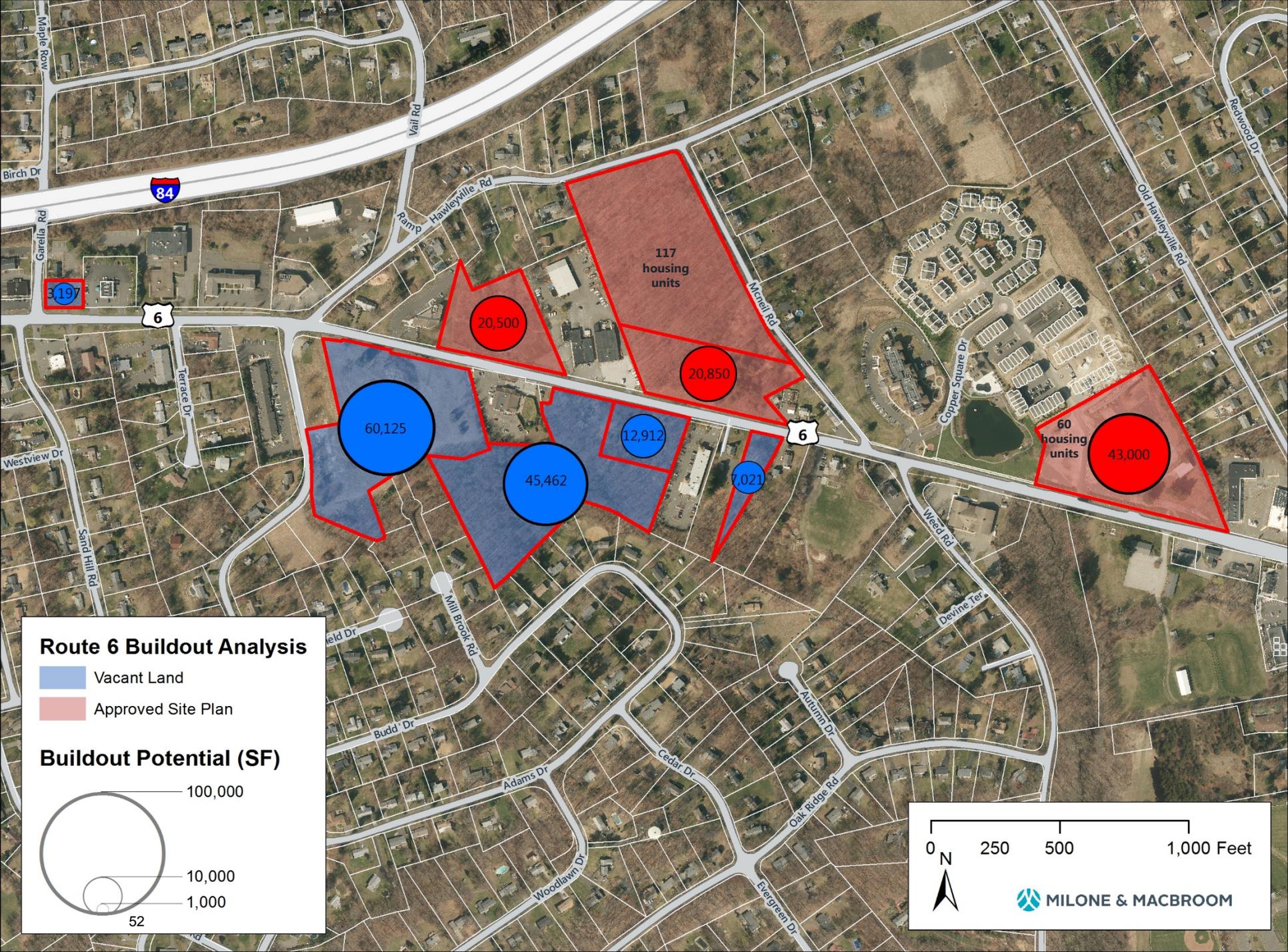
- Several planned or approved commercial or mixed-use developments
 - **84,350 SF** of commercial space and 177 residential units
 - Additional vacant land to support development
- No Floor-Area-Ratio (FAR) specified in zoning regulations. Commercial buildout assumes FAR of 0.2, which is similar density to recent developments
- If remaining vacant land were developed to an FAR of 0.2, Route 6 could support **129,000 SF of commercial development**
- Additional development potential exists if underperforming lots were redeveloped and/or assembled



29 Stony Hill Road could support 60,000 SF of commercial space if developed to a FAR of 0.2



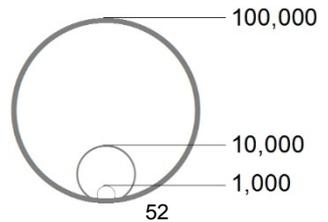
48 Stony Hill Road has an approved site plan showing 43,000 SF of commercial space and 60 housing units



Route 6 Buildout Analysis

- Vacant Land
- Approved Site Plan

Buildout Potential (SF)



COMMERCIAL BUILDOUT

Route 6

- Approved commercial developments total **84,350 SF**
- Remaining vacant land can support an additional **129,000 SF** of commercial development

Clarke Business Park

- Expansion of Clarke Business Park to include 3 additional building lots.
- Conceptual site plans for Clarke Business Park shows an additional **39,000 SF** of industrial space

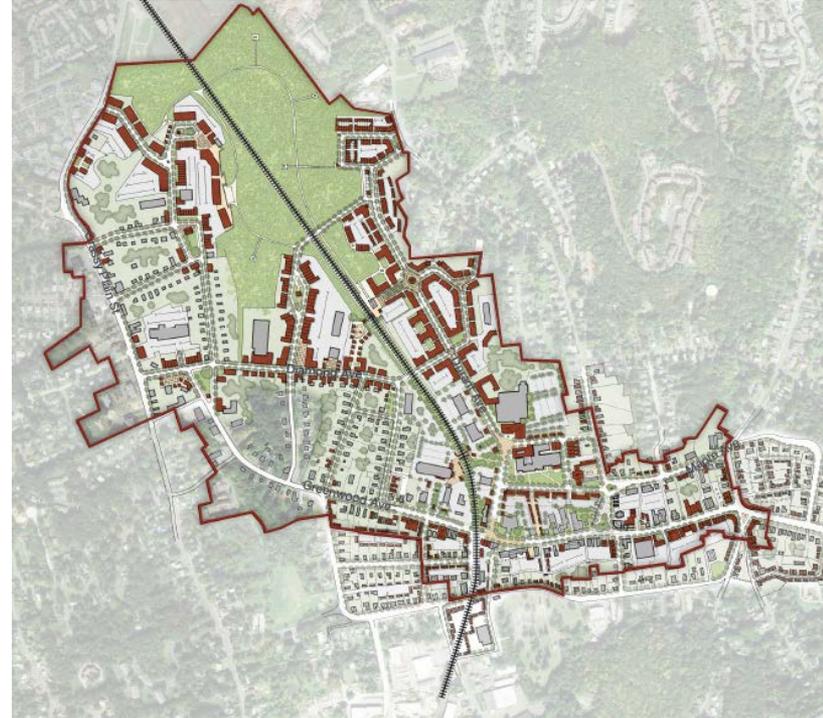
Downtown Bethel

- *Bethel Forward Plan* envisions **~52,000 SF** of retail and restaurant space over the next 20 years

Total Buildout Potential *

- **304,350 SF of additional Commercial and Industrial Space**

* *Buildout potential does not factor in market conditions*



*The Bethel Forward Master Plan envisions significant commercial infill and redevelopment in the Downtown Area
Source: DPZ*



PARKS, OPEN SPACE, & RECREATION

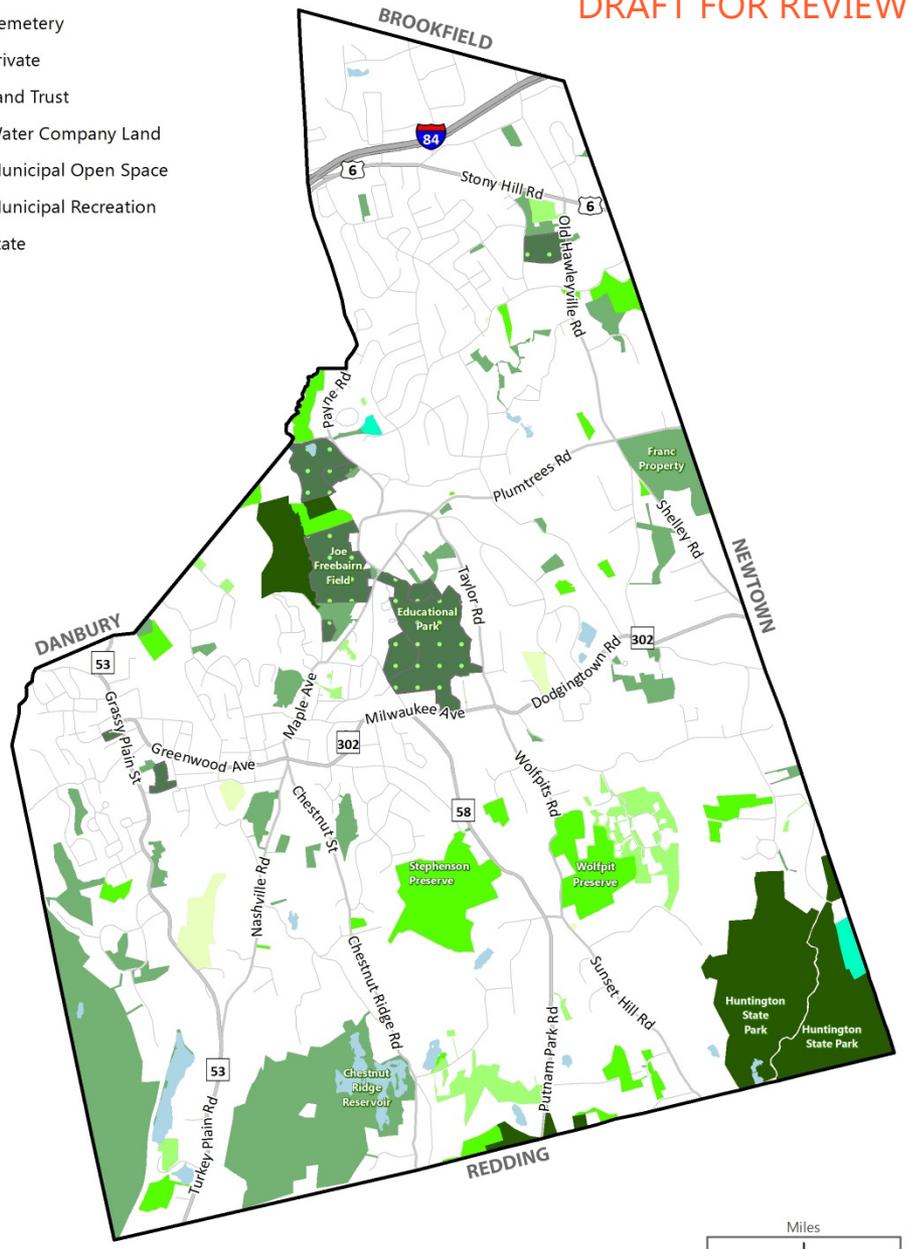
EXISTING OPEN SPACE AND RECREATION

DRAFT FOR REVIEW

Open Space Category		Number of Parcels	Area (Acres)
	Cemetery	8	61.6
	Private	30	141.5
	Land Trust	45	396.1
	Water Company Land	2	22.5
	Municipal Open Space	78	978.3
	Municipal Recreation	10	283.8
	State	14	525.6
Total		187	2,409.5

Open Space and Recreation

-  Cemetery
-  Private
-  Land Trust
-  Water Company Land
-  Municipal Open Space
-  Municipal Recreation
-  State



- Open Space and Recreation comprise about 22% of Bethel's total land area
- More than half of Open Space and Recreation land is town-owned
- Not all open space categories are protected in perpetuity

OPEN SPACE ACQUIRED SINCE 2007

Franc Preserve – 72 acre property purchased in 2011 by the Town of Bethel

Stephenson Preserve – 130 acre property purchased and maintained by the Redding Land Trust



Franc Property. Photo Courtesy of King's Mark Environmental Review Team



Stephenson Preserve. Photo Courtesy of Redding Land Trust

PARKS AND RECREATION INVENTORY

Park Name	Size (Acres)	Other		Courts			Fields					Notes
		Playground	Trails	Basketball	Volleyball	Tennis	Multi-Purpose	Soccer	Football	Baseball/Little League	Softball	
Bennett Park	8	1	0	0	0	0	0	0	0	0	0	<i>A bocce court, horseshoes, fishing pond</i>
Bergstrom Property	46	0	0	0	0	0	0	1	0	0	1	
Crowe Field	5	0	0	0	0	0	0	0	0	1	0	
Educational Park	28	4	0	5	0	1	3	0	1	2	4	
Meckauer Park	39	1	1	1	1	0	1	0	0	0	0	
Mitchell Park	19	0	0	0	0	0	0	0	0	4	0	<i>B.M.X. Track</i>
Overlook Park	38	0	Multiple	0	0	0	0	0	0	0	0	<i>6 Campsites</i>
Parloa Park	7	1	0	1	0	0	1	0	0	1	0	<i>Picnic area</i>
The Enchanted Trail	5.5	0	1	0	0	0	0	0	0	0	0	

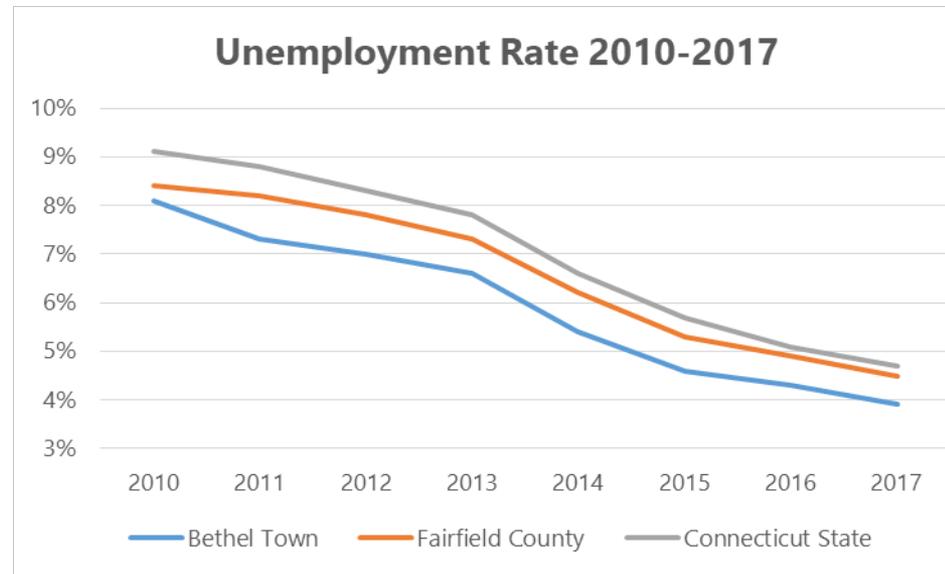
- A complete assessment of parks and recreational facilities is being conducted as part of an ongoing Parks & Recreation Master Plan



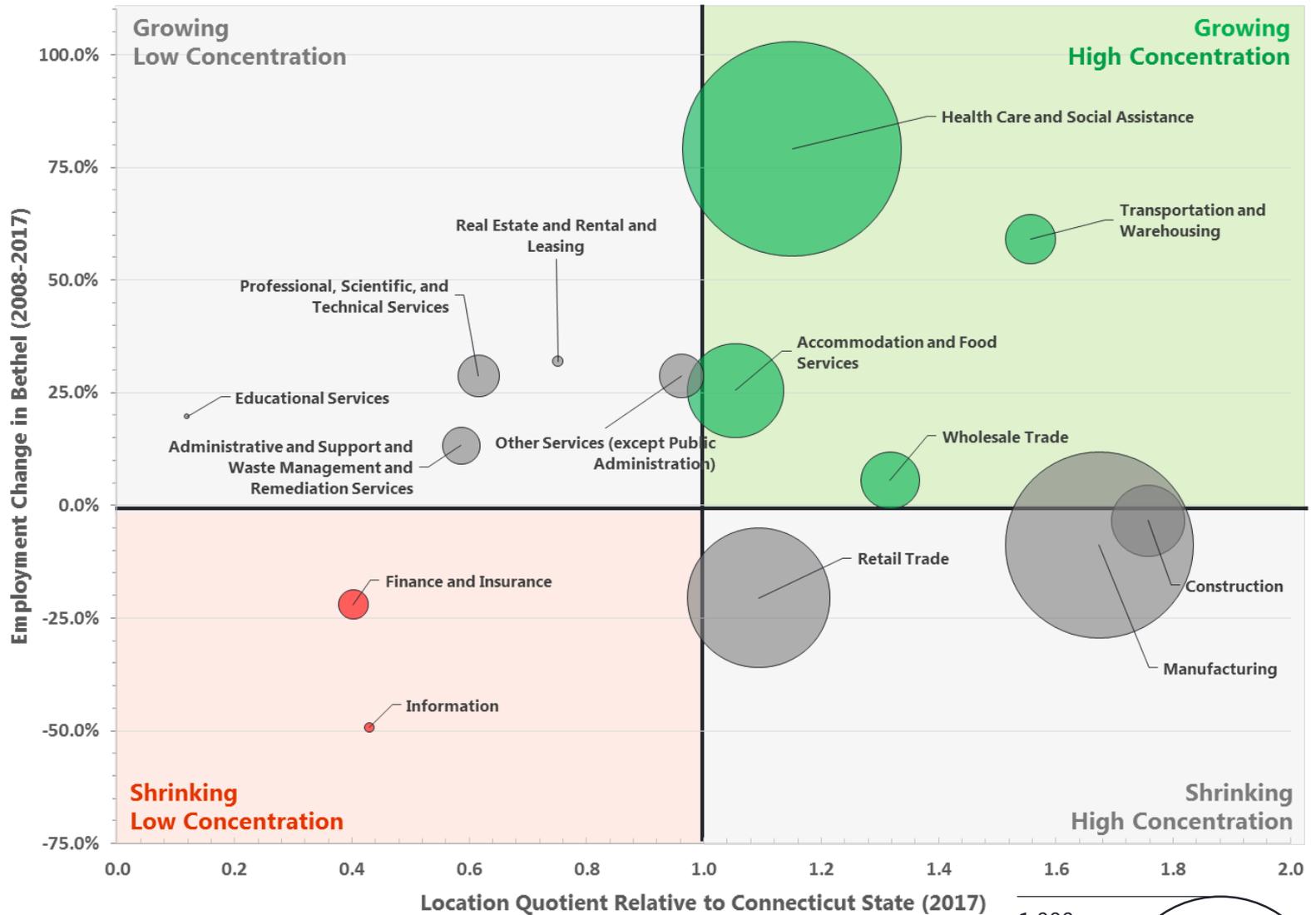
ECONOMIC DEVELOPMENT

EMPLOYMENT

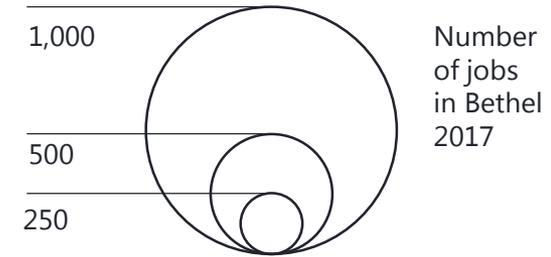
- Bethel has had a declining unemployment rate that is lower than the Fairfield County and Connecticut State Unemployment Rates
- Unemployment in Bethel has decreased from a high of 8.1% in 2010 to 3.9% in 2017
- **The number of jobs in Bethel has increased** by 359, or 5.2% since 2008.
- Strongest performing economic sectors are Health Care, Transportation & Warehousing, Wholesale Trade, and Accommodation and Food Services



Industry Clusters in Bethel (2008-2017)



Source: Connecticut Department of Labor: Quarterly Census of Employment and Wages, Annual Averages by Town: 2008, 2017



PRINCIPAL EMPLOYERS

Town of Bethel Principal Employers: 2017

Name	2017		2008	
	Employees	Rank	Employees	Rank
Bethel Health Care	311	1	150	3
Duracell, Gillette	300	2	550	1
Memry	230	3	-	-
Big Y	198	4	-	-
Bethel Food	170	5	-	-
Target	165	6	-	-
Eaton Corporation	140	7	450	2
Maplewood Nursing Home	129	8		
List Services	-	-	130	4
Cannondale Corporation	-	-	130	5
Beaver Brook Circuits	-	-	105	6
Kanthal	-	-	100	7
Blackstone Industries	-	-	100	8
Total Top Employers	1,643	-	1,809	-

Town of Bethel Comprehensive Annual Financial Report (CAFR) – Year Ending June 30, 2017

- Significant shakeup in principal employers over the last decade
 - Only three of the top ten employers were among the top ten in 2008
- Growth amongst health care providers and retailers
- Both Duracell and Eaton saw significant drops in employment over the last decade

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDS)

Overall CEDS Goals:

Improve Regional Planning and Intermunicipal Cooperation

Improve Business Climate

Attract and Retain and Inclusive Workforce

Maintain, Improve, and Development the Transportation System

Promote a More Sustainable and Resilient Region

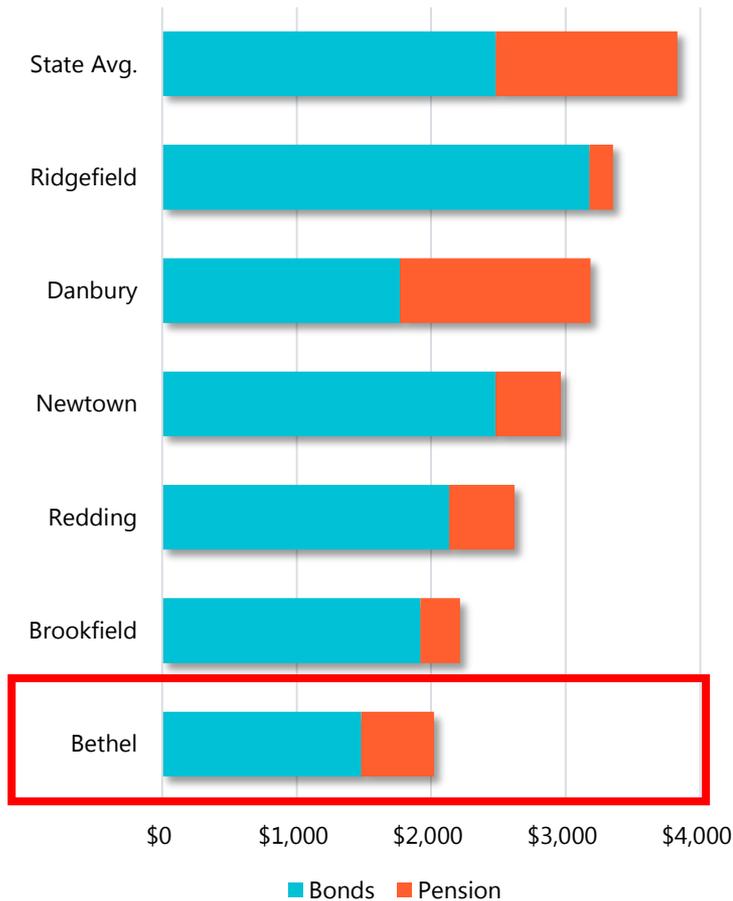
Forge a Positive Regional Identity

Local Projects Mentioned in CEDS

- Transit Oriented Development Project
- Expansion of Clarke Business Park
- Improvements to the Bethel Water System
- Stony Hill Sewer Project – Phase 4

MUNICIPAL FISCAL INDICATORS

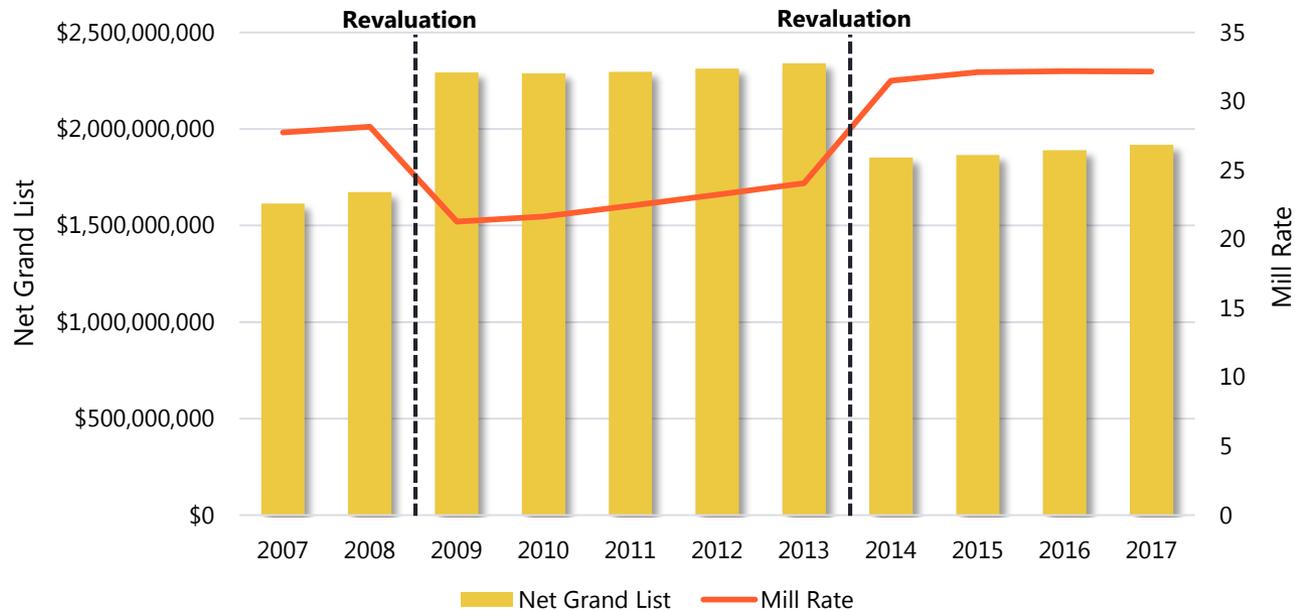
Debt Per Capita for Bethel and Peer Towns: GLY15



- Bethel has strong fiscal standing – Debt per capita of \$2,020 is almost half of state average and lowest amongst area towns
 - However, most recent data from OPM does not include bonding for school renovation projects
- As of November 2017, Bethel had AAA bond ratings from S&P and Fitch

MUNICIPAL FISCAL INDICATORS

Grand List and Mill Rate Trends in Bethel: 2007 to 2016



Source: Connecticut Office of Policy and Management, Municipal Fiscal Indicators Fiscal Years Ended 2012 to 2016. Published December, 2017

- Strong correlation between property values and mill rate
 - Revaluations in GLY 2008 and GLY 2013 led to large fluctuations in mill rate.
- Grand List growth has averaged ~1.2% annually over the last three years

MUNICIPAL FISCAL INDICATORS

Property Tax Levy Per Capita FYE16



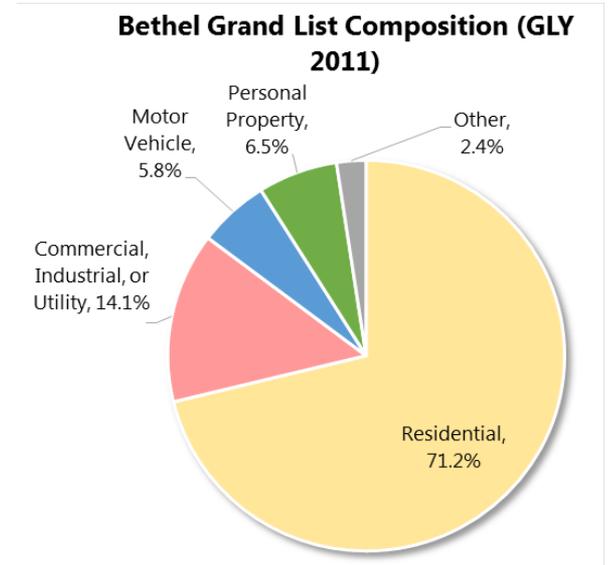
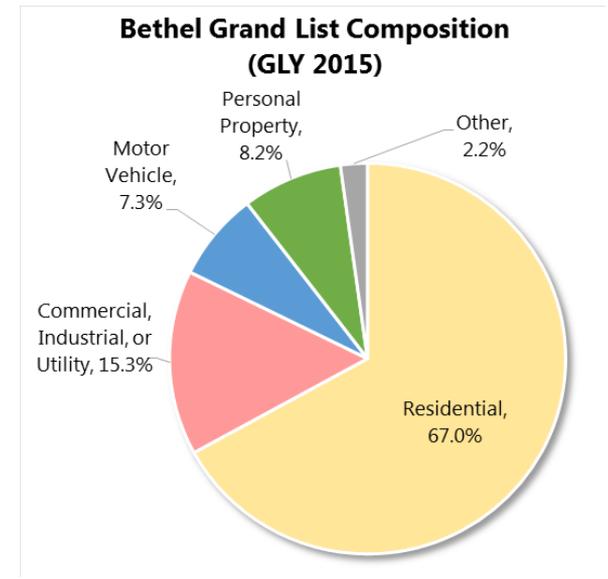
- Per capita tax levy is \$3,095. Slightly above state average of \$2,872. Among the lowest out of towns in the area
- Second highest mill rate out of surrounding towns, however, more affordable property values lowers overall tax burden on the “average” home

Municipality	FY19 Mill Rate	Median Home Value ²	Estimated Taxes on Median Home Value
Newtown	34.24	\$402,200	\$9,640
Bethel ¹	32.87	\$335,800	\$7,726
Brookfield	28.34	\$358,500	\$7,112
Ridgefield	27.78	\$673,900	\$13,105
Redding	27.77	\$603,300	\$11,727
Danbury	27.60	\$286,400	\$5,533

1. For real and personal property
2. ACS 5-Year Estimates: 2016

TAX BASE

- Grand list composition similar to state average
- Between GLY 2011 and 2015, commercial, industrial, and utilities increased from 14.1% to 15.3% of the Grand List
 - During same time period, residential uses decreased from 71.2% to 67.0% of the Grand List
- 4.8% of Grand List is tax exempt
- Bethel's Equalized Net Grand List per capita is \$143,893, which is ranked 72nd in the state. Lower than all neighboring towns except Danbury



Source: Connecticut Office of Policy and Management
Municipal Fiscal Indicators Fiscal Years Ended 2012 to 2016
Published December, 2017

TAX BASE

Town of Bethel Principal Taxpayers: 2017

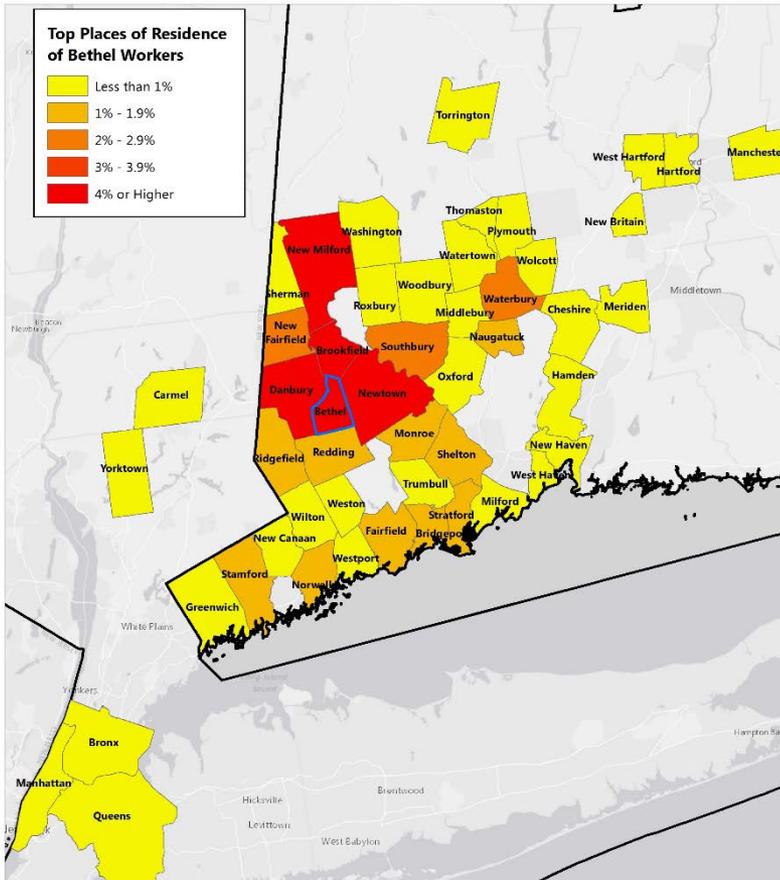
Taxpayer	Type	Taxable Assessed Value	Rank	Percent of Net Taxable Assessed Grand List
Connecticut Light & Power	Utility	\$73,654,930	1	3.8%
Gillette (Duracell) Inc.	Corporate Office	\$47,112,700	2	2.5%
Steiner Inc.	Real Estate Developer	\$20,542,810	3	1.1%
Bethel Associates Inc.	Healthcare	\$12,910,900	4	0.7%
Target Corporation	Retail	\$10,966,830	5	0.6%
RMS Bethel LLC (Copper Square)	Residential	\$10,894,720	6	0.6%
Cedar-Bethel, LLC (Big Y)	Retail	\$10,210,760	7	0.5%
Bethel ALF Property LLC (Maplewood)	Assisted Living	\$9,437,820	8	0.5%
Toll CT II Limited Partnership	Residential	\$8,647,580	9	0.5%
BFM Limited Partnership (Caraluzzi's)	Shopping Plaza	\$7,414,880	10	0.4%

Town of Bethel Comprehensive Annual Financial Report (CAFR) – Year Ending June 30, 2017

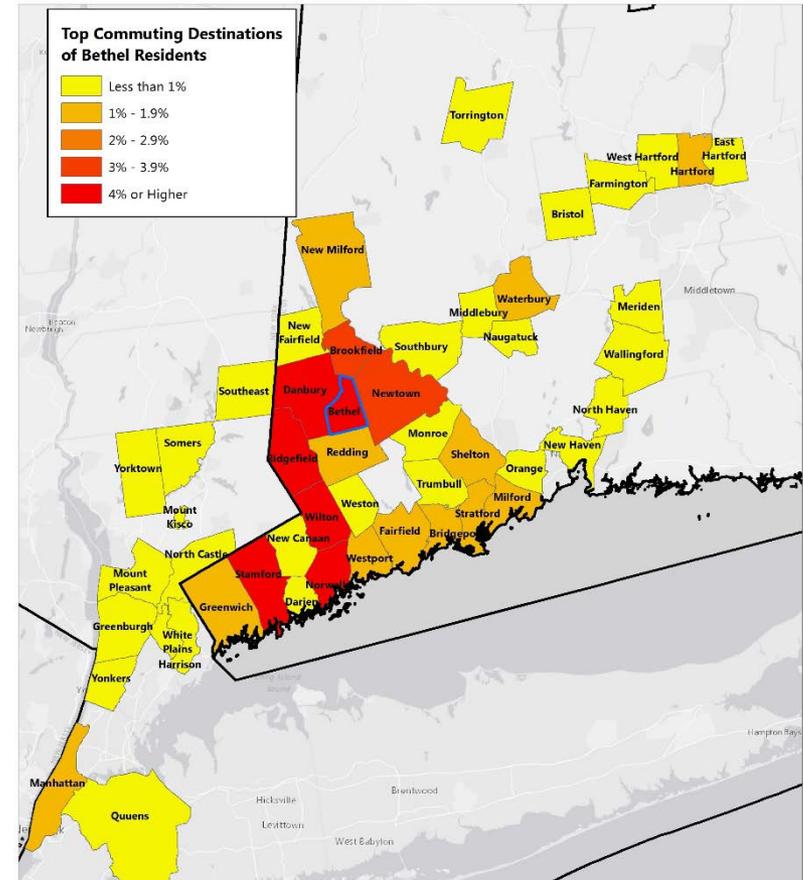
- Several commercial and residential projects built since the last POCD are among top 10 taxpayers. Mostly in the Route 6 area
 - **Residential**: Bethel Crossing, Copper Square
 - **Commercial**: Big Y, Maplewood at Stony Hill

COMMUTER TRENDS

Where do Bethel Workers live?



Where do Bethel Residents Work?



- Workforce primarily commutes from I-84 corridor and northern Route 7 corridor towns

- Residents primarily commute to neighboring towns, southern Route 7 corridor, Lower Fairfield County, and Manhattan

COMMUTER TRENDS

Travel Mode to Work (2010)		
Travel Mode	Number	Percent
Drove Alone	7,648	84%
Car or Van Pool	540	6%
Bus	15	0%
Rail	256	3%
Walk or Bike	231	3%
Other	26	0%
Work from Home	379	4%
Total	9,095	100%

- Large increase in the number of employed residents between 2010 and 2016 corresponding to improved economic conditions
- About 90% of residents commute to work in a car. Most drive alone
- About 4% of residents commute by rail - residents more likely to use rail services on the Harlem Line according to Community Survey.

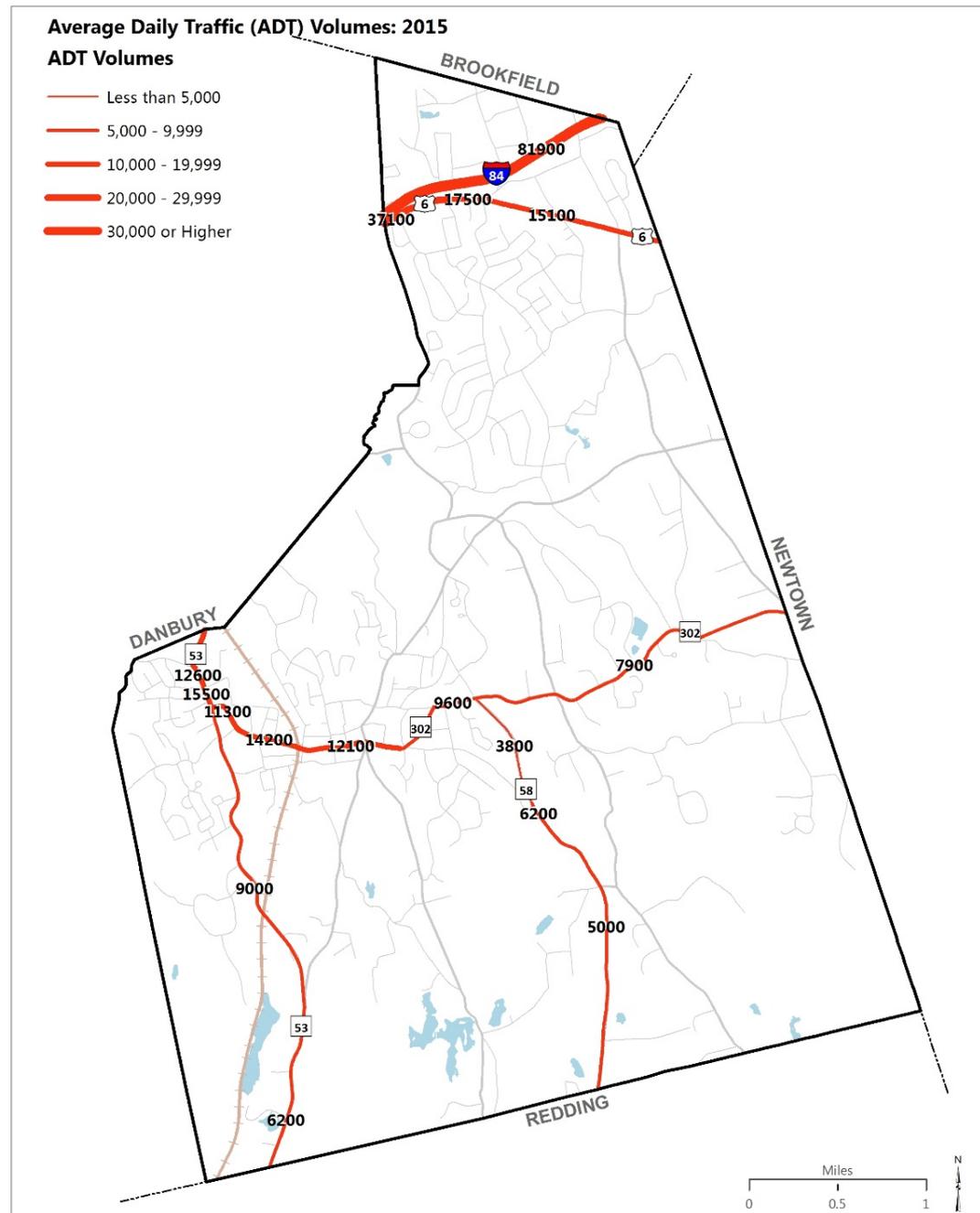
Travel Mode to Work (2016)		
Travel Mode	Number	Percent
Drove Alone	8,705	83%
Car or Van Pool	597	6%
Bus	62	1%
Rail	386	4%
Walk or Bike	201	2%
Other	17	0%
Work from Home	534	5%
Total	10,502	100%

A photograph of a train station platform and tracks. The tracks run parallel to a concrete platform on the right, which has a yellow tactile strip along the edge. The platform is covered by a long, low roof structure. To the left of the tracks is a dense line of green trees and tall grasses. The word "TRANSPORTATION" is overlaid in large, white, bold, sans-serif capital letters across the center of the image.

TRANSPORTATION

TRAFFIC VOLUMES

- The heaviest average daily traffic (ADT) volumes (vehicles per day) are in north Bethel along I-84 and Route 6
- The most current 2015 ADT from Danbury to Bethel on I-84 is down 11,000 from the 2005 benchmark
- ADT on Route 302 (Greenwood Ave) has increased by 1,000 since 2005
- ADT has increased by 100 on Route 58 along Putnam Park Rd



TRAFFIC SAFETY

Highest Crash Frequency:

Stony Hill Road (Route 6) at:

- Old Hawleyville Road
- Garella Road and Sand Hill Road

Greenwood Avenue (Route 302) at:

- Maple Ave and Chestnut Street
- Library Place
- Barnum Square
- Grassy Plain Street (Route 53)

Milwaukee Ave (Route 302) at:

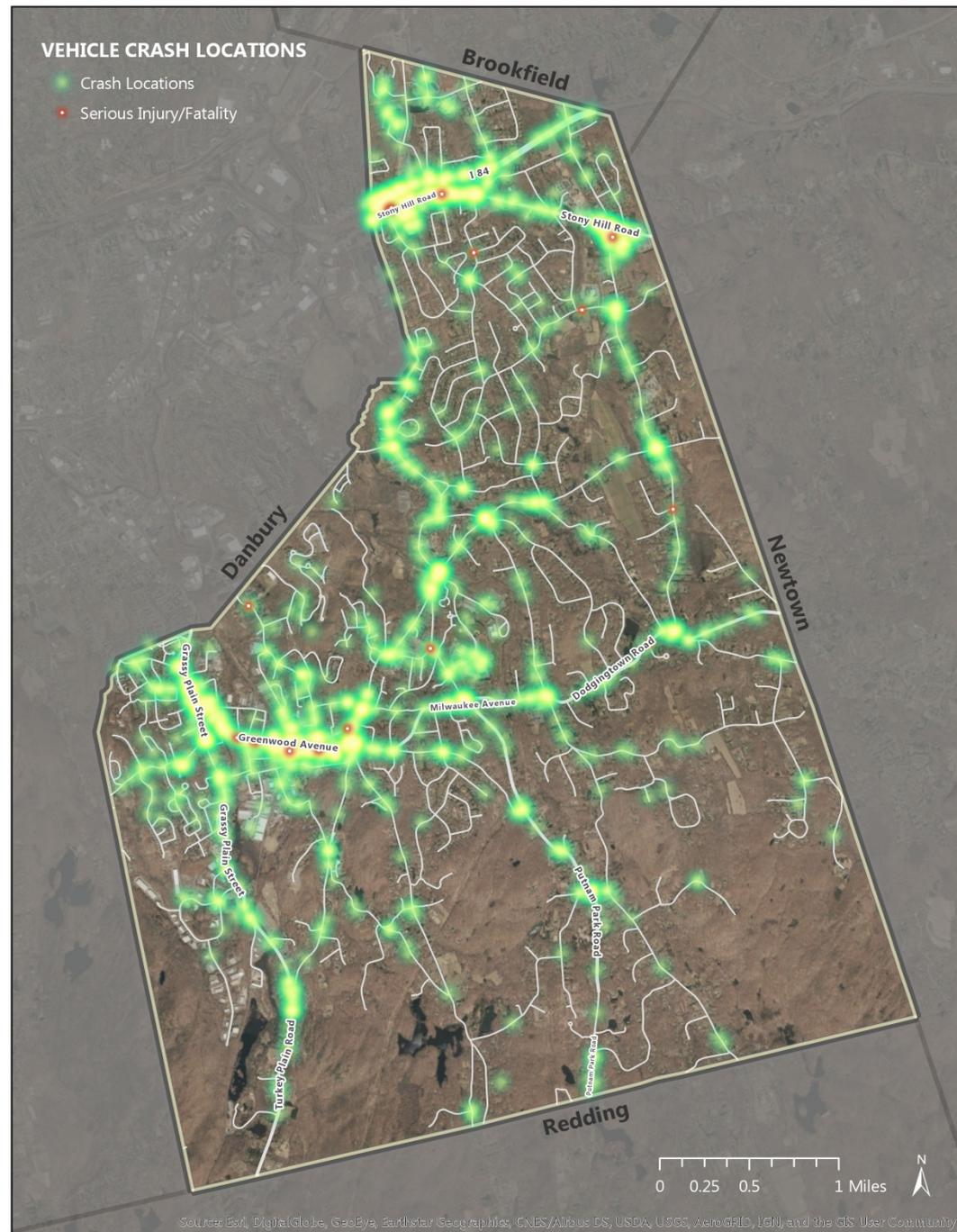
- Putnam Park Road (Route 56)

Grassy Plain Street (Route 53) at:

- Beach Street
- Fleetwood Ave and Whitney Road

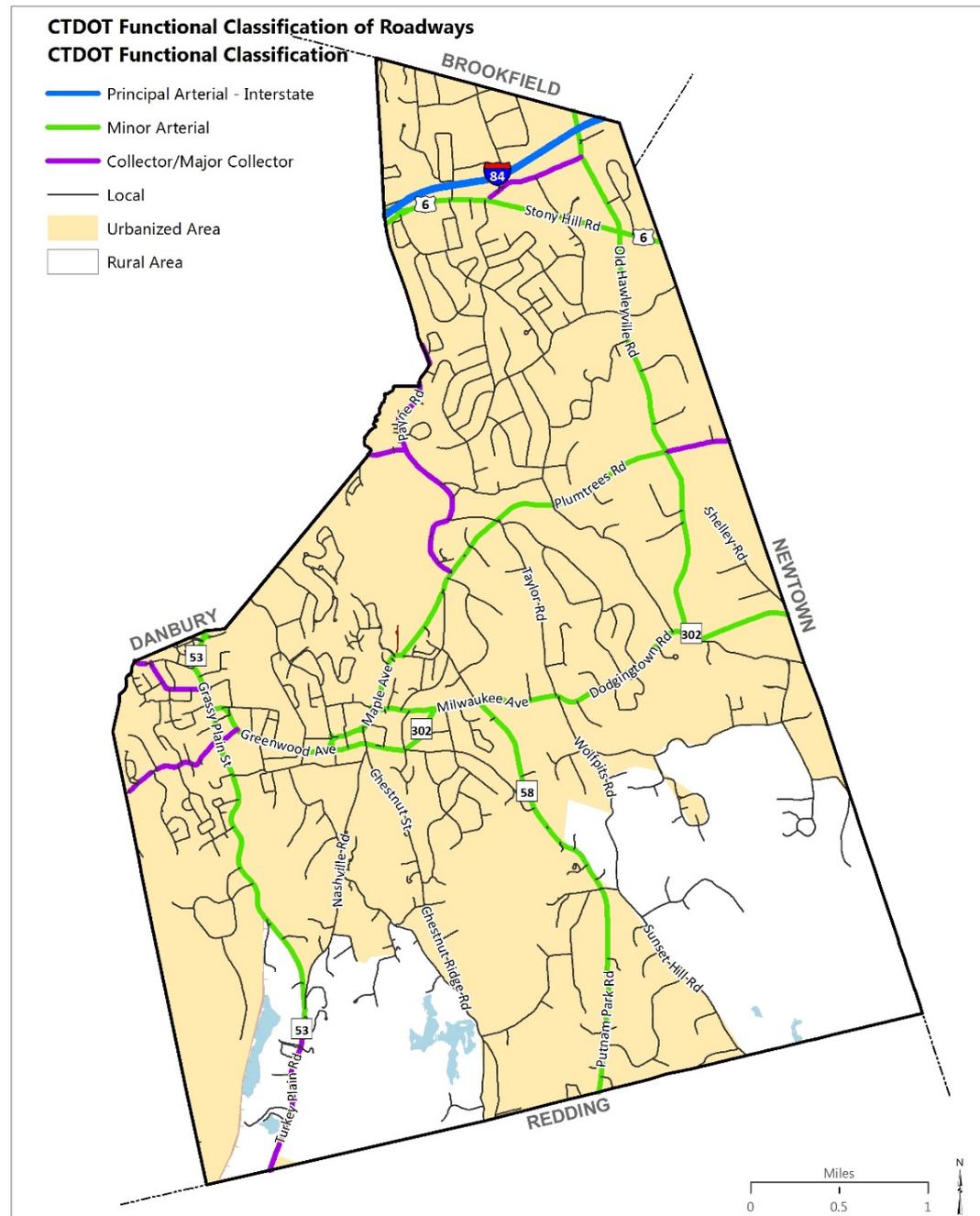
Plumtrees Road at:

- Walnut Hill Road
- Taylor Road)



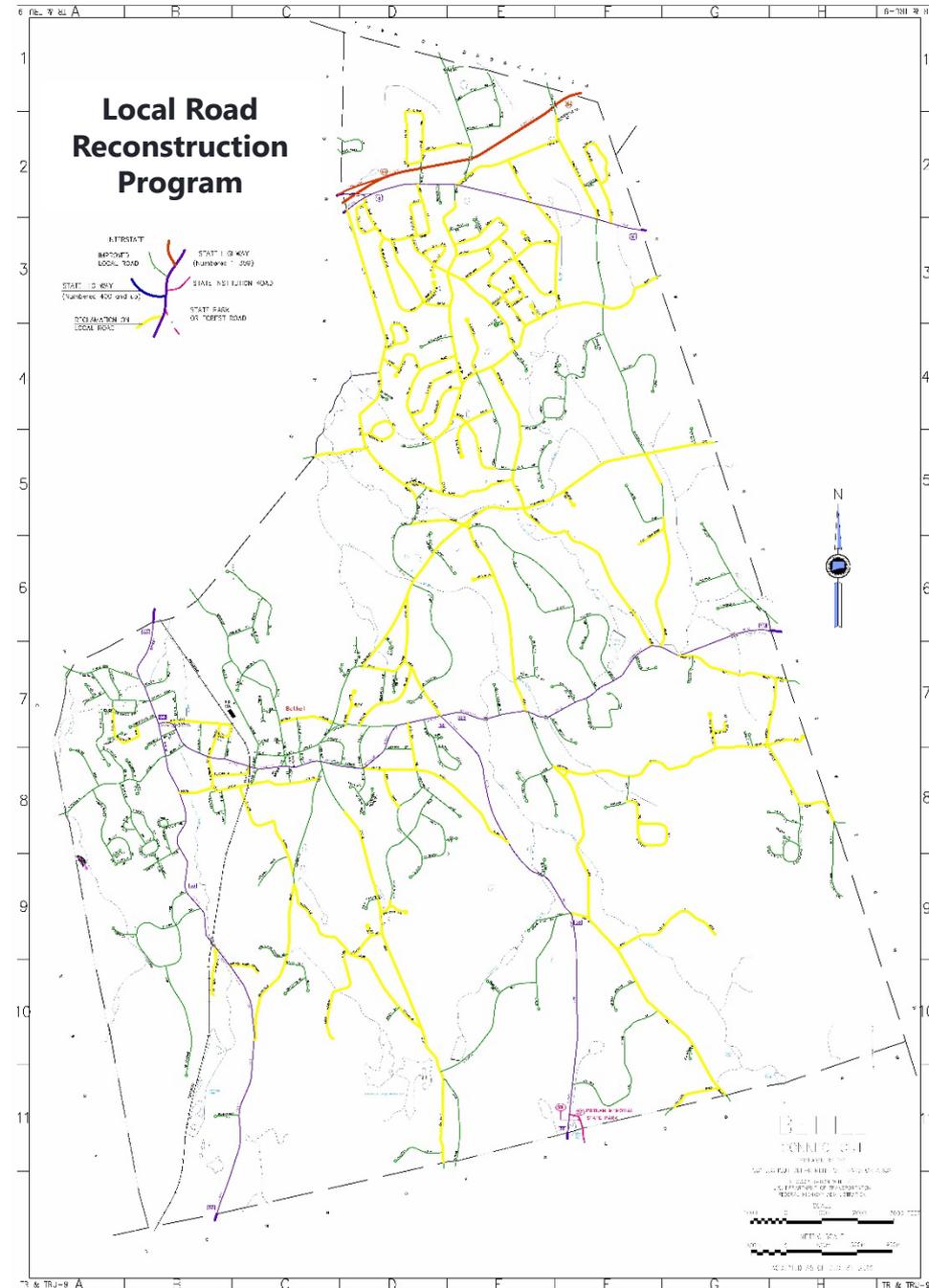
FUNCTIONAL CLASSIFICATION

- Functional Classification is a roadway hierarchy that is used to determine eligibility for federal transportation funds
- Roads classified as **collectors and arterials** are eligible for state and federal funding programs, including:
 - Surface Transportation Block Grant (STBG)
 - Local Transportation Capital Improvement Program (LOTICIP)



LOCAL ROADWAYS

- Roadway conditions identified as a top issue in Community Survey
- Town maintains approximately 101 miles of roadways
- Significant progress made in recent years. Focus has been on full-depth reconstruction rather than just repaving
 - **DPW has rebuilt 50% of local roadways using full-depth reconstruction over the last ten years. This ensures longevity of improvements**
 - Recent efforts have focused on major roadways and the Stony Hill/Chimney Heights neighborhood – aligns with recent sewer extension projects



BRIDGES & DAMS

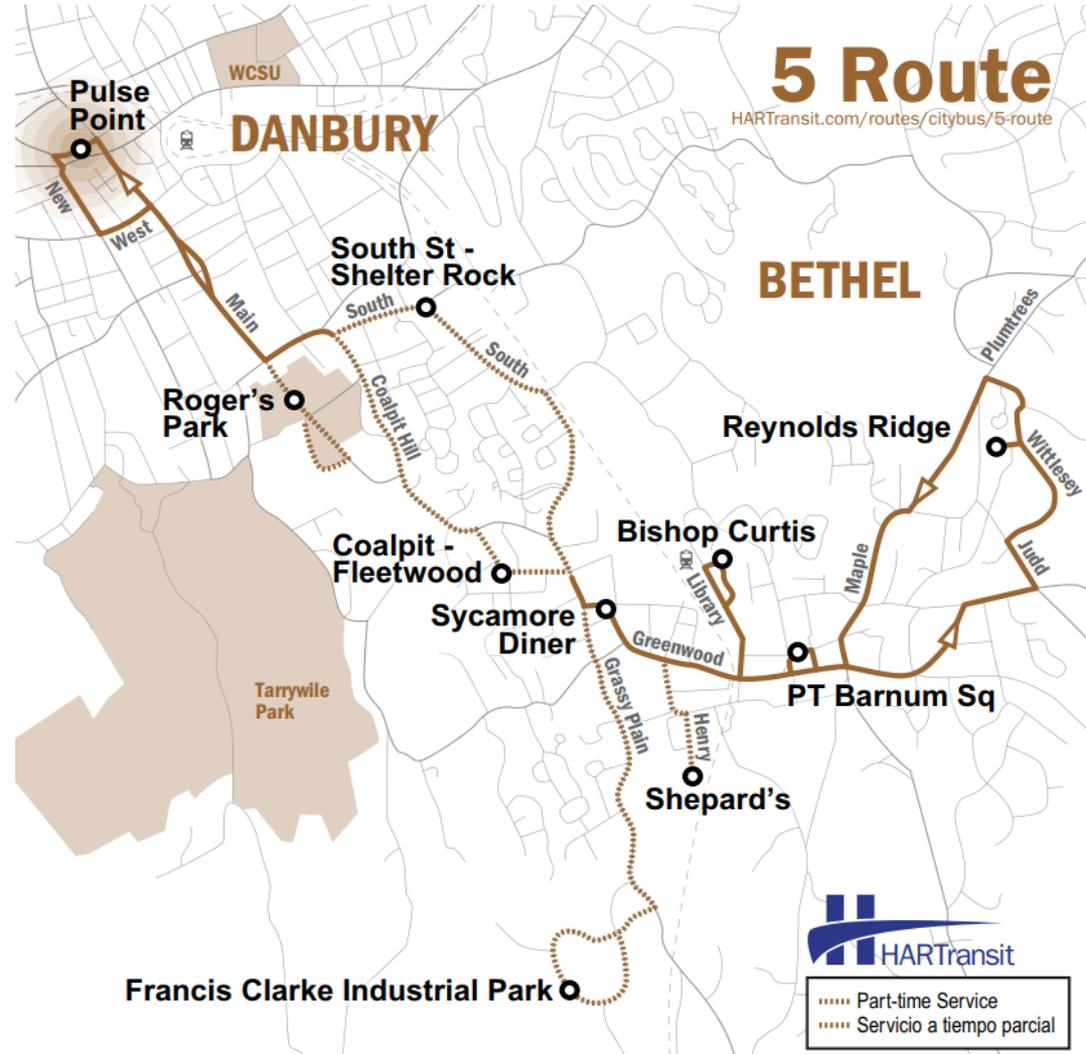


Plumtrees Road Bridge

- Plumtrees Road Bridge over East Swamp Brook was formerly rated in “poor” condition
- Bridge recently rebuilt and widened in 2017. Project also included realignment of Walnut Hill Road and Whittlesey Drive intersection as well as sidewalk improvements

HART BUS SERVICE

- Bethel served by two HART routes-
City Bus Route 5 and Loop Route 2
 - Service provided to Stony Hill shopping centers and Downtown Bethel
- SweetHART ADA Paratransit is available for persons with disabilities for all trips within $\frac{3}{4}$ mile of a fixed-bus route

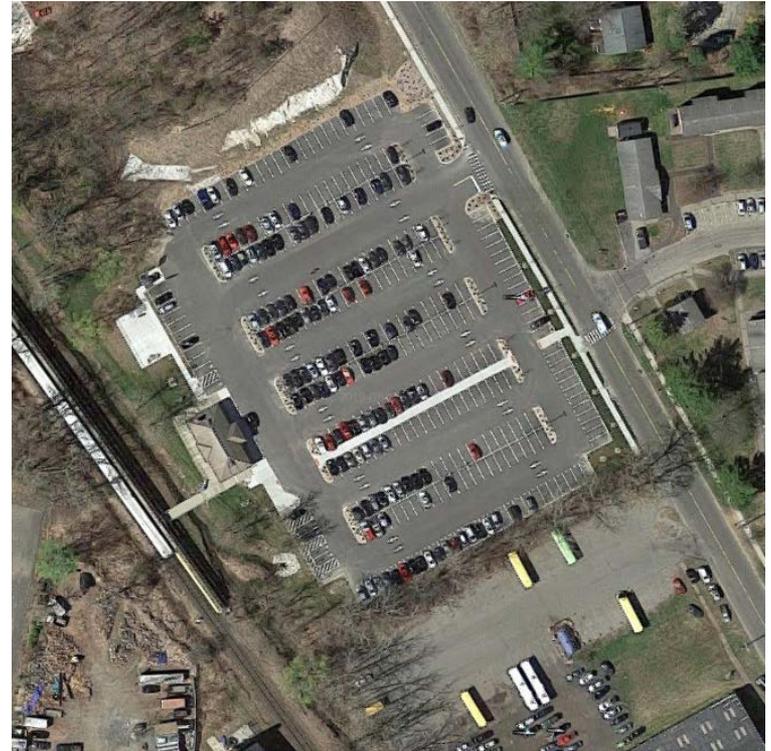


BETHEL TRAIN STATION

- Lot was observed to be approaching capacity and recently expanded
- Town issues 250 permits annually with a 50 person waiting list.

Recent Improvements

- Capacity increased from 188 spaces to 320 spaces
- New cameras were added to the lot
- New electronic kiosks have been placed and will work with mobile apps



DANBURY BRANCH LINE

Recent Upgrades:

- Signal system and centralized traffic control (2014) at a cost of \$72 million
- Passing siding installed in Bethel (2014)

Ongoing Improvements:

- Positive train control (2018)
- Danbury Dock Yard Improvements (2020)

Long-Term Improvements (Unfunded):

- Extension of rail service to New Milford
- Electrification between South Norwalk and Danbury
- Proposed station in Georgetown



Danbury Dockyard Improvements under construction in Norwalk – Photo from CTDOT

LONG RANGE TRANSPORTATION PLAN (2015)

Recently Completed Projects

- The widening of Plumtrees Road Bridge to improve the intersection at Whittlesey Drive and Walnut Hill Rd
- Realignment of Walnut Hill Road with Hoyt Road to reduce accident rate on the slope of intersection

Bethel Ten-Year Improvement Plan (Unfunded)

- I-84 Capacity Improvements – In planning stages
- Rail passenger service expansion
- Minor HARTransit bus route modifications and service enhancements
- Bethel sidewalk infrastructure development and improvement
- Bicycle and pedestrian improvements, including development of the Western New England Greenway Trail

Longer Range Projects (Unfunded)

- Route 6 Intersection upgrades at Garella Road, Benedict Road, and Weed Road
- Route 53 Access to Henry Street – separate truck traffic from village residential areas
- Route 53 Safety Improvements (Mansfield Street to Route 302, including potential roundabout
- Additional phases of Route 302's downtown streetscape construction

An architectural rendering of a modern school building. The building features large glass windows with yellow accents and vertical text that reads "WELLNESS" and "ACHIEVEMENT". In the foreground, several children are playing on a paved sidewalk. A woman in a red shirt is walking away from the camera, holding the hand of a small child. An American flag is visible on the left side of the image. The sky is blue with light clouds.

COMMUNITY FACILITIES

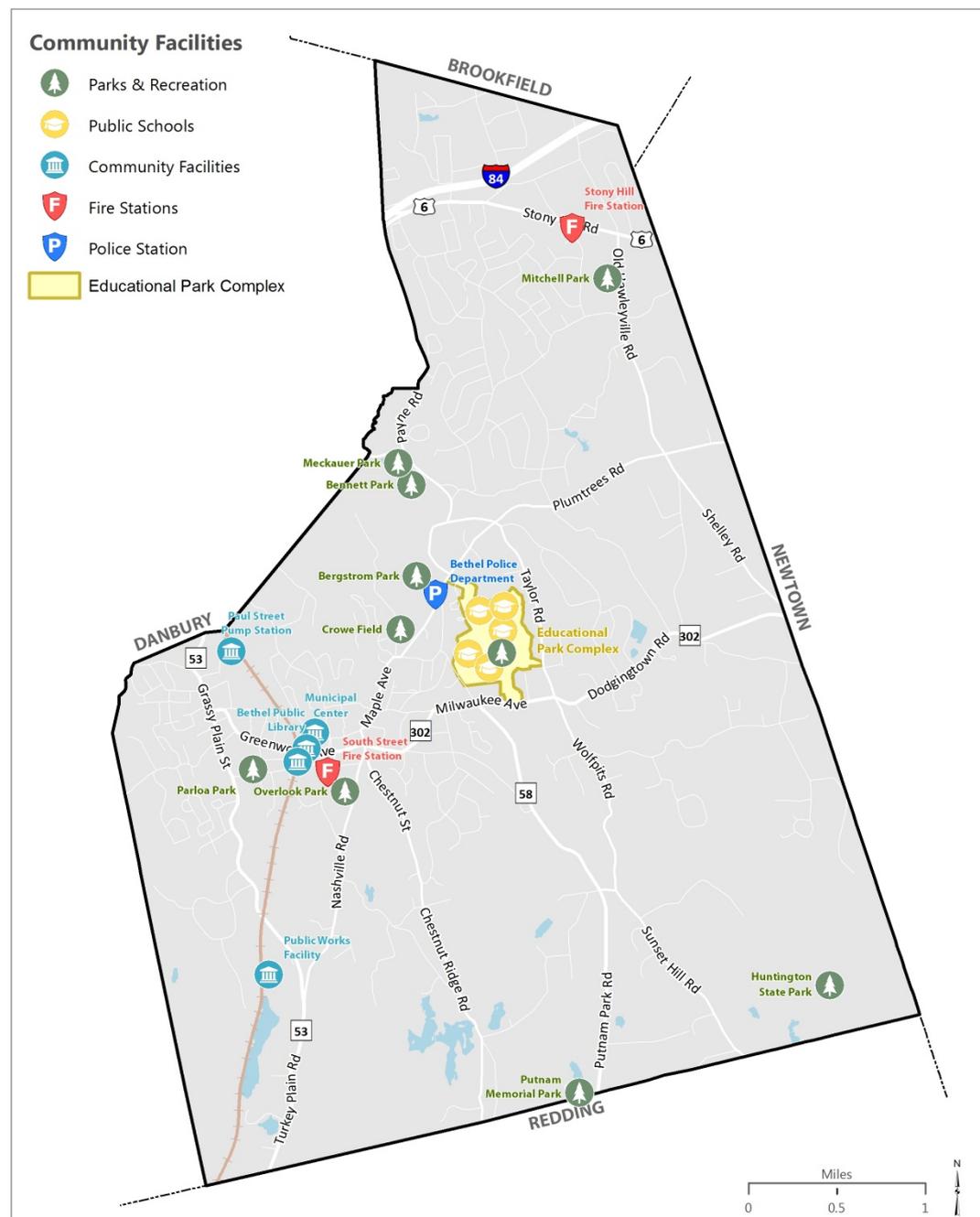
COMMUNITY FACILITIES

Municipal Center

- Used as a refuge during storms and is lacking modern locker rooms to support that function
- Senior Center space is currently adequate, but growing membership – discussions of Teen Center relocating and Senior Center taking over space
- Potential opportunities to fit out additional space for Senior Center on lower level of Municipal Center

Other Facilities

- New police station nearing completion - old police station is reflected on the map
- Johnson and Rockwell Schools in the Educational Park are being renovated-as-new and expanded
- According to the last HMP the Middle School and High School are in need of full emergency power – being completed as part of ongoing school construction program



EDUCATIONAL PARK

- Johnson and Rockwell Schools being renovated as new with additions
- The total cost for both buildings without reimbursement is:
 - Rockwell: \$27,220,439
 - Johnson: \$41,107,711
 - Total: \$68,328,150
- Construction is expected to start in Nov. 2018
 - Rockwell is expected to be completed in Nov. 2020
 - Johnson is expected to be completed in Jan. 2021

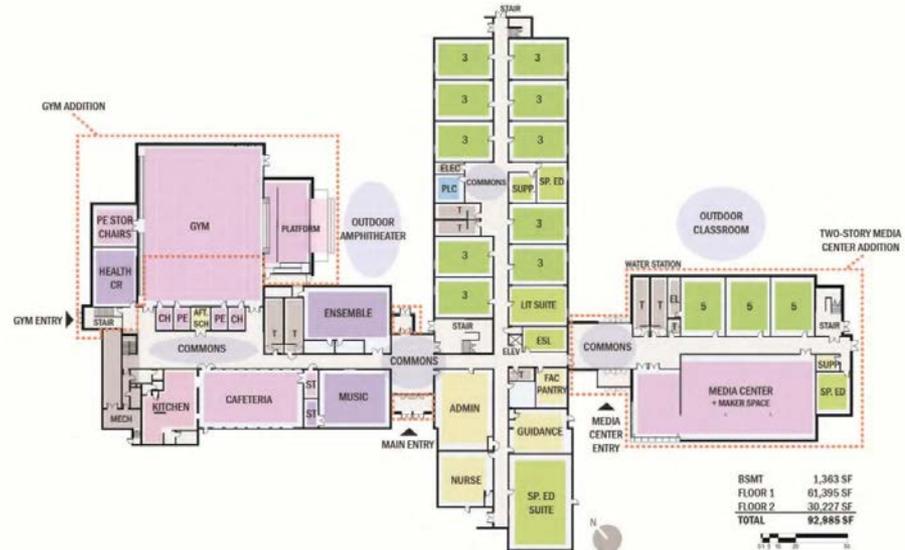


Image Credits: Perkins Eastman

POLICE DEPARTMENT

- Bethel's new two-level \$14.4M police station on Judd Rd is expected to open by the end of Sept. 2018
 - The 26,000 Sq. Ft building is at least twice the size of the old station and
- No major capital costs foreseen in the next decade beyond recurring costs (training, equipment, vehicle replacement)
- Police Department noted that there are radio dead zones in town, particularly near in the Stony Hill and Route 6 area.
 - Could a transmitter be incorporated into new development on Route 6?



Images' source: Hearst Connecticut Media

SUSTAINABILITY

- 2,900 panel solar array built on the landfill on Sympaug Park Road in June 2018
 - It can generate enough electricity on a sunny day to power 140 homes
- In late 2017 and early 2018 there were talks of a solar array at town hall but no further updates have been made
- In November 2016 Bethel implemented a Renewable Energy Overlay Zone to promote large-scale ground-mounted photovoltaic installations, and sets the standards for the placement, design, construction, operation, monitoring, modification and removal for these installations
- Bethel joined the Sustainable CT initiative in June 2018
- Johnson and Rockwell Schools to be built to the equivalent of LEED Silver Standards

