

***PLAN OF CONSERVATION
AND
DEVELOPMENT***



***BETHLEHEM
PLANNING COMMISSION***

***P.O. BOX 160
BETHLEHEM, CT 06751***

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Plan of Conservation and Development

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I. INTRODUCTION

At least once every ten years the Planning Commission is required by State Statute to prepare or amend and then adopt a Plan of Conservation and Development. The plan is intended to be a document outlining the goals, policies and standards for decision-making regarding the future growth of Bethlehem. In preparing this plan the Commission requested that other town boards and agencies along with input from town residents provide the Commission with their perspective and concerns regarding the valuable features and assets of Bethlehem that are important to preserve and protect in order to maintain the rural character and beauty of our town.

The Plan of Development and Conservation is a guide to be used in making decisions on development and future growth of Bethlehem to benefit the economy, welfare and prosperity of its residents.

The Planning Commission is the 8-member elected board mandated to renew the Plan.

A. Purpose of the Plan of Conservation and Development

Bethlehem has long held its rural character and its farming history. These characteristics are a central part of our community identity. Sentiments to maintain this rural identity and protect the agricultural nature of the community still prevail.

The purpose of this Plan of Conservation and Development is to serve as a road map providing direction and guidance in decision making for future conservation and development of the community as a whole.

The Plan provides broad goals coupled with specific objectives that provide guidance for the future development of the community. It is a document that reflects the interests, concerns and objectives of the community at large as interpreted by the elected commission preparing the plan.

It is accepted that under State Statutes a Plan of Conservation and Development, as represented by this document, is not a legally

binding document when adopted. It is advisory by State Statute, a blueprint of recommendations and broad goals for the future to be implemented by the adoption of policies and regulations by those municipal boards and commissions that are empowered to do so by state statute. It must be clearly understood that a Plan of Conservation and Development does not convey powers that the adoption of a series of municipal powers provided by traditional implementing (zoning) statutes would convey. A Plan gives no additional power to a Planning Commission than it does not already possess. However, the guidelines laid out in the document are essential for obtaining grants such as Open Space Grants.

B. Statutory Reference

Section 8-23 of the Connecticut General Statutes, as amended, requires municipal planning commissions to prepare, adopt and amend a plan of conservation and development for the municipality. A plan must contain:

- 1.) A statement of policies, goals, and standards for the physical and economic development of the municipality.
- 2.) Be designed to promote, with efficiency and economy, the coordinated development of the municipality and general welfare and prosperity of the people of the municipality.
- 3.) Recommend the most desirable use of land within the municipality for residential, commercial, industrial, conservation, and other purposes.
- 4.) Recommend the most desirable density of population in the several parts of the municipality.
- 5.) Take into account the State plan of conservation and development and note any inconsistencies it may have with the State plan.
- 6.) Make provision for the development of housing opportunities (including opportunities for multifamily dwellings, consistent with

soil types, terrain, and infrastructure capacity) for all residents of the municipality and the planning region in which it is located.

- 7.) Promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing that will meet the housing needs identified in the State Housing Plan prepared under C.G.S. Section 8-37t and the State Plan of Conservation and Development.
- 8.) Be reviewed and, if required, amended at least once every ten years.
- 9.) A plan must include recommendation of the Commission for the location of streets and bridges, public recreational facilities, the extent of municipal water supply, waste water disposal systems, solid waste disposal areas and other public utilities, and the general location of other municipal buildings and facilities. The state governing planning commission mandates the "Plan of Conservation and Development be a statement of policies, goals, and standards" for the development of the community.

In addition, a plan may show:

- 10.) Conservation and preservation of traprock and other ridgelines.
- 11.) State recommendation of the commission of a system of principal thoroughfares, parkways, bridges, streets, and other public ways for airports, parks, playgrounds, and public grounds for general location, relocation, and improvement of public buildings for the general location and extent of public utilities and terminals, whether publicly or privately owned, for water, sewage, light, power, transit, and other purposes, and for the extent and location of public housing projects.
- 12.) Include recommended programs for the implementation of the plan, including a schedule and proposed budget for public capital projects, a program for enactment and enforcement of land use regulation controls, building, housing codes and safety regulations,

and plans for implementation of affordable housing, open space acquisition, and the protection and development of “greenways”.

- 13.) Include such other recommendations as the Commission deems beneficial to the municipality.
- 14.) Include all necessary and related maps, explanatory material, photographs, charts, or other pertinent data and information relative to the past, present, and future demographic trends of the municipality.
- 15.) Include plans for the redevelopment and improvement of districts and neighborhoods that, in the Commission’s judgment, contain special problems or show a trend toward reduced real property values.

Communities have found that the underlying philosophy regarding the development and implementation of municipal plans of conservation and development has changed and evolved since adoption of the initial State statute. Today there is recognition of certain inadequacies of past planning efforts. Although many of the same elements, e.g. land use inventory and analysis, population demographics including density, trends, and forecasts, etc. are still developed and analyzed. A Plan of Conservation and Development is not limited to what only appears in this document.

The Plan should contain the necessary flexibility to allow for changes in the uses of land within the context of adopted policies. The Plan is developed to provide a consistent direction for the use of other municipal boards and commissions having jurisdiction over specific aspects of the plan. The Plan should also provide for the required statutory documentation to be developed to allow for the community’s participation in the Connecticut State Farmland Preservation Program.

C. *Scope of The Plan of Conservation and Development*

About forty years ago, Bethlehem adopted its first “Plan of Development”. That first Plan, prepared by Technical Associates, identified the Town as an agriculture community and projected that it would retain its rural character in the future. A Plan prepared, twenty

years later, in 1978, by Land Planning and Design Services, recognized that Bethlehem had remained a small, agricultural community, as previously forecasted, but found that its small town character had visibly changed. The population of Bethlehem had grown by 2008 to more than 3,596 residents. Not unlike the other towns surrounding Waterbury, the community was growing at an annual rate of 2.5%. In this time period the number of new land subdivisions and subsequent building permits has steadily decreased.

The “Plan of Development”, dated 1978, projected a 1990 population based on the expected growth rate at that time, as shown below.

**1978 POPULATION PROJECTIONS OF BETHLEHEM’S
GROWTH 1978 TO THE YEAR 2000**

	Slow Growth	Existing Trend	Rapid Growth
1990	2650	2930	3220
2000	2900	3310	3720

In 1989 the Bethlehem Planning Commission reviewed the 1978 Plan and considered making changes to it. At that time, after due deliberation and consultation, the Commission adopted the existing plan without revision while recognizing that the Plan would require revision in its next review cycle.

The actual population by 1990 had grown to 3,071, approximately halfway between the existing growth being experienced in 1978 and the rapid growth rate projections formulated at that time.

Recognizing the continuing pressures of growth, particularly of a residential nature, and acknowledging the statutory mandate to have a current community plan, the Bethlehem Planning Commission has undertaken the preparation of a revision to its existing Plan of Conservation and Development. At the outset, the Commission established one goal to continue the plan to maintain the existing natural, historical, and traditional character of Bethlehem, consistent with the inevitable continuation of new residential growth.

During the intervening period, State Statutes, in addition to case law settled in some instances by the U.S. Supreme Court, have significantly changed and limited what a community may do to limit growth.

It should be clearly noted that this Plan is a basic land use reference guide. Refinement of the data contained herein and continual additions to the Plan based upon more current data are essential to keep the planning policies and land use regulations of the Town up to date.

For their study and analysis, the Commission has concentrated on the following elements:

- Population

A population analysis utilizing data derived from the U.S. Census and other institutions to determine the amount and character of growth that has occurred and can be expected to occur in the years to come so that decisions regarding municipal land use and expenditures can be made. Most comparisons are made between Bethlehem and the planning region it belongs to, The Central Naugatuck Valley Region. The 2000 comparisons between Bethlehem and Litchfield County are included. Additional comparisons are made between Bethlehem and neighboring communities.

- Natural Resources

An inventory and analysis of natural resources prepared by the Conservation Commission and identified as a Natural Resources Inventory is maintained to identify appropriate valuable natural resources for conservation and preservation.

- Land Use

An inventory and analysis of existing land use to be used to determine suitable locations for future building commensurate with the ability of the land to support its development in order to provide as shown in Land Cover Change Map (Appendix):

- a. Recommendation for orderly development of the type of service, commercial, professional and occupational opportunity needed by the community and that would traditionally be used by the residents of the town, and
- b. The orderly development of the land required to support the municipal and educational services that are required to safely manage and operate the community.

Subsequent sections of the Plan summarize the data and are analyzed to provide the basis for the objectives, policies, and recommendations that were derived and are contained herein.

D. Survey Results

To ensure the Plan represents the needs and values of the Bethlehem community, the Planning Commission distributed a survey to obtain feedback from residents and the results will be useful in the development of the policies and objectives for the Plan. The survey was distributed at the Town Hall, the Library, Nick's Diner and hand distributed at the Transfer Station. A total of 81 surveys were returned. Of the 81 respondents, 75% stated that there are 1 to 2 people in the household, and 81% owned their home.

Findings

The results of this survey are not scientific and must be used only to assess a general feeling from those that responded and cannot be used to make any conclusions. A summary of the findings from survey results are as follows:

- 99% strongly agree or agree that Bethlehem's rural character is the unique identifier of the community; and when asked to write what symbolizes Bethlehem's community, 49% described the rural small town feel and 20% stated the farmland.
- The majority (81%) strongly agree or agree that Bethlehem's municipal facilities and services are adequate with the lowest percentage of agreement being related to services for seniors (58%)

agree in this category) and the highest level of agreement (96%) related to the Fire & Emergency services. The written comments offered feedback to the Fire & Ambulance services that “they should get along”.

- 47% of the respondents felt that the roads do not provide safe and efficient movement and the written comments gravitated toward the condition of the roads needing attention.
- Of the 49 respondents (72%) that answered “yes” that Bethlehem should consider developing additional transportation choices, “sidewalk on Main Street” was the most suggested (n=23).
- 57 of the 75 respondents (76%) felt that Bethlehem should not promote more commercial/industrial development; this also was a popular written comment since people are concerned that it will deteriorate the rural character of the Town.
- The “housing” questions received a low response rate as many people stated that they were “not sure” of this topic; the results showed that 69% (n=41) disagreed that affordable housing is available; 57% (n=31) agree that Bethlehem has adequate rental residences available; and 65% (n=30) disagree that there are adequate housing opportunities available for seniors.
- 57% of the respondents said that they were familiar with Bethlehem’s Septic Ordinance and 79% agreed that it provides adequate protection of the water supply; however, this 79% is based on 33 responses as 29 people said they were “not sure”.
- Although nearly everyone (78 out of 80) said that preserving land is important the “agrees” and “disagrees” were split 50/50 that that Bethlehem has adequate land preserved; and the first priority for land acquisition to be preserved was farmland.

The survey contained a question that asked what the respondents considered the greatest concern that threatened the character of Bethlehem. Of the 63 written comments the most common concern was related to losing the rural character. The majority of the respondents stated it just as that; however, others mentioned over

development, commercialism, and farmland being used for housing. The second greatest concern expressed by the respondents was related to zoning/no zoning”. Some felt no zoning was a threat to the character of the town (n=12) and some felt that zoning (n=9) was a threat to the character of the town. The concern of blight also was a common mention.

Other common themes that emerged from the written comments that were not already mentioned above and mentioned more than once were:

- Clean up junk buildings on Main Street
- Remove junk vehicles and no more junk yards
- More enforcement for Inlands/Wetlands
- Mow roadsides more often
- End the “Old Boys Club” in Town and get to work
- Keep the Old Church of Nativity

Summary

In summary, the themes are not very different from years ago during the last publication of the Plan. It does appear however, the Planning Commission will be able to begin to outline the policies and objectives for the Plan.

1. Maintain the rural character of Bethlehem
 - Limit over-development
 - Limit the blight
 - Preserve farmland
 - Organize activities to engage townspeople to become “active participants” in their community
2. Continue to seek opportunities to preserve land
 - Protect water supply
 - Maintain rural character
3. Transportation- Fix roads and build a sidewalk
4. Housing – Not enough information obtained through the survey to draw definitive conclusions regarding housing.

5. Educate/inform the community regarding the Septic Ordinance

II. HISTORY OF BETHLEHEM (credited to Joseph Shupenis)

The following is a brief timeline of the history of the town of Bethlehem.

Pre-1703: Native Americans village in Bethlehem was called Nonnewaug. Other Native Americans had a village at the junction of the two rivers.

1703: Right to acquire the North Purchase (Bethlehem & Judea), which were given to Woodbury

1710: Native Americans sold the North Purchase to Woodbury

1723: North Purchase lots were sold to proprietors – Six-tier system

1734: 14 Families move into Bethlehem from 7 different towns

1738: Joseph Bellamy was called to preach during “Winter Privileges”. He was a Great Awakening preacher and writer. He set up the first theological school in Bethlehem. He changed the name of Bethlehem to Bethlem.

1738-1744: 1st services were held in a barn. The first church was built on Kasson Road- the Congregational Society of Bethlem.

1748: A library company was established

1750: “Great Plague- 30 people died. Center Store opened

1753: “Burying Grounds” was opened on Bellamy estate

1754: Bellamy House was beginning to be built

1755: Great earthquake occurs- many springs open up

1760: “Great Sickness” (Plague of 1760)

1760’s: Franklin Mile Stones (3) are set up by the Franklin family

1764-1768: A new first church was built on the green, which becomes the town center

1770: Five new schools are set up

1776: Capt. Andrew Martin and 44 Householders sign a proclamation to support the American Revolution

1780: Carmel Hill Cemetery was established

1787: Bethlehem was recognized as a separate town. Robert Crane was elected First Selectman.

1790: First Federal Census- 1,056 people (178 families)

1790-1820: Western migration begins and people begin leaving Bethlehem

1800-1900: Bethlehem was largely an agricultural town with 3 mercantile stores and limited manufacturing with the help of Bird’s Pond (1802), Long Meadow (1846), and Wood Creek Pond (1853) Manufacturing Companies. They included a gristmill, wooden bird factory, sawmills, 2 wagon shops, shingle-making factories, and many leather goods factories.

1807: Episcopal Parish was established

1829-1835: Episcopal Church (later called Christ Church) was started with bricks from a kiln on Magnolia Hill (Richard Butkus’ farm).

1836-1838: First Church was moved again to its present site

1839-1840: Bethlehem first town building was built- the Town House, where it held the library and a select schoolroom. It is now called the American Legion Hall.

1859: Bethlem Methodist Church was established and sold later in 1929

1860: Bethlem's population is now 761 people

1861: Evergreen Cemetery begins to receive bodies

1881: Bethlem's earliest school records are saved from 9 separate school districts

1886: Arch Bridge was built for \$1,060

1887: First commercial fruit orchard was set up at the Bloss Farm (now called March Farms)

1890: Bethlem is now Bethlehem

1891: Bethlehem Grange was established

1912: The people of Bethlehem build Old Memorial Hall

1914: Library was moved to old Center School building

1915: Roman Catholic mission church was set up in a store on East Street by St. John's Parish

1923: All schools were consolidated. Most children went to school at the old town office building and in a church room.

1924: Bethlehem Fair was started

1926: New school was build on East Street with four rooms

1929: Church of Nativity was built in a Spanish mission style

1930: Bethlehem's population is at a low of 543 people

1938: Bethlehem is now called the "Christmas Town"

1940: Town Office building was build and basement was used by the Bethlehem Volunteer Fire Company

1945: Now most of Bethlehem had electricity and no more ice harvesting on local ponds

1946: Regina Laudis established

1952 & 1958: Bethlehem Consolidated School adds on 11 more classrooms, auditorium and cafeterias

1960: Population of Bethlehem is close to 1,500

1968: Old Bethlem Historical Society was started and Regional School District #14 began

1969: New library building was opened

1972: North Purchase was constructed

1974: Present-day Town Hall was built

1976: Old Bethlem Historical Society uses the Old Town building as a museum

1981-1982: Old Memorial Hall was burned down and rebuilt by Bethlehem citizens

Additional References for Bethlehem Town History:

III. OPEN SPACE PRESERVATION

The Bethlehem Land Trust (BLT) is a private, tax-exempt nonprofit organization and is run by a Board of Directors. The Bethlehem Land Trust is dedicated to the conservation of open space and helping to maintain the rural character of Bethlehem. Education is also an important component of its mission and provides information to land owners on options available to them for the protection of their undeveloped lands. It also sponsors Earth Day activities and conducts nature walks, and wildlife presentations.

The BLT currently owns 219 acres and holds easements on 36 acres. The Bellamy Preserve in the center of town has walking trails, as do the Long Horizon and the Two Rivers Preserves.

Over the past few years BLT has increased its fund raising efforts to help maintain its preserves, fight invasive species, and to provide financial assistance to Bethlehem land owners who may in the future wish to place a protective easement on an open space or farm parcels. See Bethlehem Open Space Map (Appendix).

IV. DEMOGRAPHIC TRENDS

For a complete view of the Demographic Profile of the Town of Bethlehem, see the attachment titled “Bethlehem, Connecticut: CERC Town Profile 2009” at the end of the document.

A. General Population Trends

As stated in the Regional Plan of Conservation & Development, the Central Naugatuck Valley Region had 281,895 residents in 2006 according to U.S. Census estimates- an increase of 9,301 people (3.4%) since 2000 and 20,814 (8.0%) since 1990. This region is growing faster than the State of Connecticut, with a rate of 8.1% between 1990 and 2006 compared to 6.6% for the State as a whole.

Waterbury contains more than a third of the region’s population and has remained stable between 1990 and 2006. On the contrary, cities such as Hartford, New Haven, and Bridgeport decreased in population. Without taking into account Waterbury, the population of the Central Naugatuck valley Region grew 14.8% between 1990 and 2006.

The Central Naugatuck Valley Region (CNVR) ranks ninth out of fifteen Connecticut planning regions in regional population growth between 2000 and 2006. In addition, the CNVR ranks third out of eight regions with populations over 200,000 for regional growth after the Central Connecticut and Housatonic Valley Regions. (Regional Plan, 2008, p. 9)

An analysis of population trends is of vital importance to Town officials and residents in making decisions about their community.

This summary describes past and current population trends of Bethlehem, their changes, and how the trends compare to its rural neighbors and other towns in the CNVR. It also forecasts estimates of the current and future population based on these trends.

Population projections are guidelines based on historical trends and assumptions about their future. The Town may periodically review these trends and their assumptions and make revisions, as needed, to take into account the changes that actually are being experienced. The Town's small population base makes accurate projections extremely difficult, as a single new development can be substantially alter the estimates.

B. Total Population Of Bethlehem

Bethlehem is located in south central Litchfield County in the northwestern portion of the Central Naugatuck Valley.

**BETHLEHEM'S POPULATION GROWTH HISTORY
1970-2006
EXISTING TREND**

1970 Actual Population	1978
1990 Actual Population	3071
1999 Actual Population	3298
2006 Actual Population	3577

C. Bethlehem's Growth Rate Comparisons

**RATE OF POPULATION GROWTH OF BETHLEHEM COMPARED
TO REGION CT. STATE, & NEIGHBORING RURAL
COMMUNITIES
1970-2006**

	1970-1980	1980-1990	1990-1998	2000-2006
Bethlehem	33.8%	19.5%	6.1%	4.5%

Regional Growth	10.0%	6.4%		3.4%
Connecticut	5.8%	2.5%	0.5%	

**NEIGHBORING TOWN GROWTH RATES
1970-2006**

	1970-1980	1980-1990	1990-1998	2000-2006
Bethlehem	33.4%	19.4%	6.1%	4.5%
Thomaston	N/A	N/A	N/A	5.5%
Middlebury	N/A	N/A	N/A	10.6%
Watertown	4.7%	5.0%	6.0%	3.1%
Woodbury	18.3%	17.1%	7.2%	6.1%

Source: US Census Bureau

The conclusions that can be reached from an examination of the above statistics are:

- 1.) Since 1970 Bethlehem has experienced a growth percentage in excess of that experienced by the State, the Region and the surrounding communities.
- 2.) The population growth rate has continuously slowed from 1970. The rate has dramatically dropped from the rates experienced between 1970 to 1980, from 1980-1990 and that experienced in the period from 1990-1998, however,
- 3.) The growth rate was unduly influenced by the relatively small population base from which it was derived. Bethlehem had a much smaller total population from which the growth rates were calculated.

D. Population Density Demographics

Analyzing the population density of Bethlehem and comparing it with the density of the surrounding communities can make a better measurement of the impact of the growth that is being experienced in Bethlehem. Bethlehem's density per square mile, despite its growth rate, is well below all other towns in the Region. Only Woodbury and Oxford have comparable figures.

**NUMBER OF PEOPLE PER SQUARE MILE
1970-2006**

	1970	1980	1990	1998	2006
Bethlehem	99	133	159	168	184
Woodbury	161	190	223	239	267
Oxford	136	202	264	282	375
Watertown	638	669	702	774	767

Source: US Census Bureau; 1990 data and updated estimates
Note: The square mileage of the Town of Bethlehem is 19.36 sq. miles.

**HOUSEHOLD POPULATION DENSITY:
NUMBER OF PEOPLE PER HOUSEHOLD
1970-2000**

	1970	1980	1990	1998	2000
Bethlehem	3.23	N/A	2.73	2.69	2.75
Region	3.19	N/A	2.62	2.50	2.64

Source: US Census Bureau: 2000 data

E. Population Projections

According to the Council of Governments of the Central Naugatuck Valley, the Central Naugatuck Valley Region is projected to experience slower growth over the next twenty years. Between 2005 and 2025, the region is expected to gain over 17,000 new residents and reach a population of 300,000. It can be predicted that the population growth will be 6.1% over this twenty-year period, which is

an increase from the predicted 5.1% rate of the State of Connecticut as a whole.

Though Waterbury’s population is projected to remain relatively stable, the surrounding towns will absorb most of the region’s growth. In addition, the population growth of the CNVR will be influenced by migration. This migration will be a factor of “economic health, housing affordability, transportation infrastructure, and quality of life of the region and its municipalities”. (Regional Plan, 2008, p. 11)

F. Current Population Age Demographics

**AGE DISTRIBUTION
2008**

Age Segment	Bethlehem	Litchfield County
Under 5	4%	5%
School Age	17%	16%
18-24	6%	8%
25-49	32%	34%
50-65	26%	22%
65+	13%	15%

According to the Regional Plan, the Central Naugatuck Valley Region is continuing to age. In 2000, the median age of CNVR residents was 37.5 years, three years older than in 1990. In 2000, the residents of the CNVR were still older than the national median age of 37.4. Southbury continued to be the region’s oldest community with a median age of 45.7 years. Waterbury, in comparison, was the youngest municipality with a median age of 34.9 years. Without Waterbury, the median age of the CNVR would have been 40.0 years in 2000. (Regional Plan, 2008, p. 12)

The Regional Plan states:

By the year 2000 the post World War II “baby boomers” had begun entering the 45-64 age group. This age group rose 26.9% since 1990 and comprised 22.8% of the region’s population in 2000. The “baby boomlet” of school-aged children 5-17 grew 21.2% over the decade. Adults aged 35-44 grew a moderate 14.6%, while the 65 and older age group only grew 1.1%. There was a substantial decline during the 1990’s in the number of young adults aged 18-24 (-22.7%) and adults aged 25-34 (-23.1%). The proportion of preschoolers (under the age of 5) also declined (-3.9%).

The aging of the baby boomers and the size of their age group will lead to increased demands for elderly services such as senior recreation, transportation, home health services and medical care into the future. At the same time, the growth of the retiree population will in turn reduce the municipalities’ abilities to pay for services. The decline of the number in adults aged 18-34 and preschool children may compound this problem. There will be fewer employed taxpayers and less economic vibrancy due to the lack of young workers and fewer entrepreneurs. If national trends towards couples marrying later and having fewer children continue, the lack of younger adults and few children could lead to a decline in regional population as the baby boomers begin to die off. The decline in the number of young adults could affect the region’s economic growth. (p. 12)

G. Unit Housing Demographics

**UNIT HOUSING UNITS
1970-2008**

	1970	1980	1990	1998	2008
Housing Units	743	1,074	1,262	1,356	1,473
Period Increase	N/A	331	188	94	117
Units per Year	N/A	33.1	18.8	11.8	11.7

Increase					
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H. Unit Hosing Cost Demographics

In 2007, the median (or mid-range) home price in the State of Connecticut was \$295,000 versus a Litchfield County median price of \$265,000. Below is a comparison of median home prices in neighboring rural towns from 1998 to 2007:

COMPARABLE MEDIAN PRICES OF HOMES BETHLEHEM AND NEIGHBORING TOWNS

	1998	1999	2007
Bethlehem	\$142,500	\$207,000	\$335,000
Morris	197,000	155,000	\$367,500
Washington	300,000	197,000	\$600,000
Watertown	125,900	125,000	\$260,000
Woodbury	175,900	220,000	\$430,000

Source: The Commercial Record

It should be noted that these figures are not adjusted for the total numbers of sales per town nor unique large or small valued sales that may produce misleading comparisons.

I. Affordable Housing Demographics

As of the end of 2008, only 1.7% of the total housing units in Bethlehem were classified as affordable as defined by State Statute. The only town in the CNVR that exceeded this State requirement was Waterbury, with 20.6% of its housing deemed affordable. The State of Connecticut, in comparison, has 10.5% of its housing as affordable.

J. Employment Demographics

EMPLOYMENT STATISTICS

1990	Bethlehem	Region	State
Number of Employed	1,829	135,054	1,735,000
% Unemployed	3.5%	5.9%	5.1%

1997	Bethlehem	Region	State
Number of Employed	1,967	N/A	N/A
% Unemployed	4.8%	4.3%	5.0%

1998	Bethlehem	Region	State
Number of Employed	1,867	131,309	1,651,900
% Unemployed	2.8%	3.8%	3.4%

2007	Bethlehem	Region	State
Number of Employed	1,953	N/A	1,780,481
% Unemployed	3.7%	N/A	4.6%

Source: Connecticut Department of Labor

EMPLOYMENT LOCATION

1990	Bethlehem
% Working in Region	64.3%
% Working Within 40 Miles Outside of Region	1.3%
% Working Within State Outside of 40 Miles	31.4%
% Working Outside of State	3.0%

LOCAL EMPLOYMENT STATISTICS

	1970	1996	2007
Percent of Residents who are Employed Within the Town	29.0%	25.0%	34.3%

**TOTAL NON-AGRICULTURAL EMPLOYMENT IN BETHLEHEM
AND NEIGHBORING MUNICIPALITIES
1970-1997**

	1970	1980	1990	1996	1997
CNVR	79,750	89,980	99,600	98,420	101,060
Bethlehem	110	160	300	460	420
Morris	120	110	780	250	240
Washington	790	1,040	1,300	1,480	1,430
Watertown	4,010	6,650	8,040	9,480	9,900
Woodbury	1,190	1,640	2,110	1,950	2,080
State	1,222,920	1,440,100	1,659,700	1,599,800	1,628,000

Source: Connecticut Department of Labor, Employment Security Division, Office of Research and Information, "Total Non-Agricultural Employment by Town".

Note: Total Non-Agricultural Employment excludes workers idled due to labor-management disputes.

K. Job Creation

In 2007, there were 670 jobs available in Bethlehem. The employment opportunities were filled by both residents and non-residents as either employees or self-employed. The major employers were Wellspring Foundation, Abbey of Regina Laudis, the Town of Bethlehem, Woodhall School, and Regional School District #14. This information was received from the Connecticut Bureau of Economic and Community Development in 2008.

L. Income Distribution

**COMPARISON OF MEDIAN HOUSEHOLD INCOMES FOR
SURROUNDING RURAL TOWNS
2008**

Area	Median Household Income
State	\$67,236
CNVR	\$70,291
Bethlehem	\$87,847
Morris	\$71,286
Washington	\$86,392
Watertown	\$74,276
Woodbury	\$84,403

Source: CERC Town Profile, 2009

M. Poverty Level

In 1999, the poverty level for the Town of Bethlehem was 2.6%. In comparison the county poverty level was 4.5% and the State of Connecticut had a poverty level of 7.9%.

N. Education Demographics

**EDUCATIONAL ATTAINMENT
2008**

Persons Age 25 or Older	Bethlehem	State
High School Graduate	24%	30%
Some College	30%	25%
Bachelors or More	40%	34%

Source: CERC Town Profile, 2009

Most public school students from Bethlehem attend the schools in Regional School District #14. This district has 2,326 students and serves the Town of Bethlehem as well as the Town of Woodbury.

V. FORECASTED POPULATION GROWTH IN FUTURE YEARS & THE FORECASTED FUTURE POPULATION OF BETHLEHEM

Although the rate of population growth has continued to decline, there will be a net increase in the total population that the town must plan for. The following tables summarize the forecasted population growth rates.

**FORECASTED FUTURE POPULATION OF BETHLEHEM AS COMPARED TO THE COUNTY & STATE
1990-2013**

Year	Town	County	State
1990	3,071	174,092	3,287,116
2000	3,422	182,193	3,405,565
2008	3,599	192,363	3,540,846
2013	3,693	198,438	3,621,281
'08-'13 Growth/Yr	0.5%	0.6%	0.5%

Source: CERC Town Profile, 2009

VI. LANDSCAPE INVENTORY AND ANALYSIS (credited to the Conservation Commission)

A. Inventory And Analysis Policy 1

“An ongoing effort will be made to continue to inventory and analyze the land resources of the Town of Bethlehem.”

Objective 1a: To identify those landscape features having natural processes most likely to be adversely affected by development and are, therefore, a limitation to development. The following such

landscape features should be analyzed in order to determine development potential.

- a. **Soil Suitability for On-Site Disposal.** A controlling feature that must be analyzed to determine development potential is the soil suitability for on-site septic disposal systems. A site-specific analysis is to be made of the suitability of the mechanical ability of the soil to accept and efficiently process sewage. The location, texture and hydraulic properties of this very important landscape feature will determine the extent to which a particular soil can perform one of its natural functions for processing effluent. Building development in poorer soils may result in the mechanical failure of a septic system, possibly polluting the groundwater supply and adversely affecting human health. The importance of soil renovation for septic processing becomes extremely important in areas where no public sewers exist nor are planned, which in the case of Bethlehem, is the entire town.
- b. **Depth to Seasonal High Water Table.** Another significant landscape feature to be analyzed is the depth of soils to its seasonal high water table. This depth determines the mechanical ability of soils to store water in times of peak flow and gradually disperse it to surface and groundwater supplies as peak flow subsides. The height to which water rises is an indicator of the importance of one soil type over another in the natural flood control process. This landscape feature is important for many reasons including the following:
 - i. Building development in areas of high water table may place greater pressures on areas of low water table and could eventually cause downstream flooding and surface erosion.
 - ii. Land development has the potential for polluting surface and groundwater supplies from siltation and surface runoff, particularly in high water table areas.

- iii. Development in high water table areas may eliminate potential sources of surface and subsurface water supplies.
 - iv. Maintenance of building sites may increase because of alternate freezing and thawing in the water table above the frost line.
- c. **Depth in Bedrock.** The depth to bedrock at each site is a landscape feature that is not easily destroyed by development but does directly influence project location and development costs. Construction in shallow areas necessitates costly blasting which may result in increased costs to repair any damage. In addition, blasting may disturb the hydrologic process that recharges groundwater and bedrock water supplies. The general landscape process of bedrock location does not impact a site as much as either soil suitability for on-site septic disposal or depth to high water table, but still is a factor to be considered.
- d. **Topography.** Topography can be divided into two elements, slope and elevation. The latter element is significant when determining scenic quality but has little effect on determining the development potential. Slope, however, is much more important, particularly when there are location circulation systems that accompany building construction and may have a significant impact on development.
- e. **Groundwater Resources.** A site-specific analysis of groundwater resources is of particular importance to a town such as Bethlehem because of its geographic location and its geomorphology. Located within the Pomperaug River watershed, the surface and groundwater resources should be adequately protected as development increases. The same resources should be utilized in order to support such development. The landscape features most adversely affected by development are the stratified drift aquifers and the area of recharge directly above this geologic deposit. Generally located adjacent to three major rivers, these aquifers are capable of yielding relatively high quantities of potable water. Any of these deposits, having an estimated (by U.S. Geologic Survey

data) saturated thickness of 40 feet, should not be developed to any great extent. Substantial increases of impervious surface reduce the recharge of the aquifer, and consequently the development potential of this resource is low.

Objective 1b: Using the factors identified above, determine the development potential of Bethlehem's land areas. With the use of USGS data and GIS mapping capabilities, the individual landscape resources can be categorized and mapped to demonstrate the degree of limitations for development. Areas of severe and very severe limitations should be encouraged to be avoided, as should important ground water resources.

B. Inventory and Analysis Policy 2

“To assess the development potential of Bethlehem's land area based upon those physical and demographic factors that may impact the future of the community at large.”

To people who have lived in Bethlehem for any length of time and who have come to appreciate its 19.7 square miles, the conclusion that there is little suitable land for intensive concentrated development is obvious. In general, large blocks of land reasonably suited for building and construction are limited to the eastern half of Bethlehem, exclusive of the northeast corner, and to the southwest corner. In these areas only the steep hillsides adjacent to the rivers and streams exhibit a lower restricted development potential.

The central ridge (Main Street) of Bethlehem is already more extensively developed than other sections of the town. Building in this area should be avoided due to fragile bands of wetlands and highly concentrated septic installations servicing restaurants, multi-family and single family homes. All development in the Pomperaug River, Nonnewaug River and Spring Brook watersheds should be done with caution so as not to negatively impact the water quality of Hart Farm Well Field in nearby Woodbury.

C. Inventory and Analysis Policy 3

“To assess the current state of soil erosion in Bethlehem and discover and identify those sites where erosion already exists including those sites located on both public and private land that require remedial action.”

For too long a period Bethlehem has neglected the effect of existing soil erosion. Significant problems sites currently exist and require remediation. Without remediation the problems they represent will continue to increase exponentially. The policy of the Town of Bethlehem, acting through its Inland Wetlands Agency, is to discover and inventory the sites that are eroded, prioritize their remediation and implement corrective action within the quickest possible time frame.

VII. CONCLUSIONS AND RECOMMENDATIONS

As has been the experience for many years, there are currently two predominant land uses in Bethlehem—residential and agricultural. The only other uses of considerable size would fall into the public or quasi-public/institutional category, including facilities, parks, schools, the Abbey of Regina Laudis, Watertown Fire District Reservoir, and the Bethlehem Fair Society, Inc. fairgrounds.

With one of the largest percentages of open undeveloped land in Litchfield County, it is not hard to believe that nearly 50% of the land in Bethlehem serves as open land devoted to farm use or is forested. However, only 3%, or approximately 400 acres in Bethlehem is permanently protected and 90% of the open land is privately owned. A few acres have been converted to commercial use, primarily along Main Street to provide retail goods and services to the growing numbers of consumers in town. The Magnolia Hill section of Bethlehem contains the largest combined farming tract extending from the vicinity of Route 132 to the Woodbury town line and from the Watertown town line to Paradise Valley Road and Route 132. The remaining active farms are separated by intrusions of residential development.

In general, dwellings are concentrated along the principal roads in Bethlehem. The center of Town, East Street, West Street, Main Street and Flanders Road area, as well as the Lake Road- Main Street area, show the greatest density of residential properties. This excludes the

seasonal cottages and homes converted to year round use in Kasson Grove.

Aside from scattered older homes and a few minor subdivisions, the northwestern section of Bethlehem is the least developed area of Bethlehem. The Wood Creek Valley is poorly suited for building. The excessively steep slopes, rock outcrops and poorly drained soils, together with the existing limited road access across the valleys have discouraged developers from proposing subdivisions in this section of Bethlehem. These constraints will probably continue to forestall extensive development except along existing roads in the area.

VIII. LAND USE POLICIES AND OBJECTIVES

A. Land Use Policy 1

“To develop land use policies and other policies that will encourage the continued preservation of the natural features of Bethlehem.”

In determining the location of future development in Bethlehem and in evaluating specific building projects, the Planning Commission endorses the following objectives and policies:

1. Preserve environmentally sensitive natural resources by regulating encroachment by development on these resources to the extent permitted by statutes. Whenever possible, opportunities to join open space easements should be encouraged.
2. Continue to exclude the development of lands having no potential for subsurface disposal systems, including wetlands, excessive slopes, and high bedrock, as defined in the Connecticut State Health Code. Provision should be made to allow for use of these lands for recreation, open space and environmental protection by using these areas as buffers, habitat corridors, wetland enhancement and mitigation, and other similar uses that are in the interest of the community.

3. Permanently set aside lands through acquisition by the Town or a land trust, or through the use of conservation restrictions within the meaning of section 47-42a of the Connecticut General Statutes.
4. Avoid any development in the central ridge along Main Street area unless such development would reduce impact on wetlands and water quality or balance the effect of development by mitigation.
5. Preserve the quality of surface water supplies both in Bethlehem and in surrounding communities by encouraging limited development in the critical water supply watersheds.
6. Continue an awareness program for existing and potential sources of pollution in water supply watersheds and take corrective action where necessary.
7. Provide educational and other assistance to homeowners regarding installation and care of septic systems, wells, underground petroleum storage tanks and other conservation issues.
8. Establish and enforce runoff and sediment and erosion control measures and standards for all new construction. Construction includes any excavation such as driveways, ponds, etc., where, because of the local slope and site topography, such measures are warranted and should not be limited to the construction of structures only. The commission, agency, and/or department with jurisdiction for permitting and enforcing should be granted power to enforce sediment and erosion control procedures and should be held responsible for enforcing the control measures that are under their jurisdiction.

B. Land Use Policy 2

“To encourage the preservation of farmland and other open space.”

Objective 2a: To encourage retention of agricultural lands and to become better educated about new farm technologies and farm product development; providing guidance on financial and estate planning to assure long-term continuation of farming operations; lobbying for the protection of farming rights; and gathering information on new developments important to the farming operations in Bethlehem.

Objective 2b: Continue to encourage preservation of a greater portion of open space within subdivisions. Open space dedicated to productive or potentially productive farmland should be provided for and encouraged under Section 3.20 of the Bethlehem Planning Regulations.

Objective 2c: Encourage landowners with property that is not within a subdivision to retain open space by designating, under Section 12-107E of the CSG as ‘open space’ all undeveloped land that:

- i. Is at least four acres, exclusive of the acreage assessed as the “building lot”, and
- ii. Is not a part of property used for commercial and/or industrial use, and
- iii. Is not designated as “farm land” under Section 12-107c of the CSG, and
- iv. Is not designated as “forest land” under Section 12-107d and 12-76 of the CSG.

Implementation of the above policies will require an ordinance be drafted and approved at a Town Meeting.

C. *Land Use Policy 3*

“To attempt to ensure that new building that occurs be located on land suitable for supporting development.”

Objective 3a: To ensure compliance with the Bethlehem Septic Ordinance whereby the standard minimum lot size on parcels that are

not part of subdivisions should be altered only when engineering studies deem a waiver from the septic ordinance is appropriate. Current engineering and technical data should be reviewed from time to time to ascertain in minimum standards are adequate.

Objective 3b: Provide for alternatives to the design of conventional subdivisions by adopting an alternate design standard as part of the subdivision regulations that allows for imaginative use of land to provide for a variety of housing needs while still respecting the limited development capacity of the land.

D. *Land Use Policy 4*

“To encourage new development in locations where existing roads and other facilities are capable of supporting increased use without major improvements by the Town.”

Objective 4: To allow for the continuing development of existing residential use in areas adjacent to arterial or primary collector roads capable of supporting increased traffic.

E. *Land Use Policy 5*

“Discourage heavy industrial and major commercial development except in urban areas where major infrastructure already exists. Bethlehem is not urban and does not have infrastructure to support any heavy industrial uses nor any regional commercial areas.”

Objective 5: Encourage commercial development that is environmentally sensitive such as professional and educational offices and institutions.

F. *Land Use Policy 6*

“To continue support and expand the use of the “Historic District” designation to preserve significant structures and areas within the Town of Bethlehem.”

IX. GENERAL RECOMMENDATIONS AND CONCLUSIONS

From information gleaned from the survey and from the demographic trends there are four general recommendations that the Board of Selectman should consider. They are:

1. Examine the current and future needs and services for senior citizens.
2. Develop a long-term capital plan for road improvement/repair.
3. Examine current and potential future walkways in town.
4. Conduct a study of need for affordable elderly housing.

X. TOWN PROPERTY DEVELOPMENT REVIEW

A. Needs Assessment

The facilities of the Town including the Town Hall, Memorial Hall, Library, Fire Department, Town Garage, Town Transfer Station including the recently acquired adjoining site, Town cemeteries, Long Meadow Pond and other recreational sites should be reviewed for their adequacy to meet the growing needs of the community.

The recreational needs and the facilities to meet them should receive special attention.

B. Renovation and Capital Plan

The Board of Selectmen should maintain a continuing plan for renovation and expansion as well as provide a summary to the town during the annual budget process.

A long-term capital plan should be developed that reflects the renovation and expansion of town-owned facilities.

XI. THE BETHLEHEM MAP OF CONSERVATION AND DEVELOPMENT

The four maps have been prepared and are included as part of this Plan of Conservation and Development.

- Map A – Soils Map
- Map B – Topographic Map
- Map C – Watershed Map
- Map D – Open Space Map

The first three maps indicate those areas and locations where future development may be restricted due to natural features. The Open Space map and accompanying Bethlehem Land Use Inventory Graph details current land use, and those areas that should be targeted for future preservation. These include land currently used for agriculture and those lands that could be used for prime agricultural purposes. Also identified are those areas that include important natural resources and watersheds. These maps, when considered in total, provide a guideline for the planning of future land use.

These maps should undergo a continuing review and updating process to incorporate updated technical findings and changes in use.

XII. NONNEWAUG FALLS OPEN SPACE ACTION AREA: AN AREA OF SPECIAL CONCERN

The area surrounding Nonnewaug Falls has been identified for over 40 years as an area of special concern that should be preserved as permanent open space. In 1967 this area was designated as one of seven Open Space Action Areas within the Central Naugatuck Valley Regional Agency (“CNVRPLA”). At that time a comprehensive master plan was developed. Again in 1976 CNVRPLA included this area in its Regional Plan. The 1998 Regional Plan of Conservation and Development recommended Nonnewaug Falls Open Space Area as a priority recreational and open space preserve.

Today this area should be considered a very high priority for open space preservation. Currently the CNVRPLA is coordinating a regional planning effort to assist Bethlehem, Watertown and Woodbury to acquire and permanently preserve over 2,000 acres that have been identified as “Nonnewaug Falls Open Space Action Area”.

XIII. IMPLEMENTATION

This Plan of Conservation and Development is designed to be a blueprint for the future of Bethlehem. It is only the beginning of a rational approach to understanding the limitations and assets of the Town. More focused analysis is needed in the areas of open space, recreation, road improvements, the location of municipal facilities, and capital improvement planning. These analyses should be done by those officials and boards and/or committees responsible for implementation of the various functions. This Commission, along with other municipal boards and commissions, must continue the comprehensive planning process and add to this basic land use plan.

This document will be of little value if the objectives and policies are not implemented. Some recommendations can be easily put into effect within the existing regulatory structure. Other policies and objectives need the cooperation of the other municipal boards and commissions. For example, the Board of Selectmen is the appropriate agency to adopt modification of road standards and to recommend funding for an ongoing improvement program. The Conservation Commission is well suited to design and recommend comprehensive open space policy. The Torrington Area Health District enforces the State Health Code. Bethlehem's Planning Commission enforces the Municipal Septic Ordinance and enforces the Town Subdivision Ordinance. The Town should adopt ordinances that the residents find appropriate, and Town Counsel deems legal in to protect the health, welfare, and safety of the Town. This also includes the maintenance of its rural character and preservation of its natural resources.

By whatever means, the recommendations of this Plan should be adopted and implemented in order for Bethlehem to grow in harmony with its natural and cultural heritage.

Works Cited

Bethlehem Planning Commission, *Plan of Conservation and Development*. October 14, 1999.

CERC.com, *Bethlehem, Connecticut: CERC Town Profile 2009*. January, 2009.

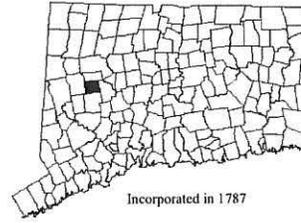
Council of Governments of the Central Naugatuck Valley, *Regional Plan of Conservation & Development*. June 13, 2008.

Bethlehem, Connecticut

CERC Town Profile 2009

Town Hall
P.O. Box 160
Bethlehem, CT 06751
(203) 266-7677

Belongs to
Litchfield County
Waterbury Labor Market Area
Naugatuck Valley Economic Dev. Region
Central Naugatuck Valley Planning Area



Demographics

Population (2008)				Race/Ethnicity (2008)				
	Town	County	State		Town	County	State	
1990	3,071	174,092	3,287,116	White	3,462	181,459	2,807,439	
2000	3,422	182,193	3,405,565	Black	9	1,920	340,407	
2008	3,599	192,363	3,540,846	Asian Pacific	45	3,545	128,690	
2013	3,693	198,438	3,621,281	Native American	2	178	6,679	
'08-'13 Growth / Yr	0.5%	0.6%	0.5%	Other/Multi-Race	81	5,261	257,631	
				Hispanic (any race)	43	7,233	415,806	
Land Area (sq. miles)	19	920	5,009	Poverty Rate (1999)	2.6%	4.5%	7.9%	
Pop./ Sq. Mile (2008)	186	209	707	Educational Attainment (2008)				
Median Age (2008)	45	43	40	Persons Age 25 or Older	Town	%	State	%
Households (2008)	1,323	76,049	1,333,050	High School Graduate	635	24%	723,175	30%
Med HH Inc. (2008)	\$87,847	\$70,291	\$67,236	Some College	766	30%	592,297	25%
				Bachelors or More	1,044	40%	824,309	34%
Age Distribution (2008)								
	0-4	5-17	18-24	25-49	50-64	65+	Total	
Male	86 2%	287 8%	118 3%	593 16%	455 13%	222 6%	1,761	
Female	71 2%	326 9%	117 3%	592 16%	470 13%	262 7%	1,838	
County Total	9,556 5%	30,205 16%	16,331 8%	65,367 34%	42,509 22%	28,395 15%	192,363	
State Total	209,662 6%	597,403 17%	332,316 9%	1,219,043 34%	692,305 20%	490,117 14%	3,540,846	

Economics

Business Profile (2005)			Top Five Grand List (2006)		
Sector	Establishments	Employment		Amount	% of Net
Agriculture	11.0%	6.8%	Abbey Of Regina Laudis	\$1,960,980	0.6%
Const. and Mining	21.1%	19.4%	Sharisse C Steiner	\$1,170,330	0.4%
Manufacturing	4.5%	2.6%	Bethlehem Fair Soc Inc	\$1,099,070	0.3%
Trans. and Utilities	4.9%	4.3%	Bethstab LLC	\$1,040,350	0.3%
Trade	13.8%	18.9%	Ash View LLC	\$998,200	0.3%
Finance, Ins. and Real Estate	3.3%	1.8%	Net Grand List (2006)	\$325,177,840	
Services	33.7%	44.9%	Top Five Major Employers (2006)		
Government	7.7%	1.2%	Wellspring Foundation Inc.	Connecticut Wells Inc./SDS Water	
			Painted Pony Restaurant	Woodhall School Inc.	
			Regina Laudis Abbey		
				Town	State
			Retail Sales (2006)	\$19,279,968	\$131,862,299,674
			All Outlets		

Education

2005-2006 School Year			Connecticut Mastery Test Percent Above Goal							
	Town	State	Grade 4		Grade 6		Grade 8			
			Town	State	Town	State	Town	State		
Total Town School Enrollment	609	566,606	70	53	60	60	63	65		
Most public school students in Bethlehem attend Regional School District 14, which has 2,326 students.			Math	76	57	62	61	58	56	
			Writing	74	63	67	61	68	61	
			Average Class Size			Average SAT Score				
For more education data please see: http://www.state.ct.us/sde/	Students per Computer	Town	State	Grade K	16.0	Grade 2	18.0	Town	State	
	Elementary:	6.0	4.0	Grade 5	24.0	Grade 7	22.0	Verbal	511	508
	Middle:	5.0	3.0	High School	22.7	Math	508	508		
	Secondary:	3.9	3.2							

Bethlehem

Connecticut



Government

Government Form: Selectman-Town Meeting				Annual Debt Service (2006)	\$175,600
Total Revenue (2006)	\$9,019,756	Total Expenditures (2006)	\$8,646,722	As % of Expenditures	2.0%
Tax Revenue	\$7,226,338	Education	\$6,527,331	Eq. Net Grand List (2004)	\$617,317,301
Non-tax Revenue	\$1,793,418	Other	\$2,119,391	Per Capita	\$172,051
Intergovernmental	\$1,402,810	Total Indebtness (2006)	\$3,098,856	As % of State Average	123%
Per Capita Tax (2006)	\$1,943	As % of Expenditures	35.8%	Date of Last Revaluation (2005)	2003
As % of State Average	93.0%	Per Capita	\$833	Moody's Bond Rating (2006)	
		As % of State Average	41.4%	Actual Mill Rate (2006)	20.56
				Equalized Mill Rate (2006)	11.56
				% of Grand List Com/Ind (2003)	3.3%

Housing/Real Estate

<i>Housing Stock (2007)</i>	Town	County	State	Owner Occupied Dwellings (2000)	1,065	53,813	869,742
Existing Units (total)	1,473	83,596	1,445,682	As % Total Dwellings	77%	68%	63%
% Single Unit	92.1%	77.6%	64.8%	Subsidize Housing (2007)	24	4,353	149,340
New Permits Auth. (2007)	15	384	7,746	<i>Distribution of House Sales (2007)</i>	Town	County	State
As % Existing Units	1.02%	0.46%	0.54%	Number of Sales			
Demolitions (2007)	0	42	1,285	Less than \$100,000	1	55	495
House Sales (2007)	31	2,049	32,395	\$100,000-\$199,999	2	539	5,866
Median Price	\$335,000	\$265,000	\$295,000	\$200,000-\$299,999	9	613	10,094
Built Pre 1950 share (2000)	27.9%	36.3%	31.5%	\$300,000-\$399,999	6	381	5,655
				\$400,000 or More	13	461	10,285

Labor Force

<i>Place of Residence (2007)</i>	Town	County	State	<i>Commuters (2000)</i>			
Labor Force	2,029	105,500	1,865,499	Commuters into Town from:	Town Residents	Commuting to:	
Employed	1,953	100,961	1,780,481	Bethlehem	295	Bethlehem	295
Unemployed	76	4,539	85,018	Waterbury	68	Waterbury	237
Unemployment Rate	3.7%	4.3%	4.6%	Woodbury	55	Southbury	194
<i>Place of Work (2007)</i>				Torrington	46	Watertown	115
# of Units	105	6,133	104,094	Bridgewater	35	Woodbury	101
Total Employment	670	62,878	1,686,262	Watertown	34	Washington	91
2000-07 Growth AAGR	4.0%	-0.7%	0.1%	Thomaston	29	Litchfield	56
Mfg Employment	n.a.	10,907	191,264	Oxford	20	Torrington	54
				Naugatuck	15	New Milford	45
				Litchfield	11	Danbury	43

Quality of Life

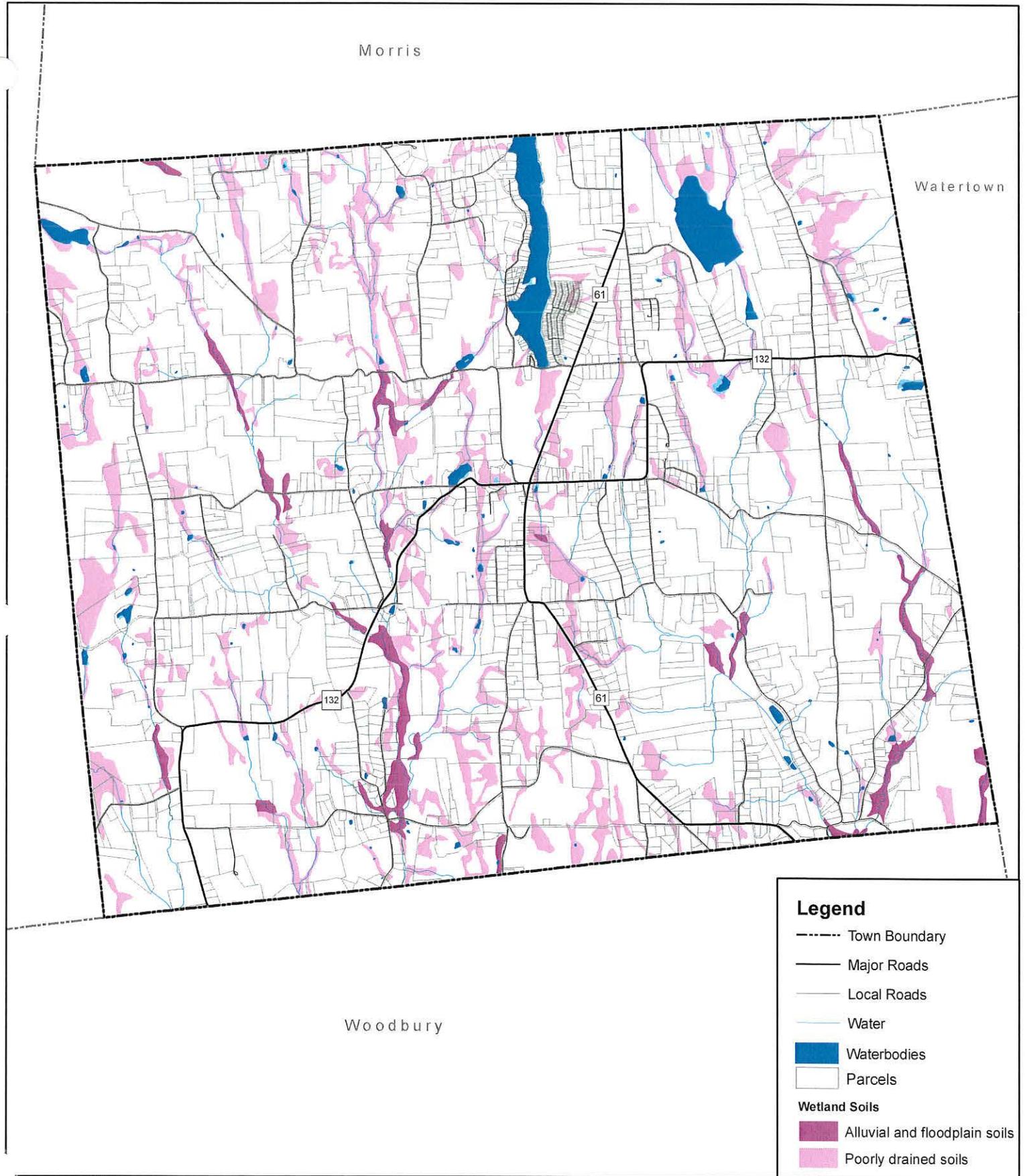
Town	State	Library (2001)	Town	<i>Residential Utilities</i>
Banks (2007)	1	1,029	Total Volumes	24,833
Lodging (1998)	0	756	Circulation Per Capita	5.6
Day Care Facilities (1999)	1	1,721		
Infant Mortality Rate			<i>Distance to Major Cities</i>	Miles
Per 1,000 births (2001)	0.0	4.5	Hartford	29
Crime Rate (2004)			Boston	123
Per 100,000 Residents	446	2,981	New York City	77
			Providence	93
Town	County			
Hospitals (1999)	0	3		
Total Beds	0	272		

Residential Utilities

Electric Provider	Connecticut Light & Power	(800) 286-2000
Gas Provider	na	
Water Provider	Municipal Provider	local Contact
Cable Provider	Charter Communications of Western Connect	(800) 827-8288



Bethlehem Wetland Soils with Parcels Map



Source: "Roads", ©1984-2009 Tele Atlas, Rel. 02/09;
 "Town Boundary", "Hydrography", DEP
 "Soils", NRCS
 For general planning purposes only. Delineations may not be exact.
 October 2009





Bethlehem Contour Map

Morris

Watertown

Woodbury

Legend

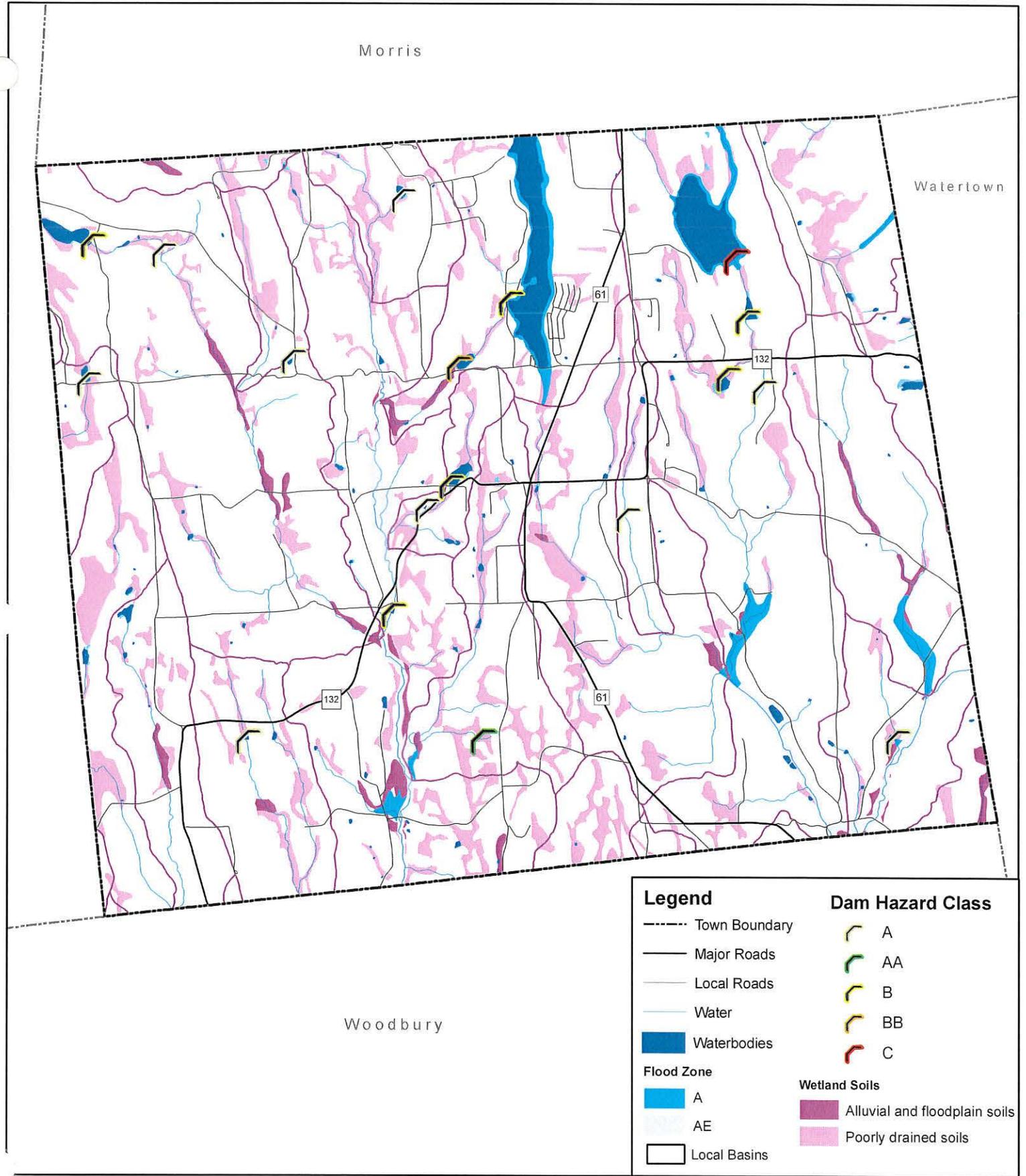
- Town Boundary
- Major Roads
- Local Roads
- Contour - 100 ft
- Contour - 50 ft



COUNCIL OF GOVERNMENTS
CENTRAL NAUGATUCK VALLEY

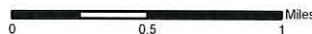


Bethlehem Water Resources Map



Source: "Roads", c1984 - 2009 Tele Atlas, Rel. 02/08
 "Town Boundary", "Basins", DEP
 "Soils", NRCS
 "Flood Zone", FEMA

For general planning purposes only. Delineations may not be exact.
 October 2009



 COUNCIL OF GOVERNMENTS
 CENTRAL NAUGATUCK VALLEY



Bethlehem Open Space Map

Morris

Watertown

Woodbury

Legend

- Town Boundary
- Major Roads
- Local Roads
- Parcels
- ▨ Future Cemetery
- ▨ Abbey of Regina Laudis
- ▨ Uncommitted

Open Space Type

- Cemetery
- Land Trust
- Town Owned
- Private
- State
- Water Company



COUNCIL OF GOVERNMENTS
CENTRAL NAUGATUCK VALLEY

