

I am writing to inform the Beacon Falls Planning and Zoning Commission that my wife and I are both strongly in opposition to the Hopp Brook Village project.

It would appear that this project is not designed for the majority of the population demographics of Beacon Falls. The projected property tax revenue gained from the proposed \$400,000 homes seems to be out of line with the median income of the 30% who will be in “affordable housing”. According to available data, those falling into this income bracket would be spending over 24% of their annual gross income for real estate property tax, alone. Seems like these folks could find themselves looking for additional services and other forms of help from the town to stay solvent.

A far greater concern we have is the impact that these families will have on the existing school system. A development such as Hopp Brook Village is very likely to attract many younger working families with children. According to our town data, 34% of our households are comprised of those with children under 18 years of age. Applying a 1.8 child/household from the State of Connecticut available data, these 109 homes would add 202 additional children moving through our regional school system. This would account for a 16% increase in students attending these schools. It’s very obvious that this will certainly have a huge impact on what we consider to be an already high tax mill rate.

We live at Chatfield Farms where the two most significant town-provided services are the police and a very fine volunteer fire department. We appreciate those services. As a matter of fact, just a week or so, ago, Chatfield Farms held an event which resulted in a donation to the fire department of \$2,500. On the other side of the coin, we do not receive any services from the Beacon Falls highway department such as snow plowing, sanding and road repairs. That is paid for by the residents here. Most importantly, there are currently 185 households here who pay property taxes which supports a school system which we never have and never will use for the simple reason that Chatfield is an “over 55” community. Within the next year or two, that will increase to 231 households supporting the school system. We do not look forward to supporting, at some substantial increase, any additional needs of the system.

We implore you to take whatever measures, within your powers, to disallow this project in moving forward.

Joseph and Margaret Colombo 45 Twin Oak Trail