

Lisa Daigle

From: johnharmonay@aol.com
Sent: Tuesday, August 24, 2021 4:32 PM
To: Lisa Daigle
Subject: Hopp Brook Estates, zoning board meeting August 26, 2021

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Daigle,

We regrettably will not be able to attend the August 26 zoning board meeting; however, we wish to place our concerns regarding this project on the record.

1) The site map provided with the application, page 40 of 43, indicates that there are 76 acres set aside for future development. Have the principals of Hopp Brook Estates provided any preliminary plans for the development of this area? If the town approves Hopp Brook Estates 1, what leverage will it have with this developer (or another) when a more aggressive project is planned for the remaining 76 acres?

2) We note that 30%, or 32 homes will be designated as affordable units. These homes will carry this designation for 40 years after the first affordable house has been sold allowing them to be resold at less than market value. Is there an affordable home requirement for the construction of new homes in the Town of Beacon Falls? If there is none, then this is nothing more than a thinly veiled attempt to make this development appear more palatable to the town in that it is fulfilling a need that doesn't exist. The real estate listings in the Citizen's Register indicate that there is an abundance of affordable housing in Beacon Falls and the in the surrounding towns.

3) Having these artificially low priced homes literally around the corner could potentially have a detrimental effect on property values here in Chatfield Farms and the surrounding area.

4) We note that the plans call for a 150,000 gallon water tower on the premises. The plans neglect to mention the height of this tower and steps that will be taken to prevent it from being an eyesore.

5) The 2/5/2021 report from Dan Martin Realtors is misleading when it states that the Hopp Brook Estates homes have a similar value to homes at Chatfield Farms and Oakwood Estates. Chatfield Farms and Oakwood Estates do not have 30% of their homes designated as affordable units.

6) We object to the proposed density of 109 homes. We believe that larger, single family homes on 1/2 to 1 acre lots would be a more suitable use of this land.

It is becoming more apparent to us that this developer will attempt anything to get this project passed with little regard for the good residents and well being of Beacon Falls. We are a town of approximately 6,000 people and we believe that this project will affect each and every resident.

Yours truly,

John & Elisa Harmonay
5 Twin Oaks Trail
Beacon Falls, CT