

**Lisa Daigle**

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**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 2:03 PM  
**To:** Lisa Daigle  
**Cc:** JOHN PORPORA; Gerard Smith; Joe Biancanelli; Karen Waters  
**Subject:** Hopp Brook Development

Dear Planning and Zoning Commission Members

I am a resident of the Chatfield Farms Community and am writing to add my voice to those of my neighbors in opposition to the Hopp Brook Development. I've read the points they've previously made to you and I thought I'd take this opportunity to emphasize some of them.

- 1) Most importantly, the argument from Mr. Bellis is –at best – fallacious, not to mention self-serving. Simple math (as pointed out by Mr. Porpora) clearly demonstrates that this project would result in an additional tax burden for Beacon Falls.
- 2) Residents of Chatfield Farms pay more than our “fair share” of the tax burden of Beacon Falls, a fact made more onerous since we neither receive services nor have children in school.
- 3) Most of us are senior citizens living on a fixed income. How are we supposed to keep paying the higher taxes? If this development is approved, what of the next one? Or the next? Once the golden goose is cooked, it stops laying those golden eggs.

People often use the term “fair share” when discussing ways to generate funding through higher taxes, yet no one ever defines “fair”. Although I, too, would have trouble with that definition, I can tell you this. This proposal is not fair.

Respectfully

Gary Markman  
78 Fieldstone Ln  
203.231.4069

**Lisa Daigle**

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**From:** [REDACTED]  
**Sent:** Thursday, February 25, 2021 10:38 AM  
**To:** Lisa Daigle  
**Subject:** Objection to Hopp Brook Development

Good morning,

We are writing to you about the special meeting this evening by the Town of Beacon Falls Planning and Zoning Commission. We have numerous concerns regarding the Hopp Brook Development outlined below:

- Having looked at the exhibits provided by the applicant; we are concerned because it appears the proposed homes are directly adjacent to the Chatfield Farms property line. We are against the removal of the woodlands which can result in storm water and wildlife impacts.
- One hundred nine (109) single family houses are planned, each with a septic tank. Septic fields put the environment at risk of due to the potential for contamination to the surface and ground water.
- A 250,000-gallon water storage tank is extremely large and planned for a high spot on a hill. Such a structure would have significant visual impacts.
- The applicant predicts that 12% of the 109 homes will have students for the school district adding only 13 students because the homes are designed for empty nesters and newly married families with one child. How can anyone predict who will buy a home or how many children they are blessed with? The applicant has no way to predict the impact on the school system with an approximate cost of \$16,000 per student and the resulting increase in taxes.
- Chatfield Farms is a major revenue generator with no impact on school system enrollment. Hopp Brook Estates will cost all taxpayers more money in

school taxes and other needed services. Unless the applicant has a plan that would result in no added expenses to the school budget, or the town for providing services, the comparison to Chatfield Farms is not valid or accurate and needs to be a determining factor in refusing this application.

We respectfully ask all members of this commission to vote against this application and not grant a permit to Hopp Brook Development.

Thank you for your time in addressing our concerns.

Sincerely,

Patricia and Joseph Dosso

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Beacon Fall, CT. 06403

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