

Lisa Daigle

From: Patricia Dosso [REDACTED]
Sent: Tuesday, February 16, 2021 12:55 PM
To: Gerard Smith
Cc: Lisa Daigle
Subject: Planning and Zoning Commission/ Hopp Brook Estates

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I am writing to you about the recent public hearing held by the Town of Beacon Falls Planning and Zoning Commission on February 11, 2021 regarding Hopp Brook Estates. Having moved here recently in October 2020, I was unfamiliar with the project and application. As an interested party, I did not receive a notification by mail from the town or from the applicant. I was notified of the meeting through the Chatfield Farms Home Owner's Association (HOA).

I found the meeting to be lacking in providing essential information to the public about the history of this application, and approvals that were previously given. A brief summary of the application thus far would have been helpful. Mentioned during the meeting were phrases like glitch, administrative error, lack of legal notice, wrong name, etc. The meeting did not clearly address any of these issues.

Additionally, the commission could not answer or recall who was on the Town commission when the project application was approved. I was able to determine this information upon discovery and review of the meeting minutes from October 19, 2017. I request that the commission members listen to the residents they serve and not allow the zoning change which would allow this project to proceed.

Having looked at the exhibits provided by the applicant; I am concerned because it appears the proposed homes are directly adjacent to the Chatfield Farms property line. I am 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 of 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?

Once again, I emphasize that my husband and I, who are residents and voters of Beacon Falls, are opposed to the Hopp Brook Estates Development.

Respectfully,

Patricia and Joseph Dosso
8 Woodland Path
Beacon Falls, CT. 06403



Lisa Daigle

From: Robert Covino [REDACTED]
Sent: Friday, February 19, 2021 3:05 PM
To: Lisa Daigle
Subject: Hopp Brook Development

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

I do not believe this development is in the better interest of this town. What would be gained by the added tax revenue would be more than offset by additional school tax.

Robert Covino
2 Chatfield Drive

Lisa Daigle

From: Donna Canetti [REDACTED]
Sent: Wednesday, February 24, 2021 6:03 PM
To: Lisa Daigle
Subject: Hopp Brook Development

Dear Planning and Zoning Commission Members,

We will soon be moving to Chatfield Farms. We are concerned about the outrageous taxes and HOA fees we will be paying. We don't feel it is fair to have to pay these high taxes, and HOA fees. The HOA fees are constantly increasing because the town does not supply any services to Chatfield.

We are asking that you DO NOT grant a permit to Hopp Brook Development as it will only add to an increase in taxes for retirees that are already struggling to make ends meet.

Thank you for your time and consideration.

Sincerely,

Donna and Ernie Canetti

Lisa Daigle

From: [REDACTED]
Sent: Wednesday, February 24, 2021 3:50 PM
To: Lisa Daigle; johnharmonay@aol.com
Subject: Opposition to Hopp Brook Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning and Zoning Commission Members,

As residents of Beacon Falls we would like to express our concern for Hopp Brook Estate Development.

We live at Twin Oaks Trail in Chatfield farms. Our 55+ community maintains it's roads, pays for our own trash pickup and does not burden the school system. Our taxes and HOA fees combined approach \$20,000. In contrast Hopp Brook Estates with 2-3 bedroom homes can possibly have 2-3 children per home at a cost of \$16,000 per student. The individual taxes per home would not even cover the cost to educate one student. How is this a positive plan for the town of Beacon Falls? Why must an ill-conceived mistake from the beginning be a burden to the rest of the Beacon Falls taxpayers? Many more questions surround the variance change and the thoughts behind it's approval.

We are asking all the members of the Planning and Zoning board to take action to not grant a permit to Hopp Brook Estates.

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

Lisa Daigle

From: [REDACTED]
Sent: Wednesday, February 24, 2021 2:44 PM
To: Lisa Daigle
Subject: Objection to Hopp Brook Estates

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning and Zoning Commission Members,

We reside at 5 Twin Oaks Trail in Chatfield Farms. Living here we generate tax revenue for Beacon Falls while not burdening the school system. We also maintain our own roads and pay for our own trash pick up. In doing so our taxes including our HOA fees approach \$20,000 on an annual basis.

By contrast, Hopp Brook Estates is planned for 2 and 3 bedroom homes which could mean 2 - 3 children per home at a cost of \$16,000 per student. The taxes on an individual home will not taxpayer.

We respectfully ask all members of the Planning and Zoning Commission to vote against the application and not grant a permit to Hopp Brook Development.

Sincerely

John & Elisa Harmonay
5 Twin Oaks Trail

Lisa Daigle

From: JOSEPH KANELL [REDACTED]
Sent: Wednesday, February 24, 2021 11:46 AM
To: Lisa Daigle
Subject: Comment on Hopp Brook Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Daigle,

Hope you are well in these challenging times.

My wife and I did want to comment on the Hopp Brook development proposal adjacent -in effect- to our back yard here at Chatfield Farms. We listened with interest to the Town P&Z Board Mtg. Obviously it is a bit awkward with Zoom and I give you all kudos for doing your very best.

We heard strong, sometimes strident feelings. The process is somewhat confusing and I believe it is important to clarify through the workings and statements of the Board all steps taken so all citizens have a clear understanding of the course of your past and present decision making and how it came "to be". Your Town Planner did a particularly good job in explaining things .

The bottom line is, from what we heard, we do not feel that the project as configured is in any way appropriate for our lovely town. This development will put an undue burden on Town services- across the board- in a myriad of ways, and in turn put an undue burden on our citizens of all age groups.

And frankly, the residents of Chatfield carry a huge amount of the burden paying extremely high taxes. Indeed, these taxes appear to be disproportionate to other homes in Town with virtually no town services provided while our development generates little cost to the town.

It is our firm belief that the plan either be radically reconfigured or dropped. My wife and I do not agree with this proposal.

Many thanks for your attention .

Best,

Rochelle and Joseph Kanell

29 Twin Oak Trail

Beacon Falls

Lisa Daigle

From: Paul Lavalle [REDACTED]
Sent: Tuesday, February 23, 2021 5:42 PM
To: Lisa Daigle
Subject: Opposition to Hopp Brook Estates

Dear Planning and Zoning Commission Members,

We are residents living in Chatfield Farms.

As Beacon Falls residents we are in favor of well thought - out development that will improve Beacon Falls and LOWER the taxes we are paying, as well as for all residents of Beacon Falls.

As you probably know, residents living at Chatfield Farms are paying the highest taxes in Beacon Falls, while the town does not supply schooling, garbage pick-up, road repair, plowing or services to this development. In effect Chatfield Farms is the Golden Goose that any town would want because of the tremendous tax revenues it generates--- and more homes are being built here every day.

A recent government study has shown that CT is the 7th worst state in the USA for retirees because of very high taxes and living costs.

We are living proof of this fact: between our taxes to Beacon Falls and our HOA fees we pay approx. \$20,000 every year before we even turn on our electric! Our HOA fees increase basically because they cover all the services that we do not receive from the town.

So our taxes and our HOA fees are a major budget item for us, and there are no planned increases in our Social Security. So every dollar of tax increase makes it even harder for retirees like us to live in Beacon Falls.

That's why the comparison that Stephen Bellis made of Hopp Brook to Chatfield Farms at the past Zoom Meeting is entirely flawed and erroneous.

Chatfield Farms is a major revenue generator while Hopp Brook Estates will cost all taxpayers more money for school taxes and other needed services. Unless Mr. Bellis has a plan that requires no added expenses to the school budget, or the town for providing any services, his comparison to Chatfield Farms is completely wrong and it needs to be a factor in refusing this application.

Mr. Bellis refused to acknowledge at this meeting that he was the developer and also wants to portray this application as a major boon to Beacon Falls. It is clearly not. Two and three bedroom houses usually mean at least 2-3 children per home, and the cost of educating students today is \$16,000 per student. How Mr. Bellis sees this as a tax generator, is insulting to anyone who has taken basic math.

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

Thank you for your time in addressing our concerns.

Sincerely,

Paul and Debbie LaValle
6 Woodland Path
Beacon Falls, Ct . 06403

Paul J LaValle
V.P. Terminal Facilities

Lisa Daigle

From: Patricia DiBuduo [REDACTED]
Sent: Tuesday, February 23, 2021 7:28 PM
To: Lisa Daigle
Subject: Hopp Brook Estates Development

To Whom It May Concern:

We are residents of Beacon Falls, currently living at 6 Timberland Way in the Chatfield Farms complex. As residents, we are opposed to the Hopp Brook development, as it would raise our already very high taxes and put a burden on our school system. The taxes that would be collected by the households in this proposed development will not cover the additional costs of education and town services that need to be provided.

We ask that members of this commission vote against the application and permit for the development of Hopp Brook Estates.

Thank you for your time and consideration.

Regards,

Trish & John DiBuduo

Lisa Daigle

From: [REDACTED]
Sent: Wednesday, February 24, 2021 6:56 AM
To: Lisa Daigle
Subject: Fwd: Hoop Brook

Follow Up Flag: Follow up
Flag Status: Completed

-----Original Message-----

From: [REDACTED]
To: lidaigle@beaconfallsct.org <lidaigle@beaconfallsct.org>
Sent: Tue, Feb 23, 2021 1:49 pm
Subject: Hoop Brook

Planning and Zoning Members:

We are residents at 47 Twin Oakes Trail (Chatfield Farms) and ask the following:

Are there any benefits to the Town from approving the Hopp Brook Development?

We believe the answer is no. The additional costs to the Town (Taxpayers) will probably exceed any additional taxes from the Development. These additional costs will need to be covered by current residents, especially those living in Chatfield Farms.

Chatfield Farms residents currently pay high taxes, especially when you consider the limited Town services that we receive.

We believe it is not fair to compare the additional costs to the Town from the Hopp Brook Development and any additional revenue from the Development to the revenue from Chatfield Farms residents and the limited services we receive.

The Town should consider the financial effect on current residents. Accordingly, we request, that in fairness, the Commission reject the application and not grant a permit to Hopp Brook Development.

Andy & Janice Potochney

Lisa Daigle

From: [REDACTED]
Sent: Tuesday, February 23, 2021 9:19 PM
To: Lisa Daigle
Subject: Hopp Brook Development

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning and Zoning Commission and Members,

My husband Richard and I moved to 7 Twin Oaks Trail (Chatfield Farms) Beacon Falls in 2019. We relocated from New York to enjoy our retirement in a state with lower taxes and a friendly 55 and over community.

As Beacon Falls residents we are against the application of Hopp Brook Estates.

Attorney and developer Steven Bellis made the comparison of Hopp Brook Estates to Chatfield Farms. This comparison is not accurate. Chatfield Farms pays the highest taxes in Beacon Falls and does not put any expenses on the school system, garbage pickup, road repair or snow plowing. Hopp Brook Development will require Beacon Falls to provide all the above services at a tremendous tax burden to all property owners in Beacon Falls.

We hope to remain at Chatfield Farms and enjoy our retirement, but fear the passing of the Hopp Brook Development will make this impossible.

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

We thank you for your time in addressing our concerns.

Sincerely,

Patricia and Richard Palfy

Lisa Daigle

From: Cindy Biondi [REDACTED]
Sent: Tuesday, February 23, 2021 8:56 PM
To: Lisa Daigle
Subject: Hopp Brook Estates permit

Follow Up Flag: Follow up
Flag Status: Completed

Dear Planning and Zoning Commission Members

We are residents living at 39 Chatfield Drive located in Chatfield Farms.

As Beacon Falls residents we are in favor of well thought out developments that will improve Beacon Falls and LOWER the taxes we are paying, as well as for all residents of Beacon Falls.

Residents living in Chatfield Farms pay the highest taxes in Beacon Falls, and the town does not supply schooling, garbage pick-up, road repair, plowing. Chatfield Farms is the Golden Goose that any town would want because of the tremendous tax revenues it generates--- and more homes are being built here every day.

The comparison that Stephen Bellis made of Hopp Brook to Chatfield Farms at the past Zoom Meeting is entirely flawed and erroneous.

Chatfield Farms is a major revenue generator while Hopp Brook Estates will cost all taxpayers more money for school taxes and other needed services. Unless Mr. Bellis has a plan that requires no added expenses to the school budget, or the town for providing any services, his comparison to Chatfield Farms is completely wrong and it needs to be a factor in refusing this application.

Mr. Bellis wants to portray this application as a major boon to Beacon Falls. It is clearly not. Two and three bedroom houses usually mean at least 2-3 children per home, and the cost of educating students today is \$ 16,000 per student. How Mr. Bellis sees this as a tax generator is insulting to anyone who has taken basic math.

We respectfully ask all members of this commission vote against this application and not grant a permit to Hopp Development and quit comparing this future development to The Chatfield Farms Community which essentially takes care of itself.

Thank you for your time in addressing our concerns.

Respectfully submitted,

Richard and Cindy Biondi
39 Chatfield Farms
Beacon Falls, CT 06403

Lisa Daigle

From: Contact form at Beacon Falls CT <cmsmailer@civicplus.com>
Sent: Tuesday, February 23, 2021 7:40 PM
To: Lisa Daigle
Subject: [Beacon Falls CT] Hopp Brook Development (Sent by David Rhodes, [REDACTED])

Follow Up Flag: Follow up
Flag Status: Completed

Hello lidaigle,

David Rhodes ([REDACTED]) has sent you a message via your contact form (<https://www.beaconfalls-ct.org/user/30/contact>) at Beacon Falls CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.beaconfalls-ct.org/user/30/edit>.

Message:

TO: Town of Beacon Falls, First Selectman, Board of Selectmen and Town Planning and Zoning Commission,
We are writing this letter to raise our objection to the Hopp Brook Development as currently being considered by the Town Commission. My wife, Rosemarie and I live at 44 Twin Oaks Trail, Beacon Falls. We join with other residents in Chatfield Farms who are raising objections to this project which was originally presented to the Commission before we moved to Beacon Falls.

We join with a what appears to be a growing number of residents of Beacon Falls who are concerned regarding the tax burden a project of this nature would impose on the entire town. I encourage those who are able to approve or reject this project to consider the impact of adding a development intended to attract young families with children and the demands they will place on the town not only for schools but also recreation facilities and access to healthcare and childcare.

During the last election cycle of local elected officials, we were alerted to the fact that there were two major infrastructure projects which would likely surface in the subsequent administration's tenure in office - Sewage Treatment and Road projects. The Hopp Brook Development would likely add to the scope of the work required for these two items and we hope that the Commission and Board of Selectmen will take that major expense into consideration in their deliberations.

We are also concerned regarding the potential legal issues that could result in prolonged legal battles that will further deplete town resources including the issues, as already raised in open forum, along with the apparent inappropriate participation of committee, commission, and town officials as partners, historically and currently, that may also result in prolonged financial exposure to the town.

We are supporters of growth and we love the fact that we live in a community that nurtures families. Balanced growth is critical to our future. We will support the efforts of our elected officials to encourage growth and improved quality of life in our town.

Sincerely yours,

David and Rosemarie Rhodes

Lisa Daigle

From: [REDACTED]
Sent: Tuesday, February 23, 2021 3:30 PM
To: Lisa Daigle
Cc: Allen Schwartz
Subject: HOPP BROOK DEVELOPMENT

To Planning and Zoning Commission Members:

We respectfully request that all members of the Commission do not approve the application, and/or grant a permit to HOPP BROOK DEVELOPMENT. The tax revenue generated by this development will not adequately cover the added expenses to the school and town budgets, resulting in a tax increase for all Beacon Falls residents.

The comparison to Chatfield Farms is not correct, as our community is a revenue generator for the Town. We do not affect the school budget or use routine Town Services, which we fund through our HOA fees.

We certainly support developments that are well-defined and provide real benefits to the Town and its residents.

Thank you for your consideration in this matter,

Leona and Allen Schwartz
13 Dogwood Lane

Lisa Daigle

From: Contact form at Beacon Falls CT <cmsmailer@civicplus.com>
Sent: Tuesday, February 23, 2021 5:15 PM
To: Lisa Daigle
Subject: [Beacon Falls CT] Hopp Brook (Sent by Elizabeth Kimmet [REDACTED])

Follow Up Flag: Follow up
Flag Status: Completed

Hello lidaigle,

Elizabeth Kimmet ([REDACTED]) has sent you a message via your contact form (<https://www.beaconfalls-ct.org/user/30/contact>) at Beacon Falls CT.

If you don't want to receive such e-mails, you can change your settings at <https://www.beaconfalls-ct.org/user/30/edit>.

Message:

Dear Planning and Zoning Commission Members

I am a resident living at 26 Twin Oaks Trail which is located in Chatfield Farms.

As a Beacon Falls resident I am in favor of well thought- out development that will improve Beacon Falls and LOWER the taxes I am paying, as well as lowering taxes for all residents of Beacon Falls.

As you probably know, residents living at Chatfield Farms are paying the highest taxes in Beacon Falls, while the town does not supply schooling, garbage pick-up, road repair, or plowing services to this development. In effect Chatfield Farms is the Golden Goose that any town would want because of the tremendous tax revenues it generates--- and more homes are being built here every day.

A recent government study has shown that CT is the 7th worst state in the USA for retirees because of very high taxes and living costs.

We are living proof of this fact: between my taxes to Beacon Falls and my HOA fees I pay approximately \$15,000 every year before I even turn on my electric! My HOA fees increase basically because they cover all the services that I do not receive from the town.

So my taxes and my HOA fees are a major budget item for me, and there are no planned increases in my Social Security. So every dollar of tax increase makes it even harder for retirees like me to live in Beacon Falls.

That's why the comparison that Stephen Bellis made of Hopp Brook to Chatfield Farms at the past Zoom Meeting is entirely flawed and erroneous.

Chatfield Farms is a major revenue generator while Hopp Brook Estates will cost all taxpayers more money for school taxes and other needed services. Unless Mr. Bellis has a plan that requires no added expenses to the school budget or the town for providing any services, his comparison to Chatfield Farms is completely wrong and it needs to be a factor in refusing this application.

Mr. Bellis refused to acknowledge at this meeting that he was the developer. He wants to portray this application as a major boon to Beacon Falls. It clearly is not. Two and three bedroom houses usually mean at least 1-2 children per home, and the cost of educating students today is \$16,000 per student. How Mr. Bellis sees this as a tax generator is insulting to anyone who has taken basic math.

I 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 my concerns.

Sincerely,

Elizabeth Kimmel

Lisa Daigle

From: Lisa Daigle
Sent: Wednesday, February 24, 2021 6:10 PM
To: Lisa Daigle
Subject: RE: Hopp Brook Development

From: [REDACTED]
Sent: Monday, February 22, 2021 1:17 PM
To: Lisa Daigle <ldaigle@beaconfallsct.org>
Subject: Hopp Brook Development

We are posting our objection to the Hopp Brook Development. We believe the taxes brought in by this development will never offset the cost of educating the children this development will bring to Beacon Falls. Taxes will surely go up if this development is built and our taxes are horrific now. Who can afford higher taxes with a year of pandemic and all the other issues that have taken our hard earned money. I

LeRoy & Pat DeGraw

29 Chatfield Drive

Beacon Falls, CT 06403

Lisa Daigle

From: [REDACTED]
Sent: Tuesday, February 23, 2021 6:25 AM
To: John Porpora
Cc: Lisa Daigle; [REDACTED]
Subject: Re: HOPP BROOK DEVELOPMENT

Hi John and Millie,

You really did everyone's homework and we cannot thank you enough. The kind of letter you wrote takes research, proofreading, and word-smithing. Thank you for writing to the town on our behalf. I suppose we should follow suit.

Karen

Sent from my iPhone

On Feb 22, 2021, at 5:40 PM, John Porpora [REDACTED] wrote:

Dear Planning and Zoning Commission Members

We are residents living at 48 Twin Oaks Trail which is located in Chatfield Farms.

As Beacon Falls residents we are in favor of well thought - out development that will improve Beacon Falls and LOWER the taxes we are paying, as well as for all residents of Beacon Falls.

As you probably know, residents living at Chatfield Farms are paying the highest taxes in Beacon Falls, while the town does not supply schooling, garbage pick-up, road repair, plowing or services to this development. In effect Chatfield Farms is the Golden Goose that any town would want because of the tremendous tax revenues it generates--- and more homes are being built here every day.

A recent government study has shown that CT is the 7th worst state in the USA for retirees because of very high taxes and living costs.

We are living proof of this fact: between our taxes to Beacon Falls and our HOA fees we pay approx. \$20,000 every year before we even turn on our electric! Our HOA fees increase basically because they cover all the services that we do not receive from the town.

So our taxes and our HOA fees are a major budget item for us, and there are no planned increases in our Social Security. So every dollar of tax increase makes it even harder for retirees like us to live in Beacon Falls.

That's why the comparison that Stephen Bellis made of Hopp Brook to Chatfield Farms at the past Zoom Meeting is entirely flawed and erroneous.

Chatfield Farms is a major revenue generator while Hopp Brook Estates will cost all taxpayers more money for school taxes and other needed services. Unless Mr. Bellis has a plan that requires no added expenses to the school budget, or the town for providing any services, his comparison to Chatfield Farms is completely wrong and it needs to be a factor in refusing this application.

Mr. Bellis refused to acknowledge at this meeting that he was the developer and also wants to portray this application as a major boon to Beacon Falls. It is clearly not. Two and three bedroom houses usually mean at least 2-3 children per home, and the cost of educating students today is \$ 16,000 per student. How Mr. Bellis sees this as a tax generator, is insulting to anyone who has taken basic math.

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

Thank you for your time in addressing our concerns.

Sincerely,

John & Millie Porpora

Lisa Daigle

From: Mary Kuhnen [REDACTED]
Sent: Monday, February 22, 2021 7:56 PM
To: Lisa Daigle
Subject: Hopp Brook Development

Follow Up Flag: Follow up
Flag Status: Flagged

To Planning and Zoning Commission Members:

As residents of Chatfield Farms, we are not in favor of the Hopp Brook Development for the reason that the tax revenue generated by these new homes will not adequately cover the added expense to the school and town budgets, thus resulting in a tax increase for all Beacon Falls residents. Chatfield Farms homeowners already pay high taxes despite the fact that the town does not provide services to this community nor do we add to the school budget. Please take into consideration the welfare of existing residents and do not grant a permit to Hopp Brook Development.

Sincerely,
Mary and Al Kuhnen
41 Chatfield Drive

Sent from Yahoo Mail for iPad

Lisa Daigle

From: Bob Sherman [REDACTED]
Sent: Monday, February 22, 2021 7:09 PM
To: Lisa Daigle
Cc: John Porpora; Joe & Anna Biancanelli; Bob Sherman
Subject: Hopp Brook Development

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Lisa,

Will you please share this email with the Planning and Zoning Commission Members

My wife and I are residents of the Chatfield Farms Community residing at 4 Timberland Way, Beacon Falls

We are very concerned about the adverse effect that the Hopp Brook Development project will have on our taxes. Our taxes are already extremely high, particularly when compared to the rest of the Town. We do not receive garbage pick-up, plowing of snow, road repair and as a 55+ community, we do not have children in the Beacon Falls school system. We must pay HOA fees to cover the services not provided by the Town.

We take strong exception to Mr. Stephen Bellis' comparing our Community with Hopp Brook. Chatfield Farms is a major revenue source to the Town while Hopp Brook will be a significant financial drain to the Town as there will be many children living in their proposed 2-3 bedroom houses requiring public education. I understand the annual cost of educating students today is approximately \$16,000 per student.

We respectfully ask you to vote AGAINST the Hopp Brook application as it will invariably affect Beacon Falls' finances adversely and create the need for higher taxes.

Thank you for your consideration of this matter.

Sincerely,

Dr. and Mrs. Robert E. Sherman

Lisa Daigle

From: Denise McGrath [REDACTED]
Sent: Monday, February 22, 2021 10:08 AM
To: Lisa Daigle
Subject: Hopp Brook Estates development

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

From what I've read about the proposed Hopp Brook Estates development, I don't think it is a wise decision to approve it. Currently, we in Beacon Falls are paying way too much in school taxes. I am a resident of Chatfield Farms and accept my responsibility to support the school system but to add another 109 homes each with a potential to add at a minimum of one child at \$16000 is too much of a burden to share. Unlike Chatfield Farms which provides a huge boost to the tax revenues but does not drain any resources, Hopp Brook Estates will negatively impact our tax base.

Thank you for your support,
Denise McGrath
19 Chatfield Drive

My husband and I participated in the last call regarding the Hopp Brook Development and strongly object to moving forward with the project for the following reasons:

1. It appears that the original Zoning Approval for the development was done incorrectly with notices not being sent out in a legal manner.
2. None of the current Commission members were involved at that time and have no knowledge of how the approval was achieved.
3. The tax increases to Beacon Falls residents would be totally unacceptable.
4. The burden to our schools, sewer system, and other services such as fire and police is unacceptable.
5. Given Covid, the town has sustained multiple issues that will last for years and taking on a project of this size would drain already strained town resources.
6. The developer has a less-than-stellar reputation.

Therefore, as a Beacon Falls resident, I believe the CURRENT commission needs to declare the Zoning Approval as null and void and re-open the issue of Zoning approval as the original was done incorrectly.

I am also requesting:

- A complete and detailed estimate of the costs to the Town for this project.
- A formal study of the impact of extending Miller Road (ecologically, traffic study).
- The impact of connecting water and gas lines to Chatfield Farms

We object to this project as it will not benefit the citizens of Beacon Falls in any way.

Respectfully Submitted,
Andrea Waxler
Elliott Kaplan

83 Fieldstone Lane
Beacon Falls, CT

Lisa Daigle

From: Sparky Matthews [REDACTED]
Sent: Sunday, February 21, 2021 7:40 AM
To: Lisa Daigle
Subject: Hopp Brook Development Proposal

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning Lisa,
I am writing today to express my opinion on the Hopp Brook development.
I was on the zoom call meeting last week and heard enough of the facts about this proposal, as well as after doing some reading, to realize this is not a good thing for our town. I would like to voice my objection to this proposal based on the negative impact it will have on the Town's tax base, the school system, and the other related strains on sewage and town resources. I would appreciate it if you would count this letter as one of the many town's residents that are against this proposal.
Thank you .
Respectfully Submitted,
Matthew Sparks
27 Twin Oak trail
Beacon Falls

Lisa Daigle

From: Riva Sparks [REDACTED]
Sent: Sunday, February 21, 2021 7:59 AM
To: Lisa Daigle
Subject: Hopp Brook Development proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Lisa,
Kindly accept my note as opposition to the Hopp Brook development which places great strain on our towns resources and will also have a negative effect on the town's tax base. This proposal no value to our town and only places additional tax burdens on the current residents. For that reason I hope the commission will not approve this proposal.

Riva Sparks
27 Twin Oak Trl
Beacon Falls CT 06403

Lisa Daigle

From: Kerry McAndrew
Sent: Tuesday, February 16, 2021 9:23 AM
To: Lisa Daigle
Subject: FW: Form submission from: Send Us Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning,

Please see below.

Thanks,

Kerry McAndrew

First Selectman's Office Administrator

10 Maple Ave.

Beacon Falls, CT. 06403

O: 203-729-4340

C: 203-577-8100

kmcandrew@beaconfallsct.org

From: Beacon Falls CT via Beacon Falls CT <cmsmailer@civicplus.com>

Sent: Thursday, February 11, 2021 9:52 PM

To: Kerry McAndrew <kmcandrew@beaconfallsct.org>

Subject: Form submission from: Send Us Comments

Submitted on Thursday, February 11, 2021 - 9:52pm

Submitted by anonymous user: 2601:192:100:d320:19f1:e03b:1a18:21d2

Submitted values are:

What does this comment regard? General Comments / Questions to the Town

Please include any questions or comments: Attended the Planning and Zoning Meeting this evening and also read information regarding Hopp Brook Estates and am thoroughly disappointed how Steve Bellis treated residents of Beacon Falls. He is a Principal with Hopp Brook Estates and wouldn't own up to it. A mistake was made in 2017 let's not continue down that road. All Donald Molleur was concerned about was passing the amendment. The zoning change should not occur. Let's move on and serve the people of Beacon Falls. Millie Porpora, 48 Twin Oaks Trail

==Please provide the following information:==

Your Name: Millie Porpora

Your E-mail Address: [REDACTED]

Organization:

Phone Number: 2037141768

==Address==

Street: 48 Twin Oaks Trail

City: Beacon Falls

State: Connecticut

Zipcode: 06403

The results of this submission may be viewed at:
<https://www.beaconfalls-ct.org/node/2/submission/3461>