



February 2017



#### REFERENDUM ON FEBRUARY 7 - FOUR CORNERS STREETSCAPE PROJECT BONDING

We have made significant milestones in developing Brookfield's Four Corners area and having it become a reality. We are striving to make the Four Corners a thriving, pedestrian-friendly business district that includes a healthy mix of shops, stores, restaurants, offices, recreational and cultural activities, and enough housing to encourage businesses to move to Four Corners. With the Brookfield Village Ground Breaking recently, we can begin celebrating the Town's development efforts. Brookfield Village will bring residents and business owners to the Town Center District.

The Town District Revitalization Master Plan has included grants

and funding sources totaling \$2.2M, all to be developed in a manner that respects our historical New England character. The total Streetscape Project is budgeted to cost \$3,500,000. Of this amount, we have received grants which will pay \$2,200,000 of the cost and this referendum is to reconfirm the original \$250,000 approved by the town in 2014, and an additional \$1,700,000 to finish the project, for a total amount of \$1,950,000 which also includes possible contingency costs and borrowing costs. At a special Town Meeting held on December 21, a Resolution was approved to schedule a Referendum on TUESDAY, FEBRUARY 7, 2017 from the hours of 6:00 am through 8:00 pm, District 1 to vote at Huckleberry Hill Elementary School and District 2 to vote at Brookfield High School. Absentee Ballots may be obtained at the Town Clerk's office. If the additional bonding is approved, construction for Phase I (sidewalks, street lighting, cross walk enhancements and street parking) of the Streetscape Project will be scheduled to begin in spring 2017.

#### TOWN BUDGET PROCESS IN THE MONTH OF FEBRUARY

The Town's budget process for 2017 - 2018 is underway. The First Selectman will review and evaluate department head requests in early February. A joint meeting will be held by the Board of Selectmen and Board of Finance for the Board of Education's initial presentation of their proposed 2017 - 2018 Budget on Wednesday, February 1, at 7:00 pm at the Brookfield High School Media Center. A Workshop will be scheduled in the month of February for the three boards (BOS, BOF & BOE) to review and discuss the Board of Education Budget. Also, in mid-February, the Board of Selectmen will begin their deliberations on the First Selectman's recommended budget.

#### BOARD OF SELECTMEN MEETING

The next regular Board of Selectmen Meeting will be held on Monday, February 6 at 7:30 pm in Meeting Room 133 at Town Hall. You may view the attachments to the meeting packet on the Town's [website](#) using the Video on Demand link. The meeting will be live streamed on the Town's [website](#) and posted the following day on the home page in [Video on Demand](#).

#### SELECTMEN "MEET AND GREET"

Meet the Selectmen are held on the last Saturday of each month. Our next Meet and Greet is Saturday, February 25 from 9:00 am - 10:30 am at Panera Bread located at 143 Federal Road. Please feel free to stop by with any questions you may have, or to let us know what's

on your mind.

Steve Dunn  
First Selectman  
Brookfield, CT

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## Town Clerk's Office

### **TOWN OF BROOKFIELD NOTICE OF REFERENDUM**

The legal voters of the Town of Brookfield and those entitled to vote therein, are hereby warned and notified that a referendum will be held on February 7, 2017, between the hours of 6:00 am and 8:00 pm, to vote on the following question:

"SHALL THE TOWN APPROPRIATE AN ADDITIONAL \$1,700,000 (FOR A TOTAL APPROPRIATION OF \$2,200,000) TO FUND THE COSTS OF PHASE 1 OF THE FOUR CORNERS STREETSCAPE PROJECT AND AUTHORIZE ADDITIONAL BONDS OR NOTES AND TEMPORARY NOTES OF THE TOWN IN THE AMOUNT NOT TO EXCEED \$1,700,000 ( FOR A TOTAL BORROWING AUTHORIZATION OF \$1,950,000) TO FINANCE THE APPROPRIATION?"

District 1 voters will vote at Huckleberry Hill School.

District 2 voters will vote at Brookfield High School.

Property owners, 18 years of age and a United States Citizen, with an assessment of not less than \$1,000.00, pursuant to the property tax assessment provisions of Section 7-6 of the Connecticut General Statutes, shall vote at Brookfield High School.

Absentee Ballots will be available from the Town Clerk's Office on January 19, 2017  
Voting machines shall be used.

## Tax Collector News

### LAST DAY TO PAY WITHOUT PENALTY FEBRUARY 1, 2017

Payment must be RECEIVED or U.S. POSTMARKED on or before February 1, 2017 for the Supplemental Motor Vehicle taxes and the second installment of the Real Estate and Personal Property taxes. If taxes are unpaid by that date, the interest penalty in February will be 3% with a \$2 minimum. Failure to receive a tax bill does not invalidate the tax or interest.

You can make payments online at our website, [www.brookfieldct.gov](http://www.brookfieldct.gov). Click on the "View or Pay Tax Bills" button. Follow the prompts to make your payment. Please note there are fees for this service. Payments accepted online are credit cards and echeck. Tax Office hours are Monday, Tuesday, Wednesday, Friday 8:00 am-4:00 pm and Thursday 8:00 am-6:00 pm.

If you have any questions, please feel free to call us at 203-775-7304 or to email us at [tax@brookfieldct.gov](mailto:tax@brookfieldct.gov).

## Tax Assessor News

### The Board of Assessment Appeals Process

The Board of Assessment Appeals is designed by state law to serve as an appeal body for taxpayers who believe that the valuation of their property is not accurate. Board members are elected or appointed residents of the Town of Brookfield who donate their time and expertise to assist all petitioners in receiving a fair hearing. The Board of Assessment Appeals hears appeals on Real Estate, Business Personal Property, Motor Vehicle, and Supplemental Motor Vehicle assessments during March. It also hears appeals only on Motor Vehicles during the month of September.

In this issue of Brookfield Matters we'll describe the process of appealing an assessment.

#### Instructions to File an Appeal:

1. Obtain an appeal form along with a copy of the property record card. These can be found at the Assessor's Office, or go to our website: [www.brookfieldct.gov](http://www.brookfieldct.gov). From this site, you can download a copy of the appeal form, and go to the link for GIS mapping to print your property card. You will need the information from your property card to correctly fill out your appeal form. **This form was posted on January 20th.**

2. Complete a separate application for each property being appealed.

3. Please fill the form out clearly, including:

- \* Your (or your agent's) email address and/or daytime telephone number where you can be reached in case of questions concerning your appeal application or cancellation due to inclement weather.

- \* State a reason for your appeal. Please note, "high taxes" or "over-assessed" are not acceptable reasons for appealing your property valuation. You must be specific and provide evidence that the valuation of your property is inaccurate. (See below "Preparing for Your Hearing" for examples).

- \* Please sign and date the appeal form to be submitted.

**\*Submit your appeal form and field card to the Assessor's Office by February 17th, 2017.** Petitions for appeal must be physically in the Assessor's Office by this date. If you send it through the mail, the post-marked date will not matter. If it gets lost in the mail, we cannot accept an appeal. We advise that you physically bring it to our office, or if you mail it, call the office to be sure we received it. **No facsimile or electronically scanned copies will be accepted. The original appeal form is needed.**

### **Notice of Hearing:**

The Board will return a copy of your appeal form by mail indicating the date, time, and place of your hearing by March 1st. All hearings and decisions will be conducted during the month of March.

### **Preparing for a Hearing:**

Evidence to support your claim plays an integral part in supporting your requested value. Here are some examples:

- \*Photographs
- \*Contractor cost estimates for repair or replacement
- \*Data pertaining to comparable sales
- \*Appraisals as of October 1, 2016
- \*Broker price opinions
- \*Surveys

*Note: When bringing this evidence to support your claim, please note that it will all be subject to Freedom of Information statutes and may not be returned.*

### **What to Expect at Your Hearing:**

1. Please arrive at least 5 minutes early and report to the location noted on your returned appeal form. There will also be signs posted at the front entrance of Town Hall indicating the meeting location.+ Each appeal hearing is allotted a limited time, so please be prepared to explain your appeal succinctly and completely within that time.
2. You will be sworn in saying your testimony and statements made in conjunction with this appeal are true.
3. When you present your evidence and exhibits to the board members, you will be asked questions to better document your appeal. Evidence and exhibits will be scrutinized for accuracy and applicability.
4. Decisions on appeals are not made at the hearing meeting. The purpose of the hearing is to gather information on your appeal for subsequent discussion and decision by the Board at a later time. It is the responsibility of the petitioner to validate claims with evidence and exhibits. Improperly supported claims will result in a denied appeal.
5. All board members making the decision on your appeal will sign your appeal application and return it to the Assessor's Office. You will be notified by mail of the results of your appeal.

We hope this information is useful. If you have any additional questions, please contact the Brookfield Assessor's Office at 203-775-7302 and we will be happy to assist you.

### **Helpful Hints: DO'S and DON'T'S for Residential Property Appeals:**

DO present evidence of the total value of your property (Not just the lot value of your property). Your lot and improvements are a single unit.

DO present evidence of actual sales of other properties that are comparable to your property, but only those that occurred during the base time period of October 1, 2015 to

October 1, 2016.

DON'T present evidence of the amount (or percentage) of increase in taxes on your property from prior years to the year you are appealing. This is not relevant for your hearing.

DON'T present evidence of the amount (or percentage) of increase or decrease in the valuation of your property from prior years to the year you are appealing. This is not relevant for your hearing.

DON'T rely on any single approach to value (cost, sales comparison, or income). ALL approaches must be considered in presenting compelling valuation evidence to the Board.

DON'T rely on your previous submission of documents to the Assessor, Board of Assessment Appeals, or other submissions to the Town of Brookfield when you appeal your value. The Board will not receive past documentation. If you plan to use it you should re-submit it to the Board during your hearing.

### **BASE PERIOD EXAMPLE**

It's important to understand the base that applies to your valuation appeal with the Brookfield Board of Assessment Appeals.

Connecticut law requires all cities and towns to conduct a "revaluation" of all real property every 5 years. The primary time period from which property market data is gathered during a revaluation is the 12 months preceding the date of revaluation. This time period is known as the "base period" or the "primary data gathering period". While sales after the end of the base period may be considered, they are often given secondary weight.

In Brookfield, the last revaluation of all real property was conducted for the Grand List of 10/1/16. Therefore, the base period from which comparable sales will be considered is 10/1/15 - 10/1/16. If you have any questions about the specific base period that applies to your appeal, please contact the Assessor's Office.

Sales from 10/1/14 to 10/1/15 and after October 1, 2016 will be given secondary consideration.

While this article is intended to be informative, it is not intended to be an exhaustive explanation of Connecticut law and does not replace the advice of an attorney.

## **Library News**

### **Take Your Child to the Library Day is Saturday, February 4! Here's what we have planned:**

**Teddy Bear Sleepover:** Friday, February 3, 6:30 - 7:30 pm, Ages 4 and up. Bring your favorite stuffed animal and come for games, crafts, stories and more. The stuffed animals will stay at the library overnight, and are to be picked up the next morning at 9:00 am. Registration required.

**Doughnuts with Dads:** Saturday, February 4, 9:30 - 10:00 am. Dads, Uncles, Grandpas and any other significant male figures are invited to bring their children to the library's Community Room to enjoy doughnuts and stories with Mrs. Proudfoot. No registration required.

**Winter Wonderland Magic:** Saturday, February 4, 11:00 - 11:45 a.m. Ages 4+  
Magician Steve Woyce visits the library to perform wintry magic. Packed with magical routines that include snowmen, penguins, candy canes, and snowballs! No registration required.

**Purple Party!** Saturday, February 4, 3:00 - 4:00 pm.

We're celebrating Harold and the Purple Crayon with a party for all things PURPLE! Wear purple, make a purple art project, and decorate cookies with purple frosting. Each family will go home with a special edition of Harold and the Purple Crayon by Crockett Johnson, dedicated to the children of Connecticut. Attend and participate as a family - activities for all ages. Registration required.

**Find Harold! Scavenger Hunt:** Saturday, February 4 . All day; no registration. In addition to our Purple Party, we're having a Harold scavenger hunt! Find all the Harolds hidden around the Children's Section of the library.

### **New Library Information**

To keep up with what's going on with our new library, "like" the New Brookfield Library Facebook page and the Brookfield Library's Facebook page (inaccurately titled Brookfield Public Library). You can also send an email to [newlibrary06804@gmail.com](mailto:newlibrary06804@gmail.com) to be added to the mailing list for updates.

Other children's programs:

<http://www.brookfieldlibrary.org/event-calendars/kids-events-calendar/>

Go to [www.brookfieldlibrary.org](http://www.brookfieldlibrary.org) and click on Events for lists of all upcoming programs, classes, story times, and events.

## **Public Works News**

The Department of Public Works is hard at work responding to winter storms and keeping its equipment in good working order. Our responses have been numerous but mostly as the result of small to moderate weather events thus far. Our plows do not aim for mailboxes despite the rumor. The snow is projected from the plows at a high velocity that can do much damage and cause serious injury. If you are near the edge of the road as a plow is approaching do not hesitate to move as far away as possible. If you have children instruct them not to play by the edge of the road. Many times they are drawn there by the large snow piles. Be safe!

## **Parks & Rec News**

### **Tom O'Brien's Magic Show - Friday, February 17**

Looking for a fun way to spend some time with your children on a day off from school? Join us for a Comedy Magic Show by Tom O'Brien. This performance is age appropriate for children age 3 through 10, and will be held in the auditorium of Brookfield High School from 10:00 am - 10:45 am. This event is free and no pre-registration is required. We look forward to seeing you there!

### **Ice Skating at Danbury Ice Arena - Sunday, February 19**

Join your friends and neighbors for ice-skating at the Danbury Ice Arena! We've rented out one of the rinks from 11:00 am - 12:30 pm. Skate rentals are included for those who need them, but please bring your own if you can. We encourage you to bring bike helmets from home, too. Light refreshments will be served. There is no charge for this event, but you must pre-register, as we can only accommodate 250 people. Please plan to arrive at the Ice Arena by 10:45 am to make sure that you get your skates laced up and can enjoy your full time on



the ice!

### Trip to the Philadelphia Flower Show - Thursday, March 16

The PHS Philadelphia Flower Show is the nation's largest and longest-running horticultural event, and features stunning displays by the world's premier floral and landscape designers. The 2017 Show celebrates the wonders of Holland; from windmills and wooden shoes, cheeses to bicycles, to canals and vibrant flower fields. There will be time for lunch on your own at the Convention Center or at Reading Market next door. Leave from Brookfield Town Hall at 7:40 am and travel with a tour director by coach bus. Arrive back in Brookfield at approximately 9:30 pm. Fee is \$99.00 per person.

**The Winter 2017 Program Guide** is online and features programs, trips and special events for the months of January through March. To view the program guide, please click [here](#).

## Economic Development News



### Four Corners Town Center District - Development Update

The Brookfield Village mixed use development is coming along nicely in the Four Corners Town Center District. Currently, two of the four buildings within the development are under construction; completion is on target for late fall. The remaining two buildings will begin construction later this year with completion in fall of 2018. The project will bring 72 apartments and approximately 25,000 commercial square feet.

A quick reminder, there's a **Town Referendum VOTE** on February 7th for the balance of funds needed for Phase One of the streetscape (sidewalks, street lighting, cross walk enhancements, street parking) within the Four Corners. It is important to remember that 56% of the funding is covered by grants; the referendum vote will cover the remaining 44% funding needed to break ground this spring.

Stay up to date on social media and "like or follow" us on [Facebook](#).

## Brookfield Police Department News



The Brookfield Police Department hosts car seat fitting clinics on the 1st and 3rd Wednesdays from 8:00 am to noon by appointment. Please call 203-740-4192 or email [carseats@brookfieldct.gov](mailto:carseats@brookfieldct.gov) to schedule your appointment. Our next car seat fitting date is on February 15th, and Brookfield residency is not required. You can learn more about the program and access the form to complete and bring to your appointment by [clicking here](#).

## Town of Brookfield - Housing Rehabilitation Program

# Housing Rehabilitation Program

## 0% Interest Loans

### A Small Cities Grant - Town of Brookfield



Does your roof or plumbing leak? Does your heating system leave you cold? The Housing Rehabilitation Loan program can help you make these repairs with **no out of pocket expenses**.

The **Town of Brookfield** is now accepting applications for its Housing Rehabilitation Loan Program. Sponsored by HUD (Housing and Urban Development) and the Town of Brookfield, the program provides **INTEREST FREE - DEFERRED PAYMENT HOME IMPROVEMENT LOANS** to qualified low and moderate income residents. The loans are not due and payable until the home is sold.

Examples of eligible repairs are: roof and window replacement, lead paint removal, electrical & heating system upgrades, code corrections, failed septic systems and handicap accessibility.

Eligible applicants must 1) be up to date on property taxes; 2) have 10% equity in the home; and 3) be low or moderate income by HUD standards.

**THE PROGRAM REQUIRES NO OUT OF POCKET EXPENSES.**

For further information or an application please contact Lisa Low & Associates, Small Cities Consultants for the Town of Brookfield, 203-888-5624 or [lisalowassociates@comcast.net](mailto:lisalowassociates@comcast.net).

The Town of Brookfield is an Equal Opportunity/Fair Housing Employer. Section 3, Women's and Minority Businesses are encouraged to apply.

## Health Department News

### FEBRUARY IS NATIONAL HEART MONTH

Heart disease is the leading cause of death for men and women in the United States. Every year, 1 in 4 deaths are caused by heart disease. The good news? Heart disease can often be prevented when people make healthy choices and manage their health conditions. Communities, health professionals, and families can work together to create opportunities for



people to make healthier choices. Make a difference in your community: spread the word about strategies for preventing heart disease and encourage people to live heart healthy lives.

Here's how YOU can make a difference during the month of February - Heart Health Month

- Wear red on February 5th (the day nationally-recognized to wear red and promote heart health!)
- Learn your numbers. Is your Cholesterol too high? Are your High Density Lipoproteins - HDLs, the "good" cholesterol above 60mg? Are your Low Density Lipoproteins - LDLs, the "bad" cholesterol, 100 mg. or less?
- Exercise daily. It's not enough to watch your diet. You need to "get up and get going!" If you can't get up, then chair exercises may be just as helpful in keeping heart healthy.
- Quit Smoking. Smoking may be the number 1 risk factor in heart and peripheral vascular disease. If you can't do it on your own, get professional help! It just might add ten years to your life!
- Maintain a healthy weight. Obesity and excess pounds may contribute heavily to strain on your heart. Studies have clearly shown that losing weight through a well-balanced diet will significantly reduce your risk of dying from a heart attack.
- Learn CPR. You may never know just when this skill may allow you to save a life! Programs are available through several organizations. A call to 211 will answer your questions about available classes.

To paraphrase Smokey the Bear, remember: ONLY YOU CAN PREVENT A HEART ATTACK!

## Conservation Commission

The Conservation Commission has received a grant from the CT Trust for Historic



Preservation, a private non-profit group, to develop a master plan for the Gurski Homestead. An Ad-Hoc Committee has been formed and Fitzgerald & Halliday from Hartford, CT has been retained to assist in creating a plan. There will be an opportunity for the public to get involved in the planning process towards the end of April, 2017.

If you are interested in being part of the project, or have any ideas about future use of the Gurski Homestead that you would like to pass

along, please contact: [adew@brookfieldct.gov](mailto:adew@brookfieldct.gov).

## Brookfield CARES



# BROOKFIELD CARES

Promoting social and emotional wellness in our community.

Brookfield Cares and the C.A.R.E.S. Group host weekly hope and support group meetings every Monday night from 7:00 pm to 9:00 pm at the Brookfield Senior Center.

# BROOKFIELD CARES

## Hope and Support Group

Meetings every Monday

7:00 – 9:00 PM

Brookfield Senior Center

100 Pocono Rd, Brookfield, CT 06804

Receive information and resources about everything from how to enhance family communication, to information about community health concerns by subscribing to our newsletter: Click [Here](#).

We want to hear from you! Brookfield Cares is always open to suggestions from you. Feel free to send us an email at [info@brookfield-cares.org](mailto:info@brookfield-cares.org) or click [here](#) to submit an idea or suggestion.

Anonymously drop off your prescription and non-prescription medications 24/7 in the drop box located in the Brookfield Police Department's Lobby.

## Brookfield Historical Society Museum

The Brookfield Historical Society Museum will be opening an exhibit in May 2017 to commemorate the 100th Anniversary of the First World War. The exhibit entitled "The Yanks are Coming: 100th Anniversary of WWI Exhibit", will feature numerous artifacts from the Great War. One section of the Exhibit will be called "Brookfield Goes to War".

The Museum is calling on Brookfield residents to assist in providing items for this portion of the exhibit. If you have any individual in your family history who served in WWI and have in your possession any photographs of that person in uniform, or with his unit we will exhibit them. The WWI veteran need not have lived in Brookfield

For all residents in the greater Danbury area, if you have any artifacts, memorabilia, letters, postcards, service uniforms, caps, hats, citations, awards, WWI souvenirs, buttons, posters or other original WWI material or items that to may be used, let us know. It will be carefully safeguarded and returned when the exhibit ends in late August.



Please contact Brian Canney at 475-289-2148 or 203-525-6639 (cell) or by e- mail at [brianney@sbcglobal.net](mailto:brianney@sbcglobal.net) or Bob Brown at 203-775-4719 or 203-788-5625 (cell) or by e-mail at [rbrown06@charter.net](mailto:rbrown06@charter.net) if you have items you would like displayed.

*Seen above is a photo of Anton Kendzie, Great Uncle of Brookfield resident Gene Roberts. He served in the 112th Field Artillery and participated in the battle of Saint Mihiel and the Meuse-Argonne offensive of 1918 in France with the American Expeditionary Force.*

Newsletter header photography by Joe Dolen. Copyright 2012.