

RESOLUTION CONCERNING PROPOSED MODIFICATION OF  
ASSESSMENT PAYMENT PLAN  
FOR THE DEL MAR DRIVE SEWER EXTENSION

WHEREAS, the Authority has determined that it is appropriate to modify the installment payment plan heretofore adopted with respect to the Del Mar Drive Sewer project to modify the manner that the assessment is amortized.

NOW THEREFORE, BE IT RESOLVED by the Brookfield Water Pollution Control Authority that:

1) For properties listed on Schedule A, attached hereto, the Authority proposes that the remaining balance of the benefit assessment existing as of 3/1/25 together with interest from 6/1/24 at the rate of 3% per annum compounded annually and payable in arrears may, at the option of the owner, be paid in 9 equal annual installments of principal *and interest*<sup>1</sup> commencing 6/1/25 and continuing on the first day of June of each year thereafter until 6/1/33 at which time a final installment of principal and interest shall be due. Each payment made shall be applied first to interest and then to principal.

2) The Authority proposes that if any installment due in connection with such revised payment plan remains unpaid for thirty (30) days after the same shall become due and payable, then at the option of the Authority, the entire unpaid balance of such benefit assessment, together with all unpaid interest, shall become immediately due and payable. In addition, the Authority shall have all of the rights provided by Section 7-254 of the Connecticut General Statutes, as amended, with respect to delinquent assessments.

2) A public hearing shall be held by the Water Pollution Control Authority on Wednesday, **March 26, 2025 at 7:00 p.m.** in **Room 133** of the Brookfield Municipal Center, 100 Pocono Road, Brookfield, Connecticut at which the owners of all properties listed on Schedule A and Schedule B shall have an opportunity to be heard concerning the proposed modification to the installment payment plan. The Executive Administrator of the Authority is directed to cause notice of the proposed modification of the assessment payment plan to be published in a newspaper having circulation in the Town of Brookfield, the publication to be not later than **3/12/25**.

3) For properties which are not set forth on Schedule A but which connect directly or indirectly to the Del Mar Drive Sewer Extension and for benefitted properties set forth on Schedule A that are improved subsequent to 6/1/25 so as to increase their assessed valuation for tax purposes, the Authority proposes that it shall levy a benefit assessment or a supplemental

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<sup>1</sup> Historically, assessment payment plans adopted by the WPCA provided that the assessment would be paid in equal installments *of principal*. This is true of the payment plan adopted for the Del Mar Drive Sewer extension that is now being modified. The old plan resulted in the interest component being greatest in the first year and diminishing slightly each year as the assessment was paid off. The new payment plan adopted through this resolution provides for payments *of principal and interest*. The annual payments will be equal throughout the remaining life of the payment plan; and the assessment will be amortized in the same manner as is typical for a fixed rate mortgage.

benefit assessment in the manner described in Paragraphs 6 of the resolution entitled Resolution: Del Mar Drive Sewer Extension adopted by the Authority on 9/25/13. Such supplemental benefit assessment may be paid in installments in the manner described in Paragraph 1, above, subject to the provisions of Paragraph 2 hereof.

## SCHEDULE A

ADDRESS	OWNER	ASSESSMENT
328 FED RD	LAVELLE, WILLIAM M TRUSTEE	12,353.85
331 FED RD	331 FEDERAL ROAD LLC	11,085.06
332 FED RD	LOMARDO & BASTIANI DMDS LLC	10,382.62
337 FED RD, VACANT LAND	ECB REALTY LLC	9,885.49
355 FED RD	BROTHER VENTURES FEDERAL LLC	59,919.41
360 FED RD	ABP REALTY LLC	24,339.83
366 FED RD, HEALTHY WEIGHS	FULL MOON CYBER LLC	7,845.52
366 FED RD, SUPPLEMENTAL	FULL MOON CYBER LLC	3,852.06
24 OLD NEW MILFORD RD	TROPEANO BRUNO & ANNA	7,410.27
26 OLD NEW MILFORD RD	BALASH, DANIEL & COLLEEN SULLIVAN	6,026.63
29 OLD NEW MILFORD RD	LOJA ELSA	6,495.20
32 OLD NEW MILFORD RD	EISEN, SHARON J	6,161.29
35 OLD NEW MILFORD RD	ESCARIBAY NORA & ATRE FRANKLIN	5,789.59
39 OLD NEW MILFORD RD	NOHE DAVID L & KAREN P	7,481.93
40 OLD NEW MILFORD RD, CCA	HOLDINGS AT HUCKLEBERRY LLC	23,943.71
7 DEL MAR DRIVE	SPEEED REALTY LLC	46,198.12
28 DEL MAR DRIVE	28 DEL MAR LLC	13,250.14
25 DEL MAR DRIVE	PRIME STORAGE BROOKFIELD LLC	25,930.12
33 DEL MAR DRIVE	BRUCE TAYLOR PROPERTIES LLC	14,073.92
34 DEL MAR DRIVE	GUSTAVSON PROPERTIES LLC	15,648.98
47 DEL MAR DRIVE, LAND	DEL MAR DEVELOPMENT LLC	10,419.64
55 DEL MAR DRIVE	DEL MAR DEVELOPMENT LLC	12,553.31
56 DEL MAR DRIVE	QUARRYSTONE PROPERTIES LLC	14,274.34
67 DEL MAR DRIVE	WEIGHART REALTY LLC	17,703.01
87 DEL MAR DRIVE	PRIME STORAGE BROOKFIELD LLC	40,781.02