

Town of New Fairfield

*Selectmen's Office
4 Brush Hill Road
New Fairfield, Connecticut*

**BOARD OF SELECTMEN
REGULAR MEETING
ZOOM MEETING**

Join Zoom Meeting

<https://zoom.us/j/95079904330>

Meeting ID: 950 7990 4330

Dial In: (929) 205-6099

Thursday, March 24, 2022

7:30 P.M.

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Public Comment & Participation
4. Correspondence & Announcements
5. Approve Minutes of Board of Selectmen Regular Meeting March 10, 2022
6. Budget Transfers
7. Personnel Report
8. Appointments

New Business

9. Discuss and Possibly Vote on Affordable Housing Plan Amendments
10. Review and Possibly Vote on Adding Alternate Members to BPAC
11. Discuss and Possibly Vote to Order Owners of 55 Candle Hill Road to Restore Property to Safe Condition
12. Discuss and Possibly Vote to Order Owners of 7 Roseton Road to Restore Property to Safe Condition

Old Business

13. 2022/2023 BOS Budget
14. COVID Update
15. Public Comment
16. Adjournment

Received by email on 03/23/2022 @ 12:30 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield

TOWN OF NEW FAIRFIELD
FISCAL 2021-2022
Intra-Department Transfer

<u>\$'S</u>	<u>TRANSFER FROM:</u>	<u>\$'S</u>	<u>TRANSFER TO:</u>
5,000.00	001-4161-0000-008 / 332.01 Legal - ZBA	5,000.00	001-4161-0000-002 / 332.01 Legal - Tax
30,000.00	001-4210-0005-000 / 130.00 Police - PD SRO Overtime	30,000.00	001-4210-0001-000 / 130.00 Police - PD Overtime
35,000.00		35,000.00	

To be submitted at the BOS meeting on 03/24/2022

TOWN OF NEW FAIRFIELD
PERSONNEL REPORT
March 24, 2022

LAST NAME	FIRST NAME	POSITION	LOCATION	PAY RATE	REASON	EFFECTIVE
NEW HIRES:						
CHANGE IN STATUS						
1	BERARDO	PARKING ATTENDANT	TOWN BEACH	\$21/HR	RECREATION	3/25/2022
2	BERARDO	WATERFRONT DIRECTOR	TOWN BEACH	\$20.50/HR	RECREATION	3/25/2022
3	DUFFY	PROGRAM COORDINATOR (26 HOURS PER WEEK)	LIBRARY	\$18.82/HR	REPLACING L. HORKAN	3/25/2022
4	MARRA	FINANCE ASSISTANT	FINANCE	\$34.40/HR	REPLACING L. FARINHA	5/1/2022
5	STARR	LIFEGUARD	TOWN BEACH	\$15.50/HR	RECREATION	3/25/2022
6	ZURZOLA	DAY CAMP COUNSELOR	TOWN CAMP	\$14.50/HR	RECREATION	3/25/2022
SEPARATION						

New Fairfield

Draft January 2022 Annex to the 2022 Western Connecticut Regional Affordable Housing Plan

Town History Relating to Affordable Housing

- ~~1. Past affordable housing plans? Discussions of affordable housing in past POCDs or other town plans? What has been done since the last plan (if applicable)?~~
At present,

New Fairfield exempts affordable housing developments from open space subdivision standards. Our current

New Fairfield's 2014 POCD is from 2014 and is about to undergo the required ten-year revision. We will use that opportunity to more definitively address how to increase affordable housing. The following provisions are in the 2014 POCD contains the following provisions:

1. GOAL: Assess the impacts of changing household composition and diversification.
 - o With changing household composition (fewer families with children and more single-person households) comes an increasing demand for different housing types, including smaller units. The Town should reexamine its zoning regulations to find ways to encourage the development of starter homes, attached units and other housing types to meeting the diverse housing needs of the population.
 - o The Town Center and the Candlewood Corners should be studied as the potential locations for more diverse housing types as part of mixed use development. The primary objective for these areas should remain as tax base growth and economic development, however.

STATUS: New Fairfield zoning regulations are out of date. We have recently accumulated the funding to begin the process of updating them next Fiscal Year, including provisions related affordable housing. It should be noted that there is not much undeveloped property in the Center of Town or Candlewood Corners for dedicated affordable housing.

2. GOAL: Ensure that a variety of housing types be available to reflect the needs and desires of all residents.
- The Town should ensure that both “affordable” and moderate-priced market rate housing are part of its multi-pronged approach to enhancing housing affordability.
 - The Town should investigate developing a payment in lieu of affordable housing program, with collected funds being used to help finance and support affordable housing activities
 - The Town should pursue a variety of funding sources at both the state and federal levels to develop affordable housing or to leverage additional public, non-profit and private sector funds to complete the financing for affordable housing developments.
 - The Town should explore the potential of developing a limited equity housing program in conjunction with a local non-profit organization.
 - The Town should inform property owners of the option to deed-restrict their accessory apartments as affordable housing units so that they are counted in the State’s affordable housing list.

STATUS: We have not made significant progress on these goals, largely because of lack of staffing to focus on them. We understand some of the above are no longer applicable.

2. *What strategies are currently being used to increase affordable housing?*

We are focused on addressing the affordable housing issue and making up for lost time. TAt a February, 24, 2022

~~meeting,~~ the Board of Selectmen recently approved established the Housing Opportunities Committee reflecting the diversity of interests of New Fairfield residents and named seven community leaders to the Committee. The mandate for the Committee includes the following:

Review the health of the current housing stock in New Fairfield in relation to the needs of New Fairfield residents and draft a plan that explores how to create housing stock that reflects affordability and other needs of its residents. Initiate and execute a process to engage the community to be proactive on housing opportunities, including, but not limited to

- Holding public forums concerning housing in New Fairfield to communicate and solicit information and suggestions on affordable housing opportunities,
- Making available information on the need for such housing and possible approaches.

Produce an annual report, starting one year from establishment of the Committee, addressed to the Planning Commission, the Zoning Commission, and the Board of Selectmen. The report will provide recommendations for concrete steps the Town can take to encourage the development of a broader range of housing opportunities that fit the needs of residents. The Committee may also make interim recommendations as required. The recommendations shall address recommended changes to town ordinances and steps that can be taken working with faith organizations, housing trusts, local developers, lending institutions, and others to increase the availability of affordable housing.

Community Values Statement

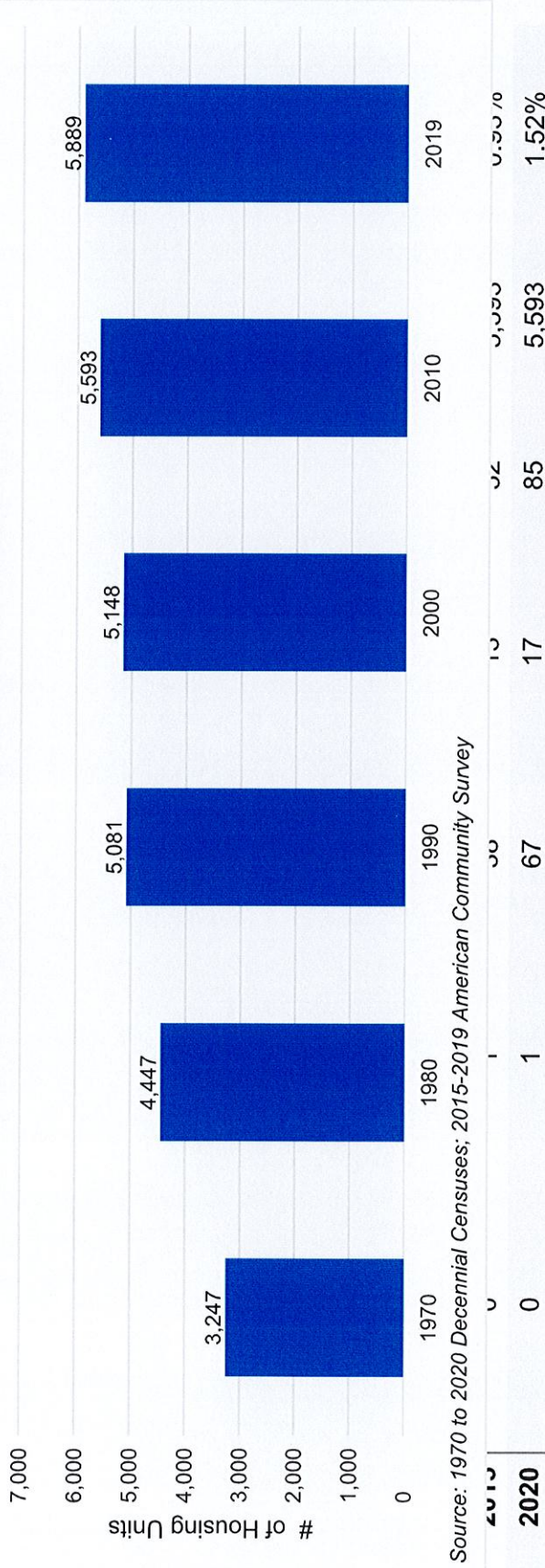
~~Prepare a Community Values Statement. Consider reviewing past plans, POCD statements or creating a new housing statement.~~

The Town of New Fairfield has a beautiful exurban environment with predominantly single-family housing on larger lots and relatively little commercial activity. New Fairfield has a strong commitment to the excellence of its schools and a strong sense of community. New Fairfield's location on Candlewood Lake and Ball Pond combined with other open spaces are one of its greatest assets. These resources provide recreational opportunities and serve conservation purposes.

While New Fairfield will remain a community of predominantly single-family homes on large lots, the Town recognizes the need to provide more variation in its housing stock. Diversifying New Fairfield's housing stock can potentially allow young people to live in the community where they grew up, allow seniors to downsize within their community, and provide housing opportunities for firemen, teachers, and others who serve or work in New Fairfield.

The Town envisions a vibrant center of town, allowing residents to meet more of their needs locally, while enhancing opportunities for community interaction. The public realm is intended to include well-designed parks and green spaces, a connected sidewalk network with links to the proposed multi-use trail alongside Margerie Reservoir. Future development will complement historic development patterns and structures, creating an attractive and cohesive environment that fosters inclusion and diversity.

Total Number of Housing Units in New Fairfield



Source: 1970 to 2020 Decennial Censuses; 2015-2019 American Community Survey

CT DEPARTMENT OF HOUSING, AFFORDABLE HOUSING APPEALS LISTS

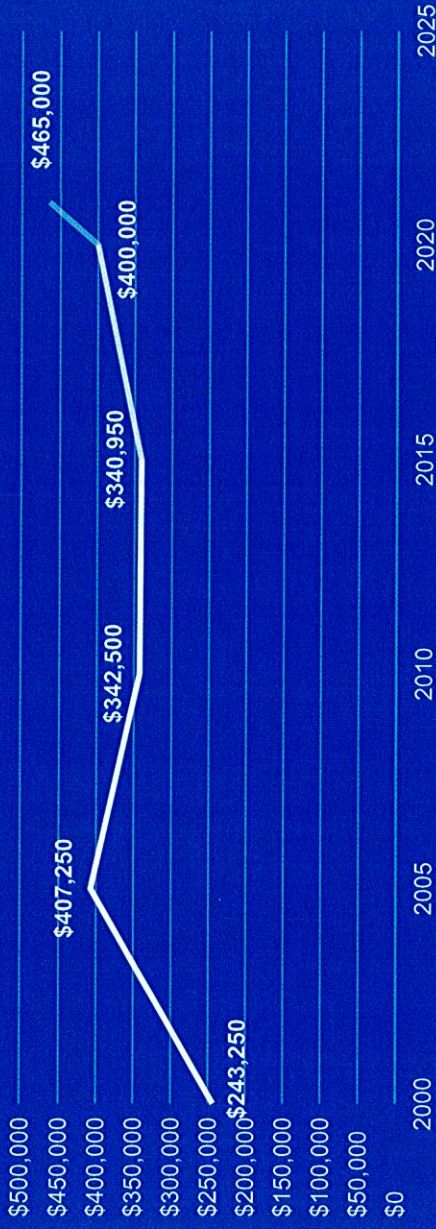
2020 Census = Total Housing Units = 5,635; 4,948 occupied vs. 687 vacant

The overall number of housing units sharply increased in the late 1970s and 1980s, equating to 56 percent growth in the housing stock over the twenty-year period. Since the 1990s, housing construction slowed in New Fairfield, with only 808 units built in the last 30 years.

The median single family housing prices before the 2008 Great Recession were at a high of \$407,250. Afterwards, prices fell to \$342,500 and remained relatively constant until the 2020 COVID pandemic caused housing prices to surge to just beyond pre-recession process to \$465,000.

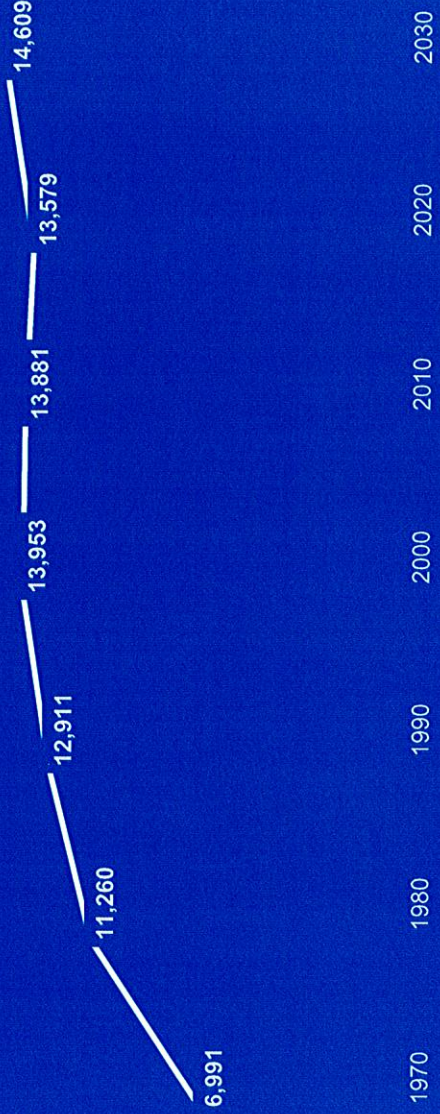
~~Only 5% of residents work and live in New Fairfield—the lowes~~

Median Single Family Housing Prices in New fairfield from 2000 to July 31, 2021



Source: Warren Group, 2021.

New fairfield Population with 2030 Projection



Source: 1970 to 2020 Decennial Censuses, NYMTC, WestCOG

Housing Needs

There are 1,347 or 27.1% cost burdened households in New Fairfield (shown in red below), according to the 2015-2019 American Community Survey. 55.5% of renters are cost burdened, while only 25.1% of owners are cost burdened.

MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS	Occupied housing units	%	Owner-occupied housing units	%	Renter-occupied housing units	%
Less than \$20,000	161	3.2%	111	2.4%	50	15.2%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	0	0.0%	0	0.0%	0	0.0%
30 percent or more	161	3.2%	111	2.4%	50	15.2%
\$20,000 to \$34,999	358	7.2%	326	7.0%	32	9.7%
Less than 20 percent	0	0.0%	0	0.0%	0	0.0%
20 to 29 percent	99	2.0%	99	2.1%	0	0.0%
30 percent or more	259	5.2%	227	4.9%	32	9.7%
\$35,000 to \$49,999	241	4.8%	217	4.7%	24	7.3%
Less than 20 percent	41	0.8%	41	0.9%	0	0.0%
20 to 29 percent	43	0.9%	34	0.7%	9	2.7%
30 percent or more	157	3.2%	142	3.1%	15	4.5%
\$50,000 to \$74,999	735	14.8%	638	13.7%	97	29.4%
Less than 20 percent	170	3.4%	170	3.7%	0	0.0%
20 to 29 percent	178	3.6%	132	2.8%	46	13.9%
30 percent or more	387	7.8%	336	7.2%	51	15.5%
\$75,000 or more	3,435	69.1%	3,330	71.8%	105	31.8%
Less than 20 percent	1,789	36.0%	1,755	37.8%	34	10.3%
20 to 29 percent	1,263	25.4%	1,227	26.4%	36	10.9%
30 percent or more	383	7.7%	348	7.5%	35	10.6%
Zero or negative income	19	0.4%	19	0.4%	0	0.0%
No cash rent	22	0.4%	(X)	(X)	22	6.7%

Demand/Qualifying Households:

To determine qualifying households, the lesser of New Fairfield is in the Danbury, CT Metro FMR (where the AMI is \$115,800 Connecticut State Income Limits Summary in table: 80% AMI in Connecticut (lesser of state or area AMI) = \$82,240 → Closest income bracket = \$74,999 or less Households spending more than 30% of their income making less than \$74,999 = 964 households (from cost-burdened table above)

8-30g Requirements:

10% x 5,593 current housing units (2010 census) = 559 housing units

8-30g Supply:

85 housing units

Need:

474 housing units (8-30g requirements) or

There are various thresholds a household or individual needs to meet to qualify for affordable housing, depending on the program. For example, C.G.S. 8-30G (set-aside development program) is one of the least restrictive programs and requires prospective tenants to be low-income (i.e., make 80 percent or less of the state median income) and be cost-burdened. There were 964 households as of 2019 in New Fairfield that meet these criteria – accounting for 17 percent of households in need of affordable housing. This indicates that the need for affordable housing exceeds the statutory requirements of 559 units. At least 879 housing units for cost-burdened households making 80% AMI + spending more than 30% on housing related costs.

Other Relevant Housing and Demographic Trends:

FY 2021 Very Low-Income (50%) Limit (VLIL)								
Median Family Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
102,600	36,000	41,150	46,300	51,450	55,550	59,700	63,800	67,900

FY 2021 30% of Median								
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	8 Person
21,600	24,700	27,800	30,850	33,350	35,800	38,300	40,750	

FY 2021 Low-Income (80%) Limit (LIL)								
1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	8 Person
55,950	63,900	71,900	79,900	86,300	92,700	99,100	105,450	

~~6.6% of households are renters tend to be large households, contrary to other municipalities in the region~~
~~17.73% of the population are 65 years or old, fourth oldest municipality in the region potential need for senior housing~~

Discussion

The New Fairfield Housing Trust was established in the mid-teens with the goal of providing affordable housing in New Fairfield. A project the Trust proposed on town-owned land did not come to fruition because of neighborhood opposition and questions about the environmental viability of the location. New Fairfield does not presently have a sewage system and relies entirely on septic systems. This limits options for location of housing developments of any size. Additionally, property in the center of town, where our POCD says affordable housing should be located, is in limited supply and privately owned. Showcase one or two land use, zoning, housing authority or housing trust fund opportunities (2 to 4 paragraphs max.)

Strategies

The Board of Selectmen recognizes the need to take action now to remedy the unmet need for affordable housing. Because of our small size, we do not have a professional planner on town staff to help guide us on this need and are therefore picking up this effort later than desirable. And, we have a history of opposition to affordable housing that we will have to contend with.

Accordingly, we have recently established a Housing Opportunities Committee of seven members representing a cross-section of community interests (including the New Fairfield Housing Trust) and political affiliations to address the affordable housing issue. The Committee will make recommendations to the Planning and Zoning Commissions and the Board of Selectmen on steps to take to encourage the development of affordable housing. One possible approach is to start with small developments, including expanding the use of accessory apartments. We will also explore USDA and CHFA mortgage programs for single family homes that may be a good fit for New Fairfield.

Additionally, The Committee will also make recommendations concerning additional town funding needed to improve our understanding of what is possible and where, given the lack of sewers and available land in the center of town. ~~What key strategies will be used to increase affordable housing developments over the next 5 years?~~

Town government will work cooperatively with developers who may express an interest in building affordable housing to determine the best location and design. The upcoming redraft of the Plan of Conservation and Development and the review and update of our zoning regulations will provide us with opportunities to encourage the development of affordable housing. We recognize the need and are putting in place the mechanisms that will allow us to take concrete action.

Cheryl Reedy made a motion to move Agenda item #8, Ball Pond Advisory Committee up on the agenda. Dick Grant seconded motion. Unanimous.

Ball Pond Advisory Committee

Cheryl Reedy made a motion to appoint the following for two year terms on the new Ball Pond Advisory Committee: Cynthia Stevens, Terry Lent, Peter Viola, Walter Hope and George Buck. Art Azzarito seconded motion. Unanimous.

This will be a seven member committee with 2 additional members to be appointed as volunteers come forward. An organizational meeting is scheduled for Saturday, July 29th, 10:00AM, Town Hall Conference Room.

VOL 001 PAGE 0005

Selectmen's Advisory Committee

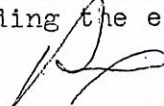
Minutes

Meeting held: 4/11/87. New Fairfield Library. 10:00 AM.

Present: F. Benedikt. M. Cleverdon. R. Nixon.

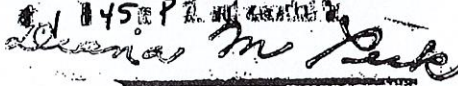
Initial meeting of this group, established by vote at Town Meeting 4/7/87. Consistent with the posted agenda, following agreements were reached:

1. By majority vote, R. Nixon will act as Chairman, post meetings, and prepare official minutes;
2. All advice to the Selectmen will be in writing. A minority point of view, when necessary, will be included along with memos written to the Selectmen;
3. Instructions from the Selectmen to this Committee will be through the Chairman;
4. No Committee member will attend other group meetings as a Committee member or "go public" without approval of the Advisory Committee and specific direction from the Selectmen;
5. A schedule of regular meetings will be determined and filed with the Town Clerk;
6. With assistance from Mr. Cleverdon, files developed by Ball Pond Brook Negotiating Committee will be turned over to the Selectmen's Office;
7. The purpose of this Committee is to be a resource for the Selectmen.
8. In accordance with the call of the 4/7/87 Town Meeting, this Committee will advise the Selectmen on all matters relating to the diversion of Ball Pond Brook including the effects on Candlewood Lake.


R.W. Nixon

Submitted for filing 4/14/87

APR 14 1987
RECEIVED BY TOWN CLERK

845 P.M. APR 14 1987

Town Clerk, New Fairfield, Conn.



Building Department
4 Brush Hill Road
New Fairfield, CT 06812-2665
(203) 312-5646 (203) 312-5608

November 9, 2021

TOWN OF NEW FAIRFIELD

Certified Mail Receipt #

To :

Re: 55 Candle Hill Rd, New Fairfield, CT. 06812

**STATE BUILDING CODE §116
NOTICE OF UNSAFE STRUCTURE**

Dear George & Angelo Benas:

On November 8, 2021 , an inspection was conducted of the premises located at 55 Candle Hill Rd for the purposes of determining compliance with the State Building Code as amended and the applicable referenced standards, adopted pursuant to the Connecticut General Statutes §29-252. The Code and said standards are available for your inspection at on the State Building Inspector's website- <https://portal.ct.gov/DAS/Office-of-State-Building-Inspector/Office-of-State-Building-Inspector> or this office. The inspection revealed that the structure is unsafe pursuant to State Building Code §116 due to the following conditions: Tree damage to structure, open access and danger to human life or public welfare pursuant to Connecticut General Statutes *SBC §116*. This structure needs to be boarded up and made safe to prevent entry and the roof needs to be closed to prevent further structural damage .

PURSUANT TO STATE BUILDING CODE §116, YOU ARE HEREBY ORDERED TO TAKE THE PROPER CORRECTIVE ACTION TO REMOVE OR REMEDY ALL LISTED VIOLATIONS WITHIN <INSERT TIME FRAME GIVEN TO ABATE UNSAFE CONDITIONS> FROM THE DAY THAT THIS NOTICE IS RECEIVED. Construction documents in accordance with §107 for work to be done shall be submitted to this office prior to the commencement of any construction. This review of all construction documents would avoid unnecessary expense that could result from non-complying changes. Please note that the correction of certain violations may require proper permits and approval from the Building Official and other local agencies prior to any construction.

You are hereby notified that you have the right to appeal this order pursuant to Connecticut General Statutes §29-266(b) to the municipal board of appeals or Connecticut General Statute §29-266(c) in the absence of a municipal board of appeals. Variations or exemptions from the State Building Code may be granted by the State Building Inspector where strict compliance with the code would entail practical difficulty or unnecessary hardship, or is otherwise adjudged unwarranted pursuant to Connecticut General Statutes §29-254(b), provided that the intent of the law shall be observed and public welfare and safety be assured. Any application for a variation or exemption or equivalent or alternate compliance shall be filed with the local Building Official.



Building Department
4 Brush Hill Road
New Fairfield, CT 06812-2665
(203) 312-5646 (203) 312-5608

TOWN OF NEW FAIRFIELD

Sincerely,

Eric J Kist
Building Official
Town of New Fairfield



Building Department
4 Brush Hill Road
New Fairfield, CT 06812-2665
(203) 312-5646 (203) 312-5608

November 9, 2021

TOWN OF NEW FAIRFIELD

Certified Mail Receipt #

To :

Re: 7 Roseton Rd, New Fairfield, CT. 06812

**STATE BUILDING CODE §116
NOTICE OF UNSAFE STRUCTURE**

Dear Eve A. Altvater:

On November 8, 2021, an inspection was conducted of the premises located at 7 Roseton Rd. for the purposes of determining compliance with the State Building Code as amended and the applicable referenced standards, adopted pursuant to the Connecticut General Statutes §29-252. The Code and said standards are available for your inspection at on the State Building Inspector's website- <https://portal.ct.gov/DAS/Office-of-State-Building-Inspector/Office-of-State-Building-Inspector> or this office. The inspection revealed that the structure is unsafe pursuant to State Building Code §116 due to the following conditions: Tree damage to structure, open access and danger to human life or public welfare pursuant to Connecticut General Statutes *SBC §116*. This structure needs to be boarded up and made safe to prevent entry and the roof needs to be closed to prevent further structural damage.

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New Fairfield, CT 06812-2665
(203) 312-5646 (203) 312-5608

Sincerely,

TOWN OF NEW FAIRFIELD

Eric J Kist
Building Official
Town of New Fairfield

ARTICLE III. - DEMOLITION OF HAZARDOUS BUILDINGS

Sec. 3-46. - Unsafe building; inspection, issuance of order, lien.

- (a) Pursuant to the authority of section 7-148(c)(7)(A)(iii) and section 29-253 of the General Statutes, the board of selectmen may examine or cause to be examined any building with reference to its safety, after reasonable notice to the owner and occupant. If such building is found to be hazardous or unsafe as provided by section 120.1 of the state building code, written notice of such condition shall be prepared and shall be served upon the owner or occupant in accordance with sections 120.3 and 120.5 of the state building code. If such building is not then restored to a safe condition, the board of selectmen may make a written order to the owner or occupant relative to the maintenance, protection, repair or removal of the building as the board of selectmen deems advisable to correct the unsafe condition. If such order is not complied within a timely fashion, and in any event within forty-five (45) days of issuance, the board of selectmen may undertake the necessary repairs or improvements, or demolition and removal of the building.
- (b) Inspections, delivery of notices and demolition of structures will be carried out in accordance with the provisions of sections 105.1 to 105.3, 117.2, 120.1 to 120.6, 121.3 and 121.5 of the state building code.
- (c) In accordance with section 49-73b of the General Statutes, expenses incurred in the inspection, repair, demolition, removal or other disposition of such building shall be recovered from the owner of the real estate for which such expenses were incurred, and the real estate shall be subject to a lien for the payment of such expenses. The lien shall be filed in the office of the town clerk within thirty (30) days after the town has ceased work, and notice of the lien shall be given to the owner of the real estate in accordance with section 49-34 of the General Statutes.

(Ord. of 5-5-89(1))

Secs. 3-47—3-65. - Reserved.