

Knollcrest Tax District

P.O. BOX 8053 • NEW FAIRFIELD, CT • 06812

February Monthly Board Meeting scheduled for Thursday, February 5th at 7:30 PM will be held at the Villa Pasta Restaurant, Rt. 39 (next to the Squantz Fire House)

Knollcrest Tax District Quarterly Report November 2014 - January 2015

With the Board term running from August – July, this report represents the second quarter of the current term spanning November 2014 – January 2015. We hope that you find this brief update informative and should you have any questions or feedback, please email us at board@knollcrestboard.org.

Current Status of Well Replacement Project

As a recap, this past spring it was identified that Well #1, the oldest well in the system, was not operating. Subsequent evaluation showed that this well was not repairable and efforts began on the project to replace this well. While, we filed all of the paperwork required by the town and state about 6 months ago, the state came back in December to request the additional information of a diagram of the entire water system and a map to show the location of septic systems on adjacent properties to the Windmill Circle where the new well will be located. This has been provided and we are again awaiting the state's approval to proceed. We will continue to provide you with updates on this project.

KTD Officers Participated in Conference Call with CT FOI Commission and Residents

On December 16, 2014, the Officers of the Board along with two Knollcrest residents participated in a conference call with Tom Hennick, CT FOI Commission Public Education Officer, to clarify what was believed by a resident to be conflicting information they received regarding the requirements of Board Meeting Minutes, specifically the availability of minutes following a Board Meeting, and the information that the Board had received previous to the resident's contact to the state. The Board offered to facilitate this conference call as a resolution to the resident's complaint that we were not in compliance with CT FOI laws. In the conference call, Mr. Hennick confirmed that the information that the Board had received and was acting on, was correct and in compliance with the FOI laws. Mr. Hennick further confirmed that the posting on our website and bulletin board at the Windmill fulfill the accessibility requirements and that if anyone chooses to not make use of these two sources and requests a copy from the Board that his preference is that we provide printed copies at a cost of \$0.50 per page. As an alternative for making documents available to residents, Mr. Hennick suggested that we have office hours for residents to come and inspect documents. Recognizing that we are a Board comprised of volunteers, he suggested that these office hours could be concurrent to the time of Board Meetings.

Up to now, the Board has been issuing a Record of Votes within two business days of meetings that includes the meeting date, time, location, Board members present, and record of votes taken. This document going forward will be renamed Board Meeting Minutes. What is now called Board Meeting Minutes will be indicated as Board Meeting Minutes - Amended and include additional discussion content as agreed upon by the Board. The Board will post amended minutes, when available, which will normally be following their approval by the Board.

Board Completes FirstLight Filing Required for Non-Project Uses of Project Lands

In compliance, the Board completed and submitted the Housatonic River Project FERC 2576 Permit Application for Non-Project Uses and Occupancies of Project Lands and Waters, required for each property leased by the Tax

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District from the Knollcrest Real Estate Corporation. This includes the Marina, Beach, and Pump House Property on Windmill Road at the bottom of Windmill Hill. Permits are required for the use of lands and waters within FirstLight's Project Boundary to ensure that shoreline uses and occupancies are consistent with the purposes of protecting and enhancing the scenic, recreational, and other environmental values of the project. The process of completing each of the required applications was completed by Charlie Franklin and Mark Cronk over the course of multiple weekends and included compilation of maps, diagrams, and photos as well as completion of the application form.

Every Knollcrest waterfront property owner should have received a permit application packet that must be completed and returned to FirstLight. For more information, the Shoreline Management Plan and additional information is available at www.firstlightpower.com.

Reminder of Parking Ban between November 15th and April 15th

Knollcrest implements an on-going parking ban between November 15th and April 15th. We need your cooperation to ensure that the plow can clear roads properly and keep roads safe during the winter season. The ban is for cars and boats parked on the side of roads or those that extend into roads from pull-ins and turnarounds, especially during and following snowfalls. Additionally, parking is prohibited at the base of Windmill Hill (intersection of Windmill Road and Millway) or by the beach entrance (on Eastview Road) as it creates an extremely dangerous condition for drivers trying to safely navigate the hill. It also places park cars at extreme risk of collision. Please be mindful of your neighbors. If the Snow Plowing Contractor has to return for additional cleanup due to a car or boat improperly parked, the owner will incur the additional expense.

At the last Board meeting, a resident made the suggestion that those residents with insufficient off street parking should consider making an agreement with a nearby summer resident to use their driveway so that the house looks occupied in exchange for shoveling the driveway.

Board Receives Concerns Regarding Multi-Family Residences in Community

The Board has received multiple concerns over time regarding multi-family residences in Knollcrest and again recently asking the Board to take up this matter, and thereby, seeking a resolution through the Board. The requests have been made to the Board based on the fact that this situation is in violation of the Knollcrest Property Restrictions. The Restrictions speak of this issue as documented by (*The following is a transcript of a specific hand written covenant, dating back to 1936 that are contained in all deeds of property located within Knollcrest: **There shall not be erected or permitted on the herein described premises any building except a detached one family dwelling house...***) while the Town of New Fairfield has Zoning Regulations with a minimum amount of land required, currently 5 acres, for multi-family residences and further limits multi-family residences to districts designated for elderly resident developments.

As in the past, the Board appeals to residents that they abide with deed restrictions that were in place when they purchased their property and reminds residents that they can assert these common deed restrictions by speaking with their fellow resident, or if they feel strongly enough, through civil legal actions. In this case, since the multi-family residences violate the town zoning regulations also, residents may seek remedy through the zoning board that is responsible for enforcement.

NOTE: The second installment of KTD taxes was due January 1 and must be paid by January 31 to avoid late fees.