

A Mixed Community Planned for Lake Candlewood

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HARTFORD, April 12—A nonprofit community-development organization proposed today to join with private business in building a \$50-million community of 8,000 people on the exclusive western shore of Lake Candlewood.

The 326-acre project would be open to people of different races and different levels of income, some of whom might need subsidies to come into the community, according to Paul Davidoff and Neil N. Gold, directors of the Suburban Action Institute and its development affiliate, Garden Cities Development Corporation, the agencies

that are managing the development.

It will be called Waters Edge and take up four of the 100 miles of lake frontage, on a picturesque side of wooded slopes and granite outcroppings.

The property is laced with stone fences, for the narrow valleys that run through it were once agricultural land. Candlewood Lake, which was created in the nineteen-thirties to provide electric power, is one of the largest man-made lakes in the country.

The businessman who has joined the venture, Steve Weil of New Fairfield, purchased the property and eventually offered it as his initial equity in the

venture. He will be entitled to make a profit. The institute will put its earnings back into the community or into subsidies to tenants and buyers, to maintain its nonprofit status. Mr. Weil could not be reached today.

A year ago, after he had bought the property he now wants to build on, he asked the planning and zoning commission of New Fairfield for a variance of the zoning rules so that he could subdivide and build.

He was turned down, mainly on the grounds that there were unresolved problems of sewage and access, and that a sizable development there would strain the resources of New Fairfield.

Permission is still needed from the zoning commissions of New Fairfield and Sherman; the newly planned development would spread into both towns.

Mr. Gold said that Mr. Weil had a 50 per cent interest in the venture, but that control remains in the hands of the Suburban Action Institute and Garden Cities Development Corporation as it does in all ventures they have undertaken with private, profit-seeking businesses.

Garden Cities is still waiting for zoning approval for communities it plans to build in Readington and Mahwah, N.J., and in Lewisboro, N.Y. In each of these ventures, it has joined with a private developer.