

REVISED

NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT

Notice is hereby given that that a Special Town Meeting will be held on Wednesday, September 16, 2026 at 7:30PM in the Town Hall Large Conference Room, 400 Main Street, Ridgefield, CT 06877 to vote on the following items:

1. Senior Tax Credit Program
 - a. Amendment to Senior Tax Credit (Ch. 317, Article I of the Code of Ordinances)
 - b. Amendment to Tax Deferment for the Elderly (Ch. 317, Article IV of the Code of Ordinances)
2. Amendment to Pension Commission Ordinance (Ch. 19, Article II of the Code of Ordinances)
3. Sale of 29 Lakeview Drive
4. 84 Mamasasco Road – Acceptance of open space

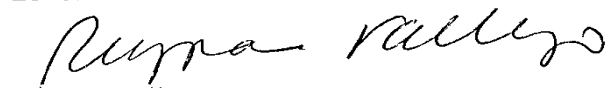
The supporting documents can be found on the Town website - www.ridgefieldct.gov.



September 16, 2026

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notice for the Special Town Meeting held on September 16, 2026, appeared in *The Ridgefield Press* on Thursday, September 10, 2026.



Reyna Vallejo
First Selectman's Office

Special Town Meeting September 16, 2026 – 7:30 pm

First Selectperson Rudy Marconi asked the audience to stand and recite the Pledge of Allegiance at 7:30 pm, after which he requested a motion to appoint a Moderator. **Selectperson Maureen Kozlark moved and Vincent Giordano, 28 Fairview Avenue, seconded the motion to appoint Ed Tyrrell, 17 Pond Road, as Moderator for the Special Town Meeting. The "Aye" votes were unanimous and Ed Tyrrell was appointed Moderator.**

Moderator Ed Tyrrell called the meeting to order and requested a motion to appoint a Secretary. **Selectperson Sean Connelly moved and Colette Kabasakalian, Two Washington Street, seconded the motion to appoint Wendy Gannon Lionetti, Town Clerk, Secretary. The "Aye" votes were unanimous and Wendy Gannon Lionetti was appointed Secretary.**

According to the Town Clerk's unofficial head count, there were 71 people in attendance (in addition to the BOS members, the Moderator, and the Secretary) at the Special Town Meeting.

Moderator Ed Tyrrell read the legal notice of the meeting that appears on page 161 of the Volume 20 STM minutes book.

1. The Moderator asked for a motion to approve the first item – Senior Tax Credit Program
 - a. Amendment to Senior Tax Credit (Ch. 317, Article I of the Code of Ordinances)
 - b. Amendment to Tax Deferment for the Elderly (Ch. 317, Article IV of the Code of Ordinances)

Sean Connelly moved and Carl Forcheski, 12 Revere Drive, seconded the motion to approve the Senior Tax Credit Program ordinance amendments.

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4:31 PM
SEP 03 2026
Wendy Gannon Lionetti
BY TOWN CLERK'S OFFICE
RIDGEFIELD, CT

Rudy Marconi was asked to provide background. He stated that Item a. Amendment to Senior Tax Credit Ch. 317 Article I. We currently have a \$1,048 tax credit annually for residents over 65 years of age. In addition to the tax credit, anyone who qualifies and whose annual income is less than \$85,000, would be entitled to a tax credit of \$200 additional dollars in each of the following two fiscal years. Eligibility shall be determined annually—that is a means test.

The second amendment proposed is for the tax deferment for the elderly, Ch. 317 Article IV. The current program allows qualified residents to defer taxes until the house is sold and the resident would be charged a noncompoundable interest rate of 3 percent annually. The current qualifying amount is \$65,000 and this proposed increase would be \$100,000.

Andy Sternlieb, 62 Ridgecrest Drive, asked whether the combined household income includes caregivers because I think the intent is not to include caregivers. We should amend the language.

R. Marconi stated if this language is not substantive, it will not hold up the vote. The Moderator stated the language is not substantive and we will proceed with the vote.

Scott DeYoung, Caudatowa Drive, stated the definition of income is missing. There is no verification requirement. I know someone whose income was very low but had a huge capital gain that was not reported as income. He could be eligible for this.

Moderator Ed Tyrrell stated the Town would still get paid when the house is sold. The Town would not lose anything.

Leonard Comberiate, Ascot Way, stated he is concerned. TurboTax users can fudge numbers. How do we verify that the numbers provided are not made up?

Moderator Tyrrell replied that the Tax Assessor verifies the numbers; we have never had a problem.

Linda Murphy, 260 Great Hill Road, asked whether someone who is already receiving the senior tax credit will have to reapply?

R. Marconi responded no, except for those who apply for the additional tax credit.

Greg Kabasakalian, 2 Washington Street, stated he has several issues with both proposed changes. Why aren't the two tax credits based on the same means test? The language must be consistent. It is weak and sloppy. Get rid of the means testing and give the tax credit to all seniors. Vote no.

Victoria Grimshaw, 8 Hamilton Road, stated she is grateful for the means test. Families with children are struggling with the increasing costs of food, fuel and child care. About 25% of our seniors are making over \$200,000 per year and they can pay taxes. Give the property tax credit to those seniors that need it most.

Colleen Broderick, 18 Mimosa Court, stated she agrees with the previous speaker, and thinks the people who can afford to pay taxes do so, and that we give the credit to those of our neighbors who are in need.

Sunnie Colen, 77 Sunset Lane, is concerned about the previous speaker who mentioned the seniors who are making more than \$200,000. We shouldn't be telling one another what we can and can't afford.

John Wilson, 120 Prospect Street, asked how much money will this cost the Town?

Leonard Combariate, a member of the Senior Tax Credit Committee, stated it is not clear what this will cost the town. There isn't enough data to estimate it.

R. Marconi stated all programs are approximately \$2.2 million per year currently. There are currently 10-13 residents on the deferment program, but that program does not cost the Town anything because we get our money back when the house sells.

Andrea Beebe, Main Street, stated she is going to vote no. Neither of these programs consider those who are renting who are also paying property taxes on our cars etc. They should deserve something.

Colette Kabasakalian, 2 Washington Street, stated this program is not good enough for our seniors. We don't need a means test—those who don't need it will not apply.

Ed Tyrrell, Pond Road, stated don't let the perfect get in the way of the good. Vote yes.

Brenda Kane, 120 Prospect Street, asked for an explanation of the additional credit. R. Marconi stated that if one meets the qualification, there would be an additional \$200 on top of the \$1,048 the first year and then an additional \$200 the following year for a total of \$1,448 credit per year.

Michael Rettger, Fairview Avenue, asked for a point of order—will we be voting on these together or separately? The Moderator replied that the vote will be on both amendments together as they were listed on the call of the meeting as such.

Moderator Ed Tyrrell called for a standing vote on the motion. The aye votes were 62 and the nays were 15. The motion carried.

The Moderator then asked for a motion to approve the second item – Amendment to Pension Commission Ordinance (Ch. 19, Article II of the Code of Ordinances).

Vince Giordano moved and Chris Christiansen, 125 Peaceable Hill Road, seconded the motion to approve the proposed ordinance changes.

Moderator Tyrrell then asked Pension Commission Chairperson Chris Christiansen to provide background on the matter. Mr. Christiansen stated the amendment will allow the commission two alternates, providing better succession planning and if a commissioner is absent, the alternate can step in.

Moderator Ed Tyrrell called for a vote on the motion. The 'Aye' votes were unanimous and the amendment to the Pension Commission ordinance was approved.

The Moderator then asked for a motion to approve the third item—Sale of 29 Lakeview Drive.

Vince Giordano moved and Andy Sternlieb seconded the motion to approve sale of the property.

Moderator Tyrrell asked Rudy Marconi to provide some background.

R. Marconi stated this property has a long history which began approximately ten years ago. The property owner bought the property, began doing work and never finished it and then left. It was a blight situation. It went to court. The owner moved to Florida and began bankruptcy proceedings. The Town had to hire an attorney in Florida to get it thrown out because the owner lied to the court. The total cost to the Town is \$130,000. The house is down, the lot needs additional work. We will need an 8-24 from Planning and Zoning to proceed with the sale. We hope to get approval to sell the property tonight, contingent on the 8-24 referral.

Some neighbors think we should keep it and make it an open space lot. It is a postage-stamp sized lot. Anyone who buys this property will have to get approval from the State of CT to install an engineered system.

Vince Giordano retracted his original motion and amended it to approve sale of 29 Lakeview Drive contingent on the approval of an 8-24 referral from Planning & Zoning. Andy Sternlieb seconded the motion.

Cindy Crean, 48 Lakeview Drive, stated the big concern among neighbors is that we are going to get into the same doom loop that we have been in for the last ten years. I am concerned we will be waiting yet again for things on the property to be rectified, like grading and drainage.

Andy Sternlieb asked whether this has to go before P&Z to address issues of the seller? How do you remediate the current issues that were caused by the prior owner that are affecting the neighbors?

John Murphy, 267 Great Hill Road, asked whether things had been done since the August BOS meeting—a Phase I review, cleaning up the property? What is the proposed price? R. Marconi stated \$130,000 is the price. Any person interested in building on that site will have to keep within the remaining existing footprint of the previous building.

John Murphy is concerned that all the conditions existing on the property should be publicly shared.

The Moderator clarified that the Town Meeting approval will allow the sale of the property to move to the next level.

Stacy Smith, 25 Lakeview Drive, stated she is the house directly beneath the property and this situation has been a nightmare for ten years. Among other things, we have had rats that came from this property and ate through our wall. We want certain safety things taken care of in this sale. We want the Town to get its money back.

Bruce Simon, 60 Lakeview Drive, stated it seems that when the prior owner started the construction, the inspectors did not pay attention. We want the Town to pay attention and make sure the new owner follows plans that are submitted.

Moderator Tyrrell called for a vote on the amended motion. **Upon a standing vote, there were 28 'Ayes' and 19 'Nays'; the motion to approve the sale of 29 Lakeview Drive contingent on the approval of an 8-24 referral from Planning & Zoning carried.**

The Moderator then asked for a motion to approve 84 Mamasasco Road – Acceptance of open space

Sean Connelly moved and Vince Giordano seconded the motion to approve the acceptance of 84 Mamasasco Road as open space.

R. Marconi explained the property is owned by Dr. Barbara Tansky who now lives in Manhattan. The house is in bad shape and abuts a small parcel that she co-owns with her now deceased brother. That parcel abuts the state boat launch on the far eastern side of Mamasasco Lake. In order for this to be conveyed to the Town with a clear title, we must open a probate case because her brother died in New York. Any sale or gift to the Town would require a Phase I review and an 8-24 referral from P&Z. The gift is contingent upon the Town not building anything there. We would have to take down the existing home which would cost between \$15-18,000. The entire parcel would be open space and we have been asked that it be called the Tansky Open Space.

Vince Giordano asked whether Mamasasco has an HOA and whether the Town would have to pay that annual fee and if so, what would the fee be? R. Marconi stated the Town is probably the largest landowner on Mamasasco Lake with Richardson Park abutting it. The Town currently pays \$6,000 per year voluntarily to the MLIF (Mamasasco Lake Improvement Fund); this may increase that amount.

Roger Kavanaugh, 6 Craigmoor Drive North, asked whether these parcels are currently on the tax rolls. The answer is yes; the loss of revenue would be approximately \$5-6,000 per year.

Barbara Hartmann, 6 Craigmoor Drive North, is an MLIF board member, and stated that one of the things we struggle with every year is weeds and algae. Every property left undeveloped furthers their efforts to keep abutting properties fertilizer-free which increases the health of the lake. We are in favor of accepting these parcels as open space.

Colette Kabasakalian asked how much will it cost to clear the property? R. Marconi stated \$15-18,000.

Moderator Ed Tyrrell called for a vote on the motion to accept 84 Mamasasco Road as open space. The motion carried with one 'Nay' vote. The approval of the donation of 84 Mamasasco Road as open space passed.

R. Marconi gave a brief overview of the leafblower ordinance status. All the comments received at the public hearing are being taken into consideration in the redraft of the ordinance.

R. Marconi moved and Scott DeYoung seconded the motion to adjourn the meeting at 8:30 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti CMC CCTC, Town Clerk