

**Town of Ridgefield
Board of Selectperson Meeting
Wednesday November 19, 2025 at 6:30pm
Town Hall–Large Conference Room
400 Main St, Ridgefield, Connecticut**

Policy: Board of Selectperson's meetings will be conducted under Roberts Rules of Order and all participants are expected to conduct themselves with dignity and treat all those present with respect, empathy and fairness. Debates are to remain respectful and civility must prevail.

Those requiring special accommodations for this meeting, including a hearing assistance device, are asked to contact the First Selectperson's Office at 203-431-2774 or torfirstselectperson@ridgefieldct.gov.

BOS Agenda:

1. Public comment
2. Veterans Exemption – 100% Veterans Disability
3. New Arts Council Charge
4. Appointment of Ridgefield Compassionate Committee – Robert Cascella and Margaret Rodgers
5. Board of Selectperson's (BOS), Fire Commission (FC) & Fair Rent Commission 2026 Meeting Calendar
6. Review PSB Committee
 - a. Charge
 - b. Interview Schedule
7. Meeting minutes
8. Selectperson reports

Notice of Veteran Property Tax Exemptions – Municipal Options

From McCarthy, Debra <Debra.McCarthy@ct.gov>
on behalf of
Heft, Martin <Martin.Heft@ct.gov>

Date Wed 10/1/2025 10:25 AM

To Heft, Martin <Martin.Heft@ct.gov>

 1 attachment (357 KB)

Veteran Annual Notification 2025.pdf;

Pursuant to [subsection \(4\) of section 12-2b](#) of the Connecticut General Statutes, the Office of Policy and Management and the Commission of Veterans Affairs provides an annual notice to municipalities and veterans' organizations of the property tax exemptions that a municipality may opt to approve under chapter 203 for veterans, veterans' relatives or spouses or persons killed in action while performing active military duty with the armed forces.



Debra McCarthy

Executive Secretary to Undersecretary Martin L. Heft

Policy and Management

Intergovernmental Policy and Planning Division

Phone: 860.418.6297

MUNICIPAL OPTION PROPERTY TAX EXEMPTIONS FOR VETERANS, VETERANS' RELATIVES OR SPOUSES, OR PERSONS KILLED IN ACTION WHILE PERFORMING ACTIVE MILITARY DUTY WITH THE ARMED FORCES

October 1, 2025

Pursuant to subsection (4) of section 12-2b of the Connecticut General Statutes, the Office of Policy and Management and the Commission of Veterans Affairs provides an annual notice to municipalities and veterans' organizations of the property tax exemptions that a municipality may opt to approve under chapter 203 for veterans, veterans' relatives or spouses or persons killed in action while performing active military duty with the armed forces.

Connecticut General Statutes:

- **Sec. 12-81(21).** Property of disabled veterans with severe disability
 - (c) Municipal option to allow total exemption for residence with respect to which veteran has received assistance for special housing under Title 38 of United States Code.
- **Sec. 12-81(83) as amended by PA 25-168 Section 233.** Property of veteran with 100% service-connected permanent and total disability
 - (E) Municipal option to allow not more than two acres of lot upon which dwelling sits to be exempt
 - (F) Municipal option to provide surviving spouse of eligible veteran who died prior to October 1, 2024 to be entitled to exemption under this subdivision
 - (G) Municipal option to limit the total amount of exemption or exemptions granted under this subdivision to the median assessed valuation of residential real property in such municipality
- **Sec. 12-81f.** Municipal option to provide additional exemption for veterans or spouses eligible for exemption under section 12-81
- **Sec. 12-81g.** Additional exemption from property tax for veterans. State reimbursement for related tax loss. Regulations
 - (b) Municipal option for exemption in lieu of exemption in subsection (a)
- **Sec. 12-81h.** Municipal option to allow exemption applicable to assessed value of a motor vehicle specially equipped for disabled veteran eligible for exemption under section 12-81 related to disability
- **Sec. 12-81ii.** Municipal option to provide exemption for parent or surviving spouse of person killed in action while performing active military duty
- **Sec. 12-81jj.** Municipal option to provide exemption for veterans not eligible for certain other exemptions
- **Sec. 12-81kk.** Municipal option to provide exemption for certain veterans

- **PA 25-168 Section 240.** Municipal option to provide in lieu of the exemption prescribed under subdivision (20) of section 12-81, a resident who has served and has been determined by the United States Department of Veterans Affairs to have a service-connected total disability based on individual unemployability shall be entitled to an exemption from property tax
- **PA 25-168 Sec. 241.** Municipal option to provide that the surviving spouse of a veteran who was killed in action while performing active military duty be entitled to the same exemption provided under section 12-81(83)

PROPERTY TAX EXEMPTION FOR VETERANS WITH A 100% SERVICE-CONNECTED PERMANENT AND TOTAL DISABILITY RATING

During the 2024 and 2025 sessions of the Connecticut Legislature, a new exemption program was established for veterans with a 100% service-connected permanent and total disability rating from the US Veterans Administration (see Public Act 24-46, as amended by PA 25-2 and PA 25-168):

CGS 12-81(83): AN ACT ESTABLISHING A PROPERTY TAX EXEMPTION FOR VETERANS WHO HAVE A SERVICE-CONNECTED PERMANENT AND TOTAL DISABILITY RATING.

Resident veterans with a service-connected permanent and total disability rating of 100% from the VA will receive a tax exemption on the dwelling of their primary residence. The building lot, excess land and outbuildings will continued to be taxed.

If the veteran does not own his or her dwelling, the 100% exemption will apply to a motor vehicle. If the veteran owns more than one vehicle, the exemption will be applied to the vehicle with the highest assessed value.

If the veteran does not own property in his or her own name, the exemption will be applied to the dwelling or motor vehicle in a spouse's name.

VETERANS WITH A 100% RATING WILL AUTOMATICALLY RECEIVE THE EXEMPTION IF THEY HAVE FILED THEIR DD-214 AND PROVIDED THEIR VA RATING LETTER TO THE ASSESSOR. Veterans with a change in their percentage rating should bring the new rating letter to the Assessor's Office.

The exemption carries over to the surviving spouse so long as the spouse remains unmarried. Veterans that have not been able to file their 100% rating letter, have up to one year from their receipt of the letter to apply for the exemption. The exemption can be granted retroactively for up to 3 years, starting with the assessment date that follows the disability determination date.

Public Act 25-168, Sec. 233. Subdivision (83) of section 12-81 of the general statutes, as amended by section 4 of public act 25-2, is repealed and the following is substituted in lieu thereof (*Effective October 1, 2025, and applicable to assessment years commencing on or after October 1, 2025*):

§12-81 (83) (A) (i) That fractional share of a dwelling, including a condominium, as defined in section 47-68a, a unit in a common interest community, as defined in section 47-202, and a mobile manufactured home, as defined in section 12-63a, (I) that belongs to or is held in trust for any resident of this state who has served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States and has been determined by the United States Department of Veterans Affairs to be permanently and totally disabled based on a service-connected disability rating of one hundred per cent, or that is possessed by such a resident as a tenant for life or tenant for a term of years liable for property tax under section 12-48, and (II) that is occupied by such resident as the resident's primary residence, or (ii) lacking such residence, one motor vehicle that belongs to or is held in trust for such resident and is garaged in this state. As used in this subdivision, "dwelling" does not include any portion of the unit or structure used by such resident for commercial purposes or from which such resident derives any rental income.

(B) If such resident lacks such dwelling or motor vehicle in such resident's name, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such resident's spouse, or possessed by such resident's spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48, who is domiciled with such resident, shall be so exempt. When any resident entitled to an exemption under the provisions of this subdivision has died, the dwelling or motor vehicle, as applicable, belonging to or held in trust for such deceased resident's surviving spouse, or possessed by such deceased resident's spouse as a tenant for life or tenant for a term of years liable for property tax under section 12-48, while such spouse remains a widow or widower, or belonging to or held in trust for such deceased resident's minor children during their minority, or both, while they are residents of this state, shall be so exempt as that to which such resident was or would have been entitled at the time of such resident's death.

(C) No individual entitled to the exemption under this subdivision and under one or more of subdivisions (19), (22), (23), (25) and (26) of this section or sections 240 and 241 of this act shall receive more than one exemption.

(D) (i) No individual shall receive any exemption to which such individual is entitled under this subdivision until such individual has complied with section 12-95, and has submitted proof of such individual's determination by the United States Department of Veterans Affairs, to the assessor of the town in which the exemption is sought. If there is no change to an individual's determination, such proof shall not be required for any assessment year following that for which the exemption under this subdivision is granted initially. If the United States Department of Veterans Affairs modifies an individual's determination to other than permanently and totally disabled based on a service-connected disability rating of one hundred per cent, such modification shall be deemed a waiver of the right to the exemption under this subdivision. Any such individual whose determination was modified to other than permanently and totally disabled based on a service-connected disability rating of one hundred per cent may seek the exemption under subdivision (20) of this section.

(ii) Any individual who has been unable to submit evidence of such determination by the United States Department of Veterans Affairs in the manner required by this subdivision, or who has failed

to submit such evidence as provided in section 12-95, may, when such individual obtains such evidence, make application to the tax collector not later than one year after such individual obtains such proof or not later than one year after the expiration of the time limited in section 12-95, as the case may be, for abatement in case the tax has not been paid, or for refund in case the whole tax or part of the tax has been paid. Such abatement or refund may be granted retroactively to include the assessment day next succeeding the date as of which such individual was entitled to such determination by the United States Department of Veterans Affairs, but in no case shall any abatement or refund be made for a period greater than three years.

(iii) The tax collector shall, after examination of such application, refer the same, with the tax collector's recommendations thereon, to the board of selectmen of a town or to the corresponding authority of any other municipality, and shall certify to the amount of abatement or refund to which the applicant is entitled. Upon receipt of such application and certification, the selectmen or other duly constituted authority shall, in case the tax has not been paid, issue a certificate of abatement or, in case the whole tax or part of the tax has been paid, draw an order upon the treasurer in favor of such applicant for such amount, without interest. Any action so taken by such selectmen or other authority shall be a matter of record and the tax collector shall be notified in writing of such action.

(E) For assessment years commencing on and after October 1, 2025, any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, provide that, for any individual receiving the exemption under this subdivision for a dwelling described in subparagraph (A)(i) of this subdivision, not more than two acres of the lot upon which such dwelling sits shall be exempt from taxation.

(F) For assessment years commencing on and after October 1, 2025, any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, provide that the surviving spouse of any resident of this state who (i) had served in the Army, Navy, Marine Corps, Coast Guard, Air Force or Space Force of the United States, (ii) had been determined by the United States Department of Veterans Affairs to be permanently and totally disabled based on a service-connected disability rating of one hundred per cent, and (iii) died prior to October 1, 2024, but after a date to be determined by such legislative body or board of selectmen, as applicable, shall, while such spouse remains a widow or widower, be entitled to the exemption or exemptions under this subdivision.

(G) Notwithstanding the provisions of this section, for assessment years commencing on and after October 1, 2025, any municipality may, by vote of its legislative body or, in a municipality where the legislative body is a town meeting, by vote of the board of selectmen, limit the total amount of the exemption or exemptions granted under this subdivision to the median assessed valuation of residential real property in such municipality.

Our Mission

The Ridgefield Arts Council promotes the advancement of our vibrant arts community and the diverse arts and cultural organizations that contribute to making Ridgefield an arts destination. Our mission is to support, foster, and connect those who participate in, appreciate, and create art across all genres.

Our charge:

Support & Promote the Ridgefield Arts Community

- Arts Professionals, Organizations, and Businesses
 - Support events & individual artists
 - Honor & acknowledge volunteers of nonprofit arts community
 - Encourage collaboration between arts and cultural organizations
 - Provide networking opportunities for arts organizations, businesses and individual artists
 - Represent Ridgefield within local and regional organizations such as the arts alliances of Fairfield County & the State of Connecticut
- Town of Ridgefield & its Citizens
 - Further the development & promotion of Ridgefield as an Arts Destination and as as Connecticut's first designated Cultural District
 - Promote opportunities to make the arts and cultural experiences accessible for the community
 - Serve as a resource for Ridgefield arts and cultural information
 - Facilitate partnerships between the schools and the local creative community
 - Collaborate with other town appointed stakeholders
- Explore opportunities to support cultural events and initiatives in Ridgefield
- Report to the BOS annually with an update.
 - Abide by Article 6 of the Ridgefield Town Charter Procedures for Elective & Appointive Boards

ARTS Council Charge - BOS Meeting 11/19

From Ridgefield Arts Council <artscouncilridgefieldct@gmail.com>

Date Mon 11/10/2025 5:13 PM

To Rudy Marconi <torfirstselectperson@ridgefieldct.gov>

Cc Ridgefield Arts Council <artscouncilridgefieldct@gmail.com>; Colleen Cash <colleen.cash13@yahoo.com>

 1 attachment (113 KB)

2025 Arts Council Mission and Charge.pdf;

Hi Reyna,

Colleen and I would appreciate being on the 11/19 BOS Meeting agenda to present the new Arts Council charge. If possible, may we be placed at the beginning of the agenda?

Also, please forward the updated charge (attached) to the BOS in advance of the meeting, and please copy us on the email so we may answer any questions in advance.

Thank you,
Jennifer and Colleen
Co-Chairpersons

[Ridgefield Arts Council](#)

Facebook: [Ridgefield Arts Council](#)

Instagram: [@artscouncilridgefieldct](#)

Twitter: [@artsnridgefield](#)

Article VI Procedures for Elective and Appointive Boards

[(16)(17)(19)]

Section 6-1 Standards of service for boards and board members.

Officials have a special responsibility by virtue of the trust invested in them by the Town's residents to discharge their duties conscientiously, impartially, and to the best of their ability, placing the good of the Town above personal or partisan considerations. Officials have an obligation to make continuing efforts to attain high standards of service and performance. Individuals who consent to serve on Town boards are expected to devote the necessary time and effort to these commitments.

Section 6-2 Organization.

All boards and board members shall execute their powers and duties in a manner consistent with the "Guidelines for Boards, Committees, and Commissions" adopted by the Board of Selectpersons on December 7, 2022, and as may have been amended subsequently.

Except as otherwise provided in this Charter, all boards shall within 30 days of taking office and annually thereafter elect a Chair and such other offices as each board shall deem advisable for its purposes. Boards may make regulations for the conduct of their meetings and the execution of their duties. Such regulations and any amendments to them shall be filed with the Town Clerk, and shall be public records.

The Chair of each board shall file with the Town Clerk no later than January 31 of each year the schedule of regular meetings for the ensuing year. Special meetings shall require 24 hours' notice except for emergencies or as provided in the General Statutes.

All boards shall make their best efforts to electronically record all proceedings by audio or video.

Except as otherwise provided in this Charter, the compensation of all such boards shall be as recommended by the Board of Selectpersons and Board of Finance, and shall be subject to the same budgeting procedure as is described in Article X of this Charter, and officials serving without pay shall receive reimbursement of necessary expenses incurred in the performance of their duties, subject to the limits of appropriations available for such purposes.

The First Selectperson shall provide each person appointed to a board with a copy of the ordinance, or other source, which defines the duties of the office.

All electronic communication by and among board members relating to the official business of a board shall be done in compliance with such rules and guidelines as may be established by the Board of Selectpersons or as required by the Freedom of Information Act.

Section 6-3 Attendance.

No later than March 31 of each year, the chair of each board shall provide to the Town Clerk a report of the record of attendance of each of its members for the prior calendar year. The report shall specify the percent of regular meetings at which each member has been present,

Section 6-4 Minutes.

Copies of all minutes taken by each board shall be filed with the Town Clerk, and in the case of appointed boards also with the office of the First Selectperson within seven days of the date on which such actions are taken and shall include the roll call vote of those present, a description of the various items of business discussed or transacted, a reference to all correspondence received and the recorded vote of each member thereof on all issues. In addition, the vote of each member upon any issue before a board shall be reduced to writing and made available for public inspection at the Town Clerk's office within 48 hours in accordance with Section 1-225 of the General Statutes.

Section 6-5 Freedom of Information Act.

All relevant provisions of the Freedom of Information Act of the General Statutes shall apply in the conduct of boards.^[1]

[1] *Editor's Note: See C.G.S. § 1-200 et seq.*

SUMMARY

Sales and management professional with a solid record of accomplishments in business development, relationship management, and operations. Entrepreneurial mindset with outstanding communication and presentation skills and the ability to successfully execute a sales strategy. Excellent qualifications in training, coaching, and motivating a sales team.

- Consistently met/exceeded sales expectations and drove sales/marketing strategies
- Expanded existing markets, penetrated new markets, and maximized volume and profit level
- Consistent ability to multitask and work through interruptions and changes
- Utilized consensus team building without compromising the task
- Trained sales staff in cultivating consultative relationships that lead to strong repeat business
- Able to clearly communicate objectives to all levels within an organization
- Outstanding relationship building and customer service skills
- Ability to devise sales strategies tailored to the buying motivations of the customer
- Well versed in Microsoft Office Suite and the Internet

PROFESSIONAL EXPERIENCE

Grove Street Realty Advisors Managing Partner

9/1/18 - Date

- Owner of boutique commercial real estate firm
 - Startup company
 - Landlord / Tenant leasing representative
 - Investment Broker

Avison Young Commercial Real Estate Vice President

2017 - 2018

- Leasing and Investment Broker
 - Landlord / Tenant leasing representative
 - Investment Advisor
 - Mentored associates in marketing and sales practices

Goodfellow Commercial Real Estate (Company was sold) Commercial Real Estate Broker, Senior Advisor

2008 - 2017

- Leasing and Investment Broker
 - Landlord / Tenant leasing representative
 - Investment Advisor
 - Integral member of property development/retrofit teams
 - Mentored associates in marketing and sales practices

Coldwell Banker Commercial Senior Vice President of Operations / Sales Manager

2004 to 2008

- Directed sales and leasing of commercial properties
 - Increased sales team annual revenue
 - Maintained my personal book of business
 - Initiated modern marketing strategies

- Generated a clear mission and growth strategy
 - Developed and implemented sound recruiting practices
 - Originated hands on training and a mentor program
 - Improved team morale and performance

COMPLEMENTARY KNOWLEDGE, FORMER BUSINESS AND COMMUNITY PROJECTS

Owner, Electrical Contracting Business
First Selectman, Newtown, Connecticut
Newtown Legislative Council
Chairman, Housatonic Valley Economic Development Partnership
Western Connecticut United Way Day of Caring Committee
Western Connecticut United Way Resource and Development Committee
Ridgefield Planning and Zoning Commission
Ridgefield Board of Finance
Various Chamber of Commerce Leadership Roles

PROFESSIONAL CREDENTIALS AND ASSOCIATIONS

Real Estate Brokers License in Connecticut and New York
Notary Public in Connecticut

MARGARET BEST RODGERS

(817) 723-2378, margeebest@mac.com

Focused, detail-oriented, and discreet professional with experience in technical and non-technical environments. Able to execute with independence and integrity. Thoughtful and accountable.

- Relationship management
- Effective Communications
- Event design & coordination
- Community building
- Artful negotiation
- Calendar management
- Office management
- Proposal writing
- Voice-overs

EXPERIENCE

Starboard Innovations, Ridgefield, CT and Southlake, TX (2000-present, part-time since 2004)

Administrative Officer

Manage all business-related activities for firm

Management of family-owned engineering consulting company since Day 1, from start-up phase to expansion into new markets. Focus on smooth operations, communications, developing and maintaining client relationships, writing reports and presentations, contract negotiations, deposition review, website design/content, trial visuals/demonstratives, event planning, voice-overs.

Saab Group Technology Center, Cambridge, MA (1999-2000)

Director

Coordinated the founding of Saab Aerospace's first research center in the United States

Leveraged previous MIT experience to build research relationships among MIT professors, Saab's Swedish business units, and other high-tech firms. Managed the administrative side of the office and teamed with headquarters to execute mission.

The MIT System Design and Management Program, Cambridge, MA (1996-1998)

Program Administrator & Corporate Liaison

Managed day-to-day needs of MIT's first distance-learning, corporate master's degree program Began work during the start-up phase of the program and participated in the development of distance education techniques, program design, and marketing concepts. Staff management, faculty and vendor relationships, student services, travel to client sites to "sell" the program, creation of website and videos.

EDUCATION

SMU Cox School of Business

MBA

Beta Gamma Sigma, Cox Distinguished Scholar

Harvard University School of Extension

C.S.S. in Administration and Management

Duke University

Bachelor of Science

COMMUNITY SERVICE

Current: Compassionate Ridgefield Board Member, National Charity League, Duke Alumni Interviewer

Past: P&Z Commissioner, Public Works Committee Member, Fourth of July Town Chairman, School District Leadership Academy and Strategic Planning Committee, Architectural Review Board, Designed and ran first school-wide STEAM Night and first Career Day, Coached multiple Odyssey of the Mind teams

Board of Selectperson's (BOS) & Fire Commission (FC) 2026 Meeting

January							February							March							April						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	1	2	3	4	5	6	7	1	2	3	4	5	6	7				1	2	3	4
4	5	6	7	8	9	10	8	9	10	11	12	13	14	8	9	10	11	12	13	14	5	6	7	8	9	10	11
11	12	13	14	15	16	17	15	16	17	18	19	20	21	15	16	17	18	19	20	21	12	13	14	15	16	17	18
18	19	20	21	22	23	24	22	23	24	25	26	27	28*	22	23	24	25	26	27	28	19	20	21	22	23	24	25
25	26	27	28	29	30	31								29	30	31					26	27	28	29	30		

May							June							July							August						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
3	4	5	6	7	8	9	10	11	12	13	14	15	16	9	10	11	12	13	14	15	2	3	4	5	6	7	8
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
31																					30	31					

September							October							November							December						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5	4	5	6	7	8	9	10	1	2	3	4	5	6	7	6	7	8	9	10	11	12
6	7	8	9	10	11	12	11	12	13	14	15	16	17	8	9	10	11	12	13	14	13	14	15	16	17	18	19
13	14	15	16	17	18	19	18	19	20	21	22	23	24	15	16	17	18	19	20	21	20	21	22	23	24	25	26
20	21	22	23	24	25	26	25	26	27	28	29	30	31	22	23	24	25	26	27	28	28	29	30	31			
27	28	29	30											29	30												

BOS 6:30pm (Town Hall Large Conf room)	Fire Commission 5:00pm (Town Hall Large Conf room)	BOS Budget 7:00pm/10:00am 6:00pm Fair Rent Commission Meeting	Annual Town Mtg 7:30 pm Budget Referendum BOF Public Hearing (Budgets)
--	--	--	---

DRAFT

Draft Charge for the Ridgefield Building Committee Regarding Public Safety Facilities:

The purpose of the Ridgefield Public Safety Building Committee ("the Committee") is to evaluate and recommend the most effective, fiscally responsible,

and community-supported path forward for meeting the long-term facility needs of the Ridgefield Fire, Police, EMS and Volunteer Fire Departments.

Scope of Work

1. Comprehensive Review of Options:

The Committee shall undertake a thorough assessment of all viable options for addressing the facility needs of all departments, including but not limited to:

- a. New buildings, utilizing and renovating existing facilities if appropriate;
- b. Two new or substantially renovated buildings, one for each department;
- c. A single combined public safety building, if such consolidation provides operational, financial, or community benefits.

2. Needs Assessment: The Committee shall review operational requirements, future staffing projections, response-time considerations, safety standards, and regulatory obligations of all departments to ensure any recommended solution meets both current and future public safety needs.

3. Site Evaluation: The Committee shall identify and evaluate potential sites, including existing municipal properties and alternative locations.

This evaluation should address suitability, environmental impacts, traffic and access, neighborhood compatibility, and long-term sustainability.

4. Financial Analysis: The Committee shall analyze capital costs, long-term operating costs, and the overall tax impact of each option. Clear, transparent cost comparisons must be included in the final recommendations.

5. Community Engagement: Recognizing that any plan must earn the support of Ridgefield residents, the Committee shall actively seek public input, provide opportunities for dialogue and share information openly throughout the process. Community priorities, concerns, and expectations should meaningfully inform the Committee's recommendations.

6. Recommendation and Rationale: At the conclusion of its work, the Committee shall present to the Board of Selectpersons a set of clear, well-supported recommendations that represent:

The best balance of operational effectiveness, fiscal responsibility, and community preference;

A proposal that Ridgefield voters are likely to understand, support, and approve.

The recommendations should include reasoning, comparative analyses, and any minority or alternative viewpoints the Committee deems important to highlight.

7. Charge Summary:

The Committee is charged with keeping all options on the table, approaching the challenge with open minds and rigorous analysis, and ultimately

delivering a plan that serves Ridgefield's public safety needs while reflecting the will and values of the community



Town of Ridgefield
Board of Selectpersons Meeting Minutes
UNAPPROVED

November 5, 2025 at 6:30pm

Please note – these minutes are not verbatim.

Present: Sean Connelly, Maureen Kozlark, Rudy Marconi, Geoffrey Morris

Absent: Barbara Manners

Location: Town Hall, large conference room, 400 Main Street, Ridgefield, CT

Rudy Marconi called the meeting to order at 6:31pm.

1. Public Comment

- Peter Bancel, 120 Prospect Street, commented that the Public Safety Building proposal needs to be something the public can support.
- Jennifer Brackenwalen, 96 Pin Pack Road, is concerned about school safety at the AHS, next to the door park. More fencing may be necessary. She will bring her concern to the Board of Education as well.
- Andrea Beebe, 378 Main Street, commented that as a candidate running for a board seat, she felt attacked by a board member who wrote a public comment against her, and signed the letter representing the board and the Friends of Ridgefield. Ms. Beebe asks the Board of Supervisors to review the Friends of Ridgefield board for possible conflict of interest.
- Kirk Carr, 62 Prospect Ridge, quoted from Section 5-16 allowing the BOS to create and appoint committees. He added that Robert's Rules of Order have a distinction between abstention and recusal. He is also grateful to have the Hartford representatives address the housing items.

2. Update on legislative responsibilities and housing theme

All four state representatives were present, Savet Constantine, Aimee Berger-Gervalo, Julie Kushner, and Ceci Maher. Maureen Kozlark asked to begin with the special session, housing bill, and share any decision regarding the required ingress/egress for emergency exists people are concerned about. Aimee Berger-Gervalo stated that the bill hasn't been released yet. She added that Rudy Marconi spoke at the session and clearly described the challenges in Ridgefield that would be created by this affordable housing bill. Julie Kushner stated that no decisions have been reached yet. Ceci Maher added that she has spoken with several fire chiefs, and the topic of single egress is a huge concern for them. They are against only one egress. It isn't part of the housing bill, but it is in front of the Regs Review Committee. Geoffrey Morris asked for a summary of the bill. Ms. Berger-Gervalo stated that Housing Bill 5002 addresses affordable housing at the state level and had passed both chambers, but the governor vetoed it referring to

items in the bill that negatively impact towns like Ridgefield such as no parking requirement for buildings with less than 25 units and the fair share mandate. Rudy Marconi added that another item in the proposed bill negatively impacting Ridgefield was that apartment buildings could use the first story for residential units which would be a detriment to the downtown area. Sean Connelly asked how they protect the interests of Ridgefield. They responded that appointing Rudy Marconi to the COG helps Ridgefield at the regional level. Ms. Maher added that she balances Ridgefield interests with the other seven towns and cities she represents. Ms. Constantine added that while she opposed the bill, she negotiated in favor of certain changes.

Rudy Marconi asked about the sale of Aquarion to the Regional Water Authority which isn't sitting well with many of the towns serviced by Aquarion water. He stated that the debt service will drastically affect rates and the board of directors is mostly Regional Water Authority representatives. Transparency is lacking. Ms. Kushner responded that these four opposed the sale but there is no definitive information being disseminated. Ms. Berger-Gervalo added that there is a fully appointed board on Pura now so it should be heard in session soon but there is no date set yet.

Ms. Ceci Maher reported that she proposed a bill that will be heard in session next week if the governor calls it. It's regarding children's behavioral health. It will bring the service age from 21 to 26 to coincide with family medical insurance plans. It includes urgent care, Icap, intensive in-home counseling, and other items. Sean Connelly asked if the bill will require a similar change in the transition program to service youth up to age 26 but she responded that the proposed bill doesn't require that change to the transition program.

Ms. Berger-Gervalo added that next week they will also address increasing state funding of public programs such as SNAP, WIC, and childcare. The governor has the discretion as to what is funded.

Rudy Marconi asked if municipalities will have to pick up the funding slack left by the federal cuts. Ms. Kushner replied that shifting financial responsibility to municipalities hasn't been proposed. She said there are rainy day reserves and this is the time to use them.

Rudy Marconi asked for updates on transportation. Ms. Berger-Gervalo reported some changes to the towing regulations to stop predatory towing. E-bike road safety was also addressed but they will be looking at moped safety. Rudy Marconi asked if there is any discussion to limit street traffic. Ms. Berger-Gervalo replied that Connecticut was designed for vehicle traffic not public transportation so it's been very difficult to craft solutions for the traffic congestion.

Rudy Marconi asked Ms. Constantine for any updates regarding the Finance Committee. She stated that the last two months have been discussing impacts from the federal budget cuts. Connecticut sends \$50 billion to the federal government and gets back \$10 billion that's at risk. The committee is looking to move funding to fill gaps left by the federal cuts with as little impact to Connecticut taxpayers. However, the rainy-day fund was intended for true emergencies not

manufactured ones. She also reported about energy and technology; wind and solar project funding was pulled. But they are looking at advancing battery storage technology.

Ms. Maher reported that the Children's Committee is looking at the Department of Children and Families and Child Advocates and OCA.

Sean Connelly reminded the representatives that any state decisions will greatly impact Ridgefield and he asks that any opportunity for a Ridgefield voice at any conversation be shared with them. Maureen Kozlark added that a one size plan will not fit all the Ridgefield and similar towns the same way as it will fit in the larger cities of the state.

Rudy Marconi asked about any economic developments in the state. Ms. Maher responded that there is a rise of biotech in New Haven. She cautioned that it's difficult to accommodate new businesses without housing for their employees. She also suggested building housing along the railways to keep those employees off the commuter roadways.

Rudy Marconi asked about healthcare control being transferred to municipalities to negotiate for themselves with local hospitals. The opposition to any healthcare solutions has been the insurance industry.

3. Eversource easement

Rudy Marconi reported that a permanent easement following the road is needed at the A School. Eversource already installed the lines but is requesting the easement after the fact. A public hearing on November 19 and town meeting on December 10 are required.

Geoffrey Morris motioned to hold the public hearing on November 19 and the town meeting on December 10 to discuss and vote on the Eversource permanent easement to maintain the underground lines. Sean Connelly seconded. Motion carried 4-0.

4. Ridgefield 250 Committee and community at large

Pam Jones reported that the first event on July 4th was a huge success with about 1400 people attending Keeler Tavern. The celebration will be at Ballard Park. She described ideas for a Liberty Ball with vendors and appetizers at a cost of \$125 per person. There will be a Contra band and dancing. They are exploring a section of Gilbert Street for food trucks. They are exploring collaborations with ECDC and sponsorships. Event merchandise is being sold. There is strong community involvement.

5. Appointments and Reappointments

a. Compassionate Ridgefield Committee Appointments

Rudy Marconi serves as Ex-Officio and to avoid potential conflicts of interest, abstained. Geoffrey Morris' spouse is a candidate, so he also recused himself. Five of seven committee candidates introduced themselves to the BOS.

- Martha Evans Morris stated that she would like to continue her work serving the community to provide the foundation of compassion in a municipal government where differences of opinion are welcome.

- Jennifer Tejada appreciates serving with a group where compassion is the priority while sharing different perspectives.
- Carol Mahlstedt is a founding member and wants to promote respect and tolerance for all people and positions on different issues.
- Shelly Fisher feels strongly about helping address subtle issues that may hinder compassion and patience with each other.
- Ezra Zimmerman believes promoting compassion is important and this platform allows Ridgefield to formally address many issues across the different demographics.
- Maureen Kozlark thanked the candidates for their service to this committee. No appointments can be made because there is no BOS quorum. Rudy Marconi will confirm with legal counsel if the committee can meet without being appointed.

b. Agenda addition

Rudy Marconi explained that a resolution to replace the current director of Department of Public Health is needed because the current director will be retiring.

Maureen Kozlark motioned to add the resolution to the agenda as item 9. Geoffrey Morris seconded. Motion carried 4-0.

6. Economic and Community Development Committee-Bob Knight and Kay Gelfman presented;

- a. **Annual Report** – The committee provided a written report and summarized key points. There has been an increase in interest in the four business districts of Ridgefield. They’ve also focused on the entrepreneurial ecosystem; how to encourage remote workers to live in Ridgefield or home businesses to move from basements to storefronts. The Tiger Shark Tank has been very popular and led to business growth and even investor/business owner relationships. Rudy Marconi commented that the Connecticut Sales Use Tax is 10% that suppliers pay and is causing businesses to leave the state. The ECDC is looking for such issues to advocate on behalf of the local businesses. Another such issue is healthcare. Connecticut’s first cultural district has become a major economic hub for Ridgefield. The Film Location Group has a website available for any interest in filming in Ridgefield. Downtown beautification is still in progress. Broadband fiber is now an option in parts of Ridgefield. The committee is collaborating with other committees and boards.
- b. **Nadia Elizabeth Blair – ECDC Committee Appointment** – She is a New Englander who spent 15 years in Texas until the pandemic. The move back to Connecticut was with the intention to live and raise their family in Ridgefield. She wants to promote the town with all businesses and be welcoming to outside businesses. There are many underutilized resources to help the business community. She sees business potential in several commercial areas.

Sean Connelly motioned to appoint Nadia Elizabeth Blair to the ECDC. Maureen Kozlark seconded. Motion carried 4-0.

7. Veterans Exemption – 100% Veterans Disability

Scott Smith, 13 Turkey Ridge Court, explained that there is a veteran exemption that is currently applied only to the value of the house but not the other improvements such as a detached garage or the actual land value. Rudy Marconi will ask the town assessor to report to the BOS to answer their questions. They will discuss Connecticut General Statutes, subsection (4) of section 12-2b. No action was taken.

8. Acceptance of Open Space on Pound Street

The Conservation Committee voted to recommend approval of a trade to preserve the acquired acreage as Open Space.

Sean Connelly motioned to schedule a public hearing for November 19 and a town meeting for December 10 to hear and vote on this item. Geoffrey Morris seconded. Motion carried 4-0.

9. Appointment of Jennifer Zbell as Director of Public Health

Maureen Kozlark motioned to appoint Jen Zbell as Director of Public Health. Sean Connelly seconded. Motion carried 4-0.

10. Approval of Meeting Minutes

- a. Special Meeting – October 22, 2025

Maureen Kozlark motioned to approve the special meeting minutes of October 22, 2025 as presented. Sean Connelly seconded. Motion carried 4-0.

- b. Regular Meeting – October 22, 2025

Sean Connelly asked that Public Comment be separated by bullets. Geoffrey Morris requested that page 2, item b, be corrected to read "Mr. Sanders said that he prints and keeps..." Maureen Kozlark requested a correction further down the page at item 3a, to add "...was not well received at first, by some." Also, the HR director name should be corrected throughout to be Fernandez not Hernandez. Sean Connelly asked to confirm the motion makers for items 2 and 3. He also suggested correction of the top item f to state 25 years not 26 years. One more correction is needed in the Selectpersons Report where a parcel on New Street is mentioned. It should state New-Pound Street.

Sean Connelly motioned to approve the minutes of the October 22, 2025 meeting as amended. Geoffrey Morris seconded. Motion carried 4-0.

11. Selectpersons Report

Rudy Marconi asked the BOS for a motion to add Senior Tax Committee Report to the agenda for the November 19 public hearing.

Geoffrey Morris motioned to add the Senior Tax Credit Committee Report to the November 19 public hearing. Maureen Kozlark seconded. Motion carried 4-0.

Bond sale completed for \$17,450,000, interest of 3.24%. It was reduced by the amount to purchase 217 Danbury Road property because the property isn't ready for sale.

Ridgefield received a triple A rating from S&P.

The town is actively involved with 145 High Ridge. Rudy Marconi met with DEEP and learned there will be an extensive clean up. The item will have to be discussed further in executive session.

The BOS discussed holding meetings to listen to the public's ideas for the Public Safety building and possibly establishing a listening/civilian committee.

Maureen Kozlark motioned to adjourn the meeting at 9:37pm. Geoffrey Morris seconded. Motion carried 4-0.

RE: Eversource Easement

From Buchsbaum, Jason A. <JBuchsbaum@cohenandwolf.com>

Date Fri 11/7/2025 7:31 AM

To Rudy Marconi <torfirstselectperson@ridgefieldct.gov>

 1 attachment (18 KB)

Resolution Town of Ridgefield (revised).docx;

Reyna:

Attached is a revised resolution changing selectman/man to person.

As to the agendas, I would include a little more specificity on location and make the agenda item for both the hearing and the town meeting to be:

“Eversource Easement, alternative High School Location (Town property on the Easterly Side of Prospect Ridge Road)”

Make sure to include full copies of the easement and map on the town website for these meetings.

Let me know if you have any questions.

Jason

Jason A. Buchsbaum

Principal | Cohen and Wolf, P.C.

158 Deer Hill Avenue | Danbury, CT 06810

P: 203.749.5565 | F: 203.749.1645

jbuchsbaum@cohenandwolf.com | www.cohenandwolf.com | [LinkedIn](#)

This message is being sent by or on behalf of a lawyer. It is intended for the exclusive use of the individual or entity that is the named addressee and may contain information that is privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee or an employee or agent responsible for delivering this message to the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify us immediately by e-mail, or by telephone (203-368-0211), discard any paper copies and delete all electronic files of the message.

WARNING: FRAUD ALERT. If you receive an e-mail appearing to be from this office which requests that you wire or otherwise transfer funds to any party, you must confirm the request and any corresponding instructions via telephone before you initiate any wire or other transfer. Hackers are targeting e-mails of law firms and other businesses in attempts to initiate fraudulent wire or other transfer requests. PLEASE CONFIRM BY CALLING THE ORIGINATOR OF THE EMAIL, USING PREVIOUSLY KNOWN CONTACT INFORMATION, PRIOR TO WIRING OR OTHERWISE TRANSFERRING FUNDS

File No. W25150
Stephanie A. Creech, ROW
Eversource Energy
107 Selden Street
Berlin, CT 06037

RESOLUTION OF TOWN OF RIDGEFIELD

I, _____, do hereby certify that I am the Clerk of the Town of Ridgefield a municipal corporation organized and existing under the laws of the State of Connecticut having its principal place of business at 400 Main Street, Ridgefield, CT 06877 (the "Town"), that I am the keeper of the corporate records and seal and that the following is a true and correct copy of resolutions duly adopted and ratified at the Board of Selectpersons in accordance with the governing documents of the Town of Ridgefield and that the same has not in any way been modified, repealed or rescinded, but is in full force and effect:

RESOLVED: That the Town grant and convey to The Connecticut Light and Power Company dba Eversource Energy a corporation chartered by the General Assembly of the State of Connecticut and having its principal office in the Town of Berlin, in the State of Connecticut, its successors and assigns, permanent rights for the installation, maintenance and repair of electric lines over, under and across land of the Town situated in the City/Town of **Ridgefield** and State of Connecticut, as set forth in the proposed easement presented to this meeting, which is hereby ordered filed with the records of this meeting; and

RESOLVED: That **Rudy Marconi**, the **First Selectperson** of the Town be and he hereby is authorized to execute and deliver in the name of the Town an easement presented to this meeting and to do any and all other acts to effectuate the foregoing.

I FURTHER CERTIFY that the form of easement attached hereto is an exact copy of the aforesaid proposed easement presented at said meeting.

I DO FURTHER CERTIFY that the foregoing resolutions are still in full force and effect as of this date.

IN WITNESS WHEREOF, I have caused the corporate seal of the Town to be hereunto affixed, duly attested by me this _____ day of October, 2025.

Town Clerk

(Seal)

PLEASE RETURN **UNRECORDED** ORIGINAL TO ME FOR MY FILE