NOTICE OF A
SPECIAL TOWN MEETING
REVISED
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 Mamanasco Road – Acceptance of open space

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

Chapter 317. Taxation

Article I. Senior Tax Credit

[Adopted 2-18-1976 (Ch. 13 1/2, Art. II of the 1974 Code)]

§ 317-1. Authority.

The Town of Ridgefield hereby enacts tax relief for the elderly pursuant to Public Act No. 74-294[1] for eligible residents of the Town of Ridgefield on the terms and conditions provided in this article.

[1]
Editor's Note: See C.G.S. § 12-129n.

§ 317-2. Amount; eligibility requirements.

[Amended 10-29-1981; 4-22-1982; 5-24-1984; 5-13-1998; 4-26-2000; 3-17-2010]
Any person who owns real property in the Town of Ridgefield or is liable for the payment of taxes thereon pursuant to C.G.S. § 12-48, and occupies real property as a residence, shall be entitled to a credit of up to $1,048 in the taxes due thereafter in the fiscal year commencing July 1, 2008, on such real property, provided that all the following conditions are met:

A.
Such person is 65 years of age or over, or his or her spouse is 65 years of age or over and resides with said person;

B.
Such person has resided at and paid real estate taxes on a residence located in Ridgefield for a period of one year prior to his or her application for tax relief;

C.
The property for which the credit is claimed must be the legal domicile of such person and occupied more than 183 days of each year;

D.
Before the tax credit created by this article or any portion thereof shall be given, such person must first apply for tax relief under any state statute for which he or she is eligible, and provided, further, that the credit granted by the Town, together with all tax relief benefits obtained from the State of Connecticut pursuant to state law, shall not result in a reduction of the applicant's total real estate tax by more than 75% of the total amount thereof; and

E.
The application for tax relief must be made after such person becomes eligible to apply, as provided in § **317-5** of this article.

§ 317-3. Additional tax credit for qualifying applicants.

In addition to the tax credit provided under this section, any applicant who otherwise qualifies for the tax credit established by this article and whose annual individual income is less than $85,000 shall be entitled to an additional tax credit of $200 for each of the first two consecutive fiscal years in which the applicant is eligible for such additional tax credit. Eligibility for the additional tax credit shall be determined annually.

§ 317-4. Applicability.

The tax credit on real property as provided herein shall apply only to the residence itself, the lot on which the residence is located and improvements on said lot.

§ 317-5. Filing of application.

In order to be entitled to the benefits provided herein, an application must be filed with the Tax Collector of the Town of Ridgefield after such person or his or her spouse reaches 65 years of age, not earlier than January 1 or later than April 1, to obtain the benefits provided hereunder for the next fiscal year, and said person shall have reached age 65 on or before December 31 of the preceding year. Upon the filing of a proper application for said tax credit, the Tax Collector shall grant the applicable reduction in taxes or portion thereof for all fiscal years thereafter, so long as the applicant continues to remain eligible for such tax relief, and the applicant shall not be required to file annually for an exemption for each fiscal year, except with respect to the additional tax credit set forth in §317-3 above which requires that eligibility be determined annually.

§ 317-6. Termination of credit upon death or sale of property.

[Amended 5-11-1988]
If any person entitled to the tax relief pursuant to this article dies or sells the real property on which the tax credit is granted, no additional tax credit shall be allowed for his or her interest in the property for any portion of any fiscal year remaining after the date of death or sale, or for any fiscal year commencing after said date of death or sale.

§ 317-7. Limitation on number of tax credits; proration.

Only one tax credit as heretofore set forth shall be allowed for each parcel of land eligible for the tax relief under this article. In any case where title to real property is recorded in the name of the taxpayer or his or her spouse who is eligible for tax relief, and any other person or persons, the tax relief under this article shall be prorated to allow a tax credit equivalent to the fractional share in the property of such taxpayer or spouse, and the persons not otherwise eligible for tax relief shall not receive any tax credit.

Chapter 317. Taxation

Article IV. Tax Deferment for the Elderly

[Adopted 8-14-1996 (§ 13 1/2-20 of the 1974 Code); amended 4-26-2000]

§ 317-11. Program adopted.

Pursuant to C.G.S. § 12-129n, a tax deferment program is herewith adopted as follows:

A.

Consistency with state program; effective date; termination. Such deferred program shall be consistent with said C.G.S. § 12-129n. Said program shall become effective for application purposes on January 1, 1997.

B.

Eligibility.

(1)

The property owner or spouse living with the owner must have reached the age of 65 by the application date unless the applicant is permanently and totally disabled, in which case there is no age requirement.

(2)

The property must be the principal residence of the applicant, and the applicant must reside there for a minimum of 183 days of each calendar year. The applicant must have resided in, and paid taxes on, the property for at least one year before the date of application.

(3)

The combined household income, including that of others residing in the residence, shall not exceed $100,000 for the calendar year prior to application. Income includes federal gross income plus social security income which is not included in federal gross income plus nontaxable interest and pensions plus any other income which is not reported on Federal Form 1040.

[Amended 9-18-2019]

C.

Procedure. The applicant must make application to the Town Assessor the first year between January 1 and May 15 for consideration for the Town fiscal year beginning July 1. Thereafter applicants will reapply biennially.

D.

Other terms.

(1)

Interest at a rate which is approximately the borrowing cost to the Town, but more specifically established and approved by the Board of Finance, will be charged as simple interest (not compounded) on the total accumulated tax due each year.

[Amended 9-30-2009]

(2)

The total accumulated tax and interest will be due to the Town at a change of ownership or when the property is no longer the principal residence of the applicant. However, a surviving spouse over the age of 60 having taken over the ownership of the property and meeting the other qualifications may

continue the deferment. In the event of the death of the applicant where the tax and interest are due, payment of the tax and accrued interest may be deferred up to 12 months at the request of the estate representative. Until payment is made, the interest will continue to accrue at the interest rate stated in Subsection **D(1)** above.
[Amended 9-30-2009; 9-18-2019]

(3)
If the income of the participant rises above $100,000, he/she cannot participate for that year but prior deferments remain and future deferments may be available.
[Amended 9-18-2019]

(4)
The maximum amount that can be deferred for any year is 100% of that year's tax. The maximum cumulative deferment, including interest, may not exceed the assessed value of the property. The Town will place a lien on the property each year for the amount owed. Properties having two occupied dwellings, one of which is the residence of the applicant, are eligible for a prorated deferment of the tax due. Properties having more than two residences are not eligible for the program. Any such lien shall have a priority in the settlement of such person's estate.

(5)
Applicants who are tax delinquent at the time of application are eligible for the program provided the applicant agrees to, and carries out, a plan of payment satisfactory to the Town.

Key Proposals for Expansion of Senior Tax Relief

Senior Tax Committee (2025)

Here are the four proposals under consideration as of October 2025, which includes adjustments to two existing Senior Tax Programs and two new proposed Senior Tax Credits:

1) Non-Income-Tested Credit (Existing Credit): The current flat credit for seniors who meet age and residency requirements (but not means testing) is proposed to be raised. **For FY 2027**, from **$1,048 to $1,200**, and further to **$1,400 in FY 2028**.

2) Supplemental Means Tested Tax Credit (New): In addition to the flat (non-means tested) credit, the Senior Tax Committee is recommending a supplemental (additional) tax credit that would be tied to income levels. Meaning seniors with lower incomes would receive a supplemental tax credit. The income level suggested sets a maximum Modified Adjusted Gross Income (MAGI) at $65,000. The tax credits for qualifying homeowners will be an additional **$400 in FY 2027 and $800 in FY 2028**.

3) Supplemental Longevity Tax Credit (New): Same requirements as the Non-Income Tested Tax Credit (#1) for residency in Ridgefield. An additional tax credit will be granted with Homeowners who have owned residences in Ridgefield for over 25 years. The residency does not have to be in the same home or in consecutive years. **The Supplemental Longevity Tax Credit proposed is $100 in FY 2027 and $200 in FY 2028.**

4) Town Elderly Deferment Program (EDP) (Existing Programs): The existing program allows senior homeowners to defer the real estate taxes for a given year. Taxpayers have used the EDP to pay for major house repairs or for healthcare reasons, as examples. The deferred amount accrues interest payable at the time of conveyance of the real estate. **The current maximum income allowed is $65,000** and the Senior Tax Committee is recommending increasing the **Modified Adjusted Gross Income be raised to $85,000.**

Indexing for future increases: To prevent benefit erosion over time, future increases in the senior tax credit are proposed to be indexed, either to the Mill Rate growth for Ridgefield or adjustments tied to Social Security cost-of-living increases for the income based progr

ams, such #2 and #4.

Fiscal Considerations & Community Impact:

While there is widespread support among seniors and advocates for more generous programs, there are also fiscal trade-offs. Some of the anticipated impacts include:

- The Town of Ridgefield currently supports **Seniors and fully Disabled Veterans in FY 2025** to the amount of approximately **$2.1 Million**.
- The projected costs of implementing the proposals recommended by the STC would increase costs by approximately **$479,000 in FY 2027 and an additional $572,000 in FY 2028.**

Presented: November 19, 2025

Senior Tax Credit Committee
Candidates

Charge: 1. To review all the current elderly programs in terms of their current participation and percentage of eligible residents using the various programs. The committee is encouraged to use all relevant tax assessor, census and town master plan data that is available. 2. Evaluate each of the current program results against their initial objectives and determine the programs effectiveness in meeting the needs of Ridgefield's elderly. 3. Recommend any changes to the current programs, elimination of ineffective programs or establishment of new programs which will help the elderly maintain the current residences in Ridgefield while not placing an unfair burden on Ridgefield's other residents. 4. Perform a financial analysis of all the costs and benefits of both the current elderly programs as well as any changes the committee recommends over the next 5 years. 5. Report back to the BOS within 60 days.

Chapter 19. Boards, Commissions and Committees

Article II. Pension Commission

[Adopted 6-5-1974 as §§ 2-33 to 2-48 of the 1974 Code; amended in its entirety 11-28-2018]

§ 19-3. Establishment.

There is hereby established a Pension Commission for the Town to be known as the "Ridgefield Pension Commission."

§ 19-4. Composition; appointment; terms of office.

The Pension Commission created by this article shall consist of seven resident electors. The members of the Pension Commission shall be appointed by the Board of Selectpersons for staggered terms of service, each beginning June 1, such that the regular terms of no more than three members shall conclude in any Town fiscal year. Each member shall serve for a term of three years. Upon written resignation of a member, or upon removal of a member by the Board of Selectpersons, the Board of Selectpersons shall select and appoint a successor who shall serve for the balance of the original member's regular term. In addition to the regular members of the Pension Commission, there shall be two alternate members appointed at the same time and in the same manner as regular members The initial appointments of the two alternate members shall expire on June 1, 2029, and all subsequent alternate appointments shall be for terms of three years. Alternate members may attend all meetings of the Commission but shall vote only when designated by the Chairperson to serve in the place of a regular member who is absent or disqualified from participating in a matter before the Commission. While so designated, the alternate member shall possess all the powers and duties of a regular member with respect to the matter or meeting for which the designation is made.

§ 19-5. Minority representation.

No more than five members of the Pension Commission shall be from the same political party.

§ 19-6. Oath required.

Each member of the Pension Commission shall be sworn to the faithful performance of his duties.

§ 19-7. Officers.

The Pension Commission shall elect a Chairman and a Secretary from its members annually in July, or if no meeting is held in July, at the next subsequent meeting.

§ 19-8. Meetings and records.

The Pension Commission shall meet at least quarterly and shall keep written records of its meetings. A special meeting of the Pension Commission may be called by the Chairman or a majority of the members at any time.

§ 19-9. Quorum and decision making.

A majority of the Pension Commission shall constitute a quorum. Members may participate in Commission meetings in person or remotely. All formal actions by the Pension Commission shall require the approval of at least four members attending the meeting.

§ 19-10. Pension and other post-employment benefit plan trusts.

A.
The Board of Selectpersons may establish pension plans and other post-retirement benefit plans for the benefit of Town employees and elected officials. The assets for each such plan shall be held in one or more trusts, annuity contracts, guaranteed investment contracts, or similar funding vehicles, pursuant to written agreements adopted by the Board of Selectpersons.

B.
An employee who is currently earning or accruing benefits in the State Teachers' Retirement Fund shall not be eligible to concurrently participate in and earn or accrue benefits in any defined benefit pension plans of the Town.

§ 19-11. Pension Commission as trustee for certain trusts; management and oversight; bond.

A.
The Pension Commission shall serve collectively as trustee of the trust(s) established by the Town to hold the assets of any defined benefit pension plans, any money purchase pension plans, and any other post-employment benefit (OPEB) plans for the municipal employees and elected officials of the Town. The Town may also, by ordinance or written resolution of the Board of Selectpersons, assign to the Pension Commission responsibility for other pension plans and other retirement-related benefit plans.

B.
The Pension Commission shall be responsible for the management and oversight of those trust funds assigned to its purview under these ordinances, and is authorized to engage in all powers and authorities for the management and administration of those trust funds as may be provided in the trust agreements establishing such trusts.

C.
If required by the Board of Selectpersons or by the terms of any underlying benefit plans under its purview, the members of the Pension Commission shall be covered by a bond or equivalent insurance to the benefit of the Town in a coverage amount of at least $5,000,000 or 10% of aggregate trust assets under its control, whichever is smaller, the cost thereof to be paid by the Town.

§ 19-12. Other contractual arrangements.

The Town may also engage trust companies, banks, and other authorized financial institutions to provide and manage defined-contribution pension plans or such other employee benefit plans as may be established by the Town. The Pension Commission shall have no authority or responsibility for such plans.

§ 19-13. Disbursement of funds appropriated and contributed to trusts.

All funds appropriated by the Town for the pension and the OPEB plan trusts, and all funds contributed by participants to such plans, shall be disbursed, as directed by the Pension Commission, in a timely manner, by the Treasurer.

§ 19-14. Annual reports and audits.

The Pension Commission shall provide an annual accounting of the financial activity of each trust under its control, summarizing the asset holdings and values, estimated liabilities, receipts, investment income, benefit payments and other disbursements, in such detail and on such time schedule as is required to support the production of the Town's regular financial reports. The Pension Commission may, at its discretion, retain third-party providers to produce any or all such accountings, and any costs incurred in producing these accountings shall be charged to the appropriate trust. The Pension Commission shall also periodically obtain and review actuarial valuations of each trust, as are appropriate for their prudent financial management and the timely determination of Town funding levels. The Pension Commission shall participate as needed in any audits authorized by the Town, for the production of the audited financial reports by the Town.

§ 19-15. Plan administrators.

The Board of Selectpersons shall designate one or more plan administrators for the Town's defined benefit pension plans and money purchase plan. The Board of Selectpersons and the Board of Education shall designate one or more plan administrators for the other post-employment benefit plans which cover Town employees and Board of Education employees, respectively. The Pension Commission shall be notified in writing of each such designation, including any changes in such designations.

§ 19-16. Review.

The Pension Commission shall review the provisions of this Article II (§§ **19-3** to **19-16** inclusive) concurrent with the Town's review of its Charter, but no less frequently than every five years, and shall recommend amendments, if any, to the Board of Selectpersons for its consideration.

September 2, 2026

To the Board of Selectpersons and our fellow Ridgefield citizens:

We, the neighbors would like to be heard tonight on the proposed sale of 29 Lakeview Drive.

The agenda item simply reads: "Sale of 29 Lakeview Road (it's actually, Drive), owned by the town" with no details or context – just a copy of the deed.

Ridgefielders who are here tonight should understand the history of this property and the negative impact it has had on our neighborhood for more than a decade. A brief history: the property was in poor condition when it went into probate following the death of the owner in 2013. In 2016 it was purchased by an individual for $125,000, who proceeded to do extensive work on the property with no permits, including the construction of a large shed and extensive land disturbance and filling. 29 Lakeview Drive first appeared on Blight Prevention Board's agenda in 2017 and was formally declared blighted in 2018. It remained on the Board's agenda for nearly a decade, while the owner was given multiple chances to correct his errors, and obtain proper permits. During this time, no property taxes were ever paid by the owner. The owner and his father then commenced a series of legal maneuvers to avoid foreclosure and a tax sale by the town, dragging the process out even further. The house was demolished in June 2024 by the owner, but the site remained blighted for another year or more. The town finally took title in September, 2025 via foreclosure.

The neighbors on Lakeview Drive, Lookout Drive and Great Hill Road have suffered for a decade the disaster we had to look at every day. There was an abandoned fuel oil tank (exposed to the elements) for years on the property, along with heavy equipment and construction debris. Neighbors were harassed by the owner and his father. We have attached some photos of what it looked like for all those years.

We understand that the town needs to recover its out-of-pocket legal fees and unpaid property taxes. The value of the property (after demolition) is listed by the Tax Assessor at $199,100. What we are requesting regarding the vote to sell the property is the following:

1. A minimum dollar amount (not a range) for the sale of the property. This should be at least equal to the unpaid taxes and the legal fees spent. If it is not sold, it remains as town property for now.
2. The town removal of the 3-foot high pile of concrete foundation rubble, installation of proper erosion control, removal of the incorrectly installed membrane (it's sticking out of the surface along the stone wall edge), and the height of the improperly installed stone wall should be corrected as a permit for it was never obtained.

3. If a buyer comes forward, the town does "due diligence" on the buyer before accepting the offer, to ensure that the person has the financial means to build on the property.
4. The property is very small (.15 acre) and has no sewer service, so any septic approval should be limited to 2 bedrooms.
5. Any new home must not exceed the original footprint of the house.
6. No zoning variances should be allowed so the size of the home will be consistent with the surrounding neighborhood.

We are simply asking for reasonable consideration for all the negative impact this property has had on our neighborhood for so long – the visual blight, the inability to sell our homes if we needed to, and the stress associated with the 10-year battle with the owner, who caused all of the problems.

Thank you for listening and for your consideration.

Signed by:

Don Murphy, Great Hill Road

Linda Murphy, Great Hill Road

Ellen Burns, Great Hill Road

Clair Garcia, Lookout Drive

Baxter Garcia, Lookout Drive

Bevin Carsten, Lookout Drive

Abbye Carsten, Lookout Drive

Stacey Smith, Lakeview Drive

Frank Bereza, Lakeview Drive

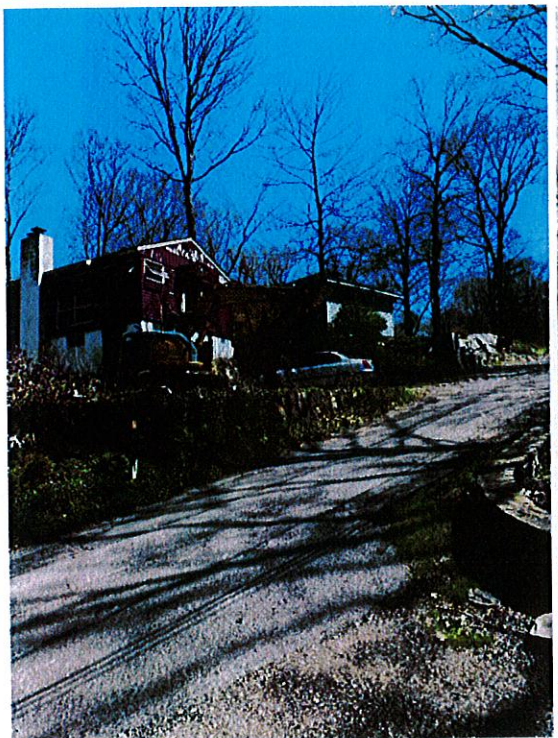
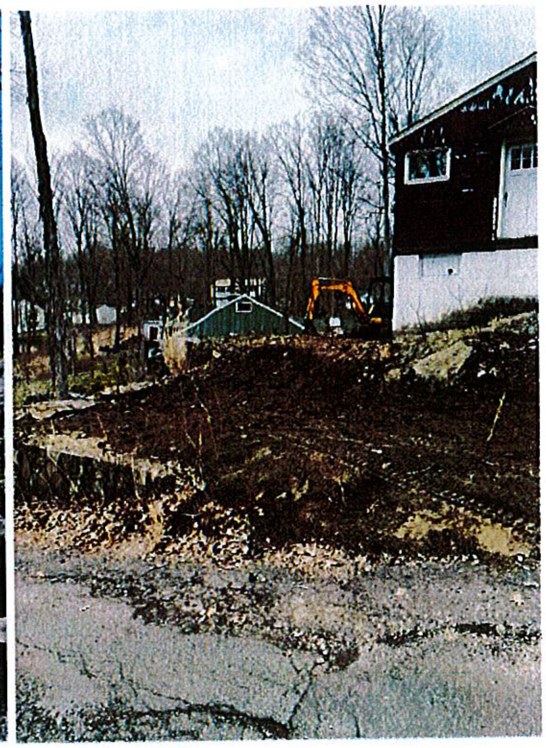
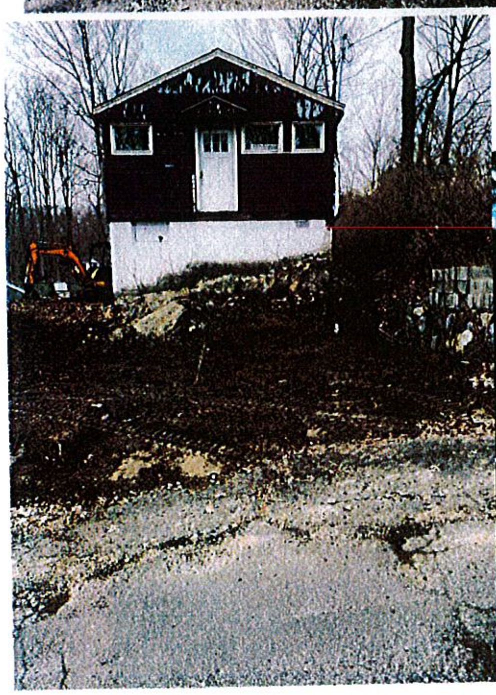
Moira Morris, Lakeview Drive

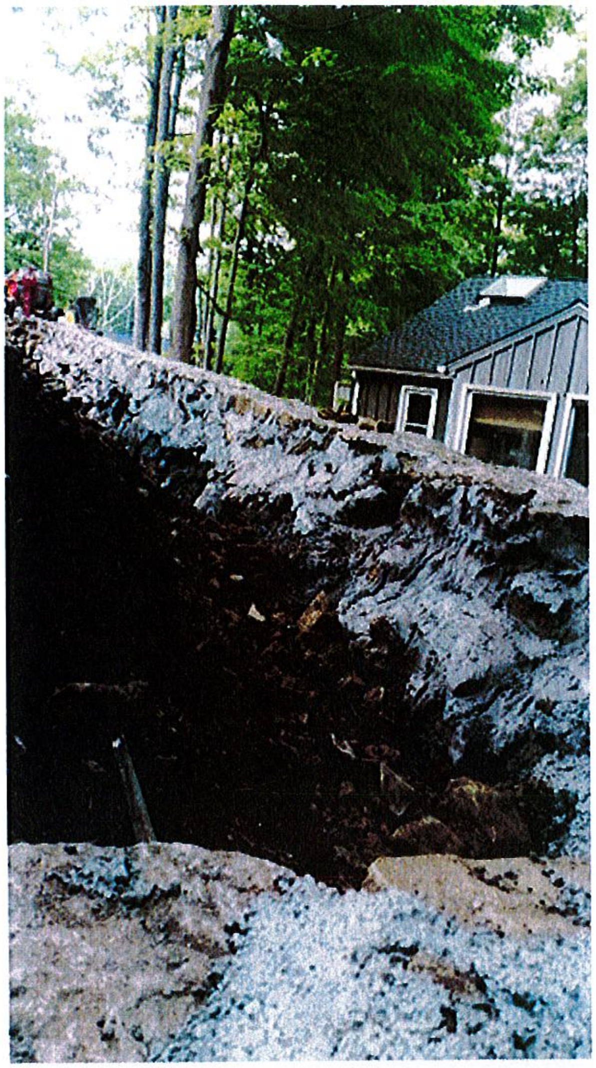
Gina Ryan, Lakeview Drive

Cindy Crean, Lakeview Drive

Alice Simon, Lakeview Drive

Bruce Simon, Lakeview Drive

Outlook

Tax Collector's Deed: 29 Lakeview ~~Ave~~ Drive

From Jessica Green <tc@ridgefieldct.gov>
Date Thu 9/11/2025 3:51 PM
To Rudy Marconi <torfirstselectperson@ridgefieldct.gov>
Cc Wendy Lionetti <townclerk@ridgefieldct.gov>

1 attachment (100 KB)
Tax Collector Deed - Lakeview Ave - 1182.895.pdf;

Hi Rudy,

As requested, please see the attached Tax Collector's Deed for 29 Lakeview Avenue (Book #1182, Page #895)

Best,

Jessica E. Green, Deputy Town Clerk
Town of Ridgefield
400 Main Street
Ridgefield, CT 06877
203-431-2783

Ridgefield Town Hall is now open Monday-Thursday from 8:00am-5:30pm and closed on Fridays.

CORRECTED TAX COLLECTOR'S DEED

The sole purpose of this deed is to correct a scrivener's error in the legal description of the Quitclaim Deed referenced in the Tax Collector's Deed recorded at Volume 1182 Page 792.

KNOW ALL MEN BY THESE PRESENTS, that, whereas the Town of Ridgefield did on the 1st day of October of 2017, 2018, 2019, 2020, 2021, 2022, 2023, and 2024 lay taxes on its grand lists next to be perfected, rate bills for which in all respects made out according to law with a warrant thereto attached, was placed in my hands, I being the duly appointed and qualified collector thereof, for collection, which tax became due on the 1st day of each following July; and, whereas Marcio Pereira of 3300 NM 3rd Avenue, Apt. 209, Pompano Beach, FL 33064, upon demand made, neglected and refused to pay the tax set opposite his name in said rate bills, and thereupon, on the 23rd day of September, 2025, I levied upon the parcel of real estate hereinafter described for the amount of said tax, to wit: $32,873.82 and accrued interest and gave due notice thereof to said taxpayer as by law provided, which real estate so levied upon is known as 29 Lakeview Drive in Ridgefield, Connecticut and situated and bounded as described at Volume 1152 Page 528 of the Ridgefield land records, except correcting a scrivener's error therein such that "Section 3" should state "Section 1" of the map cited therein, which description is otherwise incorporated herein, and (after an adjournment) on the 11th day of March, 2025, no one having previously tendered me said tax with interest and my fees, in pursuance of said levy, and in accordance with the terms of said notice, I sold at public auction the whole of said real estate of the said taxpayer to the Town of Ridgefield, 400 Main Street, Ridgefield CT 06877 for the sum of $57,401.80.

NOW, THEREFORE, in consideration of the premises, and of said sum of money, received to my full satisfaction, of said purchaser, I hereby bargain and sell unto it the premises last above described, with the appurtenances, to have and to hold the same to it and its heirs forever, subject only to taxes laid by such municipality which were not yet due and payable when I first published notice of levy and sale and any other liens in favor of the Town of Ridgefield, easements, covenants and restrictions in favor of other parcels of land, interests exempt from levy and sale under the Constitution and laws of the United States and such other interests, if any, hereinafter described, to wit: all interests identified as "surviving encumbrances" in the auction notice for this property filed at Volume 1171 Page 200 of these land records. And also, I, the said collector, acting in the name of and for the Town of Ridgefield, do by these presents bind the Town of Ridgefield, forever, to warrant and defend the above granted and bargained premises to the said grantee, its heirs and assigns, against all claims and demands arising from any necessary act omitted or unlawful act done by me in connection with the aforesaid levy or sale which impairs the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of September, 2025.

Signed, sealed and delivered
in the presence of:

witness: Wayne Floeget

witness: STEPHANIE L. NEVES

Jane Berendsen-Hill,
Tax Collector as aforesaid

STATE OF CONNECTICUT)
) ss: RIDGEFIELD
COUNTY OF FAIRFIELD)

On this 11th day of September, 2025, before me, the undersigned officer, personally appeared the Tax Collector as aforesaid, signer and sealer of the foregoing instrument, who acknowledged the same to be her free act and deed.

Notary Public

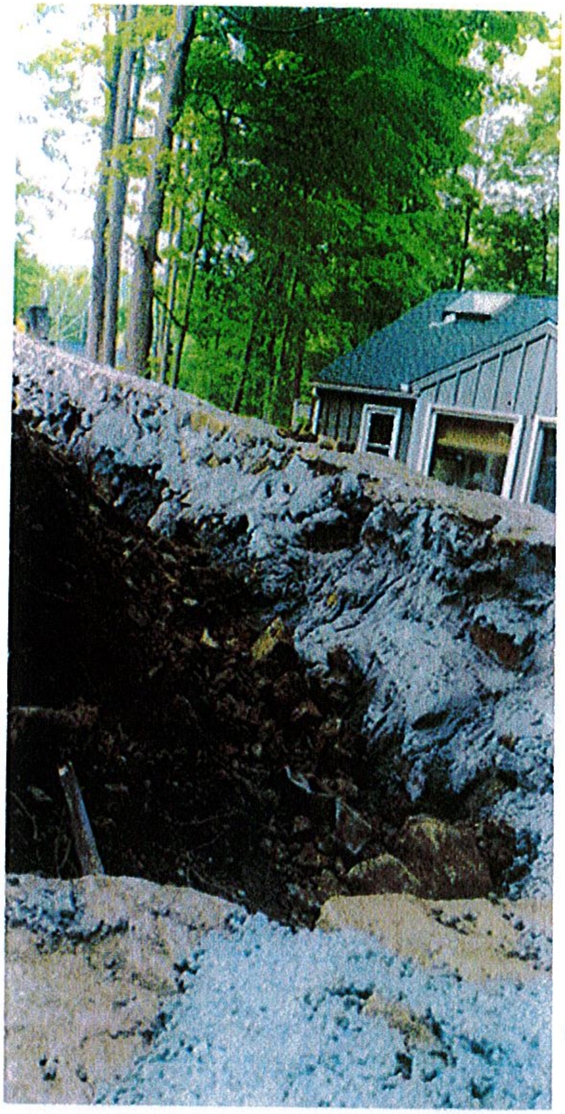
STEPHANIE L. NEVES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2028

STEPHANIE L. NEVES NOTARY PUBLIC CONNECTICUT

RECEIVED FOR RECORD AT
RIDGEFIELD, CT
9/11/2025 03:14:03 PM
Town Clerk

ACTIVE/72965.3/AJC/20592035v1

29 Lakeview Dr.

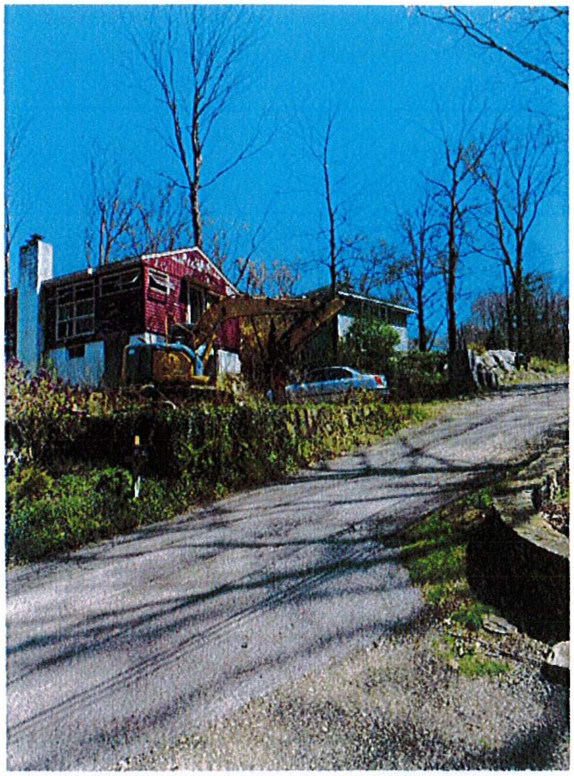


TODAY →

← Just before "no permit" increase of stonewall height ↓

24 Lakeview Dr.

29 Lakeview Dr.



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Bk: 1194 Pg: 347

CONNECTICUT
TOWN OF **RIDGEFIELD**

WHEN RECORDED MAIL TO: **FIRST AMERICAN MORTGAGE SOLUTIONS, 1795 INTERNATIONAL WAY, IDAHO FALLS, ID 83402, PH. 208-528-9895**

RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, The undersigned, **SHAWMUT BANK CONNECTICUT, N.A.**, located at **100 NORTH TRYON STREET, CHARLOTTE, NC 28255**, the current Mortgagee of that certain Mortgage described below, does hereby release, discharge and reconvey, without recourse, representation or warranty, expressed or implied to the persons legally entitled thereto, all of its right, title, and interest in and to the real estate described in said Mortgage, forever satisfying, releasing, cancelling, and discharging the lien from said Mortgage.

Said Mortgage dated **JUNE 26, 1993** and executed by **BARBARA TANSKY**, with a mailing address of **84 MAMANASCO ROAD, RICHFIELD, CT 06877**, Mortgagor, to **SHAWMUT BANK CONNECTICUT, N.A.**, Original Mortgagee, and recorded on **JUNE 26, 1993** in Book **471** at Page **8; RE-RECORDED ON 08/16/1993 IN BOOK 474, 746.** in the Town Clerks Office for the Town of **RIDGEFIELD**, State of **CONNECTICUT**.

PROPERTY ADDRESS: **84 MAMANASCO ROAD, RICHFIELD, CONNECTICUT 06877**

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on **JULY 27, 2026**.

BANK OF AMERICA, N.A., SUCCESSOR BY MERGER TO FLEET NATIONAL BANK, FKA SHAWMUT BANK CONNECTICUT, N.A. , BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT

Katie Olson

KATIE OLSON, VICE PRESIDENT

JEFFREY OSGOOD, Witness

ALEXANDRA BARZEE, Witness

POD: 20260723
BA80501171M - LR - CT

AFFIDAVIT OF DEATH AND FACTS RELATING TO TITLE

Commonwealth of Massachusetts

County of Middlesex

I, **Morris F. Tansky**, residing at 877 Beacon Street, Newton, MA 02459, being duly sworn, depose and state as follows:

1. I am the duly appointed Executor of the Estate of my late father, **Bernard Tansky,** who passed away on June 18, 2021. A certified copy of his Death Certificate is attached hereto as **Exhibit A.**

2. At the time of his death, my father, Bernard Tansky, was a 50% co-owner with his sister, Barbara Tansky, of that certain 1.71-acre wetland parcel located adjacent to 84 Mamanasco Road, Ridgefield, Connecticut.

3. I execute this Affidavit in my capacity as Executor to confirm the death of Bernard Tansky for the Town of Ridgefield land records and to facilitate the joint charitable donation of the 1.71-acre wetland parcel to the Town of Ridgefield.

Morris F. Tansky,
Executor of the Estate of Bernard Tansky

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF MIDDLESEX

On this 21st day of August, 2026, before me, the undersigned notary public, personally appeared **Morris F. Tansky**, proved to me through satisfactory evidence of identification, which was MA Drivers license, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

Notary Public

My Commission Expires: 06/19/2031

HOLLY GALLANT
Notary Public
Massachusetts
My Commission Expires
Jun 19, 2031

EXHIBIT A

THE CITY OF NEW YORK
VITAL RECORDS CERTIFICATE

DATE FILED

NEW YORK CITY
DEPARTMENT OF HEALTH
AND MENTAL HYGIENE
Jun 18, 2021 10:31 AM

THE CITY OF NEW YORK – DEPARTMENT OF HEALTH AND MENTAL HYGIENE

CERTIFICATE OF DEATH

Certificate No. 156-21-031715

1. DECEDENT'S LEGAL NAME: BERNARD TANSKY
(First, Middle, Last, Suffix)

MEDICAL CERTIFICATE OF DEATH (To be filled in by the Physician)

Place of Death
- 2a. New York City
- 2b. Borough: Queens
- 2c. Type of Place: 1 ☑ Hospital Inpatient; 2 ☐ Emergency Dept./Outpatient; 3 ☐ Dead on Arrival; 4 ☐ Nursing Home/Long Term Care Facility; 5 ☐ Hospice Facility; 6 ☐ Decedent's Residence; 7 ☐ Other Specify
- 2d. Any Hospice care in last 30 days: 1 ☐ Yes; 2 ☑ No; 3 ☐ Unknown
- 2e. Name of hospital or other facility (if not facility, street address): New York-Presbyterian Queens

Date and Time of Death
- 3a. (Month) June (Day) 18 (Year-yyyy) 2021
- 3b. Time: 12:29 ☑ AM ☐ PM
- 4. Sex: Male
- 5. Date last attended by a Physician: mm 06 dd 18 yyyy 2021

6. Certifier: I certify that death occurred at the time, date and place indicated and that to the best of my knowledge traumatic injury or poisoning DID NOT play any part in causing death, and that death did not occur in any unusual manner and was due entirely to NATURAL CAUSES. See instructions on reverse of certificate.

Name of Medical Certifier: WESAM TAHA (Type or Print)

Signature: Wesam Taha — D.O. / M.D. / NP / PA — Signature Electronically Authenticated

Address: 5645 Main St Flushing, NY 11355

License No. 169728

Date: JUN-18-2021

PERSONAL PARTICULARS (To be filled in by Funeral Director or, in case of City Burial, by Physician)

- 7a. Usual Residence State: New York
- 7b. County: New York
- 7c. City or Town: New York
- 7d. Street and Number: 301 E 75th St — Apt. No.: Apt 8J — ZIP Code: 10021
- 7e. Inside City Limits?: 1 ☑ Yes 2 ☐ No
- 8. Date of Birth: (Month) December (Day) 14 (Year-yyyy) 1934
- 9. Age at last birthday (years): 86 — Under 1 Year: Months *** Days *** — Under 1 Day: Hours *** Minutes ***
- 10. Social Security No.: 089-28-2788
- 11a. Usual Occupation (Type of work done during most of working life. Do not use "retired"): Pharmacist
- 11b. Kind of business or industry: Medicine
- 12. Aliases or AKAs: *** ***
- 13. Birthplace (City & State or Foreign Country): New York, NY
- 14. Education (Check the box that best describes the highest degree or level of school completed at the time of death): 1 ☐ 8th grade or less; none; 2 ☐ 9th – 12th grade; no diploma; 3 ☐ High school graduate or GED; 4 ☐ Some college credit, but no degree; 5 ☐ Associate degree (e.g., AA AS); 6 ☑ Bachelor's degree (e.g., BA, AB, BS); 7 ☐ Master's degree (e.g., MA, MS, MEng, MEd, MSW, MBA); 8 ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD)
- 15. Ever in U.S. Armed Forces?: 1 ☑ Yes 2 ☐ No
- 16. Marital/Partnership Status at time of death: 1 ☐ Married; 2 ☐ Domestic Partnership; 3 ☐ Divorced; 4 ☐ Married, but separated; 5 ☑ Never Married; 6 ☐ Widowed; 7 ☐ Other, Specify; 8 ☐ Unknown
- 17. Surviving Spouse's/Partner's Name (prior to first marriage)(First, Middle, Last): *** ***
- 18. Father/Parent Name (Prior to first marriage) (First, Middle, Last): Morris Tansky
- 19. Mother/Parent Name (Prior to first marriage) (First, Middle, Last): Fannie Gelfand
- 20a. Informant's Name: Morris Tansky
- 20b. Relationship to Decedent: Son
- 20c. Address (Street and Number, Apt. No., City & State, ZIP Code): 877 Beacon St Newton, MA 02459
- 21a. Method of Disposition: 1 ☑ Burial; 2 ☐ Cremation; 3 ☐ Entombment; 4 ☐ City Cemetery; 5 ☐ Other Specify
- 21b. Place of Disposition (Name of cemetery, crematory, other place): Wellwood Cemetery
- 21c. Location of Disposition (City & State or Foreign Country): Pinelawn, NY
- 21d. Date of Disposition: mm 06 dd 18 yyyy 2021
- 22a. Funeral Establishment: Kehila Chapels Inc.
- 22b. Address (Street and Number, City & State, ZIP Code): 60 Brighton 11th St Brooklyn, NY 11235

Changes approved for filling by the Commissioner of Health.Formerly: Decedent Resident Address Street Number and Name - 877 Beacon St; Decedent Resident Address Apartment, Suite, Building, Floor, etc - Blank; Decedent Resident Address Street Number - 877; Decedent Resident Address Street Name - Beacon; Decedent Resident Address City - Newton; Decedent Resident Address State - MA; Decedent Resident Address County - Middlesex; Decedent Resident Address Zip - 02459-1822; Decedent Resident Address PreDirection - Blank; approved by Deputy City Registrar J. Hicks on Dec-27-2021; No further entry beyond this point.***

Gretchen Van Wye
Gretchen Van Wye, PhD, City Registrar

This is to certify that the foregoing is a true copy of a record on file in the Department of Health and Mental Hygiene. The Department of Health and Mental Hygiene does not certify to the truth of the statements made thereon, as no inquiry as to the facts has been provided by law.

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March 25, 2026

1340001285627

Ridaefield

Unique ID: C100182 | **Card No:** 1 Of 1

Location:	MAMANASCO RD	**Map Id:**	C10-0182	**Zone:**	RA
Date Printed:	9/2/2026	**Neighborhood:**	H500	**Last Update:**	6/30/2026

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TANSKY, BARBARA	0502/1044				
			Exempt		

Prior Owner History

Permit Number	Date	Permit Description

Supplemental Data

Census/Tract	2456	Inspection Schedul	Schedule B
Dev Map ID	6417		

Utilities

Appraised Value

Total Land Value	30,200
Total Building Value	0
Total Outbldg Value	0
Total Market Value	30,200

Acres

Land Type	Acres	490	Total Value
House Lot	1.00	0.00	30.000
Excess	0.17	0.00	200
Total	1.1700	0.00	30,200

State Item Codes

Code	Quantity	Value
11-Res Land	1.00	21.000
12-Res Excess	0.17	140

Assessment History (Prior Years as of Oct 1)

	2026	2025	2024	2023	2022
Land	21,140	21,140	21,140	21,140	21,140
Building	0	0	0	0	0
Outbuilding	0	0	0	0	0
Total	21,140	21,140	21,140	21,140	21,140

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals	0.00	0

Application Date: | Expiration Date:

Comments

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022

Ridgefield

Unique ID: C100180

Card No: 1 Of 1

Location:	84 MAMANASCO RD	**Map Id:**	C10-0180	**Zone:**	RA	**Date Printed:**	9/2/2026
		Neighborhood:	H500			**Last Update:**	6/30/2026

Owner Of Record	Volume/Page	Date	Sales Type	Valid	Sale Price
TANSKY, BARBARA	0370/0777				
			Exempt		

Prior Owner History

Permit Number	Date	Permit Description

Supplemental Data

Census/Tract	2456	Inspection Schedul	Schedule B
Dev Map ID	6417		
Utilities	Well, Septic		

Appraised Value

Total Land Value	296,200
Total Building Value	56,000
Total Outbldg Value	0
Total Market Value	352,200

Acres

Land Type	Acres	490	Total Value
House Lot	0.42	0.00	296.200
Total	0.4200	0.00	296,200

State Item Codes

Code	Quantity	Value
11-Res Land	0.42	207.340
13-Res Dwelling	1.00	39.200

Assessment History (Prior Years as of Oct 1)

	2026	2025	2024	2023	2022
Land	207,340	207,340	207,340	207,340	207,340
Building	39,200	39,200	39,200	39,200	39,200
Outbuilding	0	0	0	0	0
Total	246,540	246,540	246,540	246,540	246,540

490 Appraised Totals

Type	Acres	Value	Type	Acres	Value
			Totals	0.00	0

Application Date:

Expiration Date:

Comments

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022