



**Town of Ridgefield
Public Hearing Minutes
UNAPPROVED**

September 3, 2025 at 7:30pm

Please note – these minutes are not verbatim.

Present: Maureen Kozlark, Barbara Manners, Rudy Marconi, Geoffrey Morris

Absent: Sean Connelly

Rudy Marconi called the Public Hearing to order at 7:30pm. Four ordinances are proposed.

1. Halpin Lane assignment

Halpin Court Limited Partnership – Noland Properties owns and operates the housing. They'd like to sell the housing and assign the land lease to Acadia Management. Debra Franceschini asked why the local housing authority isn't involved. Rudy Marconi explained that there is sale of property involved. Joan Porley asked why Noland wants to sell and if Acadia is a good management company. Rudy Marconi responded that Acadia is reportedly a good management company. No further questions from the public.

2. Ordinance update to restrict motorized transportation including scooters and bicycles from being ridden in public areas and sidewalks.

- a. Several community members asked to edit the language to expand the restriction of the use of these devices on public or private pedestrian pathways such as the rail trail.
- b. A homeowner reported that some signs suggest bicycles are allowed.
- c. Another homeowner asked how the ordinance will be enforced. Rudy Marconi explained that the police will issue a \$250 fine.
- d. Another homeowner suggested requiring license, helmets, driver education, and bike registration.

3. Tertiary road ordinance update

- a. Rudy Marconi explained that the current ordinance includes in the definition of tertiary road a minimum of five houses. The update would remove the five-house minimum. The change would allow roads that have more than five houses, such as Lantern Drive, but otherwise meet the criteria for tertiary roads to be reclassified as tertiary thereby qualifying them for maintenance out of capital improvements budget.
- b. No homeowner questions regarding the proposed language.

4. Establishment of Affordable Housing Trust Fund

- a. Kevin Brown described the objectives of the Affordable Housing Trust Fund.

- b. Rudy Marconi asked if additional treasurer responsibilities are required by the language “shall” versus “may.”
- c. Another homeowner asked what’s the downside of not establishing this fund and how can the community be sure that they won’t be taxed to fund this. Rudy Marconi explained that not having the fund means not being able to fund affordable housing. The income sources are defined as fees, grants, and donations.
- d. A homeowner requested language to restrict collecting taxes from the Ridgefield residents to fund the trust. Language was discussed and finalized.
- e. Another homeowner asked how funds will be spent. Rudy Marconi explained that the Affordable Housing Committee submits a request for trust funds. A public hearing and town meeting would be required for the Housing Committee to purchase any property.

Public Hearing was adjourned at 8:23 pm.