

NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT

WEDNESDAY, January 21st, 2026 AT 7:30 PM

Notice is hereby given that a Town Meeting for residents will be held on **Wednesday, January 21st, 2026, at 7:30 pm** in the **Veterans Park School Auditorium**, 8 Governor Street, Ridgefield, CT 06877 to hear on the following item: To create a historic district along East Ridge Road from RT 102 (Branchville Rd) North to Prospect Street. Town website - www.ridgefieldct.gov

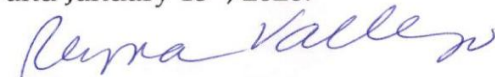


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JAN 28 2026
Wendy Gannon Lionetti
BY TOWN CLERK'S OFFICE
RIDGEFIELD, CT

January 21, 2026

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notices for the Town Meeting held on January 21, 2026, appeared in the *Ridgefield Press* on Thursday, January 8th, 2026 and January 15th, 2026.



Reyna Vallejo
First Selectperson's Office

Special Town Meeting January 21, 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 Chuck Hancock, 480 North Street, 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.**

At this point the First Selectperson notified attendees that many people were waiting to check in with the Registrars and enter so there would be a delay to the start of the meeting.

At 7:50 pm Moderator Ed Tyrrell called the meeting to order and requested a motion to appoint a Secretary. **Chuck Hancock moved and Rob Hendrick, 17 East Ridge, 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 Registrar's count, there were 177 electors of the Town and 2 Grand List voters in attendance in the Veterans School Auditorium for the Special Town Meeting.

Moderator Ed Tyrrell read the legal notice of the meeting that appears on page 129 of the Volume 20 STM minutes book.

The Moderator then asked for a motion to approve the item – **to create a historic district along East Ridge Road from Route 102 (Branchville Rd) North to Prospect Street. Sean Connelly moved and Maureen Kozlark seconded the motion to approve the new historic district.**

Rudy Marconi was asked to provide background and he deferred to Dan O'Brien, Chairman of the Historic District Commission.

Dan O'Brien stated our historic assets are something that benefit all of us. He discussed the founders of the Town in 1708 laid out the town on three ridges—High Ridge, Main Street, and East Ridge. The town currently has two historic districts: one on High Ridge and one on Main Street. This proposed historic district on East Ridge was approved by all but one of the property owners on East Ridge through the balloting process which is necessary to establish a new historic district.

Three distinct building periods are reflected on the street: 1880-1900 are reflective of the resort building of the time and this street has four of them in a row and is an iconic streetscape; 1900's to 1930's at the north end of the street, which were homes built by immigrants, tradespeople and merchants; and the 1940's to 1970's post WW2 construction boom at the south end.

The value of a historic district tells the story about our past by maintaining its historic character. We know that change happens; we can manage change and preserve the historic character of this area. Hundreds of changes have taken place in the two historic districts since their establishment, but you would not know that when looking at the structures from the street because the character has been maintained. The Historic District Commission (HDC) exists to approve changes, not deny them. The HDC is most concerned with the view from the street; not the interior of the structure, landscaping, paint color.

Dan O'Brien then reviewed the process involved in creating a Historic District: the appointment of a study committee, creation of a report; approval from the state; approval from P&Z; approval from ECDC; public hearing; balloting of the property owners; and finally the vote and passage of the ordinance change from the legislative body—the Town Meeting, which is what we are doing tonight.

Steve Meyer, 24 Lewis Drive, President of the Ridgefield Historical Board of Directors, stated he and his family moved here two separate times. Our Main Street is an asset to our town. The Town's iconic structures and diversity is our special sauce. The historic of our town is very important. In support.

Sue Manning, 56 East Ridge, stated she is a 55-year resident. The founders had foresight—we are fortunate. We keep, restore and repurpose historic buildings, such as the Prospector Theater, the Cass Gilbert Fountain, Lounsbury House. In support.

Elizabeth DiSalvo, 57 White Birch Road, stated that approving this does not mean there will be no development. A historic overlay will give us the ability to control the development. Please vote yes.

William Garofalo, 11 Grandview Drive, agrees but the proposal is an overreach. I don't want my tax dollars used to prevent improvement to some of the Town-owned buildings on the street. East Ridge Middle School, Veteran's Park and the Old High School are plain vanilla buildings. I approve the Historic District as long as the government buildings are carved out of the district.

Chuck Hancock, 480 North Street, stated he had a conversation with HDC Chair Dan O'Brien and because of that conversation he would like to encourage all present to vote yes. Chuck Hancock read for the record an email he received from Dan: "Chuck, thank you for the time this morning. Yes, if the building committee being formed to develop a plan for the Fire/Police Departments decide to use the police department in its current location, the Historic Commission will support any changes, including height or width with views from East Ridge so long as they are architecturally in keeping with the current historic look of the structure and appropriate to the historic character of the neighborhood."

Andrea Beebe, 378 Main Street, 40-year resident. In support of the historic district. Keeping the façade of East Ridge is vital to the cohesiveness of the three ridges. We are sitting in a mid-century modern historic building, designed by a valued architect. We must treasure every day walking Main Street and the view that we are given.

Sarah Sved, 327 Old Branchville Road, is in support. Approving East Ridge as an historic district will allow us to control our destiny—preservation and practicality can coexist. The Old High School is considered historic and has been repurposed and serves our community beautifully; preserving aesthetics without compromising functionality. Preservation and practicality can co-exist.

Rudy Marconi, First Selectperson, clarified that the once-termed Old High School is now known as Richard Venus Building, one of our Town Historians, and should be known as the Venus Building.

Moderator Ed Tyrrell called for a vote on the motion to create a historic district along East Ridge Road from Route 102 Route 102 (Branchville Rd) North to Prospect Street. The motion carried overwhelmingly; there were 3 Nay votes. The East Ridge Historic District was approved.

[Chapter 208. Historic Districts](#)

[HISTORY: Adopted by the Town of Ridgefield 6-5-1974 as Ch. 6, Art. I of the 1974 Code. Amendments noted where applicable.]

GENERAL REFERENCES

Historic District Commission — See Ch. [19](#), Art. [V](#).

Building construction — See Ch. [135](#).

[§ 208-1. Purpose.](#)

The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the Town through the preservation and protection of buildings, places and districts of historic interest by the maintenance of such landmarks in the history of architecture and of the Town.[\[1\]](#)

[\[1\]](#) Editor's Note: By ordinance of 6-28-2000 the Town adopted by reference the provisions of C.G.S. §§ 7-147p to 7-147y regarding historic properties.

[§ 208-2. Definitions.](#)

As used in this chapter the following terms shall have the meaning ascribed to them:

[COMMISSION](#)

The Ridgefield Historic District Commission as constituted in accordance with this Chapter [19](#), Article [V](#) of the Town Code.

[EXTERIOR ARCHITECTURAL FEATURES](#)

Includes the location, architectural style, general design and general arrangement of such portion of the exterior of a structure as is open to view from a public street, way or place.

[HISTORIC DISTRICT](#)

Ridgefield Historic District No. 1 and any other historic district hereafter established pursuant to state law.

[§ 208-3. District No. 1.](#)

[A.](#) Established. Through the development of appropriate settings for buildings, places and districts, there is hereby established an historic district in the Town, to be known as "Ridgefield Historic District No. 1, Main Street, South," and the boundaries of the historic district are hereby fixed and defined in the manner shown on the map on file with the Town Clerk.

[B.](#) Extension.

[Added 4-23-1976]

[\(1\)](#) The original historic district known as "Ridgefield Historic District No. 1 Main Street, South," is hereby extended to include all those certain pieces and parcels of land as shown on the Map of Existing and Proposed Historic Districts of Ridgefield, Connecticut, which map is dated December 1, 1974, revised March 20, 1975, and is on file in the office of the Town Clerk.

[\(2\)](#) The names of the property owners to whom notice was given pursuant to C.G.S. § 7-147b, Subsection (e), are: Mr. and Mrs. Augustus J. Detzer; First Church of Christ Scientist; Aldrich Museum of Contemporary Art; Mr. Robert Kraus; Mr. and Mrs. Lance Ballou, Jr.; Mrs. Betty Lou Campbell; Dr. Robert E. Mead; Keeler Tavern Preservation Society; Mr. and Mrs. Donald H. Schmuck; Mr. and Mrs. John Webster; Mr. and Mrs. Clifford R. Wilmot; Mrs. Hammersley Carpenter; St. Stephen's Episcopal Church; Mrs. Julia R.S. Woodford; Mrs. Lillian Robinson; Miss Dorothy E. Honan; Mr. and Mrs. J. Edward Hall; Mr. and Mrs. Paul Fisher; Mrs. Fielding V. Jackson; Jesse Lee Memorial United Methodist Church; Mr. and Mrs. Patrick J. Crehan; Dr. and Mrs. David Weingast; Mr. and Mrs. William McMahon; Mr. and Mrs. Calvin S. Brunen; First Congregational Church; Mr. James P. Lewis, Jr.; Mr. and Mrs. Edwin A. Rideout; Dr. and Mrs. Patrick A. Neligan; Dr. and Mrs. Theodore Safford, Jr.; Dr. Gordon Pettit; DiNapoli Development Co., Inc.; Mrs. Lesley Williams; Mr. and Mrs. Robert Bowie; Mr. and Mrs. Richard Kluger; Mr. and Mrs. Vernon M. Welsh; Mr. and Mrs. Joseph R. Hackett; Mrs. E. Margaret Starr Jessup; C. V. Construction Company, Inc.; and the Independent Order of Odd Fellows.

[§ 208-4. District No. 2.](#)

[Added 4-23-1976]

[A.](#) All those certain pieces and parcels of land, shown and delineated as "High Ridge-District No. 2" on that certain map titled "Map of Existing and Proposed Historic Districts of Ridgefield, Connecticut," which map is dated December 1, 1974, revised March 20, 1975, and is on file in the office of the Town Clerk, are hereby included as an historic district of the Town of Ridgefield.

B. The names of the property owners to whom notice was given pursuant to C.G.S. § 7-147b, Subsection (e), are: Mrs. Jeanne M. Bassett; Mr. James P. Ettinger, Jr.; Mr. and Mrs. Albert D. Swanson; Altna Craig Convalescent Home; Mr. Royal C. Van Etten; Mrs. Lois Hall Herrick; Mr. George R. Halpern; Mrs. Elsie Craig; Mr. and Mrs. Robert Martin; Mr. and Mrs. Stanley R. Lewis; Mr. and Mrs. Russell L. Seymour; Miss Mary Proal Lindeke; Mr. and Mrs. Albert A. Arvay; Mr. and Mrs. Roderick Ellis; Mr. Henry Prieger; Messrs. Joseph, James and Aldo Bacchiochi; Mr. and Mrs. Melish A. Thompson; Mr. and Mrs. David Atherton; Mr. and Mrs. John Alymer White; Misses Jane and Mary Henle; Mr. and Mrs. James A. Bacchiochi; Mrs. Joan L. Jacobson Minot; Mr. and Mrs. W. Lee Noel; Mrs. Bernice O. Schwartz Ridgefield Water Supply Company; First Congregational Church; and the Greenwich Federal Savings and Loan Association.

§ 208-5. District No. 3.

[Added 1-21-2026]

A. All those certain pieces and parcels of land, shown and delineated as "East Ridge-Historic District No. 3" on that certain map titled "Map of Existing and Proposed Historic Districts of Ridgefield, Connecticut," which map is dated January 21 2026, and is on file in the office of the Town Clerk, are hereby included as an historic district of the Town of Ridgefield.

B. The names of the property owners to whom notice was given pursuant to C.G.S. § 7-147b, Subsection (e), are: Judith Auberjonois, Trustee; William J. Smith / Jennifer L. Smith; Sue W. Manning, Trustee; Thomas M. Montanari; Joan Laspia; Brian F. Carey / Gina Carey; Lucille Paterniani, Teresa Cooper et al; The 109 E Ridge Trust; Michelle A. Kearney / Peter Kearney; Meng Zhang; Anna O. Caruso; Robert P. Dennis Trustee / Amy R. Dennis Trustee; Jane Berendsen / Ronald P. Hill; Robert B. Hendrick / Sarah R. Hendrick; Sarah C. McKenna; Jody Mallory / Baker Mallory; James Zegarelli / Teresa Zegarelli; and William J. Najam, III / Eloisa Najam.

§ 208-6(5). Certificate of appropriateness.

A. Required; control of advertising.

(1) No building or structure shall be erected, altered, restored, moved or demolished within an historic district until after an application for a certificate of appropriateness as to exterior architectural features has been submitted to the Commission and approved by said Commission.

(2) The style, material, size and location of outdoor advertising signs and bill posters within an historic district shall also be under the control of such Commission.

(3) The provisions of this Subsection A shall not be construed to extend to the color of paint used on the exterior of any building or structure.

B. Public hearing required.

[Amended 3-21-2007]

(1) The Historic District Commission shall hold a public hearing upon each application for a certificate of appropriateness. Notice of the time and place of said hearing shall be given by publication in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the municipality at least seven days before such hearing. Within not more than 65 days after the filing of an application as required by Subsection A(1) (which time may be extended with the consent of the applicant), the Commission shall pass its decision upon such application and shall give written notice of its decision to the applicant. Evidence of approval, as referred to in Subsection A(1), shall be by certificate of appropriateness issued by the Commission. In the event that the Commission disapproves an application, it shall state its reasons therefor in the written notice of its decision.

(2) Failure of the Commission to act within 65 days (or any extension thereof) shall constitute approval and no other evidence of approval shall be needed. The Commission shall keep a record of all applications for certificates of appropriateness and of all its doings under this chapter.

C. Issuance; considerations to issuance. If the Commission determines that the proposed erection, construction, restoration, alteration or razing will be appropriate, it shall issue a certificate of appropriateness. In passing upon appropriateness, the Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance, architectural style, general

design, arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and pertinent features of other structures in the immediate neighborhood.

D. Refusal to issue. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the historic district.

§ 208-7(6). Ordinary maintenance and repairs; destruction of unsafe structures.

Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature in the historic district which does not involve a change of design thereof, nor to prevent the construction, reconstruction, alteration or demolition of any such feature which the Building Official or a similar agent shall certify to the Commission is required by the public safety because of an unsafe or dangerous condition, nor to prevent the construction, reconstruction, alteration or demolition of any such feature under a permit issued by a Building Official or similar agent prior to the effective date of establishment of such district.

§ 208-8(7). Variations.

Where, by reason of topographical conditions, district border line situations, immediately adjoining existing developments, or because of other unusual circumstances, the strict application of any provision of this chapter would result in exceptional practical difficulty or undue hardship upon the owner of any specific property, the Commission in passing upon applications shall have the power to vary or modify strict adherence to this chapter, or to interpret the meaning of this chapter so as to relieve such difficulty or hardship, provided that such variance, modification or interpretation shall remain in harmony with the general purpose and intent of this chapter so that the general character of the district shall be conserved and substantial justice done. In granting variations, the Commission may impose such reasonable and additional stipulations and conditions as will, in its judgment, better fulfill the purpose of this chapter.

§ 208-9(8). Enforcement.

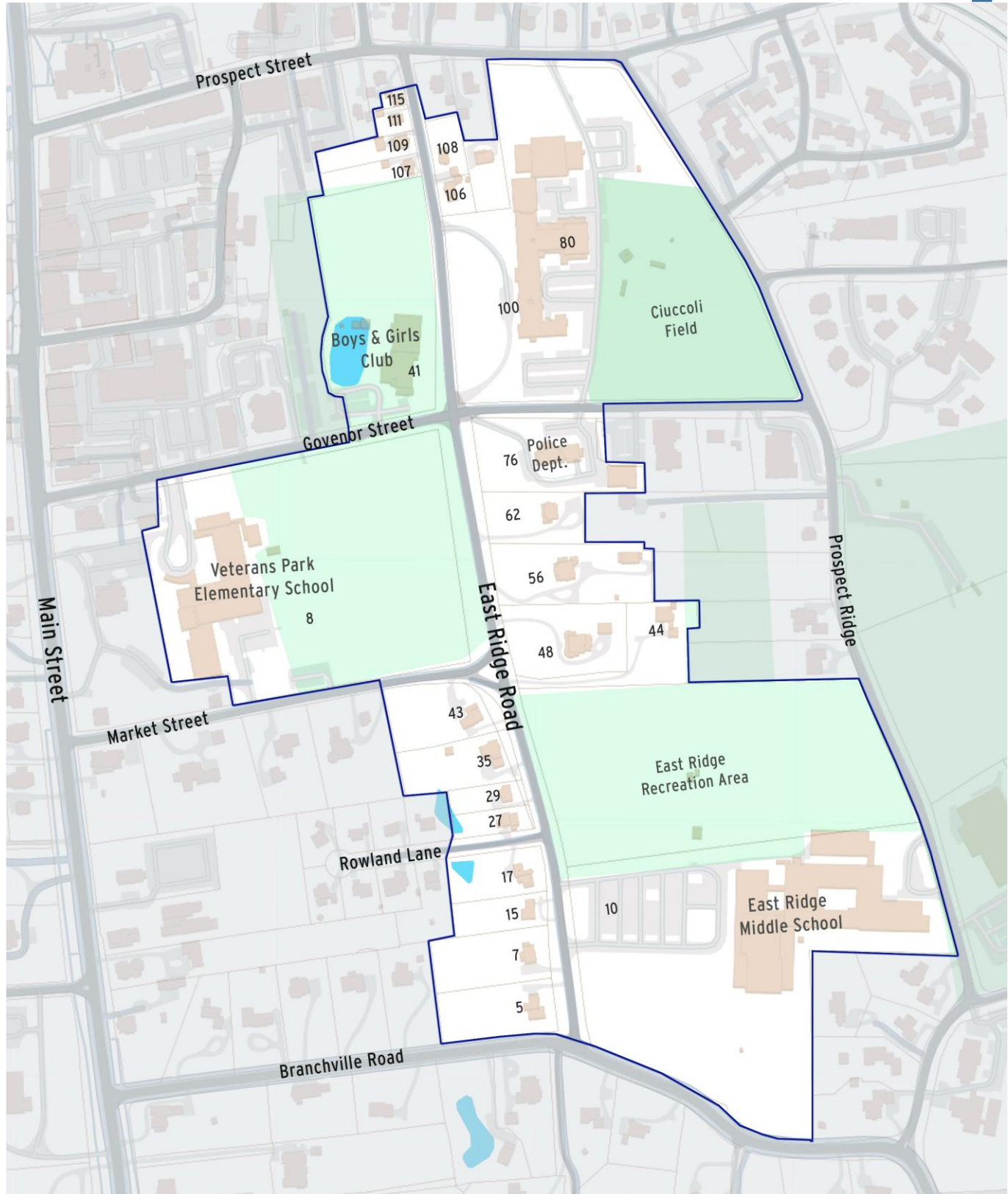
[Amended 10-5-1983]

Regulations and orders of the Commission issued pursuant to this chapter or to any rule of procedure adopted hereunder shall be enforced by the Historic District Enforcement Officer, who shall be appointed by the Board of Selectmen for a two-year term, who may be authorized by the Commission to inspect and examine any building, structure, place or premises and to require in writing the remedying of any condition found to exist therein or thereon in violation of any provision of the regulations or orders made under the authority of this chapter or of any rule of procedure adopted hereunder.

§ 208-10(9). Penalties for offenses.

The owner or agent of any building or premises where a violation of any provision of this chapter or of any bylaw adopted hereunder has been committed or exists, or the agent, architect, building contractor, or any other person who commits, takes part or assists in any such violation, or who maintains any building or premises in which any such violation exists, shall be fined not less than \$10 nor more than \$100 for each day that such violation continues, but, if the offense is willful, the person convicted thereof shall be fined not less than \$100 nor more than \$250 for each day that such violation continues. Each day such violation continues to exist shall constitute a separate offense.

East Ridge Historic District Map Detail



Maureen Kozlark moved and Chuck Hancock seconded the motion to adjourn the meeting at 8:21 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti CMC CCTC, Town Clerk