

NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT
WEDNESDAY, SEPTEMBER 17th, 2025 AT 7:30 PM

Notice is hereby given that a Special Town Meeting for residents will be held on Wednesday, September 17th, 2025 at 7:30 pm in the Town Hall Large Conference Room, 400 Main Street, Ridgefield, CT 06877 to vote on the following:

1. The assignment of the Halpin Lane Nolan Property to Acadia Housing Inc. located in Rocky Hill CT
2. An ordinance update to set restrictions for motorized transportation, including e-bikes and e-scooters, in public areas and sidewalks
3. Changes to the language of the Tertiary Road Ordinance
4. Establishment of an Affordable Housing Trust Fund

The full ordinances can be found on the Town Calendar section of the Town website - www.ridgefieldct.gov.


Rudy Marconi, First Selectperson




TOWN OF RIDGEFIELD
Office of the First Selectperson

RECEIVED
9:27am
SEP 16 2025
Wendy Gannon Lionetti
BY TOWN CLERK'S OFFICE
RIDGEFIELD, CT

September 16, 2025

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notices for the Special Town Meeting held on September 17, 2025, appeared in the *Ridgefield Press* on Thursday, September 11, 2025.


Reyna Vallejo
First Selectperson's Office

Special Town Meeting September 17, 2025 – 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 Barbara Manners moved and Selectperson Maureen Kozlark seconded the motion to appoint Ed Tyrrell, 17 Pond Road, as Moderator for the Special Town Meeting. The "Aye" votes were unanimous and Ed Tyrrell was appointed Moderator.**

Moderator Ed Tyrrell called the meeting to order and requested a motion to appoint a Secretary. **Barbara Manners moved and Maureen Kozlark seconded the motion to appoint Wendy Gannon Lionetti, Town Clerk, Secretary. The "Aye" votes were unanimous and Wendy Gannon Lionetti was appointed Secretary.**

According to the Town Clerk's unofficial head count, there were 30 people in attendance (in addition to the BOS members, the Moderator, and the Secretary) at the Special Town Meeting.

Moderator Ed Tyrrell read the legal notice of the meeting that appears on page 121 of the Volume 20 STM minutes book.

The Moderator asked for a motion to approve the first item – assignment of the Halpin Lane Nolan property to Acadia Housing Inc located in Rocky Hill, CT. **Maureen Kozlark moved and Barbara Manners seconded the motion to approve the assignment of the property.**

Rudy Marconi was asked to provide background. He stated the Town has a lease that was signed in 1989 for the approximately 27 units of subsidized housing on Halpin Lane. The Town owns the property and leases it to Halpin Court Limited Partnership, who are looking to assign the lease to Acadia out of Rocky Hill, CT. There is an assignment clause in the contract, but because it involves the land the Town is required to have a Public Hearing followed by a Special Town Meeting.

Beverly Barnard, Prospect Ridge, thought the matter for discussion was the vacant parcel on the corner of Prospect Ridge and Halpin Lane. She was informed that this was a different matter and that the vacant lot will be discussed at an upcoming Town Meeting.

Moderator Ed Tyrrell called for a standing vote on the motion to assign the property to Acadia Housing—the motion carried almost unanimously; one person voted against. Assignment of the Halpin Court Limited Partnership lease to Acadia Housing was approved.

The Moderator then asked for a motion to approve the second item – an update of a current ordinance to set restrictions for motorized transportation, including e-bikes and e-scooters, in public areas and sidewalks.

Selectperson Sean Connelly moved and Selectperson Geoffrey Morris seconded the motion to approve the proposed ordinance changes.

Moderator Tyrrell then asked Rudy Marconi to provide background on the matter. Mr. Marconi stated this is an attempt to restrict the use of e-bikes and motorized scooters on public pathways and sidewalks. Some changes were made as a result of the Public Hearing – our attorney incorporated the terms ‘public pathway, trail and sidewalk’. This would include Conservation Commission trails and the rail trail. When these bikes are used on Conservation trails, they tear up the trails and cause erosion problems. We should think about designating a place for e-bikers to ride safely; at this time we don’t have one. The section of the ordinance prohibiting reckless use on sidewalks or public areas adds ‘e-bikes and e-scooters’ to the language. The reckless and dangerous use of these e-bikes is going to result in injury and we want to avoid this. The kids have figured out how to cut the wire that limits the speed with which these bikes can travel.

Shannon Capocci, 33 Bobby’s Court, is supportive of the changes to the ordinance. She is a parent and has been following this issue. It is a problem everywhere; the parking lots are especially dangerous, but the Town does not have authority to enforce this ordinance in the parking lots as they are private property.

Moderator Ed Tyrrell called for a vote on the motion to revise the current ordinance to set restrictions for motorized transportation, including e-bikes and e-scooters, in public areas and sidewalks. The motion carried unanimously. The ordinance changes were approved.

The Moderator then asked for a motion to approve the third item – an update of a current ordinance to change the language of the tertiary road classification. **Maureen Kozlark moved and Barbara Manners seconded the motion to approve the proposed ordinance changes.**

Moderator Tyrrell then asked Rudy Marconi to provide background on the matter. Our current ordinance defines a tertiary road as approximately 18 feet wide serving up to five homes. Planning & Zoning has changed their regulations to allow up to five homes on an accessway, and if that accessway comes off a tertiary road, that road will be getting much more use. We want to change the language so as to not be restricted in using capital money to pave these roads.

Gus Olsen, Three Sugar Maple Lane, asked about the conflicting signage on the rail trail—one says no bicycles, and another says bicycles are allowed. Who is responsible for these signs? Rudy Marconi responded that Eversource owns the rail trail and the Town has an agreement that no bicycles are allowed on it. Some areas on either side of the rail trail are very steep and Eversource does not want the liability should an injury occur. It would be up to Eversource to lift that restriction. Selectperson Geoffrey Morris stated that a sticker has been affixed to one of the signs stating “Bike riders ride with caution”.

Moderator Ed Tyrrell called for a vote on the motion to revised the current ordinance to change the definition of a tertiary road. The motion carried unanimously. The ordinance changes were approved.

The Moderator then asked for a motion to approve the fourth item – establishment of an Affordable Housing Trust Fund. **Barbara Manners moved and Geoffrey Morris seconded the motion to approve the establishment of an Affordable Housing Trust Fund in Chapter 4 of the Ridgefield Town Code book.**

Moderator Tyrrell then asked Rudy Marconi to provide background on the matter. R. Marconi yielded to Kevin Brown, 55 Deer Hill Drive, of the Affordable Housing Committee, to explain.

Kevin Brown stated that a new Planning & Zoning regulation that provides for new multi-family housing projects in town states the developer has the opportunity include affordable housing as a part of the project or to pay a fee in lieu of affordable housing as part of the project. That money would be set aside for the purposes of furthering affordable housing goals in town. More than half the towns in Connecticut either have or have plans to create an affordable housing trust fund. The Affordable Housing Committee has recommended this to the Board of Selectpersons.

R. Marconi stated there was one change as a result of the public hearing: The section stating any interest earned would be given back to the Trust Fund—this was deleted. Any interest earned would go back into the general fund of the Town. It would be an administrative burden to ask the Finance Department to oversee such a task. The Town handles all the finances—this would be added to the already burdensome responsibility of managing the money.

Scott DeYoung, Caudatowa Drive, is concerned that this creates a slush fund. R. Marconi stated that this is similar to the Payment in Lieu of Parking that the P&Z does for developers. This is a similar approach. Sean Connelly stated that all decisions would be made in public thereby alleviating any duplicity.

Debra Franceschini, Affordable Housing Committee member, clarified that the regulation states that this money must go into an Affordable Housing Trust Fund, but no such fund exists. This ordinance would create the fund.

Chris Vahlsing, 382 North Street, asked whether this money can be used for capital improvements of existing affordable housing, such as Ballard Green, such as sidewalk improvement. R. Marconi stated that this is meant to be used going forward to help subsidize affordable housing.

Debra Franceschini stated the Town does not own the Ballard Green property; this was verified by R. Marconi.

Nick Cerbone, 53 Main Street, asked who is the trustee for this fund? Does the Town as an entity qualify as a trustee? R. Marconi stated yes; was told by the Town Controller.

Krista Willett, 30 Seth Low Mountain Road, stated we get a lot of pressure from the state to build 8-30g housing, and we are well below the threshold, so we want to do it in an intelligent way. The Affordable Housing Committee is trying to control the process and this fund is an attempt at an intelligent response to this situation.

Andrea Beebe, 378 Main Street, and member of the Affordable Housing Committee stated that this trust fund was a part of recommendations that the AHC made to the BOS several years ago. The AHC is following through on this recommendation.

Debra Franceschini stated the Town will be required to file an annual report and make it public.

Kevin Brown, 55 Deer Hill Drive, stated that this trust fund is like a pool of money administered by the Town and will be used for items recommended by the Affordable Housing Committee to the Board of Selectpersons.

Moderator Ed Tyrrell called for a vote on the motion to approve the establishment of an Affordable Housing Trust Fund in Chapter 4 of the Ridgefield Town Code book. The motion carried with all but two in attendance voting to approve. The addition of an Affordable Housing Trust Fund in Chapter 4 of the Ridgefield Town Ordinances was approved.

Sean Connelly moved and Geoffrey Morris seconded the motion to adjourn the meeting at 8:08 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti CMC CCTC, Town Clerk