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

NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT
WEDNESDAY, December 10th, 2025 AT 7:30 PM

Notice is hereby given that a Town Meeting for residents will be held on Wednesday, December 10th, 2025, at 7:30 pm in the Town Hall Large Conference Room, 400 Main Street, Ridgefield, CT 06877 to vote on the following:

1. Eversource Easement, alternative High School Location (Town property on the Easterly Side of Prospect Ridge Road)
2. Acceptance of open space on 0 Pound Street, 11 acres, Map assessors map (E-140001) and the transfer of .3255 acres from the Town of Ridgefield to 6 Palmer Court, Ridgefield, CT.

Town website - www.ridgefieldct.gov

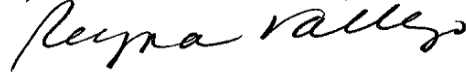

Rudy Marconi
First Selectperson



December 18, 2025

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notice for the Special Town Meeting held on December 10, 2025 appeared in *The Ridgefield Press* on Thursday, November 27, 2025 and December 4, 2025.


Reyna Vallejo
First Selectman's Office

Special Town Meeting December 10, 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 Maureen Kozlark moved and Selectperson Geoffrey Morris 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.**

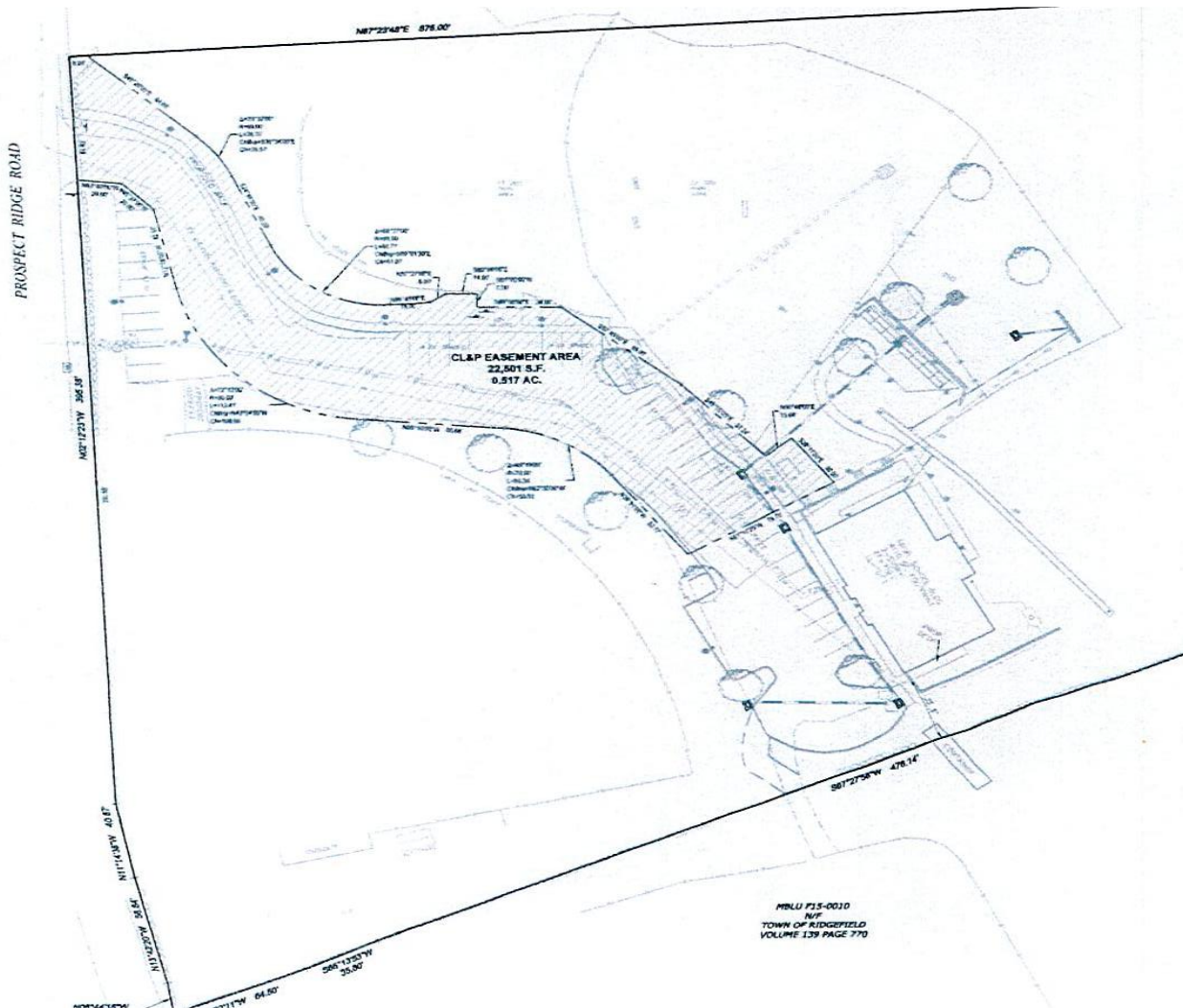
Moderator Ed Tyrrell called the meeting to order and requested a motion to appoint a Secretary. **Sean Connelly moved and Jim Coyle, 258 Florida Road, seconded the motion to appoint Wendy Gannon Lionetti, Town Clerk, Secretary. The "Aye" votes were unanimous and Wendy Gannon Lionetti was appointed Secretary.**

According to the Town Clerk's unofficial head count, there were 22 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 126 of the Volume 20 STM minutes book.

The Moderator asked for a motion to approve the first item – **to grant an easement to Eversource Energy on Town-owned property on Prospect Ridge, the location of the new Alternative High School. Sean Connelly moved and Maureen Kozlark seconded the motion to approve the easement.**

Rudy Marconi was asked to provide background.



R. Marconi stated this easement is located where the dog park is. The parcel comes from Halpin Lane and then wraps around up to Prospect Ridge; the address will change to a Prospect Ridge address in the future. The underground power comes in underground from the street to get to the new Alternative High School. The Town already signed and recorded an easement for Eversource but their attorneys wanted this additional resolution to be included in the approval. This is the purpose of this Special Town Meeting. R. Marconi then read the resolution:

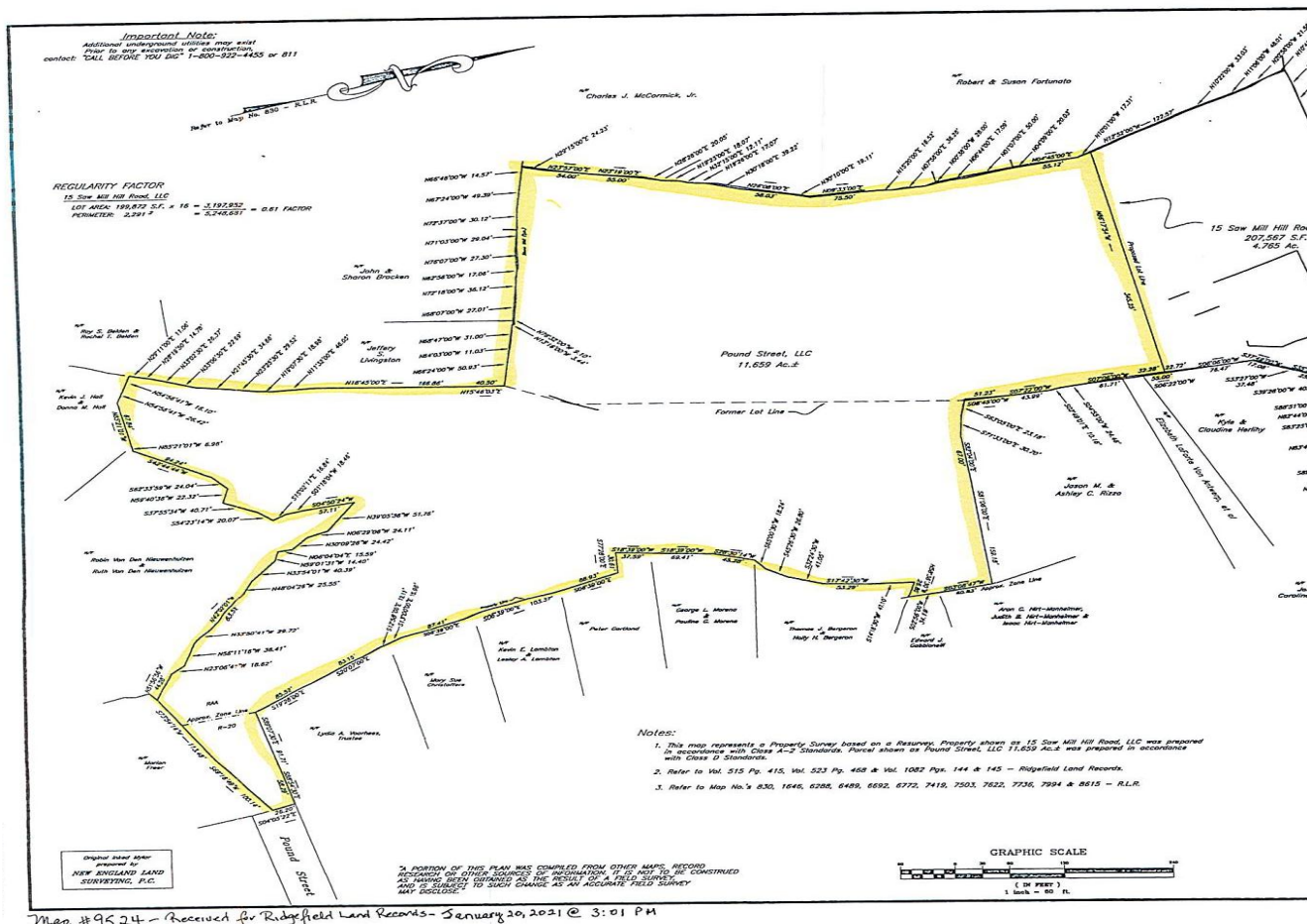
RESOLVED, that the Town grant and convey to The Connecticut Light and Power Company dba Eversource Energy a corporation chartered by the General Assembly of the State of Connecticut and having its principal office in the Town of Berlin, in the State of Connecticut, its successors and assigns, permanent rights for the installation, maintenance and repair of electric lines over, under and across land of the Town situated in the 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 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.

Moderator Ed Tyrrell called for a vote on the motion to grant the easement to Eversource. The motion passed unanimously. The easement from the Town of Ridgefield to Eversource Energy was approved.

The Moderator then asked for a motion to approve the second item – **acceptance of 11 acres of open space on 0 Pound Street, Assessors map/lot E14/0001 and the transfer of .3255 acres from the Town of Ridgefield to 6 Palmer Court, Ridgefield, CT. Selectperson Maureen Kozlark moved and resident Jim Coyle seconded the motion to approve the proposed ordinance changes.**

Moderator Tyrrell then asked Rudy Marconi to provide background on the matter.



R. Marconi stated that an 8-24 referral from Planning & Zoning is necessary for this matter and it was on their last meeting agenda, but the meeting was cancelled due to the weather. It is on their next meeting agenda. R. Marconi asked Town Counsel whether the Town Meeting could approve this transfer contingent upon a positive 8-24 and the answer was yes.

Jim Coyle, Florida Hill Road and Chairman of the Conservation Commission, stated the Conservation Commission rarely deals with land swaps, but this is a rare opportunity. There is a small parcel of open space on Palmer Court of approximately .32 acres that Mrs. Keane wants to hold on to for personal reasons, and she generously offered to purchase the Pound Street property of 11 acres in exchange for it. The Conservation Commission supports this great opportunity for the Town.

R. Marconi further stated that this parcel is part of a drainage basin that leads to the Titicus River. There is a pond and a dam on the property that breached 35-40 years ago. The Town is looking at addressing increasing flooding problems in a long-term master plan and this is one area included in the existing old drainage areas that may be used in helping hold back some of the water some time in the future. R. Marconi expressed his appreciation to Margaret Keane for this generous donation.

Maureen Kozlark received a communication from resident Debra Franceschini, 72 Spireview Road, who stated she appreciates this potential addition of open space, but wants residents to consider that this means giving up roughly \$14,000 of potential revenue. Before moving forward, there should be a plan for how the Town would make up the \$14,000 in tax revenue that we are foregoing by accepting it as open space.

R. Marconi clarified that the 11 acres is being taxed at a much lower rate of approximately \$300-400/acre, known as the PA-490 act for farm, forest or open space.

Moderator Ed Tyrrell called for a vote on the motion to accept 11 acres of open space 0 Pound Street, 11 acres, Map assessors map (E-140001) and the transfer of .3255 acres from the Town of Ridgefield to 6 Palmer Court, Ridgefield, CT. The motion carried unanimously. The land swap was approved.

Maureen Kozlark moved and Jim Coyle seconded the motion to adjourn the meeting at 7:45 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti CMC CCTC, Town Clerk