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TOWN OF RIDGEFIELD
DECLARATION OF OPEN SPACE
March 16, 2022

The Town of Ridgefield, Connecticut, a municipal corporation located in Fairfield County, Connecticut, the Declarant, acting herein by its First Selectman, Rudy Marconi, does hereby declare as Town open space in perpetuity those properties more particularly listed herein in Attachment A. Furthermore, these properties are to be managed under the jurisdiction of the Ridgefield Conservation Commission.

WITNESSETH

WHEREAS, the Declarant is the sole owner of certain real properties in the Town of Ridgefield, County of Fairfield and State of Connecticut, more particularly listed in Attachment A and described herein as set forth below; and

WHEREAS, the properties possess natural areas of importance to the people of the Town of Ridgefield; and

WHEREAS, this Declarant desires to conserve the properties for the purposes set forth herein.

WHEREAS, this Declarant desires that Town open spaces are protected consistent with the *DEEP Comprehensive Open Space Acquisition Plan* (referred to as the *2016-2020 Green Plan*). Protected open space is defined by DEEP as: any area of land with a restriction that would limit its use to open space. Such parcels include lands subject to conservation restriction, deed restriction, or certain reserved rights.

NOW THEREFORE, the Declarant, for the above stated purposes does declare in perpetuity those parcels listed in Attachment A as Town open space as hereinafter set forth:

1. Purpose. It is the purpose of this Declaration to ensure that the habituated areas, vegetation, and stone walls within the Town open space properties be retained forever predominantly in their natural condition; and to prevent any use of these properties that will significantly impair or interfere with the conservation values or interest of the Declaration described above; the Declarant intends that this Declaration shall have the qualities of a conservation restriction as defined in Section 47-42a through 47-42c of the Connecticut General Statutes, except as modified herein.

2. Prohibitions. Any activity on or use of the Town open space properties inconsistent with the purpose of this Declaration is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a) All activities and uses prohibited by Section 262-12 (Trespass on open space and easements) of the *Open Space Use Ordinance of Ridgefield*.

NOTWITHSTANDING THE FOREGOING, HOWEVER, the Grantor, Town of Ridgefield, and parties to whom drainage and utility easements have been granted over and through the Declaration properties shall have the right to drain and the right to maintain, repair and replace any and all drainage and utility facilities that have been constructed within the Declaration properties. Such right shall include the right to cut trees and to remove shrubs or plants in order to perform such maintenance, repair and replacement.

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3. Declarant Rights. The Declarant hereby reserves the following rights:

- a) The right to cut and remove diseased or damaged trees, shrubs, or plants.
- b) The right to repair erosion and other damage caused to the Declaration area and trees, shrubs and other vegetation within the area by any causes.
- c) The right to construct, maintain, repair and replace recreational facilities on the Declaration properties.
- d) The right to preserve and protect the conservation values of the Declaration properties.

TO HAVE AND TO HOLD, the above granted rights, privilege or authority onto the said Grantee, its successors and assigns forever, to its and their own proper use and behoof.

IN WITNESS WHEREOF, The Grantor hereby sets his hand and official seal on the day and year first above written.

DECLARANT
TOWN OF RIDGEFIELD, CONNECTICUT

By: _____
Rudy Marconi
First Selectman

Name:

Name:

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

On this ___ day of _____ 2022 before me, the undersigned officer, personally appeared Rudy Marconi, First Selectman of the Town of Ridgefield, and as signer and sealer of the foregoing instrument he acknowledged the execution of the same to be his free act and deed individually and the free act and deed of the Town of Ridgefield, Connecticut.

David L. Grogins, Esq.
Commissioner of the Superior Court

Attachment A (08/25/22)
Town Open Space

Street Lot# Volume Page Acres OS Name TC Map RCC Map Name

NAMED AND NUMBERED

CONANT RD	C15-0041	0	0	1.43	Blacksmith Ridge	3706	Blacksmith Ridge
	C15-0069			2.98		3921	
RAMAPOD RD	D14-0144	474	377	0.83	Blacksmith Ridge	7994	small, isolated
CAVALRY CT	D12-0118	266	982	4.23	CaseyLane	6755	Armand Road
DOUBLEDAY LA	D13-0100	269	409	6.88	CaseyLane	6408	Casey Lane Map
CASEY LA	D13-0121	632	639	1.8	CaseyLane	7893	Casey Lane Map
CASEY LA	D13-0122	440	198	0.85	CaseyLane	7893	Casey Lane Map
PUMPING STATION RD	B14-0008	114	449	18.85	Colonial Heights	3501	Colonial Heights
NOD RD	G19-0025	566	782	5	Comstock Court	8521	Nod Road
NOD RD	G19-0050	468	604	0.96	Comstock Court	7922	Nod Road
COOPER HILL RD	G16-0103	364	958	0.95	Florida Refuge	7412	Florida Refuge
OLD MILL RD	D04-0034	138	27	273.4	Hemlock Hills	4513	Hemlock Hills
PINE MOUNTAIN RD	E04-0002	160	180	3	Hemlock Hills	4979	Hemlock Hills Map
BENNETTS FARM RD	E05-0004	259	510	10	Hemlock Hills	6235	Hemlock Hills Map
BENNETTS FARM RD	E05-0005	264	1122	9.08	Hemlock Hills	6327	Hemlock Hills Map
MOUNTAIN RD	E06-0062	373	607	11.39	Hemlock Hills	7485	Hemlock Hills Map
CANTERBURY LA	C03-0071	727	395	10.71	Keeler Court	8840	Canterbury Lane
SKY TOP RD	D06-0016	129	615	46.34	Lake Windwing	??	Lake Windwing
NORTH SHORE DR	D06-0025	129	615	17	Lake Windwing	??	Lake Windwing
LAUREL LA	G09-0022	536	167	1.43	Laurelwood/GP Area	8093	Laurel Lane
LAUREL LA	G09-0026	536	169	1.7	Laurelwood/GP Area	8093	Laurel Lane
LAUREL LA	G09-0027	536	167	1.98	Laurelwood/GP Area	8093	Laurel Lane
BARRACK HILL RD	D11-0019	130	311	38.05	Levy Park	4089	Levy Park
THUNDER HILL LA	D11-0027	210	15	5.42	Levy Park	5534	Levy Park
THUNDER HILL LA	D11-0084	210	15	0.29	Levy Park	5534	Levy Park
LIMESTONE RD	E09-0020	224	308	11.26	Limestone Preserve	??	Limestone Road
LIMESTONE RD	E09-0021	71	456	6.3	Limestone Preserve	??	Limestone Road
NOD HILL RD	H18-0031	359	616	6.04	Nod Hill	2550	Weir Farm - Nod Hill Refuge Map
NOD HILL RD	H18-0051	357	675	6.32	Nod Hill	7361, 7732	Weir Farm - Nod Hill Refuge Map
NOD HILL RD	H18-0057	357	675	10.27	Nod Hill	7361, 7733	Weir Farm - Nod Hill Refuge Map
PINE MOUNTAIN RD	E05-0006	138	27	18.91	Pine Mountain	4512, 4514	Pine Mountain Map
PINE MOUNTAIN RD	F04-0006	138	27	219.85	Pine Mountain	4514	Pine Mountain Map
PINE MOUNTAIN RD	F04-0009	0	0	5.72	Pine Mountain	8951	Pine Mountain Map
BENNETTS FARM RD	F05-0002	176	203	45.93	Pine Mountain	8478A	Pine Mountain Map
BARRY AVE	D14-0154	502	600	1.34	Remington Woods	8107	Remington Woods Map
STONECREST RD	E11-0088	286	719	0.85	Ridgefield Brook	3503	Stonecrest Road
LIMESTONE RD	E11-0089	326	350	6.17	Ridgefield Brook	No map	Stonecrest Road
STONECREST RD	E11-0090	398	474	0.97	Ridgefield Brook	7490	Stonecrest Road
GEORGE WASHINGTON HWY	D04-0042	0	0	34.6	Scodon	4870	Scodon Drive
E020002	E02-0002	0	0	58.76	Shadow Lake	0	
OSCALETA RD	C13-0072	441	700	6.79	West Mtn Green	7899	West Mtn Green
				TOTAL	915	TOTAL	

OTHER OPEN SPACE PARCELS

NORTH SALEM RD	B08-0017	149	706	2		4815	North Salem Road
NORTH SALEM RD	B08-0051	605	287	30		8642	North Salem Road
KEELER DR	C02-0004	189	140	1.03		5161	Keeler Drive
KEELER DR	C02-0044	188	551	15.71		4515, 5161	Keeler Drive
OLD TROLLEY RD	C02-0086	535	510	0.02		8444AB	Old Trolley Road
RIDGEBURY RD	C03-0064	535	510	13.23		8444	Old Trolley Road
OLD TROLLEY RD	C03-0065	535	510	0.61		8444	Old Trolley Road
OLD TROLLEY RD	C03-0066	535	510	0.18		8444	Old Trolley Road
CANTERBURY LA	C03-0067	597	386	1.42		8608	C03-0067
MAMANASCO RD	C09-0098	200	129	1		5486	Richardson Park
MAMANASCO RD	C09-0153	200	129	1.12		5486	Richardson Park
BARRACK HILL RD	C11-0132	412	999	5		7715	Barrack Hill Road
WEST MOUNTAIN RD	C13-0004	115	747	1		375??	small, isolated
MAMANASCO RD	D10-0020	326	340	0.2			small, isolated
KELLOGG ST	D14-0152	474	377	3.52		7994	Kellog Street
BARRY AVE	D14-0172	678	106	2.47		8789	Barry Avenue
GEORGE WASHINGTON HWY	E03-0013	535	510	2.69		8475	E03-0013

Attachment A (08/25/22)
Town Open Space

Street	Lot#	Volume	Page	Acres	OS Name	TC Map	RCC Map Name
BENNETTS FARM RD	E06-0015	203		136	1.03	3555	small, isolated
MOUNTAIN RD	E06-0095	373		606	0.15	??	Hemlock Hills or Pine Mountain Map
MAIN ST	E14-0120	124		442	0.71	4017	
SHADOW LA	E16-0143	498		1148	0.79	8082	
SEYMOUR LA	E17-0039	917		271	1.15	??	Seymour Lane
SILVER SPRING RD	E18-0125	657		474	1.34	8754	E18-0125
TANGLEWOOD CT	E19-0030	459		22	1	??	Saint John's Road
SOUTHRIDGE CT	E21-0017	144		67	2.49	4709	Southridge Court
SOUTHRIDGE CT	E21-0024	144		67	1.09	4709	Southridge Court
SILVER SPRING PARK RD	E21-0060	326		352	0.17	??	Silver Brook Road
CROSS HILL RD	F07-0083	284		648	5.88	6637	
RUSTIC RD	F07-0143	275		195	1.58	1596	Bennett's Farm/Rustic Road
BENNETTS FARM RD	F08-0005	289		146	3.22	1856	Bennett's Farm/Rustic Road
WATERS EDGE WAY	F08-0009	289		146	0.18	1856	Bennett's Farm/Rustic Road
LAKEVIEW DR	F08-0078	797		55	0.27	6632	Lakeview Drive
LAKEVIEW DR	F09-0015	797		55	0.26	??	Lakeview Drive
HAVILAND RD	F11-0099	615		814	3.16	??	Haviland Road
ROCKWELL RD	F16-0113	323		650	2.13	7077	Rockwell Road
ROCKWELL RD	F16-0116	410		265	1.37	7626	Rockwell Road
NOD RD	F17-0091	328		439	0.1	7122	Whipstick Road
ETHAN ALLEN HWY	G10-0002	530		573	0.05		
GREAT POND RD	G10-0033	0		0	0.13	7373	Great Pond Map
ETHAN ALLEN HWY	G10-0037	530		573	2.19	6948??	
ROCK SPRING LA	G12-0003	519		487	1.95	1664	Rock Spring Lane
LOST MINE PL	G12-0077	364		783	2.83	7406	Lost Mine Place
NEW RD	G13-0098	84		314	5.52	2141	Aldrich Park Map
BLACKMAN RD	G14-0012	131		243	1.01	4221 ??	
LOUNSBURY RD	G14-0124	0		0	0.55	6730	Lounsbury Road
LOUNSBURY RD	G14-0125	0		0	0.19	6730	Lounsbury Road
COOPER HILL RD	G16-0049	459		22	1.89	??	Cooper Hill Road
FLORIDA HILL RD	G16-0096	260		726	5.33	6258	Florida Hill Road
COOPER HILL RD	G16-0097	364		958	0.15	7412	Cooper Hill Road
BRANCHVILLE RD	G17-0112	659		641	4	8761	Branchville Road
BRANCHVILLE RD	G17-0113	659		641	0.83	8761	Branchville Road
BRANCHVILLE RD	G17-0114	677		612	5.04	8788	Branchville Road
NOD RD	G19-0016	451		699	1.27	7941	Nod Road
ASHBEE LA	H13-0066	189		132	0.18	5096	
OLD BRANCHVILLE RD	H17-0050	0		0	0.28		Middlebrook Lane
NOD HILL ROAD	H17-0082	357		675	2.02	7361	Old Branchville Road
				TOTAL	144.68		
					Total Named and Numbered	915	
					Other Smaller OS Parcels	145	
					Total	1,059	