

NOTICE OF SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT
WEDNESDAY JANUARY 19, 2022 AT 7:30PM

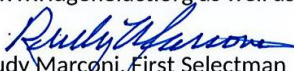
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JAN 12 2022
Wendy Gannon Lionetti
BY TOWN CLERK'S OFFICE
RIDGEFIELD CT

Notice is hereby given that a Special Town Meeting for residents will be held on Wednesday January 19, 2022 at 7:30pm in the Town Hall Large Conference room located at 400 Main St. Ridgefield, CT 06877 to vote on the below location;

A donation/purchase of approximately 58 total acres of land as follows:

1. Donation of 42.6 acres from Yankee Council Boys Scouts of America from the Tuccio/Leffert area.
2. Purchase from Yankee Council Boys Scouts of America of the Demrick section parcels A, B and C totaling 15.4 acres.

See the Town calendar for details pertaining to this Special Town Meeting. It will also be streamed live on our website, www.ridgefieldct.org as well as on Comcast Channel 24.


Rudy Marconi, First Selectman



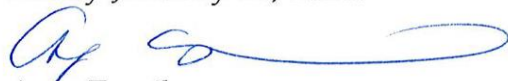
TOWN OF RIDGEFIELD
Office of the First Selectman

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FEB - 1 2022
Wendy Gannon Lionetti
BY TOWN CLERK'S OFFICE
RIDGEFIELD CT

February 1, 2022

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notices for the Special Town Meeting held on Wednesday January 19, 2021 appeared in *the Danbury News-Times* on Friday January 14, 2021.


Amy Escribano
First Selectman's Office

CT Yankee Council, Boy Scout Property Partial History
Update December 29, 2021

Parcel E03-0019 currently identified as the Boy Scout Property

- 52.21 acres as follows:
 - 42.556 acres from Tuccio/Leffert section.
 - Former Demrick parcels C and B - E04-0034 (5.986 acres) and F04-0001(3.667 acres).

1973 - Tuccio/Leffert Section

- 40 acres, more or less (actually 42.556 from survey); Map 1815.
- Original part of what is now the Boy Scout property of 52.21 acres on the Grand List.
- "In the event that (name change)..... or that the BSA, Inc fail to use the property for scouting purposes, then in that event the parcel shall be conveyed by the Grantee to the Town of Ridgefield, County of Fairfield, State of CT for park or recreational purposes."

2005 - Demrick Section

- 15.384 acres, more or less (Map 8951).
- This corresponds to Town Parcels E04-0034, F04-0001, and F04-0009.
- Former parcels E04-0034 and F04-001 do not appear on the Grand List as those two parcels were combined into E03-0019 while F04-0009 shows up as TOR property.
- Based on title search, F04-0009 is not TOR property (there was just a conservation easement with no actual property transfer).
- "Nothing in this grant shall be deemed to constitute a conveyance of the land to the Grantee."

Conclusion

- The Scouts are finally relinquishing the title to the original 42.556 acres at no cost to the Town.
- The Conservation Commission is purchasing 15.384 acres that were the Demrick Deed.



Special Town Meeting January 19, 2022

The First Selectman, Rudy Marconi, called the meeting to order at 7:30 pm in the large conference room of Town Hall. Mr. Marconi asked the audience to stand and recite the Pledge of Allegiance.

R. Marconi stated that the first order of business was to appoint a Moderator. **Selectwoman M. Kozlark moved and Selectman B. Hebert seconded the motion to appoint Ed Tyrrell 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. **John Katz, Ridgebury Road, moved and First Selectman R. Marconi seconded the motion to appoint Wendy Gannon Lionetti, Town Clerk, secretary. The “Aye” votes were unanimous and Wendy Gannon Lionetti was appointed secretary.**

Moderator Tyrrell read the legal notice of the meeting that appears on page 405 to consider the acquisition of 58 acres of land located in the northern end of town off Pine Mountain Road by both donation and purchase.

Mr. Tyrrell introduced Jim Coyle, Conservation Commission Chairman, to explain the history. Mr. Coyle and Matt Sharp, Conservation Commission member who is also active with the Boy Scout organization, stated that there are two parcels—the donation of land from the Yankee Council Boy Scouts (approx. 42 acres) was given to them from the Tuccio family in 1973. The property was deed restricted to be used for open space recreational purposes only. The smaller Demrick parcel (approx. 15 acres) would be purchased for \$124,000 from Conservation funds.

- M. Kozlark asked how much money would be left in the Conservation Commission Open Space Acquisition Fund after the purchase? J. Coyle responded \$450,000 would be left.
- B. Hebert asked whether both combined parcels be deed restricted? J. Coyle responded yes; it would be open space in perpetuity. B. Hebert asked how does this effect our open space goal? J. Coyle stated that because some of this property was erroneously already captured as Town-owned, it would minimally effect our open space goal.
- R. Marconi further clarified—is the restriction stated in the deed? J. Coyle responded yes.
- S. Connelly asked whether the two parcels have to go together? J. Coyle responded yes, the deal is precipitated on the premise that the parcels would be together.
- E. Tyrrell asked whether this would impact taxes? J. Coyle stated no, the funding is coming from the Conservation Commission and no taxes are being paid on it now so we are not losing anything. A portion had erroneously been on the records as being owned by the Town; the title search took a very long time to sort out.
- Greg Kabasakalian, 2 Washington, strongly encouraged the acquisition of this property.

The Moderator then asked for a motion to approve. **Mike Rettger moved and Russ Porter seconded the motion to approve the donation/purchase of approximately 58 acres by the Conservation Commission. The “Aye” votes carried.**

J. Katz moved and Russ Porter seconded the motion to adjourn the meeting at 7:43 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti, Town Clerk