

NOTICE OF A  
PUBLIC HEARING & SPECIAL TOWN MEETING  
TOWN OF RIDGEFIELD, CONNECTICUT  
WEDNESDAY, JANUARY 22, 2025 AT 7:30 PM

Notice is hereby given that a formal Public Hearing & Special Town Meeting for residents will be held on Wednesday, January 22, 2025, at 7:30 pm in the Town Hall Large Conference Room located at 400 Main Street, Ridgefield, CT 06877 to hear & vote on the following item: New Article XI, Fair Rent Commission. The Full Ordinance can be found on the Town Calendar [www.ridgefieldct.gov](http://www.ridgefieldct.gov).



TOWN OF RIDGEFIELD  
Office of the First Selectperson

January 23, 2025

Wendy Gannon Lionetti  
Town Clerk

This letter is to affirm that the legal public notices for the Special Town Meeting held on January 22, 2025, appeared in the *Ridgefield Press* on Thursday, January 16, 2025.



Amy Escribano  
First Selectperson's Office

Special Town Meeting January 22, 2025 – 7:37 pm (immediately following the Public Hearing)

First Selectperson Rudy Marconi stated that the first order of business was to appoint a Moderator. **Selectperson Maureen Kozlark moved and Selectperson Sean Connelly 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 asked the audience to stand and recite the Pledge of Allegiance after which he requested a motion to appoint a secretary. **Scott DeYoung, Caudatowa Drive, moved and Selectperson 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 9 people in attendance at the Special Town Meeting.

Moderator Ed Tyrrell read the legal notice of the meeting that appears on page 89 of the Volume 20 STM minutes book.

The Moderator asked for a motion to waive the reading of the full ordinance, which appears below. **Mike Raduazzo, 195 Peaceable Street, moved and Selectperson Chris Murray seconded the motion to waive the reading of the full ordinance. The "Aye" votes were unanimous and the motion carried.**

The Moderator then asked for a motion to approve the proposed ordinance. **Selectperson Sean Connelly moved and Selectperson Chris Murray seconded the motion to approve the Fair Rent Commission ordinance.**

RECEIVED

@ 2:45 PM

JAN 08 2025

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

RECEIVED

@ 10:47 am

JAN 23 2025

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

RIDGEFIELD CODE OF ORDINANCES  
CHAPTER 19, BOARDS, COMMISSIONS AND COMMITTEES  
New Article XI, Fair Rent Commission

§ 19-67 Statutory Authority.

Pursuant to and in conformity with Connecticut General Statutes §§ 7-148b through 7-148f, , as amended, the Town Meeting hereby creates a Fair Rent Commission for the Town of Ridgefield (the "Commission").

§ 19-68 Purpose.

The purpose of the Commission is to control and eliminate excessive rental charges on certain housing accommodations within the Town as set forth in the above statutes, and to carry out the purposes, duties, responsibilities and all provisions of the above-described sections and any other sections of the Connecticut General Statutes pertaining to fair rent commissions, as amended.

§ 19-69 Membership; Terms of Office.

The members of the Board of Selectpersons, including the First Selectperson, shall serve as the members of the Fair Rent Commission, with terms running concurrently with each respective Selectperson's term of office.

§ 19-70 Minority Representation.

Minority Representation on the Commission shall be determined in accordance with Conn. Gen. Stat. §9-167a and § 5-2 of the Charter, as amended.

§ 19-71 Member Compensation.

All members of the Commission shall serve without compensation.

§ 19-72 Powers and Duties.

A. The Commission shall have such powers, duties, and responsibilities as are provided pursuant to §§ 7-148b through 7-148f, 47a-20, and 47a-23c, inclusive, of the Connecticut General Statutes, as amended.

B. Such powers, duties, and responsibilities shall include, without limitation:

(1) Making studies and/or investigations.

(2) Conducting hearings.

(3) Receiving complaints concerning the following subject matter: (i) rental charges, as defined in C.G.S. § 7-148b, as amended; (ii) violations of the Connecticut General Statutes, including without limitation, C.G.S. §§ 7-148b through 7-148f, 47a-20, and 47a-23c, as amended; (iii) housing accommodations, except those accommodations rented on a "seasonal basis," as defined in C.G.S. § 7-148b, as amended, but including mobile manufactured homes and mobile manufactured

home lots; (iv) ensuring that rental charges in the Town are not "harsh and unconscionable"; and (v) any other power, duty, or responsibility set forth in the Connecticut General Statutes, as amended.

(4) Collecting fines and funds to be held in escrow, consistent with C.G.S. § 7-148d, as amended, and as provided in Section 19-74 below.

C. In determining whether a rental charge or a proposed increase in a rental charge is so excessive, with due regard to all the circumstances, as to be harsh and unconscionable, the Commission shall consider such of the following thirteen (13) circumstances as are applicable to the type of accommodation, as well as any additional circumstances set forth in the Connecticut General Statutes, as amended:

(1) The rents charged for the same number of rooms in other housing accommodations in the same and in other areas of the municipality.

(2) The sanitary conditions existing in the housing accommodations in question.

(3) The number of bathtubs or showers, flush water closets, kitchen sinks and lavatory basins available to the occupants thereof.

(4) Services, furniture, furnishings and equipment supplied therein.

(5) The size and number of bedrooms contained therein.

(6) Repairs necessary to make such accommodations reasonably livable for the occupants accommodated therein.

(7) The amount of taxes and overhead expenses, including debt service, thereof.

(8) Whether the accommodations are in compliance with the ordinances of the Town and the Connecticut General Statutes relating to health and safety.

(9) The income of the petitioner and the availability of accommodations.

(10) The availability of utilities.

(11) Damages done to the premises by the tenant, caused by other than ordinary wear and tear.

(12) The amount and frequency of increases in rental charges.

(13) Whether, and the extent to which, the income from an increase in rental charges has been or will be reinvested in improvements to the accommodations.

§ 19-73 Meetings and reports; Rules and Regulations.

- A. The Commission shall meet as required, or, at minimum, annually, and at such other times as the Commission may determine. The Commission shall choose a Chairman, Vice Chairman, and Secretary.
- B. The Commission may adopt rules and regulations for putting into effect the provisions of this Article. Such rules and regulations shall not be inconsistent with the provisions hereof or §§ 7-148b through 7-148f of the Connecticut General Statutes, as amended. Such rules and regulations shall be filed with the Town Clerk.
- C. The Commission shall annually prepare and transmit to the Board of Selectmen a report of its activities.

§ 19-74 Receipt and Disbursement of Funds

- A. All funds received by the Commission from any source shall be placed in the custody of the Financial Director to be held, administered, and disbursed by the Financial Director as part of and through the General Fund, subject to any limitations on the use of funds and in accordance with any requirements set forth in the Connecticut General Statutes, as amended, concerning funds and/or escrow funds received by the Commission.

Comments from those in attendance:

- Ed Tyrrell, 17 Pond Road, stated that he would generally be against any new commission that would be considered to be rent-control-like. But the state is saying we must do it, so we will do it. One of the things that the ordinance says is that 'harsh and unconscionable increases' will be reviewed, and as long as we are going to stick to this I am going to vote for it and I think everybody else should.

**Mr. Tyrrell called for a vote on the motion to approve the ordinance—the motion carried unanimously and the new Fair Rent Commission ordinance was adopted.**

**Mike Raduazzo, 195 Peaceable Street, moved and Selectperson Chris Murray seconded the motion to adjourn the meeting at 7:42 pm. Motion carried unanimously and the meeting was adjourned.**

Respectfully submitted,  
Wendy Gannon Lionetti, Town Clerk