

NOTICE OF A SPECIAL TOWN MEETING  
TOWN OF RIDGEFIELD, CONNECTICUT  
WEDNESDAY MAY 10, 2023 AT 7:30PM

RECEIVED  
@ 9:35 am  
MAY 12 2023  
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 May 10, 2023 at 7:30pm in the Town Hall conference room located at 400 Main St. Ridgefield, CT 06877 to vote on the items pertaining to the following: **Purchase and Sale Agreement, and amendment pertaining to 877 Ethan Allen Highway property (Parcel C, Map G10, Lot 37) totaling 2.191 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](http://www.ridgefieldct.org)

  
Rudy Marconi, First Selectman



TOWN OF RIDGEFIELD  
Office of the First Selectman

Received

2023 MAY 11 PM 2:59

Wendy Gannon Lionetti  
Ridgefield CT Town Clerk

May 11, 2023

Wendy Gannon Lionetti  
Town Clerk

This letter is to affirm that the legal public notices for the Special Town Meeting held on May 10, 2023 appeared in the *Ridgefield Press* on Thursday, May 4<sup>th</sup>, 2023



Amy Escribano  
First Selectman's Office

### Special Town Meeting May 10, 2023

First Selectman Rudy Marconi called the Special Town 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.

The first order of business was to appoint a Moderator. **Selectwoman Barbara Manners moved and Selectwoman Maureen Kozlark 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. **Barbara Manners moved and Selectman Sean Connelly 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 32, to consider the purchase and sale agreement and amendment pertaining to 877 Ethan Allen Highway (Parcel C, Map G10, Lot 37) totaling 2.191 acres.

The Moderator then asked for a motion to approve. **Maureen Kozlark moved and Maurice Kirk Carr, 62 Prospect Ridge, Unit D2, seconded the motion to approve the purchase and sale agreement.**

The Moderator then asked First Selectman Rudy Marconi to provide some background on the transaction.

R. Marconi stated that the 2.191-acre parcel is currently the home of the Town's sewer plant #2. The Water Pollution Control Authority (WPCA) is in the process of updating sewer plant #1 to handle the filtration of the effluent from sewer plant #2 once it is decommissioned. Perkin Elmer, the former owner of 901 Ethan Allen Highway, originally allocated the property to the Town in the 1980's to build the sewer plant so that they would receive 40,000 gallons of capacity from the plant, which the new owners have to this day. The BOS determined that the Town would be better off selling the parcel instead of going to bid because it is a landlocked piece of property. The Town would be selling it for \$441,000. There were two amendments to the base contract that was approved by the BOS in July 2022: the remediation timeline because the sewer plant delays may make it necessary to extend the timeline; and a hold harmless and indemnification agreement for the Town, which was suggested by attendees at the public hearing.

The Moderator then entertained input from the meeting attendees.

- John Tartaglia, 638 Danbury Road, stated this PSA should be denied. Route 7 is poorly developed; adding housing there is not part of the Town's POCD—should be in the center of Town. There is no place for children to play, to walk dogs, etc. The mountainside opposite the pond was carved out for a storage facility; it reflects poorly on the Town—this is the gateway to the Town.
- Lynne Noyes, 43 Circle Drive East, stated opposition. The property is uphill of the Norwalk River Watershed Area; a drinking water study should be done as well as a traffic study. Affordable Housing should be built there.
- Debra Franceschini, 72 Spireview Road, stated the proposed housing is not affordable – simply helps the builder.
- Dave Goldenberg, 79 Seth Low Mountain Road, stated that the vote is on whether we will sell the land to Dr. Lipton. There is going to be housing built there regardless. The question is not should there be housing there, but should the Town gain the benefit of several hundred thousand dollars. He reminded attendees of the cell tower that was proposed on Town land and residents denied the sale and installation of it. The company erected the cell tower on property adjacent to the parcel and the Town lost out on that revenue. This is a similar situation.
- Richard Lipton, 135 Nursery Road, stated that the proposed development is going to be discussed at tomorrow night's Inland Wetlands Board; all documents, including extensive stormwater remediation and ecological impact studies, are public and invite attendees to peruse them. Traffic studies have been performed and have shown no difference to traffic flow for the access which is being made limited to Route 7 only and only emergency vehicles access to it via Route 35.
- Greg Kabasakalian, 2 Washington Street, spoke in support of the sale of this property. The sale of this property will make this development nicer. The money collected will be returned to the ARPA fund.
- Susan Constantino, West Mountain Road, sees the benefit of the money from the sale of the property. Also noted that the parcel is uphill of the Norwalk River, which is our drinking water.
- John Tartaglia spoke again about the cost of the environmental cleanup and demolition of the sewer plant, which will eat up much of the money realized from the sale—it is no big financial benefit.
- Howard Magaliff, 138 Shadow Lake Road, if this development is going to happen anyway, and the parcel is landlocked, no one will ever buy it anyway. The Town should take whatever benefit it can.
- Bob Jewell, 156 Bob Hill Road, stated the Town is obligated to clean up the property. I believe the property is deed restricted for use for sewer treatment only; the only party that can waive the restriction is the successor in title, which is Dr. Lipton. The appraisal was made without consideration of the deed restriction; therefore the property is worth less than what Dr. Lipton is paying for it
- First Selectman Marconi clarified that the cost to raze the plant is included in the WPCA contract and their responsibility. The \$441,000 in entirety will be put back into the ARPA fund.

**The Moderator then called for a vote to approve. The “Aye” votes carried (there were approximately 5 “Nay” votes), and the motion to approve the sale of 2.191 acres at 877 Ethan Allen Highway to Ridgefield Professional Office Park LLC was approved.**

**Dave Goldenberg moved and Greg Kabasakalian seconded the motion to adjourn the meeting at 7:57 pm. Motion carried unanimously and the meeting was adjourned.**

Respectfully submitted,  
Wendy Gannon Lionetti, Town Clerk