

NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT
WEDNESDAY OCTOBER 11, 2023 AT 7:30PM

RECEIVED
@ 2:40 PM
OCT 02 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, October 11, 2023 at 7:30pm in the Town Hall large conference room located at 400 Main St. Ridgefield, CT 06877 to vote on the following items: 1) Theater Barn Lease Amendment; 2) Homeland Cell Tower Lease Agreement; 3) Donation of 14.32 acres of land located on Old Branchville Road. See the Town calendar for details pertaining to this Special Town Meeting. It will also be streamed live on our website, www.ridgefieldct.org



TOWN OF RIDGEFIELD
Office of the First Selectman

Received

2023 OCT 13 AM 11:48

Wendy Gannon Lionetti
Ridgefield CT Town Clerk

October 13, 2023

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notices for the Special Town Meeting held on October 11, 2023, appeared in the *Ridgefield press* on Thursday, October 5, 2023



Amy Escribano
First Selectman's Office

Special Town Meeting October 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 Maureen Kozlark moved and Jill Bornstein, High Ridge Avenue, 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 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.**

Moderator Tyrrell read the legal notice of the meeting that appears on Page 46.

The Moderator then asked for a motion to approve Item #1. **Selectman Sean Connelly moved and Selectwoman Maureen Kozlark seconded the motion to approve the Ridgefield Theater Barn lease amendment.**

First Selectman Rudy Marconi stated that the Ridgefield Theater Barn (RTB) is nearing toward the end of a major improvement and are requestion two lease extensions of five years each. Pamela Jones, RTB Executive Director, stated that in order to receive several state grants, a longer lease is required.

John Katz questioned why would anyone vote against this lease extension?

The Moderator then called for a vote to approve the motion. **The “Aye” voted carried and the motion to approve the RTB lease amendment was approved.**

The Moderator then asked for a motion to approve Item #2. **John Katz moved and Maureen Kozlark seconded the motion to approve the Homeland Towers cell tower lease agreement.**

Rudy Marconi stated the location is lacking cell coverage so if a golfer suffers a medical situation on the course, precious time could lapse before 911 is called by someone at the clubhouse. Ray Vergatti of Homeland Towers stated they enter the lease with the Town and then reach out to cell carriers to see who would like to be on the tower. It will be at 100’ stealth tower located away from the driving range; total elevation will be 700’. The Town would have the top of the tower; it would be a 30-year lease; P&Z has ok’d it; and the FHA has also approved—it will have no lighting and no striping. An 8’ stockade fence will surround the base and spruce trees will be planted for screening.

David Shofi, 95 Standish Drive, asked where the tower would be located? It will be at the northeastern corner of the parking lot.

Trudy DeVivo, 14 Hobby Drive, asked will it affect parking? The answer is no.

Erik Keller, 61 Grandview Drive and member of the Conservation Commission, stated that Norway spruce cannot be planted as they are not a native plant. Mr. Vergatti replied they will work with the Commission to comply.

John Katz, Ridgebury Road, stated he has no objection to the tower and it is virtually in his back yard.

Rudy Marconi asked Mr. Vergatti to confirm that the Town would have the top position on the tower. Mr. Vergatti confirmed that is correct.

The Moderator then called for a vote to approve the motion. **The “Aye” voted carried and the motion to approve the resolution was approved.**

The Moderator then asked for a motion to approve Item #3. **Jim Coyle moved and Peter Nichols, 18 Parley Road, seconded the motion to approve the donation of 14.32 acres of land on Old Branchville Road.**

Jim Coyle, Conservation Commission Chair, stated that the property owner approached them about this donation of property. It is beautiful property; surrounded by CT Department of Transportation land; it is our hope to acquire those parcels too.

Rudy Marconi stated that the BOS received an 8-24 referral from P&Z and that a Phase I environmental report was completed and came back clean.

David Shofi asked whether the parcel is accessible? Jim Coyle responded that it is accessible from both Old Branchville Road and Branchville Road; there is no parking.

The Moderator then called for a vote to approve the motion. **The “Aye” voted carried and the motion to approve the resolution was approved.**

John Katz moved and Maureen Kozlark seconded the motion to adjourn the meeting at 7:50 pm. The motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti, Town Clerk