

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

RECEIVED

@ 4:04 PM

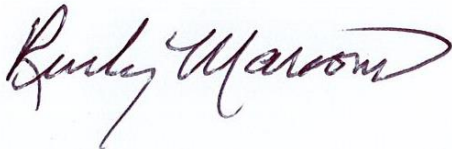
OCT 12 2022

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, October 19, 2022 at 7:30pm in the Town Hall located in the large conference room located at 400 Main St. Ridgefield, CT 06877 to vote on items pertaining to the following:

1. A request to Purchase from the Town of Ridgefield by Pyramid Luxury Holmes an unimproved portion of Spectacle Lane to be used for a private driveway.
2. Declaration of Conservation Easement pertaining to a parcel of land (Lot C08-0034), consisting of 27.34 acres on North Salem Road. Town Clerk Map No. 8642.
3. Declaration of Open Space request for various parcels totaling 1,059 acres to be managed under the jurisdiction of the Ridgefield Conservation Commission.

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)



TOWN OF RIDGEFIELD  
Office of the First Selectman

October 19, 2022

Wendy Gannon Lionetti  
Town Clerk

RECEIVED

@ 3:25 pm

OCT 19 2022

Wendy Gannon Lionetti  
BY TOWN CLERK'S OFFICE  
RIDGEFIELD CT

This letter is to affirm that the legal public notices for the Special Town Meeting held on October 19, 2022 appeared in *Danbury News-Times* on Friday, October 14<sup>th</sup>, 2022.



Amy Escribano  
First Selectman's Office

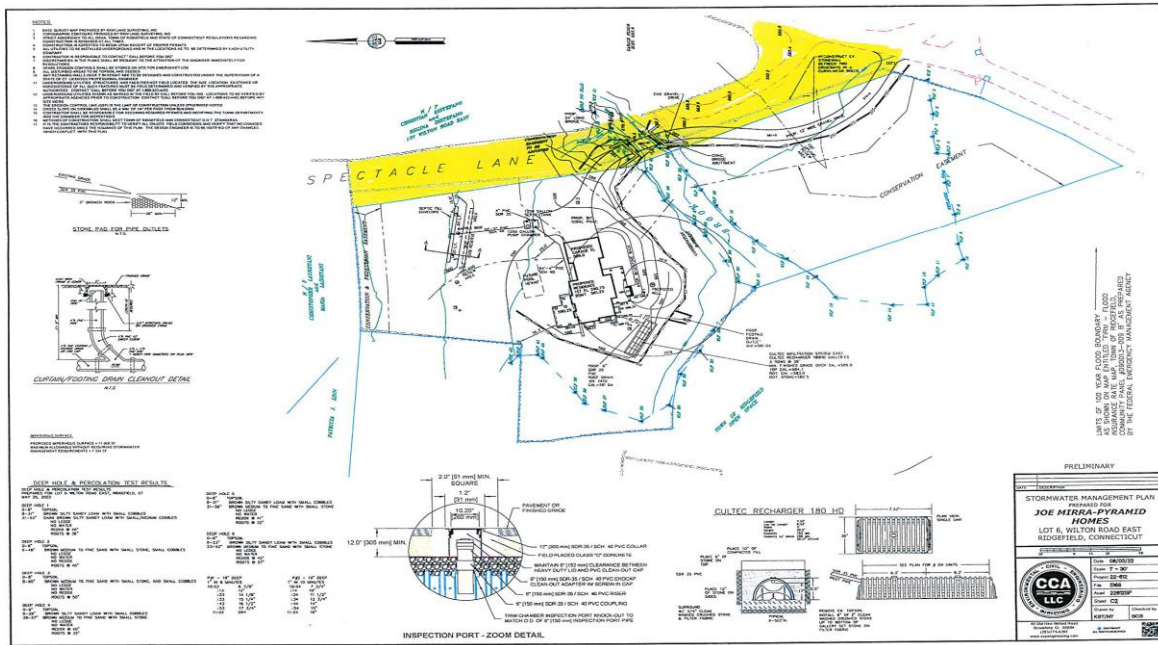
First Selectman Rudy Marconi called the October 19, 2022 Special Town Meeting to order at 7:30 pm in the large conference room of Town Hall. Mr. Marconi asked the audience to stand and recite the Pledge of Allegiance.

R. Marconi stated that the first order of business was to appoint a Moderator. **Selectwoman Maureen Kozlark moved and Selectwoman Barbara Manners 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. **Selectwoman Maureen Kozlark 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 444.

The Moderator then asked for a motion to approve the first item. **Selectwoman Barbara Manners moved and Selectwoman Maureen Kozlark seconded the motion to approve the first item which is a request to Purchase from the Town of Ridgefield by Pyramid Luxury Homes an unimproved portion of Spectacle Lane to be used for a private driveway.**



The Moderator then entertained input from the meeting attendees. First Selectman Rudy Marconi provided an overview: Consultant Kate Throckmorton recommended the relocation of the bridge over the Silvermine Brook to a narrower section of the brook thereby minimizing the impact on the wetlands. This portion of Spectacle Lane is a ‘paper road’ and never went through formal acceptance. The sale of this parcel to the builder would be for \$10,000. Attorney David Grogins stated that after review, the process by which this portion of the road is being sold is appropriate and legal. Pyramid Luxury Homes owner Joe Mirra stated that because an abutting property owner is currently using part of this road as their driveway, their intention, after purchase of the paper road, is to quit claim to the neighbor at no cost the portion that they are currently using as their driveway to avoid an easement situation.

**The Moderator then called for a vote to approve the motion. The “Aye” votes carried, and the motion to approve the request to purchase an unimproved portion of Spectacle Lane from the Town of Ridgefield by Pyramid Luxury Homes (be used for a private driveway) passed.**

The Moderator then asked for a motion to approve the second item. **Selectman Sean Connelly moved and Selectwoman Maureen Kozlark seconded the motion to approve the Declaration of Conservation Easement pertaining to a parcel of land (Lot C08-0034), consisting of 27.34 acres on North Salem Road. Town Clerk Map No. 8642.**

Name: C08-0034 North Salem Rd (27.34 acres)



Notes: C08-0034 (27.34 acres)  
Regionally inventoried wetlands throughout.  
Low-lying riparian zone/habitat for the Titicus River and local tributaries.  
CT Fish sampling data shows indicates presence of Brook trout within this reach of the Titicus River.  
Parcel contiguous with other Town of Ridgefield open space parcels B08-0051 (30 Acres), C07-0054 (5.7 acres) C07-0056 (2.59 acres) Parcel can be accessed from Ridgefield High School grounds or Ridgebury Road (from the east or the north). Ridgefield High School has proposed a trail loop into this open space to allow class groups to investigate outdoor habitats that would include vernal pools and wetlands.

The Moderator then entertained input from the meeting attendees.

First Selectman Rudy Marconi stated the parcel is 27 acres adjacent to the Ridgefield High School and behind SRMS. It is owned by the Town and it has never been dedicated as open space in perpetuity under the jurisdiction of the Conservation Commission. The reason for the Conservation easement and not a full transfer of the property to the Conservation Commission, is that we want to be sure that in the event it is ever needed for any possible expansion to the high school such as a field house etc, the acreage can be used as additional square footage of land to allow any building. Mr. Marconi clarified there is no discussion of an expansion to the high school at this time.

-Angela Liptack of Wilton Road East requested a re-reading of the motion; the Moderator complied and read the motion.

The Moderator then called for a vote to approve the motion. The "Aye" votes carried, and the motion to approve the Declaration of Conservation Easement pertaining to a parcel of land (Lot C08-0034), consisting of 27.34 acres on North Salem Road was approved.

The Moderator then asked for a motion to approve the third and final item. Selectman Bob Hebert moved and Selectwoman Maureen Kozlark seconded the motion to approve a Declaration of Open Space request for various parcels totaling 1,059 acres to be managed under the jurisdiction of the Ridgefield Conservation Commission.

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

Street	Lot#	Volume	Page	Acres	OS Name	TC Map	RCC Map Name
<b>NAMED AND NUMBERED</b>							
CONANT RD	C15-0041	0	0	1.43	Blacksmith Ridge	3706	Blacksmith Ridge
	C15-0069			2.98		3921	
RAMAPOO 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
				<b>TOTAL</b>	<b>915</b>	<b>TOTAL</b>	
<b>OTHER OPEN SPACE PARCELS</b>							
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	Kellogg Street
BARRY AVE	D14-0172	678	106	2.47		8789	Barry Avenue
GEORGE WASHINGTON HWY	E03-0013	535	510	2.69		8475	E03-0013

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
				<b>TOTAL</b>	<b>144.68</b>		
				Total Named and Numbered	915		
				Other Smaller OS Parcels	145		
				<b>Total</b>	<b>1,059</b>		

The Moderator then entertained input from the meeting attendees.

James Coyle, Conservation Commission Chairman, stated the Conservation Commission has been researching the over 400 parcels of land to determine whether they have open space protection. There are approximately 2,600 acres and of them 1,100 or so acres have no open space purpose—500 acres in Hemlock Hills and Pine Mountain included. To declare them as ‘dedicated open space’ will afford them an extra level of protection.

-Phil Kearns, Parley Road, stated he is an open space user and applauds this action and voiced his strong support.

-Christine Moore, 63 Scott Ridge Road, asked why lot 41 on Prospect Ridge which is shown on the Town website was not listed among the properties to be declared open space? Mr. Coyle responded that the list the Conservation Commission provided to the Board of Selectmen did originally include that parcel on Prospect Ridge as well as another one on East Ridge across the street, but to consider it as open space was a bit of a reach because much of it is used as athletic fields. It was decided to remove it from the list to offer the Town flexibility. It doesn't mean it won't change in the future, but we wanted to get the bulk of the parcels declared right now.

-Kirk Carr, 62 Prospect Ridge, asked whether it is too late to amend the motion to add the two parcels? Town Counsel David Grogins replied Yes it is too late because that is a substantive change. The Moderator stated it is possible to change the other parcels in the future.

-Phil Kearns, Parley Road, asked whether the parcels being discussed include the soccer fields behind the rink? Mr. Coyle replied yes. Mr. Kearns stated that is Parks & Recreation property that was purchased through a state grant and there are restrictions stating that it must be used as recreational. Mr. Marconi clarified it is to be used for recreation/open space according to the stipulations in the grant.

-Nick Cerbone, 53 Main Street, asked whether the ‘recreation/open space’ designation is a legal classification of land? Does either take order of preference? Attorney Grogins replied yes, this is a legal classification; neither takes preferential order.

-Rudy Marconi stated that the parcel was purchased with approximately \$370,000 of state grant money and can only be used for recreation or open space—not housing, business, etc.

-Greg Kabasakalian, Old Washington Road, stated he supports this motion.

-Sean McEvoy, High Ridge Road, asked the Conservation Commissioner what is the current percentage of Town open space? Jim Coyle responded it is 25 percent – slightly below our goal.

-Lori Mazzola, One Circle Drive East and Affordable Housing Committee member, asked if that space is only for recreational/open space, why were we given the authority to spend money for a feasibility study to build homes? Moderator Tyrrell stated that question is not relevant to the motion at hand.

-Kirk Carr, Prospect Ridge, asked as a point of order---would like Ms. Mazzola's question being voted on. Moderator Tyrrell stated that is the Moderator's decision alone.

**The Moderator then called for a vote to approve the motion. Although there were a few 'Nay' votes, the 'Aye' votes carried, and the motion to approve the Declaration of Open Space request for various parcels totaling 1,059 acres to be managed under the jurisdiction of the Ridgefield Conservation Commission was approved.**

**Selectwoman Maureen Kozlark moved and Selectwoman Barbara Manners seconded the motion to adjourn the meeting at 7:31 pm. Motion carried unanimously and the meeting was adjourned.**

Respectfully submitted,  
Wendy Gannon Lionetti, Town Clerk