

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

RECEIVED
@ 4:08 pm
DEC 14 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 Monday, December 19, 2022 at 7:30pm in the Town Hall large conference room located at 400 Main St. Ridgefield, CT 06877 to vote on items pertaining to the following: **Purchase by the Town for 17.84 acres on West Mountain Rd for the purpose of Open Space.** See the Town calendar for details pertaining to this Special Town Meeting. It will also be streamed live on our website, www.ridgefieldct.org

Rudy Marconi, First Selectman



TOWN OF RIDGEFIELD
Office of the First Selectman

Received

2022 DEC 20 AM 8:45

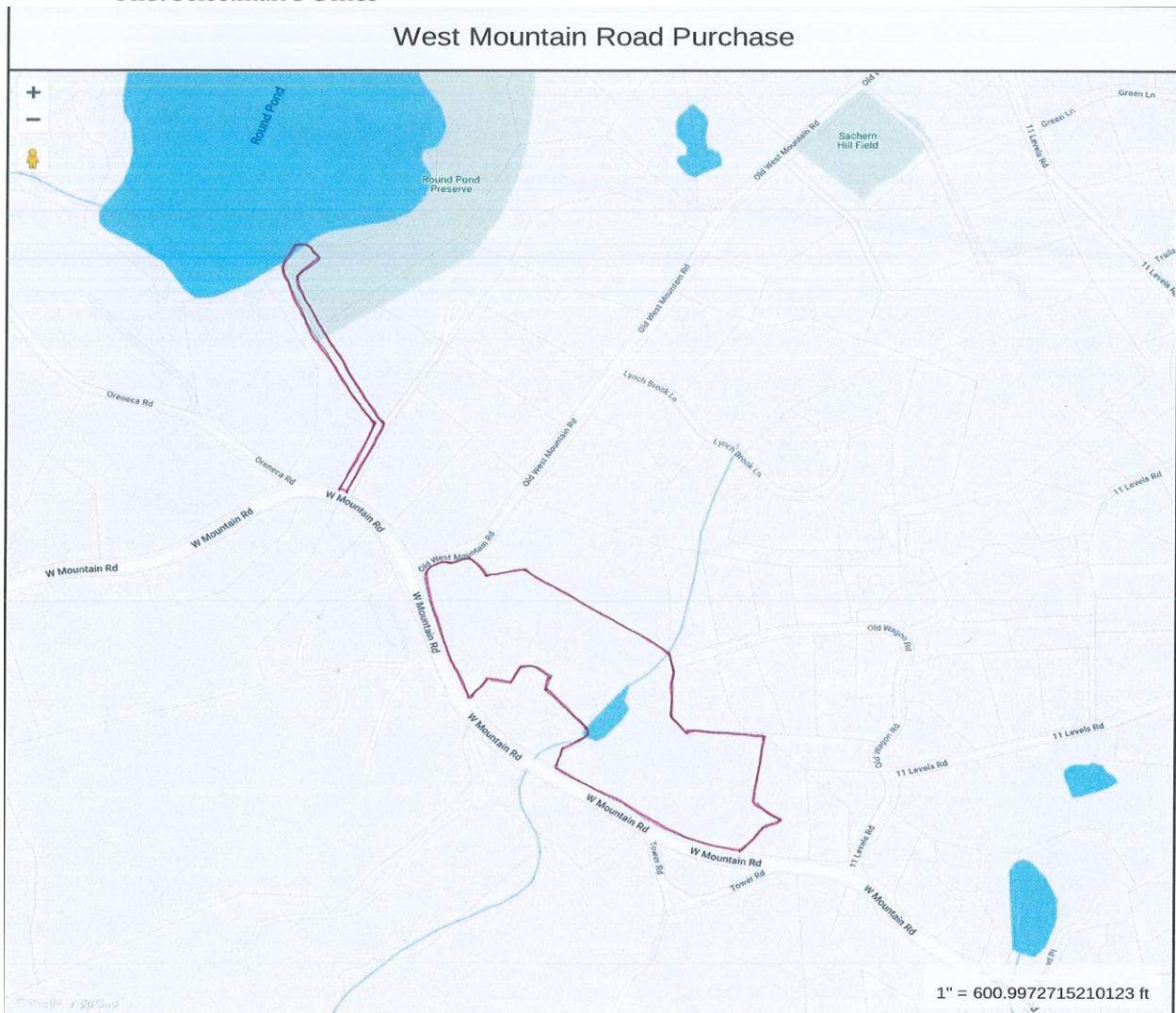
Wendy Gannon Lionetti
Ridgefield CT Town Clerk

December 20, 2022

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notices for the Special Town Meeting held on December 19, 2022 appeared in the *Danbury News Times* on Friday, December 16, 2022.

Amy Escribano
First Selectman's Office





First Selectman Rudy Marconi opened the Special Town Meeting 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 Barbara Manners moved and Mike Rettger, 25 Fairview Avenue, seconded the motion to appoint Sharon Dornfeld Moderator for the Special Town Meeting. The “Aye” votes were unanimous and Sharon Dornfeld was appointed Moderator.**

Moderator Dornfeld requested a motion to appoint a secretary. **Selectwoman Barbara Manners moved and Jim Coyle, Florida Hill 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 Dornfeld read the legal notice of the meeting that appears on page 6 to consider the purchase of 17.84 acres on West Mountain Road for the purpose of Open Space.

The Moderator then asked for a motion to approve. **Selectman Sean Connelly moved and Peter Nichols, 18 Parley Road, seconded the motion to approve the purchase of 17.84 acres on West Mountain Road for the purpose of Open Space.**

The Moderator then entertained input from the meeting attendees.

First Selectman Rudy Marconi stated this purchase is for two parcels totaling approximately 17.84 acres. The appraisal of the parcel, done by Mark Fitzgerald Appraisals, is higher than the amount being paid. A Phase 1 environmental report was completed by SLR (formerly Milone & MacBroome) and there is only one potential off-site area of concern. It was an oil tank leak that has not been cleaned yet but it does not impact this property at all. A positive 8-24 referral was received from Planning & Zoning. Both the BOF and BOS approved the resolutions that would approve the bonding. We hope to sign the Purchase and Sale agreement shortly if approved tonight, and are potentially looking at a date of January 13, 2023 for the closing. The owners may ask for a 5% deposit for the property. There are no taxes owed on this property.

-*Tiffany Demartin*, 217 Old West Mountain Road, asked what is open space? Will people be able to walk on the property? I am thrilled about this. R. Marconi stated once the purchase is complete, it will be decided by the Board of Selectmen whether to put it under the jurisdiction of the Conservation Commission. It will be open space in perpetuity—that will be on the deed. People will be allowed to walk it; whether it has trails will be dictated by the Conservation Commission, if they were to take it over. T. Demartin asked whether the property will continue to be mowed as it has been? R. Marconi stated the Town would have to fund that; it is not known at this point whether that will continue.

-*Mike Rettger* asked whether there is any contributory funding other than the Town? R. Marconi replied that the Conservation Commission is contributing \$250,000 and there is another private source that may contribute, but that has not been confirmed.

-*Chris Christiansen*, Peaceable Hill Rd, asked what is the assessed value of the property? R. Marconi responded \$2,020,000.

-*Susan Consentino*, 118 West Mountain Rd, thanked the Selectmen and Conservation for making this possible. An added benefit of this land is that there is water on it that drops directly below to the aquifer, protecting a water source for the Town and New York state.

The Moderator then called for a vote to approve the motion. The “Aye” votes carried, and the motion to approve the purchase of 17.84 acres on West Mountain Road for the purpose of Open Space was approved.

Mike Rettger moved and Peter Nichols seconded a motion to waive the reading of the detailed resolution and to read the abbreviated resolution instead. Motion carried unanimously.

R. Marconi read the following resolution:

RESOLVED: That the resolution entitled “Resolution Appropriating \$1,400,000 For The Acquisition Of Real Property Located On West Mountain Road And Authorizing The Issuance Of \$1,400,000 Bonds Of The Town To Meet Said Appropriation And Pending the Issuance Thereof The Making Of Temporary Borrowings For Such Purpose”, a copy of which is attached hereto, be approved and recommended for adoption by the legal voters of the Town by Town Meeting vote. The amount of bonds issued shall be reduced by the amount of any contributions from the Ridgefield Conservation Commission and from private donations, if any, received by the Town and not separately appropriated.

Selectwoman Maureen Kozlark moved and Barbara Manners seconded a motion to accept the summary bond resolution. Motion carried unanimously.

First Selectman R. Marconi thanked everyone in attendance, stating this is an absolutely incredible piece of property that we don’t often have an opportunity to purchase. This is a great asset for the community, now and forever. He expressed a specific thank you to the Wittman family for making this available to the Town.

Selectwoman Maureen Kozlark moved and Sean Connelly seconded the motion to adjourn the meeting at 7:44 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,
Wendy Gannon Lionetti, Town Clerk