

NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT
WEDNESDAY, JUNE 11th, 2025 AT 7:30 PM

RECEIVED

@ 3:13 PM

MAY 30 2025

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

Notice is hereby given that a formal Special Town Meeting for residents will be held on Wednesday, June 11th, 2025, at 7:30 pm in the Town Hall Large Conference Room located at 400 Main Street, Ridgefield, CT 06877 to vote on item pertaining to the following: To consider and act upon the proposed repeal of the Town of Ridgefield's local ordinance regulating hydraulic fracturing waste ("fracking waste"). The supporting documents can be found on the Town Calendar section of the Town website - www.ridgefieldct.gov.



NOTICE OF A SPECIAL TOWN MEETING
TOWN OF RIDGEFIELD, CONNECTICUT
WEDNESDAY, JUNE 11th, 2025 AT 7:30 PM

RECEIVED

@ 10:51 am

MAY 23 2025

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

Notice is hereby given that a formal Special Town Meeting for residents will be held on Wednesday, June 11th, 2025, at 7:30 pm in the Town Hall Large Conference Room located at 400 Main Street, Ridgefield, CT 06877 to vote on item pertaining to the following:

That the resolution entitled "Resolution Appropriating \$750,000 For Costs Related To The Acquisition Of Real Property Located At 217 Danbury Road in Ridgefield; And Authorizing The Issuance Of \$750,000 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 grants or other funds, if any, received by the Town for the Project and not separately appropriated to pay additional costs of the Project.

The resolutions and supporting documents can be found on the Town Calendar section of the Town website - www.ridgefieldct.gov.



TOWN OF RIDGEFIELD
Office of the First Selectperson

RECEIVED

@ 11:25 am

JUN 13 2025

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

June 13, 2025

Wendy Gannon Lionetti
Town Clerk

This letter is to affirm that the legal public notice for the Special Town Meetings held on June 11, 2025, appeared in the *Ridgefield Press* on Thursday, June 5th, 2025.



Amy Escribano
First Selectperson's Office

First Selectperson Rudy Marconi 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 Moderator. **Selectperson Maureen Kozlark moved and Jim Reedy, 225 North Street, seconded the motion to appoint Ed Tyrrell, 17 Pond Road, as Moderator for the Special Town Meeting. The “Aye” votes were unanimous and Ed Tyrrell was appointed Moderator.**

Moderator Ed Tyrrell requested a motion to appoint a Secretary. **Selectperson Maureen Kozlark moved and Ellen Burns, 297 Great 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.**

According to the Town Clerk’s unofficial head count, there were 30 people in attendance (in addition to the BOS members, the Moderator, and the Secretary) at the Special Town Meeting.

Moderator Ed Tyrrell read the legal notice of the meeting that appears on page 121 of the Volume 20 STM minutes book.

The Moderator asked for a motion to approve the first item – repeal of the Fracking Ordinance. **Selectperson Sean Connelly moved and Colette Kabasakalian, 2 Washington Street, seconded the motion to approve the repeal of the Fracking Ordinance.**

Rudy Marconi was asked to provide background and he requested Town Clerk Wendy Gannon Lionetti speak to the issue. Wendy Lionetti stated this ordinance was brought to the BOS in 2019 by petition and approved at a Town Meeting January 9, 2019. However, very shortly thereafter, the State of CT passed Senate Bill 753 which is a state-wide ban on fracking waste. The state law overrides the local ordinance, making this ordinance unnecessary. Approval of the repeal would remove it from our records.

-Rudy Marconi, 145 Main Street, stated he supports repeal of this ordinance.

-Jim Reedy, 245 North Street, asked for clarification of the state law. Town Clerk Wendy Lionetti responded that the state law bans fracking waste and this overrides the local ordinance.

-Scott DeYoung, Caudatowa Drive, supports overriding the ordinance. The original ordinance was ill advised to begin with—there was never a definition of fracking waste so there was never a way to know whether one was in compliance. A certification was required to confirm no fracking waste was contained, but there would be no way to confirm fracking waste was in something like paving material. I support repeal.

Moderator Ed Tyrrell called for a vote on the motion to repeal the fracking ordinance—the motion carried with all but one person in attendance voting in favor of repeal. Repeal of the Fracking Ordinance was approved.

The Moderator then asked for a motion to approve the second item – a resolution to appropriate \$750,000 for acquisition of 217 Danbury Road. **Ellen Burns, Great Hill Road, moved and Scott DeYoung, Caudatowa Drive, seconded the motion to approve the \$750,000 appropriation for the acquisition of 217 Danbury Road.**

Moderator Tyrrell then asked Rudy Marconi to provide background on the matter.

Rudy Marconi explained the property is at the entrance to the Ridgefield Parks & Recreation Center and Founders Hall on Danbury Road. The Board of Selectpersons looked at the property and approved the purchase. The parcel would be land banked specifically for addressing the lack of parking at the site. The parcel does contain wetlands and they have been flagged. There were two areas of environmental concern: a heating oil storage tank (it will be removed) and a possible leaking boiler. In a conversation with Casey Fuel, the company that installed the boiler, Rudy Marconi was told there are no issues with the boiler.

Attorney Bob Jewel was present at the meeting and he is representing the seller. He confirmed that the permit to remove the oil tank was obtained today and the tank will be removed and the soil will be remediated.

Rudy Marconi recommended that any approval be contingent upon the removal of the tank as well as a clean soil report.

-Lonnie Shapiro, 570 Danbury Road, has lived in Ridgefield 54 years and been in real estate 52 years. The price that the Town is paying for this property is an outrage; the field card values it at \$531,800. She voiced her professional opinion that this is too much to be paying for this property, which is basically a tear down.

-Colette Kabasakalian, 2 Washington Avenue, asked who is responsible for the clean up of the oil tank? Rudy Marconi stated the current owner is responsible for the clean up.

-Chris Vahlsing, 382 North Street, asked for clarification of the use of the property and when told it would possibly be for future field use, he stated he was in support.

Rudy Marconi provided the appraisal to audience members for their review. Was told by other individuals that if the Town did not buy it, they would.

-Ellen Burns, 297 Great Hill Road, stated the property is adjacent to Town-owned land and we have an opportunity to put it to good use—we don't know what would happen to it if we don't purchase it. She supports this purchase.

-Jim Reedy, North Street, asked what is the short-term disposition of the building, assuming this goes through?

Rudy Marconi responded that there is currently a month-to-month lease and that would continue unless the BOS decides to change it to a longer-term lease. Right now it will be a land bank.

-Colette Kabasakalian stated that she is a realtor here in town as well and upon review of the appraisal, finds the comps not in keeping with this parcel and home and it is unacceptable.

-Chris Vahlsing stated that he further supports the purchase because there is revenue being generated through the rental of the property. Although it will be coming off the tax rolls once purchased, this offsets this.

-Bob Jewell, Bob Hill Road, asked whether the appraisal was prepared by a Connecticut-licensed appraiser? Rudy Marconi responded it was prepared by Kerin & Fazio of Fairfield CT.

-Greg Kabasakalian, 2 Washington Avenue, stated he has a couple of issues with the purchase—there is a tenant, making us a landlord; we will lose tax revenue; this is an off-cycle capital purchase.

-Ed Tyrrell, 17 Pond Road, is against this. We need housing—work force housing. It is going off the tax rolls.

-Rudy Marconi stated he has BOF minutes that approved this.

-Mike Rettger, Fairview Ave, BOF Chair clarified the BOF view. The decision is based on whether the item is suitable for bonding and whether it is appropriate to be brought to a Town Meeting for a vote. The decision does not reflect a substantive position by any of the board members.

-Rudy Marconi clarified that off-cycle means we are not doing this during the budgetary process. This type of appropriation can't wait until next budget cycle—this opportunity will be gone by then.

Moderator Ed Tyrrell called for a vote on the amended motion to appropriate \$750,000 for acquisition of 217 Danbury Road contingent upon the removal of the oil tank and a clean soil report. The motion carried with all but approximately five people in attendance voting in favor. The appropriation of \$750,000 for the acquisition of 217 Danbury Road contingent upon the removal of the oil tank and a clean soil report was approved.

Scott DeYoung moved and Chris Vahlsing seconded the motion to adjourn the meeting at 7:55 pm. Motion carried unanimously and the meeting was adjourned.

Respectfully submitted,

Wendy Gannon Lionetti CCTC, Town Clerk