



**Town of Ridgefield
Public Hearing Minutes
UNAPPROVED**

November 19, 2025 at 7:30 p.m.

Please note – these minutes are not verbatim.

BOS Present: Sean Connelly, Maureen Kozlark, Barbara Manners, Rudy Marconi

BOS Absent: Geoffrey Morris

Location: Town Hall, large conference room, 400 Main Street, Ridgefield, CT

Rudy Marconi called the meeting to order at 7:30pm.

Rudy Marconi shared that the purpose of this public hearing is to;

1. Present the Eversource request for an easement on Prospect Ridge to run power lines underground to the Alternative High School. No questions or comments from the public. The Town Meeting is scheduled for December 10th.
2. Present the request for an exchange of 0.3 acres of town property behind 6 Palmer Court for 11 acres of private property on Pound Street. Eric Keller reported that Inland Wetlands Agent, Caleb Johnson, discovered that an owner's backyard extended into the town's open space. The owner proposed an exchange that would greatly favor the town. The Conservation Commission supports the proposal.

Leonard Comberiate 6 Ascot Way, asked the value of the 11 acres. It was listed for sale at \$750,000 and is under contract for \$550,000.

Mike Rettger, Fairview Ave, asked about the ownership of the 11 acres. It was clarified that the owner of 6 Palmer Court will be the purchaser of land for sale on Pound Street and then donate it for land adjacent to land behind her lot on Palmer Court.

Barbara Manners asked if the dam on the 11 acres is functioning, but it isn't.

Derrik Sherm, 55 New Street, believes it will be a great benefit to the town and stated that it is a wildlife corridor.

Misty McCormack, 18 Miller's Way, is adjacent to the property, and asks if it will be a permanent open space. Rudy Marconi explained that it is a drainage area and could be used as a retention area in the future.

Steve Mayden, 63 New Street, also lives in the area and supports the exchange.

Heather Horter, 101 New Street, has the property near the dam and is in full support of the transfer. The pond is overgrown with fragmytes and water flow has diminished.

Rob Freeman, 16 Miller's Lane, supports the exchange.

Chris Conroy, 51 New Street, supports the exchange and asks what could happen with town land. Mr. Keller explained that any land listed as open space can never be developed.

Mary Conroy, 51 New Street, asked if another parcel is also open space. Mr. Keller explained the open space boundary as clearly as he could without maps.

3. Hear recommendations from Senior Tax Credit Committee. Gary Roman presented a history of the senior tax credit and a summary of the proposed new tax credits. There are currently 5 programs available in Ridgefield. The committee proposes;

- The existing non-income-tested credit for seniors meeting age and residency requirements is proposed increased in fiscal year 2027 from \$1048 to \$1200 and in fiscal year 2028 to \$1400.
- The proposed new Supplemental Means-Tested Tax Credit would be an additional tax credit for low-income seniors. The suggested maximum adjusted gross income would be \$65,000. The proposed tax credit in fiscal year 2027 is \$400 and in fiscal year 2028 it's \$800.
- The proposed new Supplemental Longevity Tax Credit has the same requirements as the non-income-tested tax credit of age and residency but adds residency ownership for 25 or more years. Ownership of residence need not be in the same location or continuous. The proposed tax credit in fiscal year 2027 is \$100 and in fiscal year 2028 it's \$200.
- The existing Elderly Deferment Program caps participant income at \$65,000 and allows seniors to defer taxes for a given year. Taxes and interest accrue and become payable at the conveyance of the real estate. This proposal would increase the income threshold to \$85,000.
- The Senior Tax Committee also proposes that the senior tax credits be indexed to the mill rate.

Mike Rettger, Fairview Ave, suggested that instead of AGI, use modified AGI to include tax exempt income. He also supported the escalation be tied to the mill rate. Then he asked if this item will be up for a vote at the December 10th town meeting. Rudy Marconi will have specific language approved by the board and Town Counsel before returning to the town meeting.

Joseph Adams, 44 Langstroth Drive, asked if the Longevity Credit requires continuous residence. Gary Roman explained that the committee's intent, pending Town Counsel agreement, is that continuous residency will not be required.

Joe Turnulo, 66 Grove Street, expressed admiration for the BOS and Committee for the proposed senior tax credit. He also suggests updating the application process to remove barriers for seniors to apply for these tax credits.

Joe Adams, 44 Langstroth Drive, added that during the public meetings to discuss the Senior Tax Credits, many seniors stated that they had no idea that any tax credits existed.

Rudy Marconi shared that it is a challenge with information sharing and they consider it frequently. They will consider a general mailing.