



**Town of Ridgefield**  
**Board of Selectmen Meeting Minutes**  
**UNAPPROVED**  
**August 16, 2023 at 7.30pm**

Please note – these minutes are not verbatim.

**Present:** Rudy Marconi, Sean Connelly, Bob Hebert, Maureen Kozlark

**Absent:** Barbara Manners

**1. Public Comment**

John Tartaglia, 38 Danbury Road, asked that the Board consider adding a flag ordinance to their next agenda for a discussion.

Chris? provided reasons why he thinks there should not be a rainbow painted crosswalk in town and suggested that Ridgefield Pride take on a project in town that they can put their name on.

Andrea Beebe, 378 Main Street, asked questions about the desegregate site walk.

**2. Affordable Housing Committee Candidate**

Lawrence Perry is interested in joining the Affordable Housing Committee. Mr. Perry talked about his background, qualifications and how his skill set would apply to this committee. The Board asked several questions about his opinions on certain topics and what he would like to accomplish. Mr. Perry commented that he comes with no preset agenda or answers and that he would like to help with whatever the committee needs.

The Board will vote at a later date after reviewing the other candidate's interview.

**3. Board of Ethics Candidate**

Yannis Tzamouranis is interested in joining the Board of Ethics as an alternate. Although Mr. Tzamouranis has no direct experience with ethics, he does have experience with compliance and risk. He has had discussions with the Chair of the Board of Ethics regarding how they operate. Bob Hebert commented that he would like to hear from the Chair on his thoughts about Mr. Tzamouranis possibly joining. The Board will vote at the next meeting.

4. **Theater Barn Lease Amendment**

The Theater Barn is undergoing a large and costly renovation. Because of the time and money they are putting into the building, they would like to update their lease with the option for two five-year leases. This will require a Public Hearing and Town Meeting.

*Sean Connelly moved to set a Public Hearing on September 20, 2023 and a Town Meeting on October 11, 2023, to review the Theater Barn Lease Amendment. Maureen Kozlark seconded the motion. Motion carries 4-0.*

5. **Mamasco Lake Dam - Improvement Fund**

Barbara and Dean from the Mamasco Lake Association thanked the Board of Selectmen for the \$23,000 that they awarded to the Improvement Fund for the dam project and provided an update on the progress of the project.

In order to keep going forward, the MLIF needs \$96,715. This estimate comes from the engineers working on the project. The MLIF hopes to save \$12,000 by using town fill. The fill needs to be tested and approved by the engineers. The MLIF is also applying for grants through the Ridgefield Thrift Shop and the Richardson Foundation. The grants are not announced until the spring.

There was a discussion about how much the MLIF needs this year and if some can be allocated from next year's budget.

*Maureen Kozlark moved to approve \$45,900 from 2023 Surplus as a special appropriation for the Mamasco Lake Dam Improvements. Sean Connelly seconded the motion. Motion carries 4-0.*

6. **Charter Final Proposed Suggestions**

The Board reviewed the final suggestions for changes to the charter from the Charter Revision Commission. There were discussions about a few of the major changes which include:

- Clarifying the language regarding staggered terms on the ZBA
- Updating the language to gender-neutral titles
- Changing the tax collector, town clerk, and treasurer from elected to hired positions.

The proposed changes can be found on the [Charter Revision Commission](#) page on the Town website.

*Sean Connelly moved to accept all proposed revisions recommended by the Charter Revision Commission as presented with two separate votes to approve all recommendations other than references to the Board of Selectmen, to become Board of Selectpersons and Selectmen to become Selectperson.*

*Maureen Kozlark seconded the motion. Motion carries 4-0.*

*Sean Connelly moved to accept changes to be made to the titles of "Board of*

*Selectmen” to “Board of Selectpersons” and “Selectman” to “Selectperson”.  
Maureen Kozlark seconded the motion. Motion carries 3-1 (Bob Hebert,  
opposed).*

**7. Homeland Lease Agreement**

The agreement is for a cell phone tower at the Golf Course to provide better service. Currently, there is no service in several areas of the course.  
*Sean Connelly moved to set a Public Hearing on September 20, 2023 and a Town Meeting on October 11, 2023, to review the Homeland Lease Agreement. Maureen Kozlark seconded the motion. Motion carries 4-0.*

**8. T-mobile Amended Lease**

*Bob Hebert moved to approve the TMobile Amended Lease. Maureen Kozlark seconded the motion. Motion carries 4-0.*

**9. Fair Rent Commission**

A new State statute is requiring towns with 25,000 or more residents to establish a Fair Rent Commission.  
The Board discussed several reasons why they do not feel that Ridgefield needs or should have a Fair Rent Commission. The Board decided to do some more research on the legislation and provide feedback to the State on why Ridgefield is not on board with establishing this commission.

**10. Approval of Meeting Minutes**

*Bob Hebert moved to approve the July 12, 2023 BOS meeting minutes as modified. Sean Connelly seconded the motion. Motion carries 3-0-1 (Maureen abstained)*

*Bob Hebert moved to approve the July 27, 2023 Special BOS meeting minutes. Maureen Kozlark seconded the motion. Motion carries 3-0-1 (Sean abstained)*

*Bob Hebert moved to approve the August 2, 2023 Special BOS meeting minutes. Sean Connelly seconded the motion. Motion carries 3-0-1 (Maureen abstained).*

**11. Selectmen’s Report**

WestCOG received \$1.5 million toward a new regional training facility for police departments in our region. There are about 16 municipalities that are interested. Right now, they are deciding between New Canaan and Newtown as the location of the facility.

Rudy Marconi attended a round table discussion on Affordable Housing with the State. There will be more discussions.

The Town closed on the Port of Missing Men property. They now need to decide if it should be open space or a park maintained by Parks & Rec.

The federal government performed an ADA inspection of parking spaces in Ridgefield after a complaint was filed during the construction of the CVS parking lot. There are several violations, but not all the parking lots are Town owned. A map with a breakdown of the parking spots in question will be provided.

Regional Hospice, Founders Hall, the RVNA, the Women's Center, and the Renewal House all sent thank you notes for the contributions from the town.

Ridgefield is currently working with Georgetown on a possible allocation from their sewer plant. The Georgetown sewer plant is capable of 240,000 gallons but only has a flow of 40,000.

There was a discussion about the WPCA sewer plant project. The project has been off track and will not be completed in the time frame expected. There was a discussion about implementing penalties. Maureen Kozlark will provide a detailed update on the project to the Board.

The Inland/Wetlands Board denied the application for the construction of an apartment building on Route 7. In the agreement, the Town would have received 440,000 for 2 acres of property. Because the application was denied, the sale will not go forward.

The proposed rainbow painted crosswalk near CVS is not moving forward because it violates State regulations. The Town does not have jurisdiction over the crosswalk.

*Bob Hebert moved to adjourn the Board of Selectmen meeting at 10:20pm. Maureen Kozlark seconded the motion. Motion carries 4-0.*