



**Town of Ridgefield**  
**Board of Selectpersons Meeting Minutes**  
**UNAPPROVED**

**August 13, 2025 at 6:30 PM**

Please note – these minutes are not verbatim.

**Present:** Sean Connelly, Maureen Kozlark, Rudy Marconi, Geoffrey Morris

**Absent:** Barbara Manners

Rudy Marconi called the meeting to order at 6:30 PM.

**1. Public Comment**

Kirk Carr 62 Prospect Ridge, shared a copy of a lease between the theatre barn and the town of Ridgefield showing tenant responsibility for roof maintenance. He hopes to clarify inaccuracies stated at the last meeting.

**2. Ridgefield Senior Tax Credit Committee presentation**

Gary Roman, Chair of RSTCC, presented and distributed a written report from the 7-person committee after 24 hours of public meetings held over the course of the year.

- a. Mr. Roman summarized the committee task assigned by the BOS in December; to assess all current senior-serving programs and percentage of qualifying seniors utilizing them, measure objectives with results to determine effectiveness, recommend changes to better serve Ridgefield seniors without undue burden to the rest of the community, and perform a Cost/Benefits Analysis of current and proposed programs.
- b. Mr. Roman provided a history of Ridgefield senior assistance programs and demographics. Currently, 65 seniors receive an aggregate benefit of \$38,000 and a state-funded renter program benefits 76 people at a cost of \$32,000.
- c. Mr. Roman listed the various programs, qualifications, and benefits available including state and town funded programs.
- d. Mr. Roman summarized the committee's recommendations for changes to current programs beginning in 2026 being phased in over two years, new programs to be means-tested and phased-in starting in 2027, and another new program to be based on long-term primary residence in Ridgefield.
- e. Mr. Roman presented fiscal assumptions and impacts on the town's tax revenue and Mill Rate as well as a comparison to other towns' benefits and costs.

- f. Geoffrey Morris questioned the apparently built-in means testing approach. Mr. Roman expressed the committee's goal of balancing means testing benefits with non-means testing benefits to better serve the local seniors.
- g. Sean Connelly commented that while Ridgefield may be more generous than other towns, a 50% increase is a large amount and the method of achieving that goal will be critical. He favors more means testing and longevity benefits over the current non-means testing benefits.
- h. Maureen Kozlark commented that the data was very comprehensive and understandable. She asked what kind of community feedback was achieved through the meetings and at the Senior Expo. Mr. Roman stated that almost ten different people attended each of the 12 meetings.
- i. Rudy Marconi asked what programs would benefit renting seniors. Mr. Roman explained that the town could offer a vehicle tax credit though administration could be difficult. The state also offers a renter tax credit to seniors. Rudy Marconi then asked if the committee considered the levy versus the mill rate. Mr. Roman explained that both were considered but the levy was preferred. Rudy Marconi asked if town counsel confirmed legality of the longevity program and town counsel will be consulted. Rudy Marconi also confirmed that procedurally, the BOS is the decision-making body. Mr. Roman stated that the presentation to the BOF next month is purely informational. BOF chair added that the BOF is prepared to analyze and address any questions the BOS might have after the committee's presentation. Rudy Marconi then asked about awareness of these programs and outreach to property owner seniors and renting seniors.

***No action was taken.***

### **3. Architectural Advisory Committee recommendations – Zoning regulation additions**

John Kinnear, chair of the AAC, submitted the committee's recommendations in writing.

- a. Proposed regulation would limit retaining wall height and slope development. They suggest copying the Wilton, CT regulation.
- b. Proposed regulation would require open recreational space of 75 square feet per bedroom for multi-family developments.
- c. Proposed regulation would require all development applications to include a master plan including any intended phases.
- d. Proposed regulation would require that all gas station canopies be unadorned.
- e. Proposed regulation would require that any multi-family development proposed tandem parking will count as one, not two parking spaces toward the parking space requirement.
- f. Proposed regulation would limit grass to 50% of permeable area for any multi-family development.
- g. Proposed regulation would require AAC or VDC, depending on project location, review of any lighting installation incorporating a structure.

- h. The committee requests BOS support for these proposed changes to be implemented by Planning and Zoning.
- i. Geoffrey Morris commented that the lighting change needed clarification.
- j. Sean Conelly added that the regulations regarding open recreational space and the 50% maximum grass permeable area should be combined.
- k. The board is generally in agreement with the proposed changes and will draft a letter of support.

***No action was taken.***

**4. 8-24 Referral Request – Norwalk River Valley Trail properties**

Alice Dew, Director of Planning and Zoning, requested that the BOS submit an 8-24 referral request to Planning and Zoning for the work to create the Ridgefield section of the trail, which would run through five properties owned by the Town of Ridgefield. The BOS agrees to submit the referral request.

***No action was taken.***

**5. Set Public Hearing and Special Town Meeting for the following ordinances changes:**

- a. 128-1 E-bike and e-scooter; use of public areas and sidewalks restricted.
- b. 310-44 Road Classification.
- c. Chapter 4 Affordable Housing Trust Fund.

***Sean Connelly motioned to set the public hearing for September 3<sup>rd</sup> and the Special Town Meeting for September 17<sup>th</sup>. Geoffrey Morris seconded. Motion carried 4-0.***

**6. Tax collector refunds:**

Tax collector requests approval for tax refund due to overpayment.

***Maureen Kozlark motioned to approve tax refunds totaling \$17,906.31. Sean Connelly seconded. Motion carried 4-0.***

**7. Department of Justice agreement**

Rudy Marconi reported that a member of the public claimed that the town was not compliant with regulations requiring handicap parking. The DOJ investigated and inspected the town parking and modifications are underway. The agreement presented has a completion deadline of one year which starts at signing. It has been reviewed by town counsel.

***Geoffrey Morris motioned to approve the agreement as presented. Sean Connelly seconded. Motion carried 4-0.***

**8. Public Safety Building**

- a. Update – After a failed vote, we've gone back to the drawing board and reduced the cost from \$85.2 million down to \$77.2 million. A public relations campaign is being prepared. The objective is to place this on the November 4<sup>th</sup> referendum.

- b. Possible referendum – Timeline to referendum required BOS approval on September 3, BOF approval on September 16, Public Hearing on October 8. Presentations will be available for community organizations.

## **9. Approval of Meeting Minutes**

### **a. July 16, 2025 BOS Special Meeting**

Sean Connelly requested the minutes include list of selectpersons absent.

***Sean Connelly motioned to approve the July 16, 2025 Board of Selectpersons Special Meeting minutes as amended. Geoffrey Morris seconded. Motion carried 3-0-1 (Kozlark abstained).***

### **b. July 16, 2025 BOS Regular Meeting**

Sean Connelly requested that Maureen Kozlark's attendance be corrected to via telephone. He corrected page 4 bottom from "sports courts" to "pickle ball courts." He also changed page 6 bottom in Halpin Lane from "hadn't complied" to "didn't take any action."

***Sean Connelly motioned to approve the July 16, 2025 Board of Selectpersons Regular Meeting minutes, as amended. Geoffrey Morris seconded. Motion carried 3-0-1 (Kozlark abstained).***

### **c. July 31, 2025 BOS Special Meeting**

Sean Connelly requested Barbara Manners last name be corrected to add the missing 's' in the first paragraph.

***Sean Connelly motioned to approve the July 31, 2025 Board of Selectpersons Special Meeting minutes as amended. Maureen Kozlark seconded. Motion carried 4-0.***

## **10. Selectperson's Report**

Rudy Marconi reported that his assistant, Amy Escibano, has transferred to the Parks and Recreation Department. The Amy that was in Parks and Recreation has transferred to the Police Department. The position is posted and several candidates have submitted applications.

The report from Wendy presented at the Revenue meetings, shows revenue, expenses, and trends. It identifies needed reductions in expenses and anticipated revenue changes. It also includes a report of real estate including homes sold and their mortgage as a percentage as well as other data. It is a very comprehensive report.

Rudy Marconi is scheduling a meeting with Form of Government to address Geoffrey Morris' concerns and hopes to ensure clarity with all job descriptions to learn from lessons being learned in Wilton.

***Maureen Kozlark motioned to adjourn the meeting at 8:54 PM. Geoffrey Morris seconded. Motion carried 4-0.***