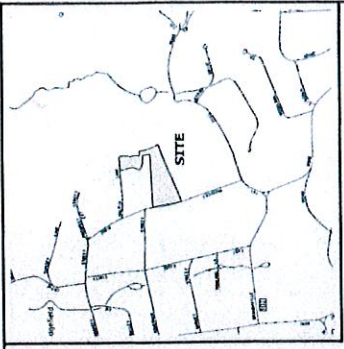




EASEMENT MAP TO THE CONNECTICUT LIGHT AND POWER COMPANY FOR THE PROPOSED EASEMENT ACROSS THE PROPERTY OF TOWN OF RIDGEFIELD 34 HALPIN LANE & PROSPECT RIDGE ROAD RIDGEFIELD, CONNECTICUT FILE NO. W25150	
Date: 08/27/2025 Scale: 1" = 50' Project: 13-24410 File: 0003 Aired: 10/24/25-CLP Sheet: 1 OF 1 Drawn by: SJO Checked by:	CCA ENGINEERING LLC CIVIL ENGINEERING 1000 Main Street, Suite 200 Ridgefield, CT 06370 Tel: 860.439.1111 Fax: 860.439.1112 Email: info@cca-engineering.com Website: www.cca-engineering.com

I, the undersigned, being a duly licensed Professional Engineer in the State of Connecticut, do hereby certify that I am the author of the foregoing map, and that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Connecticut.

Signature: [Signature]
 Date: 10/21/2025
 Title: Professional Engineer
 License No.: 10000

- NOTES:**
1. THE SUBJECT PROPERTY IS LOCATED IN THE MAP ZONE.
 2. ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES.
 3. THE EASEMENT AREA IS SHOWN IN SHADING AND IS TO BE CONVEYED TO THE TOWN OF RIDGEFIELD BY DEED.
 4. THE EASEMENT AREA IS TO BE USED FOR THE PROPOSED EASEMENT AND IS TO BE CONVEYED TO THE TOWN OF RIDGEFIELD BY DEED.
 5. THE EASEMENT AREA IS TO BE USED FOR THE PROPOSED EASEMENT AND IS TO BE CONVEYED TO THE TOWN OF RIDGEFIELD BY DEED.
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 9. THE EASEMENT AREA IS TO BE USED FOR THE PROPOSED EASEMENT AND IS TO BE CONVEYED TO THE TOWN OF RIDGEFIELD BY DEED.
 10. THE EASEMENT AREA IS TO BE USED FOR THE PROPOSED EASEMENT AND IS TO BE CONVEYED TO THE TOWN OF RIDGEFIELD BY DEED.

4617 Received Town of Ridgefield October 21, 2025 @ 3:29 PM Attest: Wendy Gunn-Jones, Town Clerk

File No. W25150
After recording, return to:
Stephanie A. Creech, ROW
Eversource Energy
107 Selden Street
Berlin, CT 06037

10/21/2025 03:29:24 PM P: 2
Bk: 1184 Pg: 158

ELECTRIC DISTRIBUTION EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, **TOWN OF RIDGEFIELD**, hereinafter called Grantor, hereby grants to The Connecticut Light and Power Company dba Eversource Energy, a specially chartered Connecticut corporation with offices in Berlin, Connecticut, its successors and assigns, hereinafter called Grantee, with **WARRANTY COVENANTS** (except for the matters described in Schedule A if such schedule is attached), the perpetual right to construct, maintain, replace, relocate, remove and rebuild on, across, over and under the land hereinafter described (Easement Area), an electric distribution system consisting of poles, guys, braces, wires, cables, conduits, transformers, transformer pads, pedestals, meters, structures for street lights and traffic signals, fixtures and other appurtenances useful for providing electric, communication, signal and streetlighting service (including wires, cables and conduits running from the poles, transformers and pedestals to any structures erected on the Grantor's lands); the right to provide electric, communication, signal and streetlighting service by means of the same; and the right to enter the Grantor's lands for the purpose of inspecting, maintaining or removing same and the right, after consultation with the Grantor when practicable, to trim and keep trim, cut and remove such trees or shrubbery as in the judgment of the Grantee are necessary to maintain its services.

Said Easement Area is located on the Grantor's lands on the **Easterly** side of **Prospect Ridge Road** in the City/Town of **Ridgefield**, Connecticut, as more particularly described on a map entitled "**Easement Map Depicting Easement Area to be Granted to The Connecticut Light and Power Company dba Eversource Energy Across the Property of Town of Ridgefield 34 Halpin Lane & Prospect Ridge Road Ridgefield, Connecticut** File No. W25150 Date: 08/27/2025 Scale: 1" = 30' by CCA Surveying" which map has been filed as map number 9617 in the office of the Town Clerk of said City/Town of **Ridgefield**, Connecticut.

The Grantor agrees, except with the written permission of the Grantee, and except for those improvements shown on the above-referenced plan; provided, however, that said improvements do not interfere with Grantee's access to or operation and maintenance of Grantee's facilities ("Permitted Improvements"), that: (i) no building, structure, or other improvement or obstruction shall be located upon, there shall be no excavation, filling, flooding or grading of, and there shall be no parking of vehicles or planting of trees or shrubbery upon the Easement Area or outside the Easement Area within five (5) feet from any facilities or appurtenance installed to provide services to any structures erected on the Grantor's premises; and (ii) nothing shall be attached, temporarily or permanently, to any property of the Grantee installed by virtue of this easement. The Grantee may, without liability to the Grantor and at the expense of the Grantor, remove and dispose of any of the aforesaid made or installed in violation of the above and restore said land to its prior condition. In the event of damage to or destruction of any of said facilities of the Grantee by the Grantor or agents or employees thereof, all costs of repair or replacement shall be borne by the Grantor. Grantor, its heirs, successors, assigns and agents, shall contact Call Before You Dig prior to commencing installation or maintenance of said Permitted Improvements.

The Grantee further agrees, by the acceptance of this deed, that as long as and to the extent that the electric distribution system together with all appurtenances, located on said land pursuant to this easement are used to provide electric, communication, signal or streetlighting service, the Grantee will repair, replace and maintain such facilities at its own expense (except as otherwise provided herein) and in connection with any repair, replacement or maintenance of said system the Grantee shall promptly restore the premises to substantially the same condition as existed prior to such repair, replacement or maintenance, provided, however, that such restoration shall not include the following: (a) any structures, other improvements or plantings made by the Grantor contrary to the provisions of this easement and (b) any damage to any Permitted Improvements resulting from the Grantee's exercise of its rights hereunder to access the Easement Area and/or to construct, maintain, replace, relocate, remove and rebuild Grantee's facilities.

If any portion of the above-described land upon or under which said facilities or appurtenances thereto shall be located, is now or hereafter becomes a public street or highway or a part thereof, permission, as set forth in Section 16-234 of the General Statutes of Connecticut relating to adjoining landowners, is hereby given to the Grantee and to its successors and assigns, to use that portion of the land for the purposes and in the manner above described.

Any right herein described or granted, or any interest therein or part thereof, may be assigned to any communication or signal company by the Grantee, and the Grantor hereby agrees to and ratifies any such assignment and agrees that the interest so assigned may be used for the purposes described therein for communication or signal purposes.

Conveyance Tax Stamp State: \$0.00
Town: \$0.00

Wendy Cannon Smith
Ridgefield Town Clerk

File No. W25150
After recording, return to:
Stephanie A. Creech, ROW
Eversource Energy
107 Selden Street
Berlin, CT 06037

TO HAVE AND TO HOLD the premises unto it, the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal this 14th day of October, 2025.

Signed, sealed and delivered in the presence of:

Ruma Vallys
Witness
Gilbert Lewis
Witness

TOWN OF RIDGEFIELD

By: Rudy Marconi (L.S.)
Name: Rudy Marconi
Its: First Selectman

ACKNOWLEDGMENT

STATE OF CONNECTICUT

s.s. Ridgefield

COUNTY OF Fairfield

On this 14th day of October, 2025 before me, the undersigned officer, personally appeared Rudy Marconi who acknowledged him/herself to be the person whose name is subscribed to the within instrument and acknowledged that they, being duly authorized to do so, executed the same for the purposes therein contained as his/her and said Grantor's free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and the official seal.

Victoria Gasperino
Notary Public - Seal Required
My Commission Expires 7/31/2030

VICTORIA GASPERINO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES JULY 31, 2030



RECEIVED FOR RECORD AT
RIDGEFIELD, CT
10/21/2025 03:29:24 PM

Nancy Jannett Storti Town Clerk

File No. W25150
Stephanie A. Creech, ROW
Eversource Energy
107 Selden Street
Berlin, CT 06037

RESOLUTION OF TOWN OF RIDGEFIELD

I, _____, do hereby certify that I am the Clerk of the Town of Ridgefield a municipal corporation organized and existing under the laws of the State of Connecticut having its principal place of business at 400 Main Street, Ridgefield, CT 06877 (the "Town"), that I am the keeper of the corporate records and seal and that the following is a true and correct copy of resolutions duly adopted and ratified at the Board of Selectpersons in accordance with the governing documents of the Town of Ridgefield and that the same has not in any way been modified, repealed or rescinded, but is in full force and effect:

RESOLVED: That the Town grant and convey to The Connecticut Light and Power Company dba Eversource Energy a corporation chartered by the General Assembly of the State of Connecticut and having its principal office in the Town of Berlin, in the State of Connecticut, its successors and assigns, permanent rights for the installation, maintenance and repair of electric lines over, under and across land of the Town situated in the City/Town of **Ridgefield** and State of Connecticut, as set forth in the proposed easement presented to this meeting, which is hereby ordered filed with the records of this meeting; and

RESOLVED: That **Rudy Marconi**, the **First Selectperson** of the Town be and he hereby is authorized to execute and deliver in the name of the Town an easement presented to this meeting and to do any and all other acts to effectuate the foregoing.

I FURTHER CERTIFY that the form of easement attached hereto is an exact copy of the aforesaid proposed easement presented at said meeting.

I DO FURTHER CERTIFY that the foregoing resolutions are still in full force and effect as of this date.

IN WITNESS WHEREOF, I have caused the corporate seal of the Town to be hereunto affixed, duly attested by me this _____ day of October, 2025.

Town Clerk

(Seal)

PLEASE RETURN **UNRECORDED** ORIGINAL TO ME FOR MY FILE

Town of Ridgefield Senior Tax Committee

October 9, 2025

First Selectperson Rudy Marconi
Town of Ridgefield
400 Main Street
Ridgefield, CT 06877

Re: Board of Selectpersons Meeting – October 22, 2025

Dear Rudy:

Please let me know if you want a PowerPoint presentation for the BOS meeting on 10/22/25 regarding the recommendations of the Senior Tax Committee or if this letter will suffice for the agenda that session?

I did an abbreviated presentation to the Board of Finance in September, which took approximately thirty minutes to present.

Regards:

A handwritten signature in blue ink, appearing to read 'G. Roman', with a horizontal line extending to the right.

Gary J. Roman – Chairperson

860-837-4156

Email: garyjroman@gmail.com

1. *Current Senior Tax Recipients*: Currently, 1,892 households receive the \$1,048 credit. The credit has not been adjusted for inflation since 2008.
 2. *Seniors Living Below the Poverty Level*: No town program exists for this “fragile” group of senior homeowners.
 3. *Seniors Living in Ridgefield for 25 Years or More*: To support the senior homeowners who have supported town and the school district for more than 25 years.
 4. *Seniors Requiring Financial Assistance to Pay for Major Home Repairs or Life issues*: The current Elderly Deferment Program (EDP) income limit has not been changed since 2019.
-

Key Proposals for Expansion of Senior Tax Relief by the Senior Tax Committee (2025):

Here are the proposals under consideration as of October 2025, which includes adjustments to two existing Senior Tax Programs and two new proposed Senior Tax Credits:

- 1) **Non-Income-Tested Credit (Existing Credit)**: The current flat credit for seniors who meet age and residency requirements (but not means testing) is proposed to be raised. For FY 2027, from \$1,048 to \$1,200, and further to \$1,400 in FY 2028.
- 2) **Supplemental Means Tested Tax Credit (New)**: In addition to the flat (non-means tested) credit, the Senior Tax Committee is recommending a supplemental (additional) tax credit that would be tied to income levels. Meaning seniors with lower incomes would receive a supplemental tax credit. The income level suggested sets a maximum Modified Adjusted Gross Income (MAGI) at \$65,000. The tax credits for qualifying homeowners will be an additional \$400 in FY 2027 and \$800 in FY 2028.
- 3) **Supplemental Longevity Tax Credit (New)**: Same requirements as the Non-Income Tested Tax Credit (#1) for residency in Ridgefield. An additional tax credit will be granted with Homeowners who have owned residences in Ridgefield for over 25 years. The residency does not have to be in the same home or in consecutive years. The Supplemental Longevity Tax Credit proposed is \$100 in FY 2027 and \$200 in FY 2028.
- 4) **Town Elderly Deferment Program (EDP) (Existing Programs)**: The existing program allows senior homeowners to defer the real estate taxes for a given year. Taxpayers have used the EDP to pay for major house repairs or for healthcare reasons, as examples. The deferred amount accrues interest payable at the time of conveyance of the real estate. The current maximum income allowed is \$65,000 and the Senior Tax Committee is recommending increasing the Modified Adjusted Gross Income be raised to \$85,000.

Indexing for future increases: To prevent benefit erosion over time, future increases in the senior tax credit are proposed to be indexed, either to tax rate growth in the town or adjustments tied to Social Security cost-of-living increases.

Fiscal Considerations & Community Impact:

While there is widespread support among seniors and advocates for more generous programs, there are also fiscal trade-offs. Some of the anticipated impacts include:

- The Town of Ridgefield currently supports Seniors and fully Disabled Veterans in FY 2025 to the amount of approximately \$2.1 Million.
- The projected costs of implementing the proposals recommended by the STC would increase costs by approximately \$479,000 in FY 2027 and an additional \$572,000 in FY 2028.

Proposed Public Safety Building Facility Financial Impact on Seniors:

On November 4, 2025, voters in Ridgefield will vote on the proposed Referendum to approve the Project Budget of \$77,400,000 to construct the Public Safety Building. The impact of the Referendum will impact the annual tax bills for homeowners in Ridgefield, including the senior population.

The following chart includes the BOS estimate of potential tax increases for the Public Safety Facility by taxpayer level, which could be potentially offset by increases to the existing Senior Tax Credits in Ridgefield. Please note, the existing credit of \$1,048 has not been adjusted since 2008. Inflation, as measured by the consumer price index, would have increased the \$1,048 to approximately \$1,600 by 2025.

Annual Property Tax	New Annual Property Tax	Increase	Existing STC	Proposed Change to Existing STC (FY28)	Net (Increase) Decrease to Taxpayer:	Proposed Longevity Tax Credit:	Combined Net Increase (Decrease) to Taxpayer:
\$ 5,000	\$ 5,171.50	\$ 172	\$ (1,048)	\$ (1,400)	\$ 181	\$ (200)	\$ (381)
\$ 10,000	\$ 10,343.00	\$ 343	\$ (1,048)	\$ (1,400)	\$ 9	\$ (200)	\$ (209)
\$ 15,000	\$ 15,514.50	\$ 515	\$ (1,048)	\$ (1,400)	\$ (163)	\$ (200)	\$ (38)
\$ 20,000	\$ 20,686.00	\$ 686	\$ (1,048)	\$ (1,400)	\$ (334)	\$ (200)	\$ 134
\$ 25,000	\$ 25,857.50	\$ 858	\$ (1,048)	\$ (1,400)	\$ (506)	\$ (200)	\$ 306
\$ 30,000	\$ 31,029.00	\$ 1,029	\$ (1,048)	\$ (1,400)	\$ (677)	\$ (200)	\$ 477

Note: The estimates of tax increases in the chart above are from the Town of Ridgefield Public Information session presented on 9/27/25. The amount of taxes shown in the illustration do not take into account any potential changes in mill rate in future years due to both 1) changes in the Senior Tax Credit provided 2) other budget decisions impacting both expenses and revenues.

Illustration Explained: The Chart above shows the incremental increases as follows:

- a) The additional tax increase of annual property tax levels to carry the cost of the Public Safety Building. Example: The taxpayer paying \$15,000 would require future taxes of \$15,515, or an annual \$515 increase to carry the cost of the new facility.
- b) The existing **Senior Tax Credit** would be increased from \$1,048 to \$1,400 by FY 2028, **if accepted**. Decreasing the Public Safety Building increase to a net tax increase of \$163 for the \$15,000 taxpayer.
- c) The existing **Senior Tax Credit** would be increased from \$1,048 to \$1,400 by FY2 2028 and the proposed **Longevity Tax Credit** would add an additional \$200 of Senior Tax Credits to the \$1,400 **Senior Tax Credit** proposed. The combined tax credits for the Senior Tax Credit and the Longevity Tax Credit would offset proposed increases for the Public Safety Building and would result in a net tax decrease of (\$38) for the \$15,000 taxpayer.
- d) The Chart above does not account for the Proposed impact of **Supplemental Means Tested Senior Tax Credit** which would add an additional tax credit of \$800 by **Fiscal Year 2028**. This tax credit requires qualification based on income and is not reflected in the Chart above.

Summary:

The Senior Tax Committee recommends the modification to the non-income based Senior Tax Credit amount and the implementation of the Longevity Tax Credit and for the most at risk seniors, a Means Tested Tax Credit. Additionally, by increasing the income test for the Elderly Deferment Program (EDP), more seniors may be able to stay in their homes as they are challenged by health and financial challenges.

Regards:



Gary J. Roman - Chairperson

Committee Members:

Joseph Adams, Jr.
Leonard Comberiate
Carl Forcheski

James Bertoluzzi
Linda Massie
Andrew Okrongly

Town of Ridgefield
Senior Tax Credit - Incremental Impact
FY 2027 and FY 2028
STC compared to Tax Increase - Public Safety Building

Annual Property Tax	New Annual Property Tax	Potential Increase for PSF:		Proposed Change to Existing		Net (Increase) Decrease to		Proposed Longevity Tax Credit:		Combined Net Increase (Decrease) to Taxpayer:
		Existing STC	STC (FY28)	Existing STC	STC (FY28)	Existing STC	STC (FY28)	Existing STC	STC (FY28)	
\$ 5,000	\$ 5,171.50	\$ 171.50	\$ (1,048)	\$ (1,048)	\$ (1,400)	\$ 180.50	\$ 200.00	\$ (380.50)	\$	
\$ 10,000	\$ 10,343.00	\$ 343.00	\$ (1,048)	\$ (1,048)	\$ (1,400)	\$ 9.00	\$ 200.00	\$ (209.00)	\$	
\$ 15,000	\$ 15,514.50	\$ 514.50	\$ (1,048)	\$ (1,048)	\$ (1,400)	\$ (162.50)	\$ 200.00	\$ (37.50)	\$	
\$ 20,000	\$ 20,686.00	\$ 686.00	\$ (1,048)	\$ (1,048)	\$ (1,400)	\$ (334.00)	\$ 200.00	\$ 134.00	\$	
\$ 25,000	\$ 25,857.50	\$ 857.50	\$ (1,048)	\$ (1,048)	\$ (1,400)	\$ (505.50)	\$ 200.00	\$ 305.50	\$	
\$ 30,000	\$ 31,029.00	\$ 1,029.00	\$ (1,048)	\$ (1,048)	\$ (1,400)	\$ (677.00)	\$ 200.00	\$ 477.00	\$	

STC New Credit Increased by \$200 by FY 28

STC Increased by \$352 by FY 28