

**Town of Ridgefield**  
**Public Hearing & Board of Selectmen Meeting**  
Wednesday, February 21, 2018; 6:30 pm  
Town Hall (Large Conference Room)  
400 Main Street, Ridgefield, Connecticut  
**APPROVED MINUTES**

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These minutes are a general summary of the meeting and are not intended to be a verbatim transcription.

In attendance: R. Marconi, B. Hebert, M. Kozlark, S. Zemo

Absent: B. Manners

R. Marconi called the Board of Selectmen meeting to order at 6:36 pm.

1. **Public Comment** – No public comment

2. **Interviews:**

**Ridgefield Arts Council – Christopher J. Sorgie**

Christopher J. Sorgie came forward to introduce himself to the Board. Mark Meachem, Arts Council Chairman, spoke to support Christopher Sorgie. Chris has attended three Arts Council meetings so far, and has offered good advice, ideas and has helped the council prepare different events. Ridgefield Arts Council is looking forward to having Christopher Sorgie as a member.

R. Marconi read the letter in which Christopher Sorgie expressed his desire to be part of the Ridgefield Arts Council. Christopher Sorgie has been working in the advertising and marketing industry since 1996 in New York City and would like to share with the council his creativity and strategic planning.

B. Hebert asked what he observed during the meetings and what skill set can he bring to Arts Council. C. Sorgie stated that during the meetings he observed the passion and commitment from the Council members and the enthusiasm and appreciation for the arts and he would like to be part of that.

**S. Zemo moved and M. Kozlark seconded the motion to appoint Christopher J. Sorgie to the Ridgefield Arts Council. Motion Carried 4-0.**

**ECDC-Geoffrey James Morris**

Geoffrey Morris came forward to introduce himself to the Board. G. Morris has been attending ECDC meetings.

R. Marconi read the letter in which G. Morris expressed his interest to join ECDC and asked G. Morris if he would like add to the letter. G. Morris stated he has been involved with a lot of things to help develop Ridgefield. G. Morris believes ECDC has great ideas in connecting all other parts of the community to help develop Ridgefield and he would like to be part of it.

S. Zemo asked G. Morris about his opinion on the parking issues in Ridgefield? G. Morris stated that there are parking issues in Ridgefield but a solution exists. Moving town employees parking a little further can create enough parking for residents who shop. M. Kozlark asked what more G. Morris would like to accomplish with ECDC? G. Morris stated that there is a lot that can be done. For example, attracting more businesses in Town to fill empty business places.

**B. Hebert moved and M. Kozlark seconded the motion to appoint Geoffrey Morris to the Economic and Community Development Commission. Motion Carried 4-0.**

Geoffrey Morris must see Town Clerk during normal business hours to be sworn in.

### **HDC-Sean O’Kane Request to Become Full Member**

Sean O’Kane came forward to introduce himself to the Board. R. Marconi read the statement from Sean O’Kane expressing his interest to become a full member of Historic District Commission—he is currently an Alternate member.

R. Marconi read a letter from Daniel O’Brian, Chair of HDC stating his and the commissions support for Sean O’Kane to become a full member of the Historic District Commission.

R. Marconi read another letter submitted by Daniel O’Brian stating that Eric Pashley, another HDC member has decided not to stand for reappointment due to changes in work responsibilities and the position is open for Sean O’Kane.

Sean O’Kane has been a resident of Ridgefield since 1981 and has been a registered practicing architect in Connecticut for 35 years. He is very interested in preserving the historical fabric of the Town and feels honored to have the opportunity to join HDC.

M. Kozlark asked if there is anything happening with the Historic District Commission that we should be aware of? S. O’Kane explained that there are people interested in preserving the original elements and there is a variety of applications HDC receives every month from people wanting to change various things such as fences or French doors.

**S. Zemo moved and M. Kozlark seconded the motion to appoint Sean O’Kane to the Historic District Commission. Motion Carried 4-0.**

### **Tree Committee – Thomas Michael McManus**

Thomas McManus came forward to introduce himself to the Board. R. Marconi read a statement from Mr. McManus in which he expressed his interest in joining the Tree Committee.

Thomas McManus has been a Ridgefield resident since 2002, is married and has two daughters and is employed in the financial industry in NYC.

B. Hebert asked if there is any particular reason why T. McManus would like to join the Tree Committee and how many meetings has he been part of? T. McManus stated that he has attended two meetings so far. T. McManus stated that most of the trees in town are 100 years old. Trees can pose a hazard during storms and believes that maintenance and the safety of the trees is critical to safety.

**M. Kozlark moved and B. Hebert moved the motion to appoint Thomas McManus to the Tree Committee. Motion Carried 4-0.**

### **Ridgefield Prevention Council – Erin Hanlon and Michaela Kane (Teen)**

**Michael Kane** is not present—her interview has been rescheduled for the next BOS meeting.

Erin Hanlon came forward to introduce herself to the Board.

R. Marconi read the letter from Erin Hanlon where she expressed her desire to join the Ridgefield Prevention Council. E. Hanlon is a senior at Ridgefield High School and would like to join the Ridgefield Prevention Council.

S. Zemo asked if E. Hanlon has been to any meetings and what would she contribute to the Prevention Council? E. Hanlon stated she has attended two meetings so far. Both she freshman Michaela Kane are working to form a group of students in high school to find out what students think are the problems they are facing and what they think would benefit them. The information would be given to the administration and Prevention Council to find a way to help students.

M. Kozlark asked if there is someone that can continue E. Hanlon’s work after graduation. E. Hanlon stated that she has been trying to find other students that would be a good fit for the Prevention Council

and that are passionate about its mission as well. There are few people interested so far and have been attending Prevention Council Meetings.

**M. Kozlark moved and B. Hebert seconded the motion to appoint Erin Hanlon to the Ridgefield Prevention Council. Motion Carried 4-0.**

### **3. Reappointment:**

#### **Building Code Board of Appeals – Joseph Fossi**

Joseph Fossi came forward to introduce himself to the Board.

R. Marconi read the email from Joseph Fossi expressing his interest in reappointment to the Building Code Board of Appeals for another term.

No questions from the Board.

**M. Kozlark moved and S. Zemo seconded the motion to reappoint Joseph Fossi to the Building Code Board of Appeals for another term. Motion Carried 4-0.**

### **4. Fracking Ordinance Draft**

R. Marconi gave a brief overview regarding the fracking ordinance draft and informed that there is a bill introduced to the legislature, but the bill does not include transportation of fracking waste through Connecticut.

Kristin Quell, RACE member, stated that the Ordinance drafted does not have anything to do with the well practice. Well practice uses solid water with no chemicals, and the oil natural gas drilling process uses chemical slurries of 2% chemical mix and it can be highly toxic with high levels of radium and radon.

B. Hebert asked if the restrictions in the proposed ordinance would have any impact on anyone in Town. R. Marconi answered that if it does it will be a positive impact.

Scott DeYoung, 51 Caudatowa Drive, stated he is a chemical engineer with a wide range of experience and asked if the state allows the Town of Ridgefield to regulate its state highways. R. Marconi answered that we cannot regulate state highways, only our own roads. Also asked whether this has happened anywhere in the state and created a problem?

R. Marconi is not aware of any problems, but we are looking to avoid any potential future problem with this ordinance.

**R. Marconi put BOS regular meeting on hold and called to order the Public Hearing regarding the C-PACE Agreement at 7:39 pm.**

### **Public Hearing:**

R. Marconi asked if there are any comments or questions from the public.

Rob Freeman, RACE member, stated that he is here to advocate for C-PACE, the business development program which allows multiple businesses to fund energy efficiency projects. There is interest in the C-PACE program from businesses in Ridgefield. Two additional businesses have expressed interest in C-PACE.

Briggs Tobin, CFO of Ridgefield Academy, West Mountain Rd, stated that Ridgefield Academy is one of the businesses interested in this program. C-PACE is good for businesses and the environment as well. A lot of businesses in town can take advantage of this program.

Dwayne Escola, owner of a Solar Company in Town, expressed his interest in the C-PACE program and hopes that it will pass.

B. Hebert stated that he is not 100% comfortable with the program, he sees the benefit of the program but is not sure about the financing structure.

S. Zemo stated that overall C-PACE is good for the town.

R. Marconi asked Nick Zuba of the CT Green Bank to address the modifications the Board of Selectmen had previously suggested. Nick Zuba stated that the legal counsel has agreed to make modifications to the municipal agreement Section 3, subsection G.

R. Marconi asked if there are more questions – No more questions

R. Marconi closed the Public Hearing at 7:48pm. The minutes of the Special Town Meeting are under separate cover.

Discussion resumed about the **Draft Fracking Ordinance**. S. Zemo asked whether Mr. Young would consider contributing any data regarding Fracking Ordinance Draft that BOS should be considering before making a decision. S. Young stated he will read the drafted ordinance and give suggestions at the next BOS meeting.

**M. Kozlark moved and S. Zemo seconded the motion to schedule the Public Hearing and the Special Town Meeting regarding Fracking Ordinance for March 21, 2018 at 7:30 pm in the Town Hall large conference room. Motion Carried 4-0.**

## **5. Energy Task Force**

Ben Oko came in front of the Board to discuss Energy Task Force. B. Oko stated that BOS should decide if the energy task force is needed in town and decide who will be its members. S. Zemo asked if the Energy Task Force will be an ongoing Force or if it will stop existing at some point. B. Oko stated that if the Energy Task Force proves useful it's going to be ongoing and if it proves useless it will disappear.

S. Zemo asked how the Task Force gets appointed. R. Marconi explained that BOS appoints task force members.

BOS members agreed that an Energy Task Force will be beneficial for the town of Ridgefield.

**S. Zemo moved and B. Hebert seconded the motion to create an Energy Task Force. Motion Carried 4-0.**

## **6. Ledges Road Land Sale – Conservation Commission**

Ben Oko is present to discuss Ledges Road Land Sale.

The Conservation Commission purchased the land in 2012. The Conservation Commission has expresses interest in selling part of the land. At the time the land was purchased the Conservation Commission introduced the amendment to the purchase saying that the commission has the right to sell the land. To sell the property it will be necessary to create a new subdivision to confirm that the land is sellable

**M. Kozlark moved and S. Zemo seconded a motion to set up a Public Hearing for the sale of the Conservation Commission property on Ledges Road for April 4<sup>th</sup>, 2018 and a Special Town Meeting for May 9<sup>th</sup>, 2018. Motion Carried 4-0.**

## **7. Schlumberger Phase II – Dick Larson**

Dick Larson discussed Schlumberger Phase II. R. Marconi gave a brief overview of the Schlumberger Phase I project and the budget that has been spent for that phase. He then provided a brief overview of the results from the two surveys that were done for Schlumberger Phase I.

Dick Larson stated that there is an estimate of \$25,000 for the site planning.

BOS discussed and decided to move the Schlumberger Phase II discussion for the meeting of March 21<sup>st</sup>, 2018, after the budget phase, including members of the Schlumberger Future Committee to attend.

## **8. Selectman's Report**

- The Ridgefield Youth Commission is working on the project called Kindness Mural at the Teen Barn and all the community is invited to participate March 4-9.
- Route 7 Food Truck - R. Marconi provided the Board with the proposed change to the existing ordinance so the Board can read it and decide if changes will be moved forward.
- Board of Education Public Hearing meeting is on Saturday, Feb. 24, 2018 at Ridgefield High School.
- Former Ridgefield Treasurer Maureen Kiernan passed away. The wake is Sunday, February 25<sup>th</sup> from 2pm-5pm at Kane Funeral Home.
- A report from Charlie Fisher – a memorandum that outlines the cost of the extension for the creation of a surface lot on Governor Street. Estimated cost is \$570,000 for 63 parking spots.

**M. Kozlark moved and B. Hebert seconded the motion to approve as written the 10/30/2017 and 11/6/2017 BOS special meeting minutes. Motion Carried 4-0.**

**M. Kozlark moved and S. Zemo seconded a motion to approve as amended the 12/13/2017 meeting minutes. Motion Carried 4-0.**

**M. Kozlark moved and S. Zemo seconded a motion to approve as amended the 1/3/2018 BOS meeting minutes. Motion Carried 4-0.**

**B. Hebert moved and S. Zemo seconded a motion to approve as written the 2/8/2018 BOS special meeting minutes. Motion Carried 4-0.**

**M. Kozlark moved and S. Zemo seconded a motion to adjourn the BOS meeting at 10:00 pm. Motion Carried 4-0.**

Respectfully Submitted,  
Nita Asani