



**Town of Ridgefield  
Public Hearing Minutes  
UNAPPROVED**

**September 20, 2023 at 7.30pm**

Please note – these minutes are not verbatim.

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

**Absent:** Barbara Manners

**1. Review of the Theater Barn Lease Amendment**

The Theater Barn is requesting an amendment to their current lease in order to meet the requirements for certain grants that they would like to apply for. The amendment is for 2 five-year renewals provided the Theater Barn does not default on payments. There is a Town Meeting scheduled for a vote on October 11, 2023. There were no comments from the public.

**2. Review of the Homeland Lease Agreement**

The proposed Homeland Lease is for a cell phone tower at the Ridgefield Golf Course, 7 Dhly Court. The lack of reliable service at the Golf Course is a safety concern during emergency situations.

Mr. Marconi reviewed the details of the lease. The monthly rent will begin at \$2,000 or 25% of the gross income. There was a discussion about the visibility of the tower by golfers and neighbors.

Wendy Lionetti, 30 Parley Road, commented that the cell service in the area is terrible and asked about the height of the tower.

Bob Hebert asked if the neighbors have been notified. It was agreed that this will be a requirement.

**3. Discussion of the Donation of 14.32 acres of Land on Old Branchville Road**

Beverly Rogers, 158 Danbury Rd, commented that Mrs. Rockwell is in favor of the land donation and presented a signed letter by Mrs. Rockwell. She also commented that the land will be conveyed by a warranty deed.

Ed Tyrell, 17 Pond Road, asked if there is currently anything on the property. Mr. Marconi responded that there is not and that a phase 1 study has already been performed.

Conservation Commission Chair, Jim Coyle, commented that they are pleased with the generous donation.

Bob Hebert asked for an update on where the Town stands in regards to reaching the goal with open space percentages.

Patricia Kokas, 178 Old Branchville Road commented on the location of the property and asked if there is an old foundation on it.

If accepted, the land will be designated as open space in perpetuity. A Town Meeting to vote on accepting the donation is scheduled for October 11, 2023.

**4. Review of the Ordinance Update regarding the HRRRA one-town, one vote resolution**

The Town would like to update the ordinance regarding the HRRRA to a one-town, one-vote system, regardless of the size of the municipality. The surrounding towns have already agreed to update their ordinances.

The Town Meeting to vote on this is tonight.

*Sean Connelly moved to adjourn the September 20, 2023 Public Hearing at 8:05pm. Maureen Kozlark seconded the motion. Motion carries 4-0.*