

Town of Ridgefield
March 15, 2011 – 4:30 p.m.
Board of Selectmen Special Meeting
Revised/Approved Minutes
Town Hall Large Conference Room

Policy: Board of Selectmen's meetings will be conducted under Roberts Rules of Order with comment invited only on agenda items that are action items not subject to formal public hearing. Individuals will be recognized for three minutes after Board of Selectmen discussion but before Board of Selectmen vote.

In attendance: R. Marconi, A. Bodner, M. Kozlark, D. Masters

Agenda

1. Approval of Acquisition of Land for Cell Tower

R. Marconi called the meeting to order at 4:32 pm.

R. Marconi explained the purpose of the meeting, which is to formally vote on the acquisition of land for a cell tower. The Conservation Commission would like to protect the Ledges Road ridgeline; however, does not have enough funding to purchase the entire piece.

A Memorandum of Agreement between the Conservation Commission and the Town was distributed for review and approval. The MOA states that the Conservation Commission will partner with the Town in the purchase of land. The Conservation Commission will pay \$650,000 and the Town will pay \$350,000 for the parcel of land, totaling \$1,000,000. Additional costs associated with the purchase will be borne by the Town. The Town seeks to erect a cell tower on the property.

D. Masters stated the agreement must reflect that any revenue generated from the cell tower would be put into the Town general fund to satisfy the debt incurred for the purchase of the land and be a revenue stream going forward.

Andy Bodner would like to also add language stating that if approval of the cell tower is not received or if for some reason the Town chooses not to build the cell tower, the Town has the right to sell off enough land to cover costs expended in purchasing the land.

A. Bodner moved to approve the Memorandum of Agreement for the purchase of 28.9 acres in partnership with the Conservation Commission with the two amendments. Discussion ensued; there was no second to this motion.

R. Marconi stated an 8-24 request has been sent to Planning & Zoning.

Jan Rifkinson, 169 New Road, stated that all approvals of the placement of the tower should not be unreasonably withheld by the Conservation Commission; perhaps this should be added to the agreement. D. Grogins stated this will be added to the agreement.

A. Bodner asked about any additional costs associated with the purchase and D. Grogins confirmed the cost of title insurance would be approximately \$3,332.

Chris McQuilkin, 132 Nod Road, asked when this cell tower is expected to be up and running? R. Marconi hopes it will be within one year. Many steps are necessary first: Board of Finance approval, public hearing, town meeting, bid process, siting council, etc.

Discussion ensued about changing the language covering the placement and style of construction of the enclosure. It was suggested to change it to "The location of the tower shall be approximately as shown on the attached map (Schedule A), and the style of construction shall be approved by the Conservation Commission within its reasonable discretion."

A. Bodner moved to amend his original motion to include the third amendment of the Memorandum of Agreement; M. Kozlark seconded the motion. Motion passed 4-0.

A. Bodner moved and D. Masters seconded the motion to adjourn the special meeting at 5:29 pm. Motion passed 4-0.

Respectfully Submitted,
Wendy Gannon Lionetti