

## **BOARD of SELECTMEN MEETING – SEPTEMBER 6, 2006**

TOWN HALL/LOWER LEVEL CONFERENCE ROOM – 7:30 P.M.

### REVISED/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, A. Bodner, B. Manners, D. Masters, J. Plock

#### **Special Town Meeting - 7:30 p.m. – (Minutes under Separate Cover)**

Notice is hereby given that a Special Town Meeting will be held on Wednesday, September 6, 2006, at 7:30 P.M., Town Hall Large Conference Room, 400 Main Street, Ridgefield, Connecticut, to approve acceptance of an open space donation of approximately 17.18 acres of land on Hickory Lane by the Bard Family Trust to the Town of Ridgefield.

#### **Board of Selectmen Meeting Agenda (immediately following Special Town Meeting)**

1. Golf Committee Interview: Lisa Cardinal
2. Ridgefield Community Prevention Council Interview: Grace D’Onofrio
3. Police Department Feasibility Study Contract
4. Turner Hill Survey Discussion
5. Acre Lane Discussion
6. Transfer – Jay Wahlberg
7. Commission on Aging Interview: Darla Shaw
8. Capital Community College Contract Resolution
9. Tax Refund Approvals
10. Woodcock Nature Center State Property Lease Resolution & Certificate of Authenticity
11. RWPA Lease Review
12. Family Night Proclamation
13. Charter Revision Explanatory Text
14. Selectman’s Report

R. Marconi called the BOS Meeting to order immediately following the Special Town Meeting.

#### **1. Golf Committee Interview: Lisa Cardinal**

Lisa Cardinal came forward to introduce herself to the Board and express her interest in filling the vacancy on the Golf Committee. She is a ten year resident of Ridgefield and “loves” golf. She would willingly dedicate a lot of time to serve on the Golf Committee and has already attended two meetings of the Committee. She feels she would bring a “woman’s view” to the Committee, has played many courses in the area which is helpful for comparison, is interested also in gardening and landscaping, and previously was active on RGLA when she wasn’t working full time. A. Bodner inquired as to how she feels the Thursday a.m. lottery works. Ms. Cardinal replied that she thinks it is a good system. A. Bodner also asked how she feels is the best way to balance affordability versus making money for the town. Ms. Cardinal indicated an interest in incentives for non-residents as non-residents pay more to play. D. Masters stressed the importance of working with the neighbors. This was especially important this past year concerning the restaurant issue. “Golf Committee members have a lot of hats to wear”. There are

currently three candidates for two vacancies. The additional candidates will be interviewed prior to a decision as to filling the vacancies.

2. Ridgefield Community Prevention Council Interview: Grace D’Onofrio

Grace D’Onofrio came forward to introduce herself to the Board and express her interest in filling the vacancy on the Ridgefield Community Prevention Council. R. Marconi read her email and summarized her CV detailing her extensive experience as an Outreach and Educational Counselor. She expressed her desire to serve the community she lives in and knows some of the current members of the Council. Last year she spearheaded a Family University program in Redding and would like to do something similar in Ridgefield. She indicated her excitement about the line-up planned by the Council for Ridgefield for this coming year.

**J. Plock moved and B. Manners seconded a motion to appoint Grace D’Onofrio to fill a vacancy on the Ridgefield Community Prevention Council. Motion passed 5-0.**

3. Police Department Feasibility Study Contract – Police Chief Ligi, Major Roche

and Commissioners Lecher and Kane came forward to discuss the DCA proposal for architectural services to explore alternatives for various renovations to the Ridgefield Police Station. It was previously suggested that the proposal be divided into two phases – a two-part study with Phase 1 costing \$30,000 and Phase 2, \$55,000. B. Manners pointed out a couple of questions regarding terms of the agreement. If Ridgefield decides to cancel, the hourly amount due should not be larger than the cost of that Phase, and #6 & 7 should be reworded so that all drawings, plans, specifications, etc. should belong to the client and not “remain as the property of the Architect” as it is currently worded.

**D. Masters moved and J. Plock seconded a motion to approve as amended and subject to approval of Ridgefield Town Counsel, the DCA Proposal for Architectural Services relative to the exploration of alternatives for various renovations to the Ridgefield Police Station with the Proposal broken down into a two part study – Phase 1 costing \$30,000 and Phase 2 costing \$55,000 (Total of \$85,000). Motion passed 5-0.**

**D. Masters moved and A. Bodner seconded a motion to forward the DCA amended Proposal to the Board of Finance for their approval and establishment of a special appropriation to cover the cost of Phase 1 (\$30,000) and the cost of Phase 2 (\$55,000). Motion passed 5-0.**

Once the Board of Finance approval is obtained, then relevant grant applications can be completed; in particular, the ADA grant for an elevator to provide increased accessibility to the building.

4. Turner Hill Survey Discussion – Dr. Benjamin Oko, Chairman of the Conservation Commission, Carroll Brewster, Conservation Commission member and Aimee Pardee, Ridgefield’s Wetlands Officer, came forward to discuss the proposed Turner Hill survey. Turner Hill is a cluster development from the early ‘90’s, which provides for individual parcels at less than one-half acre and no setbacks with an increase in community property. The issue is open space protection.

Dr. Oko was asked to seek bids for a possible total property survey and bids for individual properties in question (where possible infringement on open space is occurring) as a comparison. The Commission prefers the total survey, which will answer possible questions in the future as well as the present concerns. The bid is for \$27,000 for permanent monument markers, \$15,000 if removable markers (standard survey pins at the corner of each person’s property). J. Plock indicated her previous request for a buffer zone discussion by the Conservation Commission. Dr.

Oko indicated that he had previously stated that he did not want to go back to the Commission to discuss further the possibility of establishing a buffer zone. He felt this had already been discussed at length and the Commission had recommended extending the property line for each dwelling to 12 ft. from the house. After much discussion, Dr. Oko agreed to bring the suggestion of establishment of a buffer zone back to the Commission for their further review.

J. Plock indicated that 12 ft. from a house is a very small space. Open space is not maintained. One concern is possible Lyme Disease from ticks in the tall grass. She would like to arrive at a compromise. Some hardships result from this 12 ft. ruling as it is. Dr. Oko pointed out that a survey would still be needed if a buffer zone were to be established.

D. Masters pointed out that she is most familiar with Turner Hill from her experience with Planning & Zoning and recalls how this property came to be developed. It is a unique conservation cluster. There are a lot of children in the neighborhood on small pieces of property. She feels there needs to be survey pins in the ground to know where the property lines are and she may be in favor of establishment of a buffer zone. She does not believe this sets a precedent as Turner Hill is a “one-of-a-kind” situation.

A. Bodner indicated that it appears that the purpose of a survey is for enforcement. Dr. Oko pointed out that enforcement of open space is a Town ordinance. The Conservation Commission cannot change the ordinance and they have been asked to enforce the rules. J. Plock suggested reviewing the ordinance at the next BOS meeting – see how it is written. B. Manners suggested the possibility of needing a separate ordinance for a cluster development such as Turner Hill. Dr. Oko indicated that any buffer zone would need to be mowed once or twice a year and dollars would need to be set aside to cover this expense. The buffer zone would remain as Town property. This discussion will be put on the agenda for the September 20 meeting and the Conservation Commission will be invited to attend and make a recommendation. Concern was raised over the possibility of “pinned markers” as being unsafe for children at play. One suggestion was to change the ordinance so that mowing by residents of the adjoining open space is not a violation. The landowners would be willing to mow the buffer zone area. If agreement could be reached as to what grass can be cut, then avoiding the cost of a survey is one possibility. Dr. Oko will set up a meeting for the residents prior to the September 20 BOS meeting.

5. Acre Lane Discussion – R. Marconi reported on the quote received to provide town water to the residents of Acre Lane as the alternative to their problem community well with uranium found to be in the water. The estimate of \$526,000 “seems high”, \$100,000 of which is for rock removal. He has spoken to Peter Coffin about this and thinks the Town should go out to bid for this project. Mr. Marconi is asking Charlie Fisher to determine what would be the cost of drawings to go out to bid? \$80,000 for the cost of repaving could be taken off the \$526,000. Mr. Marconi will bring the results of his research back to the BOS for a decision, hopefully by the next BOS meeting on September 20<sup>th</sup>, and then the issue will be sent to the Board of Finance for their approval. In the end, the water system will be owned by Aquarian and the Town will pay rental for each fire hydrant. The presence of the hydrants will increase fire fighting capability and thus help to reduce insurance costs. A. Bodner inquired as to the method of taxation. Each owner will be assessed. The owner can mortgage the assessment with an obligation to the town. The town will recover their debt service for this project. There are 24 lots on Acre Lane, one is an empty lot. The residents are currently drinking bottled water per the suggestion of the DPH.

6. Transfer – Jay Wahlberg

**J. Plock moved and B. Manners seconded a motion to approve Department of Finance Memorandum #200610 as requested by the Finance Department for an Inter-Departmental Transfer to provide for the following:**

<b>Increase:</b>	<b>General Government – Legal</b>	<b>\$ 18,500</b>
	<b>Tree Warden</b>	<b>3,000</b>
	<b>Fire Department</b>	<b>137,000</b>
	<b>Highway Department – Energy</b>	<b>215,500</b>
<b>Decrease:</b>	<b>Various Departments</b>	<b>\$374,000</b>
	<b>(per attached Year End Transfers FY2006 List)</b>	

**Motion passed 5-0.**

7. Commission on Aging Interview – Darla Shaw  
There is one vacancy on the Commission on Aging. Darla Shaw came forward to introduce herself to the BOS and express her desire to serve on the Commission on Aging. R. Marconi read the memo received from Ms. Shaw detailing her many activities with the elderly. The BOS expressed their appreciation to Ms. Shaw and commented on her many qualifications. Ms. Shaw feels there should be a male representative on the Commission on Aging. She indicated that she would be willing to serve as an Alternate if a male representative is found for the Commission.
8. Capital Community College Contract Resolution – This resolution is the result of a request by Fire Chief Burford enabling Ridgefield to be available for paramedic student training. There is no liability issue for the Town. A certificate of insurance will be obtained from Capital Community College in Hartford. R. Marconi read the resolution. **J. Plock moved and D. Masters seconded a motion to approve the Capital Community College Contract Resolution and appoint R. Marconi, First Selectman, to sign the resolution to make Ridgefield available for EMT Paramedic Training. Motion passed 5-0.**
9. Tax Refund Approvals - The vehicle tax bills for B&E Juice Co. were recently adjusted by Ridgefield's Tax Assessor. **D. Masters moved and B. Manners seconded a motion to approve the Request for Refund of Taxes for B&E Juice Co., Inc. for Personal Property taxes paid on the Grand List of 2002-4 recently adjusted by Ridgefield's Tax Assessor in the amount of \$806.64 and \$1,905.88. Motion passed 5-0.**
10. Woodcock Nature Center State Property Lease Resolution & Certificate of Authenticity – The lease has been sitting at the State for the last six months. A resolution is needed from the BOS for R. Marconi to enter into agreement. This is a renewal lease from the State of Connecticut to the Town of Ridgefield. **B. Manners moved and J. Plock seconded a motion to approve R. Marconi, First Selectman as representative of the Town of Ridgefield to sign the Woodcock Nature Center State Property Lease and Certificate of Authenticity. Motion passed 5-0.**
11. RWPA Lease Review – The lease for the Ridgefield Workshop for the Performing Arts is not ready for review. There is three years left on the current lease but want to roll these three years into the new lease. The State will not award grant money unless there is a long-term lease. When the lease is ready, it will have to be reviewed by Planning & Zoning. Suggested dates are for a Public Hearing on 9/20 and Town Meeting on 10/4.

12. Family Night Proclamation - **B. Manners moved and A. Bodner seconded a motion to proclaim Monday, September 25, 2006, as Family Night – “Eat Dinner with Your Children”.** **Motion passed 5-0.** This is an annual proclamation – 4<sup>th</sup> Monday in September each year.
13. Charter Revision Explanatory Text - This is a sample of what will be mailed with the absentee ballots, it will also be available at the Library and Town Hall. **J. Plock moved and D. Masters seconded a motion to accept the Town of Ridgefield Charter Revision Referendum Questions Explanatory Text, which will be mailed with the absentee ballots. Motion passed 5-0.**
14. Selectman’s Report -
  - Household Hazardous Waste Day – September 30 in Danbury

**D. Masters moved and B. Manners seconded a motion to adjourn the Board of Selectmen Meeting at 9:26 p.m. Motion passed 5-0.**

Respectfully submitted,

Janet L. Johnson