

APPROVED MINUTES

**Ridgefield Conservation Commission
Flood and Erosion Control Board**
Town Hall Annex, 66 Prospect Street
Ridgefield, CT 06877 (203) 431-2713
June 1, 2011

A special meeting of the Ridgefield Conservation Commission was held in the office of the Conservation Commission at the Town Hall Annex, 66 Prospect Street Ridgefield, Connecticut 06877 on Monday, June 1, 2011 at approximately 6:00 p.m.

The following members were present:

Carroll Brewster
Dave Cronin
Ben Oko
Alan Pilch
Patricia Sesto
Kitsey Snow
Beth Yanity

Dr. Oko chaired the meeting. Nancy McDaniel was present to take minutes. Ed Alvarez and two other members of the public were present.

CURRENT BUSINESS

Ledges Road – Cell Tower – Dr. Oko reviewed the draft Memorandum of Agreement prepared by the Board of Selectmen describing the expectations of the partnership to acquire land for open space and a cell tower. If a cell tower were not built on the land purchased, the Board of Selectmen has the right to sell land at its reasonable discretion to recoup its \$350,000 contribution to the purchase price. Dr. Oko would like that sale to be limited to two lots, but that is not specified in the Memorandum of Agreement.

On June 22, there will be a town vote on the \$350,000 expenditure. If both the expenditure and cell tower lease are included in the vote, the commission can support the memorandum; if two separate votes are planned, the commission cannot accept the memorandum.

Approval of the memorandum is on the agenda for the Board of Selectmen meeting planned later in the evening. Dr. Oko said that the commission could vote in favor of the memorandum or in favor with conditions. An area of concern is that if the tower were not built, the commission would not have a say in how the town recoups its \$350,000 expenditure.

Discussion followed. There was concern about the Board of Selectmen's determining which lots could be sold. Should the parcel to be sold be specified by the commission? There was a question about what would happen if approval of the cell tower is not received.

A motion to close debate by Mr. Brewster, seconded by Ms. Yanity, was passed unanimously.

On a motion by Ms. Sesto, seconded by Ms. Snow and passed by a majority of three votes by Ms. Sesto, Messrs. Brewster and Pilch, with Ms. Snow opposed and Mr. Cronin and Ms. Yanity abstaining, it was

RESOLVED that Dr. Oko be authorized to sign the Memorandum of Agreement as drafted on the condition that both the land purchase and cell tower lease are included in one vote or, alternately, that Dr. Oko sign an amended memorandum that would permit the town and the commission to act in a good faith partnership to sell land in order to recoup the town's \$350,000 expenditure.

ADJOURNMENT

Upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Nancy McDaniel