

**Town of Ridgefield**  
**Board of Selectmen Meeting**  
Wednesday, October 25, 2017; 6:30 PM  
Revised/Approved Meeting Minutes  
Town Hall (Large Conference Room)  
400 Main Street, Ridgefield, Connecticut

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

Absent: B. Manners

**Agenda**

1. Public Comment
2. Economic & Community Development Commission:
  - a. Reappointments: Paul Levine, Arnold Light
  - b. First Floor Retail Presentation
3. Affordable Housing Committee Proposal—Dave Goldenberg
4. C-PACE Proposal—RACE
5. Vendor Permit Renewal: Tivoli Pizza (Junio Filgueira)
6. Horse Ordinance
7. Proposed Wetlands Citation Ordinance; Temporary Housing Structure Opt-Out
8. 501c3 Entities
9. 76 East Ridge T-Mobile Lease Amendment
10. Selectman's Report
11. Meeting Minutes Approval: 10/11/17

**Call to Order**

A meeting of the Board of Selectmen was called to order at 6:30 pm by R. Marconi.

**S. Zemo moved and M. Kozlark seconded the motion to remove item #5 from the agenda and add the Mose Architectural Service proposal matter to the agenda. Motion carried 4-0.**

1. Public Comment— Ellen Burns of Great Hill Road asked the Board to look into the ongoing malfunctioning of the traffic light located on Route 35 (Limestone/Haviland).

2. Economic & Community Development Commission:  
a. Reappointments: Paul Levine, Arnold Light

Although Paul Levine was not in attendance, the Board of Selectmen voted to reappoint him for an additional term.

**S. Zemo moved and B. Hebert seconded the motion to reappoint Paul Levine for an additional one-year term. Motion carried 4-0.**

Arnold has served on the ECDC for seven years. He stated that the commission's website has received increased attention. The commission was instrumental in attracting residents to the Battle of Ridgefield reenactment earlier this year. The commission is actively working on organizing a Jazz Fest to tentatively take place next year, which will further help with economic growth and attracting people to Town. The commission hopes that the Jazz Fest will become an annual Town event.

**B. Hebert moved and M. Kozlark seconded the motion to reappoint Arnold Light for an additional one-year term. Motion carries 4-0.**

b. First Floor Retail Presentation

The commission is working on an initiative to offer incentives to first floor retailers in an effort to increase retail shopping in Town. The proposed account would be under the supervision of the municipal system and it is suggested it would offer up to \$24,000 per year to qualifying retailer(s). The calculation would be based on retail square footage which is paid at the end of each year to the tenant and contingent upon a three-year lease. The ECDC will further discuss the incentive plan with the Board of Finance for input and consideration.

3. Affordable Housing Committee Proposal-Dave Goldenberg

Despite an inactive committee since 2014, Mr. Goldberg has continuously worked on affordable housing initiatives since then. He is asking the Board of Selectmen to consider converting the committee to a commission, which will go beyond simply reporting to the Board of Selectmen. Mr. Goldberg plans to work with Planning & Zoning to increase housing diversity and offer a sense of permanency to the efforts and initiatives. D. Goldenberg stated that by formally making an Affordable Housing Commission it will further demonstrate Ridgefield's continued commitment to addressing the needs of those in our community that will benefit from affordable housing. This topic will be further discussed at the 11/29/17 Board of Selectmen meeting.

4. C-PACE Proposal- RACE

Rob Freeman (Co-Chair) and Nick Zuba of RACE propose an economic development plan for building owners centered around the benefits of energy efficiency. RACE is currently working with Ridgefield Academy to implement the program as they have expressed interest in the conversion. The committee has asked that the Town become the collector of repayments and disburse the funds to the Green Bank. Both Rob and Nick assured the Board that the town will in no way be liable for any loans that default; moreover no loans have gone into default status in the five years that the program has been in operation. The Town will be compensated for their efforts monetarily and technologically. R. Marconi will speak with Jane Berendsen-Hill for approval and will add the matter to the November 29, 2017 Board of Selectmen meeting agenda.

5. Mose Architectural Service (replaces Vendor Permit Approval)

The proposed architectural services will be used to determine the cost and labor needed in order to relocate the Board of Education and the Town Building Department assuming an expanded space is secured by the Ridgefield Playhouse. M. Kozlark has asked R. Marconi to provide costs associated with the changes in addition to an estimate of the revenue generation. R. Marconi will also secure a Letter of Intent from the Ridgefield Playhouse and Chef's Warehouse prior to any changes being made. The architectural figures are not to exceed \$13,000 and the evaluation would be completed by November 8, 2017.

**B. Hebert moved and S. Zemo seconded the motion to approve an expenditure of \$12,500 from contingency for Mose Architects' architectural design and schematics of possible changes at the Venus Building secondary to moving the Board of Education and the Town Development offices. Motion carried 4-0.**

6. Horse Ordinance

After review of the proposed Horse Ordinance, John Katz of Ridgebury Road states that under Chapter 120-8, item A and B conflict each other and would like them modified. Olivia Goodnow of West Lane feels that the newly revised draft is a huge improvement; however she would like a weight requirement added as opposed to just a "hooved animal". Dr. Jeffrey Hubsher of Ridgebury Road agrees that the size of the animal needs to be clearly defined and will offer his expertise to identify weight guidelines.

**B. Hebert moved and S. Zemo seconded the motion to schedule a Public Hearing on the proposed Horse Ordinance for November 8, 2017 at 7:30 pm in the Town Hall large conference room. Motion carried 4-0.**

7. Proposed Wetlands Citation Ordinance; Temporary Housing Structure Opt-Out

Beth Peyser discussed proposed language for the wetlands citation ordinance, which would create an intermediary step which would forgo having to perform a show cause hearing. The preventative steps include: issuance of a non-monetary warning, if not remedied, a citation will then be issued including a fine of up to \$150 per day per violation. R. Marconi recommends adding the maximum allowable penalty by law to the ordinance as a stronger deterrent. The Board of Selectmen propose a tentative Public Hearing and Town Meeting scheduled for January 3, 2018.

**M. Kozlark moved and B. Hebert seconded the motion to schedule a Special Town Meeting and a Public Hearing scheduled for January 3, 2018 contingent upon a finalized Board of Selectmen schedule. Motion carried 4-0.**

8. 501c3 Entities

The Board of Selectmen will seek to assemble a committee to oversee possible community grants distributed to 501c3 entities. B. Hebert stated that he would like to see a policy established on abatements/tax credits relative to these entities. Currently the town does not recognize any 501c3 entities with regards to taxes. S. Zemo would like the community grant application to include Ridgefield service demographics in addition to approximately ten questions.

9. 76 East Ridge T-Mobile Lease Amendment

Matt Bano, Representative from T-Mobile provided copies of the lease amendment. The amendment acts as an extension to the agreement that was executed in 2008. The amendment extends the lease term an additional 20-years. The current rental amount is \$3,586 per month and will increase each year by three percent. The revenue for the cell tower is estimated at \$120,000. After review, R. Marconi asks that the amendment be modified to include the right for both the tenant and landlord to call for a term extension and revise the amendment to two 10-year terms with a reverse and 90-day notice.

**B. Hebert moved and M. Kozlark seconded the motion to approve the T-Mobile Lease Agreement contingent upon said revisions. Motion carries 4-0.**

10. Selectman's Report

- State Budget: R. Marconi discussed the current status of the state budget and will provide an update once a decision has been reached.
- Halloween Walk: The event will be held on Main Street and is scheduled for Saturday, October 28th from 10 am to 12 pm.
- Portland Avenue Bridge Status: The state is looking at alternatives and is hoping to make modifications to the depot bridge which may include a new traffic light heading south by Dunkin' Donuts, as they are hoping to make it a pedestrian crossing. The project will be

funded by both state and federal funds; however Ridgefield will be responsible for 20% of the total cost. R. Marconi will send finalized figures to the Board once received as well as a PowerPoint presentation outlining the scope of work.

- Rides for Ridgefield: R. Marconi met with Pat McPike of Rides for Ridgefield. They currently occupy an office in Town Hall and have done so for the last five years. BOS members support this effort. R. Marconi agreed to provide a letter to Rides for Ridgefield approving an additional five years of occupancy by which no contract is required.
- Communication Project: The Police Department has reported that they've experienced no issues and are happy with the overall performance of the enhanced system. Going forward the department(s) will have to use repeaters in the vehicles, all of which will be installed in the next two months. The Town will forgo a tower strengthening procedure to cover the cost of the repeater installation.

11. Meeting Minutes Approval 10/11/17

**M. Kozlark moved and B. Hebert seconded the motion to approve the 10/11/17 meeting minutes as written. Motion passed 4-0.**

**M. Kozlark moved and S. Zemo seconded the motion to adjourn the BOS meeting at 9:53 pm. Motion carried 4-0.**

Respectfully submitted,  
Shannon Freda