

**Town of Ridgefield**  
**Board of Selectmen Special Meeting**  
Wednesday, January 31, 2018; 6:30 pm  
Town Hall (Large Conference Room)  
400 Main Street, Ridgefield, Connecticut  
**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, B. Hebert, M. Kozlark, B. Manners, S. Zemo

**Agenda**

1. Public Comment
2. Reappointments:
  - ECDC: John Devine, Gus Ryer
  - Historic District Commission: Kathleen M. Daughters
  - Parking Authority: Jessica Wilmot
3. Constable Interview: Chris Fusaro
4. C-PACE Program: Nicholas Zuba, CT Green Bank
5. Proposed Fracking Ordinance: Kristin Quell, RACE member
6. Friends of Ridgefield 501c3 Umbrella: Marketing Ridgefield – Wayne Addressi
7. HRRRA Lease: Transfer Station & Recycling Center Lease
8. Charter Revision Commission Suggested Changes
9. Approval of Tax Refunds
10. Selectman's Report
11. Approval of Meeting Minutes: 10/10/2017 special, 11/6/2017 3 pm special, 12/7/2017 special Tri-board meeting minutes, 12/13/2017, 1/3/2018 special.

A meeting of the Board of Selectmen was called to order at 6:35 pm by R. Marconi.

**1. Public Comment**

There were no comments from the public.

**2. Reappointments:**

**ECDC: John Devine, Gus Ryer**

R. Marconi asked J. Devine and G. Ryer from the Economic & Community Development Commission (ECDC) to come forward. R. Marconi thanked John Devine and Gus Ryer for their work with economic development in Town and asked if they would like to make a statement. G. Ryer stated he is very pleased to be part of the ECDC and hopes to continue to be part of it for another term. J. Devine stated that the ECDC has been working closely with different commissions and organizations in Town, as well as meeting with R. Marconi once a month to get an update of what is going on in Ridgefield. A lot of work has been done with the library on educating small businesses as well. J. Devine also stated that Bob DeFalco has decided not to pursue a third term and ECDC is trying to find a way to fill in his position. J. Devine is very pleased with ECDC and is looking forward to continuing the work. S. Zemo asked if improving parking and pedestrian walk ways is on the ECDC agenda for this year? J. Devine stated that it has not been discussed yet. Parking in Ridgefield is an issue for businesses in town and it needs to be resolved by expanding parking space. B. Manners agreed that parking in Ridgefield is an issue and it impacts the Town's economic development and it needs to be taken seriously. B. Hebert asked if there are any reasons or concerns why B. DeFalco and S. Sanderson resigned from their positions? J. Devine explained it was because of personal reasons and there are no concerns.

**S. Zemo moved and B. Manners seconded the motion to reappoint John Devine and Gus Ryer for an additional one-year term on the Economic and Community Development Commission. Motion carried 5-0.**

**Historic District Commission: Kathleen M. Daughters**

R. Marconi explained that Kathleen (Kam) was recently appointed (June) but because she filled a vacancy, she is now due for reappointment. Kam was unable to attend the meeting; Dan O'Brien, Chairman of the HDC, was in attendance and stated Kam is a great addition to the HDC.

**M. Kozlark moved and B. Manners seconded the motion to reappoint Kam Daughters for an additional term on the Historic District Commission. Motion carried 5-0.**

**Parking Authority: Jessica Wilmot – Postponed to 2/21**

**3. Constable Interview: Chris Fusaro – Postponed**

**4. C-PACE Program: Nicholas Zuba, CT Green Bank**

R. Marconi asked N. Zuba from CT Green Bank to come forward. S. Zemo asked if CT Green Bank would have lien priority over the Town? N. Zuba stated that real estate property taxes always come first. The C-PACE lien would come first before any municipal assessment such as water, sewer etc. N. Zuba also stated that in a situation of default where it needs to proceed to foreclosure, C-PACE can lay claim any unpaid assessment amounts. B. Hebert asked N. Zuba if he can explain liabilities for the Town that come with the responsibilities? N. Zuba stated that municipality's responsibility is the billing and collection of C-PACE obligation over the course of the loan term. In an event when a building's owner doesn't pay their C-PACE obligations, the only responsibility of the municipality would be to inform CT Green Bank, not to collect the payment. B. Hebert asked what would happen if the Town fails to inform CT Bank? N. Zuba stated the Town won't be held accountable.

**S. Zemo moved and M. Kozlark seconded the motion to set a public hearing and a special town meeting to consider approval of the C-PACE program on February 21, 2018 at 7:30 pm in the Town Hall large conference room. Motion carried 5-0.**

Ben Oko, Barlow Mountain Road, of the Ridgefield Action Committee for the Environment spoke in support of the C-PACE program. R. Marconi asked Ben Oko if RACE would be willing to accept the responsibility of direct marketing promotional efforts that are part of the agreement. Mr. Oko stated that it would have to be discussed with the committee. Briggs Tobin, CFO of Ridgefield Academy thanked the BOS for considering this program, stating C-PACE would be good for the environment and the Town to reduce energy costs.

**5. Proposed Fracking Ordinance: Kristin Quell, RACE member**

R. Marconi called K. Quell in front of the board to talk about the regulation of waste from oil and gas extraction activities. CT state statute fracking waste ban expires July 1, 2018 and there is a possibility that the ban won't be renewed. K. Quell presented the proposed Ordinance Prohibiting Wastes from Oil and Gas Extraction Activities that will protect the Town should the ban not be renewed. K. Quell stated that the ordinance will prevent fracking coming into the community as well as protection from transportation through the community. R. Marconi asked if the sewer plan is capable of dealing with the toxin waste? K. Quell stated that it depends on the special permits.

**S. Zemo moved and M. Kozlark seconded the motion to move forward with the Proposed Fracking Ordinance by having it reviewed by the Town Council and discussed further at the next BOS meeting, February 21, 2018. Motion carried 5-0.**

**6. Friends of Ridgefield 501c3 Umbrella: Marketing Ridgefield – Wayne Addressi**

R. Marconi called Wayne Addressi in front of the board. W. Addressi gave a brief statement on the project of marketing Ridgefield. Almost \$50,000 has been raised so far but in order to do what we would like to do, we must raise a total of \$100,000. The project includes building a consumer-friendly website to promote music, art and culture in Ridgefield. A video has been produced and shared extensively through social media. The decision has been made by the group to hire Sandor Max to assist with the website development. B. Manners asked how would this project qualify to be a 501 organization? W. Addressi stated that the project is not making a profit and the money they have so far is from donors. B. Manners expressed concern that this project is not a charitable initiative. Is that the question or is the question whether it is a non-profit? They are not the same. Town Counsel stated there are two issues-- is the donate money is tax deductible and is the money that is received taxable? We'd have to look at what the mission is and how it is structured. David Grogins will run this by the tax attorneys in his office.

**7. HRRA Lease: Transfer Station & Recycling Center Lease**

R. Marconi gave brief overview of the HRRA & Transfer Station Lease agreements. R. Marconi stated that the Master agreement with HRRA and Winters Brothers has been signed.

**S. Zemo moved and B. Hebert seconded the motion to approve: a) the agreement between HRRA and the Town of Ridgefield and b) The Transfer Station lease with HRRA and the Town of Ridgefield. Motion Carried 5-0.**

**8. Charter Revision Commission Suggested Changes**

R. Marconi stated that the Charter Revision Commission had their public hearing and have received several recommendations. The Board discussed the election of Tax Collector, Town Clerk and Treasurer. S. Zemo asked if the town still needs a town treasurer? R. Marconi stated that it does because it's a form of checks and balances. S. Zemo asked if the BOS will consider eliminating the town treasurer position? The board agrees to make it an appointed position rather than eliminating it. B. Manners stated that the position should have at least minimal qualifications. M. Kozlark and B. Manners suggested that the Tax Collector, Town Clerk and Treasurer become appointed positions. S. Zemo doesn't agree with making them appointed positions.

**Section 8- 18, Holding multiple positions on the ballot** – The BOS supports the recommendation from Charter Revision Commission.

**Section 6-2, Attendance** - Approved by the Board of Selectman as well.

**Section 5-15, Youth Commission** -BOS recommends reducing the number of members serving from 16 to 12 members with 4 alternates.

**Article XI, Administrative Offices, Agencies and Employees** – BOS recommends that the Charter Revision Commission review for consistency of reappointments.

Section 3-5, **Petitioned Town Meetings** – BOS recommends raising the percentage of signature needed: **a)** For matters involving expenditures up to \$250,000 from 2% to 5%.

**b)** For matters involving expenditures up to \$250,000 or more, from 5% to 10%.

**c)** For matters not involving expenditures, from 2% to 5%.

**Offices Reporting to the First Selectman:** - R. Marconi suggested Chief of Police and Director of Planning and Zoning report to the First Selectman Office on day to day operations.

Charles Hancock, member of the Charter Revision Commission from the public stated that the Charter Revision Commission is considering the possibility of bringing ZBA term.

**B. Hebert moved and M. Kozlark seconded a motion to approve the BOS recommendations for the Charter Revision Commission. Motion Carried 5-0.**

## **9. Approval of Tax Refunds**

**M. Kozlark moved and S. Zemo seconded the motion to approve Tax Refunds of \$9,943.17 submitted by Tax Collector Jane Berendsen-Hill in her 1/24/18 communication. Motion carried 5-0.**

## **10. Selectman's Report**

- R. Marconi spoke about the meeting he attended with Senator Looney.
- Grace Romero resigned from the Commission for the Disabled
- Stephany Sanderson resigned from ECDC
- Geoffrey Morris from Ridgefield Independent Film Festival doesn't need to proceed with the 501c3 request from BOS.

## **11. Approval of Meeting Minutes: 10/10/2017 special, 11/6/2017 3 pm special, 12/7/2017 special Tri-board meeting minutes, 12/13/2017, 1/3/2018 special**

**M. Kozlark moved and B. Hebert seconded the motion to approve as written the 11/6/2017 special and 1/03/2018 special meeting minutes as written. Motion carried 5-0.**

It is not necessary to approve the 12/7/17 Tri-board meeting minutes as this was a BOF meeting.

**M. Kozlark moved and B. Manners seconded the motion to approve as amended the 10/20/2017 special meeting minutes. Motion carried 5-0.**

The 12/13/17 meeting minutes will be addressed at the 2/21/18 BOS meeting.

**B. Hebert moved and B. Manners seconded the motion to adjourn the BOS special meeting at 10 pm. Motion Carried 5-0.**

Respectfully Submitted,  
Nita Asani