



**Town of Ridgefield
Open Space Preservation Plan**

August 1, 2021

Prepared by:

The Ridgefield Conservation Commission

Town Hall Annex, 66 Prospect Street

Ridgefield, CT 06877

Table of Contents

Preface	
1. Open Space Inventory.....	1-1
1.1. Town of Ridgefield Open Space.....	1-5
1.2. Land Conservancy Open Space	1-5
1.3. State and Federal Open Space.....	1-5
1.4. Privately-Owned Open Space	1-6
1.5. Other Town Properties.....	1-6
2. History of Open Space Property Increases	2-1
2.1. Town-Owned Property.....	2-1
2.2. Land Conservancy Property.....	2-4
3. Prioritize Resources for Protection.....	3-1
3.1. Review Existing Open Space Parcels	3-1
3.2. Examine Wetlands/Waterways on Town Maps	3-2
3.3. Identify Large Undeveloped Parcels in Town	3-2
3.4. Update Ridgefield Natural Resource Inventory.....	3-2
3.5. Review Plan of Conservation and Development	3-2
3.6. Identify Top 10 Parcels for Opens Space Acquisition or Conservations Easement	3-3
3.7. Create Funding Plan for Open Space.....	3-3
3.8. Acquire and/or Create Easements for Open Space	3-3
4. Protect Open Space	4-1
4.1. Legally Protect Municipally-Owned Open Space	4-1
4.2. Increase Preserved Open Space in Your Community	4-2
4.2.1 Town of Ridgefield Parcels	4-2
4.2.2 State-Owned Parcels	4-8
4.2.3 Privately-Owned Parcels.....	4-11
4.2.4 Public Act 490 Properties	4-13
4.2.5 Greenways and Trail Systems.....	4-14
4.2.6 Town of Ridgefield Subdivision Regulations.....	4-16
4.3 Improve Open Space Parcels	4-17
4.3.1 Bridges and Trails.....	4-17
4.3.2 McKeon Farm Maintenance Plan	4-22
4.3.3 Open Space Management Plan	4-26
4.3.4 Open Space Use Ordinance	4-27
4.3.5 Outside Funding of Open Space Projects	4-27
5 Establish an Open Space Acquisition Fund.....	5-1

Appendices

Appendix A –	Modified Table A-3
Appendix B–	PA490 Properties
Appendix C -	Open Space Use Ordinance

List of Figures

1-1	Open Space Map	1-3
2-1	Open Space Increases (2000-2019).....	2-1
4-1	Ridgefield Golf Course: 38 acres.....	4-3
4-2	Ridgefield Park & Recreation Building: 18 acres.....	4-4
4-3	Schlumberger Property: 17 acres	4-5
4-4	Ridgefield High School: 13 acres	4-6
4-5	Ridgebury Elementary School: 6 acres.....	4-7
4-6	State-Owned Properties not Considered Open Space	4-9
4-7	Whitbeck Preserve	4-10
4-8	New White Trail at Bear Mountain	4-18
4-9	New Yellow Trail at Schlumberger Property	4-19
4-10	New Educational Trail at Ridgebury Slopes/Peterson Gorge.....	4-20
4-11	McKeon Farm	4-23

List of Tables

1-1	Town of Ridgefield Open Space Summary	1-3
2-1	Source of Town-Owned Open Space – Acres by Year.....	2-2
2-2	Town-Owned Open Space Increases by Parcel (2000-2019)	2-3
2-3	Land Conservancy Open Space Increases	2-4
4-1	Potential State-Owned Open Space Parcels.....	4-8
5-1	Bonding Measures in CT Since 2007	5-2

RIDGEFIELD OPEN SPACE PRESERVATION PLAN

PREFACE

Ridgefield has made tremendous progress preserving areas of the Town as open space. And Town residents have consistently rated open space as one of the most important aspects of Town life. Open space improves the environment and preserves habitats for biological diversity. It conserves natural and historic resources and provides space for recreation and exercise. It helps to define our community character and provides fiscal and economic benefits.

Because of these factors, the Ridgefield Conservation Commission (RCC) will focus on (1) protecting and maintaining our existing open space and (2) acquiring new open space of the highest ecological and recreational value. Natural and historic resource protection as well as habitats for biological diversity will be the priorities of the Commission.

More than 90% of our open-space was acquired prior to 2000. And only 300 acres has been added to the roster of Town-owned open-space in the last 20 years. The potential inventory of private land suitable for open-space consideration has dropped by over 50 percent in the last 9 years. As of July 2021, the Town is nearly 1,100 acres short of the aspirational goal of 30 percent set many years ago. As the Town is unlikely to achieve that goal, the RCC needs to focus on potential new open space of the highest ecological and recreational value as indicated above. Natural and historic resource protection as well as habitats for biological diversity will be the priorities.

In order to preserve and protect open-space in the Town, the RCC will:

- Protect existing open space.
- Update the Ridgefield Natural Resource Inventory (NRI).
- Help implement Ridgefield Plan of Conservation and Development (POCD).
- Identify important parcels for open space acquisition or conservation easement.
- Create a funding plan for new open space.
- Acquire and/or create easements for open space.

This plan provides an overview of open space in Ridgefield and the strategies for their continued protection. It is a companion document to *the Town of Ridgefield Open Space Inventory* (April 2021).

1.0 Open Space Inventory

The Ridgefield Conservation Commission (RCC) has reviewed existing and potential Ridgefield open space properties (Figure 1-1) to ascertain if the current accounting of such spaces is consistent with the *DEEP Comprehensive Open Space Acquisition Plan* (referred to as the *2016-2020 Green Plan*). Open space is defined by DEEP as:

Any area of undeveloped or relatively natural land, including forest land, land designated as wetland under Section 22a-30, and not excluding farm land, the preservation or restriction of the use of which would:

- Maintain and enhance the conservation of natural or scenic resources.
- Protect natural streams or water supply.
- Promote conservation of soils, wetlands, beaches or tidal marshes.
- Enhance the value to the public of abutting or neighboring parks, forest, wildlife preserves, nature reservations or sanctuaries or other open spaces.
- Enhance public recreation opportunities.
- Preserve historic sites.

The definition of open space does not include undeveloped natural land or land with an unofficial passive recreational use. For land to be termed open space, it must be preserved or protected. It is defined by DEEP as follows:

- **Preserved Open Space** – An area of land that has been acquired and is used for open space purposes. Such parcels include DEEP’s State Parks, State Forests, Wildlife Areas, and Class I and II watershed land.
- **Protected Open Space** – Any area of land with a restriction that would limit its use to open space. Such parcels include lands subject to conservation restriction, deed restriction, or certain reserved rights.

As shown in Table 1-1, the total estimated open space in Ridgefield is 5,636 acres, or 25.2 percent of the Town’s 22,387 acres of land well above the State’s goal of 21%. Incorporated by reference is the report *Ridgefield Open Space Inventory* (April 2021), which elaborates in more detail on this process.

The current status of open space in Ridgefield was undertaken through an extensive review of the Town Grand List of Properties and other sources as described below. This analysis developed the data shown in Table 1-1 and the following subsections. It is important to note that not all parcels that might appear to be open space can be considered open space as previously explained.

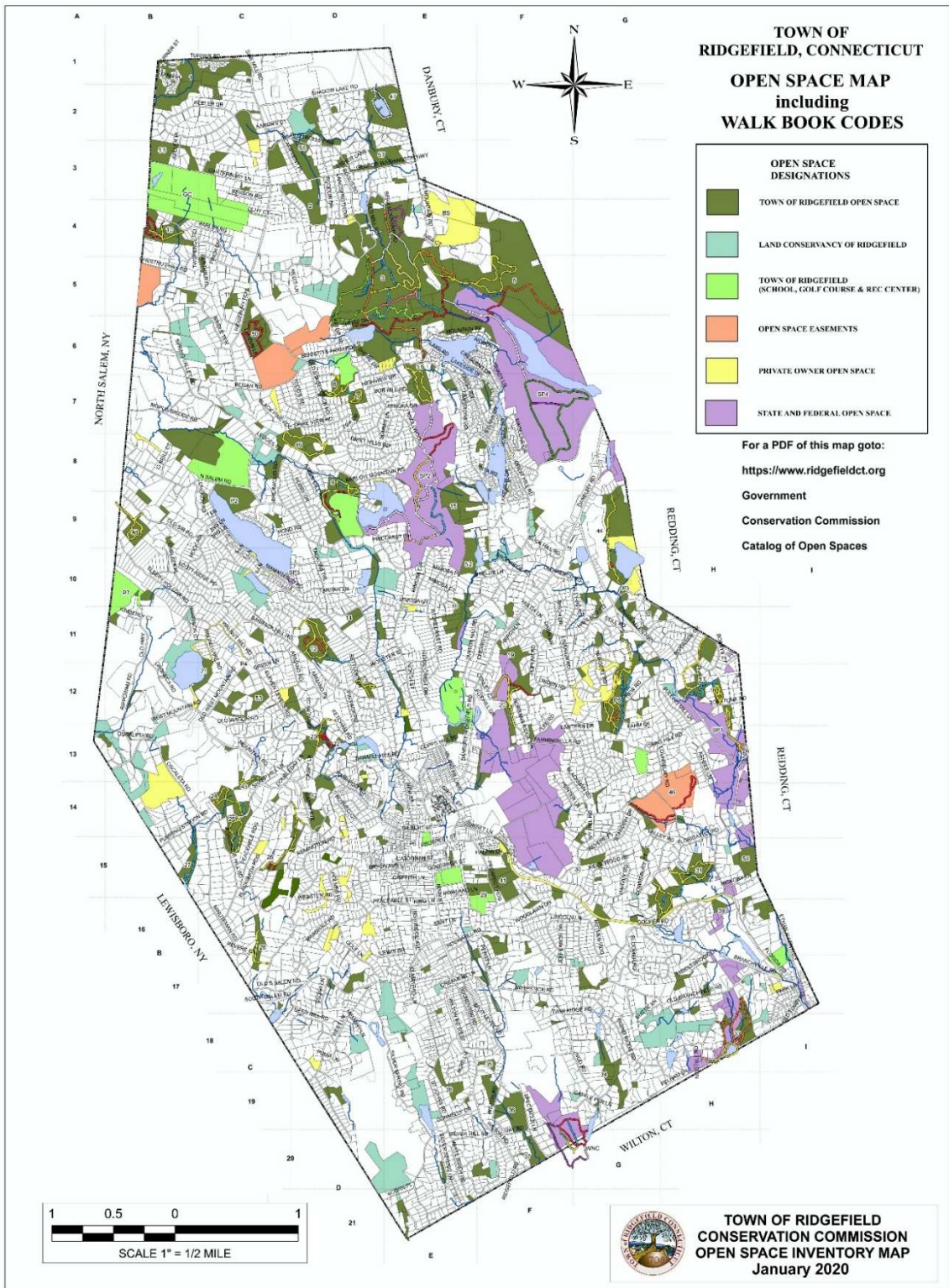


Figure 1-1

Key to 2020 Open Space Map

Town-Owned Open Space		Acres			Acres
1	Turner Hill/Ridgebury Farms	94	51	Liebowitz Knapp Sanctuary	31
2	Scodon	35	52	Taylor's Pond	29
3	Hemlock Hills	385	53	Lynch Brook Road	24
4	Lake Windwing (also see P1)	63	54	Hickory Lane	21
5	Pine Mountain	313	55	Keeler Court	37
6	Peterson Gorge	16	56	Old Trolley	50
7	Ridgebury Slope	14	57	George Washington Highway	25
8	Sherwood Refuge	12	58	Bear Mountain	17
9	Kiah's Brook/Titicus Preserve	54		Other Owned	488
10	Sarah Bishop	39		Town Conservation Easements	305
11	Berthier Equestrian Trail	3			
12	Levy Park	46		Parks	
13	Barrack Hill Refuge	9	P1	Lake Windwing	39
14	High Pastures	8	P2	Richardson Park	29
15	Limestone Preserve	50	P3	Martin Park	29
16	Ridgefield Brook (Stonecrest)	33	P4	Sachem Hill	4
17	Bobby's Court	34	P5	Aldrich Park	52
18	Topstone Preserve	9	P6	Ballard Park	5
19,20	John Soluri Preserve (town-owned)	45	P7	Sturges Park	53
21	Round Pond Preserve	11			
22,23	Mar-Joy Pond/Casey Lane	36		Land Conservancy Open Space	702
24	West Mountain Refuge:Reed	27			
25	West Mountain Refuge:McManus	28		State and Federal Open Space	
26	Blacksmith Ridge	34	SP1	Norwalk River Env Study Area	10
27	Colonial Heights	19	SP2	Seth Low Pierrepont State Park	311
28	Peaceable Refuge	16	SP3	Lake Mamanasco Boat Launch	2
29	East Ridge Preserve	11	SP4	Bennetts Pond State Park	460
30	Ivy Hill Road	8	WF	Weir Farm (State)	19
31	Florida Refuge	63	WF	Weir Farm Federal	37
32	The Knolls	7	WNC	Woodcock Nature Center (in tow)	61
33	Nod Hill Refuge	30		John Soluri (state portion)	28
34	Comstock Court (Nod Road)	26		Great Swamp	350
35	Old Spectacle Lane	4		Floodplains and Other	139
36,37	Spectacle Swamp/Silvermine Ridg	62			
38	Table Rock	14		Privately Owned Open Space	
39	Whitbeck Preserve	5		Aquarion Water Co.	69
40	Jill's/Jones Trail	8		Eversource	25
41	Prospect Ridge	34		Boy Scouts of America	52
42	Remington Woods	26		Homeowner's Associations	189
43	West Mountain:Green	9			
44	Laurelwood/Great Pond Area	56		Open Space Summary	
45	Old Stagecoach/Ledges	38		Town of Ridgefield	3,196
46	Brewster Farm (in easements)	0		Land Conservancy	702
47	Shadow Lake	59		State and Federal	1,417
48	Old Sib	21		Privately-Owned Open Space	335
49	Lakeview Drive	1.0		Total	5,650
50	McKeon Farm	43			

**Table 1-1
Town of Ridgefield Open Space Summary**

Category		Acres
Town of Ridgefield	Owned	2,680
	Parks	211
	Conservation Easements	305
	Subtotal	3,196
Land Conservancy of Ridgefield	Owned	532
	Easements	170
	Subtotal	702
State and Federal Lands		1,417
Private Open Space	Homeowners' Associations	189
	Other	146
	Subtotal	335
Grand Total		5,650
		Percent = 25.2
<p>Total Town Area = 35 square miles, or 22,387 acres</p> <p>Open space does not include the following (and other properties):</p> <p>Golf Course, Recreation Center, cemeteries, and restricted private open space such as Silver Spring Country Club (see text for more details).</p>		

1.1 Town of Ridgefield Open Space

Town of Ridgefield open space (owned or easements) is estimated to be:

	Acres
Owned	2,680
Parks	211
Conservation Easements	305
Total	3,196

These numbers are derived from an analysis of the Town Grand List of properties plus a review of the Town Tax Assessor maps. The RCC's Master List of Town-Owned Properties with roughly 400 properties totals 2,877 acres. The RCC's list of numbered properties is 57 parcels. These properties align with those in the Ridgefield Walk Book (#1 to #51) plus a few new ones (#52 to #57).

Conservation easements, including the Brewster Farm of 108 acres, are developed from a review of the Tax Assessor Maps.

Parks are counted as follows:

	Acres
Lake Windwing	39
Richardson Park	29
Martin Park	29
Sachem Hill	4
Aldrich Park	52
Ballard Park	5
Sturges Park	53
Total	211

1.2 Land Conservancy Open Space

Land Conservancy properties total 532 acres owned and 170 acres of easements for a total of 702 acres as determined from our Master List of Town Open Space Properties and the Land Conservancy web site.

1.3 State and Federal Open Space

State and Federal open space are counted as follows:

	Acres
Norwalk River Envy. Study Area	10
John Soluri (State portion)	28
Seth Low Pierrepont State Park	311
Lake Mamasco Boat Launch	2
Bennetts Pond State Park	460
Weir Farm (State, in Ridgefield)	19
Weir Farm (Federal)	37

Woodcock Nature Center (Ridgefield portion)	61
Great Swamp	350
Floodplains	117
Other Small Properties	22
Total	1,417

1.4 Privately-Owned Open Space

Privately-owned open space includes the following:

	Acres
Homeowners' Associations	189
Aquarion Water Co.	69
Eversource (CL&P)	25
Boy Scouts of America	52
Total	335

Open space owned by homeowners' associations were derived from a review of the Tax Assessor Maps and review of the Town Grand List. However, the acreage assigned for privately-owned open space does not include the following parcels as they do not meet the DEEP definitions of preserved or protected open space:

	Acres
Great Pond Club	33
Silver Spring Country Club	296
Private Cemeteries	34
Boy's Club	8

1.5 Other Town Properties

In addition, none of the following town-owned properties are included as open space as they too do not meet the DEEP definitions of preserved or protected open space:

	Acres
Town Cemeteries	30
Community Center	5
Ridgefield Rec Center	48
Schools	N/A
Golf Course	180
Schlumberger	30

2.0 History of Open Space Property Increases (2000-2019)

2.1 Town-Owned Property

The vast majority (>90 percent) of what is considered open space in Ridgefield was in place prior to 2000. Approximately 300 acres was added to the roster of Town-owned open space in the 20-year period ending in 2019 (just Town-owned properties, not conservation easements). This includes property acquired through Planned Residential Development (PRD), subdivision of development properties, town purchase, and land donations (Figure 2-1, Tables 2-1 and 2-2). One of the more notable acquisitions was that of the 43-acre McKeon Farm in 2003.

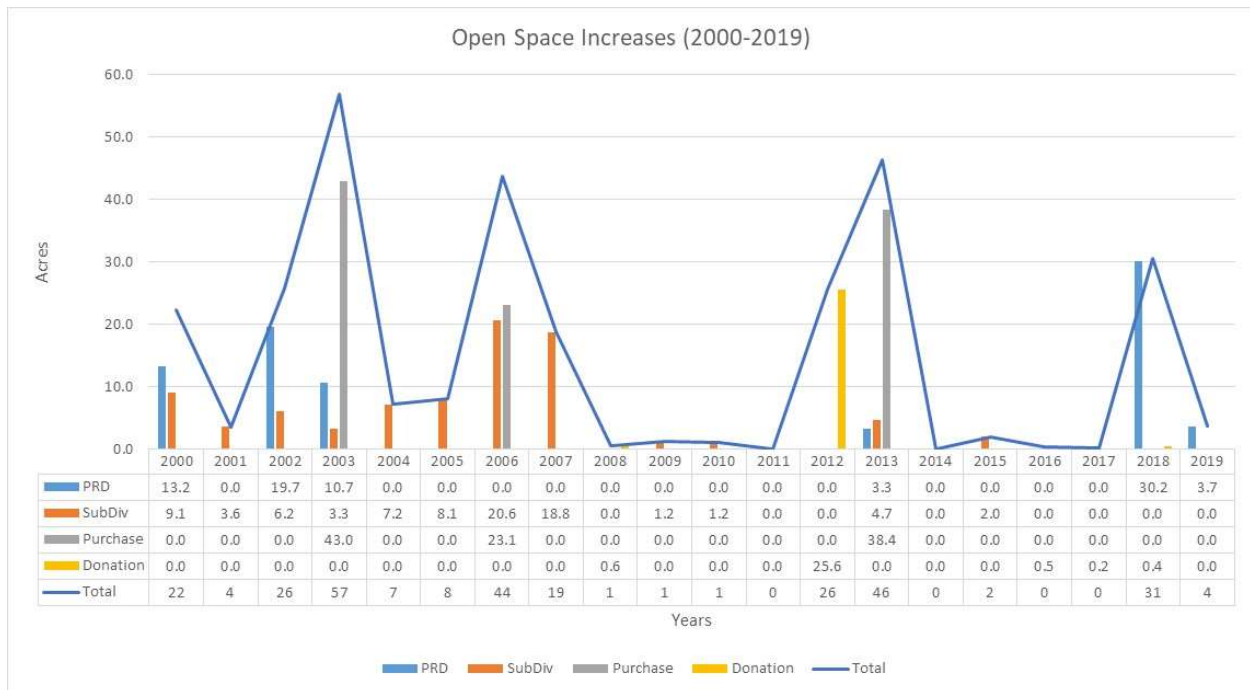


Figure 2-1

The RCC’s newest open space property is Bear Mountain. The bulk of this property (14 acres) was acquired in 2020 from the Lake family. It is adjacent to a 3-acre town owned parcel; thus establishing a 17-acre open space parcel with a new trail. It abuts the large Hemlock Hills open space.

This acquisition was partially funded through the CT Department of Energy and Environmental Protection (DEEP) Open Space and Watershed Land Acquisition Grant Program (OSWA). The RCC was selected for a \$42,000 grant toward its purchase.

The trail ascends quickly to the top of the northern peak of Bear Mountain and runs along a ridgeline for 700 feet. The new trail provides an enhancing link to an existing trail system. The property is mostly wooded, with a few outlooks toward the eastern portion of northern Fairfield County. Mountain Pond and a large wetland lie along the border at the lower elevation of the property.

Table 2-1
Source of Town-Owned Open Space – Acres by Year

Year	PRD	SubDiv	Purchase	Donation	Total
2000	13.2	9.1	0.0	0.0	22
2001	0.0	3.6	0.0	0.0	4
2002	19.7	6.2	0.0	0.0	26
2003	10.7	3.3	43.0	0.0	57
2004	0.0	7.2	0.0	0.0	7
2005	0.0	8.1	0.0	0.0	8
2006	0.0	20.6	23.1	0.0	44
2007	0.0	18.8	0.0	0.0	19
2008	0.0	0.0	0.0	0.6	1
2009	0.0	1.2	0.0	0.0	1
2010	0.0	1.2	0.0	0.0	1
2011	0.0	0.0	0.0	0.0	0
2012	0.0	0.0	0.0	25.6	26
2013	3.3	4.7	38.4	0.0	46
2014	0.0	0.0	0.0	0.0	0
2015	0.0	2.0	0.0	0.0	2
2016	0.0	0.0	0.0	0.5	0
2017	0.0	0.0	0.0	0.2	0
2018	30.2	0.0	0.0	0.4	31
2019	3.7	0.0	0.0	0.0	4
Totals	80.8	85.8	104.5	27.3	298

**Table 2-2
Town-Owned Open Space Increases by Parcel (2000-2019)**

Parcel #	Location	Acreage	Date	Source
G11-0057	Old Still/Fire hill	0.869	2000	PRD
H11-0064	Old Still/Fire hill	7.660	2000	PRD
H12-0080	Topstone Road	4.714	2000	PRD
G11-0064	EA Highway	0.869	2000	Sub-Div
F09-0034	Great Hill	5.390	2000	Sub-Div
E20-0098	Silver Spring Road	2.793	2000	Sub-Div
H17-0083	Old Branchville	1.560	2001	Sub-Div
H17-0086	Old Branchville	2.000	2001	Sub-Div
D14-0172	Barry Ave	2.474	2002	PRD
G17-0114	Branchville Road	5.039	2002	PRD
I11-0039	Limestone	0.032	2002	PRD
F19-0002	Wilton Road East	12.118	2002	PRD
G17-0113	Branchville Road	0.826	2002	Sub-Div
G17-0112	Branchville Road	4.008	2002	Sub-Div
E18-0125	Silver Spring Road	1.346	2002	Sub-Div
C03-0071	Canterbury Lane	10.716	2003	PRD
Misc.	McKeon Farm	43.000	2003	Purchase
C17-0032	South Salem Road	1.201	2003	Re-Sub
E15-0259	Mulvaney Court	2.063	2003	Sub-Div
B05-0032	Spring Valley/Bridle Trail	5.937	2004	Sub-Div
C07-0077	Ridgebury Road (124)	1.263	2004	Sub-Div
E04-0031	Ives Court	0.580	2005	Re-Sub
E16-0152	Rockwell Road	1.033	2005	Sub-Div
D19-0038	Silver Spring Road	6.474	2005	Sub-Div
B09-0018	Old Sib	23.060	2006	Purchase
H15-0027	Hickory Lane	17.180	2006	Sub-Div
H15-0060	Hickory Lane	3.450	2006	Sub-Div
C16-0056	Peaceable Hill	13.955	2007	Sub-Div
D15-0174	Peaceable Hill	4.864	2007	Sub-Div
F08-0082	Lakeview Drive	0.340	2008	Donation
F08-0083	Lakeview Drive	0.250	2008	Donation
H15-0065	Hickory Lane	1.243	2009	Sub-Div
E17-0039	Seymour Lane	1.150	2010	Sub-Div
E06-0010	Knapp Preserve	25.590	2012	donation
C06-0062	Ridgebury Road (275)	3.340	2013	PRD
E06-0151	Mountain Road/Bennetts Farm	4.682	2013	Sub-Div
D08-0003	Ledges	28.883	2013	Purchase
D08-0119	Ledges	6.200	2013	Purchase
D08-0104	Ledges	3.310	2013	Purchase
I16-0014	EA Highway	1.970	2015	Sub-Div
C01-0006	Turner Road	0.450	2016	Donation
F07-0085	Lakeside Drive	0.203	2017	Donation
F07-0084	Lakeside Drive	0.440	2018	Donation
F12-0058	Great Hill (28)	1.184	2018	PRD
F10-0123	Taylor Pond	28.988	2018	PRD
?	Barry Ave (99)	3.680	2019	PRD
	Total Acres 2000-2019	298.377		

2.2 Land Conservancy Property

The commission also reviewed the history of property donations to the Ridgefield Land Conservancy. As shown in Table 2, only 47 acres were donated in the 20-year period ending 2019. In addition, the Conservancy picked up 31 acres in the form of easements.

Thus, in addition to the Town-owned increase of about 300 acres, total added owned open space was about 350 acres in that 20-year period.

**Table 2-3
Land Conservancy Open Space Acreage Increases**

Type	Pre-2000	2000-2019	Total
Owned	484	47	532
Easements	139	31	170
Total	623	78	702

3. Prioritize Resources for Protection

Identifying, evaluating, and acquiring key parcels that facilitate natural resource protection as well as passive recreation is the focus of the RCC moving forward. To protect the Town's natural resources fully, six key issues must be considered. They are:

1. Examining water quality, waterways and surrounding wetlands and floodplains.
2. Evaluating large parcels providing forest-interior habitats and open meadows.
3. Inventorying native flora and fauna.
4. Identifying unique and significant natural features including critical or threatened habitats.
5. Creating an open-space system that interconnects trails, supports wildlife habitat and corridors both locally and regionally (as promoted by the Hudson-to-Housatonic Regional Conservation Partnership), preserves community character and contributes to an enhanced quality of life for residents and visitors.
6. Protecting overall community character and scenic resources such as ridges, rivers, ponds, forests, marshes, bogs, vernal pools and waterfalls.

To address these six issues, the RCC will make the following efforts (relevant key issues are noted on the following list.):

- Review existing open space parcels (2, 5, 6).
- Examine wetlands/waterways on Town maps (1, 4, 6).
- Identify large undeveloped parcels in Town (2, 5, 6).
- Update Ridgefield Natural Resource Inventory (NRI) (3, 4, 6).
- Review Ridgefield Plan of Conservation and Development (POCD) (1-6).
- Identify top 10 parcels for open space acquisition or conservation easement (1-6).
- Create funding plan for open space.
- Acquire and/or create easements for open space.

3.1 Review Existing Open Space Parcels

No open-space plan should be attempted without a full inventory of existing parcels and deeds. This is necessary to ensure that the existing holdings meet DEEP open space regulations and that future purchases that may be made to increase an open-space footprint is possible. In fact, it is proximity to existing open-space parcels that will influence the desirability of certain transactions.

The review of deeds may seem an unneeded exercise but in some cases the deed restrictions on land that is positioned as open space are ambiguous, ill-defined and non-existent. To protect the most vulnerable portions of Town land, the inventory must be completely investigated and vetted. This process is underway and should be completed and remedied by the end of 2021.

3.2 Examine Wetlands/Waterways on Town Maps

After a thorough determination is made of existing open space, then local waterways and wetlands will be examined. Newer technology such as Google Maps and the MapGeo system used by the Western Connecticut Organization of Governments (WestCOG) gives the RCC an excellent bird's eye view of the Town's resources in this area.

In addition, reports such as the recently completed Ridgefield POCD 2020 and *The 2020 – 2030 Western Connecticut Regional Plan of Conservation and Development* as well as organizations including the Hudson-to-Housatonic Regional Conservation Partnership, Norwalk River Watershed Association, and CT DEEP give the RCC a good basis to evaluate and prioritize the protection of key water resources.

3.3 Identify Large Undeveloped Parcels in Town

After determining the open-space inventory and where key waterways exist, the RCC will identify the largest open tracks of space in the Town. Some of these parcels may, in fact, have an existing dwelling on them (i.e., 40 acres of a 45-acre estate is untouched and undeveloped) while others will be totally undeveloped. This task is made easier by the Town's GIS system, which cross references Town and private land holdings with Google Maps. This permits a simple and comprehensive examination of the land in the town making it easy to chart out potentially large, linked pieces of land that can be considered for open space.

It also allows the RCC to identify and prioritize a string of properties that would create a contiguous wildlife gateway to enhance wildlife habitats. Depending upon the topography, nature of existing ownership and current use, each parcel will be considered for either outright acquisition or a conservation open space easement.

3.4 Update Ridgefield Natural Resource Inventory (NRI)

Coincidentally, the RCC is in the process of updating the 2012 NRI to 2022. This living document is the best current reference to the "natural" population of Ridgefield. Most important, the update and any delta findings will assist the RCC in determining areas at risk as well as those under stress. This will become a core asset in determining the prioritization of land acquisition and easement.

3.5 Review Ridgefield Plan of Conservation and Development (POCD)

The recently completed Ridgefield POCD is a road map and guidance document to the Town's future development. Its conclusions, recommendations, and action plans will be reviewed and taken in context when parcels are evaluated as potential open space.

3.6 Identify Top 10 Parcels for Open Space Acquisition or Conservation Easement

After all of these steps are taken, the RCC will identify what it considers its top 10 open-space parcels. It believes that they will be a mix of properties that are untouched, partially developed and fractional (in areas of extreme environmental impact). It expects that at least two of these parcels will be in excess of 100 acres and require funds in excess of \$1 million. Others, comprising conservation easements, will be less expensive and expansive but high in environmental importance.

3.7 Create Funding Plan for Open Space

Currently the RCC holds over \$500,000 in its open space fund. This as well as other efforts are being considered to access funds to protect more open space. Details of these efforts are reviewed in Section 5 of this document.

3.8 Acquire and/or Create Easements for Open Space

With funds identified, the RCC plans to pursue its top 10 open space priorities aggressively. It believes that time is of the essence in this activity as the available inventory of potential sites continues to decline each year with increased pressure by developers. These pressures are expected to accelerate over the next decade as development outside metropolitan areas is projected to increase.

4. Protect Open Space

4.1. Legally Protect Municipally-Owned Open Space

The Ridgefield Conservation Commission (RCC) has conducted a review of Town-owned parcels to identify those that meet the CT DEEP definition of open space. Of approximately 450 parcels of Town-owned property in Ridgefield, 400 adhere to DEEP's definition of open space. The RCC undertook a review of all the deeds transferring the various properties to the Town. With the exception of some 90 parcels, the deeds properly transfer the property to the RCC as preserved or protected open space. For these outliers, the RCC is reviewing the deeds to see if the language transfers the property to the Town but is restricted as open space. (As of July 2021, only six parcels met that requirement). Thus many town parcels need further review.

Table A-3 (Appendix A) presents a Town parcel listing. The next-to-last column indicates ownership - whether the property was deeded to the RCC or the Town. For those Town properties, the RCC is reviewing the deeds. Those designated OSP mean that there is some language specifying open space; those designated NSL mean that there was no specific open space language. Further protection is required for such parcels.

The RCC has evaluated how to protect these parcels as open space and has consulted the First Selectman as well as Town and outside counsel on this issue. The RCC is proceeding in the following manner:

- Town Counsel is preparing blanket open-space conservation easement language to protect the 90 Town-owned parcels whose deeds do not include open space stipulations. This language will state that these parcels are under the management of the RCC and will be kept in open space in perpetuity. There are perhaps a half dozen parcels that may need some special conditions regarding future use (i.e., allowing construction of a sewer line, affordable housing, etc.). These potential future uses will be monitored and must be approved by the RCC to occur or be modified.

The end result of this process will be that all designated Town-owned open space parcels in Ridgefield will be legally protected under the management of the RCC.

4.2. Increase Preserved Open Space in your Community

As this subchapter will show, there are a variety of potential opportunities to increase preserved open space in Ridgefield:

Opportunity	Approximate Acreage	Notes
Demapping Mapped Streets	10	Reasonable success of implementation.
Portions of Existing Town Properties	92	Reasonable success of implementation depending on Board of Selectmen
State-Owned Parcels	44	Need to be conveyed from the State to the Town.
Privately-Owned Parcels	900	Cost is the major factor here and would require millions of dollars
Public Act 490 Properties	632	Cost is the major factor here and would require millions of dollars

However, these opportunities have widely varying degrees of success depending on costs and other feasibility factors as discussed in the following pages.

4.2.1 Town of Ridgefield Properties

There are two potential Town-owned sources of additional open space. The first includes mapped but undeveloped streets throughout the Town. The Town is in the process of identifying those properties. At this time, the quantity of additional open space acreage has not been identified but it is expected that this will be less than 10 acres in total.

The second source includes portions of larger Town parcels that are not part of current open space acreages. Portions of these properties — the Golf Course, Recreation Center, Schlumberger and two schools — have acreage that meet the State of CT definitions of preserved or protected open space if deed restrictions or conservation easements are enacted.

The following pages and information include best estimates of the open space acreages of these properties based on GIS mapping technology provided by the Town as well as Town records. Ultimately the numbers could be a little higher or lower once surveys, which would be the major cost of this project, are conducted. The properties being considered and the amount of potential open space (a total of 92 acres) are as follows:

- Ridgefield Golf Course: 38 acres
- Ridgefield Parks and Recreation: 18 acres
- Schlumberger property: 17 acres
- Ridgefield High School: 13 acres
- Ridgebury Elementary: 6 acres

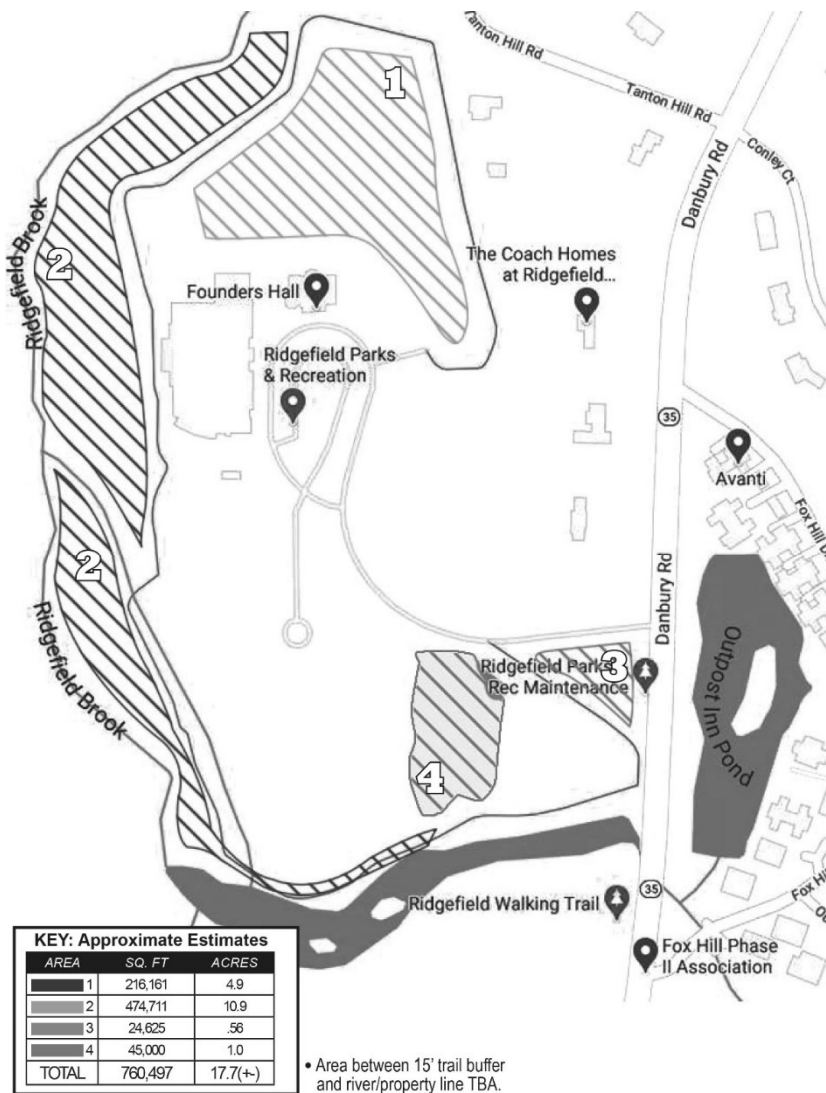


Ridgefield Golf Course: 38 acres

Figure 4-1

The RCC believes that there are two distinct parcels of land (that are shaded) within the Town Golf Course ideal for open space. One is adjacent to the NY border and existing open spaces. The remaining parcel through the center of the golf course is thoroughly wooded, mostly wetlands and also connected to open space. The current land estimate of this designation has wooded buffers of a minimum of 50 feet between the golf course and potential open space land. The RCC has spoken to Frank Sergiovanni, the Golf Course Director, and he has agreed with this concept as long as the public is prohibited from access to this area during the golf season when the course is open.

The exact borders would be determined in concert with the maintenance group at the golf course so that no undue burdens are created with the addition of open space. In addition, the parcels would not be open to the public for hiking when the golf course is open for play and existing easements (e.g., equestrian) would remain in effect.



Ridgefield Parks & Recreation Building: 18 acres

Figure 4-2

Much of the land surrounding the Parks & Recreation building and maintenance areas are used as hiking trails and nature buffers for Ridgefield Brook. The trails and surrounding natural areas have become favorites of and well-used by Town residents. A conservation easement is proposed for approximately 18 acres of the site, which would be designated open space taking into account potential future needs and the master plan of P&R. Much of this land is wetlands and not usable for development.

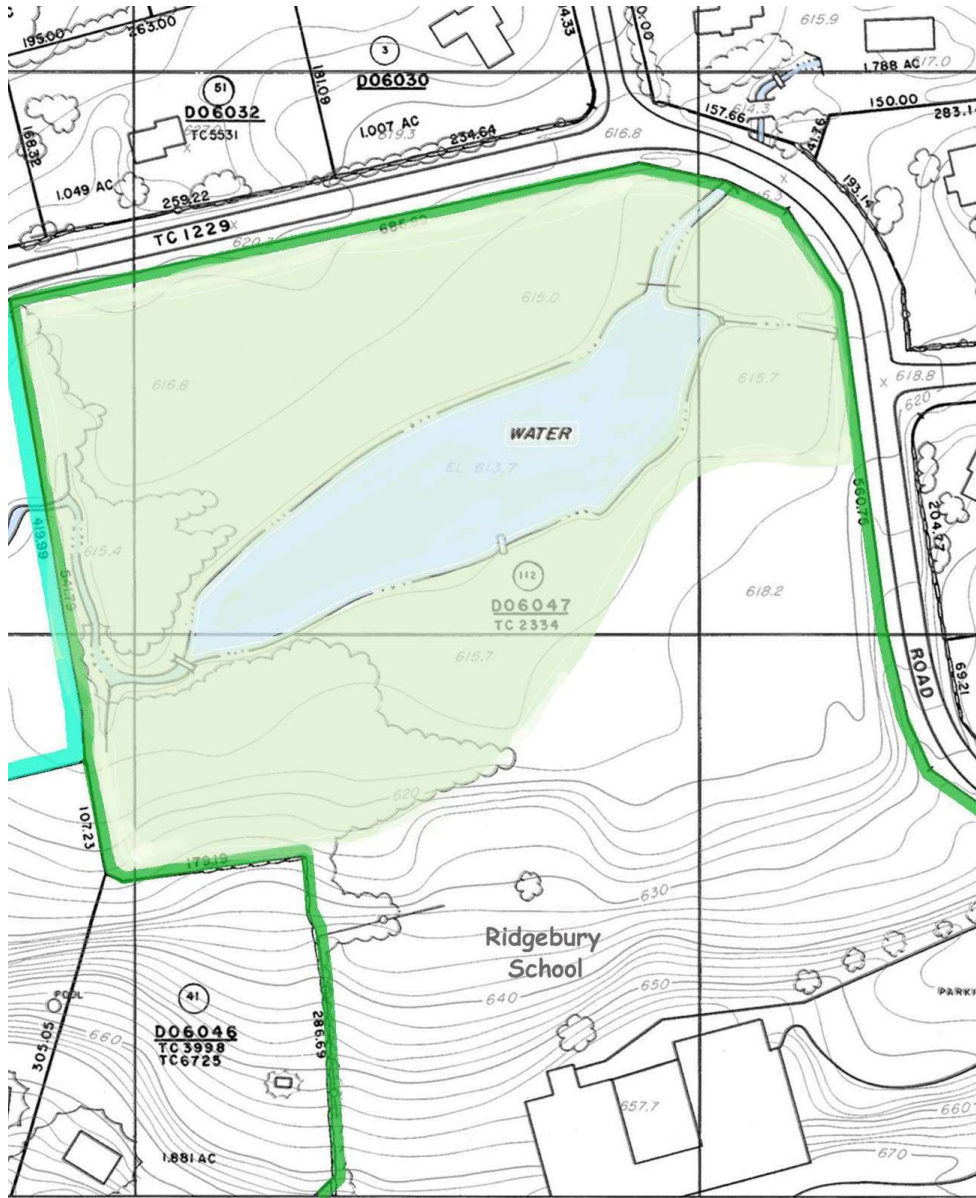
The RCC has met with Phil Kearns, Parks and Recreation Commission Chairman, and Dennis DiPinto, Parks and Recreation Director, and reviewed this concept. This was approved by the Parks and Rec Commission on March 16, 2021 and is illustrated in Figure 4-2. It was approved with certain conditions that need to be reviewed by Town counsel.



Ridgefield High School: 13 acres

Figure 4-4

The two shaded areas (one adjacent to Scotts Ridge Middle School the other cradling the north-most athletic fields and the Titicus River) are woods that are adjacent to multiple existing open spaces. If these spaces are added to the Town's inventory not only will the Titicus River be better protected from potential chemical runoff but can also be used to create educational wetlands/river study paths/curriculum for the high and middle schools. There may be a possible restriction on the designation of the land adjacent to Scott's Ridge because of drainage issues.



Ridgebury Elementary School: 6 acres

Figure 4-5

Tucked away in the northern-most corner of Ridgebury Elementary School is a lake, connecting streams and wooded areas. Such an area is an untapped asset for environmental studies and learning. A variety of seasonal science programs can be created in conjunction with the RCC, if desired. A recent signage project by Eagle scouts would facilitate such a program.

4.2.2 State-Owned Parcels

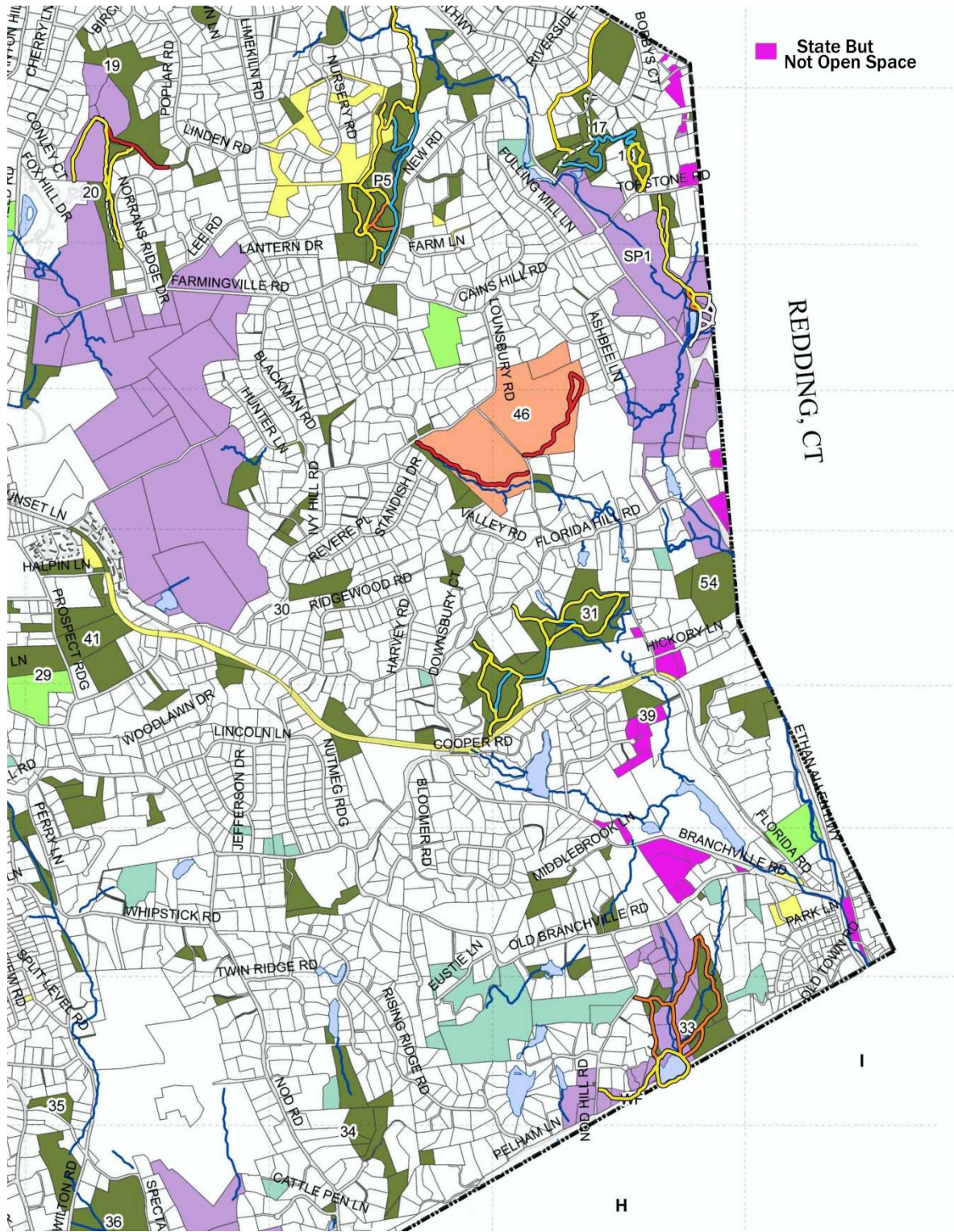
Upon review of State-owned parcels in Ridgefield (Table 4-1, Figure 4-6), there are approximately 44 acres of undeveloped parcels related to the aborted expansion of Route 7. The RCC has started the process of discussion with ConnDOT via the assistance of Senator Will Haskell.

Table 4-1

Potential State-Owned Open Space Parcels

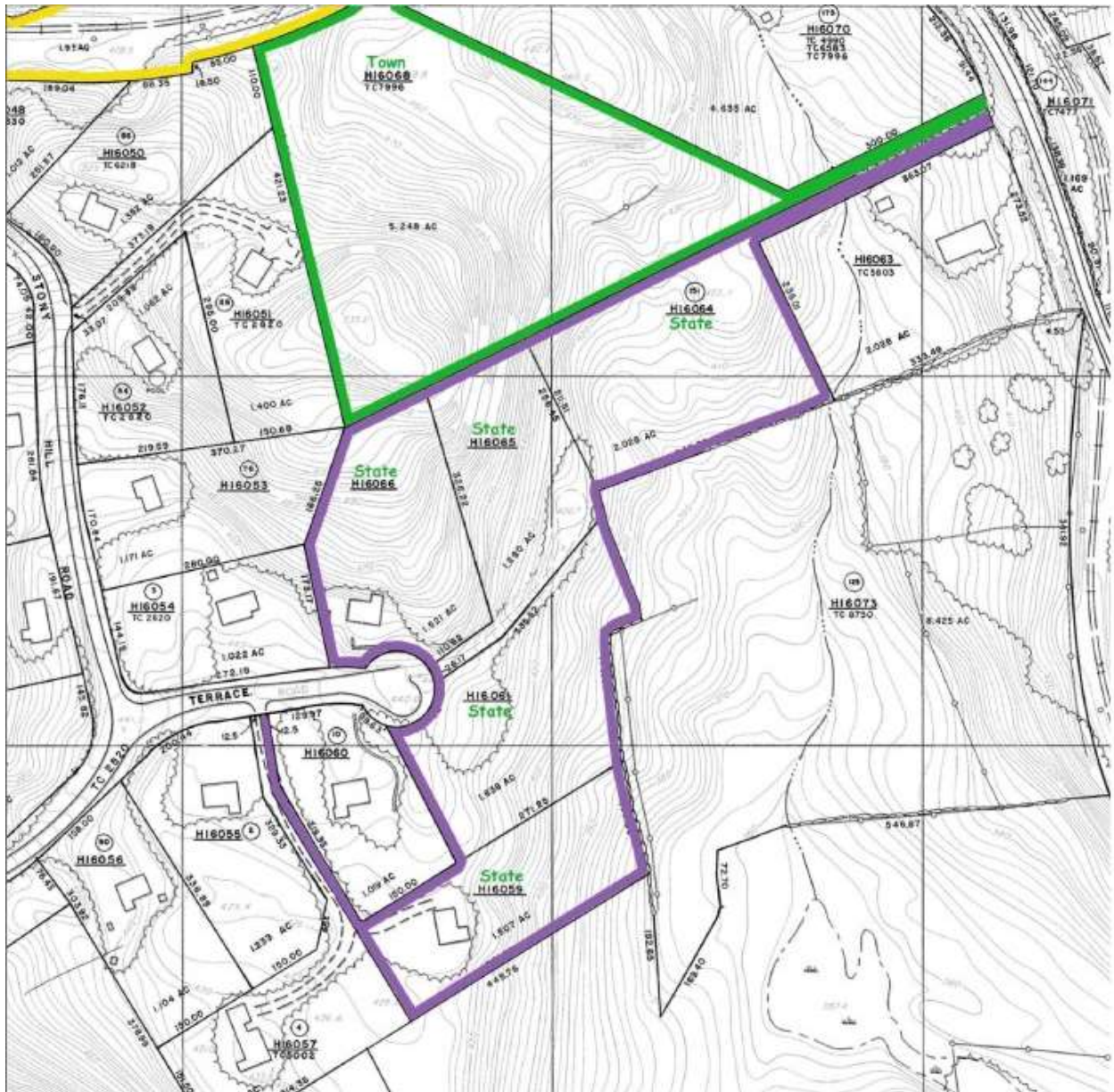
Parcel	Owner		Location	Acreage
H110049	CONN. STATE OF	DOT	FIRE HILL RD	0.21
H110052	CONN. STATE OF	DOT	GRIFFIN HILL	0.32
H110055	CONN. STATE OF	DOT	GRIFFIN HILL	0.50
H120035	CONN. STATE OF	DOT	HARMON ST	0.16
H120036	CONN. STATE OF	DOT	SIMPAUG TPKE	0.50
H120040	CONN STATE OF DOT		TOPSTONE RD	3.00
H120059	CONNECTICUT, STATE		BOBBYS CT	1.12
H120083	CONNECTICUT STATE		FIRE HILL RD	2.00
H140038	CONN.STATE OF	DOT	OLD REDDING RD	0.75
H140039	CONN. STATE OF	DOT	OLD REDDING RD	1.40
H140044	CONNECTICUT STATE	DOT	OLD REDDING RD	0.16
H140045	CONN. STATE OF	DOT	ETHAN ALLEN HWY	1.50
H140046	CONNECTICUT STATE		ETHAN ALLEN HWY	0.73
H140047	CONNECTICUT STATE	DOT	ETHAN ALLEN HWY	0.25
H150020	CONN. STATE OF	DOT	FLORIDA RD	0.62
H150034	CONNECTICUT STATE	DOT	FLORIDA RD	1.78
H150043	CONNECTICUT, STATE		FLORIDA RD	2.69
H160012	CONNECTICUT, STATE		BRANCHVILLE RD	0.50
H160059	CONN. STATE OF	DOT	STONY HILL TER	1.51
H160061	CONN. STATE OF	DOT	STONY HILL TER	1.84
H160064	CONNECTICUT, STATE		FLORIDA RD	2.03
H160065	CONN. STATE OF	DOT	STONY HILL TER	1.29
H160066	CONNECTICUT STATE	DOT	STONY HILL TER	1.52
H170015	CONN. STATE OF	DOT	BRANCHVILLE RD	1.29
H170017	CONN. STATE OF	DOT	BRANCHVILLE RD	4.58
H170023	CONN. STATE OF	DOT	OLD BRANCHVILLE RD	1.03
H170024	CONN. STATE OF	DOT	OLD BRANCHVILLE RD	7.30
I170015	CONN. STATE OF	DOT	OLD BRANCHVILLE RD	0.33
I170077	CONNECTICUT STATE		WEST BRANCHVILLE RD	2.49
I170096	CONNECTICUT STATE		WEST BRANCHVILLE RD	0.40
I170099	CONNECTICUT STATE OF		WEST BRANCHVILLE RD	0.19

For example, while not all 44 acres may benefit Ridgefield’s open-space inventory, the RCC would focus on those parcels that are contiguous to existing opens spaces and waterways and that would provide unique habitats. For example, as shown in Figure 4-7, the existing 5-acre Whitbeck parcel could be supplemented with 8.2 acres providing an enhanced open space. Trails could then be improved and increased.



State-Owned Properties not Considered Open Space

Figure 4-6



Whitbeck Preserve

Figure 4-7

4.2.3 Privately-Owned Parcels

As of July 2021, the RCC has identified approximately 900 acres of privately-owned land for potential open space acquisition. Many of these identified parcels border existing open spaces creating larger and more vigorous ecosystems. Several have unique and ecologically important attributes. However, their potential for acquisition is at risk.

By comparison, in 2012, the RCC estimated that 1,754 acres were candidates for open-space acquisition. Approximately 150 acres that were not counted in that survey have now (2020) been identified resulting in a more accurate estimate of the 2012 total to 1,900 acres. As a result, the available property for open space acquisition has dropped by over 50 percent between 2012 and 2020 (i.e., from 1,900 to 900 acres). This decrease in available land increases the urgency by which the RCC and Town need to look at and protect key parcels.

It should be noted that in the analysis, the RCC excluded a few large estates as it is doubtful that most owners of such properties would want their land limited in use. Also many of these properties have often been developed in a way that makes open space easements difficult to create. A few large estates with high open-space value, however, have been included. We also did not look at smaller properties with dwellings that could be interesting though, unless donated, will be too expensive for the Town to afford.

The 900 acres of parcels is broken down as follows:

- Privately owned largest parcels that are undeveloped:
 - Francis Randolph: 207 acres (multiple plots, near NY border).
 - George Landegger: 158 acres (South of Town off Route 33).
 - Eureka V: 156 acres (Off Route 7).
 - Robert Cioffoletti: 94 acres (Next to Bear Mountain Park) (50 acres for sale, \$3.5 million).
 - Boehinger Ingelheim: 59 acres (two plots, one next to existing open space).Total: 674 acres

- Parcels larger than 10 acres adjacent to open space/park with potential development issues (e.g., the Town may be able to buy it for reasonable price):
 - Hunter Harrison (22 acres); Stagecoach Road (Part of 87 acre estate)).
 - Robert Bryan (13 acres); Neds Mountain Road.
 - James Tobin (13 acres); Silver Spring Road.
 - Frank Serfilippi Trustee (11 acres); Silver Spring/ South Olmstead area; no current access from road.
 - Joseph Donnally Trustee (11 acres); same location and issues as Serfilippi property.Total: 70 acres

- Other parcels near open space:
 - Richard Kasuli (34 of 39 acres); Spring Valley Road.
 - Darren Beylouni (29 of 33 acres); Eastgate Road.
 - Juliana Weber (19 acres); Spring Valley, horse stable operation, potential easements.
 - Margo Aller (14 acres); Olmstead La, adjacent to open space.

- John Rockwell Trustee (14 acres); Old Branchville, links state and federal open space.
- Scotts Ridge Limited Partnership (14 acres); near high school and Titicus River.
- Joseph Fiorita (13 acres) Ridgebury Road, near McKeon Farm.
- Bruce Arlt Trustee, (10 acres) Walnut Hill, adjacent to current open space.
- Stephen Main (5 of 11 acres); North Salem Road.
- Nancy Bossidy (3 acres); West Mountain Road.

Total: 155 acres

4.2.4 Public Act 490 Properties

In 1963, the Connecticut Legislature passed Public Act 490. This act was passed in order to encourage the preservation of open space, forests and farm land that was beginning to be developed. In essence, if the property meets the requirements of Public Act 490 it will be taxed at the “use value” as opposed to the fair market value of the land resulting in a significant tax savings. However, if the property is sold or taken out of the designation within 10 years it may be subject to a conveyance tax penalty. The Public Act 490 program allows local assessors to reduce the assessment on land that is categorized as farm, forest, or open space. The reduced assessment diminishes the tax burden on the parcel and reduces what can be an incentive to development. This program helps to defer development and maintain the amount of “perceived” open space in Ridgefield.

There are 2,567 acres of PA490 properties in Ridgefield as of October 2020. This number overlaps with some previously identified types of properties such as state parks, Aquarion, and others. The RCC has not counted any other PA490 properties in our inventory as individual properties need to be analyzed for potential open space designation. Appendix B includes a listing of PA490 properties in Ridgefield as of October 2020. However, an analysis was conducted to see what the potential might be for adding to the Ridgefield inventory open space associated with PA490 properties. Several adjustments were made to see if there might be enough "open space" designated acreage associated with residences to warrant further investigation. The calculation is as follows:

- Subtract large tracts that are already in our open space count:
 - Aquarion: 47
 - Brewster Farm: 108
 - State Park: 460
- Subtract farms (mostly horse)
 - Farms: 62
- Subtract other larger parcels already counted in Section 4.2.3:
 - Landegger 142
 - Flat Rock 265
 - Lodewick 26
 - Randolph 106
- Subtract homeowner associations
 - Associations. ~50

The resulting total is 1,266 acres of which half is desirable to the RCC. Because so little open space has been acquired in the last 20 years and because the potential properties for acquisition have significantly decreased, in order to protect this land, an untried strategy is needed. One approach would be to approach current homeowners with the opportunity along the lines of "you have already designated this portion of your property as open space or forest for property taxation purposes, wouldn't you want to preserve it that way for the future and get an income tax deduction."

A cursory analysis of these parcels indicates that many of them are unbuildable because of wetlands, steep slopes, and other challenges. Recently adopted wetlands and runoff regulations as well as the creation of an independent Inland Wetlands Board in Ridgefield now makes these parcels less desirable for increased development. As a result at this point in time, owners might be willing to donate a parcel for the tax deduction or sell for a nominal price.

4.2.5 Preserve Greenways and Trail Systems

Greenways enhance the value of open space areas through interconnections. They provide wildlife with habitat, provide recreational use for residents, preserve community character and contribute to an enhanced quality of life. The Ives Trail is an example of a successful regional greenway.

Opportunities to create additional greenways along old logging roads, driftways, and other rustic byways should be pursued. Previous POCDs have supported the Sugar Hollow Greenway as a linear series of interconnected open space parcels between Ridgefield and Norwalk, roughly coinciding with the now-abandoned “Super 7” expressway corridor.

In 2009, representatives of the towns of Ridgefield, Redding, Wilton, Weston and Norwalk started working together to develop the Norwalk River Valley Trail within the Sugar Hollow Greenway. The trail would connect Long Island Sound in Norwalk to southern Danbury with connections to local trail systems. Funding and the level of support from the public will dictate the nature of the trail.

The section of the Norwalk River Valley Trail in Ridgefield will enhance Ridgefield’s greenway system and contribute many benefits, including:

- Protection of several high quality stratified drift aquifers and wetland systems that supply both the Saugatuck River (public water supply watershed) and the Norwalk River.
- Protection of ecologically significant habitats, rare species and enhance biodiversity.
- Protection of historic sites such as foundation ruins, stone walls and old roads.
- Interconnection of open spaces including Wooster Mountain State Park, the Weir Farm National Historic Site and the Wilton Town Forest.
- Protection of scenic resources such as ridges, rivers, ponds, forests, marshes, bogs, vernal pools and waterfalls.

Recent State legislation might facilitate the sale of the expressway right-of-way lands to municipalities. Should this occur, Ridgefield should pursue purchasing these parcels. This greenway and other possible future greenways are illustrated on the Open Space Plan.

In addition to regional trails, the RCC maintains nearly 55 miles of trails on close to 50 different properties. These trails fall into three different categories: large areas with complex trails of differing difficulty, smaller areas with less challenging trails, and park lands. Not surprisingly, the largest areas have the most diverse ecosystems. Key areas are:

Hemlock Hills

Hemlock Hills derives its name from the vast hemlock forest that covers the northern part of the refuge. Mountain laurel, striped maple, witch hazel, and pignut hickory are all present. In spring and summer, the area is alive with wildflowers, including an unusual profusion of marsh marigolds in the swampy areas. Marble deposits underlying the red maple swamp just north of Lake Windwing and the ravine directly west of Pine Mountain Road cause the growth of different plants than in other parts of the open space. Striated rock formations and large perched rocks give evidence of extensive glacial action. The Pine Mountain entrance leads down to streams with interesting multiple crossings, and there is an historic ruin along the trail from Mountain Road. The overlook on the trail from North Shore Drive offers views of Ridgebury School, Lake Windwing, and Barlow Mountain.

Pine Mountain

Pine Mountain boasts extensive mountain laurel plantings at the start of the trail and a variety of interesting stopping spots. A large rock perched on the ridge is evidence of glacial activity. This rock marks one of the highest points between the coast and West Point, and during the Revolutionary War soldiers set fires atop it in order to relay signals. At the first overlook there is a panoramic view of the surrounding countryside. You can look out across southeast Fairfield County and not see any development. Near this outlook stood the weekend cabin of the composer Charles Ives. It was here, overlooking the hills, valleys, and churches of Danbury and Ridgefield, that Ives wrote *From the Steeples and Mountains* in 1901. In autumn, after the leaves are down, there is a clear view of three Ridgefield lakes.

Ridgefield Rail Trail

The trail goes by several wetlands areas, crosses and re-crosses Cooper Pond Brook, and joins three open space trail systems. White and blue striped markers indicate the interconnected trails of the Norwalk River system. At the Halpin Lane parking area there is a short wooded trail between the parking area and the Rail Trail. On the north side of the trail at approximately 1.8 miles there is access to the trails of the 63-acre Florida Refuge (see Area 31), and on the south side of the trail between the 2 and 2.2 mile markers the Whitbeck Preserve trail winds through a 5-acre parcel (see Area 39). Wildflowers and wildlife abound along the trail. Turtle sightings are common during their egg-laying season, significant stands of mountain laurel bloom in late June, and numerous species of mammals, amphibians and birds frequent the area.

Ives Trail

The Ives Trail runs from the Bennett's Pond and Pine Mountain trail systems in Ridgefield to the Terre Haute Preserve in Bethel, traversing a greenway that links these areas with Wooster Mountain State Park and Tarrywile Park in Danbury. The 14-mile trail was completed in 2013 and features several spectacular viewpoints, views of many small lakes and reservoirs, and a great variety of forested areas. Difficulty varies, but much of the trail is moderate in effort required; there are some steep, difficult sections.

Bennett's Pond State Park

The terrain is varied, from the site of a former estate and inn, to the 70-acre Bennett's Pond, meadows, woodlands, wetlands and steep ridges. Marble deposits underlie parts of the property, creating buffered soils that support endangered and rare plant species. The pond is part of the headwaters of the Saugatuck River, drinking water for much of Fairfield County. It supports an active colony of beavers and provides nesting habitat for several species of waterfowl. Vernal pools are home to rare and endangered amphibian species.

Seth Low Pierrepont State Park

Over two miles of trails wind through mixed deciduous forest of oak, sweet birch, chestnut oak, tulip and hickory. Swamp areas contain red maple, ash and yellow birch. Striped maple is abundant on the slopes. Wild flowers are abundant. There are five trails. Two overlooks offer excellent views of the surrounding countryside. One on the white trail is near the top of Barlow Mountain and the outcropping on the blue trail offers views of the West Mountain area and New York State.

It should be noted that Hemlock Hills, Pine Mountain, Pierrepont and the Ives Trail all connect to one another creating a large complex of hiking trails.

4.2.6 Town of Ridgefield Subdivision Regulations

Under the Town's subdivision regulations, subdivision plans should show (and the Planning and Zoning Commission may require) that a portion of the property be preserved as open space for a park, playground or other conservation purposes. Each parcel should be of suitable size, topography and general character for its purpose and shall have adequate road access. Such spaces are not required to exceed 10 percent of the total area of the subdivision, except that, in the case of a planned residential development subdivision under Section 308.0 of the Zoning Regulations, the amount of open space shall not be less than one-third of the total area.

An important component of the subdivision regulations is the fee-in-lieu of open space provision. The provision provides for payment in lieu of open space donation of 10 percent, thereby providing funds for the purchase of land reserved for open space preservation and conservation purposes. The purpose is to accept payment in lieu of open space for any subdivision where this payment is deemed to be more appropriate than the acceptance of open space land. This can help avoid the creation of random pockets of open space that exist simply because a given parcel was subdivided. Instead, the funds can be used for strategic acquisitions that meet open space goals.

Subdivision regulations should be amended to provide guidelines for desirable open space, consistent with guidelines in the zoning regulations for PRD subdivisions.

4.3. Improve Open Space Parcels

The Sustainable CT guidance indicates that with respect to improving open space parcels (i.e., improving habitat access, etc.) action and improvements must be outside of routine maintenance. On this point, the RCC disagrees. Routine maintenance, in fact, does improve open space parcels as they would become unusable or unsafe for public access if the RCC was not doing such maintenance. Thus, we are presenting both routine maintenance as well as special projects, as described below, and in Section 4.3.3.

For many years, the commission has hired two summer workers to help maintain its open spaces. This year we have reallocated funding to hire four summer workers. They will work from June 1 to August 15 under the supervision of an RCC commissioner.

When necessary, the RCC hires outside contractors and staff from the Ridgefield Parks and Recreation Department to supplement our in-house resources.

We also have an active program with Scout troops in the Town to conduct both routine maintenance and special projects.

Ridgefield Conservation Rangers Program

The Ridgefield Conservation Rangers program was started in the early 2000s with a few volunteers blazing trails. In 2016 the RCC redoubled its efforts in this area, growing it substantially. In 2021, there are 50 citizen volunteer rangers who act as the “eyes” of the RCC, helping it to manage nearly 3,000 acres of open space and 55 miles of trails. Ranger responsibilities include:

- Walk a trail (or open space) at least four times per year.
- Keep trails free of any debris or litter (if able).
- Be on the lookout for any damage.
- Check to see if trails are clearly marked.
- Communicate to the RCC with trail/open space findings.

Details on our Ranger program are described as follows:

<https://www.ridgefieldct.org/conservation-commission/pages/conservation-ranger-program>

4.3.1 Bridges and Trails

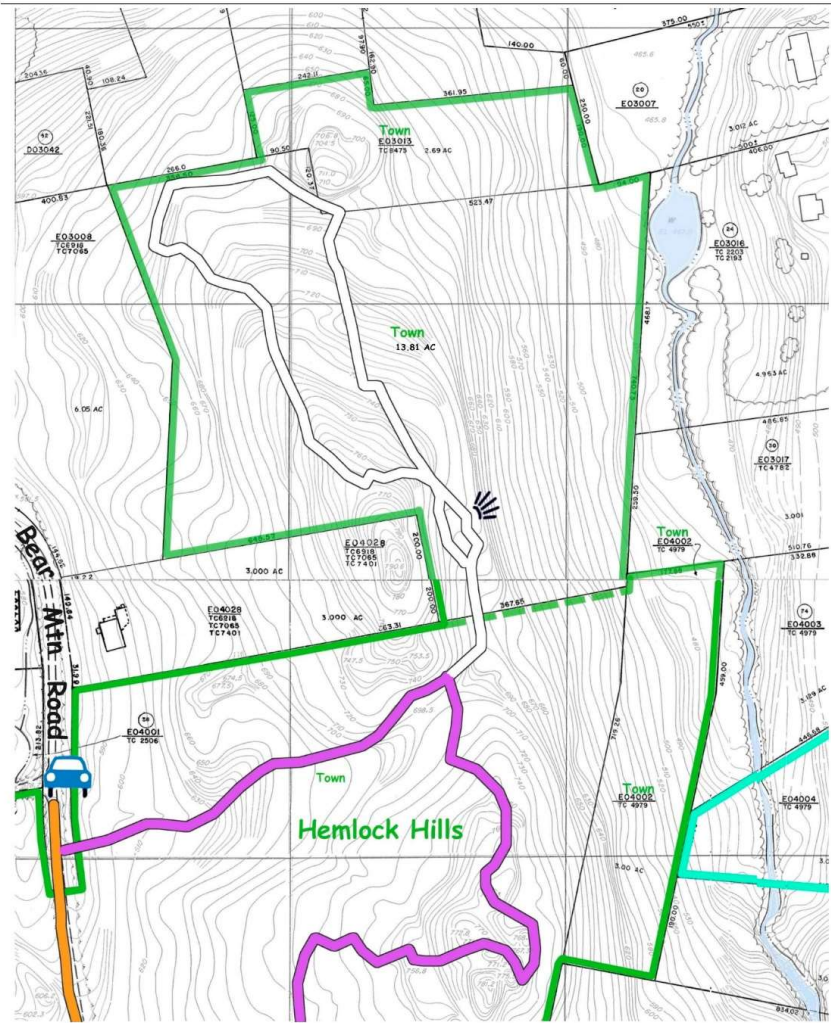
RCC members supplemented by outside resources conduct routine maintenance as well as implement and/or supervise new projects such as construction of new bridges and creation of new trails. In 2020, nearly a dozen such projects were successfully completed. They include:

- Creation of a trail at our newest open space at Bear Mountain (Figure 4-8).
- Creation of a trail at the Town’s Schlumberger property (Figure 4-9).
- Creation of an educational trail at Ridgebury Slopes/Peterson Gorge (Figure 4-10).

These projects were completed by Eagle Scouts under the supervision of RCC commissioners.

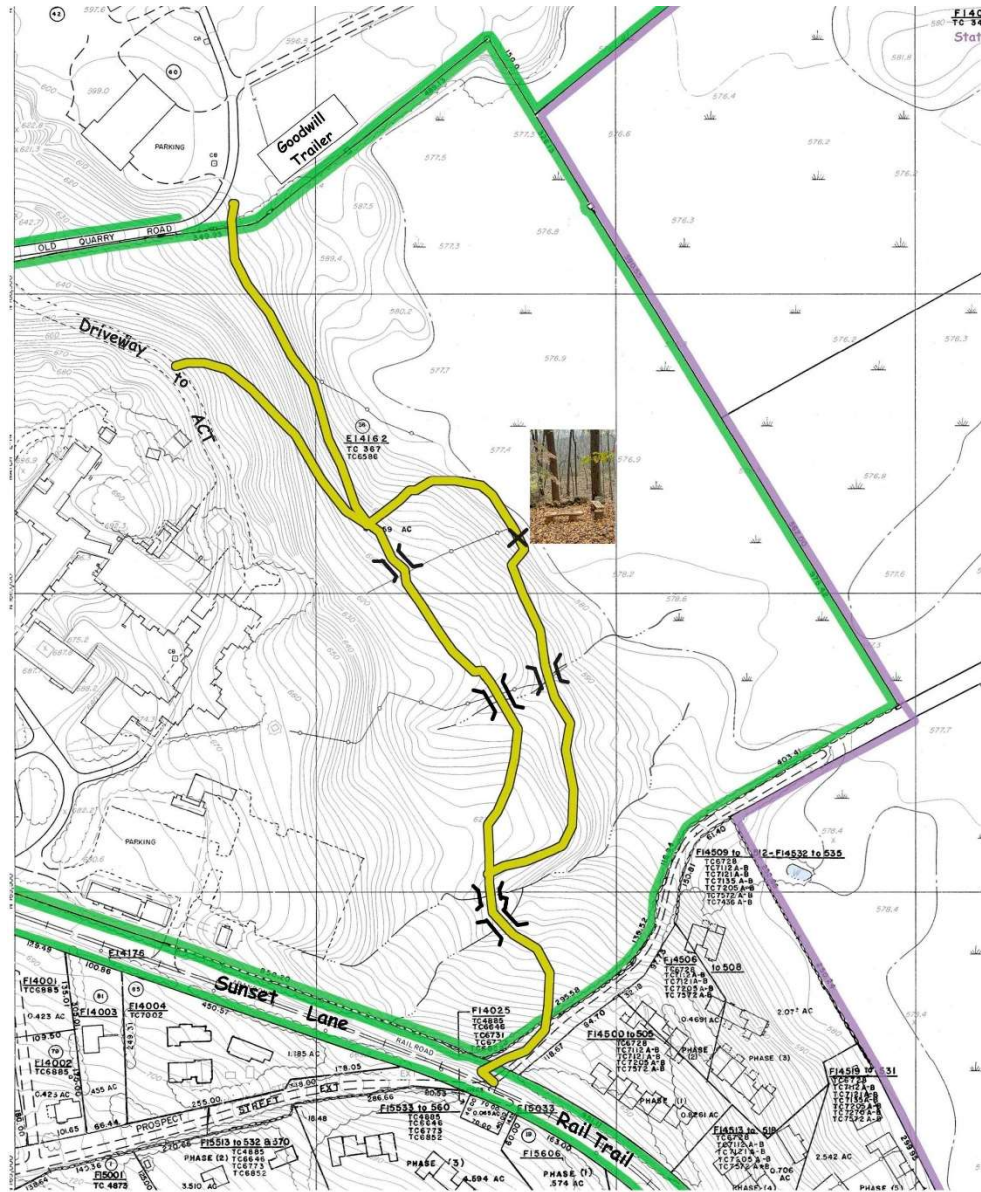


**Area 49
BEAR MOUNTAIN**



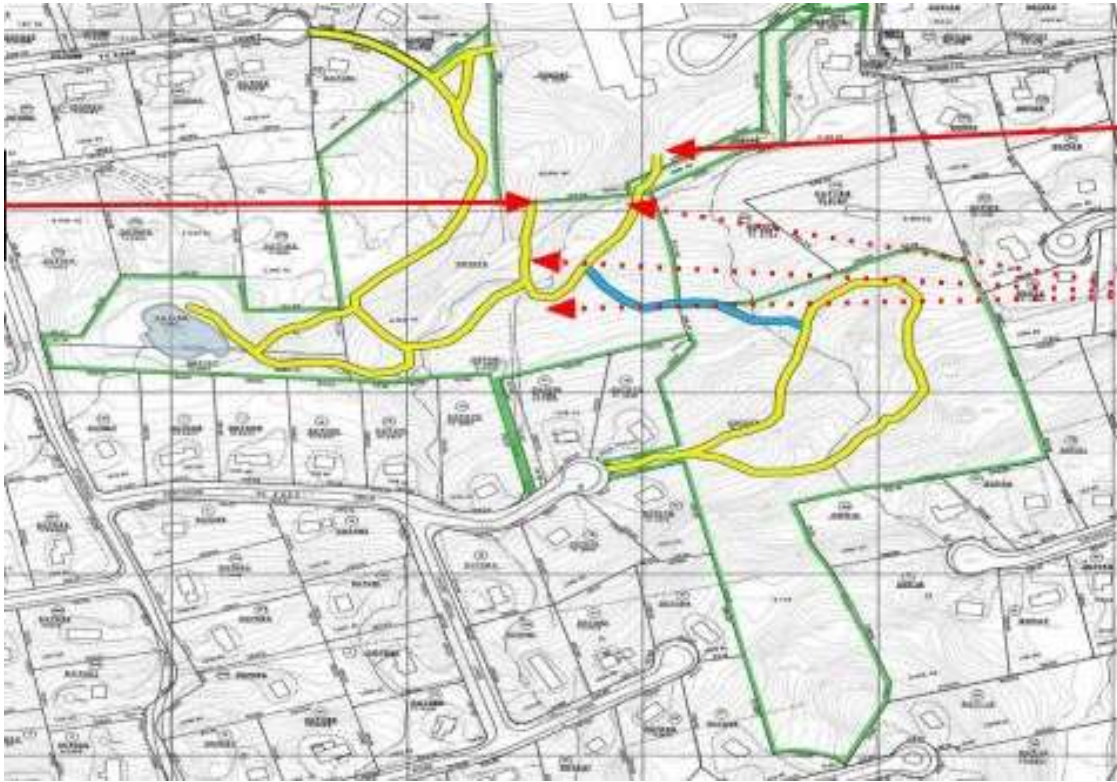
New White Trail at Bear Mountain

Figure 4-8



New Yellow Trail at Schlumberger Property

Figure 4-9

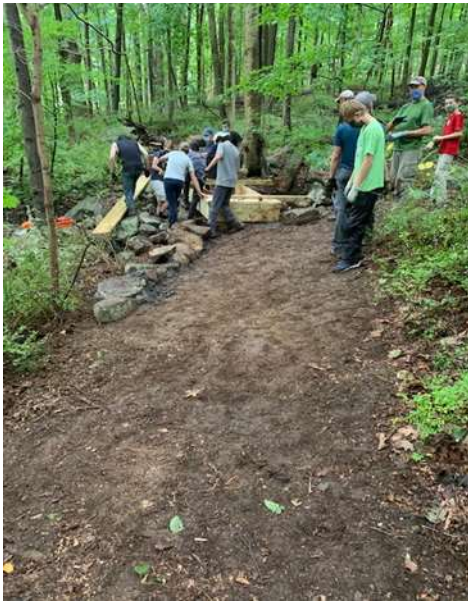


New Educational Trail at Ridgebury Slopes/Peterson Gorge

Figure 4-10

Eagle Scout Projects - 2020

- McKeon Invasives Removal (Caroline Vilinski)
- Mar-Joy Pond Bridge and Trail Sophie Desmarais)
- New White Trail at Bear Mountain – Katie Bitner
- Hemlock Hills Bridges (Jordan Mooney)
- New Educational Trail at Ridgebury Slopes/Peterson Gorge (Joseph Isaac)
- Schlumberger Trail Bridge (Lucas Kay)
- Levy Yellow Trail Reroute (Gabiella Rogers)
- Schlumberger Trail – Two Bridges (Quin Mahoney)
- Schlumberger Trail Bridge (Daniel Donovan)
- Schlumberger Jug-handle Trail and Benches (Matthew Olkoski)
- Barrack Hill Bog Bridge (Lisa van Gompel)
- Schlumberger Trail Bridge (Joseph Archer)



4.3.2 McKeon Farm Maintenance Plan

The *McKeon Farm Maintenance Manual* (2019, and incorporated by reference here) lays out the specific work necessary to maintain and improve this major property of the RCC. As shown in Figure 4-11, the 43-acre property has been divided into 10 areas:

- Section 1 – Apple Orchard
- Section 2 – Stagecoach Pasture 1
- Section 3 – Stagecoach Pasture 2
- Section 4 – Water well and utilities
- Section 5 – Upper Meadow
- Section 6 – Ridgebury Pasture 1
- Section 7 – Ridgebury Pasture 2
- Section 8 – Lauzun Hayfield
- Section 9 – Wooded and/or wet area
- Section 10 – Farm perimeter, trail, and lower meadow

The property consists mainly of hillside meadows and forest, which provide important habitat for many birds, flora and fauna. The property also contains wet meadows, which provide important habitat for various species of butterflies. A trail leading around the field and through the gully in the middle of the site is accessible to the public from the cul-de-sac at the end of Lauzun Lane as well as from Old Stagecoach Road. Approaching McKeon’s farm from the south or west, one travels through heavily wooded areas into the cleared fields and meadows of the farm, offering lovely vistas in all directions.

The RCC currently has two lessees at McKeon:

- The site includes sheep and llama pastures in the Apple Orchard and the two Ridgebury and Old Stagecoach pastures operated by Henny Penny Farm.
- A teaching garden for individuals on the spectrum run by Cornerstone Home and Gardens in the Upper Meadow.

Both lessees are continuously improving the property and enhancing outreach to the Ridgefield community as described below. The RCC is also currently in the process of creating a large pollinator garden in the Upper Meadow.



McKeon Farm

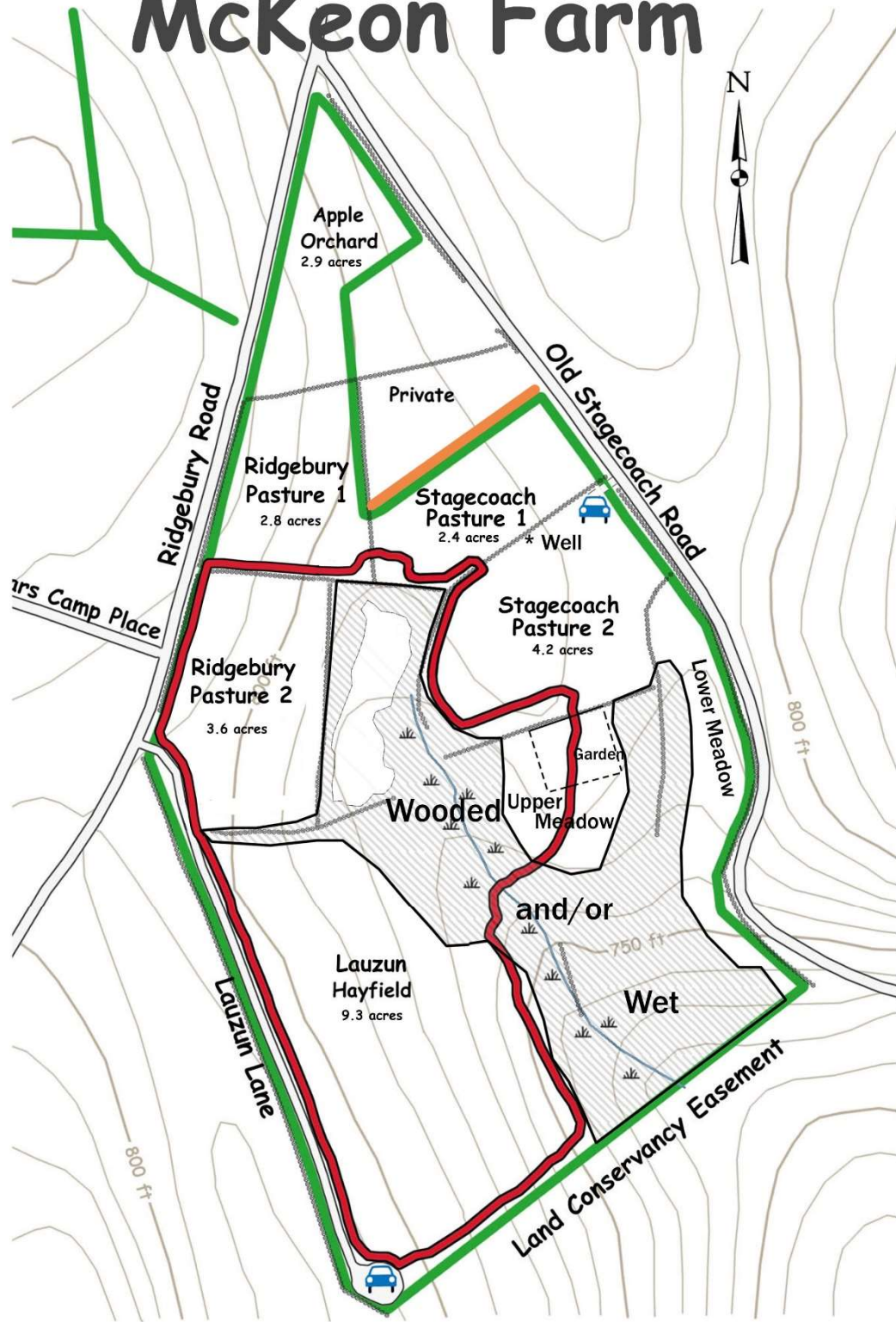


Figure 4-11

Henny Penny Farm

Henny Penny Farm began as a teaching homestead at the lovingly restored Nehemiah Keeler Tavern and Barn, built in 1725 in Ridgefield, CT. For nearly 10 years it used animals to restore wildlife habitats as well as to be part of a balanced, self-sustaining farm. In 2015 the home farm opened up to the public and since then it has grown and evolved.

In 2016 it began grazing its flock on 10 acres of the town's Conservation land at McKeon Farm. At this point it made sheep its primary focus, as any working farm needs a primary focus in order to sustain itself financially. With this transition came sustainable livestock practices to manage larger scale fields improving both soil biodiversity and plant population diversity.

It runs its own internship programs for high school seniors as well as college-aged students, teaching them about animal husbandry as well as sustainable grazing practices at McKeon Farm. It also has participated in internship programs for Bethel High School, Ridgefield High School and Glasgow University Veterinary School. Hundreds of school aged children have been educated by Henny Penny Farm at McKeon Farm through after school programs, summer camps and private tours/workshops. Teaching the community about the food system and how it can support the environment is a key give back to the community.

Henny Penny has a long history of improvements at the farm. In 2016, Henny Penny and the RCC worked together to obtain a grant from the USDA/Natural Resources Conservation Service to install a deep well on the property thus providing an on-site source of water for the site. That grant also provided funding to install a water pipeline to many of the fields and to seed the pastures to out-compete noxious weeds such as horse nettle.

Since 2016 Henny Penny has grazed the pastures using a rotation schedule, which is a more environmentally minded practice than conventional agriculture. In 2021 it is implementing adaptive grazing, which is a technique used in regenerative agriculture. This technique incorporates daily moves and brief periods of mob grazing in a planned and consciously designed grazing plan to improve soil structure, deepen topsoil and plant roots, improve water retention and percolation into soil, cycle/sequester more carbon, increase plant diversity and ecological diversity (e.g. microbes, birds and larger animals).

After completing its first grant with the USDA, Henny Penny's environmental stewardship met the strict criteria to qualify for the next tier of grants. Its application, if approved this summer, will provide funds to augment the quality of environmental stewardship including intensive grazing as well as funding to plant trees and shrubs that will provide food and shelter for birds at McKeon. These trees will also help provide shade and to replace some of the trees that have fallen in recent years. This spring, Henny Penny planted annual seeds to provide food and habitat during this summer for the wildlife and then food for the sheep as well as aeration by large roots and nitrogen fixation for the soil.

Cornerstone Home & Gardens

In 2018, Cornerstone Home & Gardens (CHG) and the RCC created an Educational Gardening Experience in the upper meadow of Ridgefield's McKeon Farm. This project provides job experiences for young adults with Autism Spectrum Disorders & related disabilities and also led to increased community networking.

In 2019, CHG expanded its garden in the upper meadow of the farm to increase its harvest while partnering with Ridgefield Social Services & other local services to help families in need. With this outreach it was able to accomplish the following:

- Introduced individuals and summer volunteers to garden-focused work opportunities.
- Improved landscape design & summer layout at the garden.
- Collaborated with Tony Phillips, LCSW, Town of Ridgefield, Director of Social Services on the Summer 2020 food insecurity "Dirty Hands, Full Plates Project".
- Delivered fresh produce from July-October 2020 to a dozen specific families in need.
- Donated additional fresh produce to residents of Ballard Green & Casagamo Apartments.
- Communicated and collaborated with Dorothy Day House in Danbury.
- Created volunteer opportunities with the Ridgefield 8th Grade Lions Heart 2025 BB group.
- Created volunteer opportunities with local Ridgefield Youth Football Athletes.
- Created Ridgefield High School and Immaculate High School summer volunteer internships.
- Partnered with Ridgefield Academy & Westchester Elite Lacrosse on the Cornerstone Home & Gardens 5th Annual Play for the Future Lacrosse Tournament.

Unlike many other conservation commissions, RCC is fortunate to have a wide variety of individuals with skills aligned to the maintenance and upgrade requirements of the properties under its control. Every year, individual commissioners contribute their time for a variety of projects including construction, planting, haying, tree work, invasive plant management, carpentry, fence repair, etc. This year is no exception. The following list is just some of the projects that the RCC will complete in the 2021/2022 timeframe.

Commission Projects for 2021/2022

- Development of an on-site parking area (10 cars) for staff and guests.
- Surveying the stone walls to look for rocks that may have come loose and fallen in the mowing area and repairing such walls.
- Replacing broken rails in the fences and checking posts for replacement.
- Clearing invasive plants from the well area and planting another pollinator garden or other garden (Scout project).
- Installing fencing around the pollinator garden (Eagle Scout Project).
- Maintaining the apple trees in the orchard.
- Creating a series of large format signs to be placed along the trail describing history of the farm, important geologic and ecological features, and activities.

4.3.3 Open Space Maintenance Plan

Our *Open Space Maintenance Plan* (2017, with annual updates, and incorporated by reference here) has divided the town into seven sections to facilitate activities:

- Section 1 -Barrack Hill Area
- Section 2- Ridgebury/Barlow Mountain Area
- Section 3 - Farmingville Area
- Section 4 - Route 7 Area
- Section 5 - Florida Refuge
- Section 6 – Ridgefield South Area
- Section 7 - Peaceable Area

Examples of specific projects for 2021/2022 include the following:

- Walk the lesser used trails to check for winter storm damage – Old Sib, Levy Park, West Mountain Reid, West Mountain Green, Barrack Hill, John Soluri, Knapp, etc. and check blazes.
- Spread road millings that were disturbed by snowplows at Pine Mountain Road, Casey Lane, etc.
- Put down more road millings at West Mountain McManus, Knollwood entrance to Pierrepont. Examine other parking areas.
- Construct an additional boardwalk in Barrack Hill (Scout project).
- Construct a small bridge on the blue trail in Hemlock Hills (Scout project).
- Clear the stone wall on the west of Stagecoach Pasture and the stone wall that leads to the barn. Plant some elderberry in this area.
- Clear the view area on top of the ledge at Bear Mountain.
- Clear a trail to Round Pond for birding.
- Repaint blazes where needed on all trails.
- Repair the broken section of the Green boardwalk.
- Begin replacement of all sections of the Green boardwalk (multiyear project).
- Redo the trails in Whitbeck (Eagle Scout Project).
- Reroute red trail at Pine Mountain going to Hemlock Hills.
- Install path and bench at small pond off Dawn Lane (Eagle Scout Project).
- Build trail and duck boxes at Round Pound Preserve (Eagle Scout Project).

4.3.4 Open Space Use Ordinance

Due to an increasing amount of damage to the town's open space over recent years, including the cutting down of mature trees, in 2016 the RCC championed an update of several chapters of the Town code:

- Open Space Use Ordinance (Chapter 262).
- Citations (Chapter 24).

These materials are presented in Appendix C, including a summary guide to the new ordinance.

The revised chapters were approved at a Town Meeting on May 4, 2016. The commission is now using the new ordinance to deal with violations in town open space.

4.3.5 Outside Funding of Open Space Projects

The commission has received outside funding for open space projects, as follows:

- **Annual Open Space Appeal** has been conducted for decades. All town residents (about 10,000) and many businesses receive an annual appeal letter describing commission progress on many open space fronts. In recent years, we have received about \$25,000 per year.
- **Ridgefield Thrift Shop** The commission has applied to the Thrift Shop for funding for open space acquisition (in particular Bear Mountain) and other projects like our Pollinator Garden, invasives removal, and establishment of a series of bird houses at McKeon Farm. We have received several grants totaling about \$20,000.
- **Department of Energy and Environmental Protection (DEEP) Open Space and Watershed Land Acquisition Grant Program (OSWA)**. The RCC was selected this year for a \$42,000 grant toward purchase of our new Bear Mountain Open Space.

5.0 Establish an Open Space Acquisition Fund

In 1963, the RCC established an Open Space Fund that is used exclusively for the purchase of land. The fund accepts gifts of money, securities and property. It consists of donations from individuals and organizations in Ridgefield as well as monies received in lieu of open space obtained from subdivision redevelopment. The fund is eligible for matching grants from businesses and organizations. The Town welcomes donations to the Open Space Conservation Fund at any time. The current fund balance is about \$500,000.

Given the increased costs of land, however, such funds will not permit the RCC to acquire the few remaining large, untouched parcels that still exist in Ridgefield. A good source of information for new acquisitions is the report *Open Space in New Canaan* (February, 2018) prepared for the New Canaan Conservation Commission and the New Canaan Land Trust by Eve Boyce and Katherine Panek, Master's degree students at the Yale School of Forestry and Environmental Studies. A link to the report's Executive Summary is as follows:

<https://www.newcanaan.info/Commissions/Conservation/2018%20Open%20Space%20in%20New%20Canaan%20Executive%20Summary.pdf>.

The report's findings gives the RCC a variety of options to evaluate. They include:

- **Town budget line item for open space** - Several towns include an annual line item in their budget to contribute to an Open Space Land Acquisition Fund. Norwalk and Hebron are two such towns and their yearly allocations to their funds are \$25,000 and \$140,000, respectively. Per CGS S7-131r (2013) any municipality can create a special fund, which shall be known as the land acquisition fund.
- **New tax or fee** – Any new tax or fee will be subject to significant scrutiny. However, the high approval rate for open space in Ridgefield in recent polls augers well for this approach. This method provides a constant source of income that would increase over time.
- **Bonding** – Open space bonds have raised \$250,000,000 in Connecticut since 1988. Local towns that have used this approach include Danbury and Newtown. About 88 percent of town bonding initiatives that were proposed for open space have been approved by voters statewide (Table 5-1).
- **Payment in lieu of open space** – This is one means of generating funds that the RCC currently uses. However, this practice does not generate much revenue. Since 1995, the commission has received about \$540,000.
- **Tax abatement for open space conservation** – State law allows municipalities to waive taxes for property owners in exchange for the preservation of their land as open space. Each proposal is negotiated between the Town and the property owner and can't exceed the market value of the land to be preserved. Danbury is an adjacent town that uses this approach.

Table 5-1 Bonding Measures in CT Since 2007

Municipality	Date	Funds at Stake	Funds Approved	Pass?	Status	% Yes	% No
Glastonbury	11/7/17	\$3,000,000	\$3,000,000	yes	Pass	60.49%	39.51%
Glastonbury	11/8/16	\$3,000,000	\$3,000,000	yes	Pass	56.97%	43.03%
Manchester	11/8/16	\$4,000,000	\$4,000,000	yes	Pass	57.82%	42.18%
Watertown	11/8/16	\$550,000	\$550,000	yes	Pass	63.18%	36.82%
Wolcott	11/8/16	\$325,000	\$325,000	yes	Pass	67.87%	32.13%
Cheshire	11/3/15	\$500,000	\$500,000	yes	Pass	63.62%	36.38%
East Haddam	3/24/15	\$127,500	\$127,500	yes	Pass	55.55%	44.45%
East Haddam	3/24/15	\$767,000	\$767,000	yes	Pass	56.35%	43.65%
Southington	11/3/15	\$2,000,000	\$2,000,000	yes	Pass	67.25%	32.75%
Cheshire	11/4/14	\$1,000,000	\$1,000,000	yes	Pass	51.24%	48.76%
Coventry	11/4/14	\$1,000,000		no	Fail	49.99%	50.01%
Farmington	5/1/14	\$3,500,000	\$3,500,000	yes	Pass	70.31%	29.69%
Old Saybrook	7/8/14	\$3,000,000	\$3,000,000	yes	Pass	89.22%	10.78%
Colchester	5/8/12	\$615,000		no	Fail	36.24%	63.76%
Glastonbury	11/6/12	\$2,000,000	\$2,000,000	yes	Pass	58.04%	41.96%
Granby	11/17/12	\$3,000,000	\$3,000,000	yes	Pass	54.84%	45.16%
Rocky Hill	11/6/12	\$10,000,000	\$10,000,000	yes	Pass	66.55%	33.45%
East Lyme	9/1/11	\$4,235,000	\$4,235,000	yes	Pass	77.45%	22.55%
Madison	1/26/10	\$9,000,000	\$9,000,000	yes	Pass	57.27%	42.73%
Mansfield	11/2/10	\$1,040,000	\$1,040,000	yes	Pass	65.28%	34.72%
Sherman	5/15/10	\$2,250,000	\$2,250,000	yes	Pass	73.09%	26.91%
Chester	11/10/09	\$1,000,000		no	Fail	35.20%	64.80%
Ellington	11/3/09	\$1,725,000		no	Fail	44.27%	55.73%
Glastonbury	5/19/09	\$3,875,000	\$3,875,000	yes	Pass	74.56%	25.44%
Glastonbury	11/3/09	\$2,000,000	\$2,000,000	yes	Pass	61.92%	38.08%
Guilford	1/27/09	\$15,450,000	\$15,450,000	yes	Pass	84.52%	15.48%
Mansfield	11/3/09	\$1,052,450	\$1,052,450	yes	Pass	61.41%	38.59%
South Windsor	11/3/09	\$2,000,000	\$2,000,000	yes	Pass	62.53%	37.47%
Danbury	2/5/08	\$6,600,000	\$6,600,000	yes	Pass	77.40%	22.60%
Ellington	11/4/08	\$2,000,000		no	Fail	48.70%	51.30%
Farmington	1/17/08	\$6,750,000	\$6,750,000	yes	Pass	82.50%	17.50%
New Hartford	12/2/08	\$438,000	\$438,000	yes	Pass	81.02%	18.98%
Pomfret	2/5/08	\$4,000,000	\$4,000,000	yes	Pass	70.04%	29.96%
Sherman	5/17/08	\$1,000,000	\$1,000,000	yes	Pass	77.52%	22.48%
Southington	8/12/08	\$1,258,000	\$1,258,000	yes	Pass	63.85%	36.15%
Windsor Locks	12/9/08	\$2,160,000	\$2,160,000	yes	Pass	89.09%	10.91%
Ellington	11/6/07	\$2,000,000	\$2,000,000	yes	Pass	80.32%	19.68%
Glastonbury	11/6/07	\$4,000,000	\$4,000,000	yes	Pass	71.08%	28.92%
Middlefield	4/10/07	\$2,850,000	\$2,850,000	yes	Pass	87.90%	12.10%
Middletown	11/6/07	\$2,000,000	\$2,000,000	yes	Pass	76.06%	23.94%
Sherman	6/9/07	\$3,500,000	\$3,500,000	yes	Pass	54.98%	45.02%

Source: Open Space in New Canaan, February 2018.

- **Seller conveyance tax** – This tax in Connecticut includes state (0.75 percent and up depending on the value of the property) and local (0.25 percent for most towns) portions. Ridgefield currently has a 0.25 percent seller conveyance tax. In the fiscal year ending 2020, the tax collected in Ridgefield was \$832,957, which goes to the Town General Fund as a revenue. Some towns use a portion of these funds for open space acquisition funding.

In addition to the above approaches, the RCC is exploring an easement purchase program. Under such a program, the Town would purchase development rights from a series of neighboring properties to open spaces to create wildlife pathways and contiguous forest/fields that would be protected. This would take a very surgical approach that would require a detailed understanding of animal migration and native flora in Ridgefield. Using the acquisition of the Brewster Farm development rights as a benchmark, a payment of \$10,000-\$20,000 per acre plus tax abatements could encourage participation.

Appendix A

Modified Table A-3 from Open Space Inventory

Table A-3 (Sorted)
Town Open Space 2021

Street	Lot#	Volume	Page	Acres	OS Name	OS#	Acres	TC Map	RCC Map Name	Own	Deed
NAMED AND NUMBERED											
BARRACK HILL RD	D12-0073	210	12	8.65	Barrack Hill	13	8.65	5533	Barrack Hill Preserve	Barrack Hill	RCC
BEAR MOUNTAIN ROAD	E03-0028			13.82	Bear Mountain						RCC
GEORGE WASHINGTON HWY	E03-0013	535	510	2.69	Bear Mountain		16.51	8475	E03-0013		TOR NSL
BERTHER PL	C05-0042	381	752	2.75	BETrail	11	2.75	6492	Spring Valley Road		RCC
CONANT RD	C15-0041	0	0	1.43	Blacksmith Ridge			??	Blacksmith Ridge	BLACKSMITH RIDGE	TOR
BLACKSMITH RIDGE RD	C15-0061	321	351	5.78	Blacksmith Ridge			6580	Blacksmith Ridge	BLACKSMITH RIDGE	RCC
OWNER UNKNOWN	C15-0069			2.98	Blacksmith Ridge			3921	Peaceable Refuge		???
PEACEABLE HILL RD	C16-0056	844	1214	13.95	Blacksmith Ridge			??			RCC
WOODCOCK LA	D14-0014	179	271	5.23	Blacksmith Ridge			5344	Blacksmith Ridge Map		RCC
RAMAPOO RD	D14-0144	474	377	0.83	Blacksmith Ridge			7994	small, isolated		TOR* NSL*
PEACEABLE RIDGE RD	D14-0146	327	810	3.67	Blacksmith Ridge	26	33.87	7118, 7215	Blacksmith Ridge Map		RCC
FIRE HILL RD	H11-0048	285	404	13.46	Bobby's Court			6494A	Bobby's Court&Topstone Preserve		RCC
ETHAN ALLEN HWY	H12-0031	324	269	3.09	Bobby's Court			7086	Bobby's Court&Topstone Preserve	Bobby's Court	RCC
BOBBYS CT	H12-0071	0	0	1.82	Bobby's Court			6494B	Bobby's Court&Topstone Preserve	Bobby's Court	RCC
BOBBYS CT	H12-0074	285	404	15.26	Bobby's Court	17	33.63	6494B	Bobby's Court&Topstone Preserve	Bobby's Court	RCC
CAVALRY CT	D12-0118	266	982	4.23	CaseyLane			6755	Armand Road	CaseyLane	TOR OSP
CASEY LA	D13-0001	266	982	4.01	CaseyLane			6362	Casey Lane Map	CaseyLane	RCC
CASEY LA	D13-0047	287	866	0.94	CaseyLane			6677	Casey Lane Map	CaseyLane	RCC
PIN PACK RD	D13-0048	166	301	8.22	CaseyLane			5136	Casey Lane Map	MarJoy Pond	RCC
WEST MOUNTAIN RD	D13-0082	350	893	3.97	CaseyLane			7326	Casey Lane Map	CaseyLane	RCC
CASEY LA	D13-0088	266	982	2.6	CaseyLane			6362	Casey Lane Map	CaseyLane	RCC
DOUBLEDAY LA	D13-0100	269	409	6.88	CaseyLane			6408	Casey Lane Map	CaseyLane	TOR NSL
KETCHAM RD	D13-0107	287	866	2.56	CaseyLane			6677	Casey Lane Map	CaseyLane	RCC
CASEY LA	D13-0121	632	639	1.8	CaseyLane			7893	Casey Lane Map	CaseyLane	TOR OSP
CASEY LA	D13-0122	440	198	0.85	CaseyLane	22,23	36.06	7893	Casey Lane Map	CaseyLane	TOR OSP
PUMPING STATION RD	B14-0008	114	449	18.85	Colonial Heights	27	18.85	3501	Colonial Heights	Colonial Heights	TOR RCC
NOD RD	G18-0086	259	571	1.61	Comstock Court			6237	Nod Road		RCC
NOD RD	G18-0093	354	38	8.04	Comstock Court			7343A	Nod Road		RCC
NOD RD	G19-0025	566	782	5	Comstock Court			8521	Nod Road		TOR OSP
COMSTOCK CT	G19-0034	320	713	2.47	Comstock Court			6414	Comstock Court		RCC
COMSTOCK CT	G19-0035	320	713	3.6	Comstock Court			6391	Nod Road		RCC
COMSTOCK CT	G19-0038	320	713	3.51	Comstock Court			6642	Comstock Court		RCC
NOD RD	G19-0050	468	604	0.96	Comstock Court			7922	Nod Road		TOR NSL
COMSTOCK CT	G19-0051	336	269	1.07	Comstock Court	34	26.26	7195	Comstock Court		RCC
EAST RIDGE	E15-0209	139	770	10.5	East Ridge	29	10.5	??		East Ridge	TOR NSL
FLORIDA HILL RD	G15-0105	140	717	33.83	Florida Refuge			6399	Florida Refuge	Florida Refuge	RCC
COOPER HILL RD	G15-0108	258	278	0.4	Florida Refuge			6214	Florida Refuge	Florida Refuge	RCC
COOPER HILL RD	G16-0090	258	278	0.33	Florida Refuge			6214	Cooper Hill Road or Florida Refug	Florida Refuge	RCC
COOPER HILL RD	G16-0103	364	958	0.95	Florida Refuge			7412	Florida Refuge	Florida Refuge	TOR OSP
FLORIDA RD	H15-0022	178	144	26.11	Florida Refuge			3327	Hickory Lane	Florida Refuge	RCC
FLORIDA HILL RD	H15-0052	503	556	0.91	Florida Refuge	31	62.53	8117	Hickory Lane	Florida Refuge	RCC
GEORGE WASHINGTON HWY	E03-0012	552	900	24.72	George W. Highway	57	24.72	8444A-C	George Washington Highway		RCC
NEDS MOUNTAIN RD	D04-0033	812	1115	2.09	Hemlock Hills			2812	Hemlock Hills	Hemlock Hills	RCC
OLD MILL RD	D04-0034	138	27	273.4	Hemlock Hills			4513	Hemlock Hills	Hemlock Hills	TOR NSL
PINE MOUNTAIN RD	E04-0002	160	180	3	Hemlock Hills			4979	Hemlock Hills Map	Hemlock Hills	TOR NSL
BENNETTS FARM RD	E05-0004	259	510	10	Hemlock Hills			6235	Hemlock Hills Map	Hemlock Hills	TOR NSL
BENNETTS FARM RD	E05-0005	264	1122	9.08	Hemlock Hills			6327	Hemlock Hills Map	Pine Mountain	TOR NSL
MOUNTAIN RD	E06-0052	301	339	30	Hemlock Hills			6815	Hemlock Hills or Pine Mountain M	Hemlock Hills	RCC
MOUNTAIN RD	E06-0062	373	607	11.39	Hemlock Hills			7485	Hemlock Hills Map	Hemlock Hills	TOR OSP
MOUNTAIN RD	E06-0079	301	337	30.12	Hemlock Hills			6815	Pine Mountain Map	Hemlock Hills	RCC
WHITLOCK LA	E06-0142	266	622	13	Hemlock Hills			6341	Lake Windwing	Lake Windwing	RCC
MOUNTAIN RD	E06-0151	985	1263	4.68	Hemlock Hills			9272	Hemlock Hills Map	Hemlock Hills	RCC
MOUNTAIN RD	F06-0053	301	337	0.12	Hemlock Hills	3	384.79	??	Pine Mountain Map	Hemlock Hills	RCC
HICKORY LA	H15-0027	839	1232	17.18	Hickory Lane	54		8970	Florida Refuge		RCC
HICKORY LA	H15-0060	821	968	3.45	Hickory Lane	54	20.63	8970	Hickory Lane		RCC
NORTH SALEM RD	D11-0051	123	10	4.06	HighPastures	14		3960	North Street - High Pastures		RCC
HIGH PASTURES CT	D11-0052	337	315	4.39	HighPastures	14	8.45	3960	North Street - High Pastures		RCC
IVY HILL RD	G15-0020	289	640	6.99	Ivy Hill Road	30		6567	Ridgewood Road		RCC
RIDGEWOOD RD	G15-0045	447	342	1.02	Ivy Hill Road	30	8.01	2390	Ridgewood Road		RCC
LOUNSBURY LA	H14-0055	410	486	2.15	Jill's/Jones Trail	40	2	7694	Florida Refuge		RCC
LOUNSBURY RD	G14-0049	114	444	4.01	Jill's/Jones Trail	40		3512	Lounsbury Road	Jones Trail	RCC
NORTH VALLEY RD	G14-0099	144	557	2.01	Jill's/Jones Trail	40	8.17	4506	Lounsbury Road	Jones Trail	RCC
NORRANS RIDGE DR	F13-0037	368	475	14.13	John Soluri			7439	John Soluri Map	John Soluri	RCC
LEE RD	F13-0038	368	475	2.46	John Soluri			7439	John Soluri Map		RCC
DANBURY RD	F11-0057	207	109	4.19	John Soluri			5510	Danbury Road	John Soluri	RCC
LINDEN RD	F12-0017	75	434	20.58	John Soluri			6194	Linden Road	John Soluri	RCC
LINDEN RD	F12-0021	0	0	1.93	John Soluri			6194	John Soluri Map or Linden Road	John Soluri	RCC
LINDEN RD	F12-0043	506	1033	2.2	John Soluri	19,20	45.49	4707	John Soluri Map		RCC
BARLOW MOUNTAIN RD	D09-0085	471	1	54	Kiah's Brook	9	54	8747	Kiahs Brook	Kiah's Brook	RCC
KEELER CT	B03-0001	541	789	6.93	Keeler Court	55		8394	Canterbury Lane		RCC
KEELER CT	B03-0011	541	789	19.19	Keeler Court	55		8394	Canterbury Lane		RCC
CANTERBURY LA	C03-0071	727	395	10.71	Keeler Court	55	36.83	8840	Canterbury Lane		TOR NSL
BENNETTS FARM RD	E06-0010	973	283	25.59	Knapp			??	Knapp Trail	Knapp	RCC
BENNETTS FARM RD	E07-0060	541	1075	4.09	Knapp			8399	Bennett's Farm Road	Knapp	RCC
BENNETTS FARM RD	E07-0069	541	1075	1.7	Knapp	51	31.38	8399	Bennett's Farm Road	Knapp	RCC
SKY TOP RD	D06-0016	129	615	46.34	Lake Windwing			??	Lake Windwing	Lake Windwing	TOR NSL
NORTH SHORE DR	D06-0025	129	615	17	Lake Windwing	4	63.34	??	Lake Windwing	Lake Windwing	TOR NSL
LAKEVIEW DR	F08-0078	797	55	0.27	Lakeview Drive			6632	Lakeview Drive		TOR BOAT

Table A-3 (Sorted)
Town Open Space 2021

Street	Lot#	Volume	Page	Acres	OS Name	OS#	Acres	TC Map	RCC Map Name	Own	Deed
LAKEVIEW DR	F08-0082	878	571	0.34	Lakeview Drive			1396	Lakeview Drive	RCC	
LAKEVIEW DR	F08-0083	878	571	0.08	Lakeview Drive			??		RCC	
LAKEVIEW DR	F09-0015	797	55	0.26	Lakeview Drive	49	0.95	??	Lakeview Drive	TOR	BOAT
LAUREL LA	G09-0001	500	562	2.15	Laurelwood/GP Area			8093	Laurel Lane Great Pond Trail	RCC	
LAUREL LA	G09-0022	536	167	1.43	Laurelwood/GP Area			8093	Laurel Lane Great Pond Trail	TOR	NSL
LAUREL LA	G09-0026	536	169	1.7	Laurelwood/GP Area			8093	Laurel Lane Great Pond Trail	TOR	
LAUREL LA	G09-0027	536	167	1.98	Laurelwood/GP Area			8093	Laurel Lane Great Pond Trail	TOR	
GREAT POND RD	G10-0027	454	1025	48.43	Laurelwood/GP Area	44	55.69	7951	Great Pond Map Great Pond Trail	RCC	
LEDGES RD	D08-0003	986	747	28.88	Ledges			8830, 9265	The Ledges Ledges	RCC	
SETH LOW MOUNTAIN RD	D08-0104	275	496	3.31	Ledges			6490	Aspen Ledges Road Ledges	RCC	
LEDGES RD	D08-0119	505	96	6.2	Ledges	45	38.39	8130	Aspen Ledges Road Ledges	RCC	
BARRACK HILL RD	D11-0019	130	311	38.05	Levy Park			4089	Levy Park Levy Park	TOR	Refuge
THUNDER HILL LA	D11-0027	210	15	5.42	Levy Park			5534	Levy Park Levy Park	TOR	NSL
THUNDER HILL LA	D11-0084	210	15	0.29	Levy Park			5534	Levy Park Levy Park	TOR	NSL
GRANDVIEW DR	D11-0085	423	409	0.55	Levy Park			4089 ??	Levy Park Levy Park	RCC	
TACKORA TR	D11-0091	332	685	1.44	Levy Park			7150	Levy Park Levy Park	RCC	
GRANDVIEW DR	D11-0096	385	636	0.41	Levy Park	12	46.16	7574	Levy Park Levy Park	RCC	
LIMESTONE RD	E08-0082	411	501	0.73	Limestone Preserve			7703	Limestone Road	RCC	
LIMESTONE RD	E09-0020	224	308	11.26	Limestone Preserve			??	Limestone Road	TOR	NSL
LIMESTONE RD	E09-0021	71	456	6.3	Limestone Preserve			??	Limestone Road	TOR	NSL
LIMESTONE RD	E09-0026	326	263	3	Limestone Preserve			7105	Limestone Road	RCC	
LIMESTONE RD	F08-0020	103	190	9.95	Limestone Preserve			??	Limestone Road	RCC	
LIMESTONE RD	F09-0006	171	288	6.03	Limestone Preserve			5193	Limestone Road	RCC	
LIMESTONE RD	F09-0030	282	269	6.1	Limestone Preserve			6609	Limestone Road	RCC	
LIMESTONE RD	F09-0052	317	326	6.8	Limestone Preserve	15	50.17	6920	Limestone Road	RCC	
OLD WEST MOUNTAIN RD	C12-0077	562	762	5.77	Lynch Brook Lane			8499	Lynch Brook Lane	RCC	
OLD WEST MOUNTAIN RD	C12-0078	562	762	18.42	Lynch Brook Lane			8499	Lynch Brook Lane	RCC	
OLD WAGON RD	C12-0081	593	42	0.11	Lynch Brook Lane	53	24.3	8597	Lynch Brook Lane	RCC	
RIDGEBURY RD	C05-0014	548	980	5.63	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0034	623	405	2.82	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0038	623	405	2.53	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0043	623	405	3.58	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0044	623	405	2.28	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0045	623	405	1.53	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0046	623	405	2.03	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0047	623	405	8.59	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0048	623	405	2.47	McKeon			8429	McKeon Farm McKeon	RCC	
OLD STAGECOACH RD	C06-0049	623	405	2.31	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0050	623	405	2.68	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0051	623	405	2.56	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0052	623	405	2.32	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0054	623	405	0.29	McKeon			8429	McKeon Farm McKeon	RCC	
LAUZUN LA	C06-0055	623	55	1.39	McKeon	50	43.01	8429	McKeon Farm McKeon	RCC	
OLD BRANCHVILLE RD	H17-0086	890	260	2.02	Nod Hill			8732	Weir Farm - Nod Hill Refuge Map	RCC	
NOD HILL RD	H17-0090	805	1165	0.43	Nod Hill			8939	Weir Farm - Nod Hill Refuge Map	RCC	
NOD HILL RD	H18-0031	359	616	6.04	Nod Hill			2550	Weir Farm - Nod Hill Refuge Map	TOR	NSL
NOD HILL RD	H18-0035	234	117	1.09	Nod Hill			5754	Weir Farm - Nod Hill Refuge Map	RCC	
NOD HILL RD	H18-0043	428	235	3.62	Nod Hill			7835	Weir Farm - Nod Hill Refuge Map	RCC	
NOD HILL RD	H18-0051	357	675	6.32	Nod Hill			7361, 7732	Weir Farm - Nod Hill Refuge Map	TOR	OSP
NOD HILL RD	H18-0057	357	675	10.27	Nod Hill	33	29.79	7361, 7733	Weir Farm - Nod Hill Refuge Map	TOR	OSP
OLD SIB RD	B09-0018	826	845	18.51	Old Sib			8983	Old Sib Road Old Sib	RCC	
BARRACK HILL RD	B09-0042	601	828	2.47	Old Sib	48	20.98	7838?	Old Sib Road Old Sib	RCC	
OLD TROLLEY RD	D02-0045	552	900	20.31	Old Trolley	56		8444A-C	Crosby Court	RCC	
OLD TROLLEY RD	D03-0061	552	900	5.62	Old Trolley	56		8444A-C	Crosby Court	RCC	
OLD TROLLEY RD	D03-0080	552	900	23.69	Old Trolley	56	49.62	8444A-C	Old Trolley Road #2	RCC	
WILTON ROAD WEST	F18-0065	370	728	4.41	Old Spectacle Lane	35	4.41	7457	Wilton Road East - Spectacle Lane	RCC	
PEACEABLE ST	C16-0048	121	726	16.1	Peaceable Refuge	28	16.1	9025, 9155	Peaceable Hill Road PEACEABLE REFUGE	RCC	
BENNETTS FARM RD	D07-0073	149	384	12.72	Peterson Gorge			?	Ridgebury Slopes - Peterson Gorge Peterson Gorge	RCC	
OLD STAGECOACH RD	D07-0156	248	995	2.05	Peterson Gorge			5822	Ridgebury Slopes - Peterson Gorge Ridgebury Slope	RCC	
OLD STAGECOACH RD	D07-0157	241	127	0.98	Peterson Gorge	6	15.75	5822	Ridgebury Slopes - Peterson Gorge Ridgebury Slope	RCC	
PINE MOUNTAIN RD	E05-0003	202	157	12.9	Pine Mountain			5498	Pine Mountain Map Pine Mountain	RCC	
PINE MOUNTAIN RD	E05-0006	138	27	18.91	Pine Mountain			4512, 4514	Pine Mountain Map Pine Mountain	TOR	NSL
IVES CT	F04-0003	381	23	10.02	Pine Mountain			7539	Pine Mountain Map Pine Mountain	RCC	
PINE MOUNTAIN RD	F04-0006	138	27	219.85	Pine Mountain			4514	Pine Mountain Map Pine Mountain	TOR	NSL
PINE MOUNTAIN RD	F04-0009	0	0	5.72	Pine Mountain			8951	Pine Mountain Map Pine Mountain	TOR	NSL
BENNETTS FARM RD	F05-0002	176	203	45.93	Pine Mountain	5	313.33	??	Pine Mountain Map Pine Mountain	TOR	SOLE
PROSPECT RIDGE	F15-0010	139	770	12.3	Prospect Ridge			6727	Prospect Ridge	TOR	NSL
IVY HILL RD	F15-0011	145	392	9.7	Prospect Ridge			6727	Prospect Ridge	???	
PROSPECT RIDGE	F15-0050	139	766	1.8	Prospect Ridge			5524	Prospect Ridge	TOR	NSL
PROSPECT RIDGE	F15-0061	155	332	9.88	Prospect Ridge	41	33.68	7644	Prospect Ridge	???	
OAK KNOLL	D14-0145	521	100	24.31	Remington Woods			8262	Remington Woods Map Remington Woods	RCC	
BARRY AVE	D14-0154	502	600	1.34	Remington Woods			8107	Remington Woods Map Remington Woods	TOR	NSL
OAK KNOLL	D14-0166	521	100	0.73	Remington Woods	42	26.38	8262	Remington Woods Map Remington Woods	RCC	
PARTIDGE DR	D07-0077	163	710	13.75	Ridgebury Slope	7	13.75	5125	Ridgebury Slopes - Peterson Gorge Ridgebury Slope	RCC	
MIMOSA CT	E10-0088	115	199	3.98	Ridgefield Brook			3503	Stoncrest Road	RCC	
SHIELDS LA	E10-0118	0	0	1.3	Ridgefield Brook			4814, 5166	Stoncrest Road	RCC	
LIMESTONE RD	E10-0120	190	61	9.32	Ridgefield Brook			5405	Stoncrest Road	RCC	
STONECREST RD	E11-0081	199	180	5.41	Ridgefield Brook			5445	Stoncrest Road	RCC	
STONECREST RD	E11-0082	254	802	1	Ridgefield Brook			5911	Stoncrest Road	RCC	
STONECREST RD	E11-0088	286	719	0.85	Ridgefield Brook			3503	Stoncrest Road	TOR	NSL
LIMESTONE RD	E11-0089	326	350	6.17	Ridgefield Brook			No map	Stoncrest Road	TOR	NSL

Table A-3 (Sorted)
Town Open Space 2021

Street	Lot#	Volume	Page	Acres	OS Name	OS#	Acres	TC Map	RCC Map Name	Own	Deed
CHESTNUT HILL RD	C05-0029	374		946	0.85			7540	Hussars Camp Place	RCC	
RIDGEBURY RD	C05-0038	205		162	3.41			7540	Hussars Camp Place	RCC	
RIDGEBURY RD	C05-0039	128		603	0.36			5512	Hussars Camp Place	RCC	
RIDGEBURY RD	C05-0040	0		0	0.47			5512	Hussars Camp Place	RCC	
NEDS LA	C05-0048	354		125	3.66			6427	Ned's Mtn Road	RCC	
RIDGEBURY RD	C05-0063	376		340	0.16			7540	Hussars Camp Place	RCC	
RIDGEBURY RD	C06-0062	991		395	3.34			9282	275 Ridgebury Road	RCC	
RIDGEBURY RD	C07-0054	339		106	5.7			7223	North Salem Road	RCC	
SPRING VALLEY RD	C07-0055	339		107	0.5			7223	tiny, isolated	RCC	
SPRING VALLEY RD	C07-0056	537		883	2.59			8347	North Salem Road	RCC	
SALEM VIEW DR	C07-0060	423		846	1.45			7791	B07-0017	RCC	
RIDGEBURY RD	C07-0077	786		564	1.26			8909	Small, isolated	RCC	
NORTH SALEM RD	C08-0034	605		289	27.34			8642	North Salem Road, near High School	TOR	NSL
NORTH SALEM RD	C09-0019	519		489	5			8219	Craigmoor Road	RCC	
MAMANASCO RD	C09-0098	200		129	1			5486	Richardson Park	TOR	REC
MAMANASCO RD	C09-0153	200		129	1.12			5486	Richardson Park	TOR	REC
BARRACK HILL RD	C11-0132	412		999	5			7715	Barrack Hill Road	TOR	OSP
WEST MOUNTAIN RD	C13-0004	115		747	1			375??	small, isolated	???	
PEACEABLE RIDGE RD	C14-0060	559		791	1.33			8481	small, isolated	RCC	
SOUTH SALEM RD	C17-0032	724		529	1.2			8835	small, isolated	RCC	
CHIPMUNK LA	D02-0036	135		172	4.48			4358	George Washington Highway	RCC	
SHADOW LAKE RD	D02-0041	355		806	1.5			7351	Crosby Court	RCC	
SHADOW LAKE RD	D02-0056	355		806	2.19			7351	Shadow Lake	RCC	
OLD TROLLEY RD	D03-0048	552		900	1.44			8444A-C	Old Trolley Road #3	RCC	
OLD TROLLEY RD	D03-0056	552		900	3.03			8444A-C	Old Trolley Road #3	RCC	
BENNETTS FARM RD	D06-0048	129		496	0.98				Ridgebury Slopes - Peterson Gorge	RCC	
MAMANASCO RD	D10-0020	326		340	0.2				small, isolated	TOR	NSL
NORTH ST	D10-0097	133		792	4.14			4324A	North Street	RCC	
KENDRA CT	D10-0125	538		463	9.49			8273	North Street	RCC	
NORTH ST	D11-0060	259		487	2.01			6234	North Street - High Pastures	RCC	
ARMAND PL	D12-0006	249		534	4.65			4617	Armand Road	RCC	
ARMAND PL	D12-0008	266		982	4.43			6362	Armand Road	RCC	
MILLER LA	D13-0078	261		70	0.95			6274	Kellog Street	RCC	
PEACEABLE RIDGE RD	D14-0147	327		811	0.68			7118, 7215	Blacksmith Ridge Map	RCC	
KELLOGG ST	D14-0152	474		377	3.52			7994	Kellog Street	TOR	NSL
BARRY AVE	D14-0167	540		372	0.35			8385	Barry Avenue	RCC	
BARRY AVE	D14-0172	678		106	2.47			8789	Barry Avenue	TOR	NSL
BARRY AVE	D15-00??				3.86					RCC	
PEACEABLE HILL RD	D15-0174	844	1214	4.86				9025, 9155	Peaceable Hill Rd	RCC	
CEDAR LA	D17-0055	121	331	2.04				3888	Golf Court	RCC	
GOLF CT	D17-0070	557	76	8.7				8463	Golf Court	RCC	
FLAT ROCK DR	D19-0028	534	707	1.29				8958	Flat Rock Road	RCC	
SILVER SPRING RD	D19-0038	815	1302	6.47				8958	Flat Rock Road	RCC	
BRIAR RIDGE RD	E03-0026	189	231	1.01				5401	George Washington Highway	RCC	
IVES CT	E04-0031	811	733	0.58				8948	Pine Mtn or Hemlock Hills Map	RCC	
BENNETTS FARM RD	E06-0015	203	136	1.03				3555	small, isolated	TOR	NSL
MOUNTAIN RD	E06-0095	373	606	0.15				??	Hemlock Hills or Pine Mountain Map	TOR	FIRE
BENNETTS FARM RD	E06-0109	0	0	0.07				??	small, isolated	???	
LIMESTONE RD	E07-0163	516	849	4.49				5577	E07-0163	RCC	
LIMESTONE TER	E08-0076	360	779	1.58				7382	Limestone Road	RCC	
BARLOW MOUNTAIN RD	E08-0080	328	43	0.46				2598	isolated	RCC	
LIMESTONE RD	E09-0025	251	600	0.88				6079	Limestone Road	RCC	
NORTH ST	E11-0097	60	7355	5.82				8648	North Street - High Pastures	RCC	
NORTH ST	E12-0016	130	62	5.88				4152	E12-0016	RCC	
TANTON HILL RD	E12-0069	0	0	1.53				4132	Parks and Recreation Map	RCC	
NORTH ST	E13-0054	424	802	4.24				7800	E13-0054	RCC	
COPPS HILL RD	E13-0165	0	0	0.03				6068	Isolated	???	
MAIN ST	E14-0120	124	442	0.71				4017		TOR	NSL
ARROWHEAD PL	E14-0229	576	860	1.85				8559	Arrowhead Place	RCC	
MULVANEY CT	E15-0259	724	1042	2.06				8836	Barry Avenue	RCC	
SHADOW LA	E16-0143	498	1148	0.79				8082		TOR	NSL
ROCKWELL RD	E16-0152	811	1074	1.03				8950	Perry Lane	RCC	
SEYMOUR LA	E17-0039	917	271	1.15				??	Seymour Lane	TOR	NSL
HAYES LANE	E17-0080	180	23	1.8				5343	E17-0080	RCC	
WILTON ROAD EAST	E17-0143	0	0	0.26				??	Perry Lane	???	0
SILVER SPRING RD	E18-0125	657	474	1.34				8754	E18-0125	TOR	NSL
TANGLEWOOD CT	E19-0030	459	22	1				??	Saint John's Road	TOR	NSL
SILVER SPRING RD	E19-0074	430	453	0.12				7848		RCC	
SILVER SPRING RD	E20-0098	603	627	2.79				8633	E20-0098	RCC	
SOUTHRIDGE CT	E21-0013	0	0	0.12				4709, 7175	Southridge Court	RCC	
SOUTHRIDGE CT	E21-0015	334	906	2.85				7175	Southridge Court	RCC	
SOUTHRIDGE CT	E21-0017	144	67	2.49				4709	Southridge Court	TOR	NSL
SOUTHRIDGE CT	E21-0018	334	906	0.09				7175	Southridge Court	RCC	
SOUTHRIDGE CT	E21-0024	144	67	1.09				4709	Southridge Court	TOR	NSL
SOUTHRIDGE CT	E21-0025	334	906	0.22				7175	Southridge Court	RCC	
SILVER SPRING PARK RD	E21-0060	326	352	0.17				??	Silver Brook Road	TOR	NSL
SILVER BROOK RD	E21-0074	484	606	1.06				3889	Silver Brook Road	RCC	
CROSS HILL RD	F07-0083	284	648	5.88				6637		TOR	OSP
LAKESIDE DR	F07-0084	328	42	0.44				1906	Cross Hill Road - Lakeside Drive	RCC	
LAKESIDE DR	F07-0086	328	42	0.22				1906, 1577	Cross Hill Road - Lakeside Drive	RCC	
LAKESIDE DR	F07-0090	328	42	0.22				1906, 1578	Cross Hill Road - Lakeside Drive	RCC	

Table A-3 (Sorted)
Town Open Space 2021

Street	Lot#	Volume	Page	Acres	OS Name	OS#	Acres	TC Map	RCC Map Name	Own	Deed
LAKESIDE DR	F07-0097	328	42	0.19				1906, 1575	Cross Hill Road - Lakeside Drive	RCC	
LAKESIDE DR	F07-0099	328	42	0.07				1906, 158C	Cross Hill Road - Lakeside Drive	RCC	
RUSTIC RD	F07-0143	275	195	1.58				1596	Bennett's Farm/Rustic Road	TOR	NSL
BENNETTS FARM RD	F08-0005	289	146	3.22				1856	Bennett's Farm/Rustic Road	TOR	OSP
WATERS EDGE WAY	F08-0009	289	146	0.18				1856	Bennett's Farm/Rustic Road	TOR	
WATERS EDGE WAY	F08-0016	401	691	0.4				1856	Limestone Road	RCC	
LIMESTONE RD	F08-0036	290	112	0.33				1040	Limestone Road	RCC	
GREAT HILL RD	F09-0034	615	953	5.4				8685	Great Hill Road	RCC	
SHIELDS LA	F10-0042	328	42	0.21				4814		RCC	
LIMESTONE RD	F11-0039	707	741	3.36				8822	Limestone Road east	RCC	Great Hill Sub
HAVILAND RD	F11-0099	615	814	3.16				??	Haviland Road	TOR	NSL
OLD WASHINGTON RD	F15-0012	488	367	1.8				8032	Ivy Hill Road - Jeffro Drive	RCC	
JEFFRO DR	F15-0053	534	311	3.11				8332	Ivy Hill Road - Jeffro Drive	RCC	
PERRY LA	F16-0013	349	631	7.74				7318, 7787	Perry Lane	RCC	
BRANCHVILLE RD	F16-0033	313	606	7.7				6984	Rockwell Road	RCC	
LINCOLN LA	F16-0095	605	204	1.02				2593		RCC	
ROCKWELL RD	F16-0113	323	650	2.13				7077	Rockwell Road	TOR	SOLE
ROCKWELL RD	F16-0116	410	265	1.37				7626	Rockwell Road	TOR	NSL
BRANCHVILLE RD	F16-0122	509	64	1.96				8165		RCC	
IVY HILL RD	F16-0124	569	1013	2.97				8531	Ivy Hill Road - Jeffro Drive	RCC	
WHIPSTICK RD	F17-0034	506	791	1.72				8145	F17-0034	RCC	
WHIPSTICK RD	F17-0089	328	442	1.26				7122	Whipstick Road	RCC	
NOD RD	F17-0091	328	439	0.1				7122	Whipstick Road	TOR	NSL
WHIPSTICK RD	F17-0092	328	442	0.18				7122	Whipstick Road	RCC	
PERRY LA	F17-0093	423	426	0.14				7787	Perry Lane	RCC	
PERRY LA	F17-0094	423	428	0.14				7787	Perry Lane	RCC	
NOD RD	F17-0101	439	370	0.65				7884	Whipstick Road	RCC	
WILTON ROAD EAST	F18-0045	263	1070	0.22				6303		RCC	
NOD RD	F18-0054	0	0	0.82				5503		RCC	
SILVER HILL RD	F20-0076	193	77	7.56				5428	Silver Hill Road	RCC	
ETHAN ALLEN HWY	G10-0002	530	573	0.05						TOR	OSP
GREAT POND RD	G10-0017	551	765	5.22				8440	Great Pond Road - Ethan Allen Hwy	RCC	
GREAT POND RD	G10-0033	0	0	0.13				7373	Great Pond Map	???	0
ETHAN ALLEN HWY	G10-0037	530	573	2.19				6948??		TOR	NSL
HAVILAND RD	G10-0051	602	66	7.21				8626	Haviland Road #2	RCC	
HAVILAND RD	G11-0020	602	66	1.93				8626	Haviland Road #2	RCC	
NURSERY RD	G11-0051	131	184	4.61				5896, 5897	Nursery Road	RCC	
OLD STILL RD	G11-0057	609	398	0.87				8654	Fire Hill Road	RCC	
ETHAN ALLEN HWY	G11-0064	609	399	7.66				8654	Great Pond Road - Ethan Allen Hwy	RCC	
STONEHENGE RD	G11-0106	397	319	0.5				7628, 8042	Stonehenge Road	RCC	
ROCK SPRING LA	G12-0003	519	487	1.95				1664	Rock Spring Lane	TOR	OSP
NEW RD	G12-0038	298	604	0.74				6784	Lost Mine Place	RCC	
ETHAN ALLEN HWY	G12-0048	519	616	11.2				8251	Ethan Allen Highway	RCC	
LOST MINE PL	G12-0077	364	783	2.83				7406	Lost Mine Place	TOR	OSP
NEW RD	G13-0098	84	314	5.52				2141	Aldrich Park Map	TOR	REC
BLACKMAN RD	G14-0012	131	243	1.01				4221 ??		TOR	NSL
LOUNSBURY RD	G14-0031	182	215	2.75				5349	Lounsbury Road #2	RCC	
IVY HILL RD	G14-0115	231	97	6.56				5733	Ivy Hill Road	RCC	
IVY HILL RD	G14-0116	231	99	1.67				5733	Ivy Hill Road	RCC	
IVY HILL RD	G14-0117	231	98	1				5733	Ivy Hill Road	RCC	
LOUNSBURY RD	G14-0124	0	0	0.55				6730	Lounsbury Road	TOR	NO ST
LOUNSBURY RD	G14-0125	0	0	0.19				6730	Lounsbury Road	TOR	NO ST
BLACKMAN RD	G14-0134	424	198	0.97				7788	Ivy Hill Road	RCC	
RIDGEWOOD RD	G15-0058	337	317	1.06				2390	Ridgewood Road	RCC	
DOWNESBURY CT	G15-0114	259	429	3.2				6233	Downesbury Court	RCC	
IVY HILL RD	G15-0122	264	558	1.13				6314	Ivy Hill Road	RCC	
COOPER HILL RD	G16-0049	459	22	1.89				??	Cooper Hill Road	TOR	NSL
FLORIDA HILL RD	G16-0096	260	726	5.33				6258	Florida Hill Road	TOR	NSL
COOPER HILL RD	G16-0097	364	958	0.15				7412	Cooper Hill Road	TOR	OSP
BRANCHVILLE RD	G16-0105	497	490	3				8068, 8085	Florida Hill Road	RCC	
BRANCHVILLE RD	G17-0112	659	641	4				8761	Branchville Road	TOR	NSL
BRANCHVILLE RD	G17-0113	659	641	0.83				8761	Branchville Road	TOR	NSL
BRANCHVILLE RD	G17-0114	677	612	5.04				8788	Branchville Road	TOR	NSL
TWIN RIDGE RD	G18-0096	424	171	0.97				7795	Nod Road	RCC	
NOD RD	G19-0016	451	699	1.27				7941	Nod Road	TOR	OSPT
NOD RD	G19-0039	288	239	0.61				6697	Nod Road West	RCC	
NOD RD	G19-0040	288	239	0.27				6697	Nod Road West	RCC	
PELHAM LA	G19-0056	426	890	1.4				7828	Comstock Court	RCC	
PELHAM LA	G19-0057	426	890	0.01				7828		RCC	
TOPSTONE RD	H12-0080	611	117	4.71				8661	Topstone Road	RCC	Norwalk River trail
ASHBEE LA	H13-0066	189	132	0.18				5096		TOR	NSL
HICKORY LA	H15-0065	907	719	1.24				9173	Whitbeck Preserve	RCC	
FLORIDA RD	H16-0088	574	690	3.19				8421	Middlebrook Lane	RCC	
OLD BRANCHVILLE RD	H17-0034	407	398	3.93				7676	Middlebrook Lane	RCC	
MIDDLE BROOK LA	H17-0049	259	148	2.86				6368		RCC	
OLD BRANCHVILLE RD	H17-0050	0	0	0.28					Middlebrook Lane	???	
MIDDLE BROOK LA	H17-0058	259	148	0.7				6368	Middlebrook Lane	RCC	
OLD BRANCHVILLE RD	H17-0066	597	189	0.75				8607	Middlebrook Lane	RCC	
OLD BRANCHVILLE RD	H17-0078	597	189	2.9				8607	Old Branchville Road	RCC	
OLD BRANCHVILLE RD	H17-0079	408	544	2.41				7682	Weir Farm - Nod Hill Refuge Map	RCC	
NOD HILL ROAD	H17-0082	357	675	2.02				7361	Old Branchville Road	TOR	OSP

Table A-3 (Sorted)
Town Open Space 2021

Street	Lot#	Volume	Page	Acres	OS Name	OS#	Acres	TC Map	RCC Map Name	Own	Deed
OLD BRANCHVILLE RD	H17-0083	890	235	1.55				8732	Old Branchville Road	RCC	
LAUREL HILL RD	I16-0013	565	81	8.65				8512	Laurel Hill Road	RCC	
ETHAN ALLEN HWY	I16-0014	771	628	1.97				9324		RCC	
		Total Identified			2,193						
		Other OS Parcels			488						
		Subtotal Owned			2,681						
		Parks			212						
		TOTAL			2,893						
		Easements			305						
		TOTAL RIDGEFIELD			3,198						

Appendix B
PA490 Properties

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

Page : 1

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	D050009	178 NEDS MOUNTAIN ROAD LLC 178 NEDS MOUNTAIN RD RIDGEFIELD CT 06877-1329 178 NEDS MOUNTAIN RD	D05-0009			16.10		19.10
	C040071	484 RIDGEBURY ROAD LLC 287 KING ST CHAPPAQUA NY 10514- 484 RIDGEBURY RD	C04-0071			44.80		50.80
	G170023	ABLON SYLVIA L 778 PARK AVE NEW YORK NY 10021- 306 BRANCHVILLE RD	G17-0023			5.22		14.22
	F070134	AMOROSINO SARA 36 RUSTIC RD RIDGEFIELD CT 06877- 36 RUSTIC RD	F07-0134			2.20		3.20
	B070002	ANDRZEJEWSKI KEITH 165 MOPUS BRIDGE RD RIDGEFIELD CT 06877- 165 MOPUS BRIDGE RD	B07-0002	3.68				6.68
	D050005	ANNA-MARIA KELLEN LLC 1345 AVE OF THE AMERICAS NEW YORK NY 10105-4300 115 NEDS MOUNTAIN RD	D05-0005			7.08		10.08
	D050006	ANNA-MARIA KELLEN LLC 1345 AVE OF THE AMERICAS NEW YORK NY 10105-4300 127 NEDS MOUNTAIN RD	D05-0006			5.44		9.13
	D050008	ANNA-MARIA KELLEN LLC 1345 AVE OF THE AMERICAS NEW YORK NY 10105-4300 NEDS MOUNTAIN RD	D05-0008			5.05		5.05
	B130014	AQUARION WATER COMPANY OF CONNECTICUT 600 LINDLEY ST BRIDGEPORT CT 06606- 249 OSCALETA RD	B13-0014			46.70		46.70
	H150019	AUTUORI MICHAEL J 197 FLORIDA RD PO BOX 269 RIDGEFIELD CT 06877-0269 FLORIDA RD	H15-0019	2.00				2.00
	H150050	AUTUORI MICHAEL J PO BOX 269 RIDGEFIELD CT 06877- 197 FLORIDA RD	H15-0050	24.60				26.60
		TOTAL COUNT (61) =	3		TOTAL ACREAGE (61) =	30.28		
		TOTAL COUNT (63) =	8		TOTAL ACREAGE (63) =	132.59		
		TOTAL COUNT PAGE =	11		TOTAL ACREAGE PAGE =	162.87		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	H160084	AUTUORI MICHAEL J PO BOX 269 RIDGEFIELD CT 06877-0278 FLORIDA RD	H16-0084	1.16				1.16
	I160012	AUTUORI MICHAEL J PO BOX 269 RIDGEFIELD CT 06877-0269 FLORIDA RD	I16-0012	0.92				0.92
	B090019	BAER LAWRENCE J 400 OLD SIB RD RIDGEFIELD CT 06877-2335 400 OLD SIB RD	B09-0019			6.96		8.96
	B110004	BANK OF AMERICA N A 1235 NORTH LOOP WEST SUITE 205 HOUSTON TX 77025- RIPPOWAM RD	B11-0004			63.47		66.47
	B120005	BANK OF AMERICA N A 1235 NORTH LOOP WEST SUITE 205 HOUSTON TX 77008- ORENECA RD	B12-0005			31.79		34.79
	F110002	BARR DEBORAH 447 EAST 57TH ST APT 3B NEW YORK NY 10022- 37 LIMESTONE RD	F11-0002			12.90		14.90
	D060001	BEYLOUNI DARREN R 75 OLD STAGECOACH RD RIDGEFIELD CT 06877- 75 OLD STAGECOACH RD	D06-0001			26.21		33.36
	C010002	BOEHRINGER INGELHEIM PHARMACEUTICALS INC 900 RIDGEBURY RD RIDGEFIELD CT 06877- 801 RIDGEBURY RD	C01-0002			4.56		6.56
	C080014	BRANDNER LYNN S 40 RIDGEBURY RD RIDGEFIELD CT 06877-1413 40 RIDGEBURY RD	C08-0014			2.68		4.68
	I170005	BRANDSTROM ARVID A 85 ETHAN ALLEN HWY RIDGEFIELD CT 06877-0000 85 ETHAN ALLEN HWY	I17-0005			1.00		2.49
	C150040	BREWI KENNETH J 116 PEACEABLE HILL RD RIDGEFIELD CT 06877-0507 116 PEACEABLE HILL RD	C15-0040			2.00		4.00
		TOTAL COUNT (61) =	2	TOTAL ACREAGE (61) =	2.08			
		TOTAL COUNT (63) =	9	TOTAL ACREAGE (63) =	151.57			
		TOTAL COUNT PAGE =	11	TOTAL ACREAGE PAGE =	153.65			

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

Page : 3

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	G140047	BREWSTER CARROLL W 126 LOUNSBURY RD RIDGEFIELD CT 06877-4730 126 LOUNSBURY RD	G14-0047			44.70		49.70
	G140048	BREWSTER CARROLL W 126 LOUNSBURY RD RIDGEFIELD CT 06877-4730 LOUNSBURY RD	G14-0048			39.40		39.40
	G140119	BREWSTER CARROLL W 126 LOUNSBURY RD RIDGEFIELD CT 06877-4730 LOUNSBURY RD	G14-0119			3.34		3.34
	H130023	BREWSTER CARROLL W 126 LOUNSBURY RD RIDGEFIELD CT 06877-4730 LOUNSBURY RD	H13-0023			5.65		5.65
	H130058	BRONSON PHILIP D 14 SIMPAUG TURNPIKE REDDING CT 06896-1801 SANFORD STATION RD	H13-0058		1.30			1.30
	D050021	BRYAN ROBERT O 333 EAST 43RD ST APT 1003 NEW YORK NY 10017-4818 NEDS MOUNTAIN RD	D05-0021			13.30		13.30
	D040057	CHRISTIANSON J NELS 44 OLD MILL RD RIDGEFIELD CT 06877- OLD MILL RD	D04-0057			4.12		4.12
	E040018	CIOFFOLETTI ROBERT 33 VALERIE LANE DANBURY CT 06811- IVES CT	E04-0018		34.99			34.99
	D040029	CLARK CHRISTOPHER JOHN 193 NEDS MOUNTAIN RD RIDGEFIELD CT 06877- 193 NEDS MOUNTAIN RD	D04-0029			6.40		10.01
	C120008	CLEMENTE LUKE 253 WEST MOUNTAIN RD RIDGEFIELD CT 06877-2915 253 WEST MOUNTAIN RD	C12-0008			9.55		12.55
	B050008	CONLEY TAMMY J TRUSTEE 67 BENSON RD RIDGEFIELD CT 06877- 147 CHESTNUT HILL RD	B05-0008			7.03		10.03
		TOTAL COUNT (62) =	2		TOTAL ACREAGE (62) =	36.29		
		TOTAL COUNT (63) =	9		TOTAL ACREAGE (63) =	133.49		
		TOTAL COUNT PAGE =	11		TOTAL ACREAGE PAGE =	169.78		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	D130011	COURI CHRISTOPHER J 44 MULBERRY ST RIDGEFIELD CT 06877-3706 RAMAPOO RD	D13-0011	2.15				2.15
	D130012	COURI CHRISTOPHER J 44 MULBERRY ST RIDGEFIELD CT 06877-3706 RAMAPOO RD	D13-0012	0.18				0.18
	D130120	COURI CHRISTOPHER J 44 MULBERRY ST RIDGEFIELD CT 06877-3706 MULBERRY ST	D13-0120	0.18				0.18
	D130013	COURI CHRISTOPHER J TRUSTEE 162 RAMAPOO RD RIDGEFIELD CT 06877-3706 44 MULBERRY ST	D13-0013	3.18				4.18
	C160041	CRABBE EMMANUEL F 61 PEACEABLE HILL RD RIDGEFIELD CT 06877-3618 61 PEACEABLE HILL RD	C16-0041			9.59		12.59
	E160066	CREHAN DIANE M 181 MAIN ST RIDGEFIELD CT 06877-4932 181 MAIN ST	E16-0066			3.05		5.05
	G180076	DAVIS R NEVILLE 160 NOD RD RIDGEFIELD CT 06877-0342 160 NOD RD	G18-0076	2.84				4.84
	C140022	DAYTON HARRY W 113 PEACEABLE RDG RD RIDGEFIELD CT 06877-3618 113 PEACEABLE RIDGE RD	C14-0022			2.95		5.95
	C130002	DEWEY ROBERT M JR 211 WEST MOUNTAIN RD RIDGEFIELD CT 06877-3627 211 WEST MOUNTAIN RD	C13-0002			15.65		21.65
	F100072	DOBBIN ROBERT DOUGLAS TRUSTEE 499 DANBURY RD RIDGEFIELD CT 06877-2703 499 DANBURY RD	F10-0072	3.13				5.13
	E180004	DONNELLY JOSEPH GAVIN TRUSTEE ET AL 9 ROCKWELL RD RIDGEFIELD CT 06877- SILVER SPRING RD	E18-0004			10.70		10.70
		TOTAL COUNT (61) =	6	TOTAL ACREAGE (61) =	11.66			
		TOTAL COUNT (63) =	5	TOTAL ACREAGE (63) =	41.94			
		TOTAL COUNT PAGE =	11	TOTAL ACREAGE PAGE =	53.60			

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	F180050	DOWNINGTOWN MANUFACTURING 4 INTERNATIONAL DR 3 PORT CHESTER NY 10573-1065 182 WILTON ROAD EAST	F18-0050		93.80			127.16
	F180043	DOWNINGTOWN MFG COMPANY PARSONS & WHITTEMORE PORT CHESTER NY 10573-1065 WILTON ROAD EAST	F18-0043		47.70			47.70
	B060027	EDELMAN ARTHUR J EST OF IVEY BARNUM & OMARA LLC GREENWICH CT 06830-6692 SPRING VALLEY RD	B06-0027			6.87		9.87
	B060002	EDELMAN JOHN G 133 SPRING VALLEY RD RIDGEFIELD CT 06877- 133 SPRING VALLEY RD	B06-0002			11.00		14.00
	C040046	EISOLD BARBARA KATZ TRUSTEE 18 CHESTNUT HILL RD RIDGEFIELD CT 06877- 18 CHESTNUT HILL RD	C04-0046	11.12				16.24
	C060028	ELKMAN LINDA D 120 OLD STAGECOACH RD RIDGEFIELD CT 06877- 120 OLD STAGECOACH RD	C06-0028		52.50			61.50
	B070004	ELLIS DOROTHY H 1542 ROUTE 292 HOLMES NY 12531- 137 MOPUS BRIDGE RD	B07-0004			4.42		7.42
	F170050	ELLIS ROBERT A 293 NOD RD RIDGEFIELD CT 06877-5812 293 NOD RD	F17-0050			2.00		6.05
	C030049	FINCH BARRY N 80 CANTERBURY LA RIDGEFIELD CT 06877-1102 RIDGEBURY RD	C03-0049	1.00				1.00
	C050026	FIORITA JOSEPH 6 MAPLEVIEW DR DANBURY CT 06811-4261 RIDGEBURY RD	C05-0026			9.02		12.02
	D170091	FLAT ROCK CORP P O BOX 577 RIDGEFIELD CT 06877-0577 439 SILVER SPRING RD	D17-0091			252.88		276.88
		TOTAL COUNT (61) =	2		TOTAL ACREAGE (61) =	12.12		
		TOTAL COUNT (62) =	3		TOTAL ACREAGE (62) =	194.00		
		TOTAL COUNT (63) =	6		TOTAL ACREAGE (63) =	286.19		
		TOTAL COUNT PAGE =	11		TOTAL ACREAGE PAGE =	492.31		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

Page : 6

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	D180057	FLAT ROCK CORP P.O.BOX 577 RIDGEFIELD CT 06877-0577 SILVER SPRING RD	D18-0057			12.28		16.28
	F070132	FOX HILL LAKE ASSN INC THE 40 WATERS EDGE WAY RIDGEFIELD CT 06877- LAKESIDE DR	F07-0132			9.16		9.16
	F080077	FOX HILL LAKE ASSN INC THE 40 WATERS EDGE WAY RIDGEFIELD CT 06877- BENNETTS FARM RD	F08-0077			26.77		26.77
	D050010	FRENCH MARINA KELLEN TRUSTEE 178 NEDS MTN RD RIDGEFIELD CT 06877- 170 NEDS MOUNTAIN RD	D05-0010			3.00		6.00
	E090011	GELFMAN DAVID A 456 NORTH SALEM RD RIDGEFIELD CT 06877-2423 456 NORTH SALEM RD	E09-0011			5.70		7.70
	D100096	GELFMAN KATHARINE E 462 NORTH SALEM RD RIDGEFIELD CT 06877-2423 462 NORTH SALEM RD	D10-0096	1.30				3.99
	E100001	GELFMAN MARY B 15 HESSIAN DR RIDGEFIELD CT 06877-2423 NORTH ST	E10-0001			4.09		4.09
	D080047	GOLDENBERG L DAVID 79 SETH LOW MOUNTAIN RD RIDGEFIELD CT 06877-2021 79 SETH LOW MOUNTAIN RD	D08-0047			2.86		4.86
	G100032	GREAT POND CORP INC BOX 501 RIDGEFIELD CT 06877-0501 GREAT POND RD	G10-0032		7.60			9.60
	G100030	GREAT POND CORPORATION BOX 501 RIDGEFIELD CT 06877-0501 GREAT POND RD	G10-0030		14.02	7.00		21.02
	B070001	HAMPDEN EDMUND ET UX 604 S LAKE SYBELIA DR MAITLAND FL 32751- 140 MOPUS BRIDGE RD	B07-0001			12.47		15.47
		TOTAL COUNT (61) =	1		TOTAL ACREAGE (61) =	1.30		
		TOTAL COUNT (62) =	2		TOTAL ACREAGE (62) =	21.62		
		TOTAL COUNT (63) =	9		TOTAL ACREAGE (63) =	83.33		
		TOTAL COUNT PAGE =	12		TOTAL ACREAGE PAGE =	106.25		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

Page : 7

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	F100031	HANCOCK W JASON P O BOX 169 RIDGEFIELD CT 06877- LIMESTONE RD	F10-0031			1.05		1.05
	C050031	HARRISON E HUNTER EST OF 2708 SHELTINGHAM DR WELLINGTON FL 33414- 9-11 OLD STAGECOACH RD	C05-0031	30.98				36.98
	C050032	HARRISON E HUNTER EST OF 2708 SHELTINGHAM DR WELLINGTON FL 33414- NEDS MOUNTAIN RD	C05-0032			0.14		0.14
	C050064	HARRISON E HUNTER EST OF 2708 SHELTINGHAM DR WELLINGTON FL 33414- 40 NEDS LA	C05-0064			8.32		17.32
	C050065	HARRISON E HUNTER EST OF 2708 SHELTINGHAM DR WELLINGTON FL 33414- 7 OLD STAGECOACH RD	C05-0065			3.31		6.31
	C060056	HARRISON E HUNTER EST OF 2708 SHELTINGHAM DR WELLINGTON FL 33414- OLD STAGECOACH RD	C06-0056			1.01		4.01
	D050025	HARRISON E HUNTER EST OF 2708 SHELTINGHAM DR WELLINGTON FL 33414- NEDS LA	D05-0025			22.25		22.25
	F080212	HEARING & HEARING INC 60 MOUNTAIN RD RIDGEFIELD CT 06877- BENNETTS FARM RD	F08-0212			2.62		2.62
	E130052	IPPOLITI MARCIA 118 NORTH SALEM RD RIDGEFIELD CT 06877- 118 NORTH SALEM RD	E13-0052			4.78		6.78
	H140014	JULIAN ALEXANDER TRUSTEE 323 FLORIDA HILL RD RIDGEFIELD CT 06877-5205 323 FLORIDA HILL RD	H14-0014		25.00			29.00
	B090032	KADAGIAN DIKRAN JANUS 805 NORTH SALEM RD RIDGEFIELD CT 06877-1714 805 NORTH SALEM RD	B09-0032			7.30		11.30

TOTAL COUNT (61) =	1	TOTAL ACREAGE (61) =	30.98
TOTAL COUNT (62) =	1	TOTAL ACREAGE (62) =	25.00
TOTAL COUNT (63) =	10	TOTAL ACREAGE (63) =	50.78
TOTAL COUNT PAGE =	12	TOTAL ACREAGE PAGE =	106.76

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

Page : 8

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	B070005	KASULI RICHARD A 65 SPRING VALLEY RD RIDGEFIELD CT 06877-1218 65 SPRING VALLEY RD	B07-0005			48.99		51.99
	C040047	KATZ DANIEL 271 SOUTH COMPO BEACH RD WESTPORT CT 06880- 471 RIDGEBURY RD	C04-0047	10.70				13.70
	C040049	KATZ JOHN TRUSTEE 473 RIDGEBURY RD RIDGEFIELD CT 06877- 473 RIDGEBURY RD	C04-0049	10.88				13.88
	H140008	KELLEY JOCELYN B TRUSTEE 316 FLORIDA HILL RD RIDGEFIELD CT 06877-5232 FLORIDA RD	H14-0008	2.01				2.01
	C160040	KINNAIRD ROBERT A TRUSTEE 69 PEACEABLE HILL RD RIDGEFIELD CT 06877-3618 69 PEACEABLE HILL RD	C16-0040			5.90		8.90
	H190001	KNOCHE MARGARET Q TRUSTEE 58 PELHAM LA RIDGEFIELD CT 06877-5827 58 PELHAM LA	H19-0001			2.93		4.93
	C140012	KOREN GERALD 42 OSCALETA RD RIDGEFIELD CT 06877-3613 42 OSCALETA RD	C14-0012			4.90		7.90
	E200002	KRULWICH JEFFREY TRUSTEE 212 SAINT JOHNS RD RIDGEFIELD CT 06877-3200 212 SAINT JOHNS RD	E20-0002			5.12		7.12
	E030008	LAKE MATTHEW W 15 BEAR MOUNTAIN ROAD RIDGEFIELD CT 06877-1303 15 BEAR MOUNTAIN RD	E03-0008			13.86		19.65
	D120023	LANDSBERGER GYS EST OF 54 KETCHUM RD RIDGEFIELD CT 06877-3114 54 KETCHAM RD	D12-0023			10.50		12.50
	D130070	LANE JOSEPH M 38 SAWMILL HILL RD RIDGEFIELD CT 06877-3133 38 SAWMILL HILL RD	D13-0070			2.29		4.29
		TOTAL COUNT (61) =	3	TOTAL ACREAGE (61) =	23.59			
		TOTAL COUNT (63) =	8	TOTAL ACREAGE (63) =	94.49			
		TOTAL COUNT PAGE =	11	TOTAL ACREAGE PAGE =	118.08			

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	B060006	LODEWICK PHILIP H 201 SPRING VALLEY RD RIDGEFIELD CT 06877-1229 201 SPRING VALLEY RD	B06-0006		28.07			31.07
	H160083	LOUNSBURY DONNA S 94 FLORIDA ROAD RIDGEFIELD CT 06877-6111 94 FLORIDA RD	H16-0083			4.77		6.77
	D110049	MAIN STEPHEN D 345 NORTH SALEM RD RIDGEFIELD CT 06877- 345 NORTH SALEM RD	D11-0049			9.00		11.00
	I160004	MASCARDO RENATO N 653 BRANCHVILLE RD RIDGEFIELD CT 06877-6126 653 BRANCHVILLE RD	I16-0004	11.40	34.00			51.40
	B050001	MAURICE SENDAK FOUNDATION INC 200 CHESTNUT HILL RD RIDGEFIELD CT 06877-1200 200 CHESTNUT HILL RD	B05-0001			8.57		16.57
	B050002	MAURICE SENDAK FOUNDATION INC 200 CHESTNUT HILL RD RIDGEFIELD CT 06877- CHESTNUT HILL RD	B05-0002			30.00		30.00
	B120001	MEYERS N MARSHALL TRUSTEE 177 RIPPOWAM RD RIDGEFIELD CT 06877- 177 RIPPOWAM RD	B12-0001			21.94		24.94
	B080013	MICHEL BRUCE 845 NORTH SALEM RD RIDGEFIELD CT 06877-1714 845 NORTH SALEM RD	B08-0013			14.35		16.35
	B070020	MILLER JEFFREY 131 MOPUS BRIDGE RD RIDGEFIELD CT 06877- 131 MOPUS BRIDGE RD	B07-0020					22.80
	E100020	MIMOSA HOME OWNERS ASSOCIATION INC P O BOX 25 RIDGEFIELD CT 06877- 10 MIMOSA CIR	E10-0020	2.56				4.56
	B090025	MORITZ PETER 799 NORTH SALEM RD RIDGEFIELD CT 06877-1713 799 NORTH SALEM RD	B09-0025			3.47		5.47
		TOTAL COUNT (61) =	2		TOTAL ACREAGE (61) =	13.96		
		TOTAL COUNT (62) =	3		TOTAL ACREAGE (62) =	62.07		
		TOTAL COUNT (63) =	8		TOTAL ACREAGE (63) =	92.10		
		TOTAL COUNT PAGE =	13		TOTAL ACREAGE PAGE =	168.13		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	C170006	PEACEABLE LLC P O BOX 906 RIDGEFIELD CT 06877- 340 PEACEABLE ST	C17-0006			3.05		6.05
	C070064	PINE WOODS ASSOCIATION INC 42 BLACK PINE RIDGE RD RIDGEFIELD CT 06877- REGAN RD	C07-0064		4.86			4.86
	C030011	PLEASANTVIEW RECREATIONAL AND HOMEOWNERS 48 POWDERMAKER DR RIDGEFIELD CT 06877- 48 POWDERMAKER DR	C03-0011			3.37		6.37
	E140040	POPP CHARLES R 29 RAMAPOO RD RIDGEFIELD CT 06877-3701 29 RAMAPOO RD	E14-0040			7.67		8.67
	E040007	PRESSON JERRY M 120 PINE MTN RD RIDGEFIELD CT 06877-1504 120 PINE MOUNTAIN RD	E04-0007			15.08		18.08
	B100028	QUIS SCOTT J 551 BARRACK HILL RD RIDGEFIELD CT 06877-2337 551 BARRACK HILL RD	B10-0028	2.20				4.20
	B120015	RANDOLPH ASSOCIATES LLC 158 DANBURY RD STE 5 RIDGEFIELD CT 06877- RIPPOWAM RD	B12-0015			106.23		106.23
	G150072	RAUM WARREN L 16 CROOKED MILE RD WESTPORT CT 06880- 89 FLORIDA HILL RD	G15-0072			3.54		5.54
	C030019	REYNOLDS KIRK 620 RIDGEBURY RD RIDGEFIELD CT 06877- 620 RIDGEBURY RD	C03-0019			3.80		5.80
	B120011	REYNOLDS STEPHEN P 50 ORENECA RD RIDGEFIELD CT 06877-2909 ORENECA RD	B12-0011			6.00		6.00
	E060103	RIDGEFIELD LAKES ASSOCIATION INC THE 14 CRESCENT DR RIDGEFIELD CT 06877- LAKE SIDE DR	E06-0103			42.00		42.00

TOTAL COUNT (61) =	1	TOTAL ACREAGE (61) =	2.20
TOTAL COUNT (62) =	1	TOTAL ACREAGE (62) =	4.86
TOTAL COUNT (63) =	9	TOTAL ACREAGE (63) =	190.74
TOTAL COUNT PAGE =	11	TOTAL ACREAGE PAGE =	197.80

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	C030070	RIDGEFIELD REALTY LLC 85 SPRING VALLEY RD RIDGEFIELD CT 06877- 82 CANTERBURY LA	C03-0070			3.52		6.52
	H170026	ROCKWELL JOHN C 257 OLD BRANCHVILLE RIDGEFIELD CT 06877-6016 OLD BRANCHVILLE RD	H17-0026			14.32		14.32
	B120004	SAPPHIRE DEVELOPMENT LLC 424 WEST MOUNTAIN RD RIDGEFIELD CT 06877- 424 WEST MOUNTAIN RD	B12-0004			19.23		25.23
	B130035	SAPPHIRE DEVELOPMENT LLC 424 WEST MOUNTAIN RD RIDGEFIELD CT 06877- WEST MOUNTAIN RD	B13-0035			0.29		0.29
	E130172	SCHUSTER F GEORGE 77 NORTH ST RIDGEFIELD CT 06877- 77 NORTH ST	E13-0172			7.34		9.34
	D130008	SCIARRA JOSEPH D 195 RAMAPOO RD RIDGEFIELD CT 06877-3734 195 RAMAPOO RD	D13-0008			4.54		6.54
	B060012	SIXBEY MARK 108 SPRING VALLEY RD RIDGEFIELD CT 06877-1232 108 SPRING VALLEY RD	B06-0012			4.60		7.60
	G160045	SOYAK DEBORAH A TRUSTEE 413 BRANCHVILLE RD RIDGEFIELD CT 06877- 413 BRANCHVILLE RD	G16-0045			12.75		14.75
	D050020	STEINBERG SUZANNE 120 EAST 81 ST APT 11F NEW YORK NY 10028- 19 NEDS LA	D05-0020			5.05		8.05
	E110092	STONECREST DEVELOPMENT CORP 262 NORTH STREET RIDGEFIELD CT 06877-2529 NORTH ST	E11-0092					2.00
	D160509	STURGES MARY C 82 GOLF LA RIDGEFIELD CT 06877- 82 GOLF LA	D16-0509	0.36				2.36
		TOTAL COUNT (61) =	2		TOTAL ACREAGE (61) =	0.36		
		TOTAL COUNT (63) =	9		TOTAL ACREAGE (63) =	71.64		
		TOTAL COUNT PAGE =	11		TOTAL ACREAGE PAGE =	72.00		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	F090011	SZYMANSKA BASHA TRUSTEE 183 GREAT HILL RD RIDGEFIELD CT 06877-2605 183 GREAT HILL RD	F09-0011		43.56			47.56
	F090071	SZYMANSKA BASHA TRUSTEE 183 GREAT HILL RD RIDGEFIELD CT 06877- GREAT HILL RD	F09-0071		7.80			7.80
	F090076	SZYMANSKA BASHA TRUSTEE 183 GREAT HILL RD RIDGEFIELD CT 06877- GREAT HILL RD	F09-0076		5.73			5.73
	H160070	TASHIMA DANE H 94 FLORIDA RD RIDGEFIELD CT 06877-6109 175 FLORIDA RD	H16-0070			2.57		4.57
	E140001	TIGHE MAUREEN 15 SAWMILL HILL RD RIDGEFIELD CT 06877- POUND ST	E14-0001	6.52				6.52
	E130014	TIGHE MAUREEN A TRUSTEE 15 SAWMILL HILL RD RIDGEFIELD CT 06877- 15 SAWMILL HILL RD	E13-0014	7.92				9.92
	E180043	TOBIN JAMES M ET AL 231 SILVER SPRING RD RIDGEFIELD CT 06877- 360 SILVER SPRING RD	E18-0043			13.57		13.57
	D170052	TWEEDY EDWIN S 60 CEDAR LANE RIDGEFIELD CT 06877-5303 60 CEDAR LA	D17-0052			2.72		4.72
	D080114	TWIXT HILLS HOMEOWNERS ASSOC P.O.BOX 94 RIDGEFIELD CT 06877-0094 BARLOW MOUNTAIN RD	D08-0114			29.20		29.20
	G080031	ULLMAN MARIE ESTATE OF N J P. O. BOX 846 NORWALK CT 06852-0846 DANBURY RD	G08-0031			1.64		1.64
	G080012	ULLMAN REALTY PARTNERS LLC 382 W TEMPE CT SW VERO BEACH FL 32968- DANBURY RD	G08-0012			2.50		7.48

TOTAL COUNT (61) =	2	TOTAL ACREAGE (61) =	14.44
TOTAL COUNT (62) =	3	TOTAL ACREAGE (62) =	57.09
TOTAL COUNT (63) =	6	TOTAL ACREAGE (63) =	52.20
TOTAL COUNT PAGE =	11	TOTAL ACREAGE PAGE =	123.73

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

Page : 13

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	B060019	UM STELLA 116 W 14TH ST APT 4 NEW YORK NY 10011- 131 SPRING VALLEY RD	B06-0019			4.73		9.08
	E140218	VOORHEES LYDIA A TRUSTEE OF TH 215 W LAKE FAITH DRI MAITLAND FL 32751-4321 POUND ST	E14-0218			0.69		0.69
	F170078	WALSH MARTIN S 99 WHIPSTICK RD RIDGEFIELD CT 06877-5009 99 WHIPSTICK RD	F17-0078	2.30				4.30
	G180091	WATSON DAVID P H TRUSTEE 116 NOD RD RIDGEFIELD CT 06877-5802 116 NOD RD	G18-0091			5.44		7.44
	C070002	WEBER JULIANA COLE 20 MOPUS BRIDGE RD RIDGEFIELD CT 06877-1236 20 MOPUS BRIDGE RD	C07-0002		6.33			12.33
	C070003	WEBER JULIANA COLE 20 MOPUS BRIDGE RD RIDGEFIELD CT 06877-1236 SPRING VALLEY RD	C07-0003		13.80			13.80
	C070053	WEBER JULIANA COLE 20 MOPUS BRIDGE RD RIDGEFIELD CT 06877-1236 MOPUS BRIDGE RD	C07-0053		5.16			5.16
	G120083	WEIR MICHAEL F 133 NEW RD RIDGEFIELD CT 06877- 133 NEW RD	G12-0083			2.73		4.73
	D150052	WESTMORELAND HOME OWNERS PO BOX 167 RIDGEFIELD CT 06877-0167 WEBSTER RD	D15-0052			3.49		3.49
	D150132	WESTMORELAND HOME OWNERS PO BOX 167 RIDGEFIELD CT 06877-0167 HOLMES RD	D15-0132			7.11		7.11
	D150151	WESTMORELAND HOME OWNERS PO BOX 167 RIDGEFIELD CT 06877-0167 167 HOLMES RD	D15-0151			2.00		6.65
		TOTAL COUNT (61) =	1		TOTAL ACREAGE (61) =	2.30		
		TOTAL COUNT (62) =	3		TOTAL ACREAGE (62) =	25.29		
		TOTAL COUNT (63) =	7		TOTAL ACREAGE (63) =	26.19		
		TOTAL COUNT PAGE =	11		TOTAL ACREAGE PAGE =	53.78		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	D160039	WESTMORELAND HOMEOWNERS ASSOCIAT P O BOX 167 RIDGEFIELD CT 06877-0167 MARSHALL RD	D16-0039			5.06		5.06
	C080023	WHITE JUSTIN R 628 NORTH SALEM RD RIDGEFIELD CT 06877- 628 NORTH SALEM RD	C08-0023			5.22		7.22
	C130071	WITTMAN FAMILY HOLDINGS LLC 470 MAIN ST RIDGEFIELD CT 06877- WEST MOUNTAIN RD	C13-0071	17.13				17.13
	E040020	WOLF POND RUN C LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0020		0.83			0.83
	F040004	WOLF POND RUN ELEVEN LLC 18 PLUMTREES RD DANBURY CT 06811- IVES CT	F04-0004		5.53			5.53
	E040012	WOLF POND RUN FIVE LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0012		6.71			6.71
	F050003	WOLF POND RUN FIVE LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	F05-0003		7.82			7.82
	E040021	WOLF POND RUN NINE LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0021		6.42			6.42
	E040016	WOLF POND RUN ONE A LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0016		3.50			3.50
	E040035	WOLF POND RUN ONE B LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0035		6.35			6.35
	E040024	WOLF POND RUN SEVEN LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0024		9.25			9.25
		TOTAL COUNT (61) =	1		TOTAL ACREAGE (61) =	17.13		
		TOTAL COUNT (62) =	8		TOTAL ACREAGE (62) =	46.41		
		TOTAL COUNT (63) =	2		TOTAL ACREAGE (63) =	10.28		
		TOTAL COUNT PAGE =	11		TOTAL ACREAGE PAGE =	73.82		

State of Connecticut
 Department of Environmental Protection
 Form DEP-F-490: ANNUAL REPORT TO STATE FORESTER
 TOWN OF RIDGEFIELD
 Date : 10/22/2020

D	ACCOUNT ID	OWNER NAME/ADDRESS/PROPERTY LOC	MBL	FARM (61)	FOREST (62)	OPEN SPACE (63)	TEN MILL (71)	TOTAL ACRES
	E040022	WOLF POND RUN SIX LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	E04-0022		6.43			6.43
	F040005	WOLF POND RUN TEN LLC 18 PLUMTREES RD DANBURY CT 06810- IVES CT	F04-0005		6.51			6.51
	E110068	CONNECTICUT STATE OF 79 ELM ST HARTFORD CT 06106-5127 TANTON HILL RD	E11-0068			4.84		4.84
	G070001	CONNECTICUT STATE OF 06877- BENNETTS FARM RD	G07-0001			459.73		459.73
	B050001A	MAURICE SENDAK FOUNDATION INC 200 CHESTNUT HILL RD RIDGEFIELD CT 6877-0 200 CHESTNUT HILL RD	B05-0001			8.57		16.57
	B060006	LODEWICK PHILIP H 201 SPRING VALLEY RD RIDGEFIELD CT 06877-1229 201 SPRING VALLEY RD	B06-0006		28.07			31.07
		TOTAL COUNT (62) =	3		TOTAL ACREAGE (62) =	41.01		
		TOTAL COUNT (63) =	3		TOTAL ACREAGE (63) =	473.14		
		TOTAL COUNT PAGE =	6		TOTAL ACREAGE PAGE =	514.15		
		GRAND TOTAL COUNT (61) =	27		GRAND TOTAL ACREAGE (61) =	162.40		
		GRAND TOTAL COUNT (62) =	29		GRAND TOTAL ACREAGE (62) =	513.64		
		GRAND TOTAL COUNT (63) =	108		GRAND TOTAL ACREAGE (63) =	1,890.67		
		GRAND TOTAL COUNT =	164		GRAND TOTAL ACREAGE =	2,566.71		

Appendix C
Open Space Use Ordinance



Town of Ridgefield Conservation Commission

Guide to the New Conservation Commission Ordinance

May 18, 2016

<p>Background</p>	<p>The Town of Ridgefield has seen a variety of intrusions onto its open space in the last few years including placement of privately owned structures, use of Town land for private purposes, cutting down of trees, and disposal of debris. In addition, some violators have ignored pleas by the Board of Selectmen and the Conservation Commission (CC) to resolve those violations, taking months and years for resolution. Therefore, Chapters 262 (Conservation) and 24 (Citations) of the Town Code were amended effective May 27, 2016. The following summarizes the ordinance and process.</p>
<p>Definition of Violation</p>	<p>Violations on Town open space and easements managed by the CC include, but are not limited to:</p> <ul style="list-style-type: none"> • Placement of buildings, structures or play equipment. • Construction, destruction, or moving of fencing and stone walls within the boundary of the open space. • Creation of trails or pathways not authorized by the CC. • Unauthorized mowing of vegetation and cutting or removal of trees, shrubs and brush. • Placement or dumping of waste materials, including cut trees, shrubs, and leaves. • Removal of boundary markers. • Defacing, removing, destroying, or otherwise injuring in any manner whatsoever any structure, rock, tree, flower, shrub, or any plant life. • Disturbing or molesting any bird or animal. • Depositing of vehicles. <p>Any citizen of Ridgefield can identify a potential violation and report it to the Town's Conservation Enforcement Officer (CEO).</p>
<p>Conservation Enforcement Officer</p>	<p>The CEO is an employee of the Town of Ridgefield and the CC's agent for the issuance of violations and citations. The current CEO is Beth Peyser and can be reached at 203-431-2383.</p>
<p>Warning Notice</p>	<p>When a potential violation of Town open space is identified, the property will be investigated by the CEO and/or members of the CC. At that time a Warning Notice may be given to the violator indicating that further action will be taken by the CC. This starts the formal process.</p>
<p>Notice of Probable Violation</p>	<p>If after site investigation and review of relevant materials the CC determines that a probable violation has occurred, a Notice of Probable Violation will be sent to the violator and will do the following:</p> <ul style="list-style-type: none"> • Identify the nature of the alleged violation. • Include maps, photographs and documentation of the alleged violation, if available. • Note that the failure of the violator to remedy the violation within the prescribed time may result in fines and potential legal actions. • Request the violator contact the CC office to set up a meeting to resolve the alleged violation. • Inform the violator of the date of the public meeting of the CC when the violation will be heard by the Commission.

Notice of Violation	<p>Upon further consideration by the CC and communication with the violator, the CC will either determine that there was no violation (in which case the process is complete) or that a violation did occur. The Notice of Violation will include:</p> <ul style="list-style-type: none"> • A description of the violation. • The actions to be taken to remedy the violation. • The date upon which the violation shall be remedied. • That the failure of the violator to remedy the violation within the prescribed time shall result in the issuance of a citation. • The amount of the daily civil penalties and any other fines or penalties that can be imposed. • That if the violator fails to remove or remedy the violation, the Town may at its option pursue such remedies as may be available in law or in equity.
Extensions	<p>A 30-day extension of the compliance date may be granted by the CEO. Any further extension would need approval by the CC.</p>
Determination of Fines	<p>The ordinance provides for three types of fines:</p> <ul style="list-style-type: none"> • Daily civil penalty of \$250 per violation. • Reparable damages - restoration costs for damaged property. • Irreparable damages – this would include restoration costs as well as a settlement amount based on the “value” of the property damaged. A settlement would typically include requirements such as: <ul style="list-style-type: none"> • Planting of younger replacement tree(s). • Funding of a plan for their care and cultivation until mature enough to stand on their own. • Payment of a sum deemed to be the “value” of the damaged tree(s). Tree value shall be determined as described in C.G.S. §52-560a.
Citations	<p>Should a person not comply with the terms of the Notice of Violation, a citation will be issued by the CEO as a last resort to convince violators to comply with the ordinance. All proceeds go to the Town.</p> <p>A person named in the citation has a period of 30 days from receipt of the citation to make an uncontested payment of the fine specified in the citation and to comply with the CC’s requested remedy. Any person issued a citation shall be entitled to a hearing to contest the citation.</p>
Remedies including Liens	<p>If the Hearing Officer determines the violator is liable for the violation, the Town may:</p> <ul style="list-style-type: none"> • Cause or take such action as is necessary to remedy the violation. • Place a lien on the property. • Take court action.

Complete copies of Chapters 262 and 24 can be found on the Town website (www.ridgefieldct.org) under *Town Charter and Code of Ordinances* and under *Conservation Commission*.

Chapter 262: Open Space Use

[HISTORY: Adopted by the Town of Ridgefield 9-8-1977 (Ch. 4, Art. IV of the 1974 Code). Amendments noted where applicable.]

GENERAL REFERENCES

Alcoholic beverages — See Ch. 116.
Animals — See Ch. 120.
Bicycles and play vehicles — See Ch. 128.
Open burning — See Ch. 141.
Golf course — See Ch. 201.
Littering — See Ch. 233.
Noise — See Ch. 250.
Parks and recreation — See Ch. 269.

§ 262-1 Title.

This chapter shall be known and may be cited as the "Open Space Use Ordinance of Ridgefield."

§ 262-2 Purpose; Conservation Commission regulations.

[Amended 4-22-1998]

The purpose of this chapter is to establish rules and regulations for the use and control of land dedicated to open space and owned by the Town in order to promote safety and protection of the property and of persons using the property.

The Conservation Commission is authorized to adopt regulations regarding the use of open space under its jurisdiction, or particular parcels of such open space, of indefinite duration, seasonally, or for specified times, dates or periods of time. Prior to adoption of rules and regulations hereunder, the Conservation Commission shall hold a duly noticed public hearing regarding the same.

Subsequent to said public hearing, the Commission shall forward said rules and regulations (which may be modified as a result of the public hearing) to the Board of Selectmen which may make further modifications if warranted. The Board of Selectmen shall then return said rules and regulations to the Commission for formal adoption as presented.

Upon adoption, said rules and regulations shall be published in the Ridgefield Press and posted in the office of the Town Clerk (for a period of 30 days) on or prior to publication. They shall also be entered into the minutes of the Commission. Said rules and regulations shall become effective on the eighth day subsequent to publication. Such regulations shall be in writing, and copies shall be available to the public, at no charge, at the Commission's office and at the office of the Town Clerk.

§ 262-3 Hours of operation.

Open space land shall be open to the general public from 7:00 a.m. to 9:00 p.m., except as otherwise provided herein. Town officials may close any portion of open space land or the use of its facilities when it appears that the capacity of an area has been exhausted or the use of the same would endanger public safety.

§ 262-4 Fishing.

[Amended 3-17-2010]

Fishing is permitted on any open space land under the rules and regulations established by the State of Connecticut Department of Environmental Protection.

§ 262-5 Hunting and trapping. [1]

Hunting and trapping are not permitted on any open space land.

[1]:

Editor's Note: See also § [262-16](#), Controlled hunting.

§ 262-6 Firearms.

Carrying and/or discharging of firearms is not permitted.

§ 262-7 Swimming and wading.

Swimming or wading is permitted only in such areas approved by the Director of Health of the Town.

§ 262-8 Dogs and other pets.

Dogs and other pets are permitted on open space land provided that such pets are under the control of their owners or keepers at all times.

§ 262-9 Riding horses and bicycles.

Riding of horses or bicycles is permitted in areas set aside for such purposes.

§ 262-10 Overnight camping.

Overnight camping is permitted in areas designated for camp use by special permit obtained from the Parks and Recreation Commission. Sanitary facilities must be provided by campers in accordance with regulations promulgated by the Parks and Recreation Commission.

§ 262-11 Fires.

Fires may be kindled only in designated areas after obtaining a special permit from the Parks and Recreation Commission, which permit is subject to the regulations promulgated by the Parks and Recreation Commission.

§ 262-12 Trespass on open space and easements.

[Amended 5-4-2016]

Trespass on open space and easements managed by the Conservation Commission includes, but is not limited to:

- Placement of buildings, structures or play equipment.

- Construction, destruction, or moving of fencing and stone walls within the boundary of the open space.
- Creation of trails or pathways not authorized by the Conservation Commission.
- Unauthorized mowing of vegetation and cutting or removal of trees, shrubs and brush.
- Placement or dumping of waste materials, including cut trees, shrubs, and leaves.
- Removal of boundary markers.
- Defacing, removing, destroying, or otherwise injuring in any manner whatsoever any structure, rock, tree, flower, shrub, or any plant life.
- Disturbing or molesting any bird or animal.
- Depositing of vehicles.

Violation of the use of easements managed by the Conservation Commission shall be considered the same as violations to open space.

The Commission shall designate a Conservation Enforcement Officer to act as the Commission's agent in the enforcement of this chapter.

§ 262-13 Littering.

Refuse shall be placed in receptacles if provided on the premises, or removed from the premises, and no person shall litter the grounds or waters of open space land.

§ 262-14 Motorized vehicles.

Motorized vehicles may not be operated or parked on any open space land, except in designated areas.

§ 262-15 Penalties for offenses.

[Amended 5-4-2016]

Violation of any provision of this chapter or any regulation adopted hereunder is sufficient cause for eviction, and any person in violation of the same shall be subject to the penalties set forth in [§262-17](#) of this chapter.

§ 262-16. Controlled hunting.

[Added 5-31-2006] [Amended 5-4-2016]

Notwithstanding the provisions of §§ 262-2, 262-3, 262-5, 262-6, 262-12 and 262-15 of this chapter, on open space lands under the jurisdiction of the Conservation Commission and owned by the Town, the Board of Selectmen, after written referral to and response by the Conservation Commission and after the Board of Selectmen's review and approval of the procedures, practices and safety measures to be followed by the Deer Management Committee, may from time to time authorize the Deer Management Committee to initiate and supervise a controlled hunt of deer on open space lands.

§ 262.17 Determination of violation.

[Added 5-4-2016]

A. Possible Violation

If there is a possible violation of the use of open space and easements managed by the Conservation Commission, the Commission or the Conservation Enforcement Officer shall initiate or cause an investigation as to the nature of the violation. The investigation may include a site visit and a discussion with the possible violator.

B. Probable Violation

If, after investigation, a probable cause of a violation is found by the Commission or the Conservation Enforcement Officer to exist, the Commission shall serve written notice in the form of a letter to the violator by certified mail (return receipt requested) and simultaneously by regular US Postal Service mail. The Conservation Enforcement Officer and First Selectman shall be copied on the letter. The letter shall:

- Identify the nature of the alleged violation.
- Include maps, photographs and documentation of the alleged violation, if available.
- Note that the failure of the violator to remedy the violation within the prescribed time may result in fines and potential legal actions.
- Request the violator contact the Conservation Commission office to set up a meeting with the Conservation Commission to resolve the alleged violation.
- Inform the violator of the date of the public meeting of the Conservation Commission when the violation shall be heard by the Commission.

C. Failure to Respond

If the violator who received the notice fails to respond, the Conservation Commission may nevertheless determine whether a violation has occurred, provided the Commission has made a finding that notice was properly served in accordance with this section.

D. Determination of Violation

The Conservation Commission shall make a written determination whether a violation has, in fact, occurred. If the Conservation Commission determines that a violation has occurred and has not been remedied, it shall include in its written determination the actions to be taken to abate such violation and a reasonable deadline by which such violation shall be fully abated.

E. Determination of No Violation

If the Conservation Commission determines that no violation has occurred, no further action shall be taken, and the Conservation Commission, accordingly, shall serve written notice to the alleged violator.

[§ 262-18. Notice of violation.](#)

[Added 5-4-2016]

Upon the determination by the Conservation Commission that a violation of this chapter has occurred and not been remedied, the Conservation Commission and/or the Conservation Enforcement Officer shall serve a written notice of violation to the violator. The notice of violation shall state:

- A description of the violation.
- The actions to be taken to remedy the violation.
- The date upon which the violation shall be remedied.
- That the failure of the violator to remedy the violation within the prescribed time shall result in the issuance of a citation in accordance with § **262-21** of this chapter.
- The amount of the daily civil penalties and any other fines or penalties that can be imposed under § **262-20**.
- That if the violator fails to remove or remedy the violation, the Town may at its option pursue such remedies as may be available in law or in equity.

Delivery of the notice of violation to the violator shall be by one or both of the following methods:

- By personal delivery to the violator; or
- By certified mail (return receipt requested) and simultaneously by regular US Postal Service mail, addressed to the violator at his/her last known address; or
- By personal or abode service by a Ridgefield constable or a State marshal.

A copy of such notice shall also be sent to the office of the First Selectman, the Conservation Enforcement Officer, and any other town department, as may be determined by the Conservation Commission.

§ 262-19. Extension.

[Added 5-4-2016]

The Conservation Commission or Conservation Enforcement Officer may, in their discretion, grant to any violator one 30-day extension of the time to remediate the violation. Any further extensions shall require written approval from the Conservation Commission.

§ 262-20. Penalties for offenses.

[Added 5-4-2016]

A. Daily Civil Penalty

Violations of the provisions of this chapter shall be punishable by a civil penalty equal to the greater of \$250 or the maximum amount allowed by C.G.S. § 7-148(c)(7)(H)(xv), as the same may be amended from time to time, for each day a violation exists and continues beyond the date required for remediation set forth in the notice of violation issued under § **262-18** hereof. The Commission, at its election, may choose to enforce compliance with the provisions hereof by the means of a Citation issued pursuant to the Citation provisions of Chapter 24 of the Ridgefield Town Code.

B. Civil Penalties for Reparable and Irreparable Damages

Penalties shall be assessed based upon the nature of the violation. Destruction of public property shall require restoration and the violator shall be required to pay restoration costs and any associated costs.

If the violation resulted in irreparable damage, such as to mature trees, the violator shall be required to pay restoration costs as well as a settlement amount. The settlement amount shall be based on the "value" of the property damaged. A settlement would typically include requirements such as:

- Planting of younger replacement tree(s).
- Funding of a plan for their care and cultivation until they are mature enough to stand on their own.
- Payment of a sum deemed to be the "value" of the damaged tree(s). Tree value shall be determined as described in C.G.S. §52-560a.

C. Costs and Expenses

Violators shall also be responsible for all costs and expenses associated with enforcement and the collection of any civil penalties, which shall include, but shall not be limited to, attorneys' fees, court costs, mailing costs, and filing fees.

D. Additional Penalties

The violator may also be subject to additional penalties under C.G.S. §52-560a.

[§ 262-21. Other remedies.](#)

[Added 5-4-2016]

The provisions of this chapter are in addition to, and not in lieu of, any other remedies available to the Town under the Connecticut General Statutes, Connecticut State Building Code, Fire Code, Public Health Code, Zoning Regulations, or other sections of the Town Code.

Chapter 24: Citations

Article I: Zoning Violations

[Adopted 4-23-2008]

§ 24-1 Authority; service of citation.

Pursuant to Connecticut General Statutes §§ 8-12a and 7-152c, the Zoning Enforcement Officer is authorized to issue citations for violations of the Zoning Regulations of the Town of Ridgefield to the extent and in the manner provided by this article. Any such citation may be served either by hand delivery or by certified mail, return receipt requested, to the person named in the citation. If the person named in the citation which has been sent by certified mail refuses to accept such mail, the citation may be sent by regular United States mail.

§ 24-2 Violations for which citation may be issued.

A citation may be issued for any violation of the Zoning Regulations of the Town of Ridgefield.

§ 24-3 Amount of fine.

The fine for each citation shall be \$150, payable to the Town of Ridgefield.

§ 24-4 Time period for payment of uncontested fine.

A person named in the citation shall be allowed a period of 30 days from the date of his or her receipt of the citation to make an uncontested payment of the fine specified in the citation. If the citation has been sent by regular mail pursuant to the provisions of § 24-1 above, the day of receipt of the citation shall be deemed to be three business days after the day of mailing of the citation.

§ 24-5 Hearing to contest citation.

Any person issued a citation shall be entitled to a hearing to contest the citation. In order to receive a hearing, the person named in the citation must deliver or mail a written request for a hearing to the Zoning Enforcement Officer within 30 days of his or her receipt of the citation. The request must be received by the Zoning Enforcement Officer within the thirty-day period. The procedures for hearing, disposition and enforcement shall be as is set forth in the Connecticut General Statutes, § 7-152c, Hearing procedure for citations, as the same may be amended from time to time.

§ 24-6. Selection of citation hearing officers.

The First Selectman shall appoint one or more citation hearing officers to conduct the hearings necessary pursuant to this article. The Zoning Enforcement Officer, Building Official or any employee or member of the Ridgefield Planning and Zoning Commission may not be appointed as a hearing officer pursuant to this section.

ARTICLE II: Conservation Violations

[Adopted 5-xx-2016]

§ 24-7 Authority; Service of Citation.

Pursuant to Connecticut General Statutes Section 7-152c, 7-148(10)(A), 7-148(c)(6)(A)(iv), 7-148(c)(7)(F)(iv), and Chapter 262-20A of the Ridgefield Code of Ordinances. The Conservation Enforcement Officer is authorized to issue citations for violations of the Conservation Ordinance of the Town of Ridgefield to the extent and the manner provided by this article. Any such citation may be served either by hand delivery or by certified mail, return receipt requested, to the person names in the citation. If a person named in the citation has been sent by certified mail refuses to accept such mail, the citation may be sent by regular United States mail.

§ 24-8 Violations for which citation may be issued.

A citation may be issued for any violation of the Conservation Ordinance and/or Regulations of the Town Ridgefield.

§ 24-9. Amount of fine.

The fine for each citation shall be \$250, payable to the Town of Ridgefield.

§ 24-10. Time Period for payment of uncontested fine.

A person named in the citation shall be allowed a period of 30 days from the date of his or her receipt of the citation to make an uncontested payment of the fine specified in the citation. If the citation has been sent by regular mail pursuant to the provision of § 24-7 above, the day of receipt of the citation shall be deemed to be three business days after the day of mailing of the citation.

§ 24-11. Hearing to contest citation.

Any person issued a citation shall be entitled to a hearing to contest the citation. In order to receive a hearing, the person named in the citation must deliver a written request for a hearing to the Conservation Enforcement Officer within 30 days of his or her receipt of the citation. The request must be received by the Conservation Enforcement Officer within the 30-day period. The procedures for hearing, disposition and enforcement shall be as is set forth in the Connecticut General Statutes, § 7-152c, Hearing procedure for citations, as the same may be amended from time to time.

§ 24-12. Selection of citation hearing officers.

The First Selectman shall appoint one or more citation hearing officers to conduct the hearings necessary pursuant to this article, other than Police Officers or employees or persons who issue citations, or employees or members of the Ridgefield Conservation Commission, to conduct the hearings authorized by this section.

§ 24-13. Recording Lien.

In addition to the remedies set forth in Connecticut General Statutes 7-152(c), any unpaid civil penalty or other fine imposed pursuant to the provision of this chapter, and any and all costs and expenses by the Town for the enforcement of this chapter, shall constitute a lien upon the violator's real estate from the dates of such civil penalty or fine. Each such lien may be continued, recorded and released in the manner provided for in Connecticut General Statutes Section 7-14aa.

§ 24.14. Removal or remediation by Town.

If the Hearing Officer determines the violator is liable for the violation, the Town may cause or take such action as is necessary to correct the violation. All costs and expenses of such corrective action shall be a lien upon the real estate of the violator. The Board of Selectmen shall cause a certificate of lien to be recorded in the Town Clerk's office within 60 calendar days after completion of such corrective action if all costs and expenses thereof are not reimbursed in full.

§ 24.15. Other Remedies.

The provisions of this chapter are in addition to and not in lieu of any other remedies available to the Town under the Connecticut General Statutes or other/applicable section of the Town Code.