

LEGAL NOTICE

REQUESTS FOR PROPOSALS

The **Town of Ridgefield** invites all interested parties to submit sealed bids on the following :

PROPOSAL DUE DATE: September 19, 2014

PROPOSAL DUE TIME: 4:00 PM

**PROPOSAL ITEM: 9.858 Acre Property Sale and Development
36 Old Quarry Road, Ridgefield, CT 06877**

PROPOSAL NUMBER: 2015-04

Terms and conditions as well as the description of items being bid are stated in the specifications. **Specifications may be obtained at the following address:**

**Town Of Ridgefield
Jerry Gay
400 Main Street
Ridgefield, CT. 06877
203 - 431 – 2720**

The return bid envelope must be marked and addressed to the following:

**TOWN OF RIDGEFIELD
DIRECTOR OF PURCHASING
BID NUMBER: 2015-04
400 MAIN STREET
RIDGEFIELD, CT. 06877**

Bids must be received no later than the date and time stated above at the Purchasing Director's office on the second floor. **For further information,** please call **Jerry Gay at (203) 431-2720 or E-Mail at purchasing@ridgefieldct.org**

Town of Ridgefield
Office of the Town Engineer
Request for Proposals

August, 2014

Parcel "C", 9.858 Acre Property Sale and Development
Sunset Lane, Ridgefield, CT 06877

The Town of Ridgefield is soliciting proposals from qualified buyers and developers for the purchase and residential development of 9.858 acres of real property know as Parcel "C" located on Sunset Lane being a part of the former Schlumberger-Doll site. The parcel's zone has recently changed at the request of the Town to Multifamily Development District (MFDD) multifamily housing zone from a B-2 zone. The submitted proposals for the development of the parcel shall reflect the best use of the parcel that is permitted within the existing zone and is consistent with the Town's goals for that parcel. It is the intent of this request for proposals to award the sale of the property to the developer who submits the combination of the highest price and best proposed residential use for the property as determined by the Board of Selectmen.

Property Description: The parcel for sale and development is located on the north side of Sunset Lane surrounded by parcel "A", both of which are owned by the Town of Ridgefield. A mixture of multifamily and single family residential areas comprises the remainder of properties along Sunset Lane. Parcel "C" contains 9.858 acres of land as depicted on the "A-2" survey and described within the warranty deed both of which are attached. The parcel has access to water and sewer utilities, sidewalks, and is within walking distance to the center of Ridgefield. A "rails to trails" walk path which leads to the southern portion of the Town of Ridgefield is within close proximity to the parcel. Part of the Town's purchase of the original Schlumberger-Doll research facility and grounds, parcel "C" received Form III approval from the Connecticut Department of Energy and Environmental Protection, a copy of which is attached. Parcel "C" is located within the newly created MFDD zone for that parcel, allowing multi-family uses and development within it.

Originally within the B-2 zone, parcel "C" underwent a zone change on the initiative of the Town of Ridgefield to permit mixed residential use consistent with other land along Sunset Lane. The zone for parcel "A" remains B-2 to allow a business use of the original Schlumberger Doll campus. The Town of Ridgefield does not contemplate seeking a zone change for parcel "A." Permitted uses for the property within the new MFDD zone are noted within the attached relevant sections of the Town's zoning regulations. In conjunction with the zone change, the Town also obtained text amendments to the zoning regulations for the MFDD zone which removes the limitations on the number of multi-family units allowed to share a common entry and to give the Planning and Zoning commission greater discretion in building height. Copies of the respective zone change approvals and amendments along with pertinent provisions of the zoning regulations are attached.

Proposal Intent: It is the intent of this new proposal solicitation to secure the mixed use residential development of the subject parcel within the constraints of the MFDD zone requirements.

All proposed development shall be sensitive to the local environment which shall be demonstrated in the successful proposal. The successful developer will present a proposal that utilizes the parcel's physical characteristics to provide an attractive development which is in harmony with the area's existing residential nature. The development shall establish a diverse site specific residential community designed in part to meet the housing needs of Ridgefield's aging population. The Town of Ridgefield will look favorably upon an age restricted use for this parcel. The development shall provide adequate protection to both the on-site wetlands and the Great Swamp downstream of the site and respect the nature of the residential areas in its vicinity. Any proposed development shall be subject to the Town's normal land-use approval and permit procedures. The Town does not warrant land-use approval of the successful proposal through its acceptance. It shall be the responsibility of the buyer or developer to secure all necessary permits prior to actual development.

Proposal Submission: Qualified buyers and developers who desire to purchase and develop the subject property shall submit eight (8) copies of their proposal and letter of intent to Jerry Gay, Purchasing Director, Town of Ridgefield, 400 Main Street, Ridgefield CT, 06877 before 4:00 PM September 19, 2014. Proposals will not be accepted after that date and time.

1. The following information should be included within the submitted proposals:
 - a) Formal letter stating the offer to purchase the subject property. The letter should clearly describe the terms of the offer, including but not limited to, purchase price and a description of all terms and conditions to which the offer may be subject to.
 - b) Plan of development of the parcel including preliminary conceptual plans explaining the proposed use of the property.
 - c) Estimated construction schedule with estimated completion date. The successful bidder will need to refine the dates as part of contract and commit to a firm schedule.
 - d) Estimated construction costs and a description of the proposed property improvements.
 - e) A description of any prior experience in development of similar properties.
 - f) A statement affirming that the buyer or developer has the financial ability to complete the purchase and development along with an affirmative statement that the buyer or developer will consent to providing representatives of the Town of Ridgefield satisfactory evidence of his financial ability upon request.
 - g) Hold Harmless Statement
2. Proposals submitted by corporations must be submitted with a proper corporate resolution authorizing the proposal.

3. Proposals will only be accepted from those individuals or corporations that are current with their property taxes or other financial obligations to the Town of Ridgefield.
4. The successful buyer and developer will be required to submit a deposit of ten percent (10%) of the proposal price within five working days of proposal award.

Proposal Review and Terms and Conditions: The Board of Selectmen will form the committee to review, rank, and award the submitted proposals. The committee will review and rank the proposals taking into account the sale price of the parcel, the proposed parcel development, and the contribution the proposed development will have on the Town's tax base.

1. The Town reserves the right to reject any and all proposals and to negotiate the terms and conditions of any proposal with any particular buyer. The Town also reserves the right to interview any or all potential buyers with respect to their proposals and to waive any error, or informality or technical defect in the proposal. This request for a proposal does not in of itself constitute an offer, but is rather an invitation to interested parties to submit offers.
2. The Town of Ridgefield, in evaluating each proposal, may consider but not be limited to the following factors:
 - a. Sale price offered
 - b. Intended property use
 - c. Development Plan
 - d. Development Costs
 - e. Construction Schedule
 - f. Financial strength of purchaser
 - g. Similar projects completed in the past
 - h. Compatibility of the proposed use with the local environment
 - i. Contribution of the project to the Town's tax base
3. It is anticipated that the review process will take sixty (60) days to complete.
4. The property offered for sale is to be sold "as is". The Town shall convey the property warranty deed.

The Buyer agrees to accept said property in its present condition. Furthermore, the property is being sold absolutely "as is", "where is", and "with all faults" as of closing without any representation or warranty whatsoever as to its condition, fitness for a particular purpose, except as specifically set forth in this proposal. The Town specifically disclaims any warranty, guaranty or representation, oral or written, past or present, express or implied, concerning the property, except as specifically set forth in this proposal. Buyer acknowledges that Buyer is offering for such property based solely upon Buyer's own independent investigations and findings and not in reliance upon any information provided by Town of Ridgefield or its agents or contractors, except as specifically set forth in this proposal. Without limiting the foregoing, Buyer acknowledges that the Town of Ridgefield has made no agreement to alter, repair or improve any of the property. None of the information set forth in the property information materials or any other materials supplied by the Town of Ridgefield, its agents, employees or commissioners, encompasses conclusions of law; rather, that information is subject to the operation and effect of all applicable laws and legal consequences and to the legal rights of all persons and entities involved.

5. Proposals submitted by individuals on behalf of a corporation must be submitted with a proper corporate resolution authorizing the proposal.
6. In making this proposal, Buyer certifies that he is in compliance with all applicable State and/or Federal laws concerning nondiscrimination and equal employment opportunity.
7. Acceptance of the proposal is conditioned upon approval by the appropriate Boards or Commissions of the Town as the case may be and by the board of Selectmen of the Town of Ridgefield. Approval by the Board of Selectmen is subject to a Town Meeting. The successful buyer shall enter in to a formal contract within thirty (30) days of the acceptance of the proposal by the Town of Ridgefield.
8. Closing and transfer of title will take place within thirty (30) days after approval by the appropriate authorities.
9. The property is being offered for sale to the public directly. No brokers' fees will be paid by the Town of Ridgefield.
10. The parcel is subject to any easements as may exist and any other encumbrances of record, including but not limited to those as set forth in the attached deed.
11. The Town of Ridgefield does not warrant the ability of the successful buyer or developer to connect into any public utilities.

Method of Conveyance: The property will be conveyed by the Town of Ridgefield by

Statutory Warranty Deed. Upon acceptance of the proposal, the Buyer will execute an Agreement of Purchase and Sale.

In addition to price and stated conditions, the Agreement may require the completion of development within a specified time period. The board of Selectmen may also condition the Agreement upon the expenditure of a minimal sum for development of the property. The Agreement will specify penalties in the event of non-compliance with the development requirements.

The conveyance will be subject to deed restrictions prohibiting zone changes or development other than that would be permissible under current MFDD zone requirements without specific approval from the Board of Selectmen. The Board of Selectmen, in its sole discretion may impose a conservation easement along the perimeter of the property as a deed restriction.

Miscellaneous:

1. All proposals must be submitted in a sealed envelope.
2. The Board of Selectmen of the Town of Ridgefield reserves the right to accept or reject any or all options, bids or proposals; to waive any technicality in any proposal or part thereof, and to accept any proposal deemed to be in the best interest of the Town of Ridgefield. The Board of Selectmen may reject any proposal not deemed to be in its best interest of the Town of Ridgefield.
3. The Town of Ridgefield is not liable for any cost incurred for the preparation of proposals or submission of samples by the firms submitting proposals for the work requested in this bid document or request for proposals.
4. All inquiries, questions, and requests for information related to the property or related to the preparation of the response to this Request For Proposals should be directed in writing to Charles R. Fisher, P.E., L.S., Town Engineer, 66 Prospect Street, Ridgefield, CT 06877.

HOLD HARMLESS AGREEMENT

The undersigned covenants and agrees to and shall at all times indemnify, protect and save harmless the Town of Ridgefield from and against all costs or expenses resulting from any and all losses, damages, detriments, claims, demands, cost and charges including attorneys fees the Town of Ridgefield may directly or indirectly suffer, sustain or be subjected to by reason or on account of the work to be performed pursuant to this Contract or any activities in connection with said Contract whether such losses and damages be suffered or sustained by the Town of Ridgefield directly or by its employees, licenses or invitees or be suffered or sustained by other persons or corporations who may seek to hold the Town of Ridgefield liable therefore.

The Contractor shall comply with the Provisions of the Immigration Reform and Control Act of 1986 effective and enforceable as of June 6, 1987 which Act makes unlawful the hiring for employment or subcontracting individuals failing to provide documentation of legal eligibility to work in the United States. The Contractor shall hold the Town of Ridgefield harmless for the failure of the Contractor to comply with the provisions of said Act.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this on the _____ day of _____

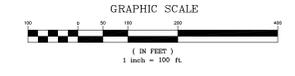
Signed, Seated and Delivered in the
Presence of:

Signed:

Notary Public



Division of Property
 M A P
 Prepared for
SCHLUMBERGER TECHNOLOGY CORPORATION
 Ridgefield, Connecticut
 B - 2 BUSINESS ZONE
 Area = 40.258 Acres



WETLANDS AND DRAINAGE RUNOFF FIELD DESIGNATED BY
 STATE FISH AND WILDLIFE SERVICE AND FIELD
 LOCATED BY R & W LAND SURVEYING OCTOBER 6, 2011

USE OF THIS SURVEY BY SUBSEQUENT OWNERS
 FROM REAL AND IDENTIFICATION NUMBER
 SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY
 AGREEMENTS, IF ANY, FOR OVERHEAD AND/OR
 UNDERGROUND SERVICE

STRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE,
 IF ANY, NOT SHOWN.

PORTIONS OF PLACED UNDERGROUND UTILITIES ONLY SHOWN.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED
 LAND SURVEYOR IS ILLEGAL.

TOTAL AREA = 48.116 ACRES
 ZONE - B - 2 (LIGHT INDUSTRIAL)
 REFERENCE MAP MADE TO MAPS NUMBERED 387, 3477, 4499, 6546, 8187, 8586 AND 8755 RIDGEFIELD LAND RECORDS
 AND TO MAP TITLED "MAP OF PROPERTY AT RIDGEFIELD, CONN. PREPARED FOR SCHLUMBERGER WELL
 SURVEYING CORP., SCALE: 1" = 50', AUGUST 1955, PREPARED BY HARRY E. BRYAN, L.S.

- RAILROAD LINE
- WATER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE

ALL DIMENSIONS ARE PLAIN AND THIS MAP AND UNDER THEREOF
 SHALL BE VOID AND UNLAWFUL IF THE DIMENSIONS ARE NOT THE SAME AS
 INDICATED ON THIS MAP.

THE TITLE OF THIS SURVEY IS A PROPERTY SURVEY COVERING A
 PORTION OF THE LAND OWNED BY SCHLUMBERGER TECHNOLOGY CORPORATION
 AND A PORTION OF THE LAND OWNED BY STATE FISH AND WILDLIFE SERVICE.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTION
 52-214a AND 52-214b OF THE REGULATION OF PROFESSIONAL
 LAND SURVEYING AND THE CHARTER OF PROFESSIONAL
 LAND SURVEYING OF THE STATE OF CONNECTICUT AS AMENDED BY THE COMMISSIONERS
 OF LAND SURVEYING, INC. AND THE BOARD OF LAND SURVEYING, INC.

BY MY APPROVAL AND SEAL, THIS MAP IS LEGALLY
 CORRECT AND VALID AS SHOWN TO THE EXTENT
 AUTHORITY OF A CLASS "C" SURVEY.

SURVEY DATE: NOVEMBER 11, 2011
 MAP NUMBER: 70034
 MAP SHEET: 70034

CT. L.S. # 70034

FRANCIS J. WALSH JR.

R & W
 LAND SURVEYING
 20 East Ave. / P.O. Box 100
 Ridgefield, Connecticut
 Tel: 860-444-7000
 Fax: 860-444-7000



FILED: SCHLUMBERGER
 P:\1284-11\SCHLUMBERGER-40-AC.DWG



Doc ID: 000906840007 Type: LAN
BK 952 PG 219-225

After recording, return to:

Cohen and Wolf
158 Deer Hill Avenue
Danbury, CT 06810
Attn: David L. Grogins, Esq.

LIMITED WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT SCHLUMBERGER TECHNOLOGY CORPORATION, a Texas corporation ("**Seller**"), with an office at 300 Schlumberger Drive, Sugar Land, Texas 77478 (hereinafter referred to as "**Grantor**") for the consideration of sum of One Dollar (\$1.00) and other good and valuable consideration received to its full satisfaction of the **TOWN OF RIDGEFIELD**, a body corporate and politic and a political subdivision of the State of Connecticut, with an address at 400 Main Street, Ridgefield, Connecticut 06877 (hereinafter referred to as "**Grantee**"), does give, grant, bargain, sell, convey and confirm, unto Grantee and unto its successors and assigns forever, all of that certain real property situated in the Town of Ridgefield, County of Fairfield, and in the State of Connecticut, described in Schedule A attached hereto and made a part hereof (hereinafter referred to as "**Premises**").

TO HAVE AND TO HOLD, the Premises, with the privileges and appurtenances thereof, unto Grantee, and its successors and assigns forever, to them and their own proper use and behoof.

AND FURTHERMORE, the Grantor, does, by these presents, bind itself and its successors and assigns forever to warrant and defend the Premises to Grantee and its successors and assigns forever, against all claims and demands of all persons by, through or under Grantor, but not otherwise.

[NEXT PAGE IS SIGNATURE PAGE]

No Conveyance Tax Received

Barbara Serfilippi

Town Clerk of Ridgefield

SCHEDULE A**Legal Description****PARCEL ONE:**

All that certain piece or parcel of land located in the Town of Ridgefield, County of Fairfield and State of Connecticut shown and designated as "Parcel-A 30.400 Acres" on a certain map entitled, "Division of Property, Map Prepared for Schlumberger Technology Corporation, Ridgefield, Connecticut, B-2 Business Zone, Area equals 40.258 Acres", and prepared by R K W Land Surveying, Francis J. Walsh Jr. Dated December 13, 2011, Revised January 23, 2012 and February 6, 2012, which map is on file in the Ridgefield Land Records as 9231, being more particularly described as follows:

Beginning at a point on the southerly side of the highway known as Old Quarry Road where same is intersected by the divisional line between lands now or formerly of D & J of Ridgefield, LLC and lands herein described,

Thence running in an easterly and northeasterly direction along Old Quarry Road and lands, now or formerly, of the Town of Ridgefield, each in part, the following courses and distances:

	N 72°-27'-20" E	224.20 feet
	N 77°-10'-20" E	124.75 feet
	N 81°-35'-20" E	108.49 feet
	N 85°-31'-20" E	55.24 feet
	N 82°-56'-20" E	50.52 feet
	N 86°-43'-20" E	35.81 feet
	N 82°-46'-20" E	86.87 feet
	N 73°-14'-20" E	13.00 feet
	N 51°-15'-20" E	61.00 feet
And	N 52°-03'-20" E	428.13 feet

To a point being a northeasterly corner of herein described Parcel A; Thence turning and running in a southeasterly direction along a westerly boundary of lands, now or formerly, of the State of Connecticut and the Town of Ridgefield, each in part, and lands herein described the following courses and distances:

	S 30°-46'-30" E	326.13 feet
And	S 30°-51'-10" E	976.42 feet

To a point on a stone wall and the northerly side of the highway known as Prospect Street Ext.; Thence turning and running in a southwesterly direction along a stone wall and the northerly side of Prospect Street Ext.; the following courses and distances:

	S 62°-03'-20" W	115.22 feet
	S 60°-38'-20" W	121.10 feet

11521658-v2

	S 60°-06'-20" W	167.09 feet
	S 32°-29'-20" W	29.00 feet
	S 23°-08'-20" W	76.81 feet
	S 33°-54'-20" W	11.63 feet
	S 06°-53'-20" W	61.57 feet
	S 32°-57'-20" W	68.95 feet
	S 50°-29'-20" W	44.20 feet
	S 56°-40'-20" W	78.00 feet
	S 61°-29'-20" W	37.18 feet
	S 66°-46'-20" W	25.45 feet
	S 54°-56'-20" W	83.07 feet
And	S 72°-24'-20" W	27.68 feet

To a point on the northerly side of the highway known as Sunset Lane.

Thence turning and running in a northwesterly direction along Sunset Lane the following courses and distances:

on a curve to the right having a radius of 1,179.28 feet for a length of 48.24 feet
 And N 70°-15'-00" W 176.71 feet

To a point; Thence turning and running in a northerly and northeasterly direction the following courses and distances:

	N 21°-31'-29" E	365.20 feet
And	N 54°-51'-50" E	188.13 feet

To a point; Thence turning and running in a southeasterly, northerly and northwesterly direction the following courses and distances:

	S 64°-11'-58" E	185.69 feet
	N 01°-03'-27" W	187.57 feet
And	N 32°-08'-38" W	556.64 feet

To a point; Thence turning and running in a southwesterly and westerly direction the following courses and distances:

	S 29°-24'-58" W	705.95 feet
And	S 85°-05'-13" W	423.16 feet

To a point being a southwesterly corner of herein described Parcel A and an easterly boundary of lands, now or formerly of Burt and Joanne Motta;
 Thence turning and running in a northerly, westerly and northerly direction along the

westerly boundary of herein described parcel and the easterly boundary of lands, now or formerly of Burt and Joanne Motta, Brian T. and Kristine S. Keaveny and D & J of Ridgefield, LLC, each in part, and a stone wall in part; the following courses and distances:

	N 10°-53'-40" W	48.33 feet
	N 08°-22'-40" W	15.93 feet
	N 11°-48'-40" W	212.68 feet
	S 76°-17'-10" W	50.00 feet
	N 08°-53'-32" W	26.74 feet
	N 13°-25'-40" W	32.94 feet
	N 11°-06'-40" W	107.00 feet
	N 09°-25'-40" W	48.67 feet
	N 12°-43'-40" W	73.44 feet
	N 11°-14'-40" W	87.45 feet
	N 10°-14'-40" W	63.68 feet
	N 14°-33'-40" W	15.02 feet
And	N 11°-30'-40" W	98.45 feet

To the point or place of beginning.

PARCEL TWO:

All that certain piece or parcel of land located in the Town of Ridgefield, County of Fairfield and State of Connecticut shown and designated as "Parcel-C 9.858 Acres" on a certain map entitled, "Division of Property, Map Prepared for Schlumberger Technology Corporation, Ridgefield, Connecticut, B-2 Business Zone, Area equals 40.258 Acres", and prepared by R K W Land Surveying, Francis J. Walsh Jr. Dated December 13, 2011, Revised January 23, 2012 and February 6, 2012, which map is on file in the Ridgefield Land Records as 9231, being more particularly described as follows:

Beginning at a point on the northerly side of the highway known as Sunset Lane where same is intersected by the divisional line between lands now or formerly of Stephen J. Zemo Residential Properties, LLC and lands herein described,

Thence running in a northerly direction along the easterly boundary of lands now or formerly of Stephen J. Zemo Residential Properties, LLC and Burt and Joanne Motta, each in part, and the westerly boundary of herein described Parcel C, the following courses and distances:

	N 05°-49'-11" W	95.23 feet
And	N 11°-30'-40" W	69.93 feet

To a point being a northwesterly corner of herein described Parcel C; Thence turning and running in an easterly and northeasterly direction along a northerly boundary of herein described Parcel C; the following courses and distances:

	N 85°-05'-13" E	423.16 feet
And	N 29°-24'-58" E	705.95 feet

To a point; Thence turning and running in a southeasterly, southerly and northwesterly direction; the following courses and distances:

	S 32°-08'-38" E	556.64 feet
	S 01°-03'-27" E	187.57 feet
And	N 64°-11'-58" W	185.69 feet

To a point; Thence turning and running in a southwesterly and southerly direction the following courses and distances:

	S 54°-51'-50" W	188.13 feet
And	S 21°-31'-29" W	365.20 feet

To a point on a northerly boundary of Sunset Lane; Thence turning and running in a northwesterly direction along the northerly boundary of Sunset Lane the following course and distance:

	N 70°-15'-00" W	626.15 feet
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To the point or place of beginning.

PARCEL THREE:

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Ridgefield, County of Fairfield and State of Connecticut, being shown and designated on a certain map entitled, "Map Prepared for Schlumberger Well Surveying Corp. Ridgefield, Connecticut", dated April 17, 1964 made by Henrici Associates, which map is on file in the Office of the Ridgefield Town Clerk as Map No. 3221, reference to such map being hereby made and had for a more particular description

The above three parcels are conveyed subject to the following, as applicable:

1. the lien of non-delinquent real and personal property taxes and assessments;
2. discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any state of facts which an accurate survey would show;
3. assessments or claims of easements not shown by the public records;
4. provisions of existing building, zoning and historical laws and any ordinance, municipal regulation, or public or private law, and any and all violations thereof;
5. any liens for municipal betterments or the like;
6. Notes, lines, easements, rights of way, sewer lines, conditions, facts and all matters as shown on Map Nos. 367, 3221, 3222, 6586, 8713, and 9187.

7. Riparian rights of others in and to the brook on the premises. (PARCEL THREE)

8. An Assessors Certificate in favor of the Town of Ridgefield dated March 4, 1988 and recorded March 4, 1988 in Volume 385 at page 57; and dated February 15, 1989 and recorded February 15, 1989 in Volume 400 at page 706; and dated February 26, 1990 and recorded February 26, 1990 in Volume 415 at page 235; and dated April 15, 1991 and recorded April 15, 1991 in Volume 419 at Page 288; and dated April 1, 1992 and recorded April 1, 1992 in Volume 445 at Page 257; and dated August 12, 1993 and recorded in Volume 474 at Page 511; and dated February 17, 1995 and recorded in Volume 504 at Page 758; and dated April 8, 1998 and recorded in Volume 562 at Page 838; and dated September 27, 1999 in Volume 598 at Page 184; and of the Ridgefield land Records.

9. Easements, rights and privileges reserved and set forth in a Deed dated July 18, 1977 and recorded in Volume 244 at page 959 of the Ridgefield Land Records. (PARCEL ONE & PARCEL TWO)

10. A Special Permit by the Ridgefield Planning and Zoning Department dated May 5, 1977 and recorded June 14, 1977 in Volume 243 at Page 439 of the Ridgefield Land Records. (PARCEL ONE & PARCEL TWO)

11. A Variance by the Board of Appeals on Zoning dated July 14, 1977 and recorded in Volume 245 at Page 124 of the Ridgefield Land Records. (PARCEL ONE & PARCEL TWO)

12. A Variance by the Board of Appeals on Zoning dated August 11, 1978 and recorded in Volume 255 at page 500 of the Ridgefield Land Records. (PARCEL ONE & PARCEL TWO)

13. A Variance by the Board of Appeals on Zoning dated August 9, 1979 and recorded in Volume 265 at page 123 of the Ridgefield Land Records. (PARCEL ONE & PARCEL TWO)

14. An Agreement between The Town of Ridgefield and Schlumberger Technology Corporation dated October 1, 1980 and recorded October 15, 1980 in Volume 273 at Page 429 of the Ridgefield Land Records. ((PARCEL ONE & PARCEL TWO) – Access to Sunset Road)

15. A Variance by the Board of Appeals on Zoning dated April 9, 1981 and recorded in Volume 276 at Page 1113 of the Ridgefield Land Records. (PARCEL ONE & PARCEL TWO)

16. Sewer easement between Schlumberger Technology Corporation and the Town of Ridgefield dated April 25, 2001 and recorded May 17, 2001 in Volume 627 at Page 967 of the Ridgefield Land Records. (PARCEL THREE)

Received for Record at Ridgefield, CT
On 02/22/2012 At 2:11:32 pm


Town Clerk



TOWN OF RIDGEFIELD
Planning & Zoning Commission

ADOPTED RESOLUTION OF APPROVAL
AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS
for Sec. 4.2.B.3 and 4.2.C.4 / Multi-Family Development District

Amendment to the MFDD Zone Regulations

Applicant: Town of Ridgefield

Authorized Agent: Planimetrics, Inc., c/o Glenn Chalder

File #2013-055-A-REZ

RESOLVED TO APPROVE, Amendment to the Zoning Regulations for Section 4.2 (Multi-Family Development District / MFDD), to (1) remove the limitation on the number of multi-family units allowed to share a common entry, and (2) to allow greater Commission discretion in determining the height of multi-family buildings when warranted by site conditions, as follows:

(1) Under Sec. 4.2.B.3, eliminate language as follows:

B. PERMITTED BY SPECIAL PERMIT (COMMISSION)

1. Detached dwelling units.
2. Attached dwelling units with individual exterior entrances.
3. Multiple dwelling units in one building. [~~provided that no common hallway shall be designed to serve more than two (2) dwelling units on any floor, nor more than four (4) dwelling units total.~~]
4. Accessory uses providing said uses are clearly incidental to the principal use including recreation uses when designed for the exclusive use of those residing within the development.

Reasons: In making its decision on this amendment to the text of the MFDD zoning regulations, the Commission considered the origin of this limitation in early (1970's) versions of the zoning regulations, and determined that the limitation is outdated and no longer applicable to current building design for multi-family dwellings and buildings.

(2) Under Sec. 4.2.C.4, make the following changes shown in bold, underline and strikethrough:

C. DIMENSIONAL STANDARDS

4. Maximum Building Height.

~~[Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed:]~~

- a. Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed thirty-five (35) feet in average building height or two-and-a-half (2.5) stories.

66 Prospect Street • Ridgefield, CT 06877
Phone: (203) 431-2766 • Fax: (203) 431-2737

- b. When at least fifty (50) percent of the area of the property will be preserved in its natural state, the Commission may authorize an increase in building height up to forty-five (45) feet and three-and-a-half (3.5) stories, including any parking under the building, provided that any building built in excess of thirty-five (35) feet in average building height shall have any such increase in building height mitigated through setbacks, topography, architectural design, preservation of existing vegetation, and/or landscaping. [Two-and-a-half (2.5) stories.]

Reasons: In making its decision on this amendment to the text of the MFDD zoning regulations, the Commission considered the following:

- (1) Subsection "a" preserves the language of the existing regulations, in new format.
- (2) Subsection "b" is new, and will give the Commission greater flexibility to consider building heights (with established limits) that may be applicable to varying topography, creative and site-specific architectural design, and preservation of the natural features of the site, and only when it can be shown that impacts potentially resulting from the greater height can be mitigated through specific conditions (increasing setbacks, additional landscaping, etc.)
- (3) In addition, the greater height allowance in "b" would only be considered in conjunction with a requirement to preserve at least 50 percent of the site in its natural state, thereby providing an undeveloped area within the parcel to be enjoyed and protected as open space land.

Draft: 6/25/13
Adopted: 7/9/13
Published: 7/18/13
Effective: 7/19/13



TOWN OF RIDGEFIELD
Planning & Zoning Commission

**ADOPTED RESOLUTION OF APPROVAL
REZONE OF B2-ZONED LANDS TO MFDD**

Petition to Rezone ±9.8 acres from B2 to MFDD

Sunset Lane

Owner/Applicant: Town of Ridgefield

Authorized Agent: Planimetrics, Inc., c/o Glenn Chalder

File #2013-055-A-REZ

RESOLVED TO APPROVE, petition for change of zone from B2 (Business Zone) to MFDD (Multi-Family Development District), for parcel consisting of ±9.858 acres located on **Sunset Lane** (part of Assessor #E14-0162) depicted as "MFDD" on map entitled, "Schlumberger Site, Proposed Zoning", submitted with the application, and shown as Parcel C on map entitled, "Division of Property, Map prepared for Schlumberger Technology Corporation, Ridgefield, Connecticut, B-2 Business Zone, Area = 40.258 Acres," filed in the office of the Town Clerk as TC #9231, for the reasons specified below:

The Commission finds that:

1. The proposed zoning designation is consistent with the surrounding residential zoning which includes other MFDD lands, R-7.5 and R-20 zones, supporting a diversity of housing types in areas defined as "high density" and "multi-family" on the Residential Densities Plan found on page 10-3 of the *2010 Plan of Conservation and Development* [the "Plan"].
2. The property is consistent with the "Higher Density and Multi-Family Site Location Criteria" found on page 10-2 of the *Plan*. It is served by public water and municipal sewers, it is within walking distance of the downtown area, and the site is of "adequate size and suitable terrain to establish an attractive and functional layout of buildings and site improvements and permit reasonable screening to and from adjacent properties and streets".
3. The site is within close proximity to town services, including fire, police, governmental offices, and recreation.
4. The rezone is consistent with the provisions of Sec. 8-2 of the Connecticut General Statutes, and the protection of the health, safety, convenience and property values in the district as well as nearby residential zones.

In making its decision, the Commission acknowledges that the petition for rezone includes additional support for its consistency with the *Plan*, and agrees that the only change to the *Plan* will be a mapping revision on the official zoning map.

Draft: 6/26/13
Revised: 7/9/13
Adopted: 7/9/13
Published: 7/18/13
Effective: 7/19/13

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4.2. Multi-Family Dev. District (MFDD)

A. PURPOSE

The Multi-Family Development District is established to provide for multi-family housing so as to help meet the housing needs of the town's present and projected populations; provide housing choice and opportunities consistent with soil types, terrain and infrastructure capacity; and to provide controls and standards for the establishment and/or development of said uses and structures in keeping with the purpose set forth in these Regulations.

B. PERMITTED BY SPECIAL PERMIT (COMMISSION)

1. Detached dwelling units.
2. Attached dwelling units with individual exterior entrances.
3. Multiple dwelling units in one building.¹
4. Accessory uses providing said uses are clearly incidental to the principal use including recreation uses when designed for the exclusive use of those residing within the development.

C. DIMENSIONAL STANDARDS

1. Maximum Density.

In calculating the number of dwelling units, fractions shall be changed to the nearest whole number, dropping fractions of less than 0.5 and rounding up for fractions of 0.5 or more.

- a. Six (6) dwelling units per acre.
- b. Eight (8) dwelling units per acre provided:
 - i. at least fifteen (15) percent of the total number of dwelling units are preserved in perpetuity as affordable housing;
 - ii. such affordable housing units shall be forever sold at prices or leased at rents which comply with CGS 8-39a; and
 - iii. these affordability requirements shall be covered by covenants and restrictions which shall apply to specific units within the development under the terms prescribed herein and which covenants and restrictions shall meet the approval of the Commission and shall be filed in the office of the Town Clerk.
- c. For projects existing or approved as of May 1, 2007, the density of the development as existing or approved on that date.

2. Maximum Lot Coverage.

No more than twenty-five (25) percent of the land area shall be covered by buildings except that the Commission may allow greater coverage for a development proposed in accordance with Subsection 4.2.C.1.b.

¹ 2013-055 Deleted restriction on number of units per floor/building, adopted effective 7/19/13

3. Minimum Yard Setbacks.

- a. In a MFDD, no part of any building or structure shall be located less than the following distance from any front, side, or rear lot line.

Setback	Minimum Distance
Front yard	50 feet
Side yard	50 feet
Rear yard	50 feet

4. Maximum Building Height.²

- a. Unless a greater height is authorized by the Commission for good cause shown, no building or structure shall exceed thirty-five (35) feet in average building height or two-and-a-half (2.5) stories.
- b. When at least fifty (50) percent of the area of the property will be preserved in its natural state, the Commission may authorize an increase in building height up to forty-five (45) feet and three-and-a-half (3.5) stories, including any parking under the building, provided that any building built in excess of thirty-five (35) feet in average building height shall have any such increase in building height mitigated through setbacks, topography, architectural design, preservation of existing vegetation, and/or landscaping.

5. Building Separation.

All principal buildings shall be a minimum of thirty (30) feet from all other principal buildings on the property unless the Building Code requires a greater separation.

D. OTHER STANDARDS

1. Utilities.

- a. All buildings shall be served by public water and public sewer as set forth in Chapter 13 of the Ridgefield Plan of Conservation and Development.
- b. Unless otherwise authorized by the Commission, all utilities, lines and connections serving the development shall be placed underground.

2. Vehicular and Pedestrian Facilities.

- a. Off-street parking as required by Section 7.3, shall be provided in attached or detached garages, basement areas, or outdoors.
- b. Carports may be permitted upon Commission approval of location, size and construction.
- c. Sidewalks and walk paths shall comply with Section 7.10 of these regulations.

3. Screening; landscaping.

- a. Plantings of trees, shrubbery, lawns and other landscape screening will be determined by the Commission for each premises at time of application, it being the intention hereby to require all buildings and structures to be reasonably screened by trees and shrubbery from adjoining properties.
- b. The Commission shall have continuing authority to enforce compliance with the requirements determined.

² 2013-055 Amend building height, adopted effective 7/19/13

4.3. Age-Restricted Housing District (ARHD)

A. PURPOSE

The Age-Restricted Housing District is established to help address the housing and other needs of an aging population by allowing for a diversity of housing types, which may include accessory services, on one or more sites; and to provide controls and standards for the establishment and/or development of said uses and structures in keeping with the purpose set forth in these Regulations.

B. PERMITTED BY SPECIAL PERMIT (COMMISSION)

One or more of the following uses provided that all such uses shall be located on common interest land:

1. Independent living units, restricted to occupancy by persons aged fifty-five (55) and older or persons aged sixty-two (62) and older in accordance with the Federal Fair Housing Act.
2. Congregate living units, restricted to occupancy by persons aged fifty-five (55) and older or persons aged sixty-two (62) and older in accordance with the Federal Fair Housing Act.
3. Assisted living units, restricted to occupancy by persons aged fifty-five (55) and older or persons aged sixty-two (62) and older in accordance with the Federal Fair Housing Act.
4. Convalescent home.
5. Nursing home.
6. Accessory uses and buildings for the exclusive use of residents and their guests.

C. OVERALL STANDARDS

No development under this Section shall be approved unless the following special requirements, as applicable, are met:

1. The site shall have convenient access to an arterial roadway in the Town of Ridgefield, as designated in the Plan of Conservation and Development, as may be amended.
2. The site shall be located on and have convenient access to public transportation routes, where available.
3. The site shall, in the opinion of the Commission, be conveniently located relative to, or shall provide for access to, local service areas located within Ridgefield which shall include - retail stores, grocery stores, drug stores, restaurants, banks, medical and dental offices and public facilities.

file

February 19, 2013

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APPROVAL

Schlumberger Technology Corporation
Attn: Robert Bergeron
300 Schlumberger Dr. Office 286
Sugarland, TX 77478

RE: Completion of Investigation Report REM ID: 10971
Former Schlumberger-Doll Research Center
Parcel C – Sunset Lane
Ridgefield, Connecticut

Dear Mr. Bergeron:

The Remediation Division of the Bureau of Water Protection and Land Reuse has reviewed the report titled *Completion of Investigation Report*, dated August 31, 2012. The report was prepared on your behalf by GZA GeoEnvironmental, Inc. (GZA). The report was submitted as the final certification of a Form III filing pursuant to Section 22a-134a(c) of the Connecticut General Statutes (CGS) and in response to the June 7, 2012 notification of Department oversight of the project pursuant to Section 22a-134a(h)(1) of the CGS.

In accordance with the CGS Section 22a-134e(n), the payment of a fee for Form III certifications filed with the Department is required prior to final Department approval. The total amount of the fee is based on the date the filing was received by the Department and the total cost of remediation, which shall include total costs related to the complete investigation of pollution on-site and off-site, evaluation of remediation alternatives, design and implementation of approved remediation, operation and maintenance costs for the remediation and post-remediation monitoring.

On January 28, 2013 the Department received a notarized fee payment form and a check for \$18,250.00, a predetermined amount based on the total cost of clean-up between \$100,000.00 and \$500,000.00, less the initial filing fee of \$3,000.00, from the former Schlumberger Doll Research Facility and GZA.

The report describes the complete environmental investigation of the property located on Sunset Lane in Ridgefield (referred to as Parcel C) that was part of the former Schlumberger-Doll Research (SDR) facility. The SDR facility was active from 1948 through 2006. Operations at the facility included research and testing of geophysical sensors used in well logging for mining and oil and gas exploration. Parcel C is the southern portion of the former facility. The majority of the operations were conducted on the Main Schlumberger campus (Parcel A). The 9.9-acre parcel is owned by the Town of Ridgefield.

GZA reports that based on the results of the investigations completed at the site, the quality of the soil and groundwater have been fully characterized and that no remediation is necessary to be in compliance with the Remediation Standard Regulations (RSRs) pursuant to the Form III filed on March 1, 2012. Although a number of contaminants were reported above RSR criteria during the investigation, GZA argues that the detections are not subject to the RSRs. The rationale is as follows:

- 1) Beryllium is present in the soil in AOC 38/39 in concentrations that exceed the RSR Direct Exposure Criteria (DEC) ranging from 2 to 7 milligrams per kilogram (mg/kg), however, GZA demonstrated that beryllium is naturally occurring in soil and is not the result of a release.
- 2) Copper and lead in some groundwater samples were reported in concentrations at and above the Aquatic Life Criteria, (applicable for discharges to wetland areas). The concentrations are similar to background conditions and are not the result of a release at the site.
- 3) Groundwater monitoring indicated the presence of trichloroethene (TCE) and tetrachloroethene (PCE). Trace levels of TCE (0.5 and 0.8 µg/L) were reported in two upgradient wells during the August 2012 sampling event. The low concentration, upgradient position of the monitoring wells and lack of detection in previous and/or subsequent samples are indicators that the TCE is from an off-site source. Low concentrations of PCE were only reported in the July and August 2012 samples collected from offsite monitoring well, GZ-19. GZ-19 is located downgradient of the site; however, TCE was not detected in any other groundwater or soil sample from either Parcel A or Parcel C and was not historically used at the facility. Therefore, the July and August 2012 detections of TCE in MW-19 are not related to the site.

The above referenced report is hereby approved.

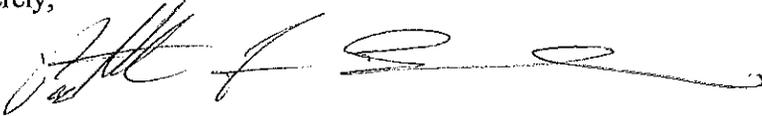
Nothing in this approval shall affect the Commissioner's authority to institute any proceeding, or take any action to prevent or abate pollution, to recover costs and natural resource damages, and to impose penalties for violations of law. If at any time the Commissioner determines that the approved actions have not fully characterized the extent and degree of pollution or have not successfully abated or prevented pollution, the Commissioner may institute any proceeding, or take any action to require further investigation or further action to prevent or abate pollution. This approval relates only to pollution or contamination identified in the above referenced report.

No provision of this approval and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the actions taken pursuant to this approval will result in compliance or prevent or abate pollution.

In addition, nothing in this approval shall relieve any person of his or her obligations under applicable federal, state and local law.

If you have any questions pertaining to this matter, please contact Amanda Killeen of my staff at (860) 424-3351.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick F. Bowe", with a long horizontal flourish extending to the right.

Patrick F. Bowe
Director
Remediation Division
Bureau of Water Protection and Land Reuse

PFB:ark

c: Kathleen Cyr, GZA, 26 Sherman Court, Fairfield, CT 06824
Pamela Elkow, Robinson & Cole, 1055 Washington Blvd, Stamford, CT 06901
First Selectman Rudy Marconi, Town of Ridgefield, 400 Main Street, Ridgefield, CT 06877
Scott Bristol, Milone & MacBroom, 99 Realty Drive, Cheshire, CT 06410

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