

STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

55 MAIN STREET – PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187

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[www.ellington-ct.gov](http://www.ellington-ct.gov)

JAMES M. PRICHARD  
Deputy First Selectman

SARAH D. COOK  
MELINDA M. FERRY  
DAVID E. STAVENS  
RONALD F. STOMBERG  
JOHN W. TURNER

LORI L. SPIELMAN  
First Selectman

BOARD OF SELECTMEN  
Monday, March 9, 2020  
Town Hall Meeting Hall

**SELECTMEN PRESENT:** Lori Spielman, James Prichard, John Turner, David Stavens, Ronald Stomberg, Melinda Ferry, Sarah Cook

**OTHERS PRESENT:** Timothy Webb, Public Works Director/WPCA Administrator; Brian Santa, Resident State Troopers' Supervisor; Kevin Kenzenkovic, Temporary Finance Director; Felicia LaPlante, Assistant Finance Officer; Peter Hany, President, Ellington Volunteer Ambulance Corps; Bob Smith, Deputy Chief, Ellington Volunteer Fire Department; John Rachek, Chairman, Peg Busse, Board of Finance; Scott Nicol, Superintendent, Brian Greenleaf, Director of Finance and Operations, Board of Education; Tom Palshaw, Betsi Feldman

## I. CALL TO ORDER

The Board of Selectmen (BOS) meeting was called to order at 7:02 P.M. by First Selectman Spielman.

**II. PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.

## III. CITIZENS' FORUM:

Peg Busse, 37 Abbott Road, asked to correct the minutes of the February 10, 2020 Board of Selectmen meeting, under Citizens' Forum. Ms. Busse stated for the record that she did not make the comment that "she will consider drafting a proposal with the school department to see if this can happen". She added that she would volunteer to help if such a group was formed. Ms. Busse added that in this time of COVID-19, it's time to think about how everyone operates in a virtual environment. She wanted to make sure that the BOS is aware that under state statute, anyone can video record a meeting such as this as long as the camera is not hidden and as long as it's not being obtrusive. Ms. Spielman said that she will be happy to meet with Ms. Busse to discuss this topic. Ms. Spielman said her research has shown that there is a cost to video recording the meetings. Ms. Busse said that South Windsor has found a way to do it for no cost.

## IV. APPROVAL OF MINUTES:

A. February 10, 2020 Board of Selectmen Regular Meeting

MOVED (TURNER), SECONDED (PRICHARD) AND PASSED [AYE: TURNER/PRICHARD/STAVENS/STOMBERG/FERRY; ABSTAIN: COOK] TO APPROVE THE BOARD OF SELECTMEN REGULAR MEETING MINUTES OF FEBRUARY 10, 2020.

B. February 24, 2020 Board of Selectmen Budget Meeting

MOVED (TURNER), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO APPROVE THE BOARD OF SELECTMEN BUDGET MEETING MINUTES OF FEBRUARY 24, 2020.

V. UNFINISHED BUSINESS:

A. Update: Finance Officer Position/Finance Office

Ms. Spielman said that recently 34 resumes were received and they were narrowed down to five for consideration of interviews. The panel will be conducting these interviews as soon as possible.

VI. NEW BUSINESS:

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING RESOLUTION TO ADD AGENDA ITEM VI. NEW BUSINESS; ITEM F. WINDERMERE SCHOOL PROJECT;

RESOLVED, THAT THE AGENDA OF THIS MEETING BE REVISED TO INCLUDE CONSIDERATION AND ACTION ON A RESOLUTION RECOMMENDING A REVISED APPROPRIATION AND BORROWING AUTHORIZATION FOR RENOVATIONS, IMPROVEMENTS, AND ADDITIONS TO WINDERMERE ELEMENTARY SCHOOL TO PROVIDE A FACILITY SERVING PRE-K THROUGH GRADE 6, AND THE REFERRAL OF SUCH RECOMMENDATIONS TO THE BOARD OF FINANCE FOR CONSIDERATION.

A. Tax Refunds/Abatements

MOVED (TURNER), SECONDED (STOMBERG) AND PASSED UNANIMOUSLY TO APPROVE THE TAX REFUNDS IN THE AMOUNT OF \$16,294.55 AS RECOMMENDED BY THE TAX & REVENUE COLLECTOR AND AS SPECIFIED IN THE REFUNDS/ABATEMENT STATEMENT FOR THE MONTH OF MARCH, 2020. [ATTACHED]

B. Computer Service & Maintenance Contract

Mr. Turner asked how many vendors responded to the RFP. Ms. LaPlante said that two vendors came to the pre-bid meeting; only one submitted a bid. She added that the other company did not submit a bid due to the hours the Town requires the vendor to be on site.

MOVED (TURNER), SECONDED (FERRY) AND PASSED UNANIMOUSLY TO AWARD THE CONTRACT FOR THE SERVICE AND MAINTENANCE OF THE TOWN'S COMPUTER SYSTEM TO THE COMPUTER COMPANY OF CROMWELL, CONNECTICUT, AS RECOMMENDED BY THE ASSISTANT FINANCE OFFICER. THE TERMS OF THE CONTRACT SHALL BE FOR ONE YEAR EFFECTIVE MAY 1, 2020 WITH THE TOWN HAVING THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE-YEAR TERMS AT THE SAME RATE AS STIPULATED IN THE BID TABULATION [ATTACHED].

C. Set Public Hearing – Crystal Lake Boat Club Regatta

MOVED (TURNER), SECONDED (FERRY) AND PASSED UNANIMOUSLY TO SCHEDULE A PUBLIC HEARING ON MONDAY, APRIL 13, 2020 AT 7:00 P.M. AT THE ELLINGTON TOWN HALL MEETING HALL FOR THE PURPOSE OF ALLOWING CITIZENS TO COMMENT UPON THE CRYSTAL LAKE SAILING CLUB APPLICATION FOR A REGATTA PERMIT.

D. Surplus Equipment, Department of Public Works

MOVED (TURNER), SECONDED (FERRY) AND PASSED UNANIMOUSLY TO AUTHORIZE THE DIRECTOR OF PUBLIC WORKS TO DISPOSE OF SURPLUS EQUIPMENT AS REQUESTED BY THE DIRECTOR OF PUBLIC WORKS IN HIS MEMO TO THE FIRST SELECTMAN DATED MARCH 3, 2020. [ATTACHED]

E. Conservation Commission – Request to approve funding for a portion of acquisition costs for 114+ acres of land west of Webster Road (Wraight Property)

Ms. Houlihan, Town Planner, presented a PowerPoint presentation explaining the request for the Town to participate in the acquisition of this property for open space. [ATTACHED] Ms. Houlihan provided a detailed background on the land in question as well as the benefits to the Town to acquire this land for open space. She added that the Conservation Commission has submitted a letter of support and request to the BOS to also support this project. Ms. Houlihan noted that also in attendance in support were Jim Gage, Northern CT Land Trust and Sean Dwyer, Conservation Commission member. Mr. Turner noted that one of the letters of support contains an error; Mr. Ken Braga is the Chairman of the Inland/Wetlands Agency.

Mr. Gage said that the plan is to put in a small parking area and connect the trail from there to the other area trails. Mr. Prichard asked who insures the land; Mr. Gage said that the Land Trust has its own insurance and will be responsible to insure the property. Mr. Prichard asked if the Land Trust will be allowing hunting on the property and how this is controlled. Mr. Gage responded it will be posted on select parcels, but not all of the parcels.

Mr. Kenzenkovic suggested that the proposal be run by CIRMA and they can assess the liability and get back to us. Mr. Dwyer said that this will provide access to the Snipsic Trail and he also had questions about the liability. Ms. LaPlante stated that last year when the Town funded the Bellante property acquisition, she reached out to CIRMA regarding the Town's liability and was advised that if the Town doesn't own the property, there is no liability on the part of the Town.

Mr. Turner said that it will be an excellent Eagle Scout project to put a small kiosk in the new parking lot, if this goes forward. It's important to have some mapping and reference points for emergency services personnel to find hikers. Mr. Stavens asked if there's been consideration to purchase the Brady property. Mr. Gage said that this has been discussed, however the price has been higher than can be considered. Ms. Spielman added that this remains under discussion.

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ENTER INTO A PARTNERSHIP WITH THE NORTHERN CONNECTICUT LAND TRUST FOR PRESERVATION OF OPEN SPACE FOR THE WRAIGHT PROPERTIES ON THE WEST SIDE OF WEBSTER ROAD, GENERALLY 114.4 +/- ACRES KNOWN AS ASSESSOR PARCEL NUMBERS 164-001-0000, 165-002-0000 AND 165-001-0000, IN THE AMOUNT OF \$90,000 UTILIZING THE OPEN SPACE ACCOUNT, AS RECOMMENDED BY THE CONSERVATION COMMISSION, AND TO REFER TO THE PLANNING AND ZONING COMMISSION FOR A CONNECTICUT GENERAL STATUTES §8-24 REFERRAL.

F. Windermere Elementary School Project: Consider and Act on a Resolution recommending a revised appropriation and borrowing authorization for renovations, improvements and additions to Windermere Elementary School to provide a facility service Pre-K through Grade 6, and the referral of such recommendations to the Board of Finance for consideration.

Mr. Turner asked why the motion had to be redone. Dr. Nicol said that this represents a technical error; there was an increase of \$700,000 in the contingency and the amount of the increase was not reflected in the previous motion. He added that First Selectman Spielman and Mr. Kenzenkovic worked with him to correct this error in the most expeditious way possible. This motion reflects what was agreed to at the last meeting.

MOVED (TURNER), SECONDED (STAVENS) AND PASSED UNANIMOUSLY TO ADOPT THE FOLLOWING RESOLUTION:

NOTWITHSTANDING THE BOARD OF SELECTMEN'S ACTION AT ITS MEETING HELD FEBRUARY 10, 2020 REGARDING THE RECOMMENDATION OF AN APPROPRIATION AND BORROWING AUTHORIZATION FOR THE PROJECT DESCRIBED BELOW;

NOW BE IT RESOLVED, THAT THE BOARD OF SELECTMEN RECOMMENDS THAT THE TOWN OF ELLINGTON APPROPRIATE \$56,430,000 FOR COSTS RELATED TO VARIOUS RENOVATIONS, IMPROVEMENTS, AND ADDITIONS TO WINDERMERE ELEMENTARY SCHOOL TO PROVIDE A FACILITY SERVING PRE-K THROUGH GRADE 6, INCLUDING THE DEMOLITION OF APPROXIMATELY 29,000 SQUARE FEET OF THE CURRENT BUILDING, THE DESIGN, CONSTRUCTION, FURNISHING AND EQUIPPING OF AN APPROXIMATELY 41,000 SQUARE FOOT ADDITION, AND OTHER RENOVATIONS AND IMPROVEMENTS, INCLUDING FULL ROOF REPLACEMENT TO THE APPROXIMATELY 57,000 SQUARE FOOT REMAINING PORTION OF THE BUILDING, AND VARIOUS RELATED ON-SITE AND OFF-SITE IMPROVEMENTS, AND RELATED WORK; AND FOR COSTS RELATING TO FINANCING OF THE PROJECT. THE APPROPRIATION MAY BE SPENT FOR ACQUISITION, DESIGN, CONSTRUCTION AND INSTALLATION COSTS, EQUIPMENT, FURNISHINGS, MATERIALS, UTILITIES, RELOCATION COSTS, RELATED OFF-SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO TURN LANE ADDITIONS AND OTHER ROAD IMPROVEMENTS, UTILITY CONNECTIONS, SIGNALIZATION AND SIDEWALKS, CLERK OF THE WORKS, ARCHITECTS' FEES, ENGINEERING FEES, CONSULTANTS' FEES, ADMINISTRATIVE COSTS, LEGAL FEES, NET INTEREST ON BORROWINGS AND OTHER FINANCING COSTS, AND OTHER EXPENSES RELATED TO THE PROJECT OR ITS FINANCING. THE PERMANENT BUILDING COMMITTEE SHALL BE AUTHORIZED TO DETERMINE THE SCOPE AND PARTICULARS OF THE PROJECT, AND MAY REDUCE OR MODIFY THE SCOPE OF THE PROJECT, AND THE ENTIRE APPROPRIATION MAY BE SPENT ON THE PROJECT AS SO REDUCED OR MODIFIED. THE TOWN ANTICIPATES RECEIVING AN ESTIMATED \$28,378,000 GRANTS FROM THE STATE OF CONNECTICUT TO FUND IN PART THE PROJECT APPROPRIATION, FOR AN ESTIMATED NET PROJECT COST TO THE TOWN OF \$28,052,000.

FURTHER RESOLVED, THAT THE BOARD OF SELECTMEN RECOMMENDS THAT THE TOWN AUTHORIZE THE ISSUE OF \$56,430,000 BONDS OR NOTES AND TEMPORARY NOTES TO FINANCE THE APPROPRIATION, THE AMOUNT OF BONDS OR NOTES AUTHORIZED TO BE REDUCED BY THE AMOUNT OF GRANTS RECEIVED FOR THE PROJECT AND NOT SEPARATELY APPROPRIATED TO PAY PROJECT APPROPRIATION.

FURTHER RESOLVED, THAT THE BOARD OF SELECTMEN REFERS THE ABOVE RECOMMENDATIONS TO THE BOARD OF FINANCE FOR ITS CONSIDERATION.

**VII. ADMINISTRATIVE REPORTS:**

- A. Building Official
- B. Emergency Services: Ms. Ferry asked if there are meetings planned regarding the Coronavirus. Ms. Spielman stated that there is a meeting tomorrow at 3:00 p.m. with Emergency Services. Ms. Cook said that the Governor had expressed that meetings of 100 people or more should not be held. Ms. Spielman said that this and more will be discussed at tomorrow's meeting; she noted that she had been on a call with the Governor earlier today.
  1. Resident State Troopers' Office
  2. Ellington Volunteer Ambulance Corps: Mr. Hany noted that due to the coronavirus, it has been difficult to stock protective masks. Mr. Stavens asked Mr. Hany to speak with him after the meeting, as he may be able to help out.
  3. Ellington Volunteer Fire Department
  4. Crystal Lake Fire Department
  5. Emergency Management Director

- C. Fire Marshal
- D. Hall Memorial Library: Ms. Phillips invited all to visit the Library to see the fresh paint.
- E. Tax & Revenue Collector: Mr. Turner expressed concern regarding the outstanding taxes. He said he knows the collection rate is pretty good but he wants to know that the Tax Office is aggressively going after these delinquencies. Ms. Spielman assured Mr. Turner that the Tax Department is very good and that this report comes at an odd time.
- F. Town Planner: Mr. Stavens asked if there is any truth that Shady Glenn Restaurant will be moving into the new Big Y plaza. Ms. Spielman said that so far Luann's Bakery, Big Y Express and Verizon have committed; the rest is open with no further commitments.
- G. Human Services Department
- H. Finance Department
  - 1. 2019 Grand List: Ms. Spielman noted that this report was made available to the Board of Selectmen members for their review. Mr. Turner asked what the total loss was this year on crumbling foundations. He said he believes other towns are suffering more significantly than Ellington. He asked if any commercial buildings have been identified; Ms. Spielman said that she hasn't heard anything official.
  - 2. Financial Statements
- I. Department of Public Works – 2020 Work Schedule

#### VIII. SELECTMEN COMMITTEE REPORTS

- A. Personnel Committee
  - 1. Resignations:

MOVED (PRICHARD), SECONDED (COOK) AND PASSED UNANIMOUSLY TO ACCEPT THE RESIGNATION OF DENNIS KAYHART FROM THE AD HOC PATRIOTIC COMMITTEE.

- 2. Appointments

MOVED (PRICHARD), SECONDED (COOK) AND PASSED UNANIMOUSLY TO REAPPOINT LAURIE BURSTEIN TO THE CONSERVATION COMMISSION FOR A FOUR-YEAR TERM TO MARCH 31, 2024.

Ms. Ferry expressed disappointment in the selection of members made by the Personnel Committee for several reasons, including the difference in the information provided on the Statements of Interest. She said that she doesn't understand why Peg Busse and Betsi Feldman were not chosen. Mr. Prichard, Personnel Committee Chairman, said that the Committee considered the required balance between party limitations and elected official limitations as well as the inclusion of residents and came up with the recommendations to the Board of Selectmen. Ms. Cook said that the selections were made by Mr. Prichard and Mr. Stavens. Mr. Prichard said that he, Mr. Stavens and Ms. Cook voted on the recommended members and the majority recommendation passed.

Ms. Cook suggested that the other members of the Personnel Committee received the information before it was made available to her; Mr. Prichard stated that he received the material at the Personnel Committee meeting as she and Mr. Stavens did. Ms. Cook read out loud the Statements of Interest. Ms. Ferry questioned the objectiveness of the Personnel Committee.

Mr. Stavens said that the Personnel Committee has made their recommendation and now ask for input from the BOS members. Mr. Stomberg said that this list of members is put together with good faith by the Personnel Committee and that putting off the decision isn't going to change it. Mr. Prichard said that anyone can attend the meetings and provide input; Ms. Ferry disagreed.

Ms. Spielman asked if the BOS wants to pass the motion before them or postpone it to the April 13, 2020 meeting. She added that she doesn't want to put this off another month. Ms. Cook said that she would like very much to see Ms. Busse and Ms. Feldman put on the Ad Hoc Government Study Committee because they were detailed and thoughtful in their Statements of Interest and indicated their interest in moving the Town forward. Ms. Ferry agreed with Ms. Cook. Mr. Stomberg said that tabling the decision won't change the process so he'd vote for it today. Mr. Stavens said he is comfortable either way.

Mr. Turner said that when this was discussed a couple of months ago, there was discussion about the concern of history and the representation that people have in the election process for the Board of Selectmen, Board of Finance, Board of Education and others. He said that at the time, he said that this Committee needs to pave the way for the folks in Town to understand what they are going to require in the future and what's in their best interest; not taking away from the electorate their right to vote and decide things in the community. He said he doesn't think it's a good move to start this Committee off on controversy. Mr. Turner added that it is important to start on a unified path that is going to get to where he thinks everyone wants to be. Ms. Cook said she agrees with this statement. Mr. Turner said that some of the folks that talk about people who have been in Town for a long time would agree with that statement too because they have a feeling for the Town as well.

Mr. Prichard reviewed the individuals and the qualifications of those who are being put forth tonight. He said he is not changing his recommendations; all are welcome to come to provide their input. He said that if Ms. Busse has research, the Committee will read it. He said that Mr. Palshaw did extensive research during the last Charter Revision Commission and he has a lot of knowledge. Mr. Prichard said he expected Mr. Palshaw to apply, but he didn't. Mr. Prichard said he could bet that Mr. Palshaw will be at these meetings and will be participating even though he is not a member. Mr. Palshaw confirmed that he will.

Ms. Ferry said that she is going to continue to push for the people who have researched this topic and have knowledge; Mr. Prichard asked Ms. Ferry if she knows that the recommended individuals don't have knowledge and she said it wasn't expressed in any way. She added that she means no offense to the others who applied.

MOVED (PRICHARD), SECONDED (FERRY) AND PASSED [AYE: STAVENS/PRICHARD/STOMBERG; NAY: FERRY/COOK; ABSTAIN: TURNER] TO APPOINT DENNIS CLAVET, SANFORD COHEN, MARY PERCOSKI, F. MICHAEL FRANCIS, JAMES PRICHARD, JOHN RIDZON AND HEATHER STAVENS TO THE AD HOC GOVERNMENT STUDY COMMITTEE TO COMPLETE ONE-YEAR TERMS TO FEBRUARY 28, 2021.

B. **Other:** There was none.

IX. **SELECTMEN LIAISON REPORTS:** There were none.

X. **FIRST SELECTMAN'S REPORT**

A. **New Hires**

- Erica Botti, Senior Center Bookkeeper
- Ashley Dabbondazza, Library Assistant I, Hall Memorial Library
- Anna Mae Wasielewski, Library Assistant I, Hall Memorial Library
- Luci Pantuosco, Library Assistant I, Hall Memorial Library
- Rhonda Villanova, Bookkeeper/Recording Secretary, Hall Memorial Library
- Ryan Decker, DPW Seasonal Worker (rehire)

B. **Resignations/Retirements**

- Paige Flanagan, EMT/Ambulance Driver, Part Time
- Thomas Davenport, Marine Constable

## C. Promotions/Appointments

- Officer James Keeney appointed as School Resource Officer
- Erich Martin, EMT/Ambulance Driver from per diem to part time status

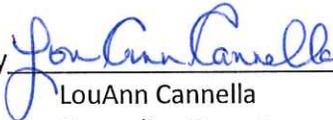
D. Other: There was none reported.

Ms. Ferry referred back to the Personnel Committee report and asked if Ms. Busses' claim that several people applied for the Ad Hoc Government Study Committee after the established deadline is accurate, making this process not legal. Ms. Feldman stated that the deadline was March 4, 2020. Ms. Cannella said that the March 4<sup>th</sup> date Ms. Feldman refers to as indicated in an email was not a deadline, but was a preferred date by the First Selectman's Office staff members to receive the material so that as much as possible, information could be included in the BOS materials packets that were going out for distribution that next day. Ms. Cannella added that there was no deadline stated in the motion that was made to form the Committee. Ms. Spielman asked Mr. Prichard if he would like to rescind his motion and he stated that he would not.

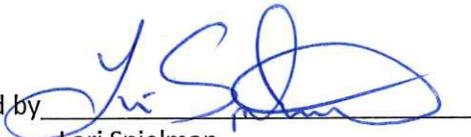
**XI. ADJOURNMENT**

MOVED (SPIELMAN), SECONDED (COOK) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING OF THE BOARD OF SELECTMEN AT 8:04 PM.

Submitted by

  
LouAnn Cannella  
Recording Secretary

Approved by

  
Lori Spielman  
First Selectman





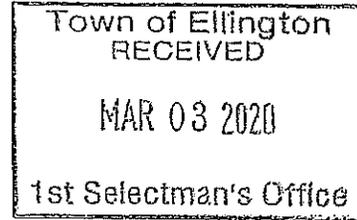
# TOWN OF ELLINGTON

## Department of Public Works

Timothy Webb  
Director/WPCA Admin.

21 MAIN STREET - PO BOX 187  
ELLINGTON, CONNECTICUT 06029-0187  
TEL 860-870-3140 FAX 860-870-3147  
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### MEMORANDUM



**TO:** Lori Spielman, First Selectman  
**FROM:** Timothy M. Webb, Director of Public Works *T.M.W.*  
**DATE:** March 3, 2020  
**RE:** Surplus Equipment, Department of Public Works

Outlined below is a list of equipment that has been or should be surplused. I have provided a brief description of the each piece of equipment and the reasoning behind the request to dispose of it. All items will be placed on the Municibid upon Board of Selectman approval.

From the facilities:

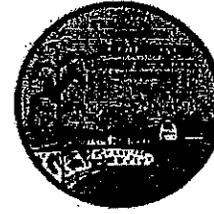
- 1) Work benches from the Carpenter Shop, constructed new.
- 2) Table Saw from Carpenter Shop, new model purchased, update safety guards.
- 3) Blade sharpener, obtained from the purchase of 76 Maple Street Property
- 4) Gates Hydraulic hose crimper, new vendor equipment not compatible
- 5) 330 single wall oil tank, approved previously, up for surplus again, original bid was not picked up
- 6) Air Compressor, via Center Fire Department
- 7) Generac Generator, via Nutmeg purchase
- 8) Portable Winco Generator
- 9) Portable Pincor Generator

Equipment:

- 1) 2002 36,000 GVW plow unit, all-season body and plow
- 2) Paving Box, no tracks, worn out
- 3) Backhoe, quick coupler, replace with new unit
- 4) Stainless Steel Sander, oldest, newer sanders in operation
- 5) Pickup bed truck 63, replaced by flat bed
- 6) Sand Pro, infield machine, was used at Crystal Lake Beach, old Steiner now assigned
- 7) Snow plows, various 11 foot old plows, one way no angle units

ljs

# Town of Ellington Planning Department



55 Main Street, PO Box 187, Ellington, CT, 06029/Phone: 860-870-3120/Fax: 860-870-3122/ihoulihan@ellington-ct.gov

## MEMO

DATE: March 4, 2020

TO: Lori Spielman, First Selectman  
Board of Selectmen

FROM: Conservation Commission

SUBJECT: Request to approve funding for a portion of acquisition costs for 114+ acres of land west side of Webster Road, Wraight property, APNs 164-001-0000, 165-002-0000, and 165-001-0000, in a Rural Agricultural Zone.

In 2019, the Northern Connecticut Land Trust (Land Trust) applied for a grant from the Department of Energy and Environmental Protection (DEEP) for open space acquisition for 114+ acres on the west side of Webster Road in Ellington. Grant application included letters of support from the Planning and Zoning Commission, Conservation Commission, and Inland Wetland Agency (copy of letters and corresponding minutes enclosed). On January 7, 2020, Governor Lamonte announced award of \$132,500 to the Land Trust in support of protecting the Wraight property.

The Land Trust negotiated a purchase price of 75% of the appraised value of the land with the Wraights and pursued two independent appraisals. In addition to DEEP funding, the Land Trust received two additional grants totaling \$35,000 and will contribute \$7,000 towards the purchase. The purpose of this request is to seek approval from the Board of Selectmen to contribute \$90,000 to the Land Trust to help permanently preserve the Wraight property as open space.

As the lead land-use commission advocating for open space, the Ellington Conservation Commission recently passed the following motion:

**MOVED (DWYER) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO RECOMMEND THE BOARD OF SELECTMEN ENTER INTO PARTNERSHIP WITH THE NORTHERN CONNECTICUT LAND TRUST FOR PRESERVATION OF OPEN SPACE FOR THE WRAIGHT PROPERTIES ON THE WEST SIDE OF WEBSTER ROAD, GENERALLY 114.4 +/- ACRES, KNOWN AS ASSESSOR PARCEL NUMBERS 164-001-0000, 165-002-0000, AND 165-001-0000, IN THE AMOUNT OF \$90,000 UTILIZING THE OPEN SPACE FUND ACCOUNT.**

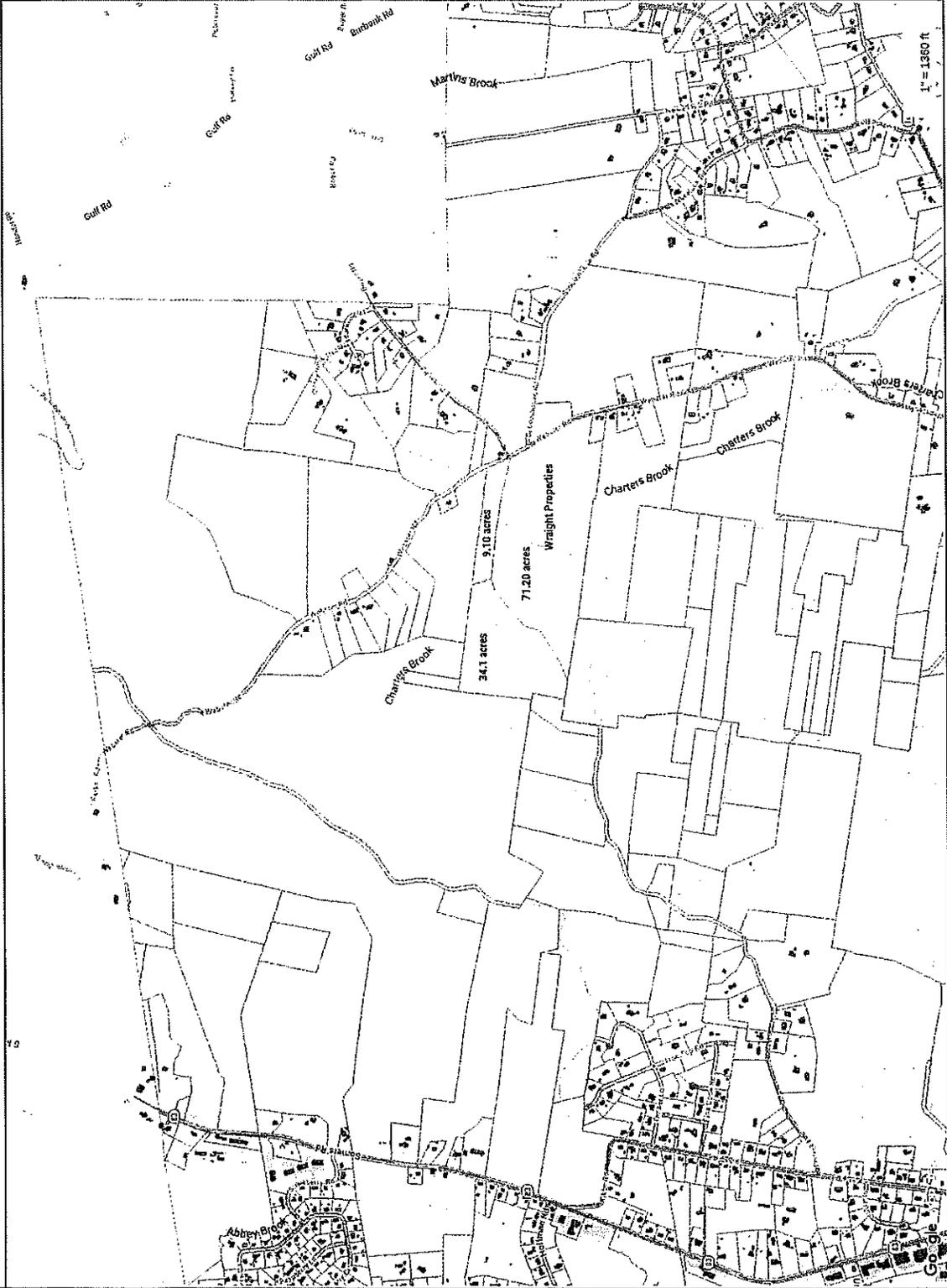
**IN SO RECOMMENDING THE COMMISSION FINDS THE PARCELS MEET OPEN SPACE PRIORITIES IN THAT THE LAND ABUTS SHENIPSIT STATE FOREST, IS WITHIN ONE OF THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION'S NATURAL DIVERSITY DATABASE, PROVIDES OPPORTUNITY TO INCREASE PASSIVE RECREATION TRAILS WITHIN SHENIPSIT STATE FOREST, AND MEETS RECOMMENDATIONS OF THE PLAN OF CONSERVATION AND DEVELOPMENT.**

Members from the Land Trust, Conservation Commission, and I will attend the upcoming meeting to present and discuss the proposal with you. Thanks in advance for your time and consideration.

December 27, 2018

Wraight - Potential Open Space - NCLT

Town of Ellington, CT



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/17/2018  
Data updated 11/19/2018

# OPEN SPACE PROPOSAL

## Wraight Property

114+ acres

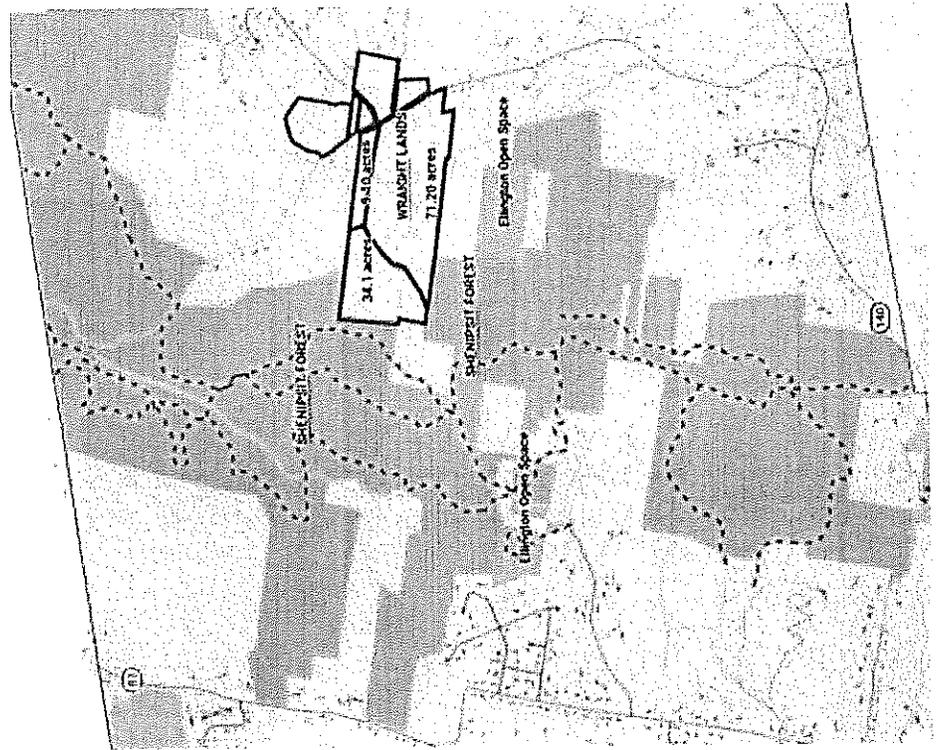
West side Webster Road

Rural Agricultural Residential Zone



# Statutory Authority & Open Space

- ▶ CGS §7-131a, Conservation Commissions
- ▶ OPEN SPACE is land that is preserved or restricted in some way for recreational or conservation use. (Source: Capital Region Council of Governments)



Map showing potential linkage to Shenipsit State Forest & existing trails

# ELLINGTON PLAN OF CONSERVATION

## THREE TOWN-WIDE GOALS

- 1) Preserve Working Farms
- 2) Protect Natural Resources and Provide Natural Linkages
- 3) Preserve and Enhance Recreational Assets

## **Ellington**

### Plan of Conservation



Ellington Conservation Commission  
Adopted 2006, Revisited 2014

# CGS §8-23 Planning and Zoning Commission - Plan of Conservation and Development

## ELLINGTON PLAN OF CONSERVATION AND DEVELOPMENT

ADOPTED OCTOBER 28, 2019, EFFECTIVE NOVEMBER 30, 2019

- ✓ The Plan of Conservation and Development establishes an important goal to preserve 21% of Ellington as open space and is consistent with the State of Connecticut goal.
- ✓ Currently 2,928 acres, or 13%, of land is preserved that allows public access.
- ✓ A significant amount of land in Ellington is under private ownership with development potential (Vacant land 1,937 acres, or 8.8%).

# PRESERVATION BENEFITS - Wraight Property

- Adjacent to Shenipsit State Forest;
- Lessen fragmentation of protected lands;
- Passive recreation - White Dot & Blue Trail;
- Wildlife habitat area;
- Watershed, wetlands and flood zone protection;

TOWN OF ELLINGTON OPEN SPACE RANKING SYSTEM			
Has property been sought for open space purchase previously? If yes, list approximate date and amount of any known offer. No			
If yes to the above, list the conditions that have changed warranting another review.			
NO	YES	PRIORITY	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc.)
H	H	HIGH/LOW	
	X	H	W/In Shenipsit Watershed and partial 100 year floodzone & swamp bog
	X	H	Wetlands and Charters Brook. There are no known vernal pools
	X	H	Western portion in w/in DEEP's Natural Diversity Database (NDDDB)
	X	H	Adjacent to Shenipsit State Forest
	X	H	Opportunity to expand existing trails & establish formal parking area
X			
NO	YES	PRIORITY	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc.)
H	H	HIGH/LOW	
	X	H	Opportunity for passive recreation
	X	L	3+ acre farm field maintained on property
	X	H	Multiple opportunities
X			
NO	YES	PRIORITY	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc.)
H	H	HIGH/LOW	
	X	H	Adjacent to other preserved land
	X	H	DEEP's NDDDB
	X	H	Preserving the properties maintain the areas rural character
NO	YES	PRIORITY	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc.)
H	H	HIGH/LOW	
	X	H	Within Shenipsit Forest
X		L	Some day potential, 40,000 sf min lot size, no public water or sewer
			Known Use: Utilities (demolition, contamination, maintenance, etc.)
			No known liabilities.
<b>ACCUMULATIVE TOTALS</b>			
3	13		
0	1		
<b>FACTOR</b>			
<b>TOTAL SCORE</b>			13

# WHAT OTHER LOCAL REGULATIONS & LAND USE POLICIES SAY ABOUT OPEN SPACE

## ELLINGTON SUBDIVISION REGULATIONS

- ✓ Development of land causes an increase in population, intensifies land uses, and expands the need for open space, parks, and playgrounds to serve residents.

## Cost of Community Services

- ✓ To offset fiscal impact of growth, many towns adopt aggressive agricultural land and open space acquisition policy, either by out-right purchase of open space or purchase of development rights.
- ✓ The funding source is usually through a partnership among the town, local and regional land trusts, non-profits, state and federal agencies.

# FISCAL BENEFITS OF BUYING OPEN SPACE LAND

## TOWN OF ELLINGTON

### FISCAL VALUE OF LAND USE

FUNDED BY  
CT DEPARTMENT OF AGRICULTURE AG-VIABILITY GRANT

### COST OF COMMUNITY SERVICES STUDY

March 2018

- The Cost of Community Services Study demonstrates the cost to provide town services on a land use basis.

**Connecticut COCS Studies**  
The dollar cost of services for every dollar paid in local taxes

	Residential	Commercial/ Industrial	Open Space/ Farm/Vacant
Bolton (1)	1.05	.23	.50
Brooklyn (3)	1.09	.17	.30
Colchester (3)	1.14	.18	.18
Coventry (3)	1.06	.25	.25
Durham (2)	1.07	.27	.23
<b>Ellington (3)</b>	<b>1.13</b>	<b>.27</b>	<b>.27</b>
Farmington (2)	1.33	.32	.31
Lebanon (3)	1.12	.16	.17
Litchfield (2)	1.11	.34	.34
Pomfret (2)	1.06	.27	.86
Windham (3)	1.15	.24	.19

- The study shows that agricultural and open space lands are fiscally beneficial and help to stabilize the mill rate.

# FUNDING SOURCES - WRAIGHT

- ▶ \$350,000 - Appraised Value
  - ▶ \$265,000 - Negotiated Purchase Price (75% of appraised value)
  - ▶ \$132,500 - DEEP Open Space and Watershed Land Acquisition Grant
  - ▶ \$25,000 - Bafflin Foundation
  - ▶ \$10,000 - Fields Pond Foundation
  - ▶ \$7,500 - Northern Connecticut Land Trust
- TOTAL - \$175,000

## Open Space Fund Balance

TRUST/FUND	TOWN OF ELLINGTON STIFF TRUST FUND-POOLED FUNDS				PER-		MONTHLY INC	ENDING BALANCE
	OPEN BALANCE	WITH- DRAWALS	ADJUSTED BALANCE	MONTH-JANUARY 2020	CENT %	MONTHLY INC		
MARSHALL E CHARTER	81,310,360		81,310,360	0.04168	116,450		81,426,810	
MARY WADSWORTH	4,134,880		4,134,880	0.00212	5,500		4,140,380	
JOHN T MCKNIGHT	27,003,880		27,003,880	0.01384	36,800		27,042,680	
CRRA-SANITATION CONTRC	25,767,730		25,767,730	0.01321	36,820		25,806,650	
CRRA-TRANSFER STATION	25,305,500		25,305,500	0.01297	36,250		25,341,750	
WILEY FUND	1,058,230		1,058,230	0.00054	1,510		1,059,740	
PUBLIC HEALTH NURSING	2,395,670		2,395,670	0.00123	3,440		2,400,110	
SARAH A MCANNNEY	529,180		529,180	0.00027	7,750		529,930	
ARTHURA RYDE	211,370		211,370	0.00011	0,310		211,680	
EUGENE K MOSLEY	105,770		105,770	0.00005	0,140		105,910	
DANESBAREDBARE	0.000		0.000	0.00000	0.000		0.000	
WINDSORVILLE ROAD IMP	27,182,910		27,182,910	0.01384	38,960		27,221,870	
LAND TRUST FUND	20,410,350		20,410,350	0.01046	29,230		20,439,580	
TOWN SIDEWALK FUND	4,619,740		4,619,740	0.00237	6,620		4,626,360	
SENIOR CENTER DONATION	0.000		0.000	0.00000	0.000		0.000	
GRADUATION FUND	42,374,580		42,374,580	0.02172	60,710		42,435,290	
AMBULANCE FEE PROGRAM	524,330,790		524,330,790	0.25880	751,290		525,082,080	
OPEN SPACE	784,444,680		784,444,680	0.40214	1,123,950		785,568,630	
WINDERMERE ROAD IMPR	19,403,470		19,403,470	0.00985	27,810		19,431,280	
PUBLIC WORKS MAINT FD	207,299,450		207,299,450	0.10627	297,020		207,596,470	
TOWN PRESERVATION DP	80,929,030		80,929,030	0.04149	115,960		81,043,990	
SB410-TOWN LAND	94,537,060		94,537,060	0.02798	78,150		94,615,210	
TAX SALE HOLDS	0.000		0.000	0.00000	0.000		0.000	
BANS-DOLO ASSOC	0.000		0.000	0.00000	0.000		0.000	
ELL SEN CENTER BLDG FUN	17,306,670		17,306,670	0.00887	24,790		17,331,460	
TOTAL	1,950,663,300	0.000	1,950,663,300	0.98999	2,794,910		1,953,458,210	

Recommendation for Ellington Board of Selectmen to partner with the Northern CT Land Trust and fund a portion of land acquisition costs to permanently preserve 3 contiguous parcel adjacent to Shenipsit State Forest

Conservation Commission Motion February 4, 2020:

MOVED (DWYER) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO RECOMMEND THE BOARD OF SELECTMEN ENTER INTO PARTNERSHIP WITH THE NORTHERN CONNECTICUT LAND TRUST FOR PRESERVATION OF OPEN SPACE FOR THE WRAIGHT PROPERTIES ON THE WEST SIDE OF WEBSTER ROAD, GENERALLY 114.4 +/- ACRES, KNOWN AS ASSESSOR PARCEL NUMBERS 164-001-0000, 165-002-0000, AND 165-001-0000, IN THE AMOUNT OF \$90,000 UTILIZING THE OPEN SPACE FUND ACCOUNT.

IN SO RECOMMENDING THE COMMISSION FINDS THE PARCELS MEET OPEN SPACE PRIORITIES IN THAT THE LAND ABUTS SHENIPSIT STATE FOREST, IS WITHIN ONE OF THE DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION'S NATURAL DIVERSITY DATABASE, PROVIDES OPPORTUNITY TO INCREASE PASSIVE RECREATION TRAILS WITHIN SHENIPSIT STATE FOREST, AND MEETS RECOMMENDATIONS OF THE PLAN OF CONSERVATION AND DEVELOPMENT.

# DISCUSSION



Thank you for your time, guidance, and support