



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

## TOWN OF ELLINGTON

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

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

Tel. 860-870-3120 Town Planner's Office Fax. 860-870-3122

### CONSERVATION COMMISSION REGULAR MEETING AGENDA TUESDAY, OCTOBER 5, 2021, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**  
**REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

#### I. CALL TO ORDER:

#### II. PUBLIC COMMENTS (On Non-Agenda Items):

#### III. ACTIVE BUSINESS:

1. Plan of Conservation & Development, Chapter 4 - Conservation Strategies, Natural Resource Preservation
  - a. List of Priority Parcels for Farmland and Open Space - Draft May 4, 2021
2. Report - Working Farmland Preservation Program:
3. Report - Open Space Preservation Program: Gage – Lead

#### IV. ADMINISTRATIVE BUSINESS:

1. FY 21-22 Budget Expenditure Update
2. Approval of the September 7, 2021 regular meeting minutes
3. Correspondence:
  - a. Ad Hoc Ellington Trails Committee – Monthly agenda/minutes

#### V. ADJOURNMENT:

**Note: Next regular meeting is scheduled for November 2, 2021**

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Attendance available in-person or online via Zoom Meeting. Instructions to attend virtually listed below. The agenda is posted on the Town's webpage ([www.ellington-ct.gov](http://www.ellington-ct.gov)) under Agenda & Minutes, Conservation Commission.

#### Join Zoom Meeting via link:

<https://us06web.zoom.us/j/83489793583>

Meeting ID: 834 8979 3583

Password: 245617

#### Join Zoom Meeting by phone:

1-646-558-8656 US (New York)

Meeting ID: 834 8979 3583

Password: 245617

TOWN OF ELLINGTON - LIST OF PRIORITY PARCELS FOR FARMLAND AND OPEN SPACE PRESERVATION											
ORDER OF RANKING	RANKING TOTAL	APN	ADDRESS	OWNER	ACRES	ZONE	FARMLAND / OPEN SPACE	CONSERVATION SEGMENT	EXISTING LAND USE	ADJACENT TO OTHER PROTECTED LAND	CONSERVATION LAND ATTRIBUTES
	11	142-002-0000	79 Kibbe Road	Brady, Scott J Trustee	27	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Sykes Road - former 911 access to Shenipsit; Fronts on Rte 83 & Kibbe Rd
	10	162-016-0000	479 Somers Road	Schneider, Dana (formerly Arens)	58	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Almost entirely within A Natural Diversity Database (NDDB) blob
	12	123-005-0000	152 porter Road	Butler, Robert	63	RAR	OS	Shenipsit Lake/Forest	V/ F	Y	Adjacent to existing trails; Fronts on Porter
	10	123-007-0000	Porter Road	Gerber, Mary-Ann (formerly Schneider)	18	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Partially in NDDB blob; Supports White Dot Trail
	9	144-009-0001	Porter Road	Decarli, Edward & Christian	17	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Entirely within a NDDB blob
	13	105-011-0000	Kibbe Road	Girardini, Joseph V & Ann Cohun	107	RAR	OS	Shenipsit Lake/Forest	V/F/A	Y	Partially within a NDDB blob; Fronts on Porter & Adjacent to White Dot Trail
	9	143-010-0000	Porter Road	Macione, Alberta	3	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Entirely in NDDB blob; Soapstone Loop C
	5	143-011-0000	Porter Road	Macione, Alberta	3	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Entirely within a NDDB blob; Fronts on Porter & Supports Soapstone Loop C
	6	144-002-0000	Porter Road	Luginguhl et al	15	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Entirely within a NDDB blob; Fronts on Porter & Supports Shenipsit Blue Trail
	4	144-003-0000	Porter Road	Luginguhl et al	5	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Entirely within a NDDB blob; Fronts on Porter
		182-042-0001	501 Somers Road	Percoski, Kathleen	92	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Partially in NDDB blob; Adjacent to existing trails
		183-001-0000	Somers Road	Town of Ellington	11	RAR	OS	Shenipsit Lake/Forest	V / F	N	Entirely within a NDDB blob
		191-001-0000	Somers Road	Hyde, Robert E II Est	20	RAR	OS	Shenipsit Lake/Forest	V / F	Y	Entirely within a NDDB blob
		190-016-0001	Somers Road	Charter, Peter J & Verna A	40	RAR	OS	Shenipsit Lake/Forest	V / F	N	Partially within a NDDB blob
		190-016-0000	Somers Road	Charter, Peter J & Verna A	26	RAR	OS	Shenipsit Lake/Forest	V / F	N	Fronts on Rte 83
		042-002-0000	Middle Road	Dzen Properties	90	RAR	F	Western Farm Belt	V / A	Y	
		053-047-0000	24 Middle Road	RHL Trust (David Liebman)	68	RAR	F	Western Farm Belt	V / A	Y	
		052-001-0000	151 Abbott Road	Sanford Cohen	58	RAR	F	Western Farm Belt	A	N	SFH & Multiple Barns
		060-006-0000	107 Frog Hollow Road	Cohen et al	29	RAR	F	Western Farm Belt	F / A	N	2 Barns
		050-001-0000	132 Frog hollow Road	Gardner Nurseries	97	RAR	F	Western Farm Belt	V / A	N	
		053-016-0000	Middle Road	Town of Ellington "T" property	74	RAR		Western Farm Belt	V / A		Purchased for future Town/BOE facilities
		062-002-0001	Pinney Street	James Pritchard	14	RAR	F	Western Farm Belt	A	Y (OS)	1 Barn
		043-006-0000	Middle Road	Ellington Farm LLC	18	RAR	F	Western Farm Belt	V / A	Y	
		043-015-0000	Middle Road	Ellington Farm LLC	12	RAR	F	Western Farm Belt	V / A	Y	
		V=VACANT	F=FORESTED	A=AGRICULTURE							

# TOWN OF ELLINGTON OPEN SPACE RANKING SYSTEM

Date: \_\_\_\_\_

Location: \_\_\_\_\_

Assessor Parcel Numbers: \_\_\_\_\_

Size: \_\_\_\_\_

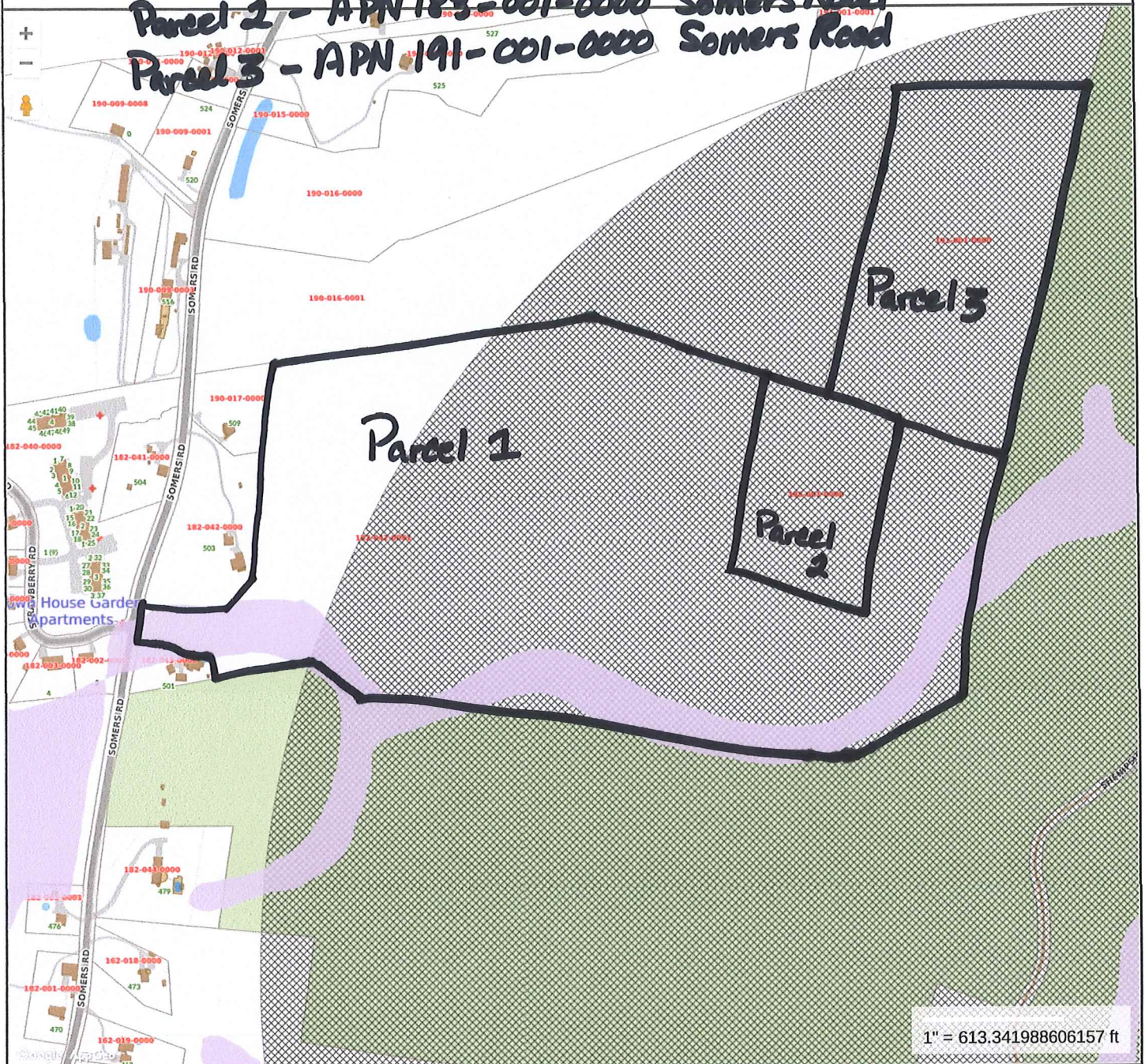
Has property been sought for open space purchase previously? If yes, list approximate date and amount of any known offer: \_\_\_\_\_

If yes to the above, list the conditions that have changed warranting another review. \_\_\_\_\_

ECOLOGICAL		NO	YES	PRIORITY HIGH / LOW	COMMENTS (notate special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
1	Watershed /Flood Protection /Water Supply				
2	Wetland /Watercourse /Vernal pool - or buffer to				
	Endangered Species Area /Significant Wildlife				
3	Habitat				
	Ridgeline /Forested Area /Farmland Soils /Unique				
4	Geologic Features				
	Land Attributes (well drained, level, accessible...)				
	Suitable for Neighborhood Parks, Recreational				
5	Areas, etc...				
	Area Lacking Passive Recreation Due to Existing				
6	Development /Potential Density				
	USES				
7	Recreational Opportunities				
8	Working Farm				
9	Trail Connectivity or potential to				
10	Broad Vistas				
	LOCATION				
11	Proximate to Existing Preserved Land				
	Land in Protected Corridors /Linkage to Critical				
12	Areas				
	Provides Visual Mitigation /Preserves Rural				
13	Character or Historical Value				
	GENERAL				
14	"Area of Conservation Interest" (b)				
15	Enhance Buffers Between Competing Uses				
16	Threat of Development				
ACCUMLATIVE TOTALS					Known Uses / Liabilities (demolition, contamination, maintenance, etc.)
FACTOR					
TOTAL SCORE					



Parcel 1 - APN 182-042-0001 501 Somers Road  
 Parcel 2 - ~~APN 183-001-0000~~ Somers Road  
 Parcel 3 - ~~APN 191-001-0000~~ Somers Road



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

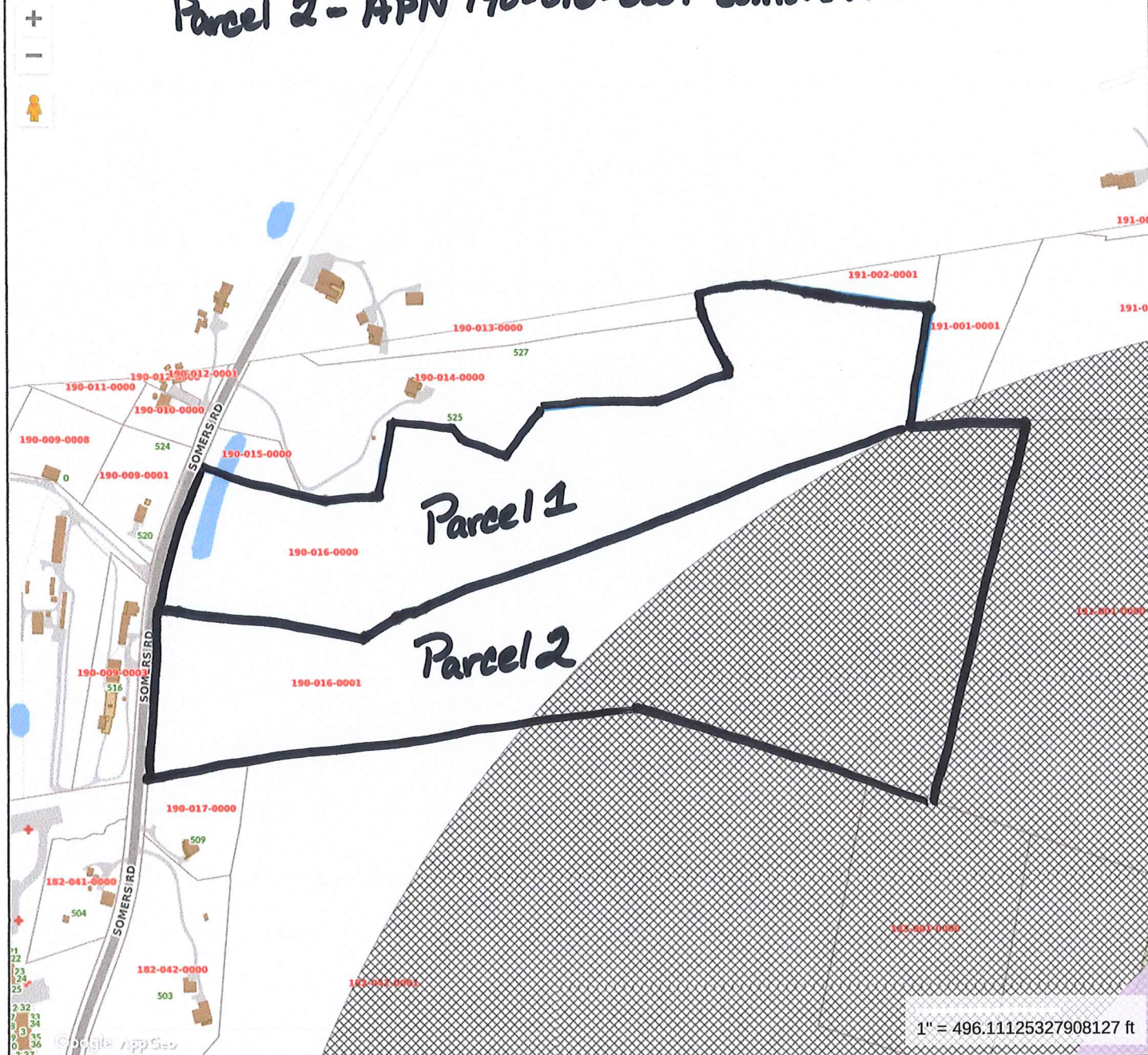
Town of Ellington, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/23/2020  
Data updated 7/23/2020

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.



Parcel 1- APN 190-016-0000 Somers Road  
Parcel 2- APN 190-016-0001 Somers Road



Property ID	190 016 0000
Location	SOMERS RD
Owner	CHARTER PETER J + VERNA A



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Map Theme Legends

Wetlands

-  Site Certified Wetlands/Watercourse
-  Swamp Areas
-  Poorly Drained and Very Poorly Drained Soils
-  Alluvial and Floodplain Soils

CT DEEP

Natural Resource Protection

- ESTUARINE
  -  Beachshore, B
  -  Intertidal Marsh, IM
- PALUSTRINE FORESTED
  -  Acidic Atlantic White Cedar Swamp, AAWCS
  -  Acidic Red/Black Spruce Basin Swamp, AcR/BSS
  -  Circumneutral Northern White Cedar Swamp, CirNWCS
  -  Floodplain Forest, FF
- PALUSTRINE NON-FORESTED
  -  Beachshore, B
  -  Circumneutral Spring Fen, CirSF
  -  Floodplain Forest, FF
  -  Freshwater Aquatic, FA
  -  Medium Fen, MF
  -  Poor Fen, PF
  -  Rich Fen, RF
  -  Sea Level Fen, SLF
- TERRESTRIAL FORESTED
  -  Coastal Woodland/Shrubland, CWS
  -  Dry Acidic Forest, DAF
  -  Dry Circumneutral Forest, DCF
  -  Dry Subacidic Forest, DSF
  -  Old Growth Forest, OGF
  -  Subacidic Cold Talus Forest/Woodland, SubCTFW
- TERRESTRIAL NON-FORESTED
  -  Acidic Rocky Summit Outcrop, AcRSO
  -  Alluvial Grassland/Outcrop, AllG/O
  -  Circumneutral Rocky Summit Outcrop, CirRSO
  -  Coastal Bluffs and Headlands, CBH
  -  Coastal Grassland, CG
  -  Sand Barren, SB
  -  Subacidic Rocky Summit Outcrop, SubRSO
-  Natural Diversity Area

CT DEEP



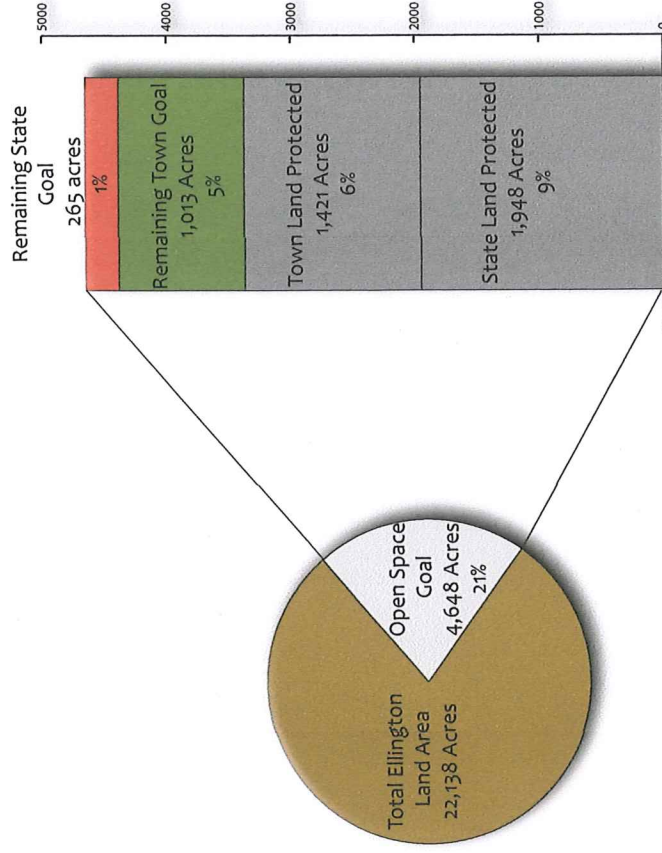
# OPEN SPACE

Ellington Planning Department  
Town Hall Annex  
57 Main Street  
Ellington, CT 06029  
Phone: 860-870-3120  
Email: [planner@ellington-ct.gov](mailto:planner@ellington-ct.gov)

For additional details, visit:  
[http://www.ellington-ct.gov/ellingtonconservation\\_committee.aspx](http://www.ellington-ct.gov/ellingtonconservation_committee.aspx)

## Ellington Conservation Commission

# OPEN SPACE SNAPSHOT



Total land area in Ellington: 22,138 acres

Existing open space: 3,369.56 acres or 15.22% as of January 2016

State of Connecticut Goal for Open Space:  
21% by 2023



# WHY CONSERVE?

Open space provides many benefits for a municipality. There are a few different types of open space. Perceived open space is areas that are in such a state that they appear natural, such as farms. Others are managed open space, such as trails and parks.

## IMPACT

Studies have shown that open space is much less expensive for a town to manage when compared to residential and commercial development.



## PRESERVATION GOALS

1. Preserve our working farms
2. Protect Ellington's Natural Resources and Provide Natural Linkages
3. Preserve and Enhance Recreational Assets

# PUBLIC ACCESS

The following is a list of open space properties that include access for the general public:

- Arbor Park
- Batz Property
- Brookside Park
- Hockanum River Linear Park
- Sample Park
- Sample Park

## HOW TO HELP

To find out how you can get involved with protecting Ellington's natural resources, please contact the Ellington Planning Department at (860)870-3120 or stop by the Town Hall Annex at 57 Main Street.



FY 20-21 Monthly Budget Expenditure  
thru September 28, 2021

Account	Description	Budget Control Group	Budget	YTD Transactions	Balance	Budget Balance
1000.02.00270.10.50103	Part Time---Conservation Commission--	Conservation Commission	1300.00	0.00	1300.00	1300.00
1000.02.00270.20.60221	Advertising Printing---Conservation Commission--	Conservation Commission	400.00	0.00	400.00	400.00
1000.02.00270.20.60222	Dues & Subscriptions---Conservation Commission--	Conservation Commission	325.00	0.00	325.00	325.00
1000.02.00270.20.60223	Travel---Conservation Commission--	Conservation Commission	0.00	0.00	0.00	0.00
1000.02.00270.20.60234	Professional Development---Conservation Commission	Conservation Commission	0.00	0.00	0.00	0.00
1000.02.00270.20.60250	Contracted Services---Conservation Commission--	Conservation Commission	1000.00	266.78	733.22	733.22
1000.02.00270.20.60254	St of CT Surcharges---Conservation Commission--	Conservation Commission	0.00	0.00	0.00	0.00
1000.02.00270.20.60341	Office Supplies---Conservation Commission--	Conservation Commission	0.00	0.00	0.00	0.00
1000.02.00270.30.60341	Office Supplies---Conservation Commission--	Conservation Commission	0.00	0.00	0.00	0.00
			\$12,427.00	\$2,100.51	\$10,326.49	\$10,326.49



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### CONSERVATION COMMISSION REGULAR MEETING MINUTES

TUESDAY, SEPTEMBER 7, 2021, 7:00 PM

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT  
REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

**PRESENT:** IN PERSON: VICE CHAIRMAN DAVID BIDWELL AND ALTERNATE ANN HARFORD.  
ZOOM ATTENDANCE: CHAIRMAN REBECCA QUARNO, REGULAR MEMBERS  
SEAN DWYER, JAMES GAGE AND GEORGE NICKERSON, AND ALTERNATE  
JESSICA FAY

**ABSENT:** REGULAR MEMBERS LAURIE BURSTEIN AND ROBERT ZIELFELDER

**STAFF:** IN PERSON: LISA HOULIHAN, TOWN PLANNER AND ACTING RECORDING CLERK

**I. CALL TO ORDER:** Chairman Quarno called the meeting to order at 7:04 PM.

**II. PUBLIC COMMENTS (On Non-Agenda Items):** None

### **III. ACTIVE BUSINESS:**

1. Plan of Conservation and Development: Chapter 4 – Conservation Strategies, Natural Resource Preservation

a. List of Priority Parcels for Farmland and Open Space - Draft May 4, 2021

The commission reviewed five separate parcels from the list of priority parcels and scored them using the Open Space Ranking form. The parcels are off Kibbe and Porter Roads and ranked between 5 and 13 points from a potential 16 points. Lisa Houlihan, Town Planner, will provide GIS printouts of five more parcels from the priority list for review next month.

2. Report - Working Farmland Preservation Program:

Ms. Houlihan explained recent discussion with the Department of Agriculture and the expectation that Farm 3 for Oakridge Dairy will close by the end of September. Farm 3 includes land on Jobs Hill Road, and will permanently protect 51.45 acres.

3. Report - Open Space Preservation Program: Gage – Lead

Commissioner Gage reported Northern Connecticut Land Trust took ownership of the Wright parcels on the west side of Webster Road in June. He thanked the commission for endorsing the open space project and staff for presenting the proposal to the Board of Selectmen (BOS). The Town contributed \$90,000 towards to \$265,000 purchase price, and without Ellington's participation the project may not have been possible.



Scott Brady, owner of 79 Kibbe Road and a parcel of interest for open space, recently contacted Ms. Houlihan. He's getting ready to list the property and wanted to give Ellington the option of buying it before it's listed. Mr. Brady explained his family turned down a cash offer to purchase the property for \$350,000. He also shared a report from his realtor advising him 21 acres along Windermere Avenue in Ellington sold for \$450,000. Ms. Houlihan informed Mr. Brady the sales information was incomplete explaining the land transfer on Windermere Avenue included three separate parcels equaling about 40 acres. Online assessment records for 79 Kibbe Road reflect an appraised value of \$171,190. The commission agreed they would support an offer to purchase around \$200,000, but would not support offering more than \$350,000.

Emergency services is interested in 79 Kibbe Road so access to Sykes Road can be reestablished. Many local residents are interested in regaining access because the property once served as the main access point in Ellington to the Shenipsit State Forest. The BOS could take the lead on negotiating purchase of the property for emergency serves and public access and those reasons may support offering more than appraised value.

Commissioner Dwyer noted the land along Windermere Avenue that recently sold is flat, accessible and has public utilities increasing its value. The Kibbe Road parcel is steep, not served by public utilities and has low development potential.

#### **IV. ADMINISTRATIVE BUSINESS:**

1. FY 20-21 Budget Expenditure Update and approval of donations for FY 19-20 from encumbered funds balance.

Authorization is present to use unused funds from FY20/21 for contributions to conservation organizations. In the past the commission donated to the Connecticut Land Conservation Council, Northern Connecticut Land Trust, the Ellington Hockanum River Trail Committee and AdHoc Ellington Trails Committee - the two trail committees have been merged.

**MOVED (DWYER) SECONDED (HARFORD) AND PASSED UNANIMOUSLY (GAGE ABSTAINED) TO DONATE \$525 TO CONNECTICUT LAND CONSERVATION COUNCIL, \$525 TO THE NORTHERN CONNECTICUT LAND TRUST, AND \$525 TO THE ADHOC ELLINGTON TRAILS COMMITTEE.**

2. Approval of the July 6, 2021 regular meeting minutes

**MOVED (HARFORD) SECONDED (BIDWELL) AND PASSED UNANIMOUSLY (NICKERSON ABSTAINED) TO APPROVE THE MINUTES OF JULY 6, 2021 AS WRITTEN.**

3. Correspondence:

- a. Ad Hoc Ellington Trails Committee - Monthly agenda/minutes

#### **V. ADJOURNMENT:**

**MOVED (GAGE) SECONDED (NICKERSON) AND PASSED UNANIMOUSLY TO ADJOURN AT 8:10 PM.**

Respectfully submitted,

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Lisa Houlihan, Acting Recording Clerk