



STATE OF CONNECTICUT – COUNTY OF
TOLLAND INCORPORATED 1786

TOWN OF ELLINGTON

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CONSERVATION COMMISSION REGULAR MEETING MINUTES

TUESDAY, NOVEMBER 2, 2021, 7:00 PM

IN PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT

REMOTE ATTENDANCE: ZOOM VIDEO CONFERENCING

- PRESENT:** IN PERSON: REGULAR MEMBER ROBERT ZIELFELDER AND ALTERNATE ANN HARFORD; ZOOM ATTENDANCE: CHAIRMAN REBECCA QUARNO, AND REGULAR MEMBERS LAURIE BURSTEIN (ARRIVED AT 7:22 PM), SEAN DWYER AND JAMES GAGE.
- ABSENT:** VICE CHAIRMAN DAVID BIDWELL, REGULAR MEMBER GEORGE NICKERSON, AND ALTERNATE JESSICA FAY.
- STAFF:** IN PERSON: LISA HOULIHAN, TOWN PLANNER AND ACTING RECORDING CLERK.

I. CALL TO ORDER: Chairman Quarno called the meeting to order at 7:07 PM.

II. PUBLIC COMMENTS (On Non-Agenda Items): Ellington resident and UCONN student (Katrina) was present to observe the meeting.

III. ACTIVE BUSINESS:

1. Plan of Conservation and Development: Chapter 4 – Conservation Strategies, Natural Resource Preservation
 - a. Review & Update List of Priority Parcels for Farmland and Open Space

Five properties from the list of priority parcels were reviewed and scored using the Open Space Ranking form. The parcels are generally located in the eastern panhandle section of Ellington.

Lisa Houlihan, Town Planner, will update the list and provide GIS printouts for more parcels for review next month.
2. Report - Working Farmland Preservation Program:

There was nothing new to report at this time.
3. Report - Open Space Preservation Program:
 - a. Discuss potential open space parcel, rear land of 60 Webster Road, Assessor Parcel Number 126-001-0000, in a Rural Agricultural Residential (RAR) Zone.

The Commission discussed the MLS listing for the property setting a sale price of \$325,000. Realtor Tricia Schuiten of Realty Connection approached the First Selectman's Office about the Town purchasing the property for open space and was referred to the Planning Department.

Commissioner Gage recently hiked the property. The property is steep and does not have access to public sewer or water. It's densely wooded and not conducive to development. There's a woods road on the property from Webster Road to the Shenipsit State Forest.

Commissioners discussed the MLS listing and agreed the asking price is too high. It's possible the Town and Northern Connecticut Land Trust could partner to preserve the land but at a significantly lesser price than the current listing.

IV. ADMINISTRATIVE BUSINESS:

1. FY 21-22 Budget Expenditure Update
An updated budget expenditure report was review.

2. Approval of the October 5, 2021 regular meeting minutes

MOVED (DWYER) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF OCTOBER 5, 2021, AS WRITTEN.

3. Approval of 2022 meeting schedule

Ms. Houlihan explained the draft 2022 meeting schedule reflects meetings on the first Tuesday of the month and asked commissioners if they could accommodate meeting on the second Tuesday instead. Meeting on the second Tuesday of the month provides an additional week to refer open space proposals associated with subdivision applications accepted by the Planning and Zoning Commission and accommodates technical staff coverage. Commissioners agreed they could accommodate meeting on the second Tuesday, but tabled discussion to next month to discuss the potential change with commissioners that were not present.

4. Correspondence:
 - a. Ad Hoc Ellington Trails Committee – Monthly agenda/minutes
 - b. Connecticut Land Conservation Council 2021 Updates & Highlights
 - c. Letter from the CT Land Conservation Council

V. ADJOURNMENT:

MOVED (HARFORD) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO ADJOURN AT 8:02 PM.

Respectfully submitted,

Lisa Houlihan, Acting Recording Clerk