



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

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

CONSERVATION COMMISSION REGULAR MEETING AGENDA

TUESDAY, MARCH 14, 2023, 7:00 PM

ONLINE MEETING - INSTRUCTIONS TO JOIN MEETING 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. (Distributed January 10, 2023)
2. Report - Working Farmland Preservation Program.
 - a. Letter to Farmland Owners and List of Farmland Parcels 20 Acres=+.
3. Report - Open Space Preservation Program.

IV. ADMINISTRATIVE BUSINESS:

1. FY 22-23 Budget & Expenditure Update and Draft Proposed Fiscal Year 23-24 Budget.
2. Approval of the January 10, 2023, Regular Meeting Minutes.
3. Election of Officers.
4. Correspondence/Discussion:
 - a. Ad Hoc Ellington Trails Committee – Monthly Agendas/Minutes.
 - b. Notification of Community Power Group LLC, Petition to CT Siting Council for Declaratory Ruling for a 4-MW Solar Photovoltaic Facility at 24 Middle Road.
 - c. Email from Don Tenerowicz dated February 22, 2023, for Proposed Disc Golf on Town Open Space off Stein Road, APN 037-005-0082, 29.49 Acres, in the R-Residential Zone.

V. ADJOURNMENT:

The next regular meeting is April 11, 2023.

The March 14, 2023, meeting will be conducted solely by electronic equipment using the online video conferencing service provider Zoom, unless written request for in-person accommodation is received by the Ellington Planning Department not less than 24 hours prior to the meeting date. As provided by statute, members of the public attending electronic meetings will be provided the same opportunity to participate as in-person meetings. Meeting attendance details (below) are provided on the agenda and posted on the Town of Ellington webpage (www.ellington-ct.gov), Agenda & Minutes, Conservation Commission.

Join Zoom Meeting via link:

Link: <https://us06web.zoom.us/j/82268654119>

Meeting ID: 822 6865 4119

Passcode: 262418

Join Zoom Meeting by phone:

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

Meeting ID: 822 6865 4119

Passcode: 262418

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING.



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TEL. (860) 870-3120 **TOWN PLANNER'S OFFICE** FAX (860) 870-3122

February 23, 2023

NAME
ADDRESS
ADDRESS

RE: Farmland Preservation Program

Dear :

I'm writing on behalf of the Ellington Conservation Commission about Ellington's Farmland Preservation Program (hereinafter "Program"), a Program that provides compensation to farmland owners in exchange for agricultural easements. The value of an easement is the monetary difference between the development rights associated with the farmland and the agricultural land value based on fair market appraisal. Your property is within a farmland preservation priority area and why you are receiving this letter.

Participating in the Program is voluntary, and property preserved by farmland easement may be actively farmed, lay fallow, sold, inherited, or transferred. There's no cost to apply and Ellington Planning Department staff is available to help you meet application requirements. Enclosed is a brochure highlighting more about the Program.

If you would like to learn more or apply for farmland preservation, please contact me at 860-870-3120 or planner@ellington-ct.gov.

Kind regards,

Lisa Houlihan, AICP
Ellington Town Planner

2023_02-22 Ellington Parcel List Over 20 Acres

Name	Street Name	Nbr	MBL	Zone	Acres	acres 490	Type	Occupancy	Building Style	Sale Date	SalePrice	Total Bldgs	Current Appraised Land	Current Appraised Building	Current Appraised Total	Current Assessed Land	Current Assessed Building	Current Assessed Outbuilding	Current Assessed Total
ABORN LAND LLC	MEADOW BROOK RD	18	091 001 0000	RAR	53.2	52.28	Residential	Single Family	Conventional	12/31/2014	0	1	285260	141100	609520	104300	98770	128210	331280
ADAMS JANICE A	CRANE RD	79	087 009 0000	RAR	53.5	53.5	Residential	Vacant	Vacant	3/2/2021	35000	0	263720	0	263720	38610	0	0	38610
BJJM FAMILY LLC	WEST RD		045 002 0000	RAR	34.69	34.69	Residential	Vacant	Vacant	12/20/2011	20000	0	75490	0	75490	33760	0	0	33760
BJJM FAMILY LLC	WEST RD		045 003 0000	RAR	90.51	90.51	Residential	Vacant	Vacant	10/30/2014	158000	0	251680	0	251680	57620	0	0	57620
CATHOLIC CEMETERIES ASSOCIATION OF THE	TRIPP RD		032 005 0000	RAR	29.62	29.62	Residential	Vacant	Vacant	12/23/2009	1282364	0	92300	0	92300	35040	0	0	35040
CHAPMAN SUMNER L	SOMERS RD	251	073 023 0000	R	21.78	20.86	Residential	Vacant	Vacant	8/18/1994	250000	0	113460	0	121220	58060	0	5430	63490
COHEN HARRIS 1/4+ HARRIS +LOUISE 6/16+	FROG HOLLOW RD	107	060 006 0000	RAR	28.99	28.07	Residential	Single Family	Ranch	12/9/2009	0	1	208650	104020	338450	73090	72810	18050	163950
COHEN SANFORD	ABBOTT RD	151	052 001 0000	RAR	57.97	57.05	Residential	Single Family	Conventional	10/21/1991	570000	1	286080	81410	433650	111960	56990	46310	215260
COHEN SANFORD	ABBOTT RD	162	060 007 0000	RAR	27.64	27.64	Residential	Vacant	Vacant	10/21/1991	570000	0	194800	0	194800	6660	0	0	6660
COHEN SANFORD	FROG HOLLOW RD		061 003 0001	RAR	33.93	33.93	Residential	Vacant	Vacant	12/21/2007	0	0	192520	0	257800	25340	0	45700	71040
COHEN SANFORD + HARRIS	CRANE RD	68	077 001 0000	RAR	30.58	30.58	Residential	Vacant	Vacant	2/23/2001	199200	0	189060	0	189060	36180	0	0	36180
COHEN SANFORD CARL	FROG HOLLOW RD	61	061 001 0000	RAR	30.95	30.03	Residential	Single Family	Colonial	6/3/1982	0	1	190400	431930	722590	68900	302350	70180	441430
CONNORS DANIEL J	SOMERS RD	295	083 011 0000	RAR	21.24	20.32	Residential	Two Family	Multi Family	3/12/1985	0	1	119180	157000	482800	62800	109900	144630	317330
DZEN PROPERTIES LLC	MIDDLE RD		042 002 0000	RAR	90	90	Residential	Vacant	Vacant	3/16/2006	0	0	351380	0	351380	103360	0	0	103360
GALE ANDREW J + GREGORY J	GREEN RD	90	118 001 0000	RAR	53.76	53.76	Residential	Vacant	Vacant	8/18/2022	0	0	182840	0	182840	25470	0	0	25470
GARDNERS NURSERIES INC	FROG HOLLOW RD	132	050 001 0000	RAR	96.86	96.86	Residential	Vacant	Vacant	10/23/1979	0	0	434290	0	453300	119700	0	13310	133010
GARDNERS NURSERIES INC	FROG HOLLOW RD	137	059 001 0000	RAR	54.98	54.06	Commercial	Warehouse		10/23/1979	0	3	386570	234990	660020	149770	164500	26920	341190

2023_02-22 Ellington Parcel List Over 20 Acres

Name	Street Name	Nbr	MBL	Zone	Acres	acres 490	Type	Occupancy	Building Style	Sale Date	Sale Price	Total Bldgs	Current Appraised Land	Current Appraised Building	Current Appraised Total	Current Assessed Land	Current Assessed Building	Current Assessed Outbuilding	Current Assessed Total
GIRARDINI JOSEPH V + COHUN ANN	KIBBE RD		105 011 0000	RAR	107	107	Residential	Vacant	Vacant	3/11/1997	0	0	494440	0	494440	57230	0	0	57230
HAMBACH ROBERTA F	BROAD BROOK RD		086 002 0000	RAR	40.31	40.31	Residential	Vacant	Vacant	10/4/2006	0	0	221160	0	249960	45300	0	20160	65460
HOFFMAN STEVEN J + JOAN L	HOFFMAN RD	77	121 008 0000	RAR	31.12	30.2	Residential	Single Family	Ranch	9/20/2002	0	1	203820	261930	539390	73290	183350	51550	308190
MOSER CHRIS L	WEST RD		037 003 0001	RAR	23	23	Residential	Vacant	Vacant	11/14/2014	0	0	59000	0	59000	21430	0	0	21430
PHRUMB PROPERTIES LLC	MIDDLE RD	24	053 047 0000	RAR	68.12	68.12	Residential	Vacant	Vacant	4/29/2021	0	0	285210	0	285210	62920	0	0	62920
ROTHE EDWARD A JR 5/8 + GENE W 3/8	TRIPP RD	50	008 001 0000	RAR	40.16	40.16	Residential	Vacant	Vacant	1/10/2011	0	0	227090	0	227090	17660	0	0	17660
ROTHE EDWARD A JR 5/8 + GENE W 3/8	WINDSORVILLE RD	222	008 011 0000	R	47.19	46.27	Residential	Single Family	Colonial	1/10/2011	0	1	182950	154320	506830	95810	108020	118690	322520
SANTINI BUILDERS LLC	PINNEY ST		035 001 0000	R	21.9	0	Residential	Vacant	Vacant	6/30/2004	370680	0	169130	0	169130	118390	0	0	118390
SEVENTY-ONE ABBOTT ROAD LLC	ABBOTT RD	78	033 012 0000	RAR	25.06	24.14	Commercial	Warehouse		4/25/2018	1800000	5	240380	1648150	2073400	118400	1153700	129410	1401510
SPIELMAN MARTIN	ABBOTT RD		070 001 0000	RAR	31	31	Residential	Vacant	Vacant	3/21/1994	1	0	191250	0	191250	36670	0	0	36670
STUTZ WALTER K JR	JOBS HILL RD	182	119 001 0000	RAR	48.7	47.78	Residential	Single Family	Conventional	11/13/1995	72821	1	216170	79500	339370	99310	55650	30590	185550
SUNSET VALLEY FARMS LLC	KREYSSIG RD	55	156 004 0001	RAR	41.36	40.44	Residential	Single Family	Ranch	4/13/2012	197100	1	186820	337800	832060	76860	236460	215210	528530
TWO SIXTY SEVEN (267) JOBS HILL RD LLC	JOBS HILL RD	267	159 022 0000	RAR	44.89	43	Residential	Single Family	Ranch	2/5/2020	0	3	216440	741350	969450	82500	518940	8160	609600
ZANKS LEON J JR + COLE SHAUN +	WAPPING WOOD RD	53	005 006 0000	RAR	29.2	29.2	Residential	Vacant	Vacant	11/29/2021	19470	0	155760	0	155760	23150	0	0	23150

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2022-2023 From Date: 7/1/2022 To Date: 3/1/2023

Account Mask: ?????00270???????

Account Type: All

☒ Print accounts with zero balance

☐ Include Inactive Accounts

☐ Filter Encumbrance Detail by Date Range

☐ Print Detail

☐ Include PreEncumbrance

Account Number / Description

Budget Range To Date

YTD

Balance

Encumbrance % Remaining Bud

1000.02.00270.10.50103

\$1,600.00

\$650.00

\$950.00

\$0.00

\$950.00

59.38%

Part Time---Conservation Commission--

1000.02.00270.20.60221

\$400.00

(\$400.00)

\$800.00

\$0.00

\$800.00

200.00%

Advertising Printing---Conservation Commission--

1000.02.00270.20.60222

\$1,350.00

\$560.00

\$790.00

\$0.00

\$790.00

58.52%

Dues & Subscriptions---Conservation Commission--

1000.02.00270.20.60223

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

0.00%

Travel---Conservation Commission--

1000.02.00270.20.60234

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

0.00%

Professional Development---Conservation Commission

1000.02.00270.20.60250

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

0.00%

Contracted Services---Conservation Commission--

1000.02.00270.20.60254

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

0.00%

St of CT Surcharges---Conservation Commission--

1000.02.00270.20.60341

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

0.00%

Office Supplies---Conservation Commission--

1000.02.00270.30.60341

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

0.00%

Office Supplies---Conservation Commission--

Fund: 1000

\$3,350.00

\$810.00

\$2,540.00

\$0.00

\$2,540.00

Town of Ellington

General Ledger - On Demand Report

Account Mask: ???00270??????

☒ Print accounts with zero balance

Account Type: All

☐ Include Inactive Accounts

Budget Range To Date

Grand Total:

Account Number / Description

Fiscal Year: 2022-2023

From Date: 7/1/2022

To Date: 3/1/2023

☐ Print Detail

☐ Include PreEncumbrance

☐ Filter Encumbrance Detail by Date Range

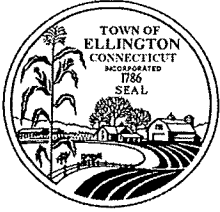
Balance Encumbrance % Remaining Bud

YTD \$810.00 \$2,540.00 \$0.00 \$2,540.00

End of Report

**TOWN OF ELLINGTON
BUDGET REQUEST
270 CONSERVATION COMMISSION**

Object No.	Description & Explanation(s)	FISCAL YEAR 2023-24	
		<u>FY 2022-23</u> <u>Revised</u>	<u>FY 2023-24</u>
50103	<u>PART TIME PAYROLL</u>	\$ 1,600	\$ 1,600
	Recording Clerk for montly meetings (12 x \$130)		
		<u>\$ 1,600</u>	<u>\$ 1,600</u>
60221	<u>ADVERTISING-PRINTING-FORMS</u>	\$ 400	\$ 400
	Brochures (open space, conservation & farmland preservation), commissioner name plates, conservation event supplies, and surveys		
60222	<u>DUES & SUBSCRIPTIONS</u>	\$ 1,350	\$ 1,350
	CT Association of Conservation & Inland Wetlands Commissions (\$60), CT Land Conservation Council (\$450), & Northern CT Land Trust (\$450) & CT Farm Bureau (\$350)		
60250	<u>CONTRACTED SERVICES</u>	\$ -	\$ -
	TOTAL OFFICE BUDGET	<u>\$ 1,750</u>	<u>\$ 1,750</u>
	DEPARTMENT TOTAL	<u>\$ 3,350</u>	<u>\$ 3,350</u>



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CONSERVATION COMMISSION REGULAR MEETING MINUTES TUESDAY, JANUARY 10, 2023, 7:00 PM

REMOTE ATTENDANCE: ZOOM MEETING

PRESENT: Chairman Rebecca Quarno, Regular Members Robert Zielfelder, Sean Dwyer, James Gage, and Laurie Burstein, ~~and Alternate Jessica Fay~~

ABSENT: Vice Chairman David Bidwell, Regular Member George Nickerson, and Alternates Ann Harford and Jessica Fay

STAFF: Lisa Houlihan, Town Planner and Nathaniel Trask, Recording Clerk

OTHERS

PRESENT: Valerie Amsel, Ad-Hoc Ellington Trails Committee Liaison

I. CALL TO ORDER: Chairman Rebecca Quarno called the Conservation Commission meeting to order at 7:03 PM.

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

III. ACTIVE BUSINESS:

1. Sustainable CT - Review of Section 3.4 Develop an Open Space Plan and Section 5.3 Develop Agriculture-Friendly Practices.

The Commission talked at the last meeting how to move forward with Sustainable CT. Ms. Houlihan asked First Selectman, Lori Spielman, if a focus group was going to be established to determine if the process would move forward. A focus group will not be established at this point. The ~~Shared Services Committee~~ Board of Selectmen (BOS) acknowledged that they haven't established a committee. In speaking with other communities like Coventry and Vernon, Ms. Houlihan said Vernon went through a certification process whereby they hired someone temporarily to work part-time to help them complete and submit actions to Sustainable CT. Ms. Houlihan said the ~~Shared Services Committee~~ BOS may possibly talk about implementing a focus group at a later date. Currently, the committee is not looking to obtain certification for the town. Ms. Houlihan noted that if the Planning Department were to complete all the action items under their purview, the town would still not be eligible for Sustainable CT certification without other departments doing the same.

BY CONSENSUS, THE COMMISSION AGREED TO REMOVE THIS ITEM FROM FUTURE AGENDAS, NOTING IT MAY BE ADDED AT A LATER DATE IF THE TOWN ESTABLISHES A SUSTAINABLE ELLINGTON COMMITTEE.

2. Plan of Conservation & Development, Chapter 4 - Conservation Strategies, Natural Resource Preservation.

Ms. Houlihan presented the Commission with Chapter 4 of the Plan of Conservation and Development. The chapter addresses the areas that have changed from the previous plan to the most current plan, as well as conservation initiatives to focus on. Ms. Houlihan provided them with a copy so they can review it and choose areas to focus on. Chairman Quarno asked when the last time the commission touched Chapter 4 and addressed the content within. Ms. Houlihan answered the group focused on some of the open space parcels and grading them for priority last year and Chapter 4, which is the responsibility of the Conservation Commission, was last updated in November of 2019. She said this current plan is the one the Planning Department is working with for the next ten years. The commission will read through the chapter and identify areas where there are questions or updates that may be needed.

Commissioner Dwyer asked if the group should focus on areas the commission has accomplished and figure out a way to input that. Ms. Houlihan said there should be a record kept of the areas that have been accomplished and the commission should work on other initiatives that haven't been accomplished. She added that when the next update for the Plan of Conservation and Development is reviewed, any accomplishments should be acknowledged in the chapter. Commissioner Dwyer asked if there was an additional section in the Plan of Conservation and Development that mentions how goals are going to be accomplished. Ms. Houlihan said there is an implementation chapter that summarizes and identifies the initiatives as ranking "high," "low," and "medium." She clarified that the objective is to pick areas for the commission to focus on for 2023.

The commission members will read Chapter 4 and discuss what they want to initiate in 2023 at the next meeting.

3. Report - Working Farmland Preservation Program.

Ms. Houlihan said the Planning Department is still waiting for Oakridge Dairy to close on their second property. Oakridge Dairy said they are not going to pursue the extra 300 acres of land, so the Planning Department will send out a letter of interest to see if any other farms want to file an application for farmland preservation. Commissioner Gage asked if Oakridge Dairy had completely given up on the land. Ms. Houlihan said that they may come back to it later, but they would have to file a new application. The business did get approval to convert a 15,000 sq. ft. empty barn at 80 Meadowbrook Road into a production and cooler area. There will be three overhead doors at the property for loading. Commissioner Gage mentioned that they could get some funds for the new project from the preservation of the 300 acres, however Ms. Houlihan said they were getting lease money from the methane digester.

4. Report - Open Space Preservation Program.

No new interest currently. The Northern Connecticut Land Trust ~~was working~~has preserved a lot on land in Ellington in the recent past; however, Commissioner Gage said the Land Trust is currently working in Stafford.

IV. ADMINISTRATIVE BUSINESS:

1. FY 22-23 Budget & Expenditure Update.

The only budget item from last month to this month was for the services of the part-time recording clerk.

2. Approval of the December 13, 2022 regular meeting minutes.

MOVED (GAGE) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO APPROVE THE REGULAR MEETING MINUTES OF DECEMBER 13, 2022 AS WRITTEN.

3. Election of officers.

The commission agreed to table the election of officers until next month's meeting so the absent commissioners could vote. Until then, the chairman and vice chairman of the commission will remain the same.

BY CONSENSUS, COMMISSIONERS TABLED ELECTION OF OFFICERS UNTIL NEXT MEETING.

4. Correspondence/Discussion:

- a. Ad Hoc Ellington Trails Committee – Monthly Agenda/Minutes.

Ms. Valerie Amsel, the Ad Hoc Ellington Trails Committee Liaison, addressed the commission. Ms. Amsel said the committee talked about upcoming events at a meeting last week. She indicated that some members of the committee were going out to the trails to check on any storm damage after December's weather. She indicated that many, but not all, issues have already been taken care of. At their next month's meeting, the group will finalize their programs for 2023. The committee is still waiting for money for the Metcalf trail and the Highlands trail has been blazed. Ms. Amsel said the trail maps are now finished with QR codes on all maps, which are located at the trail kiosks. The public can also access the map on their cell phones. Ms. Houlihan said the maps include the locations of emergency markers.

- b. Department of Energy and Environmental Protection Request for Proposals for Recreational Trail Grants through March, 2023.

Ms. Houlihan said Commissioner Dwyer provided her with a copy of the Department of Energy & Environmental Protection, (DEEP), Request for Proposals. This has also been circulated to other departments. Complaints have been made by some town residents about the lack of sidewalks on Abbott Road, which is used for recreational activities such as walking, biking and jogging. Ms. Houlihan said there is interest in creating a multiuse trail that would start near the Windermere School and connect to the roundabout near Cumberland Farms. The trail would make its way to the area of Main Street. Chairman Quarno and Commissioner Dwyer liked the idea. The trail would be no less than eight feet wide to accommodate for two-way traffic, and it will be ~~some form of~~ bituminous concrete.

The plan for the group managing the proposal is to develop a master plan for recreational trails so that there are projects lined up whenever grants like these are requested. The deadline for proposals is March 1, 2023. The \$9 million allocation, of which the town could be eligible for a portion of, is also available for planning, designing, and construction.

- c. Copy of Approved Conservation Commission 2023 meeting schedule.

Ms. Houlihan provided the commission with a copy of the 2023 meeting schedule for the Conservation Commission.

- d. CT Land Conservation Council donation thank you letter.

The commission received a letter from Vanessa Giannasi, the Development Director at the CT Land Conservation Council thanking them for their donation.

V. ADJOURNMENT:

**MOVED (DWYER) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO
ADJOURN THE CONSERVATION COMMISSION MEETING AT 7:36 PM.**

Respectfully submitted,

Nathaniel Trask, Recording Clerk

Election of Officers

a. Chairman Position

MOVED (____) TO NOMINATE COMMISSIONER (____) FOR CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2023.

COMMISSIONER (____) ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, MOVED (____) SECONDED (____) TO ELECT COMMISSIONER (____) FOR CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2023.

b. Vice-Chairman Position

MOVED (____) TO NOMINATE COMMISSIONER (____) FOR VICE-CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2023.

COMMISSIONER (____) ACCEPTED THE NOMINATION.

HEARING NO FURTHER NOMINATIONS, MOVED (____) SECONDED (____) TO ELECT COMMISSIONER (____) FOR VICE-CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2023.



TOWN OF ELLINGTON

Ad Hoc Ellington Trails Committee

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

CHAIRMAN
LINDA ANDERSON

VICE CHAIRMAN
CYNTHIA VAN ZELM

SECRETARY
DEANNA WAMBOLT-GULICK

VALERIE AMSEL
PAM MCCORMICK
JUDI MANFRE
LARRISSA BURKE
DONNA ALLEN

Ad Hoc Ellington Trails Committee
Special Meeting Minutes
January 4, 2023
Nicholas J. DiCorleto, Jr. Meeting Hall

MEMBERS PRESENT: Linda Anderson (by phone), Cynthia van Zelm, Pam McCormick, Judi Manfre, Valerie Amsel, Larrissa Burke, and Donna Allen

MEMBERS ABSENT: Deanna Wambolt-Gulick

OTHERS PRESENT: Bruce Dinnie

I. Call to Order

Ms. van Zelm chaired the meeting as Ms. Anderson could not attend in person. Ms. van Zelm called the meeting to order at 6:30 pm.

II. New Committee Member

The Committee welcomed new member Donna Allen and those present introduced themselves.

III. Citizens' Forum

There was no members of the public in attendance.

IV. Approval of Minutes

A. November 2, 2022

Ms. van Zelm noted two corrections to the minutes – Under Citizens' Forum, the reference in paragraph two needs to be to the Planning and Zoning Commission, and not the Board of Finance; under the Ellington Highlands update, Mr. Radziwon should be recognized as the Ellington Department of Public Works Director.

MOVED (BURKE), SECONDED (MCCORMICK) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE NOVEMBER 2, 2022 REGULAR MEETING AS AMENDED.

V. Old Business

A. Hockanum River Association Report

Tom Palshaw was not present at the meeting so there was no report given.

B. New Maps Update

Ms. van Zelm said that Ms. Anderson will give the new trails maps to everyone at the next meeting. She said they will be placed in the Library, Senior Center, Parks and Rec Department, and Planning Department, and have already gone in several welcome bags (see below).

Ms. van Zelm noted that the Trails Committee will provide \$725 to the Town's Planning Department to assist with the cost of developing the maps.

Ms. Anderson will also email the maps to the Trails Committee's email distribution list.

Ms. Anderson will also go to Ellington Printery to add QR codes for a link to the map that will be put at the kiosks at trail heads.

C. Crystal Ridge Update

Ms. Anderson, Ms. Amsel, Ms. Amsel's son Jesse, and Mr. Dinnie blazed the Crystal Ridge trail.

D. Metcalf

Ms. Anderson said Public Works will go out to bid in the spring to take down the dead trees at Metcalf. The goal is for the funding to be in place from the State by the spring.

E. Conservation Commission Report

Ms. Amsel said that there were no updates.

F. Ellington Highlands Update

The Committee discussed the best colors to use to blaze the Ellington Highlands Trail. There are four distinct trails within the trail system. The Committee agreed to use at least white and blue, and Mr. Dinnie suggested checking with the palette of colors for trails provided by the CT Forest and Park Association.

G. Dates for 2023 Meetings

The dates for the 2023 Committee meetings were sent out by Julia Connor, but Linda will also provide hard copies at the next meeting.

H. Mini Golf Hole at Hall Memorial Library – February 4, 2023

The Committee discussed the Trails Committee's sponsorship of a mini golf hole at the Library event. Ms. Manfre has taken the lead and said that she has rocks that can be used as barriers on the hole. Ms. Amsel can provide a potted tree.

The event runs from 10:00 am to 4:30 pm on the 4th.

Ms. Allen will assist Ms. Manfre with set up on February 3rd. Ms. van Zelm will assist with clean up on the 4th. Ms. Manfre will look into whether the event needs to be staffed.

Ms. Anderson will get trail maps and leftover lollipops from Trail of Treats as giveaways; there may be others.

I. Welcome Bags

Ms. Anderson said 22 welcome bags for new Ellington residents were stuffed with trail maps.

J. Pruning Fruit Trees at Batz

Johnny Appleseeds will prune the fruit trees at the Batz Property in the spring.

If Public Works can plow the area, Public Works Director Ken Radziwon will let Ms. Anderson know so she can promote that there is access to hiking and other activities at Batz.

VI. New Business

Ms. Anderson mentioned that there is a significant amount of grant money available for trails from CT DEEP. Grants are due March 1. Ms. Anderson spoke to Planning Director Lisa Houlihan about the possibility of a grant for future land purchase for trail development. Mr. Dinnie said that the funding can be used for clearing trails as well. He recommended that Ms. Anderson reach out to the contact at CT DEEP to ascertain what their priorities are for grants. Ms. Anderson said she will see if Ms. Houlihan can follow-up with CT DEEP. Ms. Anderson said there has been discussion in the past about a plan to do a suspension bridge off of the West Road trail from Ellington to Vernon over the river. Ms. Anderson will reach out to former Committee member and surveyor Rachel Dearborn as well as Ms. Houlihan about this idea.

VII. Subcommittee Reports

A. Treasurer

Ms. Anderson and Ms. van Zelm will work with the Finance Department on next year's budget once they receive a template from the Finance Dept. There is approximately \$5,100 remaining in the current budget to date.

B. Planning & Development

Ms. Anderson will order ten more mowing signs for Batz. She noted that colleague Jane Seymour has set up a mowing schedule for Batz which Ms. Anderson will give to Mr. Radziwon. Ms. Anderson said that she will also prepare "Beware of Bees" signs to be put on the benches at the amphitheater.

C. Maintenance

Ms. Anderson asked Committee members to walk the trails to check for downed trees. Ms. McCormick walked Batz, and it is okay. Mr. Dinnie said that Ellington Heights should be okay. Ms. Amsel will walk Kimball. Ms. Anderson will walk Crystal Ridge. Ms. Allen will walk Windermere.

D. Community Outreach

1. Post-Thanksgiving Walk

The post-Thanksgiving Walk at Snipsic Lake went well and Ms. Anderson hopes that holding a hike after Thanksgiving will become an annual event.

2. New Year's Walk

There was no New Years Walk held this year.

3. Ginny Apple Talk

Ms. Apple will give the following talks this year at 6:30 pm at the Library – coyotes on January 31, deer on February 28, and moose on March 28.

4. Educational Programs for 2023

On behalf of Ms. Anderson's great work on a program schedule, Ms. van Zelm reviewed the following proposed educational programs:

February 4 – Mini-Golf at Library

April 22 – Town Earth Day event on Town Green (table to be set up)

April 29 – Possible bird walk - Linda will reach out to Denise Anamani who has led the Committee's past bird walks.

May 6 – Possible children's bird walk

June 3 or 4 – CT Trails Day hike - Ms. Anderson and Ms. van Zelm said they would not be able to lead the walk so looking for volunteers. The Ellington Highlands trail might be a good option.

End of June or September 3 – Three-mile hike with the 3 Foragers group. Ms. Anderson will see if the Library would want to co-sponsor this hike.

July – Program with the raptors group at the Batz Amphitheater. Forest Park in East Longmeadow also brings animals on the road, so this is a possibility for a program as well. There is also a porcupine rescue group that does programs. Ms. Anderson will look into these options.

August – Ellington Farmers' Market (table to be set up)

August 12 or 13 – Meteor showers event with Astronomy Society of CT that the Committee has worked with in the past. The best viewing time will be around midnight. Ms. Anderson has reached out to the club for best dates. The Library suggested a spring event but it may be too cold.

October – Ellington Historical Society (table to be set up)

October – Trail of Treats

November – Post Thanksgiving Hike

January – New Year's Hike

Ms. Anderson or Ms. van Zelm will type up the programs for the Committee, which will be iterative as plans coalesce and change.

As an additional New Business item, Ms. Amsel provided a list of locations for various Committee trails' materials. She also suggested that a list of spring trails maintenance jobs be added to the February agenda.

VIII. Adjournment

MOVED (AMSEL), SECONDED (MCCORMICK) AND PASSED UNANIMOUSLY TO
ADJOURN THE TRAILS COMMITTEE MEETING AT 7:38 PM.

Prepared by Cynthia van Zelm, Vice Chair; submitted by *Julia Connor*

Julia Connor



TOWN OF ELLINGTON

Ad Hoc Ellington Trails Committee

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

CHAIRMAN
LINDA ANDERSON

VICE CHAIRMAN
CYNTHIA VAN ZELM

SECRETARY
DEANNA WAMBOLT-GULICK

VALERIE AMSEL
PAM MCCORMICK
JUDI MANFRE
LARRISSA BURKE
DONNA ALLEN

Ad Hoc Ellington Trails Committee
Regular Meeting Minutes
February 1, 2023
Town Hall Annex

MEMBERS PRESENT: Cynthia van Zelm, Donna Allen, Deanna Wambolt-Gulick, Linda Anderson, Pam McCormick, Valerie Amsel

MEMBERS ABSENT: Larrissa Burke, Judi Manfre

OTHERS PRESENT: Bruce Dinnie, Sai Kapu – Boy Scout

I. Call to Order

Ms. Anderson called the meeting to order at 6:35 pm.

II. Citizens' Forum: No discussion was held.

III. Approval of Minutes

A. January 4, 2023

MOVED (VAN ZELM), SECONDED (MCCORMICK) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE JANUARY 4, 2023 MEETING.

IV. Old Business

A. Hockanum River Association Report

Ms. Amsel shared that the Association is planning to raise the bridge by six inches; they already have the necessary supplies for the project. Great Country Timber Frames has some wood that they donate; Ms. Amsel suggested that this could be a source for the Committee to get some additional wood for projects.

The Committee is currently in a holding pattern with putting up emergency signs; the next action is to put in the H4 bench, which was missing due to vandalism, with some 6x6s.

B. New Maps Update

Ms. Anderson shared that new maps have been brought to Parks and Rec, the Senior Center, Planning and Zoning, and Hall Memorial Library. The new maps have been put on the Parks and Rec website as well.

C. Metcalf

Ms. Amsel shared that the dead trees and hanging branches have been cut down throughout a three-day project. The trails are in good shape with visible blazes and well established trails.

There are some roots that are sticking up from where digging was done as the dead trees were removed; these could be tripping hazards. Ms. Anderson suggests that KeyBank, if they come to the Committee for a community project, could work on spreading wood chips to help alleviate the tripping hazard. If the trails look good, upon another walkthrough, the Committee, with Mr. Palshaw's help, can put up emergency signs.

Ms. Anderson suggested that the Committee thank First Selectmen Spielman, the Board of Selectmen, and any other helpers for taking care of this issue so quickly.

Ms. Anderson hopes that the removal of these trees will benefit the wildlife, perhaps the bird population specifically. Most animals thrive best with an intermediate field/forest terrain, rather than a very thick, old forest.

D. Conservation Commission Report

Ms. Amsel shared that there is talk of a multi-use trail (bike, hike, walk) spanning from Abbott Road to Windermere Road. This has to be at least eight feet wide. The Town is looking into grant money to fund this project.

E. Ellington Highlands Update – Disc Golf

Ms. Anderson shared that the disc golf course is planned to go in on the left side of the space, going over the yellow and red trails and covering wetlands as well as the open field space. The proposed plan is scheduled for Inland/Wetlands review on February 13th. She recommended that members of the Committee be present at the meeting.

Ms. Anderson is hoping that the neighboring properties will be or have been notified before the project moves forward, in addition to being listed in the application.

F. February 4, 2023 Mini Golf Hole at Hall Memorial Library

Ms. Anderson reviewed the event details; set up is on Friday, and she, Ms. Manfre, and Ms. Allen will be there to help with the set up. Ms. Anderson and Ms. van Zelm will be there to help break down the hole. The Committee will be handing out maps and DumDums. There will be decorations as well.

V. New Business**A. Grant Money**

The Committee is included in a list hoping to benefit from potential grant money.

VI. Subcommittee Reports**A. Treasurer**

Ms. Anderson shared an inventory of Trails materials. She requested that members keep this with their notes.

She then shared an update on the budget, noting that the Committee is currently on track to use the full budget. She recommended keeping the same amount for the upcoming budget. She noted that some savings on Education and Food & Meals may allow the Committee to allocate some of the budget elsewhere.

B. Planning & Development

Ms. Anderson suggested that she and Ms. Amsel do some tagging for the Crystal Ridge Trail in the upcoming week when the weather is warmer.

C. Maintenance

Mr. Dinnie shared that he took care of several trees at Kimball that needed cutting. He noted that Kimball is getting a lot of use. The bridge needs to be fixed. Ms. Amsel asserted that people will be needed to help move the bridge. Perhaps Boy Scouts could assist or some other members of the community.

Ms. Amsel shared that she wants to add some marble to a bridge at Ellington Highlands. Blazing also needs to be done and trails need to be cleaned. Emergency signs need to be added and boundary signs need to be posted.

Crystal Ridge needs to have a kiosk done. Blazing needs to be finished and trails need to be cleaned. Emergency signs need to be added and boundary signs need to be posted.

QR codes for trails need to be put on each kiosk at each trail.

Issues at Hockanum are being addressed by the Hockanum River Association.

D. Community Outreach

Ms. Anderson reviewed an updated calendar of events. Events upcoming for this month include the golfing event at Hall Memorial Library on the 4th from 10 am - 5 pm and a talk on deer by Ginny Apple at Hall Memorial Library on the 28th at 6:30 pm.

Ms. Anderson has reached out to Raptors to do an event at Batz in July and Forest Park Animals to do an event at Batz. As events are updated, she will share them at upcoming meetings.

VII. Adjournment

MOVED (AMSEL), SECONDED (WAMBOLT-GULICK) AND PASSED UNANIMOUSLY TO ADJOURN THE TRAILS COMMITTEE MEETING AT 7:46 PM.

Prepared by Deanna Walbolt-Gulick, Secretary; submitted by Julia Connor



TOWN OF ELLINGTON

Ad Hoc Ellington Trails Committee

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

Regular Meeting Agenda Ad Hoc Ellington Trails Committee 6:30 PM – Wednesday, March 1, 2023 Town Hall Annex, 57 Main Street

- I. Call to Order
- II. Citizens' Forum
- III. Approval of Minutes
 - A. February 1, 2023
- IV. Old Business
 - A. Hockanum River Association Report
 - B. Metcalf
 - C. Conservation Commission Report
 - D. Ellington Highlands Update - Disc Golf
 - E. Storm Steinberg
- V. New Business
 - A. Windermere Parking Lot - Lower Butcher Rd.
 - B. Fancy Signs for Trailheads, Benches, Picnic Tables
- VI. Subcommittee Reports
 - A. Treasurer
 - B. Planning and Development
 - 1. Crystal Lake – New Trail
 - C. Maintenance
 - 1. Crystal Lake
 - D. Community Outreach
 - 1. Mini Golf
 - 2. Ginny Apple Talk on Coyotes, March 28th Moose Talk
 - 3. Raptor Talk at Batz – July 19th, 10:00 am
 - 4. Earth Day on the Town Green, April 22nd
- VII. Adjournment



Community Power Group
5636 Connecticut Ave NW #42729
Washington, DC 20015
202-844-6424

January 30, 2023

Via Certified Mail/Return Receipt Requested

Rebecca Quarno, Chairman
Conservation Commission
Town of Ellington
57 Main Street
P.O. Box 187
Ellington, CT 06029

RECEIVED

FEB 02 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

RE: Notice to Agencies and Officials Regarding Community Power Group's Proposed Solar Facility to be Located at 24 Middle Rd, Ellington CT

Dear Chairman Quarno:

Pursuant to section 16-50j-40 of the Regulations of Connecticut State Agencies, we are notifying you that the Community Power Group intends to file a petition for declaratory ruling with the Connecticut Siting Council ("Council") on or about January 30, 2023. This petition will request the Council's confirmation that no Certificate of Environmental Compatibility and Public Need is necessary, for the proposed construction, operation and maintenance of a 4.0 megawatt alternating current ground-mounted solar photovoltaic system ("the Project"), to be located on approximately 28 acres of a 60-acre parcel of land at 24 Middle Road in Ellington, Connecticut. The parcel is currently farmed for agriculture.

The Council will undertake a review of the proposed Project and consider input from interested stakeholders. If approved, construction is anticipated to commence in the Winter of 2023 with commercial operation projected for Fall of 2024. This is an approximated scheduled and might change.

Once filed, a copy of the Petition will be available on the Council's website at <https://portal.ct.gov/CSC>, under "Pending Matters." If you have any questions or comments regarding the proposed Project, please contact Community Power Group as listed below.

Sincerely,

Amberli Young
Project Manager

(202) 844-6424 // amberli@communitypowergroup.com

Barbra Galovich

Subject: FW: : Written Testimony: Ellington High Land Disc Golf Course

From: Don Tenerowicz <dtenerow@earthlink.net>
Sent: Wednesday, February 22, 2023 3:51 PM
To: Lisa Houlihan <LHoulihan@ELLINGTON-CT.GOV>
Cc: Don Tenerowicz <dtenerow@earthlink.net>
Subject: : Written Testimony: Ellington High Land Disc Golf Course

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lisa, pls distribute to:

- / Conservation Commission
- / Inland Wetlands Agency
- / Planning & Zoning Commission

Thank You

Don Tenerowicz
135 Ellington Ave
Ellington CT 06029

860-872-9013
dtenerow@earthlink.net

RE: Comments regarding the proposed Ellington Highlands Disc Golf Course

I became aware for the first time of the proposed Ellington Highlands Disc Golf Course (EHDGC) upon receipt by USPS, approx Feb 8, 2023, of the Public Notice for a Planning & Zoning Commission Public Hearing.

Subsequently, the Ellington Planning Dept (Lisa) provided me with a pdf copy of the EHDGC Project Proposal dated February 2023. The document is date stamped by the Planning Dept as received on Jan 26, 2023

My total knowledge of the proposed EHDGC is based upon the Project Proposal. I am not aware of any other detail information that might have been made available by the Town of Ellington . I contacted an Ellington Selectman on February 18 by e-mail requesting additional information. As of this date I have not received an acknowledgement. After the first read comments in the EHDGC Proposal has prompted me to provide my written testimony.

Direct quotes in the EHDGC Proposal:

A. " The course will also energize the local economy by attracting thousands of disc golf enthuses annually. The Stein Road property , conveniently located just off Route 83, will attract visitors to the heart of Ellington "

Make note of the anticipated usage in the " thousands ".

B. " Enables Ellington Middle School & Ellington High School to develop disc golf-centric clubs and teams "

Ellington now has one of the lowest cost per student expenditures in the State of CT. Has the Board of Education and Superintendent of Schools committed to funding an additional sport ? Or, are there other uses for the same funding, such as STEM, that will yield a higher rate of return for a majority of students.

C. " Spatial analysis identifies the Town of Ellington having greater demand for a high quality disc golf course than any other towns in Northern/Eastern Connecticut "

The comment above was not supported by providing the spatial analysis. It could be inferred that the EHDGC will attract existing players from other communities in addition to new players, without preference on usage by Ellington citizens.

D. " In general: At least 100ft between course and adjacent parcels, at least 200ft between course and houses/structures"

Above is open ended statement as a best intention without providing an analysis of how the footage was arrived at and a firm commitment.

E. " Additionally, the course will service demand in regions where lapses in course access exist "

An interpretation might be the EHDGC will actively promote the course being used by the " thousands ", inclusive of those not Ellington residents.

My recommendation:

The project is being fast tracked for approval without providing additional detail data and evaluation by neutral parties to support the recommendation. Due to the long term consequences, additional study is necessary and the request should be denied of establishing a Recreation activity in a Residential (R) zone

Other Considerations:

A. Professional Traffic Study: In addition to Route 83, aka West Road & Somers Road, there are at a minimum 12 other streets that will have additional traffic, " thousands " using the course coming from all directions in residential neighborhoods to reach Stein Road. Heading north on Ellington Ave toward Stein Road there are blind driveways and sight lines. Attempt to turn left from Highland Ave onto to Ellington Ave. Some of which will not support parking on the street and simultaneous two way traffic. Evaluation of the congestion that already exists now during commuter time at the stoplights of Route 286 and Mountain /Snipsic Lake Roads along with the stop light at Lower and Middle Butcher Road. With existing commercial traffic on Route 83 and future growth, by-passing Route 83 onto to the Town's local roads will only worsen. Even now, Ellington Ave has a speeding problem.

B. Wet Lands: No professional analysis provided on the impact to existing wet lands and drainage from land clearing going to the homes in the Highland Ave area which abut the EHDGC proposed land on Stein Road.

C. Wildlife: The selected land for the EHDGC now has a population of wild turkeys, deer, hawks and bobcats., there may be other wildlife. Impact to their habitat has not been shown in the proposal.

D. Financial: No onetime and on-going revenue sources/expenses were made available in the Proposal, along with a detailed planned budget.

E. Security: With the location of the EHDGC the Resident State Troopers and Ellington Police will have an additional area to patrol.

F. Impact to existing Ellington Depts such as Ellington Fire & Rescue and Public Works. For the long term the EHDGC will need to be maintained such as mowing, tree trimming, rubbish removal, repair, etc. Roadway from Stein Road to the EHDGC will need to accommodate Fire Equipment, Police and Ambulance.

G. Application of the American Disabilities Act to the design of the EHDGC along with the access paths and road way from Stein Road. Provisions for public water and restroom accommodations. Included would be access by those with limited mobility, from walking sticks to wheelchairs.

H. With " thousands " attending providing on site parking to accommodate everyone and not face a future problem with vehicles being parked on the residential streets. In addition, provisions for bus parking. Traffic departing EHDGC, there is no stop sign where Ellington Ave joins the south end of Stein Road with a poor sight line.

I. Review of alternative sites such as the existing Ellington Parks and empty land. If a review was conducted the analysis needs to be made public.

J. No provisions mentioned made for application of Ellington Park rules and regulations consistent with Ellington's other Parks. Such as dogs must be on a leash and hours of usage.

K. Lacking any other information the Town of Ellington will own the EHDGC and be responsible for all aspects of the EHDGC, same as other Ellington parks.

L. With the recognized wet lands, analysis on the impact and adherence to State and Federal regulations.

Very Important:

J. No inclusion on actively soliciting the opinions of the Stein Road residents who would be the most impacted by the EHDGC. Unlike a private business, being a public endeavor requires advance communication rather than finding out when the Notice of Public Hearing for a Zoning change was received. If this step was taken, the results need to be documented and made public.

Thank You for your consideration.

Regards

Don