



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, JANUARY 9, 2024, 7:00 PM**

ONLINE MEETING, INSTRUCTIONS TO JOIN PROVIDED BELOW

I. CALL TO ORDER:

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

III. ACTIVE BUSINESS:

1. Review Plan of Conservation & Development, Chapter 4-Conservation Strategies, Natural Resource Preservation.
2. Review Sustainable CT Certification Action Overview Worksheet - Conservation Sections.
 - 5.3 Develop Agriculture-Friendly Practices.
3. Report - Farmland Preservation Program.
4. Report - Open Space Preservation Program.

IV. ADMINISTRATIVE BUSINESS:

1. FY 23-24 Budget & Expenditure Update:
 - a. Request to Approve Annual Contribution to the Northern Connecticut Land Trust.
2. Approval of November 14, 2023, Regular Meeting Minutes.
3. Election of Officers.
4. Correspondence/Discussion:
 - a. Ad Hoc Ellington Trails Committee - Monthly Agendas/Minutes.
 - b. Letter from Connecticut Land Conservation Council Re: Recent Contribution.

V. ADJOURNMENT:

Next Meeting is February 13, 2024

The January 9, 2024, 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 with the same opportunity to participate as in-person meetings. Online meeting attendance details are listed below. The agenda is posted on the Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Conservation Commission.

Join Zoom Meeting via Link:
<https://us06web.zoom.us/j/82271014145>
Meeting ID: 822 7101 4145
Passcode: 499065

Join Zoom Meeting by Phone:
1-646-558-8656 US (New York)
Meeting ID: 822 7101 4145
Passcode: 499065

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



Webster Preserve Induction Ceremony into Old Growth Forest Network

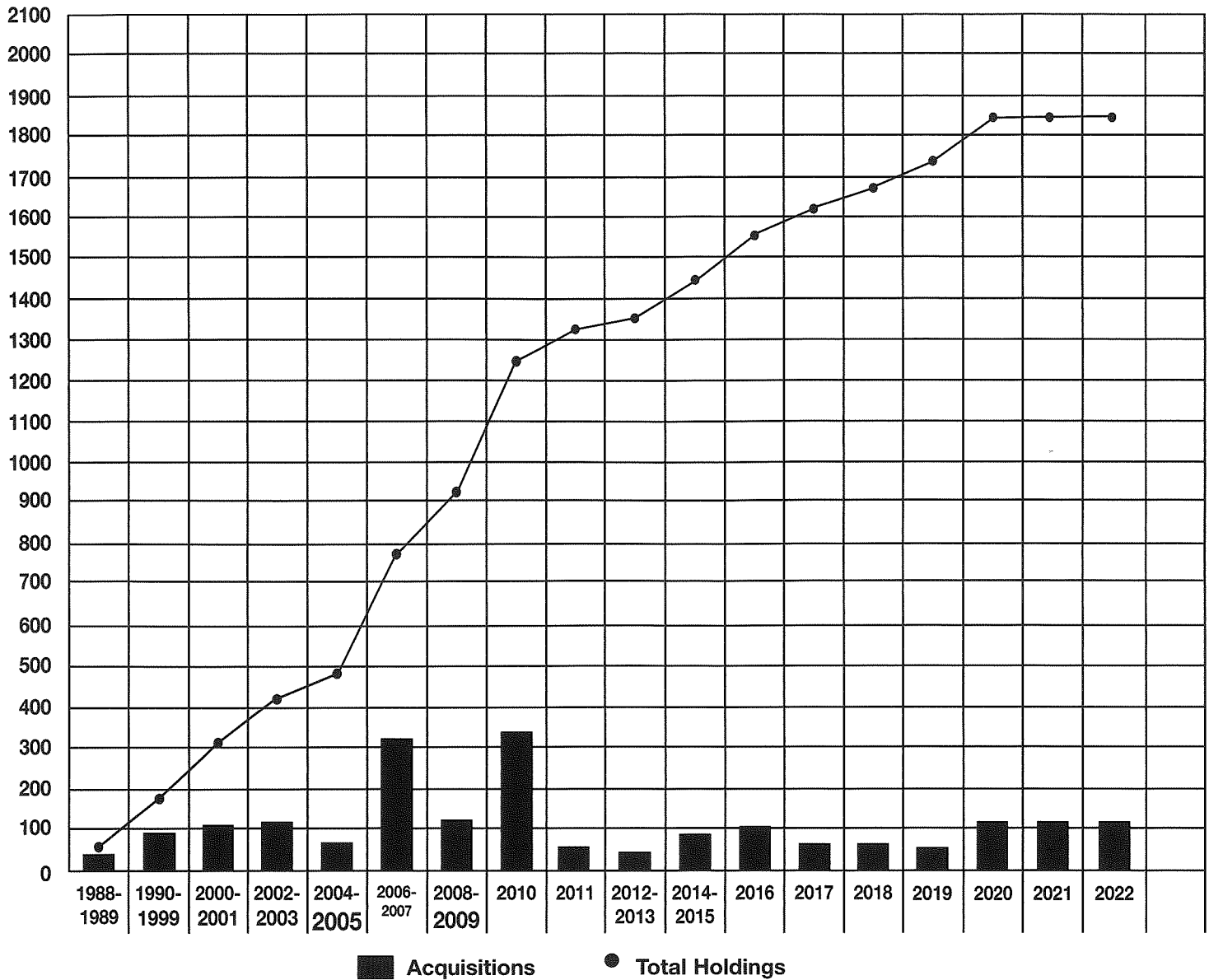
NORTHERN CONNECTICUT LAND TRUST, INC.

ANNUAL REPORT
2022-2023

NORTHERN CONNECTICUT LAND TRUST PROPERTIES

ACQUIRED	PROPERTY NAME	TOWN	ACRES	SOURCE	TYPE	PURPOSE
1988	Skyline Scenic Area	Somers	65	Bovarnick	mixed forest	nature preserve
1991	Indian Trail	Vernon	7	George Risley	mixed forest, brook	nature preserve
1991	Joy Property	Ellington	7	Joy Family	wetland, forest	open space
1992	Scott Property	Stafford	2	Barbara Scott	riverbank	open space
1993	Hatch Hill Property	Vernon	1	Town Vernon	wooded	open space
1994	Grant Property	Somers	1	George Grant	stream border	open space
1994	Leaska Property	Enfield	17	George Leaska	marsh	nature preserve
1995	White Property	Somers	1	C. White	wetland	open space
1997	McCann Family Farm	Somers	84	McCann Family	farm & mixed forest	farming, preserve
1997	Bacon Property	Stafford	1	Bacon	forest	open space
1997	Brandy Hill Property	Vernon	12	Roy Conyers	mixed forest	nature preserve
1999	Echo Ridge	Vernon	14	Anonymous	mixed forest, cliffs	nature preserve
2000	Eckers Pond	Vernon	11	E. Delson, L. Keil M. Schwartz	forest	
2001	Swann Farm	Ellington	56	Joan Swann	farm, mixed forest	farming preserve
2002	Bridge Property	Somers	64	Bridge Family	mixed forest	passive recreation
2002	Wapping Bog	E. Windsor	14	Gallagher Co.	black spruce bog	open space
2003	Webster Preserve	Vernon	30	Knapp Family	mixed forest	passive recreation
2003	Wright Property	Somers	30	E. Wright	Scantic riverfront	Scantic riverfront
2003	Lipton Property	Somers	18	S. Lipton	Scantic riverfront	Scantic riverfront
2005	Sunset Hill	Ellington	14	Ellington Cong. Church	Forest	open space
2005	Galbraith Property	Somers	22	Arthur Galbraith	mixed forest	open space
2006	Whitaker Woods	Somers	266	Whitaker Family	forest, pasture	nature preserve
2007	Schlaf Farm	Somers	38	Mr. & Mrs Schlaf	farm, mixed forest	farming preserve
2008	White Farm	Stafford	181	Robert & Carol White	farm	conservation easement
2009	Kent South Preserve	Tolland	84	Lee, Lamont Realty	streams, wooded	open space
2010	Ernie Boothroyd Preserve	Ellington	58	Mr. & Mrs. Mosley	wooded	open space
2010	Bald Mountain Property	Somers	138	Trappe Family	mixed forest	open space
2011	Shenepsit Woods	Ellington	30	Lee, Lamont Realty	forest	open space
2011	Talcott Ravine	Vernon	20	Talcott Family	park	open space
2012	Stevenson Woodlands	Somers	30	Stevenson Family	streams, wooded	open space
2013	Myers Farm	Ellington	70	Myers Nurseries	farm, forest	farming preserve
2013	Satkowski Farm	Stafford	20	Katherine Satkowski	pasture	farming preserve
2016	Culver Pond Nature Preserve	Stafford	118	Chris Modisette	wooded, stream	passive recreation
2017	Hegarty Hollow	Stafford	83	John Hegarty will	forest, pasture	farming preserve passive recreation
2017	Nipmuck Woods	Stafford	79	Stafford Fish & Game	forest	passive recreation
2019	Bellante Preserve	Ellington	36	Mr. & Mrs. Bellante	forest	passive recreation
2019	Pearl Property	Ellington	11	Dora Pearl Estate	forest	passive recreation
2021	Wraight Property	Ellington	114	Wraight Family	forest	passive recreation
	TOTAL PROTECTED ACREAGE		1845			

NCLT Acquisition History and predecessor organizations



THE NORTHERN CONNECTICUT LAND TRUST, INC.

is a private non-profit 501 (c)(3) organization. Our mission is to preserve the natural resources of the northern Connecticut region including agricultural land and other ecologically important open space.

Our directors are elected to staggered three year terms by the members at an annual meeting which takes place each year in September. We are an all-volunteer organization and have no paid staff: therefore our members and friends are the backbone of our Land Trust.

THANKS

The NCLT is very grateful for the legal services donated by our two pro bono law firms. They assist us in the real estate transactions when we acquire properties to be protected as open space.

THE NORTHERN CONNECTICUT LAND TRUST, INC.

BOARD OF DIRECTORS AND OFFICERS

<i>President</i>	Patrice Carson, Somers
<i>First Vice President</i>	Karl Hasel, Vernon
<i>Second Vice President</i>	Jim Gage, Ellington
<i>Treasurer</i>	Bryan Jambard, Enfield
<i>Corresponding Secretary</i>	Paul Lagel, Enfield

Valerie Amsel, Somers

George Grant, Somers

Albert Grant, Melrose

Don Smith, Somers

Walt Moody, Ellington

Richard Bailey, Somers

Gene Julian, Stafford

Josh Bodian, Somers

Rick Dewey, Stafford

COMMITTEES

FINANCE CHAIR: JIM GAGE

FUND RAISING CHAIR: JIM GAGE

LAND ACQUISITION: CHAIR: RICK DEWEY, PATRICE CARSON & JIM GAGE

LAND STEWARDSHIP CHAIR: RICHARD BAILEY

FARMING CHAIR: GEORGE GRANT

MEMBERSHIP CHAIR: WALTER MOODY

PUBLIC RELATIONS CHAIR: KARL HASEL **WEBSITE:** GAIL FAHERTY

To participate on a committee contact the Chairperson or any NCLT Director.
Further information can be found on the Trust website, www.northernctlandtrust.org

PRESIDENT'S LETTER

To all our Land Trust Members and Friends,

I hope this finds you well and enjoying the outdoors more than ever before. This year felt like the good old pre-COVID days: it was awesome!

The Northern Connecticut Land Trust has had a good year seeing an increase in the use of our trails and properties, which is great! It's why we are here, to help preserve open space for people to use and enjoy, and hopefully learn the value of these spaces that will be there for generations to come. All Land Trusts play a vital role as partners in addressing environmental and societal issues. Land Trusts actively contribute to climate resilience by conserving natural habitats, protecting wetlands, and planting trees. Land Trusts work to preserve farmland which helps to provide fresh, local food. Land Trusts help to maintain a healthy biodiversity by preserving critical ecosystems. And Land Trusts provide the public with access to recreation, relaxation, and experiential learning opportunities that span generations.

To do all this we rely on our Board of Directors and volunteers. **The NCLT Board of Directors is looking for land trust members who may be interested in serving on the board.** Most of our current board members have served for many years and our average age keeps increasing. This is wonderful for new members who come on board who can learn from them. But we are looking for new members who will bring new ideas and knowledge. We are also currently looking to fill some Board positions like the position of secretary. I know that time in our lives is precious but serving on the Land Trust Board is rewarding and really not a lot of time. We meet about 4-6 times a year and there are all sorts of ways to help; one of those ways may be one of your interests. If you have any interest or know someone who does, please get in contact with me. You can send a brief summary of your experience and interests to carsonpl1@yahoo.com.

The NCLT, like all Land Trusts, also *needs* more volunteers who may want to be a steward of one of our properties or serve on a committee that might be of interest. This doesn't have to be a huge commitment, but one of what you can spare in time. We encourage people to volunteer with a friend, a family member, or even an entire family – it can be fun when we all work together. We are so thankful for those who volunteer their time and talents to help our Land Trust. As I've said over and over, we could not do this without you – please consider joining us even if it's just for an hour or two.

If you are just learning about the Northern Connecticut Land Trust, we welcome you and hope you will join us in our efforts. If you are one of our members, I offer my sincere thank you for your support in our continued mission of preservation and awareness. I hope in the coming year you might consider joining the Northern Connecticut Land Trust as a member, Board member, volunteer, or donor – we can always use help in all those areas. Please note that we have enclosed a membership envelope and ask for your support.

All the best as we look forward to another proactive and productive year.

Patrice L. Carson
NCLT President



TREASURER'S REPORT

Fiscal Year Ending July 31, 2023

In the past fiscal year, the Northern Connecticut Land Trust has again experienced positive growth, with our net asset value increasing by \$42,831 to reach \$7,788,544 as of July 31, 2023. This increase is a testament to the ongoing support we receive from our community, seen in the \$34,597 in contributions from our dedicated members and friends. Along with the revenue from farmland lease income and interest and dividends, our total income for the year stood at \$50,469.

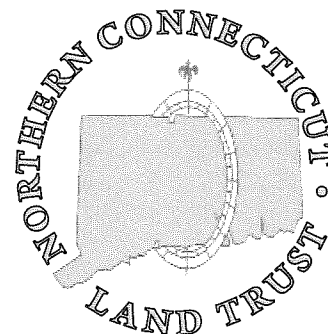
We managed our expenses prudently, focusing on essential areas that support our mission. With a total of \$7,638 spent on various needs such as insurance, land surveys, stewardship improvements, memberships, and miscellaneous administrative costs, we have continued to demonstrate fiscal responsibility in all our endeavors.

Our commitment to conserving and providing access to natural spaces remains steadfast. The plans for the Scantic River Riparian Area are progressing, promising exciting developments for hiking, fishing, and wildlife observation. This initiative highlights our focus on creating sustainable and enjoyable natural environments.

Each step we take is made possible by the unwavering commitment of our members and friends. As an all-volunteer organization, the dedication and hard work of our community are the cornerstones of our success. We move forward with the confidence that we can maintain the trust placed in us and continue to achieve significant conservation outcomes.



Bryan Jambard, CPA
Treasurer



Northern Connecticut Land Trust
Balance Sheet
July 31, 2023

<u>ASSETS</u>	<u>July 31, 2022</u>	<u>July 31, 2023</u>	<u>Change</u>
Cash	\$ 34,600	\$ 26,874	\$ (7,726)
Money Market	100,481	149,468	48,987
Whit Davis Stewardship Fund	54,914	56,500	1,586
Scantic River Riparian Area Trail Fund	19,902	19,886	(16)
Sub-total	209,897	252,728	42,831
Properties			
McCann	177,600	177,600	-
Skyline	159,070	159,070	-
Brandy Hill	134,200	134,200	-
Leaska	90,525	90,525	-
Indian Trail	172,500	172,500	-
Joy	310,300	310,300	-
Scott	800	800	-
Hatch Hill	72,100	72,100	-
Bacon	12,000	12,000	-
White	6,790	6,790	-
Grant	6,520	6,520	-
Echo Ridge	25,200	25,200	-
Eckers Pond	11,290	11,290	-
Swann Farm	340,000	340,000	-
Wapping Bog	1,190	1,190	-
Scantic River Riparian Area (Lipton)	5,000	5,000	-
Scantic River Riparian Area (Wright)	10,000	10,000	-
A. K. Webster (Knapp)	94,000	94,000	-
Sunset Hill	55,000	55,000	-
Whitaker Woods	1,176,426	1,176,426	-
Schlaf Farm	478,000	478,000	-
White Farm (development rights)	225,000	225,000	-
Kent South Nature Preserve	600,000	600,000	-
Ernie Boothroyd Nature Preserve	185,000	185,000	-
Bald Mountain Nature Preserve (Bridge-Koenigsberg, Galbraith, Trappe)	854,410	854,410	-
Talcott Ravine	87,000	87,000	-
Shenipsit Woods (Lee/Webster Rd)	105,000	105,000	-
Stevenson Woodland	152,000	152,000	-
Myers Farm	115,000	115,000	-
Satkowski Farm	110,900	110,900	-
Culver Pond Nature Preserve	560,000	560,000	-
Hegarty Hollow	551,600	551,600	-
Nipmuck Woods	203,395	203,395	-
Bellane preserve	96,000	96,000	-
The Bird Field Conservation Area (Wraight)	352,000	352,000	-
Sub-total	7,535,816	7,535,816	-
Total Assets	\$ 7,745,713	\$ 7,788,544	\$ 42,831
Total Liabilities	\$ -	\$ -	\$ -
Net Worth	\$ 7,745,713	\$ 7,788,544	\$ 42,831

Northern Connecticut Land Trust
Statement of Activities
Fiscal Year 2023
Ending July 31, 2023

Net Asset Value July 31, 2022 **\$ 7,745,713**

Income

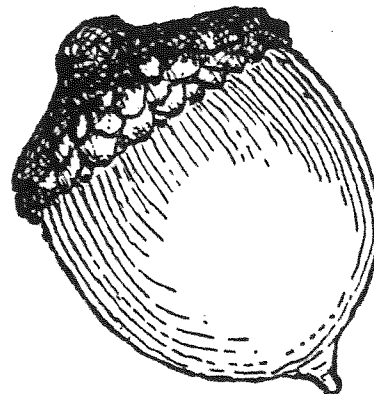
Contributions	34,597
Farmland Lease Income	10,300
Interest and Dividends	5,572
 Total Income	 \$ 50,469

Expenses

Insurance	2,350
Land Acquisition (Survey)	2,500
Land Stewardship & Improvements	435
Memberships (LTA)	525
Mailing Expenses	978
Misc. (State Filings, Website, P.O. Box, etc.)	850
 Total Expense	 \$ 7,638

Change in Net Assets **\$ 42,831**

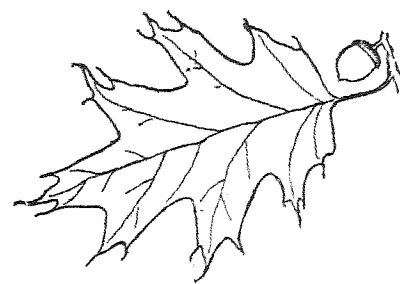
Net Asset Value July 31, 2023 **\$ 7,788,544**



MEMBERS

Valerie Amsel
Debra Jean & Harold Anderson
Scott Anthony
Sue Armstrong
George and Shirley Arthur
Richard Bailey
Roy & Ann Bell
Chuck & Linda Bemis
Elise Bennett
Paul Berriault
Ron Blanchette
Mike & Eileen Blouin
Tony Bonano
Dianne Bordeaux-Lenti
Jean Bouche
Pat Boudreau
Bill & Susan Breslau Esq
Dale & Randi Brockway
Howard & Pamela Buckland
Carol Burke
David Butkus
Patrice Carson
Stan Chandler
Janet Collins
Barbara Contois
Robert Corona
Patricia Cote
Lee Currey
Tom Curtiss
Lynn Daley
Harold and Ronalee Delisle
Richard and Helen Dewey
Rick Dewey
Marette DiLorenzo
Gerry Donnelly
Laurie Sanders-Donnelly
Ann and John Drake
James Dufraine
Michael Dufraine
Kathryn Dufraine
Col Patrick Dufraine
Carl Edberg

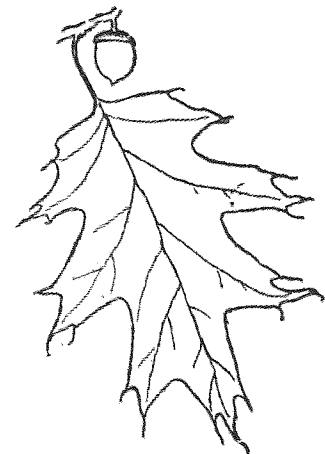
Mike & Elaine Eldridge
Melissa Everett
Matt & Gail Faherty
William Finley
Bill and Mary Friday
Jim Fritz
James & Ann Gage
Suzanne Gallup
Ginny Gingras
Charles Graham
Phil & Selma Grant
George & Leslie Grant
Albert & Donna Grant
Marsha Gray
Ann Dufraine Griffin
Bill & Karen Griffin
Ken & Lisa Hageman
Sandra & Ron Hanson
Kristen Harnedy
Karl Hasel
Roland & Ailene Henry
Dennis Hodgin
Mark Hoffman
Andrew & Pat Hoffman
John & Marcia Horan
Alan Hurst
Richard Hutton
Gene Julian
Lois Keil
John Kelleher
John & Vanessa Klopfer



MEMBERS (CONTINUED)

Arend Jan Knuttel
John Kouba
Paul Lagel
Marilyn & Michael Lassow
Kathleen Laurence
Ann Letendre
Scott & Deborah Livingston
Nancy & Jim Long
Gwen & Tom Marrion
Bruce Marvonek
Ronald & Nancy Masters
Bill & Mary McGurk
Sean and Susan McMurray
Walt & Erin Moody
Abigail Mulhern
Joseph & Patricia Neafsey
John Occhialini
James O'Donnell
Mr & Mrs Peter Ouellet
Lynn Owen
James Parker
Atty Robert Peters
Jonathan & Katie Pinter
Bill & Naomi Pomper
Hector & Janet Pope
John & Andrea Purcell
Paul Rafala
Scott & Mary Alice Raymond
Theresa Reed
Anne T Roberts-Pierson
Jon Roe
Dan Roulier
Mitch & Debbie Rudolf
Alfred & Shirley Schindler
Sidney & Miriam Schwartz
Narain Scott

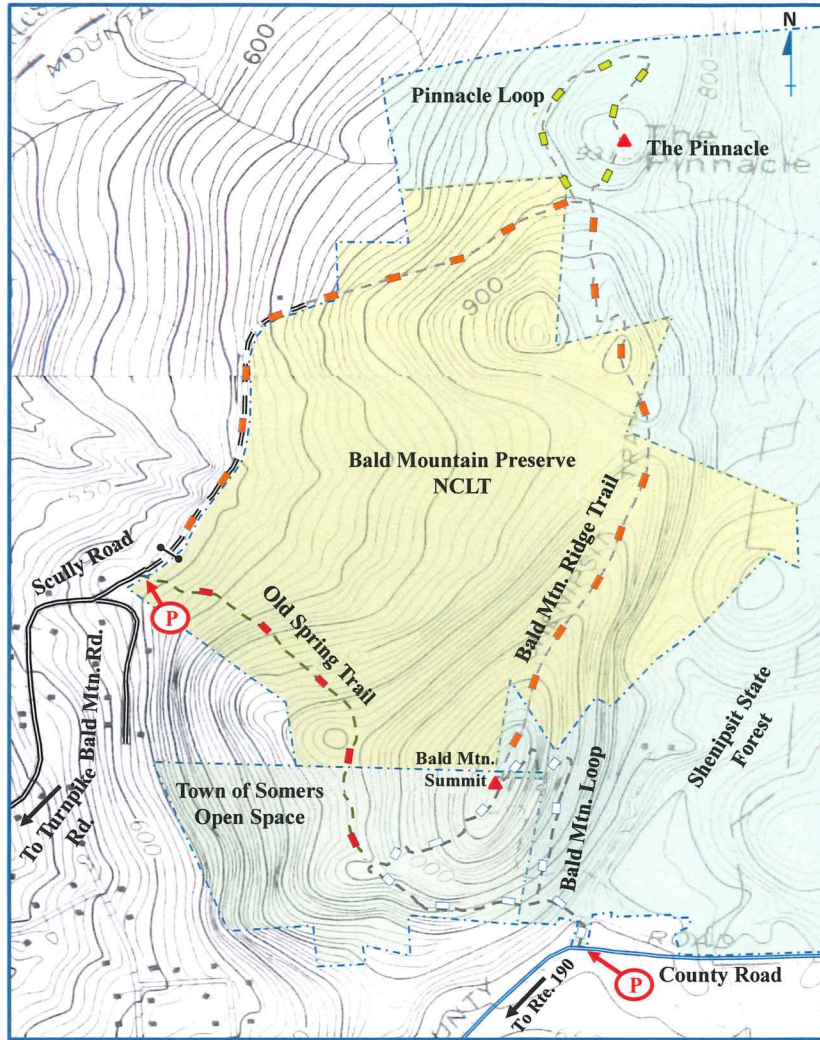
Frances Shaver
John Sherman
Edward & Carole Slattery
Mae Slupecki
Martin J and Cathleen Smith
Donald P & Nancy Smith
Tom Sohre
Mary & Dennis Soucy
Steven Squillace
Michael Stenz & Eva Skibild
Pamela Stevens
Nancy & Jim Strong
Gregory Taft
Scott & Vicki Thomas
Larry Tribble
Sundar Varadarajan
Frank Vartuli
Vicky Wetherell
Carl Boet Whitaker
Bob White
Dominic Wilson
Zachary Windoloski
Boyd and Laureen Wood
John & Gloria Wraight
Donna Wright
Paul & Arlene Young
Robert & Melinda Zielfelder



Ellington Conservation Commission
Enfield Garden Club
Shenepsit Striders
Mechomasic Hiking Club
Thread Rolling Inc
Horst Engineering

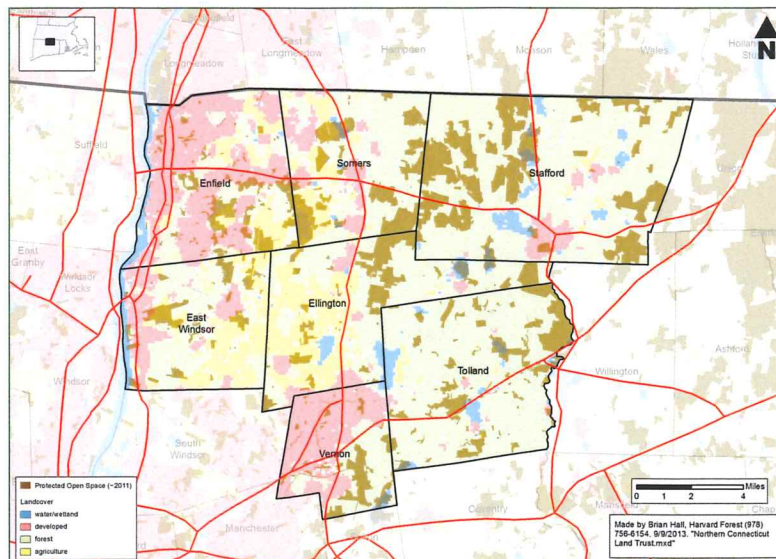
**Bald Mountain Trails
Somers, CT**

Bald Mtn. Ridge Trail	2.0 mi
Old Spring Trail	0.7 mi
Bald Mtn. Loop Trail	1.0 mi
Pinnacle Loop Trail	0.6 mi



**Trails Maintained By
Northern Connecticut Land Trust
and
Somers Open Space and Trails Committee**

Open Space in the Northern CT. Land Trust Region





Boy Scouts install new birdhouses at McCann Farm



NORTHERN CONNECTICUT LAND TRUST, INC.
PO Box 324
SOMERS, CT 06071

A NON-PROFIT LAND CONSERVATION ORGANIZATION
VISIT US ONLINE AT: northernctlandtrust.org

IMPORTANT - New Membership Renewal Process

Wondering where the membership renewal reminder letters are this year?

This annual report is the reminder. So, if you haven't already renewed your 2023 membership, please take a minute to renew your support using the enclosed membership reply letter. If you've already renewed, but wish to make an additional year-end donation, the enclosed reply envelop can be used.

The way members choose to renew their support is changing and the cost of mailing reminder letters has risen. While many of us rely on the reminder letters, a growing number donate via an employer supported (and often matched!) grant program or PayPal or a charitable account.

Thank you all for supporting your land trust.

"Over 1700 Acres Protected" Annual Membership Categories

- | | | |
|------------|-----------------|---|
| Benefactor | \$1000.00 _____ | All dues and contributions are tax deductible.
Please make checks payable to NCLT |
| Patron | \$ 100.00 _____ | |
| Sustaining | \$ 50.00 _____ | <input type="checkbox"/> Your Contribution to be anonymous |
| Family | \$ 35.00 _____ | <input type="checkbox"/> Email delivery of newsletter notices |
| Individual | \$ 25.00 _____ | <input type="checkbox"/> Information about volunteering |

\$450.00

Name Town of Ellington Tel. No. 860-870-3120

Street 57 Main Street

City Ellington State CT Zip 06029

Email J.Colonese@Ellington-CT.gov

- New Membership Change of Address



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 MINUTES TUESDAY, NOVEMBER 14, 2023, 7:00 PM

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

PRESENT: In Person: Vice Chairman David Bidwell, Regular Members James Gage, Sean Dwyer and Laurie Burstein, and Alternate Ann Harford
Remote Attendance: Regular Member Robert Zielfelder

ABSENT: Chairman Rebecca Quarno and Alternate Jessica Fay

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

OTHERS

PRESENT: Valerie Amsel, Ad Hoc Ellington Trails Committee (Remote)

I. CALL TO ORDER: Vice Chairman David Bidwell called the Conservation Commission meeting to order at 7:02 PM.

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

III. ACTIVE BUSINESS:

1. Review Plan of Conservation & Development, Chapter 4 - Conservation Strategies, Natural Resource Preservation. (*Distributed January 10, 2023*)

Ms. Houlihan said this was last circulated in January. Regulation amendments were passed by the Planning and Zoning Commission last month and will take effect November 15, 2023. Ms. Houlihan went through the conservation strategies to prior to the meeting to make suggestions on what the commission can work on. The section starts on page 48 and includes items that have been passed. The open space and farmland preservation inventory was updated at the end of 2022 and is currently up to date. The section also talks about the concept of transfer of development rights, which is the process by which development rights for a parcel can be transferred to another parcel in a different part of town. She added that she also sees an opportunity for the commission to coordinate their efforts with the Planning and Zoning Commission regarding mixed use development, which would be zoning an area of town for residential and commercial use, but there are concerns about balancing the town's population between those areas and rural areas as well as managing the finite sewer capacity in the town. Therefore, she thinks the transfer of development rights section can be something to discuss in the future.

Next in the Plan of Conservation and Development is an agricultural section, which was last looked at by the commission in October. The commission supported the regulation

amendment allowing for more agricultural-related uses in zoning regulations. The Economic Development Commission also supported it, and the Planning and Zoning Commission held a public hearing regarding the amendment and sent it to the Capitol Region Council of Governments. The agricultural section further talks about open space or cluster subdivisions. Historic preservation is discussed on page 60, and she said the handout from January can be redistributed again via email so commissioners can look further into conservation strategies. The historic preservation one is like a Sustainable CT initiative, although Ms. Houlihan was unsure what the complete requirements were. A survey was completed back in the 1980s and a little over a hundred properties are on the National Historic Registry. This is different than having a historic district.

Commissioner Dwyer asked where the potential historical district would be. Ms. Houlihan said all the older buildings on Main Street from the church down to Pinney Street, along with a few on the other side of the road as well, might qualify for the historical district. Ms. Houlihan said this section of Ellington would qualify; however, the homeowners would need to buy into it. Homeowners living in houses in a historic district would have to get a certificate of appropriateness from a commission before doing any exterior changes to their homes. She said so far homeowners living in the potential district have been preserving their homes on their own. The town could establish a 90-day demolition delay for these homes or also consider an abatement on taxes to convince homeowners in the potential historical district to preserve their homes.

Vice Chairman Bidwell asked what deadline was happening in April. Ms. Houlihan said the Sustainable CT certification program has two application periods, one in August and another in April. The town's sustainability committee continues to meet monthly, and this is the next application deadline.

2. Review Sustainable CT Certification Action Overview Worksheet - Conservation Sections
 - a. 5.3 Develop Agriculture-Friendly Practice.

Ms. Houlihan said the group completed 3.4 and 3.5 that was submitted for the fall review. The town received the maximum number of points. The next one she is working on is 5.3 for farmland preservation, which will include some of the efforts that have been accomplished by the commission in the past and are currently being uploaded to Ellington's dashboard on the Sustainable CT website. There are five different subsections in 5.3, which is to develop agricultural and cultural-friendly practices. Section 5.3.1 has to do with developing policies and regulations that promote and support agricultural uses. She uploaded the Right to Farm ordinance, which was approved in 2019 and should receive credit since it is still applicable. She will also upload two sets of regulation amendments, including one in 2016 for farm stores and backyard poultry. The other amendment was passed this year that allowed for more agricultural-related uses in zoning regulations. A copy of the town's tax abatement agreement, which was originally adopted in 2002 and amended in 2017 to allow farms to qualify, will be uploaded. The amendment allowed Oakridge Dairy to build their structure and start the Modern Milkman.

The next part she is waiting for is 5.33, which is regarding the farmland preservation program. There is no new status on Oakridge Dairy's last farmland preservation application pending with the Connecticut Department of Agriculture. The Connecticut Farm Bureau does not think the survey will be completed by the end of the year. Section 5.5 is the establishment of the farmland acquisition fund. The town does not have a fund, but it does have a \$2 million bond authorization. Ms. Houlihan will ask Sustainable CT about what to do about not having a fund but having this bond

authorization program in place, especially since every farmland preservation application that has gone to town meeting has been approved.

3. Report - Farmland Preservation Program.

Ms. Houlihan had nothing new to report other than what was previously reported about Oakridge Dairy.

4. Report - Open Space Preservation Program – Realtor.com listing for Assessor Parcel Number 126-001-0001, 49.62 acres, Webster Road in the Rural Agricultural Residential (RAR) zone.

Assessor Parcel Number 126-001-0001 was brought to the attention of Ms. Houlihan by Linda Anderson, chair of the Ad Hoc Ellington Trails Committee. According to Ms. Houlihan, Ms. Anderson wanted to know if the commission would be interested in pursuing it for open space preservation. The property is next to other open space and is adjacent to state forest land. Commissioner Gage said he walked that land earlier this year and said when it was first listed, the land started out at \$300,000. A new owner increased the price \$169,000, and the property is now for sale at \$469,000. He said the property is way overpriced and probably wouldn't be developed due to the steepness. Ms. Houlihan showed the commission a topographical map of the property which confirmed its steepness. Vice Chairman Bidwell asked if there is road access to the Shenipsit State Forest anywhere in Ellington. Commissioner Gage said the Wraight property has access to it along with the Brady property on Kibbe Road.

Commissioners indicated they were not in favor of considering this property for open space preservation due to pricing, location, and topography factors.

BY CONSENSUS, THE COMMISSION DECLINED TO CONSIDER ASSESSOR PARCEL NUMBER 126-001-0001, 49.62 ACRES, WEBSTER ROAD FOR OPEN SPACE PRESERVATION.

IV. ADMINISTRATIVE BUSINESS:

1. FY 23-24 Budget & Expenditure Update.
 - a. Request to approve annual donation to the CT Land Conservation Council.

Ms. Houlihan said in the past the donation has been budgeted for \$450.00. The Board of Finance recommended the donation be budgeted like other dues and subscriptions.

MOVED (DWYER) SECONDED (HARFORD) AND PASSED UNANIMOUSLY TO DONATE \$450.00 TO THE CONNECTICUT LAND CONSERVATION COUNCIL FROM THE CONSERVATION COMMISSION'S DUES AND SUBSCRIPTIONS ACCOUNT.

2. Approval of October 10, 2023, Regular Meeting Minutes.

MOVED (GAGE) SECONDED (DWYER) AND PASSED UNANIMOUSLY TO APPROVE THE REGULAR MEETING MINUTES OF OCTOBER 10, 2023, AS WRITTEN.

3. Draft - 2024 Ellington Conservation Commission meeting schedule.

A copy of the meeting 2024 Conservation Commission meeting schedule was not included in the agenda packets sent to commission members, so this item was initially tabled until next

meeting. While commissioners were discussing the next agenda item, Ms. Houlihan did find a copy of the meeting schedule, so they returned to this item. In 2024, meetings will be held on the second Tuesday of each month except May's meeting, which will be held on the third Tuesday due to the town's budget vote. Ms. Houlihan asked if members would feel comfortable approving the schedule as written with the possibility of amending the May meeting to the first Tuesday of the month at the next meeting. Commissioners were in favor of that.

MOVED (HARFORD) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO APPROVE THE 2024 CONSERVATION COMMISSION MEETING SCHEDULE AS WRITTEN.

4. Correspondence/Discussion:
 - a. Ad Hoc Ellington Trails Committee - Monthly Agendas/Minutes.

Ms. Amsel addressed the commission. The group is looking to put a proposal in for kiosks for a grant. She got an estimate on November 14, 2023, from a company in Vermont who would be completing the project. She has been working with Public Works Director Tom Modzelewski on a design for a boardwalk along the Hockanum River trail. Mr. Modzelewski is coordinating with the fire service for Tolland County about the emergency locator signs that have been installed along trails in Ellington because Tolland County is looking to use a similar design for their use. Those signs might have to be changed. Blazing needs to be done at Highlands, however boundary signs have been completed and the bridge has been partially fixed. Vice Chairman Bidwell said he would help move the decking needed to repair the rest of the bridge. Blazing at Metcalf Nature Preserve has been completed. The Trail of Treats event was a success with an estimated 800 kids in attendance.

The group will be taking a walk along Snipsic Lake Road on Saturday, November 25, 2023, at 10 a.m. for anyone that wants to join.

V. ADJOURNMENT:

MOVED (DWYER) SECONDED (HARFORD) AND PASSED UNANIMOUSLY TO ADJOURN THE CONSERVATION COMMISSION MEETING AT 7:38 PM.

Respectfully submitted,

Nathaniel Trask, Recording Clerk



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
JUDI MANFRE
LARRISSA BURKE
DONNA ALLEN
LINDSAY NEUBECKER
BILL SCHULTZ
TOM PALSHAW
DAN CHAMBERLIN
ROBERT BARONE
ANN HARFORD

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

MEMBERS PRESENT: Donna Allen, Valerie Amsel, Linda Anderson, Robert Barone, Dan Chamberlin, Ann Harford, Tom Palshaw, Cynthia van Zelm, Deanna Wambolt-Gulick

MEMBERS ABSENT: Larrissa Burke, Lindsay Neubecker, Bill Schultz, Judi Manfre

I. Call to Order

Ms. Anderson called the meeting to order at 6:32 PM.

II. Citizens' Forum: No discussion was held.

III. Approval of Minutes

A. October 4, 2023

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

IV. Old Business

A. Hockanum River Crew Report

1. Repairs and Added Bridge/Boardwalk

Mr. Palshaw said the water is very high on areas of the Windermere Trail and the thought is to add or raise some of the boardwalks. Pictures were referred to in order to illustrate the issues.

Mr. Barone said the goal is to raise boardwalk number one six inches. Mr. Palshaw will follow up with Gerber to see if they can gain closer vehicle access, and then discuss it with the Director of Public Works.

Mr. Palshaw said they would like to put in a 36-foot boardwalk at the trail spur as it is very muddy now. The post that is located there would be removed. Ms. Harford noted that there is a 200 or so year old tree along that spur.

Mr. Palshaw said a steel post will be put in to secure the south bridge.

Ms. Anderson suggested that Ms. Amsel walk the site and then all members could work together to price out the cost of new materials. The Committee will need to determine if the budget will cover the costs.

B. Conservation Commission Report

Ms. Amsel said that the Commission is working on the Town's Sustainable CT application.

Ms. Anderson shared that there are 40 acres for sale on Webster Road and asked if Ms. Amsel could bring this up with the Commission.

C. Maps: Metcalf – QR Code/Crystal Ridge Parking Signs

Ms. Anderson referred to the updated Metcalf map that now has a QR code.

The Public Works Department has put in parking signs with the name *Crystal Lake Trails*; the members discussed and agreed that it made sense to keep the Crystal Ridge Trail name.

D. Grants for Kiosks – V. Amsel

Ms. Anderson will work with Town Planner Lisa Houlihan to submit a grant for kiosk kits for the trails; the cost is \$8,000-\$10,000. Ms. Anderson suggested getting two for Crystal Ridge and one for Ellington Highlands.

E. West Road Trail – Easements

Ms. Anderson shared that a tennis center is planned for Lower Butcher Road; she wrote a note to the Planning and Zoning Commission that if the adjacent land, which will be used for farmland, ever gets sold for industrial purposes, the Trails Committee would request an easement for conservation/trail usage.

V. New Business

A. New Emergency Signs

Mr. Palshaw said that the Tolland County Mutual Aid Fire Service, Inc. (TN) is interested in creating a uniform Emergency Location Marker (ELM) system in which trails, open space, or athletic fields can be labelled throughout TN's area of jurisdiction; towns would participate voluntarily. Mr. Palshaw wrote a letter to John Turner, Ellington's TN Coordinator, with his comments. Mr. Palshaw said that if the ELM system was approved and the Trails Committee were to change its current emergency marker signs, it would probably cost approximately \$250.

B. 2024 Meeting Schedule

The Committee agreed to keep the meeting schedule to the first Wednesday of the month at 6:30 pm in the Town Hall Annex, with no meeting schedule for January or July.

VI. Subcommittee Reports

A. Treasurer

Ms. Anderson shared that there is approximately \$4,500 left to spend before the fiscal year ends on June 30, 2024.

B. Maintenance

1. Metcalf – Blazing

Ms. Amsel completed the blazing on Metcalf. Ms. Anderson will put up a QR sign on the trails and the emergency sign info; she will see if Hall Memorial Library can laminate the kiosk map.

2. Batz – Sensory Garden Sign Removal/Panels/Mowing

Ms. Anderson will remove the sensory garden signs. The Town has mowed all the fields at Batz, which will affect them acting as pollinators. Bruce Dinnie suggested to her that the Committee

could plant some wildflowers to assist with pollination and also noted that the Town should not mow within 40 feet of the bluebird houses.

3. Ellington Highlands – Mowing/Boundary Signs

Ms. Anderson and Ms. Allen put in the boundary signs at Ellington Highlands. The Boy Scouts will put picnic tables in the upper fields.

4. Kimball

Ms. Anderson said Public Works put in a parking lot adjacent to Kimball that will fit three to four cars; Mr. Palshaw said he will need to replace K6 emergency marker with a parking lot sign.

C. Community Outreach

1. Trail of Treats – October 23rd

Ms. Anderson said that Trail of Treats was very successful, with approximately 900 trick or treaters and 3,000 people total at the event. The Lions Club will continue the event next year.

2. Ginny Apple Talk on Bats – October 26th

Ms. Anderson said approximately 20 people were at Ginny's very successful talk.

3. After Thanksgiving Walk – November 25th, 10:00 am around Snipsic Lake Road (across from Kloter's to top of hill; parking where asphalt ends/dirt begins)

This walk will be on the Saturday after Thanksgiving.

4. Ginny Apple Talk on Bears – November 28th, 6:30 pm at HML

Ginny will give a talk on bears on November 28. Ms. Anderson will ask her back for talks in February, March, and April.

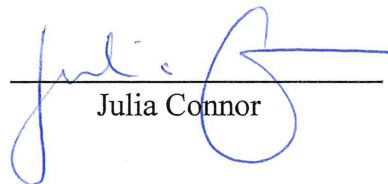
5. TV Show with First Selectman Spielman

Ms. Anderson appeared on First Selectman Spielman's TV show and it is airing now. There is a link to it in the Ellington newsletter.

VII. Adjournment

MOVED (PALSHAW), SECONDED (HARFORD) AND PASSED UNANIMOUSLY TO ADJOURN THE TRAILS COMMITTEE MEETING AT 7:45 PM.

Prepared by Cynthia van Zelm; submitted by



Julia Connor



TOWN OF ELLINGTON

Ad Hoc Ellington Trails Committee

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

CHAIRMAN
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JUDI MANFRE
LARRISSA BURKE
DONNA ALLEN
LINDSAY NEUBECKER
BILL SCHULTZ
TOM PALSHAW
DAN CHAMBERLIN
ROBERT BARONE
ANN HARFORD

Ad Hoc Ellington Trails Committee
Regular Meeting Minutes
December 6, 2023
Town Hall Annex

MEMBERS PRESENT: Donna Allen, Judi Manfre, Linda Anderson, Cynthia van Zelm, Tom Palshaw, Dan Chamberlin, Robert Barone, Ann Harford, Lindsay Neubecker, Deanna Wambolt-Gulick

MEMBERS ABSENT: Valerie Amsel, Larrissa Burke, Bill Schultz

I. Call to Order

Ms. Anderson called the meeting to order at 6:30 PM.

II. Citizens' Forum: No discussion was held.

III. Approval of Minutes

A. November 1, 2023

MOVED (ALLEN), SECONDED (HARFORD) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE NOVEMBER 1, 2023 MEETING.

IV. Old Business

A. Hockanum River Crew Report

1. 36 ft Boardwalk - Cost

Ms. Anderson and Ms. van Zelm shared their support for the boardwalk, stating how beautiful the trail is and how it would benefit from this project.

Mr. Palshaw shared that the boardwalk proposal will need to go through the Inland Wetlands Agency. Ms. Anderson shared that the Committee is hoping that there will be volunteers available, possibly from Key Bank, to help with the labor of the boardwalk.

There was discussion between different boardwalk designs, and the Committee reviewed a proposal from Ms. Amsel. Mr. Palshaw voiced support for the initial proposal compared to the proposal the Committee is looking at currently, due to costs. Ms. Wambolt-Gulick asked what was driving the price difference. Mr. Palshaw said that it is the cost of materials, though the Committee has some of the necessary materials already for this project, which could ultimately provide savings.

Ms. Anderson shared that Ms. Amsel has made a bridge in an almost identical design before for the Committee, and it has worked very well.

Ms. Harford expressed concern over maintenance needs, including some hazardous trees by the radio station. Ms. Anderson will reach out to Public Works to have them address the issue. There is also a bridge that needs repair, Bridge 1, as boards are wearing out. The Committee could use Trex to reinforce it.

Ms. Anderson asked about boundary signs. She gave some to Mr. Palshaw to put up but questions the necessity of them. Mr. Palshaw said that the main area of need is by the radio station. Ms. Anderson asked if any other signage is needed, such as signs prohibiting motorized vehicles or signs prohibiting hunting. Mr. Palshaw said that those reminders are already on the kiosk.

B. Conservation Commission Report

Ms. Harford shared that the property on Webster is not conducive to the Committee's needs, given the price point.

C. Grants for Kiosks

Ms. Anderson shared that she submitted the application for five kiosks, totaling just under \$9,000.

D. New Emergency Signs

There was nothing new to report at this time.

E. Meeting Schedule 2024 – Handout

The Committee members were given the meeting schedule to review for 2024, noting that there are no scheduled meetings in January or July.

V. New Business

A. Crystal Ridge Emergency Sign Map – Handout

Mr. Palshaw shared a map of his understanding of the current trail, noting emergency vehicle access points. Ms. Anderson shared concern that there is a trail missing from the map Mr. Palshaw presented. She drew in the missing trail; Mr. Palshaw will update his copy to aid in the planning of emergency sign placement.

B. Crystal Ridge – New Map

Ms. Anderson is planning to work on this once the emergency sign locations are determined, hopefully in January/February. Mr. Palshaw shared that six signs were purchased but more may be needed.

VI. Subcommittee Reports

A. Treasurer

The Committee has \$4,021 remaining for the fiscal year. Ms. Anderson shared that she bought steel wool to block up holes in the storage unit.

B. Maintenance

1. Ellington Highlands – Andrew Clearing for Picnic Tables/Go Fund Me Account/Replacement Bridge

Ms. Anderson shared that Andrew Boen went with his dad to Ellington Highlands to get working on the picnic tables; he cleared the whole space and laid down plastic to make sure it is ready for mulching and construction in the spring. A progress picture was included in the newsletter.

Ms. Amsel has been working on rebuilding the bridge at Ellington Highlands.

Ms. Neubecker asked about the parking on Stein Road for Ellington Highlands. Ms. Allen and Mr. Barone shared that they saw Public Works around the area, and the Committee is hopeful that the project will be starting soon.

Mr. Palshaw expressed concern over the safety issues caused by the leaves at Ellington Highlands; Ms. Anderson made a note for their removal in the spring.

2. Metcalf – Downed Fence

The property's steward contacted Ms. Anderson and Ms. Amsel to share that the fence was rotting and fell. As Ms. Amsel was working on it, a neighbor volunteered their time, helping to dig the holes and put up a new fence, which is now up and complete.

C. Community Outreach

1. After Thanksgiving Walk

Ms. Anderson shared that this event had a good turnout of 13 people.

2. Ginny Apple Talk on Bears – November 28th, 6:30 pm

Ms. Anderson shared that this event was well attended; 25 individuals were present, and it was very informative. Ginny brought a bear pelt to show.

3. Ginny's Talks in January/February/March

The Committee is looking to schedule talks on amphibians, beavers/muskrats/minx, and squirrels/flying squirrels/chipmunks.

VII. Adjournment

MOVED (VAN ZELM), SECONDED (MANFRE) AND PASSED UNANIMOUSLY TO ADJOURN THE TRAILS COMMITTEE MEETING AT 7:15 PM.

Prepared by Deanna Wambolt-Gulick; submitted by

Julia Connor

Julia Connor

CONNECTICUT
Land Conservation Council

RECEIVED

DEC 11 2023

TOWN OF ELLINGTON
PLANNING DEPARTMENT

December 7, 2023

Lisa Houlihan
Ellington Conservation Commission
PO Box 187
Ellington, CT 06029-0187

*Thank you Lisa + the
ECC for your continued
partnership. Please let
us know how we may
be of direct assistance
to the town's
conservation
work!*

A.

Dear Lisa and Members of the Ellington Conservation Commission,

Thank you for your recent membership contribution to the Connecticut Land Conservation Council in the amount of \$450.00 received on December 5, 2023. We appreciate your partnership and are always looking for opportunities to leverage our collective strengths to support land conservation in Connecticut.

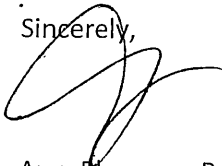
Your support will have a lasting impact on the lands you work so hard to protect and enable land trusts across the state to conserve vital habitats, promote biodiversity, and foster a sustainable environment for future generations.

Your commitment goes beyond CLCC; it signifies your inclusion in a state-wide community that is passionate about and actively involved in land conservation across Connecticut. Together, we strengthen and elevate our collective mission, making positive changes that will echo far into future generations.

We say it all the time, and we can't say it enough: The CLCC team is energized and inspired by the work you do. We are deeply excited to bring new funding, new programs and new opportunities to your organization and land trusts throughout the state.

Thank you, once again, for your support and partnership, and for all you do to advance land conservation in Connecticut.

Sincerely,



Amy Blaymore Paterson
Executive Director

PS: We want to hear from you! If your commission would like more information about CLCC's programs, community conservation initiatives or to inquire about training or other education opportunities, please contact me anytime at abpaterson@ctconservation.org or (860) 852-5512. We value your input!

In keeping with Federal tax law, this letter gratefully acknowledges receipt of your charitable contribution of \$450.00 received on December 5, 2023. CLCC is a 501(c)(3) and, as required for a charitable gift, this letter confirms that no goods or services were provided in connection with this gift. Please retain this document for your records.