



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, APRIL 15, 2025, 7:00 P.M.

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

I. CALL TO ORDER:

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

III. ACTIVE BUSINESS:

1. Plan of Conservation & Development, Chapter 4-Conservation Strategies, Natural Resource Preservation: Historic Preservation.
2. Report - Farmland Preservation Program.
3. Report - Open Space Preservation Program.
 - a. Open Space Brochure – Printing.
 - b. 19 Lord Road, Open Space Ranking.
 - c. Executive Session to Discuss Possible Open Space Purchases.

IV. ADMINISTRATIVE BUSINESS:

1. FY 24-25 Budget & Expenditure Update.
2. Approval of March 11, 2025, Regular Meeting Minutes.
3. Correspondence/Discussion:
 - a. Ad Hoc Ellington Trails Committee – Monthly Minutes.
 - b. CT Farmland Bureau – Membership Renewal.
 - c. Community Outreach – Ellington Farmer's Market.

V. ADJOURNMENT:

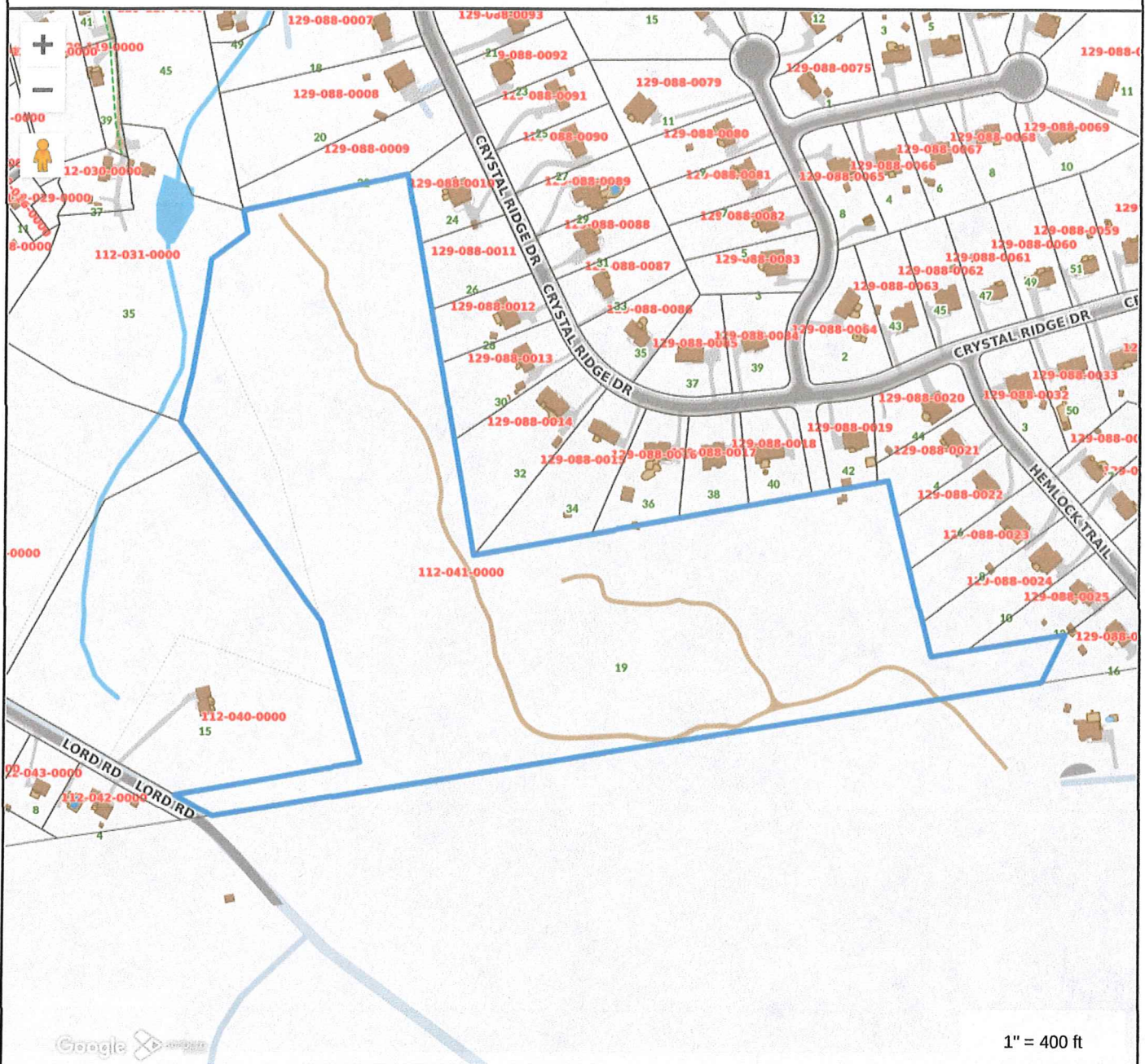
Next Meeting is scheduled for May 20, 2025

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Conservation Commission.

Join Zoom Meeting via Link:
<https://us06web.zoom.us/j/88511306400>
Meeting ID: 884 3647 1433
Passcode: 450281

Join Zoom Meeting by Phone:
1-646-558-8656 US (New York)
Meeting ID: 884 3647 1433
Passcode: 450281

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

**Property Information**

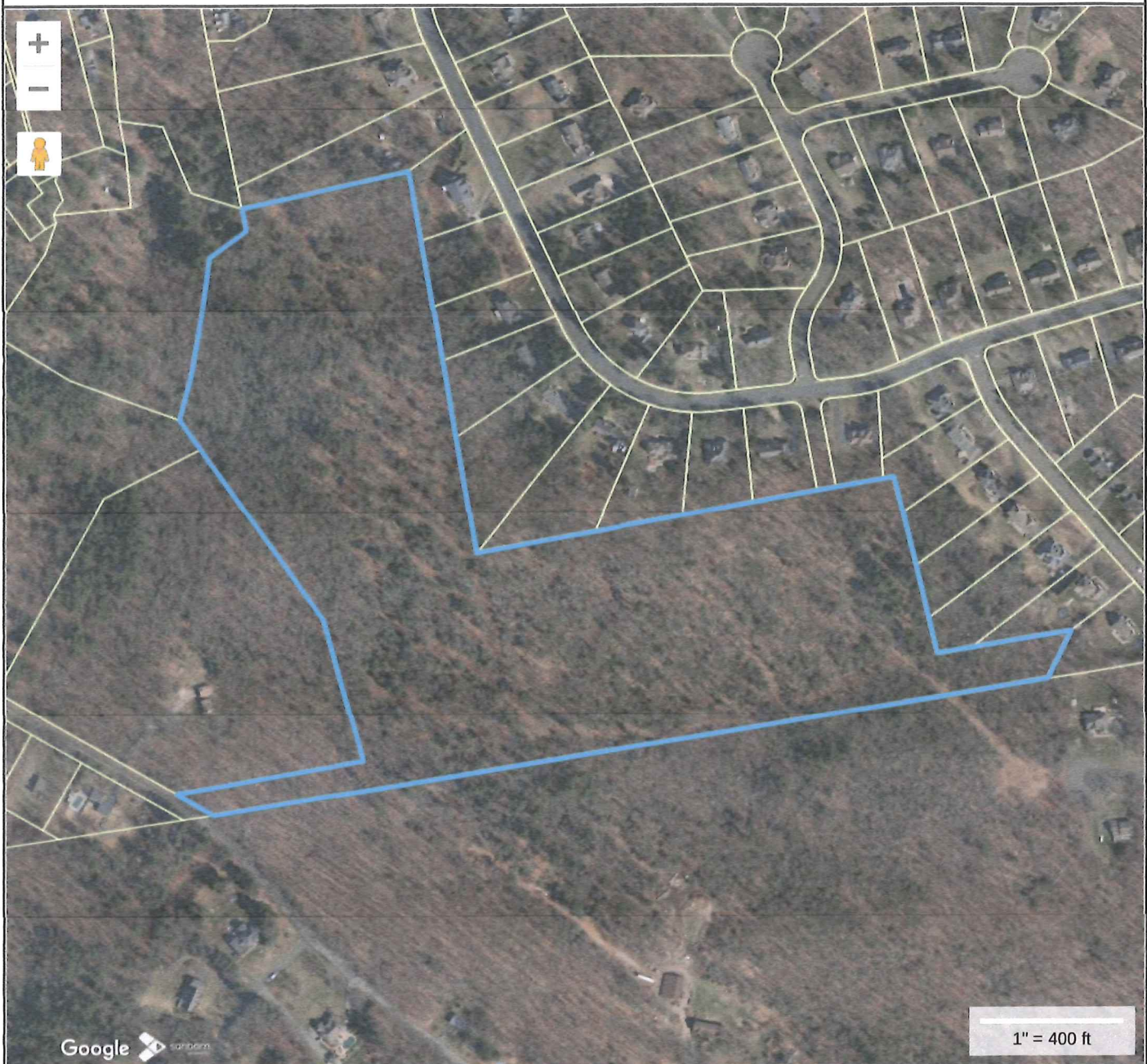
Property ID 112 041 0000
Location 19 LORD RD
Owner PALMER PETER +FLOYD +T ALLAN +ROYSTON

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

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

Geometry updated 11/11/2021
Data updated daily

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

**Property Information**

Property ID 112 041 0000
Location 19 LORD RD
Owner PALMER PETER +FLOYD +T ALLAN
+ROYSTON

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

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

Geometry updated 11/11/2021
Data updated daily

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

TOWN OF ELLINGTON

OPEN SPACE RANKING SYSTEM

Date: 11-02-2021

Location: 19 Lord Road

Assessor Parcel Numbers: 112-041-0000

Size: 34.03 acres

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

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

ECOLOGICAL	
1 Watershed /Flood Protection /Water Supply	
2 Wetland /Watercourse /Vernal pool - or buffer to Endangered Species Area /Significant Wildlife	
3 Habitat	
Ridgeline /Forested Area /Farmland Soils /Unique	
4 Geologic Features	
Land Attributes (well drained, level, accessible...)	
Suitable for Neighborhood Parks, Recreational	
5 Areas, etc...	
Area Lacking Passive Recreation Due to Existing	
6 Development /Potential Density	
USES	
7 Recreational Opportunities	
8 Working Farm	
9 Trail Connectivity or potential to	
10 Broad Vistas	
LOCATION	
11 Proximate to Existing Preserved Land	
Land in Protected Corridors /Linkage to Critical	
12 Areas	
Provides Visual Mitigation /Preserves Rural	
13 Character or Historical Value	
GENERAL	
14 "Area of Conservation Interest" ⁽¹⁾	
15 Enhance Buffers Between Competing Uses	
16 Threat of Development	

NO	YES	PRIORITY HIGH / LOW	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
X			
X			
X			
	X		
	X		
	X		
	X		
	X		
NO	YES	PRIORITY HIGH / LOW	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
X			
X			
	X		Connectivity in Tolland
	X		
NO	YES	PRIORITY HIGH / LOW	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
	X		
	X		
	X		
NO	YES	PRIORITY HIGH / LOW	COMMENTS (note special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
	X	H	
X			
X			
ACCUMLATIVE TOTALS			
6	10		Known Uses / Liabilities (demolition, contamination, maintenance, etc.)
FACTOR			
0	1		
TOTAL SCORE			
	10		

Town of Ellington

General Ledger - On Demand Report

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

Fiscal Year: 2024-2025

From Date: 7/1/2024

To Date: 3/31/2025

☒ Print accounts with zero balance

Account Type: All

☐ Include Inactive Accounts

☐ Filter Encumbrance Detail by Date Range

☐ Print Detail

☐ Include PreEncumbrance

Budget Balance

Account Number / Description

Budget Range To Date YTD Balance Encumbrance % Remaining Bud

Grand Total:

\$3,350.00 \$2,523.00 \$2,523.00 \$827.00 \$0.00 \$827.00

End of Report



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, MARCH 11, 2025, 7:00 PM

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

PRESENT: Chairman Rebecca Quarno, Regular Members James Gage, Robert Zielfelder, George Nickerson (arrived at 7:04), and Laurie Burstein (via Zoom)

ABSENT: Vice Chairman David Bidwell, Regular Member Sean Dwyer, and Alternate Ann Harford

STAFF: John Colonese, Assistant Town Planner and Ashley DuBois, Recording Clerk

OTHERS

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

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

John Colonese, Assistant Town Planner, shared news from the State Historic Preservation Office that the commission can use Ellington's RFP template in conjunction with specifications from the State's template. John will work with the town Finance Department to complete the forms. The proposal will then be sent to the State Historic Preservation Office for review. Once approved, the commission will move forward with Ellington's process for soliciting bids.

2. Report - Farmland Preservation Program.

A letter was drafted to be sent to farmland owners regarding the preservation program including a positive quote from Seth Bahler of Oakridge Dairy about the program. All commissioners approved the letter as written. Chairman Quarno confirmed there are roughly 20 property owners are on the target list.

Commissioner Gage asked about the construction of a barn on Meadow Brook Road and John answered that the owners applied for and received permits for the structure, however, construction has not begun. Commissioner Gage asked for confirmation of property location and John showed Roaring Brook Farm, on the town GIS mapping and noted the area where the structure is proposed. Chairman Quarno asked about the purpose of the

barn and John responded the barn is to hold the milking herd and contain the animal waste. The property abuts the most recently preserved farmland by Oakridge Dairy.

3. Report - Open Space Preservation Program.

A letter was drafted to send to approximately 20 target property owners regarding the Open Space Preservation Program. All commissioners approved the letter as written.

John Colonese shared an inquiry from the Ad Hoc Trails Committee President Linda Anderson. The committee is working on acquiring easements along the West Road trail. There is potentially a need for purchasing easements from owners and John asked if the commission would support the purchasing easements using Open Space funds. John also noted the trails are currently being used, but there are no formal agreements with the property owners. Commissioner Gage requested more information on the potential cost of the easements. Chairman Quarno asked how many properties and John answered there are three properties in this area. Chairman Quarno then responded wondering how long the potential easements would be, and John estimated approximately 1,200 feet in total. Commissioner Nickerson discussed another area behind Merrill Industries that would have potential if a trail easement agreement could be acquired to continue an existing trail. John concluded he will speak with Linda about potential easement costs. Commissioner Zielfelder noted the importance of an easement agreement and John responded there is an existing trail easement agreement template they can use.

Valerie Amsel, Ad Hoc Trails Committee representative, shared that Linda has spoken to the three owners, making initial contact. Chairman Quarno asked if there are any recent easement purchases as price suggestions. John noted there have been recent purchases of easements for the sidewalk project along Route 83. Commissioner Zielfelder asked if individuals were responsible for paying legal fees and John responded, since the town has a template agreement it should minimize legal fees. The commission was open to more details on the matter.

II. ADMINISTRATIVE BUSINESS:

1. FY 24-25 Budget & Expenditure Update

John reported the commission is on track for spending. A contribution to the Connecticut Farmland Bureau is outstanding but can be made upon receipt of request and approval by the commission.

2. Approval of February 11, 2025, Regular Meeting Minutes.

MOVED (ZIELFELDER) SECONDED (NICKERSON) AND PASSED UNANIMOUSLY TO APPROVE THE REGULAR MEETING MINUTES OF FEBRUARY 11, 2025, AS WRITTEN.

3. Election of Officers.

a. Chairman Position

MOVED (BURSTEIN) SECONDED (GAGE) TO NOMINATE COMMISSIONER QUARNO FOR CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2025.

**COMMISSIONER QUARNO ACCEPTED THE NOMINATION.
HEARING NO FURTHER NOMINATIONS, THE NOMINATIONS CLOSED.**

MOVED (BURSTEIN) SECONDED (GAGE) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER QUARNO FOR CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2025.

b. Vice-Chairman Position

MOVED (GAGE) SECONDED (BURSTEIN) TO NOMINATE COMMISSIONER ZIELFELDER FOR VICE-CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2025.

**COMMISSIONER ZIELFELDER ACCEPTED THE NOMINATION.
HEARING NO FURTHER NOMINATIONS, THE NOMINATIONS CLOSED.**

MOVED (GAGE) SECONDED (BURSTEIN) AND PASSED UNANIMOUSLY TO ELECT COMMISSIONER ZIELFELDER FOR VICE-CHAIRMAN OF THE CONSERVATION COMMISSION FOR THE YEAR OF 2025.

4. Correspondence/Discussion:

a. Ad Hoc Ellington Trails Committee – Monthly Minutes.

Valerie Amsel provided updates from the committee which include checking on bird boxes and going out to put up signs in the trail kiosks. The committee is exploring applying for a grant to put a roof over the amphitheater stage on the Batz property. The committee is also planning to work with organizations to repair a bridge near the Hockanum River. Lastly, the committee has regularly scheduled programming and annual clean up in progress.

- b. CT Land Conservation Council donation thank you letter dated Feb. 6, 2025.
- c. CT Land Conservation Council 2025 Land Conservation Conference Mar. 22, 2025.
- d. North Central Conservation District Spring 2025 Plant & Seedling Sale.
- e. Notice of Ellington Public Budget Presentations - Community Voice Channel on March 20, 2025, Senior Center and Virtual Zoom Meeting on May 1, 2025, and Hall Memorial Library and Virtual Zoom Meeting on May 3, 2025.

Any individuals interested in serving on the Conservation Commission are encouraged to apply online on the town's webpage or contact the First Selectman's office.

Commissioner Burstein asked if there was any progress on advertising and outreach about the Open Space Preservation Program in the community and if utilizing the Farmer's Market is still a possibility. John will reach out to the Farmer's Market regarding their upcoming schedule. Valerie also commented that the Trails Committee will include any brochures from the Conservation Commission at the Earth Day Celebration.

IV. ADJOURNMENT:

MOVED (ZIELFELDER) SECONDED (NICKERSON) AND PASSED UNANIMOUSLY TO ADJOURN THE CONSERVATION COMMISSION MEETING AT 7:40 PM.

Respectfully submitted,

Ashley DuBois, Recording Clerk



CHAIRMAN
LINDA ANDERSON

VICE CHAIRMAN
CYNTHIA VAN ZELM

SECRETARY
DEANNA WAMBOLT-GULICK

STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED

TOWN OF ELLINGTON

Ad Hoc Ellington Trails Committee

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

VALERIE AMSEL
JUDI MANFRE
DONNA ALLEN
LINDSAY NEUBECKER
BILL SCHULTZ
TOM PALSHAW
DAN CHAMBERLIN
ROBERT BARONE
ANN HARFORD
MICHAEL EMONS
STEVEN AUSTIN
STUART LANZ

Ad Hoc Ellington Trails Committee
Regular Meeting Minutes
March 5, 2025
Town Hall Annex

MEMBERS PRESENT: Linda Anderson, Cynthia van Zelm, Valerie Amsel, Judi Manfre, Donna Allen, Bill Schultz, Tom Palshaw, Dan Chamberlin, Robert Barone, Michael Emons

MEMBERS ABSENT: Deanna Wambolt-Gulick, Lindsay Neubecker, Ann Harford, Steven Austin, Stuart Lanz

I. Call to Order

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

II. Citizens' Forum

Boy Scout Sean Ellis was in attendance as part of his citizenship requirement. He is also making the bee nesting ground project.

III. Approval of Minutes

A. February 5, 2025

MOVED (EMONS), SECONDED (ALLEN) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE FEBRUARY 5, 2025 MEETING.

IV. Old Business

A. Hockanum River Crew

Mr. Barone shared that he walked the Batz Trail and it looked good; Ellington Highlands has snow in the parking lot, and West Road and Hockanum need some minor repairs. He sent pictures of the areas that need repairs to Julia Connor at the Town.

Mr. Palshaw said the maps at Windermere are running out and he will replace them. Ms. Anderson confirmed that maps should be kept at both Windermere trail entrances.

1. Development on Parking Lot Expansion

Ms. Anderson said there was nothing new on the parking lot expansion.

B. Conservation Commission Report

Ms. Amsel said the Commission was looking at some possible farmland easements.

C. Kiosks – Maps, *No Hunting*, *No Motorized Vehicles*

Ms. Anderson and Ms. Amsel said they will be putting up the *No Hunting*, *No Motorized Vehicles* signs and the new maps at the trail kiosks tomorrow as well as checking if the QR codes to the maps are working.

D. Emergency Signs

Mr. Palshaw said the plans for accessing the trails in an emergency have been submitted to dispatch in Tolland where 911 calls are received. Ms. Amsel has the signs for the Northern CT Land Trust trails and will put them up.

E. Map – Ellington Highlands

Ms. Anderson is working with Rebecca at AppGeo to finalize the Ellington Highlands map.

F. Easements for West Road

Ms. Anderson and Mr. Palshaw met with the Islamic Center on West Road to discuss a possible easement on their parking lot to allow access to the nearby trail. The main concern was ensuring that the parking lot spaces are open during key prayer times. Ms. Anderson also spoke to someone at the condo association, and they were going to discuss the easement with association leadership. She also spoke to Sullivan Tire and those conversations are on-going.

G. Eagle Scout Projects – Just Bee Hotel

Mr. Ellis said he has almost finished fundraising for the bee hotel project and expects to start building it in April with completion in May.

H. Gates Update – No Additions

There were no updates. Mr. Palshaw said the area near the second gate at Crystal will be graded out to deal with the erosion.

I. Community Service Hours for High School Students Committee

Ms. Anderson spoke to Sam at Ellington Public Works, and the Ellington Senior Center committee has not met yet. No one at Ellington High School has been identified as the lead. Mr. Schultz will follow up to see if anyone at the high school can be identified to take the lead.

J. Facebook

Mr. Emons reported that Committee member Steven Austin had tried to meet with Lauren Desrocher at the library but they had not connected. Ms. Anderson will follow up with Ms. Desrocher.

K. Cleanup Day at Ellington Highlands or Kimball – April 5th, Green Earth Club

Ms. Anderson said the Committee will do a clean-up day at Ellington Highlands or Kimball. She asked Mr. Schultz if the Green Earth Club would like to help and Mr. Schultz will check with the students. Ms. Anderson will also check with Committee members not in attendance.

L. Boy Scout Cleanup Day at Crystal Ridge – May 10th at 9am with Green Earth Club

Ms. Anderson said the Boy Scouts will have a clean-up day at Crystal Ridge on May 10 and she also asked Mr. Schultz if the Green Earth Club would like to help. Tasks include leaf blowing, adding a railing to the bridge, and bringing in more drainage stone.

M. Cub Scout Cleanup Day at Batz – April 12th at 9am

Ms. Anderson said the Cub Scouts will do a clean up at Batz. She does not need any other volunteers.

N. T-Mobile Hometown Grant Update

Ms. Anderson checked with some Town departments to see if they were interested in submitting a T-Mobile Hometown Grant. None of them expressed interest at this time so the Trails Committee discussed the idea of applying for a canopy over the amphitheater as well as solar panels, with the goal to have more use of the amphitheater. This would allow for a microphone to be used and possible lights. Ms. Allen and Ms. Amsel have taken the lead on preparing the application. Mr. Emons said maintenance should be considered in terms of the long-term cost of the amphitheater. There would need to be several layers of approval at the Town to implement the project if it was funded.

V. New Business**A. Painting of Storage Bin**

Mr. Shultz said he will work with an art teacher at Ellington High School to see if some students are interested in painting the storage bin. He hopes this can be done this year.

B. List of Projects for This Year and Future

Ms. Anderson will bring a list of potential trail projects for this year and future years to the next meeting.

VI. Subcommittee Reports**A. Treasurer**

Ms. Anderson said there is still \$2,933.18 left in the budget to spend this fiscal year.

B. Maintenance

Ms. Amsel referred to the bridge rail design from the last meeting and asked if anyone had any changes. She also noted that she replaced the fabric panel at the sensory garden at Batz.

1. Start Bridge Replacement once school ends

Ms. Anderson said work will be done for the bridge replacement at Windermere. She will talk to State Rep. Jaime Foster to see if she wants to participate again with Good Neighbor Day to help with this project. Ms. Anderson will also check with Big Y as their employees also participated last year.

C. Community Outreach**1. Cleanup Day on April 5th at Ellington Highlands or Kimball with Green Earth Club and any volunteers**

See notes above.

2. Cub Scout Batz Cleanup – April 12th, 9am

See notes above.

3. Earth Day – April 26, 2025, Town Green, 10am – 2pm

- Setup: 8-9am, Help
- Help at Table: 10am-Noon
- Noon-2pm/Breakdown

Ms. Anderson asked for volunteers to work at the Trails Committee Table at Earth Day. Ms. van Zelm said she could do an early shift. Ms. Allen will help out at the afternoon shift and breakdown.

4. Bird Walk at Batz – May 3rd, 2025, 7:30am (rain date May 4th), need volunteer for rain date

Ms. van Zelm said she can be the point person for the rain date as Ms. Anderson will be unavailable.

5. Cleanup Day at Crystal Ridge – May 10th, 9am start with Boy Scouts, Green Earth Club and any other volunteers

See notes above.

6. CT Trails Day – Ellington Highlands, June 7-8, 2025

The Committee agreed to lead a hike for CT Trails Day at Ellington Highlands on June 7 at 10 am. Mr. Emons will check to see if Mr. Austin can lead the hike.

7. 3 Foragers sometime in July

Ms. Anderson said the Library is looking into a date for a hike with the 3 Foragers in July.

8. CT Astronomy Night – August 12, 2025 at Pinney Field, 9pm – midnight

Ms. Anderson noted the date and time for the event with the Astronomical Society of Greater Hartford.

9. Geologist – Ray Schaeffer

Ms. Anderson is still working on trying to get geologist Ray Schaeffer to lead a walk.

10. Chess Tournament, Fall 2025

The Library has the lead on a possible chess tournament at Batz.

11. Color My World Theme for Hall Memorial Library Summer Reading Program – Any Ideas

Ms. Anderson asked if there were any ideas for how the Trails Committee might participate in the reading program. Read to kids? Ms. Manfre suggested a talk from Jane Seymour on Pollinators.

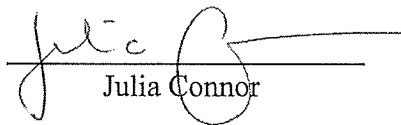
12. Trail of Treats – End of October, no date yet

There was no update.

VII. Adjournment

MOVED (BARONE), SECONDED (EMONS) AND PASSED UNANIMOUSLY TO ADJOURN THE TRAILS COMMITTEE MEETING AT 7:42 PM.

Submitted by


Julia Connor