



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, AUGUST 12, 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.
 - a. Review and Evaluate Proposals for a Town-wide Historic Resources Inventory.
2. Report - Farmland Preservation Program.
3. Report - Open Space Preservation Program.

IV. ADMINISTRATIVE BUSINESS:

1. FY 25-26 Budget & Expenditure Update.
2. Approval of July 8, 2025, Regular Meeting Minutes.
3. Correspondence/Discussion:
 - a. Ad Hoc Ellington Trails Committee – Update.
 - b. Community Outreach – Ellington Farmer's Market, Saturday, August 30th 9am-12pm.
 - c. CT Department of Transportation State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves.

V. ADJOURNMENT:

Next Meeting is scheduled for September 9, 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/86711600515>
Meeting ID: 867 1160 0515
Passcode: 341055

Join Zoom Meeting by Phone:
1-646-558-8656 US (New York)
Meeting ID: 867 1160 0515
Passcode: 341055

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2025-2026

From Date:7/1/2025

To Date:7/31/2025

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

Account Type: All

Print Detail

Include PreEncumbrance

Print accounts with zero balance

Include Inactive Accounts

Filter Encumbrance Detail by Date Range

Budget Balance

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	% Remaining Bud
1000.02.00270.10.50103 Part Time---Conservation Commission--	\$1,600.00	\$130.00	\$130.00	\$1,470.00	\$0.00	\$1,470.00 91.88%
1000.02.00270.20.60221 Advertising Printing---Conservation Commission--	\$400.00	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00 100.00%
1000.02.00270.20.60222 Dues & Subscriptions---Conservation Commission--	\$1,350.00	\$0.00	\$0.00	\$1,350.00	\$0.00	\$1,350.00 100.00%
1000.02.00270.20.60223 Travel---Conservation Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00270.20.60234 Professional Development---Conservation Commission	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00270.20.60250 Contracted Services---Conservation Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00270.20.60254 St of CT Surcharges---Conservation Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00270.20.60341 Office Supplies---Conservation Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
1000.02.00270.30.60341 Office Supplies---Conservation Commission--	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 0.00%
Fund: 1000	\$3,350.00	\$130.00	\$130.00	\$3,220.00	\$0.00	\$3,220.00

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2025-2026 From Date:7/1/2025 To Date:7/31/2025

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

Account Type: All Print Detail Include PreEncumbrance

Print accounts with zero balance Include Inactive Accounts Filter Encumbrance Detail by Date Range Budget Balance

Account Number / Description	Budget	Range To Date	YTD	Balance	Encumbrance	% Remaining Bud
Grand Total:	\$3,350.00	\$130.00	\$130.00	\$3,220.00	\$0.00	\$3,220.00

End of Report



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CONSERVATION COMMISSION REGULAR MEETING MINUTES TUESDAY, JULY 8, 2025, 7:00 PM

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

REMOTE ATTENDANCE: VIA ZOOM MEETING

(ATTENDEES BELOW WERE IN PERSON UNLESS OTHERWISE NOTED)

PRESENT: Chairman Rebecca Quarno, Vice Chairman Robert Zielfelder Jr., Regular Members James Gage (via Zoom), Laurie Burstein, Kathy Caton, and Alternate Ann Harford

ABSENT: Regular Member Sean Dwyer

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

OTHERS

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

I. CALL TO ORDER: Chairman Rebecca Quarno called the Conservation Commission meeting to order at 7:02 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, reported the Request for Proposal (RFP) was approved by the Finance Department and the State Historic Preservation Office. The RFP was posted on Bonfire, an online bid site. The closing date for proposals is August 5, 2025. John noted a hopeful outcome due to a couple of questions from interested consultants and is working alongside the Finance Department for continued progress. John plans to provide proposals for review by the commission at the August meeting.

2. Report - Farmland Preservation Program.

Nothing new to report.

3. Report - Open Space Preservation Program.

- a. 16 Penfield Avenue.

John reported discussions with the real estate agent representing the sale of the property and explained what was discussed at the previous Conservation Commission

regarding accepting the parcel as a donation to the town. The property is currently listed at \$475,000. Chairman Quarno clarified the listing price is for both parcels, one located in Ellington, and one located in the Vernon. John confirmed the list price is for both parcels and noted Ellington would probably not be interested in owning land in another town. John has plans to connect with the Town of Vernon about the parcels. The commissioners reviewed the characteristics of the property, concluding with mixed interest in the property. John also confirmed he will notify the First Selectman about the listing of the property.

- b. Somers Road, Assessor Parcel 191-001-0000.

John reported that the owner of this property responded to the open space preservation letter sent out earlier this year. Through previous discussions, the commission decided this property would be best acquired by the State. John worked with the owner to complete the Connecticut DEEP Prospective Land Acquisition application. The application was submitted, along with supporting materials, to Matt Starr, the property agent in land acquisitions. The application will be reviewed at their next meeting, and they will send a decision letter to the owner. John has continued contact with the owner and shared that the State would financially support the next steps if desired. Updates will be provided at the next commission meeting.

BY CONSENSUS, THE COMMISSION DECIDED TO GO OUT OF AGENDA ORDER TO ADMINISTRATIVE BUSINESS.

II. ADMINISTRATIVE BUSINESS:

1. FY 24-25 Budget & Expenditure Update:

The spreadsheet provided showed the end of year budget and all accounts were closed out. The new fiscal year budget will remain the same.

2. Approval of May 20, 2025, Regular Meeting Minutes.

MOVED (HARFORD) SECONDED (CATON) TO APPROVE THE REGULAR MEETING MINUTES OF MAY 20, 2025, AS WRITTEN.

3. Correspondence/Discussion:

- a. Ad Hoc Ellington Trails Committee – Monthly Minutes

Valerie Amsel, Ad Hoc Ellington Trails Committee Representative, provided updates. Two repair projects, one for a bridge at the Hockanum trail and one to widen the bridge at Highlands trail, are ready to get started. The storage bin for the committee has been painted as well. The committee submitted a grant application for the Batz property to construct a covering over the existing amphitheater. Commissioner Harford added the committee cleaned up a section on the Hockanum River trail that was overgrown, and they are also experimenting with tarping knotweed to potentially kill the roots.

- b. Community Outreach – Ellington Farmer’s Market.

Chairman Quarno confirmed the commission chose August 30th Ellington Farmers Market to attend and host a table. John presented two mockups for a poster board, a map and chart about farmland and open space preservation information. The floor opened to suggestions and Chairman Quarno added reaching out to the recycling

coordinator to see if there are some ideas. John will follow up on collecting brochures and information from previous years as well.

BY CONSENSUS, THE COMMISSION DECIDED TO GO BACK TO ACTIVE BUSINESS #3 REPORT – OPEN SPACE PRESERVATION PROGRAM.

c. Executive Session to Discuss Possible Open Space Purchases

MOVED (ZIELFELDER) SECONDED (QUARNO) AND PASSED UNANIMOUSLY TO ENTER INTO EXECUTIVE SESSION AT 7:39 PM FOR THE PURPOSE OF DISCUSSING POTENTIAL OPEN SPACE ACQUISITIONS INVITING COMMISSION MEMBERS, THE ASSISTANT TOWN PLANNER, AND RECORDING CLERK.

MOVED (HARFORD) SECONDED (ZIELFELDER) AND PASSED UNANIMOUSLY TO EXIT EXECUTIVE SESSION AT 7:50 PM.

IV. ADJOURNMENT:

MOVED (QUARNO) SECONDED (BURSTEIN) TO ADJOURN THE CONSERVATION COMMISSION MEETING AT 7:51 PM.

Respectfully submitted,

Ashley DuBois, Recording Clerk

Why Conserve?

Open space provides many benefits for Connecticut's citizens. Pleasant views help to preserve community character. Forested areas reduce pollution by filtering the air and water. Protected areas provide opportunities for passive recreation and provide habitat for wildlife. Open space acts as a balance against the negative aspects of development.

Impact

According to the Cost of Community Services study from March 2018, for every \$1 in tax revenue for residentially developed land it costs \$1.13 in services but for open space land only \$0.27.

The following is a list of farmland with preserved development rights.

Farm Name	Location	Acres Preserved
Thrall Farm	Abbott Road	171.09
Burke Ridge Farm	Wapping Wood Road	119.4 (additional in South Windsor)
Way Farm	Frog Hollow Road	68.6
Dzen Farm	Sadds Mill Road	22.25
Pease Farm	Reeves Road	20.79 (additional in Somers)
Irish Bend Orchard	Reeves Road	5 (additional in Enfield/Somers)
Preserved since 2007 bond authorization		
Oakridge Dairy Farm 1	Jobs Hill / Meadow Brook / Hoffman Road	101.83
Oakridge Dairy Farm 2	Meadow Brook Road	101.98
Oakridge Dairy Farm 3	Jobs Hill Road (west)	51.82
Bahler Farms	Abbott / Middle Road	125.78
McKnight Farm	Green / Muddy Brook Road	124.42
Silverhurst/Foster Farm	Pinney Street	97.32
Myers Farm	Green / Reeves Road	70.59
Charter Farm	Somers Road	43.39 (additional in Somers)
Silverhurst/Foster/Thrall Farm	Pinney Street	20.57
Wraight Farm	Webster Road	36.62

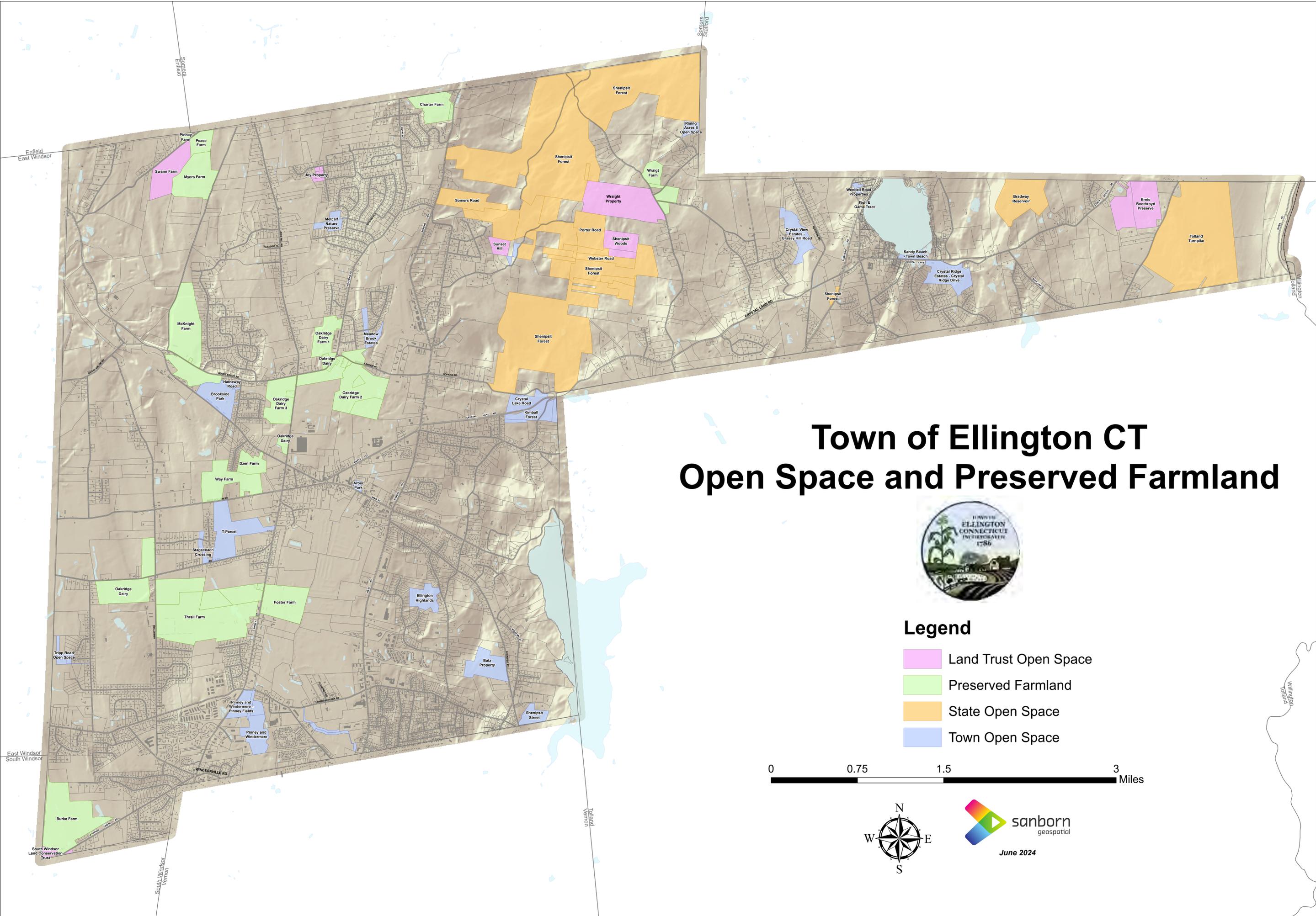
Preservation Goals

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

Public Access

The following open space properties include public access:

- Arbor Park
- Batz Property
- Boothroyd & Bellante Preserve
- Crystal Ridge Trail
- Highlands Trail
- Hockanum River West Road Trail
- Kimball Forest
- Metcalf Trail
- Pinney Street Fields
- Sandy Beach
- Shenipsit State Forest
- Sunset Hill Trail
- Tedford Memorial Park
- Windermere Trails



Town of Ellington CT Open Space and Preserved Farmland



Legend

- Land Trust Open Space
- Preserved Farmland
- State Open Space
- Town Open Space





August 4, 2025

VIA EMAIL

Dear Chief or Elected Official:

Subject: Wider Edge Line Pavement Markings on Horizontal Curves in District 1
State Project No. 0171-0518

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge lines on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

It is CTDOT's policy to notify City/Town officials and the public when such projects are undertaken. For that reason, CTDOT requests that you inform local agencies of the proposed improvements and advise this office of any local work to be coordinated.

It is important that the community share its concerns with CTDOT to assist in the project's development. The enclosed media release providing information on this project is for your use and distribution to local officials and other interested parties. An informational meeting or formal public hearing will not be necessary for this project due to the limited nature of the proposed work.

If you agree with this determination, please sign below and return to the Project Manager, Balazs Szoke, at the address below or via email to TrafficSafety.DOT@ct.gov. Should you have any questions, please contact Mr. Szoke at (860) 594-2745, or Balazs.Szoke@ct.gov. If your response is not received by August 18, 2025, it will be assumed that the City/Town is in concurrence that a public hearing is not required.

Very truly yours,

Matthew C. Blume,
P.E., PTOE
2025.08.04
09:14:05-04'00'

Matthew C. Blume, P.E., P.T.O.E.
Division Chief of Traffic Engineering
Bureau of Engineering and Construction

Enclosure
cc: Local Traffic Authority

On behalf of the City/Town, I concur that neither a public informational meeting nor a public hearing is needed for State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves on Rural State-owned Roads.

Signature

Date

Printed Name and Title

City/Town

MEDIA RELEASE

FOR RELEASE: UPON RECEIPT

Wider Edge Lines Pavement Markings on Horizontal Curves on Rural, State-Owned Roads in District 1:

The Connecticut Department of Transportation (CTDOT) is developing plans to install 6-inch wide edge line pavement markings on horizontal curves on rural, State-owned roads in District 1. Roadway departures are within the top three highest percentile of fatal and serious injury crashes. These crashes account for 27% of all fatal and serious injury crashes, half of which occur on State roads. Updating pavement markings and installing wider edge on State roads to increase retroreflectivity is expected to mitigate these crashes by increasing driver visibility and awareness to the edge of the travelway. CTDOT will coordinate with the Cities/Towns during the design phase. The horizontal curve locations included in this project are listed below.

It is CTDOT's policy to keep the public informed and involved when such projects are undertaken. It is important that the community share its concerns with us to assist in the project's development. At this time, it is anticipated that an informational meeting or formal public hearing will not be necessary.

The design plans for this project are expected to be completed in September 2025 with a tentative advertising date for construction of December 2025.

Anyone interested in requesting information on these projects may do so by contacting Balazs Szoke, Project Manager at (860) 594-2745 or via email to Balazs.Szoke@ct.gov. Please make reference to Project No. 0171-0518.

Town	Routes	Town	Routes
Andover	6, 87, 316, 603	Hebron	85, 94, 316, 603
Ashford	74	Mansfield	32
Berlin	71	Meriden	71
Bolton	85	Middlefield	147, 157
Cheshire	42	Somers	190
Columbia	6, 87	Stafford	19, 30, 32, 190, 319
Coventry	6, 44, 275	Tolland	74, 195
Durham	68, 147, 157	Union	171, 190, 197, 620
Ellington	30, 32, 140	Willington	32, 74, 320, 640
Glastonbury	94	Woodstock	197