



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, SEPTEMBER 9, 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.
 - a. 25 Tolland Turnpike – Review Option to Purchase.

IV. ADMINISTRATIVE BUSINESS:

1. FY 25-26 Budget & Expenditure Update.
2. Approval of August 12, 2025, Regular Meeting Minutes.
3. Correspondence/Discussion:
 - a. Ad Hoc Ellington Trails Committee – Update.

V. ADJOURNMENT:

Next Meeting is scheduled for October 14, 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/84666376735>
Meeting ID: 846 6637 6735
Passcode: 048811

Join Zoom Meeting by Phone:
1-646-558-8656 US (New York)
Meeting ID: 846 6637 6735
Passcode: 048811

JACOBS, WALKER, RICE & BARRY, LLC

ATTORNEYS AT LAW

146 MAIN STREET

MANCHESTER, CONNECTICUT 06042

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MICHAEL J. RICE
DAVID M. BARRY, JR.
MARIA K. TOUGAS
GREGORY W. McCRACKEN

LEONARD JACOBS (RETIRED 2017)
RONALD JACOBS
1927-2017

July 28, 2025

Matthew Reed, Town Administrator
55 Main Street, P.O. Box 187
Ellington, CT 06029

Town of Ellington
RECEIVED

JUL 31 2025

Matthew D. Reed
Town Administrator

Re: Estate of John P. Lodola
Date of Death: April 17, 2024
25 Tolland Turnpike, Ellington, CT

Dear Matthew:

Please be advised that our office represents Lawrence F. Hallisey, the named Executor of the Estate of John P. Lodola, whose date of death is April 17, 2024. At the time of his passing, Mr. Lodola held an undivided interest in a piece of Real Estate located in the Town of Ellington, known as 25 Tolland Turnpike (26.1 Acres). Said property is described in a deed dated June 26, 1984 and recorded in Volume 128 at Page 601 of the Ellington Land Records.

The beneficiaries and Estate representative wish to sell the above referenced piece of real estate. With that said, the Estate would like to first present the Town of Ellington the option to purchase said real estate before listing it with an agent. Should the Town wish to purchase the real estate located at 25 Tolland Turnpike, Ellington, please contact this office to discuss.

Should you require additional information or have any questions, please feel free to contact me or my paralegal, Lynn Stroh.

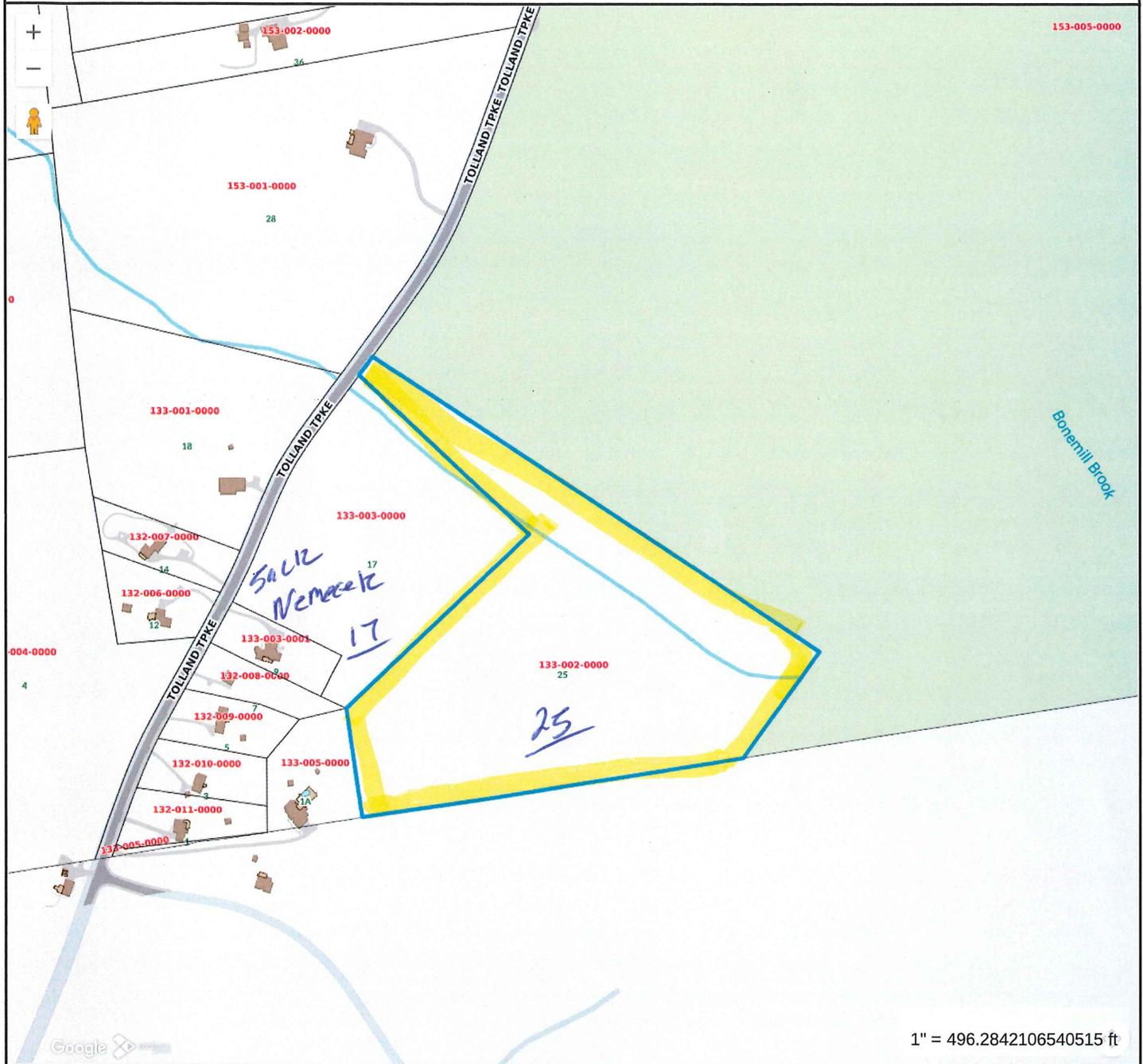
Very truly yours,



Michael J. Rice, Esq.

MJR:lms
Enclosure(s)

25 Tolland Turnpike , Ellington



Property Information

Property ID 133 002 0000
 Location 25 TOLLAND TPKE
 Owner LODOLA JOHN P EST



**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.

Location: 25 TOLLAND TPKE		Map Id: 133 002 0000		Zone: RAR		Date Printed: 8/18/2025					
				Neighborhood: R82		Last Update: 8/15/2025					
Owner Of Record				Volume/Page	Date	Sales Type	Valid	Sale Price			
LODOLA JOHN P EST				0556/0443	5/5/2025	Certificate of No Tax	No	0			
PO BOX 13, WINDSOR LOCKS, CT 06096-0013						Exempt					
Prior Owner History											
LODOLA JOHN P				0128/0601	6/28/1984		No	0			
Permit Number	Date	Permit Description									
Supplemental Data						Appraised Value					
Census/Tract 5352	VisionPID 4371					Total Land Value	196,410				
Dev Map ID	Assessor Map 133					Total Building Value	0				
GIS ID	Sub Div					Total Outbdg Value	0				
Route S9	Survey Map					Total Market Value	196,410				
District	Zone 2										
Utilities Electric											
Acres				State Item Codes							
Land Type	Acres	490	Total Value	Code	Quantity	Value					
Res Vac Excess	25.09	25.09		62-Forest	26.01	7.100					
Res Vacant House Lot	0.92	0.92									
Total			196,410								
Assessment History (Prior Years as of Oct 1)						490 Appraised Totals					
	2025	2024	2023	2022	2021	Type	Acres	Value	Type	Acres	Value
Land	7,100	7,100	7,100	7,100	7,100	Forest	26.01	10144			
Building	0	0	0	0	0						
Outbuilding	0	0	0	0	0						
Total	7,100	7,100	7,100	7,100	7,100				Totals	26.01	10144
						Application Date:	Expiration Date:				
Comments											

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2024-2025

From Date:7/1/2025

To Date:8/31/2025

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	\$0.00	\$1,040.00	\$560.00	\$0.00	\$560.00 35.00%
1000.02.00270.20.60221 Advertising Printing---Conservation Commission--	\$400.00	\$0.00	\$371.00	\$29.00	\$0.00	\$29.00 7.25%
1000.02.00270.20.60222 Dues & Subscriptions---Conservation Commission--	\$1,350.00	\$0.00	\$1,740.00	(\$390.00)	\$0.00	(\$390.00) -28.89%
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	\$0.00	\$3,151.00	\$199.00	\$0.00	\$199.00

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2024-2025

From Date:7/1/2025

To Date:8/31/2025

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

\$0.00

\$3,151.00

\$199.00

\$0.00

\$199.00

End of Report



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CONSERVATION COMMISSION REGULAR MEETING MINUTES TUESDAY, AUGUST 12, 2025, 7:00 PM

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

PRESENT: Chairman Rebecca Quarno, Vice Chairman Robert Zielfelder Jr., Regular Members James Gage, Sean Dwyer, Laurie Burstein, Jamison Boucher, and Alternate Ann Harford

ABSENT: Regular Members Sean Dwyer and Kathy Caton

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

OTHERS

PRESENT: Tom Palshaw, Ellington Trails Committee (arrived at 7:22 PM)

I. CALL TO ORDER: Chairman Rebecca Quarno called the Conservation Commission meeting to order at 7:01 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.
 - a. Review and Evaluate Proposals for a Town-wide Historic Resources Inventory.

John Colonese, Assistant Town Planner, announced the town received three consultant proposals for the Historic Resources Inventory project. To evaluate the proposals, a draft proposal evaluation form was prepared based on the proposal submission contents. Chairman Quarno asked for clarification on the 1-5 scale and John suggested 5 being the highest rating. Commissioner Burstein asked if cost should be included and John replied that all proposals reached the budget.

All companies are out-of-state. Chairman Quarno asked if the company selected would be remote or if they would work in-person and John suggested the selected company would likely need to make a trip to Ellington. John will contact each company's references for the following months meeting. In summary, Chairman Quarno proposed if individuals would prefer to rate the companies independently or as a commission in person. The commission concluded individuals will review and rate the consultant before next month's commission meeting and a round table discussion will ensue in September to select a proposal. In preparation, the evaluation form will be revised to include all three companies. Chairman

Quarno suggested adding a deliverables section, this will be added to the evaluation form and resent to the commission.

2. Report - Farmland Preservation Program.

Oakridge Dairy plans to expand the calving barn on 8 Hoffman Road which is on preserved farmland. Oakridge also plans to remove an old chicken coop, and two other old barns along Meadow Brook Road.

3. Report - Open Space Preservation Program.

There are no updates on the potential purchase of the 20-acre property off Somers Road by the State of Connecticut. John asked for the support of the commission to approach a property owner of a landlocked parcel off Crystal Lake Road about the State open space preservation program to see if there is any interest. The commission supported the request. Chairman Quarno asked if there are any further updates on the previously discussed 16 Penfield Avenue, John reported there is no additional information.

II. ADMINISTRATIVE BUSINESS:

1. FY 25-26 Budget & Expenditure Update:

Nothing new to report, the fiscal year has reset.

2. Approval of July 8, 2025, Regular Meeting Minutes.

MOVED (HARFORD) SECONDED (GAGE) TO APPROVE THE REGULAR MEETING MINUTES OF JULY 8, 2025, AS WRITTEN.

3. Correspondence/Discussion:

a. Ad Hoc Ellington Trails Committee – Update.

Commissioner Harford reported the committee removed five buckets of trash from the Hockanum River on West Road and signs have been added to enforce no motorized vehicles. The experiment with tarping knotweed is still in progress and the hope is the effects are now reaching the roots. The Trails Committee will reach out to the Public Works department for assistance in maintaining the area as well. Furthermore, bridge repair will begin on a trail on Windermere. Tom Palshaw, member of the Trails Committee, entered the conversation and noted the public participates in maintaining more trailway in that area, so the committee hopes to maintain the full trail in the future.

Commissioner Harford and Tom Palshaw reported an upcoming geology event at Crystal Ridge Trail. Tom also offered information about an upcoming bridge repair on the Highlands Trail. Commissioner Harford reported a bridge on the trail near the radio station still needs repair. Tom noted the GIS map needs updating on the Windermere Trail, to reflect the new trail that does not go on the radio station property. Lastly, the Trails Committee will be attending the August 23rd Farmers Market.

b. Community Outreach – Ellington Farmer's Market. Saturday, August 30th 9am-12pm.

Two poster boards are prepared for the market, alongside a banner, and other table offerings for the event. The Town's recycling coordinator will also provide a brochure.

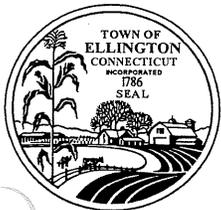
- c. CT Department of Transportation State Project No. 0171-0518 – Wider Edge Line Pavement Markings on Horizontal Curves.

IV. ADJOURNMENT:

MOVED (ZIELFELDER JR.) SECONDED (GAGE) TO ADJOURN THE CONSERVATION COMMISSION MEETING AT 7:42 PM.

Respectfully submitted,

Ashley DuBois, Recording Clerk



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED

TOWN OF ELLINGTON

Ad Hoc Ellington Trails Committee

CHAIRMAN
LINDA ANDERSON

VICE CHAIRMAN
CYNTHIA VAN ZELM

SECRETARY
DEANNA WAMBOLT-
GULICK

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

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

Ad Hoc Ellington Trails Committee
Regular Meeting Minutes
August 6, 2025
Town Hall Annex

MEMBERS PRESENT: Linda Anderson, Tom Palshaw, Donna Allen, Deanna Wambolt-Gulick, Robert Barone, Stuart Lanz, Ann Harford, Ryan Bibeau

MEMBERS ABSENT: Lindsay Neubecker, Valerie Amsel, Cynthia van Zelm, Michael Emons, Steven Austin, Dan Chamberlin, Bill Schultz

I. Call to Order

Ms. Anderson called the meeting to order at 6:33 pm.

A. Welcome New Member

The Committee members welcomed Mr. Ryan Bibeau.

II. Citizens' Forum

Mr. Palshaw shared some suggestions based on a walk he did on the Northern Land Trust trails. The blue blaze is challenging to see, especially with overgrowth. He recommended adding some reflectors by the blazes to help with following the trail, especially if there was a need for emergency services to follow the trail at night.

III. Approval of Minutes

A. May 7, 2025

MOVED (BARONE), SECONDED (PALSHAW) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE MAY 7, 2025 MEETING.

B. June 4, 2025

MOVED (BARONE), SECONDED (ALLEN) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE JUNE 4, 2025 MEETING.

IV. Old Business

A. Hockanum River Crew

Mr. Barone shared that the Town has brush hogged around the pond, which was very helpful. There was a fallen tree that has been handled. He mentioned a concern that there are more exposed roots, but it would be

challenging to get mulch in there to address it. Mr. Palshaw shared that they cleaned up a substantial amount of trash from the trail recently.

Ms. Anderson asked if there has been progress concerning the eradication of knotweed on the trail. Ms. Harford said that it hasn't grown substantially, but that it is currently in root growth. Mr. Palshaw asked if Public Works could tear up the roots when available, and it was confirmed that the roots were not attached to live trees. Ms. Anderson will check with Public Works on this.

Mr. Palshaw shared that the third boardwalk will be brought back and anchored. There are planned improvements, but the priority is building a bridge that extends the trail. Ms. Anderson shared that this will likely not be built until the fall.

1. No Motorized Vehicles

Ms. Anderson shared that there was an accident at Hockanum that required Life Star, a dirt bike vs. jersey barrier. The individual is recovering, but businesses near the trail are concerned about the dirt bike traffic. There has been a request to put up signage near the barriers stating "No Motorized Vehicles" in as many areas as possible, especially around the commercial area. Mr. Palshaw confirmed that signs will be put up, though there are concerns that signs are often torn down.

2. Life Star

As noted above, there was an accident that resulted in a Life Star call at the Hockanum River Trails.

B. Conservation Report

Ms. Harford shared that east of the YMCA, there is an area that is roughly 15 to 16 feet wide that opens up to 54 acres, 26 of which are in Ellington. The parcel is an old radio station and the asking price is \$475,000. There are concerns about the towers remaining on the property and whether to remove or maintain them. Mr. Palshaw added that the parcel contains turtle nesting grounds and would be a good conservation opportunity. There is also a landlocked piece of property on Somers Road, attached to Shenipsit State Forest. Ms. Harford suggested that maybe the State would purchase the parcel due to the connection to Shenipsit.

C. Easements for West Road / Franklin

Ms. Anderson reported that there are no updates at this time. Mr. Palshaw suggested that, in lieu of an easement, there be a letter that allows the maintenance of the trails, noting that such a letter wouldn't be permanent if businesses changed ownership. Ms. Anderson emphasized that a letter like this would need to be legally binding, noting that the cost of easements would potentially be \$8,000-\$10,000, which may not be possible in immediate budget cycles. Ms. Anderson will continue to pursue the easements and share updates.

D. Facebook

Ms. Anderson shared that Mr. Austin has been updating the page and it has had more traffic. Newsletter items are being shared on Facebook as well.

E. T-Mobile Hometown Grant Program

Ms. Allen shared that she has submitted the grant application, which is pending; there should be a decision by the end of August.

F. Widening Bridge at Ellington Highlands

Mr. Palshaw confirmed that the fire department has gone up to the site. Ms. Anderson asked if there are plans for the bridge. Mr. Palshaw shared that there is a conceptual drawing which has been shared with Ms. Amsel. Ms. Anderson requested that the maximum weight of vehicles, likely quads to fight fires, be confirmed to finalize the plans. The fire department confirmed that the bridge would be valuable for combating any potential fires and agreed with the plans to widen it.

V. New Business

There was no new business.

VI. Subcommittee Reports**A. Treasurer**

There was a little over \$300 left in last year's final budget.

1. New Budget

The Committee reviewed the new budget; it was noted that the requested budget was approved.

B. Maintenance**1. Wood Sensory Garden**

The wood is rotting, and Ms. Anderson noted that this project is aging. The Committee already has the necessary wood and will likely replace it in sections.

2. Little Library

Ms. Anderson shared that Ms. Manfre filled this little library and it is already beginning to dwindle. Mr. Palshaw, Ms. Harford, and Ms. Wambolt-Gulick noted that they have some books they can contribute.

3. Batz Maintenance

Ms. Allen, Ms. Anderson, and Mr. Schultz have been there recently. The pollinator garden has been weeded well. Ms. Anderson noted that she has been weed whacking around the sensory garden and the benches.

Ms. Anderson shared that the Ellington Community Theater wants to have its after party at Batz. Public Works will do more mowing around the benches to further clean up the area, including the removal of a paper wasp nest. Ms. Anderson is planning to go with Mr. Schultz one more time to ensure that the area is well cleaned up.

Public Works took care of two trees that were downed. Ms. Anderson noted that she sprayed for poison ivy and will follow up to ensure that it is taken care of. She noted that they walked the trail system and took care of any brush, and that the trails looked very clean.

4. Kimball Maintenance

Ms. Anderson, Ms. Allen, and Mr. Schultz are planning to walk Kimball tomorrow to check on the trails. She noted that it has been a while since these trails have been checked.

5. Jersey Barriers - Crystal

Ms. Anderson shared that the barriers have been moved multiple times. Public Works will move them back but cannot guarantee that they won't be moved again. Police are aware that individuals have been moving the barriers and bringing pallets back onto the trails.

C. Community Outreach**1. Jane Seymour Pollinator Talk at Batz – August 5 at 10am**

Ms. Anderson said that the talk was interesting, but the smoke from recent fires may have affected the prevalence of pollinators. There were seven people in attendance.

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

Ms. Anderson spoke to the astronomy club, and they should have at least three telescopes. They'll be setting up around 8:00 pm, and the lights at the field go off at 8:30 pm with the parking light lots off at 9:00 pm.

3. Farmers Market – Saturday, August 23, 2025 – will have a table to hand out maps and information: Setup 8-10:30am, Help 10am-12:30pm

Ms. Allen and Mr. Schultz have volunteered to help set up, but Ms. Anderson is looking for another volunteer or two. Mr. Bibeau said that he may be able to volunteer to help.

4. Geologist Ray Schaeffer – Walk at Crystal Ridge on September 27, 9am; future talk at Hall Memorial Library in the winter

Ms. Anderson confirmed that this event is ready to go.

5. Trail of Treats – October 20th – will need help setting up the morning of and handing out goodies that evening

Ms. Anderson shared that the date has been set, and she is asking if there are volunteers for the evening. Ms. Anderson bought more rings and more Dum-Dums and some other found treasures to hand out.

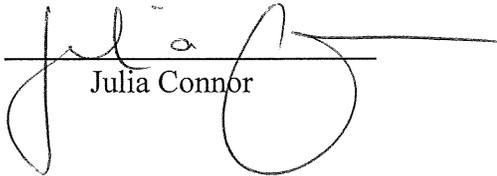
6. Thanksgiving Walk at Snipsic Lake – November 29th, 10am

There was no update.

VII. Adjournment

MOVED (HARFORD), SECONDED (ALLEN) AND PASSED UNANIMOUSLY TO ADJOURN THE TRAILS COMMITTEE MEETING AT 7:35 PM.

Submitted by


Julia Connor