



STATE OF CONNECTICUT – COUNTY OF TOLLAND  
INCORPORATED 1786

# TOWN OF ELLINGTON

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## CONSERVATION COMMISSION REGULAR MEETING MINUTES TUESDAY, NOVEMBER 18, 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, Laurie Burstein, Sean Dwyer, Kathy Caton, Jamison Boucher and Alternate Matthew Shea

**ABSENT:** Alternate Ann Harford

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

**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. Townwide Historic Resources Inventory.

John Colonese, Assistant Town Planner, announced the contract with E2 Project Management LLC should be signed soon, the award letter and contract have been sent out, and the Finance Department is in contact with the company. John shared the next step is a kickoff meeting to begin the project between himself, the contractor, and a representative from the State Historic Preservation Office. Chairman Quarno asked about the logistics, specifically about funding and billing. John responded there will be a Town account through the Finance Department coordinated with grant payments from the State. John anticipated the kickoff meeting will happen this calendar year.

2. Report - Farmland Preservation Program.

The Planning Department was approached by one of the owners of a 68-acre parcel of farmland on Sadds Mill Road about the farmland preservation program. John responded to the inquiry and reached out to the CT Department of Agricultural. The State requires an application, which was passed along to the owner. The Planning Department can help the owners on completing parts of the application. John noted a portion of the property was previously excavated, posing an additional step of soil testing. Additionally, the land has electrical lines and an easement. Commissioner Dwyer asked if it's an active farm, which is generally required for preservation, John noted that it appears to be used for hay.

The Commission also discussed that Oakridge Dairy has a new self-serve farm stand open for business.

3. Report - Open Space Preservation Program.

An update on the potential acquisition of the Somers Road property, a 20-acre parcel abutting State forest, was provided by the State. The CT DEEP responded to the owner's request for preservation. After evaluation, the land was deemed an eligible candidate for acquisition. However, at this time, due to funding and staffing constraints, the acquisition process may take some time.

Another update was given on 25 Tolland Turnpike, a 26-acre parcel being considered for open space preservation. John began discussions with the attorney's paralegal representing the owner's estate to gauge interest in the potential sale of the property for preservation, but the owners have not responded currently. Vice Chairman Zielfelder mentioned the State acquisitions process as an option for the owners. Discussions about the land characteristics ensued. Commissioner Dwyer added to wait for a response and the commission agreed.

**II. ADMINISTRATIVE BUSINESS:**

1. FY 25-26 Budget & Expenditure Update:

Nothing new to report.

2. Approval of September 9, 2025, Regular Meeting Minutes.

**MOVED (DWYER) SECONDED (BURSTEIN) AND PASSED UNANIMOUSLY TO APPROVE THE REGULAR MEETING MINUTES OF SEPTEMBER 9, 2025, AS WRITTEN.**

3. Approval of the 2026 Conservation Commission meeting schedule.

**MOVED (ZIELFELDER) SECONDED (CATON) AND PASSED UNANIMOUSLY TO APPROVE THE 2026 CONSERVATION COMMISSION MEETING SCHEDULE AS PROPOSED.**

4. Correspondence/Discussion:

a. Ad Hoc Ellington Trails Committee – Update.

A representative from the Trails Committee was not present for the meeting, however a round table discussion ensued. Vice Charman Zielfelder noted the Scouts donated pavers to the Trails Committee, which were set along wet areas. Commissioners reviewed the Trails Committee minutes, and John read the committee's discussion of 25 Tolland Turnpike.

b. Northern Connecticut Land Trust – Landmark Newsletter – October 2025.

**MOVED (DWYER) SECONDED (BURSTEIN) AND PASSED UNANIMOUSLY TO CONTRIBUTE \$450.00 TO THE NORTHERN CONNECTICUT LAND TRUST.**

c. Nye-Holman State Forest Management Plan 2025-2035

John noted the plan was previously emailed to the Commission for review and comment due to the document size.

Chairman Quarno proposed members begin thinking about new initiatives for the Commission to pursue in the coming new year.

Additionally, the Commission welcomed their newest member, Matthew Shea.

**IV. ADJOURNMENT:**

**MOVED (BOUCHER) SECONDED (DWYER) AND PASSED UNANIMOUSLY TO ADJOURN  
THE CONSERVATION COMMISSION MEETING AT 7:40 PM.**

Respectfully submitted,

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Ashley DuBois, Recording Clerk