



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, FEBRUARY 10, 2026, 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. Determination of Open Space for a proposed subdivision of 59 acres in a Rural Agricultural Residence (RAR) Zone at 79 Crane Road, 12 Broad Brook Road, and Abbott Road (APN 087-009-0001) for Dennis & Jacqueline L. Clavet, owner/applicant.
2. Plan of Conservation & Development, Chapter 4-Conservation Strategies, Natural Resource Preservation: Historic Preservation – Historic Resources Inventory Update.
3. Report - Farmland Preservation Program.
4. Report - Open Space Preservation Program.
5. Priority Rankings for Open Space & Farmland Preservation.

IV. ADMINISTRATIVE BUSINESS:

1. FY 25-26 Budget & Expenditure Update.
2. Approval of January 13, 2026, Regular Meeting Minutes.
3. Correspondence/Discussion.
 - a. Ad Hoc Ellington Trails Committee – Update.
 - b. Town of Ellington, Earth Day Celebration, Saturday, April 25, 2026.
 - c. CT Land Conservation Council Conference, Saturday, March 21, 2026.
 - d. CT Farm Bureau – From the Farm, December 2025.

V. ADJOURNMENT:

Next Meeting is scheduled for March 10, 2026

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/86239918972>
Meeting ID: 862 3991 8972
Passcode: 107231

Join Zoom Meeting by Phone:
1-646-558-8656 US (New York)
Meeting ID: 862 3991 8972
Passcode: 107231

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

GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.

ERIC R. PETERSON, P.E., L.S.

MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808

www.GardnerPeterson.com

February 3, 2026

Town of Ellington Conservation Commission – Narrative

79 Crane Road

12 Broad Brook Road

Abbott Road: APN 087-009-0001

RECEIVED

FEB - 3 2026

TOWN OF ELLINGTON
PLANNING DEPARTMENT

Dennis & Jacqueline Clavet own three parcels totaling 59 acres known as 79 Crane Road, 12 Broad Brook Road and parcel 087-009-0001 located on the west side of Abbott Road. Currently, the Clavet's are planning to subdivide 79 Crane Road into 13 building lots and in the future subdivide the Abbott Road parcel into 12 building lots. Section 4.18 of the Town of Ellington Subdivision Regulations describes the Town's standards of Open Space dedications by a Subdivision of Land. The regulations indicate that Open Space can be preserved by a dedication of land, a fee-in-lieu-of the land dedication or a combination thereof. Furthermore, the nature of the land dedication must be a similar ratio of the buildable land to unbuildable land of the entire subdivision or shall preserve environmentally sensitive areas or natural features. Lastly, the regulations discuss in section 4.18.4 *Dedication for Other Municipal Purposes*, a transfer of land to the Town for Municipal purposes can be made as an Open Space dedication.

These three parcels consist of a 26-acre cornfield along Crane Road and a portion of Broad Brook Road, a 14-acre forest along the unimproved portion of Abbott Road, and a 7-acre hayfield at the northerly most portion of the property, with an Eversource Easement running through the middle of the property. There are no wetlands, watercourses, or 100-year floodplain, and minimal steep slopes on these properties, therefore the developable land is roughly 97% of the total area.

Our proposal is to provide an Open Space dedication of Land to the Town totaling 10% of the total land area. The dedication consists of almost 6-acres of the existing hayfield, in which a portion of the hayfield can be used to extend Abbott Road to Broad Brook Road, which we consider a "dedication for other

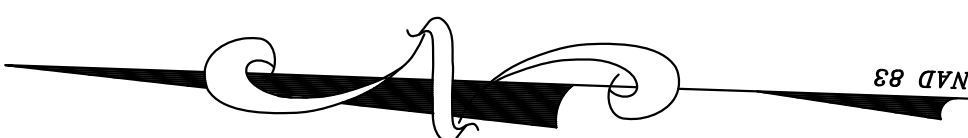
municipal purposes". These 6-acres is entirely "developable land" as defined by the Ellington Zoning Regulations and contains "Prime Farmland Soils" as indicated on the Town of Ellington GIS.

Abbott Road is currently improved northerly from its intersection with Frog Hollow Road for a distance of 1 mile without any other means of access to provide emergency services for the 25 residences along this dead-end street. To the north of the cul-de-sac, the Abbott Road right-of-way does continue to Broad Brook Road. Unfortunately, the northerly most portion of the right-of-way is very steep and has not been maintained for decades. Furthermore, its intersection with Broad Brook Road is not safe due to a lack of visibility to oncoming traffic.

This proposal provides the Town with an opportunity to extend Abbott Road to Broad Brook Road which will provide secondary access for emergency services and create a safe intersection with Broad Brook Road. It is our expectation that the Town staff will determine the safest location for the new intersection of Abbott Road and Broad Brook Road which will maximize the visibility of oncoming traffic at the intersection.



Broad Brook Road looking Southerly at Proposed Open Space Dedication
Provided by Google – Image Capture August 2025



N/F
ANDREW J. & GREGORY J. GALE
90 SADD'S MILL ROAD
APN: 079-002-0000

N/F
TRACY RICHARDSON GALE
10 BROAD BROOK ROAD
APN: 079-002-0002

N/F
DAVID J. & GHERYL M. OLENDER
220 ABBOTT ROAD
APN: 078-002-0002

LAND OF
DENNIS & JACQUELINE L. CLAVET
29.22 Acres
APN: 087-009-0001

LAND OF
DENNIS & JACQUELINE L. CLAVET
12 BROAD BROOK ROAD
3.61 Acres
APN: 087-009-0000

N/F
EDWARD L. & CHRISTIAN J. DECARLI
9 BROAD BROOK ROAD
APN: 087-002-0000

N/F
OLENDER PROPERTIES LLC
88 CRANE ROAD
APN: 078-002-0000

N/F
MICHAEL J. & DIXIE M. PROUTY
25 BROAD BROOK ROAD
APN: 087-001-0000

LAND OF
DENNIS & JACQUELINE L. CLAVET
79 CRANE ROAD
26.22 Acres
APN: 087-009-0000

N/F
ROBERTA F. HAMBACH
APN: 086-002-0000

N/F
LYNN DALEY
84 CRANE ROAD
APN: 086-004-0000

N/F
CLARENCE J. & LYNDA
LARIVIERE
82 CRANE ROAD
APN: 086-003-0000

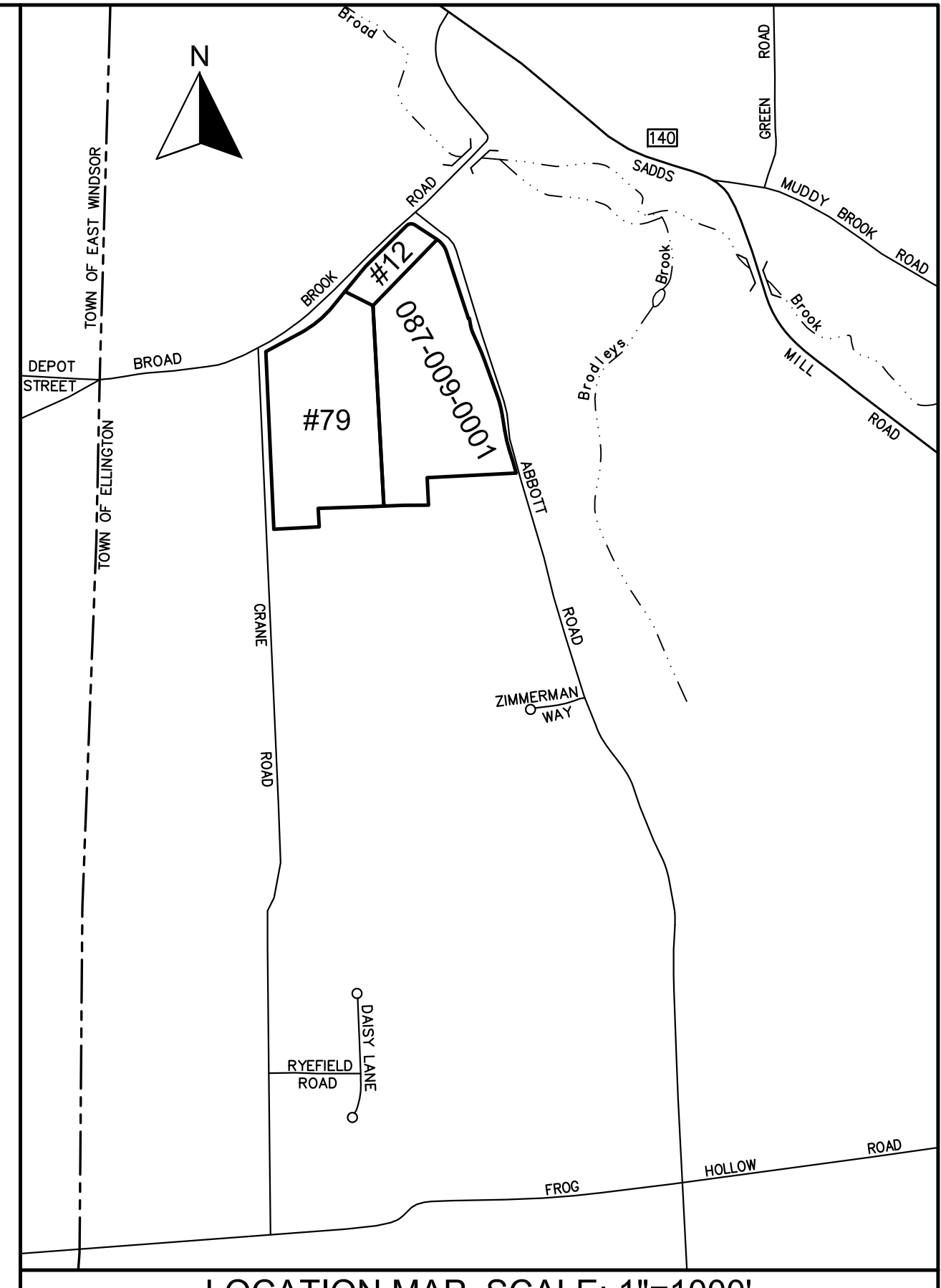
N/F
DIANA L. DLUGOLENSKI
78 CRANE ROAD
APN: 077-002-0005

N/F
PERRY J. & SANDRA
DIKEMAN
76 CRANE ROAD
APN: 077-002-0004

N/F
BRETT S. & SONIA A.
JOHNSON
74 CRANE ROAD
APN: 077-002-0003

N/F
DENNIS C. & LISA O.
MILANOVICH
70 CRANE ROAD
APN: 077-002-0001

N/F
SANFORD COHEN & HARRIS COHEN
88 CRANE ROAD
APN: 077-001-0000



LOCATION MAP SCALE: 1"=1000'

DENSITY CALCULATION:
AREA OF PARCELS: 59.06 ACRES
SLOPES > 25%: 1.61 ACRES
WETLANDS AND 100-YR FLOODPLAIN: 0.00 ACRES
DEVELOPABLE LAND = 57.45 ACRES
LOT YIELD = 57.45 X 0.5(RAR) = 28.7 LOTS
TOTAL DEVELOPMENT PROPOSES 25 LOTS

OPEN SPACE
TOTAL AREA = 59.06 ACRES
10% TOTAL = 5.91 ACRES
PROVIDED = 5.91 ACRES

- LEGEND**
- PROPERTY LINE
 - - - EASEMENT
 - ○ ○ ○ ○ STONEMALL
 - ⊥ SIGN
 - EDGE PAVEMENT
 - ⊕ UTILITY POLE
 - - - STORM CULVERT
 - - - EXISTING CONTOUR
 - ~ ~ ~ TREE LINE

OVERALL PLAN OF DEVELOPMENT

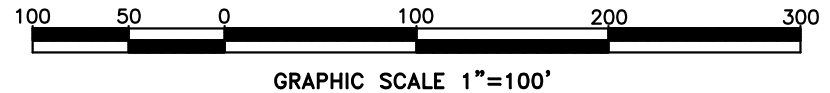
LAND OF
DENNIS & JACQUELINE L. CLAVET
79 CRANE ROAD, 12 BROAD BROOK ROAD
& ABBOTT ROAD (087-009-0001)
ELLINGTON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

REVISIONS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=100'	02-03-2026	1 OF 1	8667



GRAPHIC SCALE 1"=100'

080717.dwg\080717.dwg

Town of Ellington Planning Department



DATE: February 5, 2026
TO: Conservation Commission
FROM: John D. Colonese, Assistant Town Planner
RE: Determination of Open Space for a proposed subdivision of 59 acres in a Rural Agricultural Residence (RAR) Zone at 79 Crane Road, 12 Broad Brook Road, and Abbott Road (APN 087-009-0001) for Dennis & Jacqueline L. Clavet, owner/applicant.

Please see the proposal to dedicate open space land in connection with the subdivision of three abutting properties on Crane Road, Broad Brook Road and Abbott Road. The Conservation Commission provides an advisory opinion to the Planning and Zoning Commission on the proposed open space based on the Ellington Subdivision Regulations. Attached please find a guide to making an open space recommendation and review **Section 4.18.3 Dedication Requirements** when evaluating the suitability of the proposed open space land.

The commission can provide a recommendation indicating whether 10% of the land should be dedicated to open space purposes or a fee-in-lieu-of the land for open space should be paid to the town or a combination of both.

I expect the owner/applicant to attend the meeting to present the proposal. Thank you.



Town of Ellington Planning Department

GUIDE TO OPEN SPACE RECOMMENDATION

The content of this document represents excerpts from the Ellington Subdivision Regulations. In this document, the term “Commission” refers to the Ellington Planning and Zoning Commission.

4.01 OPEN SPACES (IV. DESIGN STANDARDS – GENERAL IMPROVEMENTS)

Open space is land set aside within or in conjunction with a subdivision or other development to preserve the open and natural character of the land, to be developed as a park or a playground pursuant to Connecticut General Statute (CGS), Section 8.2, or other similar public use. Open space land is not to be developed for residential or business purposes or part of the infrastructure of the town unless the public use intended compliments specifically the use of the open space land.

4.18 OPEN SPACE

The Commission has found that development of land for residential or business use will cause an increase in population, the intensity of land use, and the need for open space, parks, or playgrounds to serve the residents of the town. To meet this need, it is the policy of the Town of Ellington to preserve open space in accordance with the requirements set forth herein.

These open space and recreation requirements have been prepared from a regional perspective in an effort to preserve wildlife habitat, flora and fauna, while preserving for the citizens of the region an area in which to enjoy nature, with an opportunity to walk, jog, cross country ski, bicycle, picnic, fish, wade, sit, or otherwise spend time in a natural setting. In addition to these passive activities, these requirements recognize the importance of areas which may be used for active recreational activities which include competitive sports. These requirements also recognize the importance of the Town’s agricultural areas, which we strive to preserve in an effort to provide locally grown fruits and vegetables, dairy products, trees, shrubbery, and similar products.

The open space and recreation requirements outlined herein are based on the Town Plan of Conservation and Development and the Plan of Conservation (aka Open Space Plan). In determining the appropriateness of an open space and/or recreation area disposition, the Commission shall consider initiatives of the aforementioned plans, the advisory opinion of the Ellington Conservation Commission, and the characteristics of the subject site with respect to the following objectives: the conservation and protection of wildlife and natural or scenic resources including lakes, ponds, rivers, streams, streambelts, inland wetlands, riparian buffer zones, aquifers, significant woodlands, ridges, ravines, ledge outcroppings and other unusual physical features; the protection of historic or archeological sites; the expansion of existing open space, and recreational areas meeting neighborhood and/or community-wide recreational needs. In determining the location of open space, the Commission may consider potential for combination with existing or proposed open space on adjoining properties owned by any public or private institution.

4.18.1 FLEXIBILITY OF APPROACH

1. In accordance with Section 8-25 of the CGS, such preservation may be accomplished through the dedication of one or more parcels of open space land in the subdivision or through the provision of a fee-in-lieu-of dedication of land or both.
2. The Commission is aware that it is not desirable in all situations to require the dedication of open space land in all subdivisions, particularly those which are small. The Commission may, at its discretion, accept a fee-in-lieu-of land dedication from the subdivider for all or any part of the open space, in accordance with the provisions of CGS Section 8-25.

4.18.2 DECLARATION AND CONSIDERATION

1. At the time of filing a formal application to the Commission for subdivision approval, the subdivider shall indicate on the application and plans whether ten (10%) of the land will be dedicated to open space purposes or a fee-in-lieu-of the land for open space will be paid to the town or a combination of land dedication and fee is proposed as advised by the Ellington Conservation Commission.
2. The Commission shall consider the proposal and make the final determination after discussing with the subdivider as to whether land shall be dedicated, or fee levied, or any combination thereof.

4.18.3 DEDICATION REQUIREMENTS

1. Where the open space requirement will be met through the dedication of land, the total area reserved for open space shall equal or exceed ten percent (10%) of the total land area of the subdivision.
2. The location of open space parcels shall be designed in accordance with one or more of the following factors appropriate to the site (some do conflict with others):
 - a. Where new roads are proposed, open space is located so as to create a buffer between existing Town/State road(s) and the proposed lots.
 - b. The open space is designed as a buffer between the proposed and existing abutting properties.
 - c. The open space is located to preserve such natural features as scenic vistas, ridge tops, significant tree groves, waterfalls, and environmentally scenic areas.
 - d. The open space is located in areas to preserve significant man made features such as stone walls, canals, or historic structures.
 - e. The open space is located so as to preserve primary and secondary agricultural lands.
 - f. The open space is located in areas which connect existing open space or areas with the greatest potential for future open space and facilitates recreational and green space corridor and/or trails.
 - g. The open space is suitable for public active recreational use.

3. The open space land shall be of a similar ratio of buildable land to unbuildable land as the entire subdivision or shall, in the opinion of the Commission, preserve environmentally sensitive areas such as river corridors, wildlife sanctuaries, or other natural features.
4. All open space shall abut or have direct access to a street through a right-of-way dedicated to public use. The right-of-way shall not be included in the required open space area, but shall be at least fifty (50) feet wide and shall be suitable for foot traffic. In acceptable circumstances the Commission may reduce or waive this requirement.
5. An attempt shall be made to preserve a location for the parking of vehicles within areas that can provide public access to existing and proposed open space, particularly those areas which provide access to new and existing trails and recreational areas.
6. The Commission may permit a reduction in the ten percent (10%) requirement, and thereby permit an equal increase in density, where the application proposes to construct public facilities, such as ball fields, and other recreational facilities provided the value of the construction is equivalent to the value of the land and the additional lots obtained as a result of open space reduction.
7. To satisfy all or a portion of the open space requirements of a subdivision, the Commission may consider lands located elsewhere in Ellington.
8. When a subdivision is a portion of a larger parcel of land, the Commission may consider dedication of an area of land in the undeveloped part of the parcel but outside of the proposed area of the subdivision.
9. The ultimate ownership of dedicated open spaces, parks, and playgrounds, be it the Town of Ellington, a land trust, homeowner's association, or a recognized conservation organization, should be determined by the Commission on a case by case basis at the time of subdivision approval.
 - a. In the event that the Board of Selectmen declines to accept offered open space land as part of the town property, then the developer must return to the Commission and implement another alternative as described above.
10. The Commission reserves the right to make the final decision on the suitability of open space land and the means of preservation.
11. Monuments are required at all corners and angles of town open space and must be easily identified, except where land characteristics cannot accept the monuments.

4.18.4 DEDICATION FOR OTHER MUNICIPAL PURPOSES

1. In the event the subdivider desires to transfer to the Town land for other municipal purposes such as future schools, fire houses, etc., the dedication provisions of this regulation shall be complied with. The Commission may consider such a municipal dedication as a credit toward any open space and/or recreational area disposition requirements.

4.18.5 DEED RESTRICTIONS

1. Any land dedicated for open space purposes shall contain appropriate covenants and deed restrictions (approved by the Town Attorney for Town-dedicated property) ensuring that:
 - a. The open space area will not be further subdivided in the future.
 - b. The use of the open space will continue in perpetuity for the purpose specified.
 - c. Appropriate provisions will be made for the maintenance of the open space, if necessary.
 - d. The open space shall not be converted into a commercial for-profit enterprise.
 - e. The rights of public access are provided when appropriate.

4.18.6 FEE-IN-LIEU-OF REQUIREMENTS

1. In lieu of providing all or part of the open space land as required above, an applicant may, with the Commission's approval, pay a fee. This fee shall not exceed 10% of the fair market value of the land to be subdivided prior to the approval of the subdivision.
2. The fair market value shall be determined by an appraiser jointly selected by the Commission and the applicant, with the cost to be borne by the applicant. The Planning Department maintains a Commission-approved list of appraisers.
3. A fraction of such payment the numerator of which is one and the denominator of which is the number of approved parcels in the subdivision shall be made at the time of sale of each approved parcel of land in the subdivision and placed in a fund which shall be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.
4. The Commission encourages the applicant to consider paying the entire fee prior to the filing of the subdivision map on the land records.

TOWN OF ELLINGTON OPEN SPACE RANKING SYSTEM

Date: _____

Location: _____

Assessor Parcel Numbers: _____

Size: _____

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		NO	YES	PRIORITY HIGH / LOW	COMMENTS (notate special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
1	Watershed /Flood Protection /Water Supply				
2	Wetland /Watercourse /Vernal pool - or buffer to				
3	Endangered Species Area /Significant Wildlife Habitat				
4	Ridgeline /Forested Area /Farmland Soils /Unique Geologic Features				
5	Land Attributes (well drained, level, accessible...) Suitable for Neighborhood Parks, Recreational Areas, etc...				
6	Area Lacking Passive Recreation Due to Existing Development /Potential Density				
USES		NO	YES	PRIORITY HIGH / LOW	COMMENTS (notate special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
7	Recreational Opportunities				
8	Working Farm				
9	Trail Connectivity or potential to				
10	Broad Vistas				
LOCATION		NO	YES	PRIORITY HIGH / LOW	COMMENTS (notate special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
11	Proximate to Existing Preserved Land				
12	Land in Protected Corridors /Linkage to Critical Areas				
13	Provides Visual Mitigation /Preserves Rural Character or Historical Value				
GENERAL		NO	YES	PRIORITY HIGH / LOW	COMMENTS (notate special circumstances, benefits, disadvantages, reasoning for priority rating, etc...)
14	"Area of Conservation Interest" ⁽¹⁾				
15	Enhance Buffers Between Competing Uses				
16	Threat of Development				
ACCUMULATIVE TOTALS					Known Uses / Liabilities (demolition, contamination, maintenance, etc.)
FACTOR					
TOTAL SCORE					

Note: If agriculture preservation is a dominant factor, please consult the Farmland Preservation Program.

(1) Town of Ellington, 2022 Plan of Conservation, Pg7-Figure 2

This document is intended to be used as a guide in evaluating potential open space land and is non-binding.

Farmland Ranking Worksheet

Property Address(s):

Owner:

Contact:

Assessor Parcel Number(s) (APN):

Land Evaluation (LE) (up to 50 points)

Prime Farmland – Full weighting (i.e. if the entire parcel is composed of Prime Farmland, then a full 50 points will be awarded.)

Approximately _____ **acres of parcel contain 100% Prime.** **SCORE =** _____

Farmland of Statewide Importance – Partial $\frac{3}{4}$ weighting (i.e. if a portion of the property is not Prime but of Statewide Importance, then that portion will be calculated at $\frac{3}{4}$ value)

Approximately _____ **acres of parcel contain Important Farmland Soils.** **SCORE =** _____

Site Assessment (SA) (up to 50 points)

Percentage of property actively farmed - *up to 10 points for 100%. (Estimated using GIS aerial imagery)*

Actively Farmed _____ **(Approx of ac.)** **SCORE =** _____

Part of a farm cluster (within two (2) miles of another working farm). - *5 points*

SCORE = _____

Property located within the “Western Farm Belt” as identified in the Conservation Commission’s Plan of Conservation. - *10 points*

SCORE = _____

Does the property have a substantial level of On-Farm Investments (barns, farm stands, irrigation, other building necessary to the farming operation, etc.)? - *(1,3,or 5 points - depending on level of commitment to farming, conservation practices / plans, and other infrastructure deemed essential to the farming operation.)*

SCORE = _____

Farmland Ranking Worksheet

Other sources of funds can be leveraged (Does this particular property qualify under other state and federal grant programs, such as under the state PDR program). - 5 (low prob), 10 (medium prob), or 15 points (high prob)

SCORE =

Twenty-five (25) contiguous acres or more of working farmland as evidenced by 2005 GIS aerial imagery. - 5 points

SCORE =

Descriptive Assessment (DA) (no points however still noteworthy)

Has owner been identified as a willing partner in any transaction?

Is the subject property a current imminent threat for development?

Is it a historically a long-standing working farm? (not necessarily owned by the individual farming the land)

Can the property be deemed, or is registered, as an historic/cultural value to preserve community character?

LE =

SA =

TOTAL SCORE =

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2025-2026

From Date: 7/1/2025

To Date: 1/31/2026

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	\$650.00	\$650.00	\$950.00	\$0.00	950.00%
1000.02.00270.20.60221 Advertising Printing---Conservation Commission--	\$400.00	\$48.89	\$48.89	\$351.11	\$0.00	351.11%
1000.02.00270.20.60222 Dues & Subscriptions---Conservation Commission--	\$1,350.00	\$450.00	\$450.00	\$900.00	\$0.00	900.00%
1000.02.00270.20.60223 Travel---Conservation Commission--	\$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%
1000.02.00270.20.60250 Contracted Services---Conservation Commission--	\$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%
1000.02.00270.20.60341 Office Supplies---Conservation Commission--	\$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%
Fund: 1000	\$3,350.00	\$1,148.89	\$1,148.89	\$2,201.11	\$0.00	2,201.11%

Town of Ellington

General Ledger - On Demand Report

Fiscal Year: 2025-2026

From Date:7/1/2025

To Date:1/31/2026

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

\$1,148.89

\$1,148.89

\$2,201.11

\$0.00

\$2,201.11

End of Report

THE TOWN OF ELLINGTON



JOIN US FOR ELLINGTON'S ANNUAL

EARTH DAY CELEBRATION

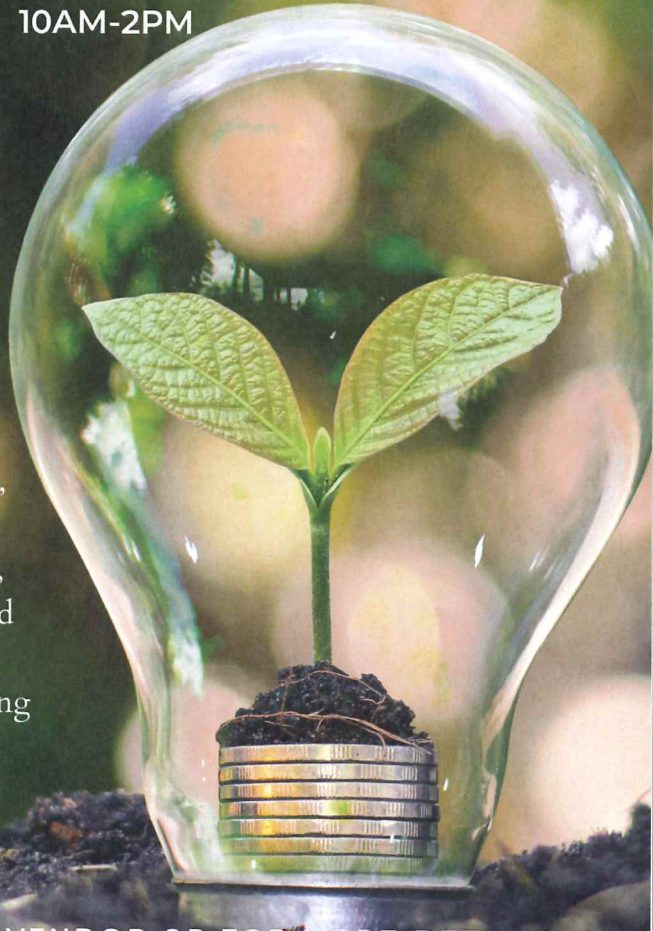
ELLINGTON TOWN GREEN

SATURDAY, APRIL 25, 2026

10AM-2PM

**REDUCE
REUSE
RECYCLE**

Over 70 vendors including local businesses, food trucks, entertainment, educational activities, games for all ages, collection drop-off of bagged recyclables, litter, gently used household items, clothing and much more!



TO JOIN US AS A VENDOR OR FOR MORE DETAILS
PLEASE SCAN THE ABOVE QR CODE OR CONTACT US AT
EARTHDAY@ELLINGTON-CT.GOV 860-870-3100





CONNECTICUT Land Conservation Council SATURDAY, MARCH 21, 2026 Wesleyan University · Middletown, CT · ctconservation.org

#LoveYourCTLandTrust



CONNECTICUT Land Conservation Council
 deKoven House
 27 Washington Street
 Middletown, CT 06457
 www.ctconservation.org

Nonprofit Org.
 U.S. Postage
PAID
 New Haven, CT
 Permit #1050

1**2**70*****ALL FOR AADC 060
 Lisa Houlihan
 PO Box 187
 Ellington, CT 06029-0187

KEYNOTE SPEAKER
Wanjiku "Wawa" Gatheru

Everyone Can Be An Environmentalist

Join us for a powerful plenary conversation with Wanjiku "Wawa" Gatheru—national climate justice leader, founder of Black Girl Environmentalist, and Connecticut native.

The session will begin with brief remarks from Wawa, reflecting on how growing up in Connecticut's Quiet Corner and her academic journey as a Rhodes Scholar at UConn shaped her commitment to environmental and climate justice. She will then be joined by David Sutherland, a veteran conservation leader and equity facilitator, for an informal fireside-style conversation exploring who belongs in the environmental movement, how community and place shape leadership, and why "everyone can be an environmentalist."

With messages of hope, possibility, and community-driven action, Wawa will highlight the essential role of local organizations—especially land trusts—in connecting people to land and cultivating the next generation of environmental leaders.

This conversation is for anyone invested in the future of Connecticut's lands and communities. Come be inspired, energized, and reminded that environmental leadership begins close to home—and grows when we build it together.



CONNECTICUT
 Land Conservation Council

Scan for links to the conference webpage and more:



The mission of the Connecticut Land Conservation Council (CLCC) is to elevate and strengthen land conservation in Connecticut. CLCC's vision is a future where every community in the state is supported and sustained by a diverse mix of conserved land, and land conservation is embraced as an essential community value.

CLCC is the only statewide service provider and voice for all Connecticut land trusts. CLCC is a leader in advocacy and policy, education and training, and technical and financial assistance to empower land trusts and ensure the long-term viability of land conservation efforts in the state.

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**SATURDAY,
MARCH 21, 2026**

Choose 4 Workshops (1 from Session A, B, C, and D) Workshop Descriptions at ctconservation.org

42nd Annual Connecticut Land Conservation Conference

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CONFERENCE AGENDA

8:00 am Registration & Continental Breakfast

9:00 am **Plenary Session**

WELCOME ADDRESS

Amy B. Paterson,
Executive Director, CLCC

KEYNOTE SPEAKER

Wanjiku "Wawa" Gathru

10:30 am Break

11:00 am **Session A Workshop**

12:15 pm Lunch

1:30 pm **Session B Workshop**

2:45 pm Break

3:00 pm **Session C Workshop**

4:15 pm Break

4:30 pm **Session D Workshop**

5:15 pm Reception

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**Early Registration Fee
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Session A: 11:00 am–12:15 pm		Session B: 1:30–2:45 pm		Session C: 3:00–4:15 pm		Session D: 4:30–5:15 pm	
TRACK 1 : Conservation Funding							
A.1	Preparing for CT DoAg's Farmland Access Program: OPAV, Buy Protect Sell, & More	B.1	CLCC Grant Funding & Financial Assistance Roundtable	C.1	CT DEEP Funding Roundtable	D.1	Protect, Enhance, & Restore Wetlands with Connecticut's In Lieu Fee Program
		B.2	Municipal Parks Improvement Funding Opportunities				
TRACK 2 : Nature-Based Solutions							
A.2	Policy Protections for Old Growth Forests in CT and Around New England	B.3	Soil as Infrastructure: Healthy Soils as the Foundation of Nature-Based Climate Solutions Across All Landscapes	C.2	Updates on Approaches to Protection of Riparian Areas	D.2	Q&A: Advanced Topics in Land Conservation
A.3	Long Island Sound Coastal Restoration Coalition	B.4	Conservation Across State Lines: The Cooper Hill Conservation Alliance	C.3	Building Bridges Between Land Trusts and Researchers: Lessons from the Field		
TRACK 3 : Wildlife & Habitat Stewardship							
A.4	Bird-Friendly Forestry for Land Trusts	B.5	Firefly Sanctuaries: Conservation, Learning, & Engagement	C.4	Landscaping & Restoring with Native Plants 2.0	D.3	White Oak, CT's State Tree: An Essential Environmental & Habitat Treasure
A.5	Wildlife in Jeopardy	B.6	Pollinators in My Backyard	C.5	Transforming Wildlife Observation into Community Action, in Every Location	D.4	Ecological Approaches To Invasive Species Management
TRACK 4 : Conservation Tools & Technology							
A.6	Learn How Unique & Valuable Lidar Imagery Is	B.7	Satellite Monitoring: Principals to Practices	C.6	Using CREST to Discover Natural & Other Resources On & Near Your Land	D.5	Mapping Biodiversity: A Practical Guide to CT's Natural Diversity Database
A.7	Partnering for Farmland Access: Working with Farmers through CT Farmlink	B.8	CT Wildlife Action Plan: Implementation Tools to Improve Action & Communicate Success	C.7	Connecticut's Changing Landscape Land Cover Maps and Data: The Next Generation	D.6	Leveraging New Bird Conservation Technologies for Land Trusts & Beyond
A.8	Property Surveys for Land Stewardship & Conservation			C.8	Beyond the Chatbot: Practical AI Uses for Land Trusts	D.7	Mapping Pollinator Corridors: GIS Tools for Land Trusts & Municipal Planners
						D.8	Free & Field Tested: How CT RC&D's Environmental Review Team Can Help
TRACK 5 : Community-Centered Conservation							
A.9	The Conversation with Wawa Continues...	B.9	Conserving Black Historic Sites: Land Trust Case Studies	C.9	Connecting with Youth and Tribal Perspectives on Landscape Care & Conservation	D.9	Increasing Land Access for Urban Farmers
A.10	What is a Community Land Trust? Bridging Community and Conservation Trusts	B.10	Connecting Conservation & Community: Communicating the Role of Land Trusts in Affordable Housing	C.10	Co-creating a Legacy: Writing a 99 year Ground Lease for a Farm and Community Land Trust	D.10	Perceptions of Water: Findings & Applications From a Statewide Public Perception Survey
A.11	Interpretive Messaging: Ensuring Your Publications, Waysides, Kiosks and Exhibits are Effective	B.11	From Challenge to Change: Youth & Critical Community Science	C.11	Bridging Divides with the Inner Development Goals	D.11	Enhancing Access to Nature: Practical Lessons from TNC in CT
TRACK 6 : Conservation Policy & Advocacy							
A.12	CT General Assembly 2026 Update	B.12	Nature & Policy for a Resilient CT	C.12	Connecticut Farmland Loss: What's at Stake and What We Can Do About It	D.12	Yes, Your Land Trust Can Lobby
		B.13	Land Trust Law School: Beyond the Trees				
TRACK 7 : Organizational Capacity, Governance & Fundraising							
A.13	Tell Me a Story I Can Use in an Appeal Letter	B.14	Three Different Events that Support Fundraising	C.13	The Feasibility Question: Is Our Campaign Feasible?	D.13	The Inclusivity Mindset & How to Foster a Culture of Appreciation
A.14	Stronger Together: Case Studies on Successful CT Mergers	B.15	Understanding & Explaining the Tax Benefits for Conservation Donations	C.14	Swaps, Sales, & What the Heck is a Cy Pres Action?	D.14	Dog Policy Considerations Roundtable
						D.15	Conservation Communicators Meet & Greet

MUNICIPAL PROPERTY FARM TAX EXEMPTION

\$100,000 → \$250,000 (Required)

1. Additional exempt value per farm = \$150,000
2. Typical CT mil rate (30 mills = 3%)
\$150,000 x 3% = **up to \$4,500 savings per farm per year**
3. Number of CT farms likely to benefit
~500 farms in economic class over \$100,000
(i.e., farms very likely to have machinery > \$100k)

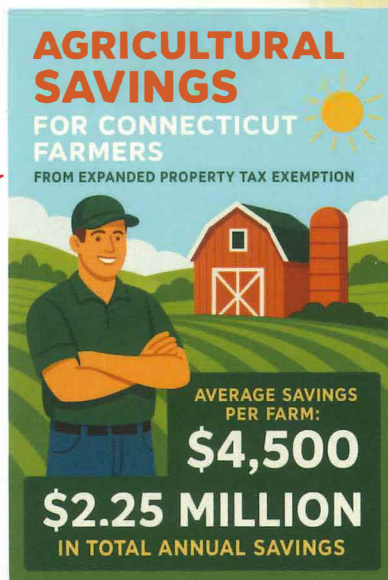
4. Total statewide mandatory savings

500 x \$4,500 = \$2.25 million

\$250,000 → \$500,000 (Optional)

1. \$250,000 x 3% = \$7,500 per farm per year
2. If town adopts = up to \$12,000 per farm

 American Farm Bureau Federation



AFBF's Farm Bureau Advantage program puts real numbers behind the wins Farm Bureau delivers so members can see exactly how advocacy helps their farms and their wallets.

FARM BUREAU ADVANTAGE

SHOWING MEMBERS WHAT ADVOCACY REALLY DOES

Farm Bureau members know that good advocacy matters. It helps fix bad regulations, protect farmland, and keep costs from getting out of control. But it hasn't always been easy to show how much in real dollars that work actually saves farmers.

That's where Farm Bureau Advantage comes in. This new effort from the American Farm Bureau Federation puts real numbers behind the wins Farm Bureau delivers — both on the state and national levels — so members can see exactly how advocacy helps their farms and their wallets.

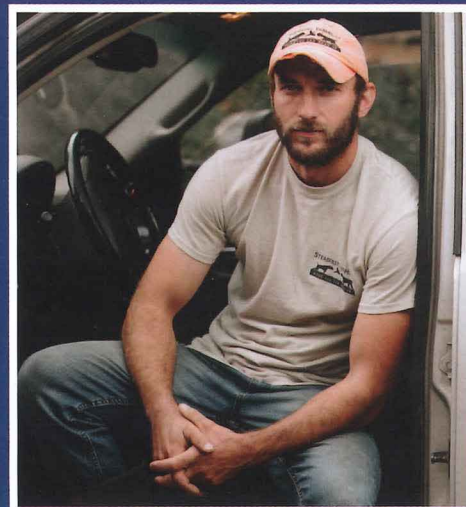
It's one thing to say, for instance, that through Connecticut Farm Bureau's advocacy in 2025, the municipal property farm tax exemption was raised from \$100,000 to \$250,000. But it's quite another to break those numbers down based on the average mill rate to show that the state's farmers will save roughly \$4,500 each per year because of CFBA's work getting the increase passed.

On the federal level, telling farmers that through AFBF's advocacy in 2024, Congress passed the Emergency Commodity Assistance Program may be meaningful to some, but letting them know that 444,000 farmers across the country received payments averaging \$15,764 per operation to help them offset losses from the 2024 crop year is a message farmers can feel in their wallets — a clear reminder of how Farm Bureau's advocacy translates into real dollars sustaining real farms.

"For the average farmer, Farm Bureau Advantage means proof," said AFBF economist Danny Munch. "Farmers are businesspeople, they make decisions based on dollars and cents. This program takes the work Farm Bureau does every day and quantifies it in

Continued on page 3

FARMER PROFILE: JARED MCCOOL



STEADFAST FARMS, BETHLEHEM

When Jared McCool left the U.S. Marine Corps in 2014, he wasn't planning on becoming a farmer. He knew he wanted meaningful work, something hands-on and mission-driven, but agriculture wasn't on his radar.

What changed his trajectory was a growing interest in wildlife management and game birds — a curiosity that gradually turned into a calling. Within a few years, that interest led him to purchase land in Bethlehem and begin building what is now Steadfast Farms and Steadfast Farms Poultry Processing & Slaughter, where he not only raises birds but processes them for himself and other farms across the region.

"At the time we opened our doors there were only two other processors in the entire Northeast that offered USDA-inspected processing to other farms," says McCool, adding that one of those facilities had closed soon after. "During that time, it was very clear that there was a giant gap in the market and a huge need for USDA-inspected processing and slaughter for poultry here in Connecticut and throughout the region."

Unlike many producers who inherit land or grow up in multigenerational farm families, McCool had to learn everything from the ground up. He approached farming the same way he approached his military training: by mastering the details, creating systems, and holding himself to high standards.

Continued on page 4

Let's talk about

ATV safety



Having the safety talk with your kids isn't just important — it's essential.

In 2023, 19% of deaths in off-highway vehicle (OHV) accidents were children under 16, with only 2% wearing helmets.¹ This alarming statistic prompted Nationwide to launch the **Let's Champion Rider Safety**[®] campaign, providing tips and resources for effective safety discussions and protection for young riders.



Learn more at
[Nationwide.com/ATVsafety](https://www.nationwide.com/ATVsafety)

¹ U.S. Consumer Product Safety Commission.

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Scan code to get
safety tips for your
young riders.



FARM BUREAU ADVANTAGE

Continued from cover

ways that matter on the farm: tax savings, lower regulatory costs, access to tools and technology, disaster relief and policy wins that protect their ability to farm."

Farm Bureau Advantage takes the policy wins Farm Bureau has made and figures out what they're worth to farmers, sharing those numbers with members by breaking them down into clear, easy-to-understand examples.

But the value isn't just for the member who already understands what Farm Bureau does, Munch added. Farmers often have neighbors who are skeptical or unsure whether Farm Bureau engagement is worth it. Farm Bureau Advantage gives members the tools and data to show exactly how advocacy turns into financial results. "It lets them say, 'Here is what we helped deliver and here's why it matters for your operation, too,'" Munch said.

Through the program, AFBF staff — economists, legal experts, and government affairs teams — work with state Farm Bureaus to:

- Find advocacy wins: Big or small, anything that helped farmers save money or avoid new costs.
- Crunch the numbers: How much does a tax break save the average farm? How much did avoiding a new rule keep in farmers' pockets? What does better program access mean in real dollars?
- Share the results: AFBF creates graphics, talking points, and simple examples that state Farm Bureaus can use in newsletters, meetings, and member outreach.

The first set of national "advocacy win" graphics is already out, with more on the way. Munch

presented the program along with several graphics at CFBA's Annual Meeting in November, putting dollar amounts to some of CFBA's recent wins.

Munch also provided members at the meeting with a broader farm economy update, covering trade pressures, rising production expenses, labor and infrastructure disadvantages abroad, and the growing role of off-farm income. That context helped frame why Farm Bureau's policy work is so essential right now. "Overall," said Munch, "members were excited to have new, data-driven tools they can use to communicate the value of Farm Bureau to their neighbors and communities."

Munch, who grew up in East Lyme and got his start in agriculture through Connecticut 4-H- showing livestock, volunteering at fairs, and later studying Livestock Management and Ag Economics at UConn, said he was grateful to return home and share the advocacy work Farm Bureau is doing.

"Looking around the room and seeing farmers whose kids I grew up with in 4-H, or families whose farms I volunteered on, was incredibly meaningful," he said. "It's a reminder of the strength of Connecticut's agricultural community: small, but mighty, and deeply connected. It also highlights the value of the 4-H pipeline in keeping young people engaged in agriculture."

WHY IT MATTERS RIGHT NOW

Farm Bureau Advantage gives farmers a clearer picture of how CFBA's work helps keep their farms going. It shows that advocacy isn't just something that happens in Hartford or Washington. It's something that makes a real, measurable difference on the farm.

And that helps Farm Bureau stay strong, stay accountable, and keep fighting for the people who grow our food and care for our land.

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10% of Expenses Assumption

- Connecticut Farm Bureau delivered real savings through the CT Farm Bill.
- New 20% refundable Farm Investment Tax Credit helps farmers upgrade equipment and buildings.
- Using USDA patterns, about 10% of farm expenses go toward eligible capital purchases.
- That means CT farmers could receive ~\$13.4M in annual tax credits.
- Average benefit: about \$2,740 per farm (received in larger lump years when they invest).
- A major Farm Bureau-driven win supporting modernization and competitiveness.

 American Farm Bureau Federation



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THE MISSION OF THE CONNECTICUT FARM BUREAU

is to elevate the stature of agriculture in our state. Through education, market promotion and legislative advocacy, we strive to increase farm income and to improve the quality of life not only for Connecticut farmers, but also for their consumers.



FARMER PROFILE

Continued from cover

He started with game birds, experimenting with raising pheasant, quail, and other species used by hunting clubs. These early efforts laid the foundation for a much larger vision. McCool recognized that high-quality poultry, raised with care and processed responsibly, had a growing market — both for consumers and for other farms. By 2017, he took the leap and established Steadfast Farms as a full-time enterprise.

Today, the farm produces a variety of poultry for home cooks, restaurants, and retailers, but its real distinction lies in its on-farm, USDA-inspected processing facility.

For years, small poultry growers in Connecticut faced a major barrier. They could raise birds, but finding a place to legally and affordably process them for commerce — especially under USDA inspection — often meant long drives out of state or settling for limited capacity. McCool saw that gap, he says, and knew that if Connecticut poultry producers were going to remain viable, the region needed local processing.

SO HE BUILT IT.

Now in its third year of offering Connecticut's only on-farm USDA-inspected poultry slaughter and processing, McCool says Steadfast processes roughly 15,000 chickens and about 3,000 turkeys for dozens of other farms — many of which have increased their production because of it. The facility allows McCool to also harvest his own birds — he began

raising chickens and turkeys for processing last year. His operation, he says, reduces travel time for local farmers, keeps more dollars in Connecticut, and supports small farms that otherwise struggle to access reliable processing.

The facility also produces an expanding lineup of poultry products — whole birds, specialty cuts, ground meat, sausages, stocks, and other value-added items that help local farms reach new markets. Nothing goes to waste, he says. The farm donates edible parts, like giblets, to a local food bank. Other parts are rendered for stock and commercial dogfood, and Steadfast is developing a raw dogfood product that McCool says will be available in 2026. Bird manure, pine brooder bedding, and graywater from the processing facility are recycled or composted.

“We make sure every part is being used, most of the time for value-added products, to ensure we’re not wasting any part of that bird and it’s being fully utilized to feed families and communities in a variety of different ways,” says McCool.

From the beginning, McCool set out to build a farm that reflected his values. The farm operates under a humane-handling certification that requires careful attention to animal well-being. These standards affect everything from the facility's design to staff training. Steadfast is also in the process of completing USDA Organic certification for its processing operation (he provides discounts to NOFA members), and plans to bring a food truck to the market in 2026.

Beyond processing, McCool maintains partnerships with chefs, grocery stores, and specialty food retailers who want humanely- and pasture-raised, organic, and regionally sourced poultry. This gives Connecticut-grown poultry a foothold in markets typically dominated by large national suppliers, he says.

For other farms, Steadfast serves as both a processor and an adviser. As Connecticut's chapter president of the Farmer Veteran Coalition, McCool employs and mentors veteran farmers, walking them through grant applications and other veteran farmer programs, like Connecticut Veteran Grown, which provides marketing assistance and resources to veteran farmers. His experience as a first-generation farmer and a veteran makes him approachable as he remembers exactly what it was like to ask other farmers the basic questions and learn everything from the ground up, he says.

McCool's achievements have earned statewide recognition, including being named Connecticut's Outstanding Young Farmer, and his farm also received state transition funding that helped bring the processing facility to life.

What makes Steadfast Farms stand out isn't just that it raises poultry. It's that the farm fills one of the most important — and often overlooked — gaps in the regional food system. Without accessible USDA processing, small poultry farms simply cannot grow.

By providing that service locally, McCool has helped create possibilities for dozens of producers who might otherwise be shut out of the market.

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NATIONWIDE WAS 'SPOT ON' IN RESPONDING TO BARN FIRE



Jake, Lou and Jeff Lipton in front of the new hay storage facility that replaced the burned building.

Jeff Lipton couldn't believe how fast his hay barn went up in flames that September afternoon in 2019. He'd been 10 miles away on a tractor raking a hayfield when he got the call from staff at Pleasant View Farms saying that someone smelled smoke.

Before he'd had a chance to make his way back to the farm on his tractor, he said, he got another call saying, "Don't bother, the barn's already collapsed."

"That's how fast it went up," says Lipton, who along with his two sons operates the four-generation Somers farm, which supplies hay, feed, grain and bedding products to farms across the region. "It was a terrible, terrible experience."

But almost as fast as the barn burned, his Nationwide Insurance representative was on site with a fire inspector, assessing the damage and discussing what needed to happen to keep Pleasant View running.

"I've never dealt with an insurance company as spot-on as Nationwide was," says Lipton. "They answered the call from the farm and they were out within a day or two. They brought a fire specialist in, it was very fast. I got the numbers together for reconstruction and within three weeks we had checks in our hand and were paying people to rebuild."

The fire's costs — from cleanup to loss of product to reconstruction — were covered, and by the end of October, a new barn was up.

"There was no holdup in getting the funds released and within a few weeks we got a crew of Amish builders from Pennsylvania to come replace the building, so it was back up that fall," says Lipton. "Nationwide was superb, catering to the farmer who had a loss," he adds. "They put the farmers first."

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LOW-COST WAYS SMALL FARMS CAN LEAN INTO TECHNOLOGY AND INNOVATION



Technology is transforming agriculture, and small farms are no exception. With the right tools, even modest operations can boost productivity, reduce risk and stay competitive.

Today's agricultural technology comes with tools designed to empower farmers, streamline operations and maximize productivity, and it's now more accessible than ever, even for small-scale farms. Thanks to advancements in technology and increasing competition in the market, many of these tools are becoming more affordable and scalable. Farm management apps are often available through subscription models or even free versions, making it easy for small farmers to access livestock tracking, grazing schedules and record-keeping without a high upfront cost.

- Soil and weather sensors
- Drones and GPS systems
- Remote monitoring systems

These innovations are shaping a future where small farmers can leverage cutting-edge tools to improve efficiency and yields, closing the gap between large- and small-scale agricultural operations.

RISK MANAGEMENT THROUGH TECHNOLOGY

Innovative technology not only boosts efficiency but can also improve safety and mitigate risks. Nationwide partners with a variety of agtech vendors to provide solutions to customers with preferred pricing.

- Asset tracking and theft prevention

With Razor Tracking, farmers can monitor the location and usage of their equipment in real time, reducing the risk of theft and ensuring efficient use. This system provides peace of mind and helps protect these crucial assets, potentially saving farmers thousands of dollars in losses or downtime.

- Fire prevention tools
- Propane safety systems

These solutions provide small farms with the tools needed to address potential threats before they become costly problems. By investing in the right tools and technologies, small farms can pave the way for greater resilience, efficiency and success. With Nationwide as their partner in innovation, adopting and implementing agtech solutions has never been easier or more essential.



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INSIDE
From the Farm

Farmer Profile
Cover

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Farm Innovation with
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