



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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CONSERVATION COMMISSION REGULAR MEETING MINUTES TUESDAY, FEBRUARY 10, 2026, 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 (via Zoom), Sean Dwyer, Kathy Caton (via Zoom), Kalagena Sullivan (arrived at 7:03 PM via Zoom), Jamison Boucher (arrived at 7:03 PM) and Alternate Matthew Shea

ABSENT: Alternate Ann Harford

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

OTHERS

PRESENT: Valerie Amsel, Ad Hoc Ellington Trails Committee Representative (via Zoom), Mary Cardin, Board of Selectmen Liaison (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. Determination of Open Space for a proposed subdivision of 59 acres in a Rural Agricultural Residential (RAR) Zone at 79 Crane Road, 12 Broad Brook Road, and Abbott Road (APN 087-009-0001) for Dennis & Jacqueline L. Clavet, owner/applicant.

Eric Peterson, P.E., L.S. of Gardner & Peterson Associates, LLC presented the proposed subdivision of 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, to the Commission on behalf of owner/applicants Dennis and Jacqueline Clavet. In compliance with Section 4.18 of the Ellington Subdivision Regulations, more specifically 4.18.3-Dedication Requirements and 4.18.4-Dedication for Other Municipal Purposes, the subdivision plan included 10% of the total land, 5.91 acres, as open space dedicated to the Town of Ellington. Included on the plan is a possible future Abbott Road relocation and 25 total building lots. The intention is to first subdivide 79 Crane Road into 13 lots and later subdivide the Abbott Road parcel into 12 lots.

Eric Peterson described the landscape of the property as follows: 79 Crane Road as mostly active cornfield, the Abbott Road parcel as wooded, and 12 Broad Brook Road parcel as mostly a hayfield. There is an Eversource easement across the middle. Furthermore, Mr. Peterson noted soil testing has begun. The land is well drained, there are no wetlands, and no listed endangered species on the land. The proposed 10% dedicated open space is located along the northern boundary of the proposed subdivision, and within the western farm belt of Ellington with prime farmland soils. In addition, the plan provides the Town with improved emergency access to Abbott Road, which was previously discussed among Ellington officials. A round table discussion ensued about the characteristics of the surrounding land and features of the proposed open space land.

Chairman Quarno asked about the electrical easement area over the proposed open space land and the limitations of the property. Eric Peterson noted that only structures are not permitted within the easement area. Chairman Quarno felt the electrical easement is very limiting.

Vice Chairman Zielfelder Jr. shared the concern that the proposed open space does not follow the typical guidelines which the commission utilizes to pursue open space, such as a larger lot, ability to connect trail systems, and/or preferably contiguous with other preserved land. In summary, the lack of these features makes this open space low to no priority. However, Vice Chairman Zielfelder Jr. noted the proposed Abbott Road reconfiguration would prove beneficial to the Town. John Colonese, Assistant Town Planner, confirmed the proposed open space does not abut existing preserved land and noted the Conservation Commission acts in an advisory role to the Planning and Zoning Commission on open space dedication.

Commissioner Boucher proposed adjusting the proposed future road to offer a more contiguous open space parcel. Discussion ensued regarding reconfiguring the lots and the proposed extension of Abbott Road.

Commissioners leaned towards recommending a combination of both fee-in-lieu-of open space and the dedication of open space land to include the parcel for the possible future Abbott Road, excluding the other proposed open space parcels. Eric Peterson requested adding a stormwater management area to the open space dedication as these areas are generally turned over to the Town.

MOVED (ZIELFELDER JR.) SECONDED (DWYER) AND PASSED UNANIMOUSLY TO RECOMMEND A COMBINATION OF BOTH FEE-IN-LIEU-OF OPEN SPACE AND THE DEDICATION OF OPEN SPACE LAND FOR A “POSSIBLE FUTURE ABBOTT ROAD” AS SHOWN ON MAP ENTITLED, “OVERALL PLAN OF DEVELOPMENT LAND OF DENNIS & JACQUELINE L. CLAVET BY GARDNER & PETERSON ASSOCIATES DATED 02-03-2026” AND A STORMWATER MANAGEMENT AREA – for a proposed subdivision of 59 acres in a Rural Agricultural Residential (RAR) zone at 79 Crane Road, 12 Broad brook road, and Abbott Road (APN 087-009-0001) for Dennis & Jacqueline I. Clavet, owner/applicant. NOTING THE LOCATION OF THE “POSSIBLE FUTURE ABBOTT ROAD” AND STORMWATER MANAGEMENT AREA MAY BE ADJUSTED BY THE APPLICANT AND/OR AS REQUIRED BY THE PLANNING AND ZONING COMMISSION, TOWN ENGINEER, OR DEPARTMENT OF PUBLIC WORKS.

2. Plan of Conservation & Development, Chapter 4-Conservation Strategies, Natural Resource Preservation: Historic Preservation – Historic Resources Inventory Update

Revised letters notifying residents of the inventory project were sent out before the work began. There was only one resident inquiry. The on-site portion of the project occurred last week, Monday, February 2nd through Wednesday, February 4th. The Town has received two invoices thus far, one for December at \$4,257 and another for January at \$6,422. The Town pays the consultant directly and then is reimbursed by the State Historic Preservation Office.

3. Report - Farmland Preservation Program

Oakridge Dairy recently applied to the Planning and Zoning Commission to increase their farm store by replacing it with a larger structure, approximately 600 square feet.

4. Report - Open Space Preservation Program

Nothing new to report.

5. Priority Rankings for Open Space & Farmland Preservation

John Colonese provided the commission with copies of blank and previously completed Open Space Ranking System worksheets. The commission chose to focus the remainder of the meeting on ranking three Open Space targeted parcels which did not have a ranking, including 16 Penfield Ave. with 27 acres, and two large parcels located on Green Road, APN 179-001-0000 with 31.5 acres, and 179-004-0000 with 27.85 acres.

The Open Space Ranking System is divided into 4 feature sections, including Ecological, Uses, Location, and General, with opportunity for comments and other parcel information. A score is awarded at the end of the ranking for every sub-feature the property possesses. As a round table discussion, the commission awarded the parcels as follows: 16 Penfield Ave. ranked 10, Green Road parcel 179-001-0000 ranked 7, and Green Road parcel 179-004-0000 ranked 9.

II. ADMINISTRATIVE BUSINESS:

1. FY 25-26 Budget & Expenditure Update:

Nothing new to report.

2. Approval of January 13, 2026, Regular Meeting Minutes

MOVED (DWYER) SECONDED (BOUCHER) AND PASSED UNANIMOUSLY TO APPROVE THE REGULAR MEETING MINUTES OF JANUARY 13, 2026, AS WRITTEN.

3. Correspondence/Discussion:

a. Ad Hoc Ellington Trails Committee – Update

Valerie Amsel reported the committee sponsored a hole at the library mini golf event which was a success. Commissioner Dwyer asked if the Batz property would be plowed in the future for winter recreation such as snow shoeing and Valerie suggested inquiring with Public Works.

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.

IV. **ADJOURNMENT:**

**MOVED (BOUCHER) SECONDED (DWYER) AND PASSED UNANIMOUSLY TO
ADJOURN THE CONSERVATION COMMISSION MEETING AT 8:38 PM.**

Respectfully submitted,

Ashley DuBois, Recording Clerk