



TOWN OF ELLINGTON

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ECONOMIC DEVELOPMENT COMMISSION REGULAR MEETING MINUTES

WEDNESDAY, JUNE 10, 2026, 7:00 PM

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

PRESENT: Chairman Sean Kelly, Vice Chairman Donna Resutek, Regular Members David Hurley and Cynthia Soto, and Alternate Nicholas Pina (via Zoom at 7:04 PM)

ABSENT: Regular Member Chris Todd, Alternates Amos Smith and Michael Swanson

STAFF

PRESENT: Lisa M. Houlihan, Town Planner (via Zoom) and Ashley DuBois, Recording Clerk

I. CALL TO ORDER: Chairman Sean Kelly called the meeting to order at 7:01 PM.

II. PUBLIC COMMENTS (on non-agenda items): None

III. ACTIVE BUSINESS:

1. Review of the Plan of Conservation and Development Implementation Schedule for economic development initiatives.
 - a. Town Center – create a Center Village Plan.

Lisa Houlihan, Town Planner, provided commissioners with estimated study costs pre-2020 ranging from \$90,000-\$250,000, including planning, market analysis, and public outreach. The estimates came from an inquiry submitted to the UCONN Planners Listserve. Funding for the study would rely on grants and require Board of Selectmen (BOS) approval. Lisa is currently researching grant opportunities and anticipates the Capitol Region Council of Governments (CRCOG) to provide a group of resources. The commission agreed to develop a scope of services for the study, which would be presented to the Planning and Zoning Commission and the BOS. Commissioner Hurley offered to help noting his experience with the Department of Economic and Community Development Community Investment Program. Lisa will conduct further research and report back at the next meeting.

- b. Create a Celebrate Ellington Businesses Program.

Lisa Houlihan, Town Planner, provided commissioners with the areas of recognition for the annual awards program from the Tolland County Chamber of Commerce, including Economic Development, Corporate Citizen, Beautification, Best New Business, and Non-Profit of the Year. Commissioners discussed areas that best apply to Ellington's scale of businesses, including a preference for highlighting community contributions for a general "business of the year" award. Multiple commissioners stressed the importance of creating an impartial award program. The commissioners agreed to table discussion.

2. Report: Tolland County Chamber of Commerce - Nothing new to report.
3. Agricultural Initiatives - Nothing new to report.

4. CEDAS Best Practices
 - a. Monthly Customer Service Satisfaction Survey Results (None received) - Nothing new to report.
5. Report: Current Economic Activity
 - a. Quarterly Ellington Business Networking Event - June 17, 2026, Ellington Depot Café & Market, 1 Crystal Lake Road. (Rain Date: June 24, 2026)

Lisa Houlihan, Town Planner, reported nine businesses and eleven people have RSVPed as attending thus far, alongside herself and First Selectwoman Burstein. The commission hopes to have representation as well.

IV. ADMINISTRATIVE BUSINESS:

1. Fiscal Year 2025-2026 Budget & Expenditures Update.

Lisa Houlihan, Town Planner, will order more “Shop Ellington” supplies by the end of the month.
2. Approval of May 13, 2026, Regular Meeting Minutes.

MOVED (SOTO) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO APPROVE MAY 13, 2026, REGULAR MEETING MINUTES AS WRITTEN.
3. Correspondence/Discussion:
 - a. Greenskies Clean Energy, LLC notice of filing a petition for declaratory ruling with CT Siting Council for the construction, maintenance and operation of 4.99-MW AC ground mount solar facility encompassed approximately 21.5 acres of approximately 74.6 acre property on School House Road, APN 146-007-0000. – May 21, 2026, letter.

Commissioners were provided notice, per statute, of the filing for petition for declaratory ruling with CT Siting Council (CSC) for the construction, maintenance, and operation of 4.99-MW AC ground mount solar facility on School House Road, APN 146-007-0000. Lisa Houlihan, Town Planner, shared as of Wednesday, June 10, 2026, the CSC declared the petition incomplete, requiring written confirmation from the Department of Agriculture and Department of Energy and Environmental Protection by July 10th that the project “will not materially affect the status of such land as prime farmland or core forest”. In short, the petitioner must provide correspondence, request an extension, or submit a higher-level application. Commissioner Hurley asked about the topography of the land noting the area is within the Shenipsit watershed. Commissioners discussed the farmland in question and raised concerns about chemical runoff and visibility.

Lisa shared a legislative moratorium for large-scale solar projects in effect for East Windsor and Enfield until July 1, 2027. The statute prevents the CSC from approving utility-scale solar projects in towns that have 5.5% of land area dedicated to solar and for town’s north of such communities that have 2% of land area dedicated to solar. The statute also requires the formation of a focus group to develop an “equitable distribution of solar throughout the state” by February 2027.

V. ADJOURNMENT:

MOVED (HURLEY) SECONDED (RESUTEK) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 7:45 PM.

Respectfully submitted,

Ashley DuBois, Recording Clerk