



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**CONSERVATION COMMISSION
REGULAR MEETING MINUTES
TUESDAY, SEPTEMBER 4, 2018, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Chairman Rebecca Quarno, Regular Members James Gage and Robert Zielfelder, and Alternate Laurie Burstein

ABSENT: Vice Chairman David Bidwell, Regular Members Chris Hattin, Sean Dwyer and George Nickerson, and Alternate Ann Harford

STAFF: Lisa Houlihan, Town Planner and Samantha Getchell, Recording Clerk

I. CALL TO ORDER: Chairman Rebecca Quarno called the Conservation Commission meeting to order at 7:05PM at the Ellington Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (On Non-Agenda Items): None

III. ACTIVE BUSINESS:

1. Determination of Open Space for a Proposed Subdivision (Crestwood V) of 14.62 acres in a Rural Agricultural Residence (RAR) Zone, Assessor Parcel Number 118-003-0000, for Joann Luginbuhl, owner/Nutmeg Construction (Scott Luginbuhl), applicant.

Mr. Russ Heinz and Mr. Ben Luginbuhl were present to review the proposal. The plan includes extension of Ellsworth Lane and Brooks Crossing. Roads must be connected to meet traffic circulation objectives, both roads are currently temporary cul-de-sacs. Mr. Heinz proposed a fee-in-lieu-of (FILO) versus an open space set-aside for the subdivision. Mr. Heinz explained that prior phases of Crestwood and Brooks Crossing include FILO approvals.

Ms. Houlihan confirmed that it is acceptable to approve a FILO for the land proposed for subdivision and explained that there is no other preserved open space in the immediate area. The commission came to a consensus to support a FILO proposal.

MOVED (ZIELFELDER) SECONDED (GAGE) AND PASSED (UNANIMOUSLY) TO RECOMMEND FEE IN LIEU OF OPEN SPACE FOR CRESTWOOD V - A PROPOSED SUBDIVISION OF 14.62 ACRES IN A RURAL AGRICULTURAL RESIDENCE (RAR) ZONE, ASSESSOR PARCEL NUMBER 118-003-0000, JOANN LUGINBUHL, OWNER/NUTMEG CONSTRUCTION (SCOTT LUGINBUHL), APPLICANT.

2. Sustainable Ellington Initiative

a. 2.4 Develop an Open Space Plan

Ms. Houlihan suggested that water company land be added to the Plan of Conservation.

b. 2.5 Create a Natural Resource and Wildlife Inventory

Ms. Houlihan researched examples of Natural Resource and Wildlife Inventories. There was no information available on the Sustainable CT website, however she located a few inventories from other Connecticut towns online. She presented an inventory from Meriden. Further research will be conducted.

c. 2.7 Provide Education on Water Conservation

Vice Chairman Bidwell offered to research this initiative and noting his absence discussion was tabled.

d. 4.3 Develop Agricultural-Friendly Practices

Commission Gage circulated a copy of a Right to Farm Ordinance from Lebanon, CT. Chairman Quarno asked commissioners to review the ordinance for discussion next month.

Chairman Quarno noted that the four actions will be kept on the agenda until complete. Ms. Houlihan encouraged members to participate in research efforts.

3. Update – Ellington Hockanum River Committee: Harford/Nickerson - Leads

a. Ad Hoc Ellington Trails Committee – Monthly agenda and minutes

Ms. Harford informed Ms. Houlihan that volunteers recently removed trees from the West Road Trail.

Ms. Houlihan has been working with the Ellington Ad Hoc Trails Committee and GIS consultant to include more trails on Ellington's GIS as well as helping them create new trail maps.

4. Report - Working Farmland Preservation Program: Gage/Staff – Leads

a. Agriculture Workshop, Woodstock Town Hall, 9/27/18, 6:30PM - 8:30PM.

Ms. Houlihan is working with the Department of Agriculture on configuration plans for the Oakridge Dairy application. Discussion ensued regarding the process for seeking additional bond authorization. Ms. Houlihan reported the deadline for the November referendum is in September.

Ms. Houlihan will attend the upcoming workshop and encouraged others to join her. She will report her experience back to the commission.

5. Report - Open Space Preservation Program: Gage – Lead

Nothing to report on this topic.

IV. ADMINISTRATIVE BUSINESS:

1. FY18-19 Budget Expenditure Update
 - a. CT Land Conservation Council – 2018-2019 Organizational Membership

MOVED (GAGE) SECONDED (QUARNO) AND PASSED (UNANIMOUSLY) TO APPROVE RENEWAL OF SPONSORING MEMBERSHIP WITH THE CT LAND CONSERVATION COUNCIL FOR 2018-2019.

2. Approval of the August 7, 2018 regular meeting minutes

MOVED (ZIELFELDER) SECONDED (GAGE) AND PASSED (UNANIMOUSLY) TO APPROVE THE AUGUST 7, 2018 REGULAR MEETING MINUTES.

3. Correspondence:
 - a. Oakridge Times – August 17, 2018
 - b. Request for Volunteers from the Capitol Region Council of Governments - 2018 Bike Pedestrian Count.

V. ADJOURNMENT:

MOVED (ZIELFELDER) SECONDED (QUARNO) AND PASSED (UNANIMOUSLY) TO ADJOURN THE CONSERVATION COMMISSION MEETING AT 8:00 PM.

Respectfully submitted,

Samantha Getchell, Recording Clerk