



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

**PLAN OF CONSERVATION AND DEVELOPMENT UPDATE COMMITTEE
SPECIAL MEETING MINUTES
THURSDAY, MARCH 14, 2019, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

PRESENT: Vice Chairman Sean Kelly, James Gage, Hocine Baouche, David Hurley, Christopher Weitz (arrived at 7:24 pm) and Shawn Koehler (arrived at 7:34 pm)

ABSENT: Chairman William Hogan and Robert Sandberg, Jr.

STAFF: Lisa Houlihan, Town Planner and Barbra Galovich, Recording Clerk

OTHERS

PRESENT: Donald Poland and Steve Kushner of Goman & York and Tom Palshaw of 120 Pinney Street, Ellington, CT

I. CALL TO ORDER: Vice Chairman Sean Kelly called the Plan of Conservation and Development (POCD) Update Committee meeting to order at 7:05 P.M. in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS): None

III. ACTIVE BUSINESS:

1. Plan of Conservation and Development Comprehensive Review and Update Project.
 - a. Review and discuss: Draft plan manuscript and input for the committee.

Vice Chairman Kelly stated the committee has received the second draft manuscript and inquired about the conservation portion pertaining to a forestry management program. Mr. Kushner explained a group of individuals from the town could look at the town owned open space land and work with a forestry consultant to see if any of the trees need to be removed and possibly sell the wood from the property. Funds from the sale of the wood could be used to pay for services and for passive recreation improvements on the land. This activity would not require the town to create a new position and may possibly be overseen by the trails committee.

Mr. Hurley said they discussed in the past of having a list of properties the town may want to purchase upon the owner looking to sell. Lisa Houlihan, Town Planner, stated the Conservation Commission currently uses a ranking system to determine if a parcel meets open space objectives. They agreed the list of properties should include language to provide flexibility. Mr. Kushner said he will work on the language for the open space preservation section. He also had an idea to create a map of any land that is over five acres that also indicates what development potential the land has.

Mr. Poland went over the appendix sections of the POCD, Mr. Hurley asked if the MS4 program is going to be added to the appendix and suggested that language be added noting that it's a federal requirement.

Vice Chairman Kelly said the Economic Development Commission (EDC) as a whole so far has positive comments and discussed the airport portion at their meeting last night. He said they discussed the possibility of extending the runway, which would be a challenge, or increasing the activity of the flight school or sky diving club and other aviation related businesses. Ms. Houlihan stated the EDC would like to have more time to look at their portion of the POCD draft updates.

Ms. Houlihan noted that the Inland Wetland Agency has asked for more time to review the draft POCD manuscript. The Agency is expected to finalize their review on April 8, 2019.

A Rights to Farm ordinance is currently being reviewed by the Board of Selectmen's Policy Committee, which will also be incorporated into the POCD upon completion. Changes to this section were discussed.

Mr. Poland suggested to add a supplemental document section versus appendices. He said the Plan of Conservation as well as the Route 83 Corridor Study will be part of the plan.

The committee discussed the transportation portion of the POCD. Mr. Poland reiterated the paragraph in reference to the public transportation pertaining to sidewalks, trails, bicycle access and possible connection to Vernon center. Mr. Tom Palshaw asked about a commuter parking lot and extending commuter transportation into Ellington.

Mr. Poland suggested revisiting parking requirements, noting current regulations demand more than is needed and lower requirements allow construction of additional buildings within a larger parcel.

b. Next steps and open discussion.

The committee discussed possible dates to hold a workshop with the public and the Planning & Zoning Commission. The meeting will need to be held at a larger venue like the High School. Finalization of upcoming presentation dates to be determined within the next week.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of February 7, 2019 regular meeting minutes.

MOVED (GAGE) SECONDED (HURLEY) AND PASSED UNANIMOUSLY TO APPROVE THE FEBRUARY 7, 2019 REGULAR MEETING MINUTES AS WRITTEN.

V. ADJOURNMENT:

MOVED (KOEHLER) SECONDED (GAGE) AND PASSED UNANIMOUSLY TO ADJOURN THE PLAN OF CONSERVATION AND DEVELOPMENT UPDATE COMMITTEE MEETING AT 8:34 PM.

Respectfully submitted,

Barbra Galovich, CZET
Recording Secretary