

Minutes
Little Compton Agricultural Conservancy Trust
Meeting
August 2, 2017

1. Call to Order: The meeting was called to order at 7:26 pm. Members present were B. Richmond, M. Steers, E. Maiato, and E. Field.
G. Mason, W. Montgomery, and D. Wechsler were absent.
Attorney West was present.

2.) Minutes: Minutes from the Public Session and Executive Session of July 5, 2017 and minutes from July 10, 2017 were reviewed.
Motion to approve the Public Session and Executive Session minutes of July 5, 2017 and the minutes of July 10, 2017 made by M.S. Seconded by E.F. 4-0 approve
Motion to maintain the seal on the executive session minutes from February 3, 2016, March 2, 2016, March 16, 2016, December 7, 2016, January 4, 2017, February 1, 2017, April 5, 2017, June 7, 2017 and July 5, 2017 made by E.F. Seconded by M.S. 4-0 approve

3.) Motion to adjust the agenda to move Carolyn's Sakonnet Vineyard to the next item made by E.M. Seconded by M.S. 4-0 approve

- Cynthia Rocha representing Carolyn's Sakonnet Vineyards presented a planting plan. The plan was designed to comply with the Little Compton Zoning Board of Review's requirements. The plan proposal includes:

- Lots 8-6 and 8-7: arborvitaes and hydrangea plantings would be placed on the west side to allow for road screening
- Lot 8-9 would be landscaped for a sound buffer. The buffer would include 18' spruce trees. Black Eyed Susan and lower ground cover would be planted for the attraction of humming birds and other nature.

The Vineyard would like to start planting September 1, 2017.

B. Richmond explained that the LCACT role is to evaluate the plan based on the Deed to Development Rights and not Zoning requirements.

A question posed from the audience asked if parking on agricultural land was creating a non-agricultural use.

B. Richmond stated that there has previously been a long discussion on what is an agricultural use, and that the current ancillary use of the property allows for parking.

-Attorney D'Ovidio, representing Mr. and Mrs. Eliason addressed the Board. He presented information relative to the planting plan. Attorney D'Ovidio stated that Carolyn's Sakonnet Vineyard should present a final plan to the LCACT for approval after the Building Official has approved it.

B. Richmond stated that Carolyn's Sakonnet Vineyard is making a good faith effort to keep communications open. The Vineyard had come before LCACT two years ago regarding planting. This is a good faith effort to keep from annoying neighbors. He also expressed that the Vineyard does have rights under the Deed to Development Rights. B. Richmond also discussed that the

borders plantings do not detract from the agricultural use of the land. If trees were to continue to be planted and land was taken away with trees, then it would affect the Deed to Development Rights.

- A question from the audience inquired as to whether the hedges were being planted to stop lights or sound.
- Mr. Don Medeiros asked if it is possible to plant species that deer won't be eating.
- Mr. John Gwinn suggested that hydrangea are very high maintenance plants and that the Vineyard may want to use bayberry or other native species instead.

Cynthia Rocha explained that the plantings are for a combination of both. There is a level of planting for sound attenuation as well as for screening the lights. She expressed that they are always looking to improve. She explained that deer do eat arborvitae, but the species they will plant is not one of the most popular.

B. Richmond explained that the Vineyard is asking for approval with possible species modifications but with these heights.

M. Steers suggested more information might be helpful and that it might be useful to see the whole plan.

The items will be placed on the September agenda. The Vineyard was asked to submit for the September meeting: a list of species to be planted with options other than hydrangea and to quantify the amount of area the trees would cover when planted.

4.) Review of correspondence:

- Letter from Mr. Stephen Pratt requesting an update on the application (Plat 2, Lot 9-10).
- B. Richmond spoke with Mr. Pratt regarding the update.
- Letter sent to Mr. Lint regarding monitoring of LCACT properties.
 - Email received from Molly Gray regarding right-of-way use at Plat 2, Lot 11-11.
 - RI Land Trust E-News Letter received.

5). Treasurer's Report

- The bank balances for the month of June 2017 were as follows:

Elite Sav/Centerville	\$ 248,391.67
Investment Account Centerville Bank	\$ 504,399.51
Checking Account Centerville Bank	\$ 10,000.00
Citizens Checking Account	\$ 0.00
Washington Trust Investment	\$1,785,411.56
Washington Trust Holding (ICS)	\$1,726,512.05
<u>Washington Trust Checking</u>	<u>\$ 141,407.03</u>
Total	\$3,663,330.64

Currently, the Trust has applications to preserve approximately 313.39 acres of land, estimated to cost, in excess of, \$12 million.

Bills were reviewed and discussed as follows:

Cheryl Cady	\$1,134.00
Brousseau Landscaping	\$1,798.00

Helger Bros	\$ 2,210.00
Cindy Edwards	\$ 168.50

Motion to pay the bills made by E.F. Seconded by E.M. 4-0 approve.

Review of Transfer Tax Returns:

- During the period of June 28, 2017 thru July 16, 2017 transfer taxes in the amount of \$28,981.36 were paid to the Trust. This reflects transfer # 2731 thru 2736. Attorney West reported that all transfers were calculated correctly. He also reported that transfer #2727 which was reviewed from July was calculated correctly. No reimbursement for overpayment was needed.

6.) Old Business

- Sub-committee reports:

Public Awareness: -

- Website: C. Cady and M. Steers are working with the designer.
- Newsletter: No discussion.

Stewardship Committee:

- Monitoring Reports: No discussion.
- Baseline Reports: Carol Trocki and students from URI will be completing some baseline documentation reports.
- Proposal to complete formal system for stewardship activities: B. Richmond will work on the proposal.
- Gagnon property (Plat 32, Lot 18): No discussion.
- John and June Goulart property: (Plat 31, Lot 42-1): No discussion.
- Bissinger/ Bayberry Farm (Plat 5, Lots 40-2, 40-3, 40-4): No discussion.
- Almy (Plat 2, Lot 1): No discussion.
- Brown (Plat 47, Lot 2-3): B. Richmond reported he and Ms. Brown the property owner have exchanged emails. She has committed to the original plan and will move the shed to non-easement property before the end of the year.
- Leases: No discussion.
- Lorrain Goulart (Plat 40, Lot 20-2, 20-3 & 21): A quote to survey the property has been received. It is for \$11,000.00. This includes clearing the property lines. B. Richmond to speak with W. Montgomery regarding hiring someone to clear the property lines.
- Update on other stewardship needs: No discussions.

-Acquisition Committee:

- Pending Applications:

- **Driver (Plat 4, Lot 45) & (Plat 32, Lot 43):** No discussion.
- **Wegner (Plat 37, Lot? And Plat 38, Lots 16-2, 35-1, 35-2, 34, 37, 70):** No discussion.
- **Straw (Plat 45, Lot 24):** Attorney West reported that title work on the property revealed there is a cemetery on the property. The property is currently landlocked, therefore there is no access. Further title work is needed and access to the property needs to be worked out.

- **Bodington (Plat 30, Lot 3-5):** No discussion.
- **Cotta (Plat 31, Lots 64 & 65):** No discussion.
- **West (Plat 40, Lot 2):** No discussion.

- Lewis (Plat 29, Lots 11-1, 11-5, 11-6): No discussion.
- Wilcox (Plat 9, Lot 438): No discussion.
- Mosher (Plat 26, Lot 25): Scheduled for executive session.
- Jordan (Plat 5, Lot 34): No discussion.
- Steers (Plat 5, Lot 35): No discussion.
- Pratt (Plat 2, Lot 9-10): No discussion.
- Baldrige Trust (Plat 31, Lot 9): No discussion.
- Faria (Plat 27, Lot 12-1): Executive Session.
- Ryan (Plat 31, Lot 55-1): No discussion.
- Costa (Plat 18, Lot 3-7): Waiting for appraisal.
- Goulart (Plat 29, Lot 2-2): Waiting for appraisal.
- Conte (Plat 19, Lots 34-1, 34-2, 33-1): Waiting for appraisal.

Funding Committee:

- Grants:
 - No discussion.

7.) The Nature Conservancy:

- No discussion.

8.) New Business:

- Charter Review Commission: B. Richmond is the LCACT representative to the Charter Commission. He reported that most conversation at the Commission meetings is about why some town personnel are appointed and others elected. There has also been discussion about a new town board for building review.
- Little Compton Agricultural Conservancy Trust Policies/Rules/Regulations: To be reviewed next month.
- Deed Language: B. Richmond and Attorney West will work with Steve Haire on deed language.
- New Applications:
 - Maciel (Plat 31, Lot 52-3): The owner sent an email indicating his interest in selling the property in fee. Motion to accept the email as the application and accept the application made by M.S. Seconded by E.F. 4-0 approve
 - St. Pierre (Plat 30, Lot 39-3): The property is actively for sale. The owner is asking \$339,000.00. The application is for development rights. Motion to accept the application made by E.F. Seconded by M.S. 4-0 approve

9.) Executive Session: Executive Session for the purpose of discussing land acquisitions/negotiations per R.I.G.L. 42-46-5(a)(5):

- 1.) Faria (Plat 27, Lot 12-1)
- 2.) Maciel (Plat 31, Lot 52-3)
- 3.) Mosher (Plat 26, Lot 25)
- 4.) Baldrige (Plat 31, Lot 9)

Motion to enter Executive Session, for the purpose of discussing land acquisition/negotiations per R.I.G.L. 42-46-5(a)(5) made by E.F. Seconded by E.M. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. – yes, E.M. – yes, M.S. – yes, E.F. - yes)

Entered executive session at 8:22 pm.

Motion to return to public session made by E.M. Seconded by M.S. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. -yes, E.M. -yes, M.S. - yes, E.F. - yes)

10. Return to Open Session: Returned to Open Session at 8:30 pm.

11. Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by B. R. Second by E.M. 4-0 approve

12. Adjournment: Motion to adjourn made by E.M. Second by E.F. 4-0 approve

Adjourned 8:31 pm

Respectfully submitted,
Cheryl Cady