

Minutes
Little Compton Agricultural Conservancy Trust
Meeting
September 6, 2017

1. Call to Order: The meeting was called to order at 7:03 pm. Members present were B. Richmond, M. Steers, W. Montgomery, and D. Wechsler.

E. Field arrived at 7:08pm.
G. Mason, and E. Maiato were absent.
Attorney West was present.

2.) Minutes: Minutes from the Public Session and Executive Session of August 2, 2017 and August 21, 2017 were reviewed.
Motion to approve the Public Session and Executive Session minutes of August 2, 2017 and August 21, 2017 made by M.S. Seconded by D.W. 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, July 5, 2017, August 2, 2017 and August 21, 2017 made by M.S. Seconded by W.M. 4-0 approve

3.) Sakonnet Vineyards:

- Planting Plan for landscaping and screening: Cynthia Rocha, General Manager, of Sakonnet Vineyards presented an updated planting plan. At the August meeting, LCACT requested Sakonnet Vineyards return in September to answer questions regarding square footage the planting area would cover, and indicate species of plantings. Sakonnet Vineyards was also directed to review the plan with the Zoning Official to ensure it met Zoning requirements.

Ms. Rocha presented two plans. The first plan presented was for area #2. The plantings include Norway spruce (18'-20' in height and 12' wide), Rose Fountain Grass and English Lavender. These plantings will cover a 3,500square foot planting area and serve as a sound buffer. The second plan presented was for area#1.

The plan for area #1 provides for road screening. Species to be planted include: Thuja Plicata (Green Giant Aborvitae) that are 6-7' in height, Hipponanthemum Montalk Daisy (Montalk Daisy) and Clethra Alnifolia (Sweet Pepper Bush). The planting area will cover a 2,400square foot planting area.

B. Richmond explained that last month there was concern about having a total plan approved by Dan Joubert, Zoning Official. Mr. Richmond read an email from Mr. Joubert. In the email, Mr. Joubert states he believes "the planting plan overview proposed for the plantings works well, the structured plan is realistic with Zoning". Mr. Joubert also wrote, "The zoning ordinance covers the process and we would not have to repeat the process with DDR."

Motion to approve the planting plan made by E.F. Seconded by W.M. 4-01 approve (M.S. abstained)

Ms. Rocha indicated they intend to plant this year around the first frost. David Wechsler reminded Ms. Rocha that it has been the Vineyard's responsibility to keep the inside of the stone

wall along Peckham Road clear of vines and growth. D. Wechsler commented that this had not been completed for two years. Ms. Rocha indicated that this would be taken care of.

- Email letter from Dan Joubert, Zoning Official, regarding planting plan.
- Email from Cynthia Rocha, General Manager Carolyn's Sakonnet Vineyards, request to be on September agenda.
- Email from C. Burns dated July 31, 2017 requesting copy of the Planting Plan.
- Email response to C. Burns, dated July 31, 2017, providing a copy of the Planting Plan.
- Email from Atty D'Ovidio, dated July 31, 2017, requesting a copy of the Planting Plan.
- Email response to Attorney D'Ovidio, dated July 31, 2017, providing a copy of the Planting Plan.
- Email from Atty. D'Ovidio, dated July 31, 2017, acknowledging receipt of Planting Plan.
- Email from B. Richmond dated July 31, 2017, requesting Planting Plan be sent to Atty. D'Ovidio.
- Email response from Atty. D'Ovidio, dated July 31, 2017, providing comments and attachment relevant to the Landscape Plan.
- Letter from Lynne White, dated August 3, 2017, regarding parking lot at Carolyn's Sakonnet Vineyard.

4.) Review of correspondence:

- Email from C. Wordell, Town Clerk, dated August 2, 2017, regarding Public Records Officer
- Email to Mr. Jason Peckham, dated August 8, 2017, regarding Baseline Documentation Report.
- Email to Mrs. Janice Chace, dated August 8, 2017, regarding Baseline Documentation Report.
- Email to Ms. Molly Gray, dated August 8, 2017, regarding Baseline Documentation Report.
- Email from C. Wordell, Town Clerk, dated August 1, 2017, regarding pictures to be included on Town website.
- Letter to Ambassador Middendorf, dated August 15, 2017, regarding Baseline Documentation Report.
- Letter to Mrs. Young, dated August 15, 2017, regarding Baseline Documentation Report.
- RI DEM Wildlife Outreach Program flyer received.

5.) Treasurer's Report

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

Elite Sav/Centerville	\$ 248,661.65
Investment Account Centreville Bank	\$ 506,586.73
Checking Account Centerville Bank	\$ 10,000.00
Citizens Checking Account	\$ 0.00
Washington Trust Investment	\$1,728,253.43
Washington Trust Holding (ICS)	\$1,837,222.53
<u>Washington Trust Checking</u>	<u>\$ 138,815.34</u>
Total	\$3,714,291.30

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:

- Carol Trocki	\$ 382.50
- Carol Trcoki	\$ 382.50

- Brousseau Landscaping	\$2,539.00
- Helger Bros	\$1,885.00
- U.S. Post Office	\$ 19.08
- JA Jones	\$ 300.00
- JA Jones	\$ 550.00
- East Bay Newspapers	\$ 362.25
- Cheryl Cady	\$1,633.50

Motion to pay the bills made by B.R. Seconded by E.F. 5-0 approve.

Review of Transfer Tax Returns:

- During the period of June 31, 2017 thru August 17, 2017 transfer taxes in the amount of \$153,080.00 were paid to the Trust. This reflects transfer # 2737 thru 2742.

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: Monitoring reports need to be completed for NRCS properties. Carol Trocki has submitted an estimate to complete these reports. The cost will be \$1,190.00. This price includes contacting landowners. The cost may be lessened if a trustee takes on the portion of the estimate, that includes contacting landowners. M.S. will work with Carol Trocki on this.

Motion to pay Carol Trocki to complete NRCS monitoring made by M.S. Seconded by D.W. 5-0 approve

- Baseline Reports: Waiting for W. Middendorf, I. Middendorf, R. Elder and N. Young to return their Reports.
- Proposal to complete formal system for stewardship activities: The Request for Proposals was advertised in the Sakonnet Times. The bidders conference is being held on September 18, 2017 at 8:30 am at Town Hall.
- 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): Mr. Bissinger is not in Town. M.S. will meet with him when he returns.
- 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: W. Montgomery will follow-up with having leases signed.
- Lorrain Goulart (Plat 40, Lot 20-2, 20-3 & 21): W. Montgomery will talk with Helger brothers regarding clearing the lot lines.
- Peckham (Plat 22, Lot 15-1): A Notice Of Cancellation of Insurance for Carolyn's Sakonnet Vineyards was received. Insurance is a requirement for their leasing this property. The insurance was re-instated. A notice of rescission has been received.
- 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 title people will not guarantee the portion of the property where an Indian cemetery is located. The other issue is that an easement is needed to the property.
- **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):** An agreement to purchase the property has been reached. The Sakonnet Preservation Association will purchase the development rights to the property, followed by LCACT buying the fee interest in the property.
- **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):** The map submitted by Carol Trocki was reviewed. The appraisal has been received.
- **Goulart (Plat 29, Lot 2-2):** Waiting for appraisal.
- **Conte (Plat 19, Lots 34-1, 34-2, 33-1):** The map submitted by Carol Trocki was reviewed.
- **Maciel: (Plat 31, Lot 52-3):** The property was on the market for \$295,000.00. It was offered to LCACT for \$275,000.00. An appraisal was commissioned for the property. The appraised value is \$220,000.00. LCACT was not able to purchase the property as the appraisal did not support a purchase price of \$275,000.00.
- **St. Pierre (Plat 30, Lot 39-3):** No discussion.

Funding Committee:

- Grants:

- There are grants available from DEM and NRCS. B. Richmond will work with G. Mason to write the grants.

7.) The Nature Conservancy:

- John Berg was present at the meeting. He reported:
 - TNC has an agreement to purchase Plat 5, Lot 34 and 35. He inquired as to the LCACT's interest in partnering on the property. B. Richmond expressed concern regarding access to the property as well as responsibility for developing the road. Specifically, who is responsible for developing the road if the other properties are developed. Mr. Berg indicated that TNC wants to keep the property in scrub and not for public access.
 - Ratcliffe property is of interest to TNC. They are reviewing the court decision on this property.

8.) New Business:

- New Applications: None
- Next meeting: October 4, 2017

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)
- 5.) Pratt (Plat 2, Lot 9-10)

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 M.S. 5-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. – yes, D.W – yes, M.S. – yes, E.F. – yes, W. M. - yes)

Entered executive session at 8:00 pm.

Motion to return to public session made by D.W. Seconded by B.R. 5-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.-yes, D.W. –yes, M.S. - yes, E.F. – yes, W.M.-yes)

10. Return to Open Session: Returned to Open Session at 8:23 pm.

11. Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session as they pertain to land acquisitions/ negotiations made by B. R. Second by E.F. 5-0 approve

12. Adjournment: Motion to adjourn made by D.W. Second by B.R. 5-0 approve

Adjourned 8:24 pm

Respectfully submitted,
Cheryl Cady