

*Draft Minutes*  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**October 4, 2017**

**1. Call to Order:** The meeting was called to order at 7:02 pm. Members present were B. Richmond, W. Montgomery, E. Field, E. Maiato, and D. Wechsler.

G. Mason, and M. Steers were absent.  
Attorney West was present.

**2.) Minutes:** Minutes from the Public Session and Executive Session of September 6, 2017 were reviewed.

Motion to approve the Public Session and Executive Session minutes of September 6, 2017 made by D.W. Seconded by E.F. 4-0 approve (E.M. abstained)

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, August 21, 2017 and September 6, 2017 made by E.F. Seconded by E.M. 5-0 approve

**3.) Sakonnet Vineyards:**

- Entertainment License Application: Request from Carolyn's Sakonnet Vineyard for a letter from Little Compton Agricultural Conservancy Trust (LCACT) addressed to the Town Council advising that the proposed activities under the entertainment license application are compatible with the provisions of the LCACT restrictions applicable to the site.

B. Richmond explained the Entertainment Application contains a request for twenty-one (21) events total from July 1, 2018 thru September 2, 2018. This equates to 2.3 events per week. Last year LCACT approved fourteen (14) events or one (1) event per week.

Ms. Cynthia Rocha explained the Vineyards is requesting 21 events this year, for the property (lot 8-9). Last year, twenty-eight (28) events were held on the total property. Fourteen (14) events on LCACT lot 8-9 and fourteen events on Vineyard owned land lot 8-10. During the 2018 season the Vineyard would like to hold twenty-one (21) events on lot 8-9 and seven (7) events on lot 8-10.

Motion to communicate to the Town Council that the current entertainment license does not meet the Deed to Development Rights and in order to meet the Deed to Development Rights it would need to be one (1) event per week for a total of fourteen (14) events made by B.R. Second by D.W. 5-0 approve

B. Richmond will send a letter to Town Council regarding the motion and vote.

**4.) Review of correspondence:**

- Email from Attorney D'Ovidio, dated September 1, 2017, requesting Sakonnet Vineyards planting plan and email letter from Dan Joubert, Zoning Official, regarding planting plan.

- Email from Carol Wordell to Attorney D'Ovidio, dated September 5, 2017, regarding his request for Sakonnet Vineyards planting plan and email letter from Dan Joubert, Zoning Official, regarding planting plan.

- Email from Attorney D'Ovidio inquiring about the availability and location of Sakonnet Vineyards planting plan and email letter from Dan Joubert, Zoning Official, regarding planting plan.

- Email to Attorney D'Ovidio from Cheryl Cady forwarding him Sakonnet Vineyards planting plan and email letter from Dan Joubert, Zoning Official, regarding planting plan.

- Email from Attorney D'Ovidio acknowledging receipt of Sakonnet Vineyards planting plan and email letter from Dan Joubert, Zoning Official, regarding planting plan.

- Email from Attorney West regarding Indian cemetery located on Plat 45, Lot 24.

- Email from Mr. Booth dated September 6, 2017, regarding preserving his property.

- Email from Anita Couto forwarding information regarding Demetri Aywas' interest in the Trust.

- Email from Cheryl Cady to Demetri Aywas dated September 13, 2017, regarding his inquiry.

- Email from Demetri Aywas dated September 15, 2017 regarding new program called "Rhode to End Hunger". He is seeking town owned farmable land available for application to develop community gardens. Members discussed if there is a need for this in town given most people have land to plant a garden. B. Richmond to contact Mr. Hunger to discuss the program and its relativity to Little Compton.

- Saving Lands Magazine received.

#### **5). Treasurer's Report**

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

|                                     |                      |
|-------------------------------------|----------------------|
| Elite Sav/Centerville               | \$ 248,798.96        |
| Investment Account Centreville Bank | \$ 506,866.44        |
| Checking Account Centreville Bank   | \$ 10,000.00         |
| Citizens Checking Account           | \$ 0.00              |
| Washington Trust Investment         | \$1,981,151.43       |
| Washington Trust Holding (ICS)      | \$1,728,840.60       |
| <u>Washington Trust Checking</u>    | <u>\$ 133,838.84</u> |
| Total                               | \$3,853,830.87       |

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 \$1,190.00

- Brousseau Landscaping \$2,634.00

- Chartier \$1,850.00

- Cheryl Cady \$1,336.50

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 August 31, 2017 thru September 27, 2017 transfer taxes in the amount of \$91,960.00 were paid to the Trust. This reflects transfer # 2743 thru 2753. Attorney West report all calculations were correct.

#### **6.) Old Business**

- **Sub-committee reports:**

**Public Awareness: -**

- Website: C. Cady and M. Steers are working with the designer. Cheryl will meet with Roy Huck next week to give him a flash drive with documents for the website. At next month's meet, the site will be ready for review and there will be documents the Board will need to approve. Policies will need to be reviewed.
- Newsletter: No discussion.

**Stewardship Committee:**

- Monitoring Reports: Monitoring reports were completed for all NRCS properties. No violations were noted.
- Baseline Reports: Waiting for W. Middendorf, I. Middendorf, R. Elder and N. Young to return their Reports.
- 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.
- 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.
- Camara Heirs (Plat 3, Lot 15): W. Montgomery reported that Helger Brothers cleared the walls. There are a tree stumps that need grinding. The area will also need to be seeded with grass seed. The cost to complete this work is \$1,700.00.  
Motion to spend \$1,700.00 to complete the work made by E.M. Seconded by W.M. 5-0 approve.
- 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): A right of way to the property is needed. This is being worked on.
- Bodington (Plat 30, Lot 3-5): The owner of the property has passed away. The estate has not filed a new application, therefore this application is being removed from the list.
- 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): The Town is considering applying for a recreation grant for this property. E. Maiato reported that the Recreation Committee is forming a sub-committee to research the property further.
- Mosher (Plat 26, Lot 25): Attorney West explained that LCACT and SPA are each writing their own deeds. SPA needs to purchase the easement prior to LCACT purchasing the fee.
- Jordan (Plat 5, Lot 34): John Berg from the Nature Conservancy sent LCACT an application for the purchase of development rights for this property. TNC would like LCACT to partner with them, to preserve the property. LCACT had concerns that if they purchased the fee in the property, then they would need to provide a road and access to the property. Mr. Berg explained that TNC wants to preserve the shrub on the property and does not want to cut trails on it. There is a foot path on the property where Cole Road should be.

Motion to accept the TNC application for the sale of development rights made by D.W.  
Seconded by E.F. 5-0 approve.

- **Steers (Plat 5, Lot 35):** John Berg from the Nature Conservancy sent LCACT an application for the purchase of development rights for this property. TNC would like LCACT to partner with them, to preserve the property. LCACT had concerns that if they purchased the fee in the property, then they would need to provide a road and access to the property. Mr. Berg explained that TNC wants to preserve the shrub on the property and does not want to cut trails on it. There is a foot path on the property where Cole Road should be.

Motion to accept the TNC application for the sale of development rights made by D.W.  
Seconded by E.F. 5-0 approve.

- **Pratt (Plat 2, Lot 9-10):** Executive Session.
- **Baldrige Trust (Plat 31, Lot 9):** Executive Session.
- **Faria (Plat 27, Lot 12-1):** Executive Session.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Costa (Plat 18, Lot 3-7):** Executive Session.
- **Goulart (Plat 29, Lot 2-2):** Waiting for appraisal.
- **Conte (Plat 19, Lots 34-1, 34-2, 33-1):** Executive Session.
- **St. Pierre (Plat 30, Lot 39-3):** Ms. St. Pierre was present at the meeting. She expressed that she would like LCACT to purchase the property. It is currently on the market.

Motion to obtain an appraisal at a cost not to exceed \$700.00 made by E.M. Seconded by E.F. 5-0 approve

**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 gave LCACT a copy of the R.I. Wildlife Action Plan.

**8.) New Business:**

- Request for Proposal Stewardship Plan: One bid was received from Carol Trocki. Members reviewed the bid.

Motion to award the bid to Carol Trocki made by E.F. Seconded by D.W. 5-0 approve.

D. Wechsler commented that Carol Trocki is a real asset to the state and LCACT is lucky to have her right here in Little Compton.

- New Applications: None
- Next meeting: November 1, 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.) **Baldrige Tryst (Plat 31, Lot 9):**
- 4.) **Pratt (Plat 2, Lot 9-10):**
- 5.) **Costa (Plat 18, lot 3-7):**
- 6.) **Conte (Plat 19, Lots 34-1, 34-2, 33-1):**
- 7.) **Goulart (Plat 29, Lot 2-2):**

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

Entered executive session at 8:01 pm.

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

**10. Return to Open Session:** Returned to Open Session at 8:35 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 W.M. Second by E.F. 5-0 approve

**12. Adjournment:** Motion to adjourn made by E.M. Second by W.M. 5-0 approve

Adjourned 8:36 pm

Respectfully submitted,  
Cheryl Cady