

**Minutes**  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**March 7, 2018**

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

E. Field arrived at 7:05 pm.  
Attorney West was not present

**2.) Minutes:** Minutes from the Public Session and Executive Session of February 7, 2018 were reviewed. B. Richmond noted there was an error under stewardship. The motion to approve baseline documentation reports included Conte. Conte should not have been included. Motion to approve the Public Session minutes with the correction to the minutes removing Conte from the motion approving baseline documentation reports made by D.W. Seconded by W.M. 6-0 approve

Motion to maintain the seal on the executive session minutes from March 16, 2016; December 7, 2016; April 5, 2017; June 7, 2017; July 5, 2017; August 2, 2017; August 21, 2017; September 6, 2017; October 4, 2017; November 1, 2017, December 11, 2017, January 3, 2018 and February 7, 2018 made by E.M. Second by M.S. 6-0 approve

**3.) Review of correspondence:**

- Letter and stewardship report received from Sakonnet Preservation Association for the Mosher property (Plat 26, Lot 25).
- Attorney Marion legal services engagement letter received.

**4.) Treasurer's Report**

**-Account Balances**

- The bank balances for the month of January 2018 were as follows:

Elite Sav/Centerville	\$ 249,476.77
Investment Account Centreville Bank	\$ 506,866.44
Checking Account Centerville Bank	\$ 10,001.00
Citizens Checking Account	\$ 0.00
Washington Trust Investment	\$2,829,849.20
Washington Trust Holding (ICS)	\$1,732,643.15
Washington Trust Checking	\$ 186,992.56
<u>Total</u>	<u>\$5,515,829.12</u>

Currently, the Trust has applications to preserve approximately 386.92 acres of land, estimated to cost, in excess of, \$11 million.

- D.Wechsler reported he has had correspondence with MaryJane Harrington, Town Treasurer, regarding the accounts. She has closed one account and has moved it to Washington Trust. D.Wechsler is working with the Treasurer on the new bank account reporting form. His goal is to consolidate accounts, so as, to raise interest rates and to have a new form with details. The form will be such that Trustees will be informed of account activities and balances, but also in a format that will be friendlier and transparent for the public. Mr. Mushen, Town Council

President, was at the meeting. He will follow-up with Carol Wordell, Interim Business Manager, and MaryJane Harrington.

Bills were reviewed and discussed as follows:

- C. Edwards \$ 155.00
- Mosaic Land Management \$3,025.00
- Chubb Insurance \$2,741.00
- C. Cady \$1,647.00

Motion to pay the bills made by M.S. Second by E.F. 7-0 approve

**Review of Transfer Tax Returns:**

- During the period of February 1, 2018 thru February 23, 2018 transfer taxes in the amount of \$137,266.68 were paid to the Trust. This reflects transfer # 2803 thru 2809.

**5.) Old Business**

**- Sub-committee reports:**

**Public Awareness: -**

- Website: M. Steers reported the website has been updated. While there is more work to be done, it is substantially completed and will be going live.

**-Stewardship Committee Update:**

- Baseline Documentation Report proposals for Lorraine Goulart property (Plat 40, Lots 20-2, 20-3, 20-4 & 21), and Costa property (Plat 18, Lot 3-7) have been received from Mosaic Land Management.

-Lorraine Goulart property (Plat 40, Lots 20-2,20-3, 20-4 & 21): The proposal was discussed. It was noted that there is a typo on the second page, indicating Middendorf property. A corrected proposal is needed.

- Costa property (Plat 18, Lot 3-7): The owner will be subdividing the property. He has suggested that he would like to obtain a survey of the portion of the lot he is retaining along with a description of it. This route to a survey needs to be clarified before a baseline could be completed.

- P.T. Marvell Preserve stewardship needs: B. Richmond has met with the SPA and TNC. All have been to the property. There is a tower on the property and parking lot. In the past the LCACT has provided for the maintenance of the parking lot and annual mowing.

The tower was discussed. It was built by the previous owners as a means to see the pond. It needs a new roof and possibly roof joists. Discussion included repairing the tower or removing it. Keeping the tower would involve ongoing maintenance of it. Members suggested obtaining quotes to remove the roof, repair the roof and to take it down and haul away.

The parking lot needs maintenance/repair. During the summer, many cars park in the lot to avoid paying the parking costs at South Shore Beach. This was discussed and determined that the lot should not be chained off. The parking lot and the fence will be repaired.

Motion to approve an amount not to exceed \$2,000.00 for fence and parking lot repairs made by W.M. Seconded by E.M. 7-0 approve.

- Mowing of the property was discussed. Brousseau Landscaping has provided these services in the past, in an effort to keep the trails cleared. John Berg from The Nature Conservancy expressed TNC would like to be more involved in the mowing, etc.

**-Acquisition Committee:**

- **St. Pierre (Plat 30, Lot 39-3):** B. Richmond reported he went to NRCS. He

met with Joe Bachand and reviewed paperwork for a grant to purchase the property. There are three areas of forms that need to be completed. Two of these relate to LCACT. These forms are a blanket qualifier for LCACT to become a qualified applicant with NRCS. The qualification is needed for LCACT to become active. Bill Richmond and Cheryl Cady will work on the qualification as part of the St. Pierre grant application.

- **Wegner, Schimdt, Holley (BHS Property Management) (Plat 37 Lot ? and Plat 38, Lots 16-2, 35-1, 35-2, 34, 37, 70):** No discussion.

- **Pratt (Plat 2, Lot 9-10):** B. Richmond explained he and Steve Almy have exchanged messages.

- **Conte (Plat 19, Lots 34-1, 34-2, 33-1):** The Purchase and Sales has been executed by Conte. The owner would like to close this month. The cost is \$478,000.00. Members discussed the Right-Of -Way to lot 34-2 and if it serves any other properties. Portions of 34-1 and 34-2 are being preserved. M. Steers remarked that the lot lines are not clear. The Planning Board would not accept this plan as a Class I Survey. It was noted that access to 34-2 could be via the owner's driveway. The deed needs to be checked. It was also noted that the properties need to have bounds set to show the development rights and that the eastern boundary of the property needs to be shown on the plan.

Motion to close on the property, pursuant to the deficiencies of the plan being corrected, at a cost of \$478,000.00 made by E.M. Seconded by E.F. 7-0 approve

**Goulart (Plat 29, Lot 2-2):** B. Richmond met with the owner and offered \$600,000.00 which was rejected, then \$625,000.00 (rejected), and then \$650,000.00. The owner accepted \$650,000.00. G. Goulart, the owner, wants two (2) house lots on the property. One (two acre) house lot would be located south and east of lot 3-1 and the other (two acre) house lot would be located behind lot 4. This plan would allow for maximum open frontage on Willow Avenue. The question arose as to whether or not the two barns and a house would constitute maximum lot coverage and the amount of land that might be needed if it was more than two acres. Additionally, the question arose regarding the need for two rights-of-ways to access the new lots. The next step is to obtain a plan, identify the conservation area, but not record the plan.

**Ponte (Plat 20, Lots 56-3, 52-1, 51-1):** Scheduled for Executive Session.

**Costa (Plat 18, Lot 3-7):** The owner would like to only survey the lot he is keeping. LCACT needs to know what exists now in order to know the development rights portion going forward. LCACT also needs of written description of the property as it exists. Don Medeiros will be contacted to inquire as to the cost to survey the development rights portion of the property.

## **6.) The Nature Conservancy:**

- Mr. John Berg was present at the meeting. He expressed that The Nature Conservancy is interested in partnering with LCACT on the Cole/Steer property. TNC has a deal on the property. This property will be on next month's LCACT agenda. TNC has two offers on properties located in Tiverton. They also have an updated map of preserved properties.

## **7.) New Business:**

- Comprehensive Plan Update: M. Steers reported the Comprehensive Plan has been passed. There are two goals that refer to LCACT.

## **8.) Executive Session: Executive Session for the purpose of discussing land**

**acquisitions/negotiations per R.I.G.L. 42-46-5(a)(5):**

- 1.) Goulart (Plat 29, Lot 2-2):**
- 2.) Pontes (Plat 20, Lots 56-3, 52-1, 51-1):**
- 3.) Costa (Plat 18, lot 3-7):**

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. Second by D.W. 7-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. – yes, D.W – yes, W. M. – yes, M.S. – yes, E.M. – yes, E. Field – yes, N. Cabot - yes)

Entered executive session at 8:09 pm.

Motion to return to public session made by D.W. Second by E.F. 7-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.-yes, D.W. –yes, W.M.-yes, M.S. – yes, E.M. -yes, E. Field – yes, N. Cabot – yes)

**9). Return to Open Session:** Returned to Open Session at 8:38 pm.

**10). 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 E.F. Second by M.S. 7-0 approve

**11). Adjournment:** Motion to adjourn made by D.W. Second by W.M. 7-0 approve

Adjourned 8:40 pm

Respectfully submitted,  
Cheryl Cady