

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
September 5, 2018

1. Call to Order: The meeting was called to order at 7:00 pm. Members present were B. Richmond, E. Maiato, D. Wechsler, W. Montgomery, E. Field, M. Steers and N. Cabot.

2.) Minutes:

Minutes from the Public Session August 1, 2018 were reviewed.

Motion to approve the August 1, 2018 meeting minutes made by D.W. Second by M. S. 7-0 approve

Minutes from the site visit held on August 12, 2018 were reviewed.

Motion to approve the minutes of August 12, 2018 made by E.M. Second by W.M. 7-0 approve

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

3.) Review of correspondence:

- Received lease and rental payment from Craig Hibbard for the Gagnon property.
- Email received from Michael Lebeau regarding bow hunting. Mr. Lebeau's email was reviewed. The Town Council has previously stated that the Town does not allow any hunting on Town property owned property.
- Received a letter and supporting documentation from Sitec regarding an OWTS Variance Request for Steven Geremia, Plat 6, Lot 87-1.

4.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of July 1, 2018 thru July 31, 2018, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1,705,264.59. Revenues from transfer tax returns and interest totaled \$157,253.51. Expenditures totaled \$3,765.00. The expenditures amount represents regular operating expenses (\$3,765.00). The closing balance for all accounts was \$1,858,753.10.

Currently, the Trust has applications to preserve approximately 227.65 acres of land, estimated to cost, in excess of, \$10 million.

Bills were reviewed and discussed as follows:

- Brousseau Landscaping	\$3,030.00
- C. Cady	\$1,363.50
- Helger Bros.	\$2,458.00
- Helger Bros.	\$ 505.00
- Mosaic Land Management	\$1,650.00
- Mosaic Land Management	\$1,650.00
- Mosaic Land Management	\$2,720.00

Motion to pay the bill made by D.W. Second by M.S. 7-0 approve

Review of Transfer Tax Returns:

- During the period of July 23, 2018 thru August 22, 2018 transfer taxes in the amount of \$155,164.00 were paid to the Trust. This reflects transfer # 2846 thru 2858. M. Steers noted that transfer tax #2847 had taken two exemptions. He suggested referring the transfer tax form #2847, to Attorney Marion for review, to determine if the exemptions taken are in compliance, with the transfer tax language.

Motion to authorize B. Richmond and M. Steers to review transfer tax form #2847 with Attorney Marion, to determine if the exemptions taken are in compliance, with the transfer tax language made by M.S. Second by W.M. 7-0 approve

5.) Old Business

- Sub-committee reports:

Public Awareness: -

- Website: C. Cady discussed the land holdings list and suggested a review is needed. A subcommittee of M. Steers, N. Cabot, C. Cady and C. Trocki will meet to review the list.

-Stewardship Committee Update:

- Stewardship contracted services: Carol Trocki reported Baseline Documentation Reports have been completed for the Faria and Conte properties. B. Richmond will review them and obtain the fee owners' signatures.

Ms. Trocki also reported that NRCS Monitoring Reports have been completed. She will send the reports to NRCS and the landowners.

- John and June Goulart (Plat 31, Lot 42-1): The repair work on the roadway has been completed.

- Marvell Preserve (Plat 32, Lot 158-3): An estimate to complete parking lot work and trimming of brush around the parking lot has been received. The estimate is from Helger Bros in the amount of \$2,660.00.

Motion to hire Helger Bros, to repair the parking lot and cut the brush at a cost of \$2660.00 made by E.F. Second by N.C. 7-0 approve.

- Wilber, Lint, Loranger (Plat 41, Lot 42-1): W. Montgomery reported that he met with Mr. John Lint regarding Mr. Lint's concerns. There are several oak trees that Mr. Lint is concerned about falling on his house. These trees are located on Trust property. W. Montgomery reported there are six trees that need to be taken down. W. Montgomery will obtain an estimate from Helger Bros. for this work.

- Wislocki (Plat 30, Lot 14-3): The fields need to be mowed. B. Richmond will schedule a meeting with the owner. He will explain to her that LCACT will mow the property and let her know when this will take place.

-Acquisition Committee:

- Driver (Plat 4, Lot 45) & (Plat 32, Lot 43): No discussion.

- Wegner, Schimdt, Holley (BHS Property Management) (Plat 37 Lot ? and Plat 38, Lots 16-2, 35-1, 35-2, 34, 37, 70): 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.

- Pariscondola/Wilcox property (Plat 9, Lot 438): No Discussion.

- **Jordan (Plat 5, Lot 34):** No discussion.
- **Steers (Plat 5, Lots 35):** No discussion.
- **Pratt (Plat 2, Lot 9-10):** B. Richmond reported M. Steers, Attorney Marion and he are working on the language for the easement and the Purchase and Sales Agreement.
- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** B. Richmond will follow-up on this property with the owner. This is a potential donation.
- **Goulart (Plat 29, Lot 2-2):** A sketch of the southern house lot and possible location of a building envelop was reviewed. The next step is for Don Medeiros, engineer, to draw a concept plan to be presented to the Planning Board.

Motion to authorize \$500.00 to hire Don Medeiros to draw the concept plan made by E.F.
Second by E.M. 7-0 approve

- **St. Pierre (Plat 30, Lot 39-3):** Ms. St. Pierre has been selected by NRCS for a grant. B. Richmond has executed the paperwork for the grant. He will submit the appraisal and draft easement to NRCS.

Motion to authorize the amount of \$112,500.00 for the purchase of development rights made by D.W. Seconded by E.F. 7-0 approve

- **Kerwin (Plat 12, Lots 36-1 and 45-2):** No discussion.
- **Strater (Plat 21, Lot 72):** B. Richmond explained that this property would be a good candidate for NRCS grant money. This property is farmland. The Ross family is purchasing the property and would like LCACT to purchase the development rights. This property also abuts Plat 20, Lot 40-3. An application has been submitted to LCACT for the sale of development rights (see below).

6.) The Nature Conservancy: No discussion.

7.) New Business:

- **McHugh (Plat 32, Lot 12):** A concept graphic for OWTS Easement and potential donation to LCACT was received from Mr. Patrick McHugh. The graphic appears to indicate that Mr. McHugh would like LCACT to grant him an OWTS easement on Plat 32, Lot 11 of 1,520 square feet, which LCACT owns. In exchange, it appears, Mr. McHugh would donate the development rights to 67,550 square feet of property located on Plat 32, Lot 12.

The LCACT is not allowed to sell or transfer its' properties. The proposal was therefore declined.

Motion to decline the proposal made by W.M. Second by M.S. 7-0 approve

- New Application:

- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** The application is for the sale of development rights. The property contains 39.74 acres of land. There is a five-acre overgrown field that is suitable for farming. The remainder of the property is wooded.

Motion to accept the application made by M.S. Second by D.W. 7-0 approve.

Motion to authorize up to \$700.00 to obtain an appraisal on the property made by M.S. Second by E.M. 7-0 approve

- Robinson (Plat 26, Lot 19-19): The application is for the sale of the property. The property contains 3.9 acres.

Motion to not accept the application made by N.C. Second by E.M. 7-0 approve

- Passmore (Plat 21, Lot 49): The application is for the sale of the property. The property contains approximately two acres.

Motion not to accept the application made by D.W. Second by M.S. 6-0 approve (W.M. recused).

8.) Executive Session: None

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

Adjourned 7:55 pm

Respectfully submitted,
Cheryl Cady