

draft Minutes
Little Compton Agricultural Conservancy Trust
Meeting
October 3, 2018

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

N. Cabot arrived at 7:04

D. Wechsler arrived at 7:05

W. Montgomery absent.

2.) Minutes:

Minutes from the Public Session September 5, 2018 were reviewed.

Motion to approve the September 5, 2018 meeting minutes made by M.S. Second by E.F. 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 M.S. 4-0 approve

3.) Review of correspondence:

- Email from Chee Laureanno, dated 9/23/2018, regarding LCAT rate for homes sold below \$350,000.00. C. Cady responded to the email and explain the current tax structure.

- Email from Ed Bowen, dated 9/10/2018, regarding application procedure to lease LCACT properties. B. Richmond explained that LCACT uses a lease process. Properties that are available for lease are advertised in the local paper. Farmers then submit a bid to lease the property.

B.R. discussed exploring the possibility of the fee owners, of LCACT development rights properties, leasing their properties to farmers. If the fee owner is interested, LCACT could be the go-between.

- Email from Christopher Goulart, dated September 19, 2018 regarding Planning Board Agenda and survey.

- Email from Camila Fernandez, dated 9/24/2018, requesting information for audit. To date, Ms. Fernandez has asked for backup information on some transfer tax forms. This has been provided. She has also requested the Master Lands List.

Members reviewed the Master Lands List. This List has had several changes made to it based on review of deeds, Assessors Plat Map and some surveys. This has resulted in a revision of the 2017 land totals and going forth to the 2018 land totals. A Summary of changes has been included with the 2018 Master Lands List. M.S. suggestion adding additional information to included 2017 revised numbers.

Motion to release the 2018 Master Lands List to the auditor made by M.S. Second by E.M. 6-0 approve

4.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of August 1, 2018 thru August 31, 2018, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1,858,753.10. Revenues from transfer tax returns and interest totaled \$97,448.40. Expenditures totaled \$13,377.50. The expenditures amount represents regular operating expenses (\$13,777.50) and acquisition costs (0.00). The closing balance for all accounts was \$1,942,864.00.

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	\$2,210.00
- C. Cady	\$1,498.50
-Adler, Pollock and Sheehan	\$5,931.25
- Mosaic Land Management	\$1,808.00

Motion to pay the bill made by D.W. Second by E.F. 6-0 approve

Review of Transfer Tax Returns:

- During the period of August 30, 2018 thru September 18, 2018 transfer taxes in the amount of \$66,400.00 were paid to the Trust. This reflects transfer # 2859 thru 2863.

Motion to pay the bills made by D.W. Second by E.F. 6-0 approve.

Update regarding exemptions taken on Transfer Tax Form #2857: No discussion.

5.) Old Business

- Sub-committee reports:

Public Awareness: -No discussion

-Stewardship Committee Update:

- Stewardship contracted services: Carol Trocki reported monitoring of properties is underway. She is working on the Baseline Documentation Reports for Venusti and Harrison.

- 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): The SPA held an event on the property this past weekend. Work on the parking has not been completed.

- Wilber, Lint, Loranger (Plat 41, Lot 42-1): No discussion.

- Wislocki (Plat 30, Lot 14-3): B. Richmond and W. Montgomery are meeting with the owner this weekend regarding mowing. The owner has a planting plan she would like to review with B. Richmond.

Marvell (Plat 11, Lot 23-1): The property needs to be mowed and there are some bushes that are growing into the right-of way. These bushes need to be cut.

The Trowbridge property, also located near Warren's Point, was mowed in August. A flower which was in bloom was cut and this upset neighbors. These flowers propagate underground and therefore, will bloom next year. Need to decide when this property should be cut.

Motion to expend an amount not to exceed \$1,000.00 to complete mowing and trimming on Marvell (Plat 11, Lot 23-1) made by E.M. Second by E.F. 6-0 approve

- Lash (Plat 42, Lot 39): The property is located in Bramble Wood. The trees on this property have grown, to a point where they hang over the roadway, when it snows. Residents could have difficulty using the road this winter after a snow storm.

Motion to authorize an amount, not to exceed \$1,000.00 to trim the trees made by E.M. Second by E.F. 6-0 approve.

-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 the goal is to close in October. M.S. will contact Don Medeiros for a Class I survey.

Motion to authorize up to \$2,000.00 for survey work on the Pratt acquisition made by E.M. Second by E.F. 6-0 approve.

- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Goulart (Plat 29, Lot 2-2):** The concept plan is scheduled to be presented to the Planning Board in November.
- **St. Pierre (Plat 30, Lot 39-3):** B. Richmond to complete necessary paperwork.
- **Kerwin (Plat 12, Lots 36-1 and 45-2):** The property has sold.
- **Strater (Plat 21, Lot 72):** Waiting for appraisal. A site visit will be scheduled for this property.
- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** Waiting for appraisal. A site visit will be scheduled for this property.

6.) The Nature Conservancy:

- John Berg, from TNC, reported: that TNC has an agreement to purchase a conservation easement to the interior portion of Plat 45, Lot 23,
- TNC is interested in Plat 20, Lot 43, as it would add to the Whitehead Preserve.

7.) New Business:

- **Audit has begun:** See above under Correspondence from Camila Fernandez.
- **Master Lands List updated:** See above under Correspondence from Camila Fernandez.
- **Annual Report:** It is in the process of being written.
- **Review of Process to Lease property:** N. Cabot discussed the process to lease property. As discussed earlier in the meeting, properties are advertised for lease in the local paper. N. Cabot suggested LCACT be more specific about the procedure and that LCACT may want it to be codified. N. Cabot also suggested a Property Lease section on the LCACT website.
- **Status Sheet, site/Board for each property:** Not discussed.
- **New Application:** None

M. Steers left the meeting at 7:52 pm.

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

1.) Pratt (Plat 2, Lot 9-10):

2.) Goulart (Plat 29, Lot 2-2):

3.) Jordan/Steers (Plat 5, Lots 34 and 35):

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

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

Returned to public session at 8:11 pm.

Motion to seal the minutes of Executive Session as they pertain to land acquisitions/ negotiations made by E.M. Second by E.F. 6-0 approve

9). Adjournment: Motion to adjourn made by D.W. Second by E.M. 5-0 approve

Adjourned 8:12 pm

Respectfully submitted,
Cheryl Cady