

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
November 7, 2018

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

D. Wechsler was absent.

2.) Minutes:

Minutes from the Public Session and Executive Session of October 3, 2018 and Site Visit of November 4, 2018 were reviewed.

Motion to approve the minutes of the Public Session and Executive Session of October 3, 2018 and Site Visit minutes of November 4, 2018 made by M.S. Second by E.F. 6-0 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, April 4, 2018 and October 3, 2018 made by E.M. Second by W.M. 6-0 approve

3.) Carolyn's Sakonnet Vineyards:

- An Entertainment License Application has been received from Carolyn's Sakonnet Vineyards. LCACT owns the development rights on a portion of the property that is included in the Entertainment License Application. Therefore, as part of the application process, LCACT is required to advise the Town Council, as to whether, or not, the application complies with the Deed to Development Rights. LCACT reviews and comments on only the lots where the Deed to Development Rights applies. The application is for the same number of events and terms that were approved last year.

Motion that we have reviewed the Entertainment License Application, submitted by Carolyn's Sakonnet Vineyard, for the number of events and terms of the events as permitted under the Deed to Development Rights/Easement and we find those events and terms to be compliant with the Easement made by E.F/N.C. 6-0 approve (D. Wechsler was absent)

4.) Review of correspondence:

- Letter received from the United Way requesting taxpayer identification number and certification- The United Way has requested this information because LCACT received funds from the United Way last year.

Motion to authorize C. Cady to forward the requested information to the United Way made by E.F. Second by E.M. 6-0 approve.

- Fall River Modern Printing Invoice received. The invoice indicates a credit of \$61.20.

- Letter received from R.I. Land Trust Council regarding dues. The dues amount will be paid with the bills (see below).

RI Land Trust Council October E-Newsletter received.

5.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of September 1, 2018 thru September 30, 2018, was received from MaryJane Harrington, Town Treasurer. The report indicates that the

beginning balance of all accounts was \$1,942,864.00. Revenues from transfer tax returns and interest totaled \$57,375.89. 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 \$1,986,862.39.

Currently, the Trust has applications to preserve approximately 213.447 acres of land, estimated to cost, in excess of, \$10 million.

Bills were reviewed and discussed as follows:

- Brousseau Landscaping	\$1,892.00
- C. Cady	\$1,383.75
- Meadow Mowing	\$1,655.00
- Mosaic Land Management	\$4,302.50
-R.I. Land Trust Council	\$ 125.00

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

Review of Transfer Tax Returns:

- During the period of October 1, 2018 thru October 15, 2018 transfer taxes in the amount of \$167,730.00 were paid to the Trust. This reflects transfer # 2864 thru 2870.

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

6.) Old Business

- Sub-committee reports:

Public Awareness: -No discussion

-Stewardship Committee Update:

- Stewardship contracted services: B. Richmond read a report from Carol Trocki. According to the report The Venusti BDR is completed. The Baseline Documentation Reports for Preston Land Development and Wislocki are nearly complete and the Colt and Harrison properties are underway. The Almy, Hawkfeather, Binger and Von Steinwehr properties will be next up. Unless members have other properties, they think should be completed first.

- Mosher Baseline Documentation Report: Mary-Kate, from SPA has completed a BDR for Mosher. Carol is working on management guidelines.

- Hunting on Trust owned properties: No discussion.

- Lease for John and June Goulart (Plat 31, Lot 42-1), Gagnon (Plat 32, Lot 18-4), Almy (Plat 2, Lots 9-3, 9-4, 9-5, 9-6, 9-7, 9-8), Costa (Plat 18, Lot 3-9A99),Pinebridge Realty (Plat 20, Lot 56-4), and Pontes (Plat 20, Lot 51-1): Members discussed the leases on these properties. John and June Goulart, Gagnon, and Almy have leases that expire on December 31, 2018. The lease does allow for an extension.

Motion to authorize W. Montgomery to contact the current tenants on the John and June Goulart, Gagnon, and Almy properties to inquire as to if they would like an extension of two years to their lease. Any tenant not wanting to extend their lease, then that property will be advertised made by E.M. Second by E.F. 5-0 approve (W.M. recused)

Pinebridge Realty, Pontes and Costa properties do not have LCACT leases, as these are newly owned by LCACT. These properties will need leases advertised as part of a Request for

Proposal. Pinebridge Realty and Pontes will be leased together under one lease.

Motion to advertise a Request for Proposal to lease Costa (Plat 18, Lot 3-9A99), Pinebridge Realty (Plat 20, Lot 56-4), and Pontes (Plat 20, Lot 51-1) properties made by E.M. Second by N.C. 6-0 approve.

- Marvell Preserve (Plat 32, Lot 158-3): No discussion.

- Wilber, Lint, Loranger (Plat 41, Lot 42-1): W. Montgomery report tree trimming has been scheduled.

- Wislocki (Plat 30, Lot 14-3): B. Richmond Met with Karen Daubman, the fee owner. She provided a planting plan, which she has been working with NRCS and the federal authorities to create. W.M. discussed the plan and that it is not an agricultural plan but rather a landscaped field plan. B. R. will contact NRCS regarding the plan and express to Ms. Daubman that the submitted plan is not agricultural in nature.

Marvell (Plat 11, Lot 23-1): The property needs to be mowed. Helger Bros will be trimming the right-of-way.

- Lash (Plat 42, Lot 39): No Discussion.

-Acquisition Committee:

- **Driver (Plat 4, Lot 45):** 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):** The Purchase and Sales Agreement has been signed and a deposit has been given. A survey has been commissioned and the results are pending.

- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.

- **Ryan (Plat 31, Lot 55-1):** No discussion.

- **Goulart (Plat 29, Lot 2-2):** M. Steers presented a concept plan/sketch for a subdivision of the property. The owners would like to complete the subdivision prior to LCACT purchasing the development rights. The new lot that would be created is lot 2-4. It contains 3.6 acres of land. A conservation easement would be place on 1.4 acres of land on lot 2-4. A Purchase and Sales Agreement will be executed on the property.

- **St. Pierre (Plat 30, Lot 39-3):** Scheduled for Executive Session.

- **Kerwin (Plat 12, Lots 36-1 and 45-2):** The property has sold.

- **Strater (Plat 21, Lot 72):** A site visit was completed on the property on November 4, 2018. This property may qualify for an ALE grant. B. R. will share the property info with NRCS. LCACT is interested in the development rights to this property and the Ross family is interested in the fee interest in the property.

- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** TNC is interested in partnering with LCACT on this property. There is approximately 7 acres that is a field and which LCACT might be interested in preserving.

7.) The Nature Conservancy:

- No update.

8.) New Business:

- **Master Lands List updated:** C. Cady reported that on the Master Lands List, Middendorf (Plat 6, Lot 94-3) and Almy (Plat 2, Lots 9-3, 9-4, 9-5, 9-6, 9-7, 9-8) are listed twice. Middendorf has two acres listed as development rights donated and then these same two acres are included in the twelve acres development rights purchased list. Almy is listed on the development rights purchased list and again on the fee donated list (the Almy family donated the fee after the development rights were purchased).

It was determined that the acreage should be kept on the list where LCACT spent money to preserve the property ie development rights purchased. The properties would also be listed on the appropriate development rights donated and fee donated list, however the acreage would be zeroed out. This should assist with better accuracy in reporting. The change in the Master Lands List will necessitate changing the numbers in the Annual Report (see below).

-**2019 Annual Meeting Calendar:** the meeting calendar was reviewed.

Motion to post the 2019 meeting calendar made by E.M. Second by M.S. 6-0 approve

- **Annual Report:** The Annual Report was reviewed. Changes are needed based on changes which are being made to the Master Lands List (see above).

Motion to publish the 2018 Annual Report with corrections made by MS. Second by W.M. 6-0 approve

- **Status Sheet, site/Board for each property:** A status sheet was presented. The status sheet includes all steps that are completed for each property ie: date of application, date application is accepted, baseline completed, appraisal completed date, etc. This form will streamline the number of other forms currently being utilized into one document.

- **Farm Properties List:** Members were provided with a list of all LCACT easement owned farmland properties and LCACT fee owned properties. The list indicated the fee owner, acreage, current farmer, farmers place of residence and crops grown for each property.

-**List of individuals seeking land to farm:** Members were provided a list of people, who since January 1, 2018, have inquired about land to farm.

- **Scoring of properties (Strater (Plat 21, Lot 72) and Bumble Bee Farm Trust (Plat 20, Lot 40-3):** Scoring will take place at December meeting.

- **New Application:** None

9.) 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.) St. Pierre

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 W.M. Seconded by E.M. 6-0 approve. (Members were polled individually regarding the motion and voted as follows: B.R. – yes, E.M. – yes, M.S. – yes, E.F. – yes, N. Cabot-yes, W.M.-yes)

Motion to return to public session made by N.C. Seconded by E.F. 6-0 approve (Members were polled individually regarding the motion and voted as follows: (: B.R. – yes, E.M. – yes, M.S.- yes, E.F. – yes, N. Cabot – yes, W.M.-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 W.M. Second by E.F. 6-0 approve

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

Adjourned 8:12 pm

Respectfully submitted,
Cheryl Cady