

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
December 5, 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, D. Wechsler and M. Steers.

2.) Minutes:

Minutes from the Public Session and Executive Session of November 7, 2018 were reviewed. Motion to approve the minutes of the Public Session made by E.F. Second by N.C. 6-0 approve (D.W. abstained).

Motion to approve the Executive Session minutes of November 7, 2018 made by N.C. Second by M.S. 6-0 approve (D.W. abstained)

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, October 3, 2018 and November 7, 2018 made by N.C. Second by M.S. 6-0 approve (D.W. abstained)

4.) Review of correspondence:

- Letter received from Alliant Insurance regarding automatic renewal of Commercial Package Policy and Commercial Package Umbrella Policy
- Letter from Chubb Insurance regarding disclosure notice for Umbrella Policy
- Thank you letter from RI Land Trust Council for payment of dues
- Affidavit of Notice regarding Seaconnet Park paper road. Parties may no longer “opt out”.

5.) Treasurer’s Report

-Account Balances

A narrative report of the accounts, for the period of October 1, 2018 thru October 31, 2018, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1,986,862.00. Revenues from transfer tax returns and interest totaled \$188,770.21. Expenditures totaled \$16,447.75. The expenditures amount represents regular operating expenses (\$11,447.75) and acquisition costs (\$5,000.00 Pratt deposit). The closing balance for all accounts was \$2,159,184.85.

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 | \$1,364.00 |
| - C. Cady | \$1,250.00 |
| - East Bay Newspaper | \$ 267.75 |
| - Helger Brothers | \$ 250.00 |
| - Chubb Ins. Commercial policy | \$1,325.00 |
| - Chubb Ins. Umbrella Policy | \$1,632.00 |

Motion to pay the bill made by D.W. Second by E.F. 7-0 approve

Review of Transfer Tax Returns:

- During the period of October 30, 2018 thru November 15 15, 2018 transfer taxes in the amount of \$351,620.00 were paid to the Trust. This reflects transfer # 2871 thru 2880.

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: No discussion.

- Hunting on Trust owned properties: Carol Trocki discussed the Mosher property with regard to damage deer are doing to the property. Ecologically, the understory has severe damage, leaving unwanted vegetation such as green brier. Eventually, the unwanted vegetation will take over the property and the deer will not have enough nutritious plants to be able to survive. The health of the herd could be affected to the point of starvation as was the case on Prudence Island.

Regarding liability, the Trust would be protected by the RI Recreational Use statute. Other municipal land trusts do allow hunting on their properties. The Trust could also limit the type of hunting which is permitted (archery, shot gun muzzle loader).

W. Montgomery expressed that there is a lot of work to policing hunting.

Larry Anderson explained that the Sakonnet Preservation Association does allow hunting on some of their properties

John Berg explained that the Nature Conservancy does not allow hunting on their properties.

B. Richmond expressed that the season is almost over for this year. Hunting could be reviewed before the 2019 season. Rules from the SPA could be obtain and Carol Trocki could provide a list of properties appropriate for hunting. The Trust could then set parameters for each property as the deem appropriate.

- 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): W. Montgomery spoke with the current tenant of each property. Each tenant has requested an extension of his lease.

W. Montgomery explained that Mr. Hibbad had not completed the removal of debris left by a previous tenant on the Gagnon property. He will complete this task as soon as the area is dry.

W. Montgomery explained that Mr. Paul has not completed the removal of the peach trees and cleanup of debris in the back of the John and June Goulart property. Mr. Paul is in the process of planting new fruit trees on another property and needs the trees on the John and June Goulart property for an additional year. This will allow the new trees time to bear fruit.

W. Montgomery also explained that Mr. Peckham would like his lease extended for the Almy property.

Motion to approve the extension of the leases, subject to each tenant meeting the terms of their individual lease made by N.C. Seconded by E.M. 6-0 approve (W.M. recused)

- June Goulart (Plat 31, Lot 42-1) road repair and other stewardship needs: no discussion.

- 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 reported he wrote Ms. Daubman regarding the Trust's concerns with her planting plan. She had questions regarding agricultural vs cultivating plants. Will need the new plan for the January meeting.
- 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): Is being scheduled.

-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 plan was presented to the Planning Board last night for review. Cement bounds are being installed versus rebar. The survey has been approved for filing pending corrections be made. This includes math corrections and bounds being set. The trench is being dug for underground electric. National Grid has requested an easement for the installation of the electric.

Motion to approve National Grid electric utility easement made by D. W. Second by N.C. 6-0 approve. (W.M. recused).

B. Richmond explain the closing for this property should take place in January.

- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Goulart (Plat 29, Lot 2-2):** M. Steers reported that Don Medeiros, engineer, presented the plan to the Planning board as a concept plan. The subdivision will be presented to the Planning Board next month. The easement areas will be identified on the plan.
- **St. Pierre (Plat 30, Lot 39-3):** B. Richmond is completing the required NRCS paperwork. The appraisal amount for the easement is \$250,000.00.
- **Kerwin (Plat 12, Lots 36-1 and 45-2):** The property has sold.
- **Strater (Plat 21, Lot 72):** The appraisal is in process.
- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** John Berg from the Nature Conservancy explained that the Nature Conservancy has an appraisal and is ready to make an offer on thirty-three (33) acres of lot 40-3. The remaining seven (7) acres will be available for a private buyer. This property will be scheduled for executive session in January

7.) The Nature Conservancy:

- Mr. John Berg reported that this summer there were more visitors at the town beaches, including Goosewing Beach and Lloyd's Beach. This led to some concerns regarding the piping plovers.
- The TNC is in the process of purchasing the Straw property and installing trails.

8.) New Business:

- **Scoring of properties- Strater (Plat 21, Lot 72) and Bumble Bee Farm Trust (Plat 20, Lot 40-3):** Both properties were scored by members. The results will be discussed next month.

- **Staff Remuneration:** D. Wechsler discussed Mrs. Cady's salary and previous raises. She has not had a raise in two (2) years. He recommended increasing her hourly rate to \$30.00 per hour as Mrs. Cady provides services equal to those of an executive vice-president.

Motion to increase Mrs. Cady's hourly rate from \$27.00 per hour to \$30.00 per hour made by D.W. Seconded by W.M. 7-0 approve.

- **New Application:** None

- D.W. requested that, if Mr. Anderson or the Town Council, had any specific Ag Trust policies which he/they felt should be reviewed, they should be sent ahead of the Trust meetings and placed on the Ag Trust's next monthly agenda. Mr. Anderson explained that, now that he is a Town Council member, he will work within that Council and not solely as an individual. One policy Mr. Anderson thought might be reviewed is the solar policy.

B. Richmond explained that Trust members had discussed solar previously and determined it is development.

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): None

10.) Adjournment: Motion to adjourn made by E.M. Second by E.F. 7-0 approve

Adjourned 8:12 pm

Respectfully submitted,
Cheryl Cady