

**Approved Minutes**  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**February 6, 2019**

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

B. Richmond, E. Maiato and N. Cabot were absent.

**2.) Minutes:**

Minutes from the Public Session and Executive Session of January 2, 2019 were reviewed. Motion to approve the minutes of the Public Session and Executive Session made by D.W. Second by W.M. 4-0 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, October 3, 2018, November 7, 2018 and January 2, 2019 made by E.F. Second by W.M. 4-0 approve

**3.) Review of correspondence:**

- Chubb Insurance Invoice for Umbrella and General Liability Insurance Policies received.
- 34<sup>th</sup> Annual R.I. Statewide Historic Preservation Conference information received.
- Received from Attorney DeSisto, Motion to Withdraw the class certification originally entered by order of this Honorable Court dated January 24, 2017.
- Letter from United States Postal Service dated January 5, 2019 regarding online availability to manage post office box payments.
- Email from Edith DeCesare regarding feedback on LCACT website.
- Email from Charles Whipple, dated January 13, 2019, regarding hunting on LCACT properties. Mr. Whipple was present at the meeting. M. Steers explained that the topic of hunting on LCACT property was discussed at the December meeting. It will be further discussed at a future meeting.
- Emails with NRCS regarding St. Pierre property and conservation easement/deed.
- RI Land Trust Council E-News: January 2019 received
- RI Land and Water Conservation Summit information received.

**4.) Treasurer's Report**

**-Account Balances**

A narrative report of the accounts, for the period of December 1, 2018 thru December 31, 2018, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$2,485,339.51. Revenues from transfer tax returns and interest totaled \$23,262.28. Expenditures totaled \$6,088.75. The expenditures amount represents regular operating expenses (\$6,088.75) and acquisition costs (0.00). The closing balance for all accounts was \$2,502,513.04.

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:

- Mosaic Land Management \$ 975.00
- C. Cady \$1,215.00
- Adler, Pollock & Sheehan \$ 682.50
- Commonwealth Land Title Co \$ 860.00
- Commonwealth Land Title Co. \$1,542.50
- Commonwealth Land Title Co. \$ 618.50
- Commonwealth Land Title Co. \$4,830.00
- WB Mason \$ 242.36

Motion to pay the bill made by D.W. Second by E.F. 4-0 approve

**Review of Transfer Tax Returns:**

- During the period of December 28, 2018 thru January 22, 2019 transfer taxes in the amount of \$19,220.00 were paid to the Trust. This reflects transfer # 2885 thru 2890.

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

**5.) Old Business**

**- Sub-committee reports:**

**Public Awareness:** - Cheryl Cady discussed the Recreation page on the website. This page needs to be developed. She will bring suggestions to the March meeting.

**-Stewardship Committee Update:**

- Stewardship contracted services: Carol Trocki introduced Julie Trunzo and Adam York. They are both working to complete baseline documentation reports. Stewardship/monitoring reports for 2018/2019 are being worked on and should be completed within the next two months.
- Review and approve leases for Costa (Plat 18, Lot 3-9A99), Pinebridge Realty (Plat 20, Lot 56-4) and Pontes (Plat 20, Lot 51-1): The leases were reviewed. W. Montgomery will pursue having them signed.
- June Goulart (Plat 31, Lot 42-1) road repair and other stewardship needs: no discussion.
- Marvell Preserve (Plat 32, Lot 158-3): The work on this property was scheduled for February 5, 2019 and February 6, 2019.
- Wilber, Lint, Loranger (Plat 41, Lot 42-1): Helger Bros. will be cutting the trees on this property. It has not been completed.
- Wislocki (Plat 30, Lot 14-3): The north boundary needs to be staked out
- Marvell (Plat 11, Lot 23-1): The gate is open giving access to the property. Rather than cutting trees and shrubs, the neighbor has given verbal permission for access to the property for stewardship purposes across their property.
- Lash (Plat 42, Lot 39): The Helger Bros. will be trimming the trees on this property.
- Brown (Plat 47, Lot 2-3): M. Steers will follow-up on the relocation of the shed.

**-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):** Waiting to close on this property.
- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Goulart (Plat 29, Lot 2-2):** An estimate for the final survey has been received from Able Engineering. The cost is \$4,975.00.  
Motion to authorize Able Engineering to complete the final survey at a cost of \$4,975.00 made by D.W. Second by E.F. 4-0 approve
- **St. Pierre (Plat 30, Lot 39-3):** No discussion.
- **Strater (Plat 21, Lot 72):** Scheduled for Executive Session.
- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** Scheduled for Executive Session.

**6.) The Nature Conservancy:**

- Mr. John Berg, from the Nature Conservancy, reported that TNC is currently working to preserve property on Mullin Hill Road.
- TNC has also sent a letter to Mr. Ratcliffe regarding his property off Sea Spray Way.

**7.) New Business:**

- Proposal for Goulart Conservation Easement Engineering Services: See above under Acquisition Committee, Goulart (Plat 29, Lot 2-2).
- Proposal for Baseline Documentation Report for Pratt (Plat 2, Lot 9-10): The proposal from Mosaic Land Trust Management to complete the baseline documentation report is in the amount of \$1,735.00.  
Motion to approve \$1,735.00 for the completion of a baseline documentation report on the Pratt property made by E.F. Second by D.W. 4-0 approve

- Proposal for Baseline Documentation Report for Goulart (Plat 29, Lot 2-2): The proposal from Mosaic Land Trust Management to complete the baseline documentation report is in the amount of \$1,735.00.

Motion to approve \$1,735.00 for the completion of a baseline documentation report on the Goulart property made by E.F. Second by D.W. 4-0 approve

- **New Application:** None

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

- 1.) Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4)
- 2.) Goulart (Plat 29, Lot 2-2):
- 3.) St. Pierre (Plat 30 Lot 39-3):
- 4.) Strater (Plat 21, Lot 72):
- 5.) Bumble Farm Trust (Plat 20, Lot 40-3)

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 D.W. Second by W.M. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (D.W – yes, W. M. – yes, M.S. – yes, E.F. – yes,)

Entered executive session at 7:33 pm.

Motion to return to public session made by D.W. Second by E.F. 4-0 approve (Members were

polled individually regarding the motion and voted as follows: (D.W. –yes, W.M.-yes, M.S. – yes, E.F. -yes,)

**9). Return to Open Session:** Returned to Open Session at 8:27 pm.

Votes taken in Executive Session:

Motion to accept the incoming application of Mr. Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4) made by D.W. Second by E.F. 4-0 approve

Motion to authorize obtaining an appraisal on Plat 45, Lot 23 and Plat 46, Lot 44-4 made by E.F. Second by W.M. 4-0 approve.

**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 W.M. 4-0 approve

**11.) Adjournment:** Motion to adjourn made by D.W. Second by W.M. 4-0 approve

Adjourned 8:27 pm

Respectfully submitted,  
Cheryl Cady