

Draft Minutes
Little Compton Agricultural Conservancy Trust
Meeting
March 6, 2019

1. Call to Order: The meeting was called to order at 7:04 pm, by B. Richmond. Members present were B. Richmond, E. Maiato, N. Cabot, W. Montgomery, E. Field, D. Wechsler and M. Steers.

Mr. Anderson, Town Councilor, was present.

2.) Minutes:

Minutes from the Public Session and Executive Session of February 6, 2019 were reviewed. Motion to approve the minutes of the Public Session and Executive Session made by D.W. Second by E.F. 4-0 approve (N. Cabot, E. Maiato, B. Richmond 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, November 7, 2018, January 2, 2019, February 6, 2019 made by E.F. Second by M.S. 7-0 approve

3.) Review of correspondence:

- Little Compton Historical Society Major Conservation Milestones listing request via email from Mike Steers.
- Zoning Board of Review Notice of Public Hearing regarding Stephen C. and Deborah L. Pratt, Plat 2, Lot 6, requesting variance to perform building renovations which will result in the proposed building intruding into the side setback by approximately 8.8 feet, scheduled for March 20, 2019
- Sakonnet Preservation Association Newsletter received.
- Letter from United States Department of the Interior, Fish and Wildlife Service, dated February 4, 2019, regarding draft revised boundaries for 310 units of John H. Chafee Coastal Barrier Resources System.
- The 34th Annual Rhode Island Statewide Historic Preservation Conference to be held April 6, 2019.
- Special Risk Insurance Policy received from Chubb Insurance.

4.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of January 1, 2018 thru January 31, 2018, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$2,502,513.04. Revenues from transfer tax returns, donations and interest totaled \$22,660.97. Expenditures totaled \$6,088.75. The expenditures amount represents regular operating expenses (\$6,371,61) and acquisition costs (0.00). The closing balance for all accounts was \$2,518,802.40.

Currently, the Trust has applications to preserve approximately 228.447 acres of land, estimated to cost in excess of \$10 million.

Bills were reviewed and discussed as follows:

- Mosaic Land Management	\$5,927.00
- C. Cady	\$1,432.50
- Adler, Pollock & Sheehan	\$1,170.00
- Meadow Mowing	\$1,210.00
- Brousseau Landscaping	\$ 840.00

Motion to pay the bill made by N.C. Second by M.S. 7-0 approve

Review of Transfer Tax Returns:

- During the period of January 29, 2019 thru February 21, 2019 transfer taxes in the amount of \$16,004.00 were paid to the Trust. This reflects transfer # 2891 thru 2896.

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 reviewed the Stewardship Progress Summary Report she submitted. It details work completed under the stewardship contract and amount LCACT has paid to date, for the contracted work. Members requested that Ms. Trocki submit a report quarterly.

Ms. Trocki also updated members on stewardship concerns and requested the following properties on next month's agenda: Bissinger/Hawkfeather Farm, Mackenzie, Bumble Bee Farm, Peckham, Dawson, Faria, Gagnon and Pontes/Pinebridge.

- June Goulart (Plat 31, Lot 42-1): Road repair will be completed later in the Spring.

- Marvell Preserve (Plat 32, Lot 158-3): Helger Bros. have begun some of the work around the parking lot including cutting back overgrown shrubbery and removing the broken fence.

- 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): B. Richmond reported he has not heard anything from the owner. He will contact the owner and inform her that LCACT will be mowing the property. Bounds have been set and orange caps have been placed on the iron pins along the northern field line. Motion to authorize up to \$800.00 to hire Meadow Mowing to mow the field on this property made by W.M. Second by M.S. 7-0 approve

- Marvell (Plat 11, Lot 23-1): No discussion.

- Lash (Plat 42, Lot 39): The Helger Bros. will be trimming the trees on this property. They will schedule this work.

- Brown (Plat 47, Lot 2-3): B. Richmond has attempted to contact Ms. Brown. He will contact the owner regarding and estimate to move the shed and perhaps splitting the cost of moving the shed, as the easement on this property was donated to LCACT.

-vonSteinwehr (Plat 16, Lot 75-2): The shed that is located on the easement property was a temporary structure to be used during construction. B. Richmond will speak with the owner regarding the shed and obtain more information.

-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):** B. Richmond updated Mr. Larry Anderson about this application. LCACT would like the Town Council's input regarding this property for recreation and open space. It would give residents access to the water. Mr. Anderson suggested a member speak with Tony Teixeira, Town Administrator, and bring him up to date on the application. Mr. Teixeira is talking with all town departments regarding the Town's needs. B. Richmond expressed that he would want a commitment that the Town would use the property, before purchasing it.
- **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. There were deed and management plan issues. The subdivision for the new lot was not reflected in the deed. The opening in the stonewall will remain and a gate will be installed. The term for the garden is five years. The beginning part of the road (50 ft to 100 ft) will be paved.
- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Goulart (Plat 29, Lot 2-2):** The subdivision plan has not been presented to the Planning Board to date.
- **St. Pierre (Plat 30, Lot 39-3):** The appraisal for this property has been revised. B. Richmond is working with NRCS on the deed.
- **Strater (Plat 21, Lot 72):** Last month, LCACT increase the offer for this property. The offer is being considered. Susan Cameron, who is the family representative, would like a written confirmation of the offer. B. Richmond will call her.
- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** The Nature Conservancy has an agreement on the seven-acre piece.
- **Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** This is part of the property owned by the Straw Family. An Appraisal is needed.

6.) The Nature Conservancy:

- No Discussion.

7.) New Business:

- Amount of funds to be held in reserve: Members requested Cheryl Cady review expenditures, not including acquisition costs for the past five years. This will assist in determining the amount of funds to hold in reserve.

- Town of Little Compton Draft Zoning Amendments Related to Farm Promotion Accessory Uses: M. Steers explained these ordinances have been sent to the Town Council for Public Hearings. The farming community attended the Planning Board meeting regarding these ordinances and they were heard. Information from the Planning board meeting will be sent to the Town Council.

Members discussed the Amendments and their effect on LCACT easement owned land. Property owners, where LCACT owns the easement, should be sent to LCACT to determine if the activities are allowed under the easement.

Motion to authorize B. Richmond, N. Cabot and W. Montgomery to comprise a committee to review the Farm Promotion and Solar Ordinances and make language recommendations to the Town Council and represent LCACT at the Public Hearings for these ordinances made by D.W.

Second by E.M. 7-0 approve

- **New Application:** Susan L. Wilkie (Plat 27, Lot 20): The application for the sale of development rights to one acre of this property. The property is four acres in total. Motion to reject this application made by W.M. Second by N.C. 7-0 approve

8.) Executive Session: None

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

Adjourned 8:35 pm

Respectfully submitted,
Cheryl Cady