

approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
April 3, 2019

1. Call to Order: The meeting was called to order at 7:01 pm, by B. Richmond. Members present were B. Richmond, E. Maiato, N. Cabot, W. Montgomery, and E. Field, D. Wechsler and M. Steers were absent. Mr. Anderson, Town Councilor, was present.

2.) Minutes:

Minutes from the Public Session of March 6, 2019 were reviewed.

Motion to approve the minutes of the March 6, 2019 Public Session made by E.M. Second by N.C. 5-0 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, January 2, 2019, February 6, 2019 made by E.F. Second by E.M. 5-0 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 February 1, 2019 thru February 31, 2019, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$2,518,802.40. Revenues from transfer tax returns, donations and interest totaled \$131,840.75. Expenditures totaled \$15,640.86. The expenditures amount represents regular operating expenses (\$15,640.86) and acquisition costs (0.00). The closing balance for all accounts was \$2,635,002.29.

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:

- Brousseau Landscaping \$1,332.00

- C. Cady	\$1,335.00
- Modern Printing	\$ 101.25
- Carol Trocki	\$ 255.00
- Mosaic Land Management	\$1,735.00
- Mosaic Land Management	\$1,735.00
- Mosaic Land Management	\$7,507.50
- Helger Bros.	\$3,629.00

Motion to pay the bill made by E.F. Second by N.C. 5-0 approve

Review of Transfer Tax Returns:

- During the period of February 26, 2019 thru March 22, 2019 transfer taxes in the amount of \$139,200.00 were paid to the Trust. This reflects transfer # 2897 thru 2900.

5.) Old Business

- Sub-committee reports:

Public Awareness: - B. Richmond noted that he had heard positive feedback regarding the LCACT website.

-Stewardship Committee Update:

- Stewardship contracted services: Carol Trocki reviewed the Stewardship Progress Summary Report she submitted.

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. Each of these are noted in the minutes below.

- White Rock Farm: N. Cabot addressed the LCACT Board, as a private land owner. He is requesting permission from the LCACT to install a well and pipeline for agricultural purposes on his property, where LCACT owns the development rights. There will be a temporary disturbance of the land to complete this installation.

Mr. Cabot also advised the Board, that he is seeking a partnership with NRCS, to build a barn on the property where LCACT owns an easement. This barn is for agricultural purposes. The exact structure and dimensions will be presented to LCACT at a later meeting.

It was noted that the easement does allow for agricultural structures, but that LCACT wants to see the final format, dimensions, etc.

Motion to approve the well and pipeline as presented made by E.M. Second by W.M. 4-0 approve (N.C. did not vote as he represented himself as a private citizen)

- June Goulart (Plat 31, Lot 42-1): No discussion.

- Marvell Preserve (Plat 32, Lot 158-3): Helger Bros. have complete the parking lot work.

- 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): Jack Faria will mow this property when the field is dry. W.M. will follow-up with Jack Faria.

- 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): E. Field will follow-up with Mrs. Brown regarding moving the shed.

-vonSteinwehr (Plat 16, Lot 75-2): Carol Trocki reported that the barn was built in 2013. In 2015, Randi vonSteinwehr partnered with LCACT to purchase the Binger property. The survey

plan shows a “garden” barn, not the current barn. Permission to build this barn was not granted. W. Montgomery will follow-up with Ms. vonSteinwehr.

-Bissinger/Hawkfeather Farm (Plat 5, Lot 38-1): Carol Trocki reported that a Quonset Hut is in the conserved area of the property. B.R. will follow-up on this.

-Mackenzie/Casterson (Plat 43, Lot 58): Carol Trocki reported that the property was woodland when purchased. It has been cleared and gardens with stone work have been installed. From aerial photographs it appears these were installed in 2010. B. Richmond to follow-up.

Faria (Plat 27, Lot 12-1): During a monitoring visit it was noted that fuel storage is located near a pump. M.S. will follow-up with the property owner regarding this.

Gagnon (Plat 32, Lot 18): Carol Trocki had raised concerns that cover crop hadn't been planted. Members explained that seeds may have been planted but between the rain and wildlife much may have been washed away or eaten.

Pontes/Pinebridge Realty (Plat 20, Lots 51-5 and 56-4): Carol Trocki had raised concerns that cover crop hadn't been planted. Members explained that seeds may have been planted but between the rain and wildlife much may have been washed away or eaten.

Motion to add Pontes/Pinebridge Realty wall clearing to the agenda for discussion purposes made by N.C. Second by E.M. 5-0 approve

- W. Montgomery presented an estimate for clearing the walls on these properties. The clearing would be performed in two phases. Brush would need to be cut and then trees would need to be cut and stumps removed. This will be on next month's agenda.

-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):** The original owner, Tony Pariscondola has passed away, and there are currently nine owners of this property. In the past, M. Steers had spoken with a possible lease regarding the condition of the pier. The idea was that the lease would fix the pier and after a specified amount of time, the pier would be used for recreation purposes. The Recreation Committee does not appear to have a lot of interest in this property.

- **Jordan (Plat 5, Lot 34):** The Nature Conservancy is working on preserving this property.

- **Steers (Plat 5, Lots 35):** The Nature Conservancy is working on preserving this property.

- **Pratt (Plat 2, Lot 9-10):** This property has closed.

- **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. The Planning board needs a resolution stating that the plan has been reviewed by LCACT and that LCACT is committed to preserving the balance of the property as presented.

Motion to send a resolution to the Planning Board stating resolution stating that the plan has been reviewed by LCACT and that LCACT is committed to preserving the balance of the property as presented made by E.F. Second by W.M. 5-0 approve

- **St. Pierre (Plat 30, Lot 39-3):** The proposed NRCS easement is being worked on. Mr. Joe Bachand sent an easement with changes to LCACT. It is being reviewed. The closing might be in

May.

- **Strater (Plat 21, Lot 72):** A Purchase and Sales agreement needs to be written and sent to the owner.

- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** Executive Session.

- **Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** An appraisal has been started on this property.

6.) The Nature Conservancy:

- No Discussion.

7.) New Business:

- Amount of funds to be held in reserve: After discussion it is the opinion of the Board that \$300,000.00 or more should be held in reserve.

-Town of Little Compton Draft Zoning Amendments Related to Solar and Farm Promotion Accessory Uses:

- The Solar Ordinance does not allow for solar on preserved property unless it is specifically allowed in the easement. Easement holders do not have jurisdiction. The position of LCACT has been that it would not allow solar on preserved properties.

- July 3, 2019 meeting date: The date for the July meeting will be changed to Monday, July 8, 2019 at 7:00pm.

- **New Application:** Brenda Gagnon (Plat 40, Lot 13-1): This application is for the sale of property located at 147 Colebrook Road. The property is two acres.

Motion to not accept the application made by N.C. Second by W.M. 5-0 approve

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 E.F. Second by W.M. 5-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.-yes, W. M. – yes, E.M. – yes, E.F. – yes, N.C.- yes)

Entered executive session at 8:08 pm.

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

9.) Return to Open Session: Returned to Open Session at 8:18 pm.

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. 5-0 approve

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

Adjourned 8:19 pm

Respectfully submitted,
Cheryl Cady