

**Approved Minutes**  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**May 1, 2019**

**1. Call to Order:** The meeting was called to order at 7:01 pm, by B. Richmond. Members present were B. Richmond, M. Steers, N. Cabot, W. Montgomery, E. Field, and D. Wechsler. E. Maiato arrived at 7:05 pm  
Mr. Anderson, Town Councilor, was present.

**2.) Minutes:**

Minutes from the Public Session and Executive Session of April 3, 2019 were reviewed. Motion to approve the minutes of the April 3, 2019 Public Session and Executive Session made by E.F. Second by N.C. 4-0-2 approve (M. Steers and D. Wechsler abstained.)

Motion to unseal the Executive Session minutes from April 4, 2018 made by E.F. Second by M.S 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, October 3, 2018, November 7, 2018, January 2, 2019, February 6, 2019 and April 3, 2019 made by E.F. Second by N.C. 6-0 approve

**3.) Review of correspondence:**

- Rhode Island Land Trust Council's 2018 Annual Report received.
- Notice of Cancellation of Insurance regarding Dionysus Acquisition, LLC DBS Carolyn's Sakonnet Vineyards
- Notice of Insurance Rescission received from Great American Insurance Group regarding Dionysus Acquisition, LLC dated 3/27/2019.
- Email dated 4/11/2019 from Ned Levine regarding status of his application received.
- Natural Resources Conservation Services News Release regarding USDA announces Agricultural Land Easement application deadline extended received.

**4.) Treasurer's Report**

**-Account Balances**

A narrative report of the accounts, for the period of March 1, 2019 thru March 31, 2019, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$2,635,002.29. Revenues from transfer tax returns, donations and interest totaled \$33,745.63. Expenditures totaled \$807,877.50. The expenditures amount represents regular operating expenses (\$12,776.50) and acquisition costs (\$795,101.00 Pratt Easement). The closing balance for all accounts was \$1,860,870.42.

Currently, the Trust has applications to preserve approximately 213.447 acres of land, estimated to cost in excess of \$9 million.

Bills were reviewed and discussed as follows:

- |                         |            |
|-------------------------|------------|
| - Brousseau Landscaping | \$1,575.00 |
| - C. Cady               | \$1,252.00 |
| - Modern Printing       | \$ 206.00  |

- Carol Trocki	\$2,145.00
- US Post Office	\$ 64.00
- Meadow Mowing	\$ 370.00
- Adler, Pollock & Sheehan	\$2,717.50

Motion to pay the bill made by D.W. Second by N.C. 6-0 approve

**Review of Transfer Tax Returns:**

- During the period of March 26, 2019 thru April 19, 2019 transfer taxes in the amount of \$24,700.00 were paid to the Trust. This reflects transfer # 2901 thru 2906.

**5.) Old Business**

**- Sub-committee reports:**

**Public Awareness:** - The recreation page on the website was discussed. Properties that LCACT owns and that the public can visit, will be highlighted here. B. Richmond also discussed that the Conservation Commission has information regarding a water study that they would like on the web. The Conservation Commission does not have a website, therefore this information could be place on the LCACT website.

**-Stewardship Committee Update:**

- **Stewardship contracted services:** No discussion

- **John & June Goulart (Plat 31, Lot 42-1):** W. Montgomery will follow-up on any road repairs that might be needed.

- **Wilber, Lint, Loranger (Plat 41, Lot 42-1):** Waiting for Helger Bros to cut trees.

- **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.

- **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 spoke with Mrs. Brown. E. Field explained to her that LCACT would pay half the cost to move the shed up to \$1,000.00. Mrs. Brown would like to offer another piece of property to replace the piece that the shed is on. Mrs. Brown believes it will cost too much money to have the shed moved. W. Montgomery will speak with a mover to obtain an estimated cost to move the shed.

- **vonSteinwehr (Plat 47, Lot 2-3):** W. Montgomery called Randi vonSteinwehr and left a message. No one has returned his call to date.

- **Bissinger/Hawkfeather Farm (Plat 5, Lot 38-1):** Mr. Hudner acknowledged the Quonset hut is on easement property, but that it is being used for agricultural purposes. A tractor is being stored in it. Mr. Hudner did not request permission for the Quonset hut. A new well and pressure tank has also been installed. B. Richmond will follow-up on this.

- **Mackenzie/Casterson (Plat 43, Lot 58):** B. Richmond went to the property. There is a garden with an arbor presently. Historically, about twenty years ago the area was a yard. The easement on the property is an agricultural/open space easement. The garden qualifies under the open space easement and is okay at present, however no further expansion is allowed.

- **Dawson (Plat 6, Lot 87-1):** B. Richmond reported he will meet with the owner in May.

- **Faria (Plat 27, Lot 12-1):** W. Montgomery spoke with the owner about the monitoring concerns regarding the location of the fuel storage. The owner will rectify the problem.

- **Gagnon (Plat 32, Lot 18):** No discussion.

**Pontes/Pinebridge Realty (Plat 20, Lots 51-5 and 56-4):** W. Montgomery presented an estimate for clearing the walls on these properties. The estimate is \$4,999.99.

Motion to approve \$4,999.99 for wall clearing made by M.S. Seconded by E.M. 7-0 approve.

D. Wechsler suggested a Phase I environmental/ soil testing be conducted on the property.

Motion to authorize up to \$3,000.00 for a Phase I Environmental Study to be conducted before or after crop production made by D.W. Second by W.M. 7-0 approve

Mr. Moniz, who is leasing the property, spoke with W. Montgomery regarding the acreage behind the houses which LCACT did not purchase. The owners of this acreage would like compensation. LCACT will ask Carol Trocki to determine the exact tillable acreage of the LCACT property. W. Montgomery will follow-up with this.

- **Peckham Lease (Plat 22, Lot 15-4):** The lease on this property expires on June 30, 2019. Some of the grape vines on this property have been removed. The LCACT owns these vines, which raises the question if Sakonnet Vineyards should be removing them. There is also an area on the property which Sakonnet Vineyards should be mowing. W. Montgomery will follow-up with the field manager at Sakonnet Vineyards regarding this.

Mr. Larry Anderson addressed the LCACT as a private citizen. He expressed concern that DEM holds the conservation easement on the property. The easement refers to a management plan, which the property does not have. The conservation easement prohibits the cutting or planting of trees and use of fertilizers. It allows for passive recreation. This may place a lease in conflict with the conservation easement. B. Richmond will follow-up with Attorney Marion and DEM regarding this.

- **Boy Scout (Plat 41, Lots 11 & 14):** The Boy Scout property has several fallen trees and dead trees which need to be removed. W. Montgomery will speak with tree removal services for an estimate to remove these trees.

**-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):** 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.

- **St. Pierre (Plat 30, Lot 39-3):** The easement language has been approved by NRCS. Waiting for an approved appraisal. M. Steers to obtain an original survey plan as required by NRCS.

- **Strater (Plat 21, Lot 72):** This property and Bumble Bee Farm Trust property are being worked on as a packaged purchase. The order of the transactions is unclear at this time. The TNC is purchasing the 34 acres of Bumble Bee Farm Trust and then subdividing 7 acres from it. The LCACT will purchase the easement over the 7 acres, as well as, the easement over the 10 acres of Strater. The fee for the Strater property is being purchased by a neighbor.

- **Bumble Bee Farm Trust (Plat 20, Lot 40-3):** This property and the Strater property are being worked on as a packaged purchase. The order of the transactions is currently unclear. The TNC

is purchasing the 34 acres of Bumble Bee Farm Trust and then subdividing 7 acres from it. The LCACT will purchase the easement over the 7 acres, as well as, the easement over the 10 acres of Strater. The fee for the Strater property is being purchased by a neighbor.

**- Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** An appraisal has been started on this property. Site visit scheduled for May 19, 2019.

**6.) The Nature Conservancy:**

- No Discussion.

**7.) New Business:**

- **New Application:** Rice Farm (Plat 3, Lot 7-2): This is an application for the sale of development rights. The owner is working to increase the farm's productivity. The pasture has been rehabbed and fences have been installed. Motion to accept the application made by D.W. Second by N.C. 7-0 approve. W. Montgomery to contact the owner regarding a site visit on May 19, 2019.

**8.) Executive Session:** None

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

Adjourned 8:22 pm

Respectfully submitted,  
Cheryl Cady