

**Approved Minutes**  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**June 5, 2019**

**1. Call to Order:** The meeting was called to order at 7:00 pm, by B. Richmond. Members present were B. Richmond, M. Steers, N. Cabot, W. Montgomery, E. Field, E. Maiato, and D. Wechsler.

Mr. Anderson, Town Councilor, was present.

**2.) Minutes:**

Minutes from the Public Session of May 1, 2019 and the Site Visit of May 19, 2019 were reviewed.

Motion to approve the minutes of the Public Session of May 1, 2019 and the Site Visit of May 19, 2019 made by M.S. Second by N.C. 7-0 approve

Motion to maintain the seal on the executive session minutes from December 7, 2016, 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 W.M. 7-0 approve

**3.) Review of correspondence:**

- Email from Carol Wordell, Town Clerk, dated May 16, 2019, regarding Wilbour Woods Committee membership. M.S. has volunteered to serve on this committee.
- Email from Alana Russell, dated May 17, 2019, requesting permission to conduct surveillance activities for Emerald Ash Borer at the Reis property off of Willow Avenue. B.R. will contact Alana Russell and inform her she may conduct the surveillance on this property.
- NRCS News Release dated May 29, 2019, regarding Agricultural Land Easement application deadline extended.

**4.) Treasurer's Report**

**-Account Balances**

A narrative report of the accounts, for the period of April 1, 2019 thru March 30, 2019, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1, 860,870.42. Revenues from transfer tax returns, donations and interest totaled \$53,203.69. Expenditures totaled \$17,629.78. The expenditures amount represents regular operating expenses (\$17,629.78) and acquisition costs (\$0). The closing balance for all accounts was \$1,894,444.33.

Currently, the Trust has applications to preserve approximately 266.447 acres of land, estimated to cost in excess of \$10 million.

Bills were reviewed and discussed as follows:

- Brousseau Landscaping	\$1,951.00
- C. Cady	\$1,567.50
- Modern Printing	\$ 65.00
- Mosaic Land Management	\$2,145.00
- JA Jones	\$ 400.00

- Helger Brothers \$ 906.45
- PishPosh Design \$ 190.00

The invoice from PishPosh Design was discussed. Two of the website addresses are not linking to the LCACT website. The invoice will be held pending correction of this issue.

Motion to pay the bills as presented (with the exception of the PishPosh Design invoice, until web addresses are corrected) made by E.F. Second by E.M. 7-0 approve

A deposit was paid to Prime Engineering in the amount of \$1,500.00, to complete a Phase I Environmental Assessment. The total cost for the Phase I is \$3,000.00. This amount was approved at the April 2019 LCACT meeting. A report is forthcoming.

**Review of Transfer Tax Returns:**

- During the period of April 24, 2019 thru May 28, 2019 transfer taxes in the amount of \$90,806.00 were paid to the Trust. This reflects transfer # 2907 thru 2915.

**5.) Old Business**

**- Sub-committee reports:**

**Public Awareness:** - No discussion.

**-Stewardship Committee Update:**

- **Stewardship contracted services:** Carol Trocki reviewed the stewardship data summary. She explained that completion of the baseline documentation reports have not been at the pace originally anticipated, but that the pace is increasing. Monitoring visits and reviews are completed. Reports will be sent to Cheryl Cady.

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

- **Wilber, Lint, Loranger (Plat 41, Lot 42-1):** W. Montgomery reported that Helger Brothers have contacted Mr. Lint regarding cutting the trees. Mr. Lint wants to wait until the ground dries. He will contact Helger Brothers to schedule at time.

- **Wislocki (Plat 30, Lot 14-3):** Jackie Faria has started mowing the field on the property. B. Richmond reported the owner was surprised (pleasantly) that the field had been cut. B. Richmond sent a letter to Ms. Daubman regarding the stewardship/ cutting of the field. The bounds have been set on the northern boundary with rebar, but concrete bounds will be installed also.

- **Lash (Plat 42, Lot 39):** No discussion.

- **Brown (Plat 47, Lot 2-3):** E. Field reported that she has spoken with the owner. The shed is on cement pillars and is being used as a guest bedroom. She has offered another piece of property in exchange for the piece the shed is on, rather than move the shed. She has acknowledged that she needs to move the shed. W. Montgomery will speak with a mover to obtain an estimated cost to move the shed.

- **vonSteinwehr (Plat 47, Lot 2-3):** B. Richmond will contact Attorney Eddy to inquire as to documentation regarding LCACT permission to build the shed.

- **Bissinger/Hawkfeather Farm (Plat 5, Lot 38-1):** No discussion.

- **Dawson (Plat 6, Lot 87-1):** B. Richmond reported he met with Mr. Geremia and discussed the property.

**Pontes/Pinebridge Realty (Plat 20, Lots 51-5 and 56-4):** Mr. Pontes had requested that LCACT pay him \$300.00 from the lease money that Arruda Dairy had paid to LCACT. This was due to Mr. Pontes believing that the 23 acres leased to Arruda Dairy included two acres that Mr. Pontes owns. The lease for the 23 acres does not include Mr. Pontes' property. The 23

acres includes the property purchased from Pinebridge Realty and the two acres purchased from Mr. Pontes. Mr. Pontes and Arruda Dairy will need to work out this issue. The LCACT lease is correct.

**- Peckham Lease (Plat 22, Lot 15-4):** B. Richmond reviewed the Easement to this property and the grant application that was submitted to DEM. B. Richmond spoke with Michelle Sheehan at DEM regarding the easement. LCACT needs to develop a management plan for the property. DEM sent some management plan guidelines. Public access is a goal for the property as indicated through the Grant and Easement. Current activities will continue while the Plan is being developed. The Plan could include current agricultural activities with a perimeter trail. D. Wechsler will work on developing the Management Plan. Current agricultural activities will continue pending the Management Plan.

Regarding the grape vines that have been removed, W. Montgomery reported that these vines were removed due to disease. Sakonnet Vineyard will mow the easterly portion of the property.

**- Boy Scout (Plat 41, Lots 11 & 14):** W. Montgomery reported that he is waiting for a landscaper to provide him with an estimate to cut trees on the property.

**-Acquisition Committee:**

**- Driver (Plat 4, Lot 45):** No discussion.

**- Wegner, Schmidt, 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.

**- Baldrige Trust (Plat 31, Lot 9):** No Discussion.

**- Ryan (Plat 31, Lot 55-1):** No discussion.

**- Goulart (Plat 29, Lot 2-2):** B. Richmond reported he is working on easement language for this property. One of the standard terms in LCACT easement language includes no removal of soil from the property. This is in conflict with the agricultural activities on this property, given that nursery stock is grown here. When trees are harvesting, balling trees removes soil. The language, therefore, needs to reflect no net loss of soil.

Another area needing to be addressed is the well, which is on the easement property and services the farm buildings. The easement language will include this well servicing any building on the property.

The subdivision and easement of the property has been approved by the Planning Board. It needs to be recorded. The property will go to closing as soon as practical.

**- St. Pierre (Plat 30, Lot 39-3):** B. Richmond reported the easement language and the appraisal have been approved. The legal description and metes/bounds are being worked on. May close this month.

**- Strater (Plat 21, Lot 72) and Bumble Bee Farm Trust (Plat 20, Lot 40-3):** B. Richmond reported that Attorney Marion is representing one of the beneficiaries of the Bumble Bee Farm Trust. John Berg reported there are five attorneys drawing up the contracts which include the development rights. LCACT will be purchasing the easement on seventeen acres.

- **Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** Site visit took place on May 19, 2019. Scheduled for Executive Session.

- **Rice Farm (Plat 3, Lot 7-2):** The site visit took place on May 19, 2019. An appraisal is needed.

Motion to obtain an appraisal at a cost not to exceed \$700.00 made by E.M. Second by W.M. 7-0 approve

**6.) The Nature Conservancy:**

- John Berg, TNC, reported there is an opportunity on Oliver Lane to purchase the Ratcliffe property. TNC would like LCACT to partner on this property. It would give town residents access to Almy Creek. TNC is having the property appraised. An application is needed for LCACT to consider the property.

**7.) New Business:**

**- Scoring of Properties:**

-Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4): To be scored at July meeting.

-Rice Farm (Plat 3, Lot 7-2): To be scored at July meeting.

**- New Application:**

- Jacyssin (Plat 28, Lot 60-2): The application is for the sale of development rights to thirty-eight acres of property. W.M. will speak with the owner regarding the location of the two acres which will be retained.

Motion to accept the application made by D.W. Second by N.C. 7-0 approve

Motion to obtain an appraisal on the thirty-eight acres made by M.S. Second by D.W. 7-0 approve.

**8.) Executive Session: 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. 7-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.- yes, D.W – yes, W. M. – yes, M.S. – yes, E.F. – yes, E.M. – yes, N.C. - yes)

Entered executive session at 8:32 pm.

Motion to return to public session made by W.M. Second by E.F. 7-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. – yes, D.W. –yes, W.M.- yes, M.S. – yes, E.F. -yes, E.M. – yes, N.C. - yes)

**9.) Return to Open Session:** Returned to Open Session at 8:43 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 W.M. Second by E.F. 7-0 approve

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

Adjourned 8:44 pm

Respectfully submitted,  
Cheryl Cady