

Draft Minutes
Little Compton Agricultural Conservancy Trust
Meeting
July 8, 2019

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

Mr. Anderson, Town Councilor, was present.

2.) Minutes:

Minutes from the Public Session and Executive Session of June 5, 2019 were reviewed. Motion to approve the minutes of the Public Session and Executive Session of June 5, 2019 made by D.W. Second by E.M. 4-0 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, April 4, 2018, October 3, 2018, November 7, 2018, January 2, 2019, February 6, 2019, April 3, 2019 and June 5, 2019 made by EM.. Second by M.S. 4-0 approve

3.) Review of correspondence:

- Email correspondence to Alana Russel dated June 26, 2019, granting permission to set up Emerald Ash Borer adult traps on the Reis property, located on Willow Ave.
- Email from Don McNaughton, sent via Carol Wordell, dated June 27, 2019 regarding Little Compton Water Study.
- Received a Notice of Cancellation of Insurance effective July 8, 2019 at 12:01 am for Dionysus Acquisition LLC DBA Carolyn's Sakonnet Vineyards. It was noted that a Rescission Notice was received after the agenda was posted and will be on next month's agenda.

4.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of May 1, 2019 thru May 31, 2019, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1,894,444.33. Revenues from transfer tax returns, donations and interest totaled \$285,160.25. Expenditures totaled \$8,330.00. The expenditures amount represents regular operating expenses (\$8,330.00) and acquisition costs (\$0). The closing balance for all accounts was \$2,171,274.58.

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 | \$1,702.00 |
| - C. Cady | \$1,672.00 |
| - Modern Printing | \$ 97.54 |
| - Mosaic Land Management | \$3,217.00 |
| - Barker Land Surveying | \$2,275.00 |
| - Helger Brothers | \$ 906.45 |
| - Prime Engineering | \$1,500.00 |

Motion to pay the bills as presented made by D.W. Second by E.M. 4-0 approve

Review of Transfer Tax Returns:

- During the period of May 29, 2019 thru June 20, 2019 transfer taxes in the amount of \$257,431.00 were paid to the Trust. This reflects transfer # 2916 thru 2923.

5.) Old Business

- Sub-committee reports:

Public Awareness:

- Website: The website has lost its link to the Town website. PishPosh will need to re-connect the link. PishPosh charges \$80.00 per hour.
- Motion to authorize an amount not to exceed \$200,00 for PishPosh to complete work on the website made by M.S. Second by E.M. 4-0 approve.

-Stewardship Committee Update:

- **Stewardship contracted services:** Carol Trocki reported that three more Baseline Documentation Reports have been completed. More details will be presented in August or September.
- Notarizing Baseline Documentation Reports: Members discussed that notarizing reports is beneficial should there be a need for them to be presented in court. They also discussed the difficulties with getting them notarized. It was decided that when possible, signatures will be notarized but not required.
- **John & June Goulart (Plat 31, Lot 42-1):** A neighbor called Bill Richmond regarding a tree that had fallen. Mr. Skip Paul removed the tree. There is some tree overgrowth which needs to be trimmed. Also noted was the signage needs to be re-staked. B. Richmond will follow-up with this.
Motion to authorize an amount not to exceed \$2,000.00 to trim the trees made by D.W. Second by M.S. 4-0 approve.
- **Wilber, Lint, Loranger (Plat 41, Lot 42-1):** No discussion
- **Wislocki (Plat 30, Lot 14-3):** The bounds have been set on this property. Some mowing has been completed on the property.
- **Lash (Plat 42, Lot 39):** No discussion.
- **Brown (Plat 47, Lot 2-3):** W. Montgomery met with Mrs. Brown. He will continue to work with her on the shed issue.
- **vonSteinwehr (Plat 47, Lot 2-3):** No discussion.
- **Bissinger/Hawkfeather Farm (Plat 5, Lot 38-1):** B. Richmond will meet with Mr. Hudner regarding the construction taking place on the property. He will ask Mr. Hudner for a site plan.
- **Pontes/Pinebridge Realty (Plat 20, Lots 51-5 and 56-4):** The Environmental Survey Report was completed by Prime Engineering and has been received. The report does not indicate any concerns. Additional testing could be completed.
- **Peckham Lease (Plat 22, Lot 15-4):** A check and new five year lease was received from Dionysus, LLC. Currently, the LCACT is preparing a Management Plan for the property. Once this is completed then an RFP will be advertised for leasing the property. Until then things will stay as they have been. The check and lease will be returned to Dionysus, LLC with a letter explaining the course LCACT is taking.
- **Boy Scout (Plat 41, Lots 11 & 14):** No discussion.
- **Marvell/Warren's Point (Plat 11, Lot 23-1):** Mowing of the field will be postponed until after the flowers have bloomed.

- **PT Marvell Preserve (Plat 32, Lot 158-3):** The fence needs to be repaired along the parking lot. B. Richmond will follow-up with this.
- **Marvell/Meeting House Lane (Plat 19, Lot 2):** Trees need to be cut on this property. C.Cady reported that the cost is approximately \$1,500.00.
Motion to authorize an amount nor to exceed \$1,800.00 to cut the trees on this property made by E.M. Second by M.S. 4-0 approve

-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):** To be removed from list.
- **Steers (Plat 5, Lots 35):** To be removed from list.
- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Goulart (Plat 29, Lot 2-2):** The closing documents are being prepared. The plans have been approved by the Planning Board. Waiting for a deed to be prepared, as a new deed is needed to be recorded with the survey.
- **St. Pierre (Plat 30, Lot 39-3):** B. Richmond reported that the paperwork is with NRCS. Currently waiting for Bill Smith to complete metes/bounds. M. Steers will follow-up with Bill Smith.
- **Strater (Plat 21, Lot 72) and Bumble Bee Farm Trust (Plat 20, Lot 40-3):** Mr. John Berg, from TNC, updated the Trust on the progress of this property. Attorneys are currently working on three deeds and the Purchase and Sales Agreements. The closing on these properties should be sometime around October.
- **Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** The offer has been made. Mr. Levine was present and expressed that Ms. Becky Straw had asked about a closing schedule. This is unknown. Further discussion is scheduled for Executive Session.
- **Rice Farm (Plat 3, Lot 7-2):** Waiting for appraisal.
- **Jacyssin (Plat 28, Lot 60-2):** Waiting for appraisal.

6.) The Nature Conservancy:

- John Berg, TNC, reported there is an opportunity on Oliver Lane to purchase the Ratcliffe property. The TNC is having the property appraised.

7.) New Business:

- Scoring of Properties:

- Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4): Not completed.
- Rice Farm (Plat 3, Lot 7-2): Not completed.

- Hunting on LCACT owned properties: There is a value to allowing hunting. Carol Trocki will provide information from other municipalities that allow hunting on their properties. This item will be discussed in August.

- Wilkie (Plat 27, Lot 20): Previously, the Trust had voted not to accept the application for this property. Ms. Wilkie contacted B. Richmond and asked that it be re-considered. After discussion, members decided not to accept the application.

- New Application:

-Givler (Plat 11, Lot 34-1): This application is for the sale of development rights. The property is a two-acre house lot located at Warren's Point. The property is currently hayed. Motion to not accept the application made by E.M. Second by M.S. 4-0 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.M. Second by M.S. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.- yes, D.W – yes, M.S. – yes, E.M. – yes)

Entered executive session at 7:33 pm.

Motion to return to public session made by M.S. Second by E.M. 4-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R. – yes, D.W. –yes, M.S. – yes, E.M. – yes)

9.) Return to Open Session: Returned to Open Session at 7:35 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.M. Second by D.W. 4-0 approve

11.) Adjournment: Motion to adjourn made by E.M. Second by M.S. 4-0 approve

Adjourned 7:36 pm

Respectfully submitted,
Cheryl Cady