

**Approved Minutes**  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**August 7, 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, W. Montgomery, N. Cabot, and D. Wechsler.

E. Field arrived at 7:03 pm

E. Maiato arrived at 7:04 pm.

Mr. Anderson, Town Councilor, was present.

**2.) Minutes:**

Minutes from the Public Session and Executive Session of July 8, 2019 were reviewed.

Motion to approve the minutes of the Public Session and Executive Session of July 8, 2019 made by M.S. Second by D.W. 3-0 approve (N. Cabot and W. Montgomery abstained).

Motion to unseal the Executive Session minutes from the meetings of December 7, 2016, April 4, 2018 and October 3, 2018 made by N.C. Second by M.S. 5-0 approve

Motion to maintain the seal on the executive session minutes from September 6, 2017, October 4, 2017, November 1, 2017, December 11, 2017, January 3, 2018, February 7, 2018, November 7, 2018, January 2, 2019, February 6, 2019, April 3, 2019 and June 5, 2019 made by M.S.

Second by W.M. 5-0 approve

**3.) Review of correspondence:**

- Notice of Rescission for Policy cancellation received from Great American Insurance on behalf of Dionysus Acquisition, LLC.

**4.) Treasurer's Report**

**-Account Balances**

A narrative report of the accounts, for the period of June 1, 2019 thru June 30, 2019, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$2,171,274.58. Revenues from transfer tax returns, donations and interest totaled \$34,664.18. Expenditures totaled \$23,410.40. The expenditures amount represents regular operating expenses (\$23,410.00) and acquisition costs (\$0). The closing balance for all accounts was \$2,182,528.36.

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	\$2,563.50
- C. Cady	\$1,957.00
- Mosaic Land Management	\$3,145.00
- Able Engineering	\$4,975.00
- Helger Brothers	\$1,330.00
- Helger Brothers	\$2,658.90
- Pish Posh Design	\$ 40.00

Motion to pay the bills as presented made by M.S. Second by N.C. 6-0 approve

**Review of Transfer Tax Returns:**

- During the period of July 1, 2019 thru July 26, 2019 transfer taxes in the amount of \$7,080.00 were paid to the Trust. This reflects transfer # 2924 thru 2929.

**5.) Old Business**

**- Sub-committee reports:**

**Public Awareness:**

- Website: The links to the Town website have been updated and are now working.

**-Stewardship Committee Update:**

- **Stewardship contracted services:** Carol Trocki reported that the Sagonate Meadows properties have been complete as have the Southworth properties and Hawkfeather Farm. The vonSteinwehr properties will be completed next. D.W. requested that Ms. Trocki provide a cover letter to the Trust for any property where there is a concern.

- **John & June Goulart (Plat 31, Lot 42-1):** Jude's Lane had a tree which needed trimming and the road needed repair. Helger Brothers completed these tasks. These stewardship needs should be completed every year in May.

- **Wilber, Lint, Loranger (Plat 41, Lot 42-1):** Mr. Lint to contact Helger Brothers when he is ready for the trees to be cut.

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

- **Brown (Plat 47, Lot 2-3):** W. Montgomery and a mover met with Mrs. Brown regarding moving the shed off the easement portion of the property. Mrs. Brown has indicated she may take down the shed rather than move it. W. Montgomery will continue to work with her on the shed issue.

- **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 and follow-up on the well. The Quonset hut on the property straddles the line of easement portion of the property and non-easement. It houses a tractor.

- **Pontes/Pinebridge Realty (Plat 20, Lots 51-5 and 56-4):** Helger Brothers has started clearing the wall on the property.

- **Peckham Lease (Plat 22, Lot 15-4):** D. Wechsler report that he is working on the Management Plan for the property. John Berg is assisting with maps and aerial photographs. There will be some limited public access on the property.

- **Boy Scout (Plat 41, Lots 11 & 14):** Helger Brothers have submitted a bid to clear brush and expose the wall on the property. The cost will be \$1,600.00.

Motion to authorize an amount not to exceed \$1,600.00 to clear brush and expose the wall on the Boy Scout property made by N.C. Second by E. Filed. 7-0 approve

- **Marvell/Warren's Point (Plat 11, Lot 23-1):** Mowing of the field will be postponed until after the flowers have bloomed.

- **Marvell/Meeting House Lane (Plat 19, Lot 2):** The two large pine trees have been removed.

- **Property stewards:** D. Wechsler discussed the idea of volunteer stewards for Trust properties. Mr. Jim Tumber would like to help with stewardship of properties. B. Richmond explained that the primary stewardship task is monitoring of properties. The Trust has taken a professional approach to monitoring, through Carol Trocki/Mosaic Land Management contract.

**-Acquisition Committee:**

- **Helger-Bento Tree Farm (Plat 24, Lots 11&12):** The application has been on the Acquisition

List since 2006. A letter will be sent to the owner to determine if there is an interest in the application remaining on the acquisition list.

- **Driver (Plat 4, Lot 45):** No discussion.
- **Wegner, Schmidt, Holley (BHS Property Management) (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):** An offer had been made on this property and was accepted previously. There is a DEM violation on the property. Cheryl Cady to visit DEM to review the record to determine if the property has any liens on it and if the violation has been resolved.
- **Pariscondola/Wilcox property (Plat 9, Lot 438):** The property is on the market. The property is currently leased. Councilman Larry Anderson and M. Steers will pursue having this item placed on the Town Council meeting agenda, to assist in determining if the property should be pursued.
- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Goulart (Plat 29, Lot 2-2):** The development rights to this property have been purchased. The property closed in July.
- **St. Pierre (Plat 30, Lot 39-3):** LCACT is working the title commitment.
- **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. A survey is being completed. The closing on these properties should be sometime around October/November.
- **Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** The offer has been accepted. The property needs to go to the Planning Board for subdivision in September. Don Medeiros, engineer, will then survey and stake that portion of the property that is being donated to the LCACT.
- **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 on Strater/Bumble Bee Farm Trust (see above).

#### **7.) New Business:**

- Motion to add the discussion of sending letters to easement land holders to match them with farmers, who are seeking land to farm made by W.M. Second by E.M. 7-0 approve

B. Richmond reported that he has been contacted by several farmers who are seeking land to farm. The LCACT does not have enough fee owned properties to accommodate all the farmers. He will send a letter to property owners, on whose LCACT holds an easement, to inquire if they are interested in a farmer contacting them.

#### **- Scoring of Properties:**

- Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4): Not completed.
- Rice Farm (Plat 3, Lot 7-2): Scoring was completed for tis property. The score will be reported at the September meeting.

- **Hunting on LCACT owned properties:** Hunting is a management tool for farmers and to ensure the health of properties. In the past, LCACT has said “no” to hunting on its properties. The deer population has become an issue. LCACT could proceed slowly and could have some requirements, such as bow hunting only. Mr. Larry Anderson suggested that responsible hunters

are willing to jump through hoops for property to hunt. They could also become stewards of the property as they will have their eyes on the properties more often.

D. Wechsler suggested Charlie Whipple who has been interested in hunting LCACT properties could act as a hunting steward supervisor.

W. Montgomery expressed that LCACT should have the final say over who is hunting the properties and there not be a hunting steward supervisor, as that could cause conflicts. W. Montgomery also expressed that geese are a big problem for farmers.

LCACT will need to determine if there will be hunting on its properties or no hunting at all, as well as if it will include deer and/or geese.

Motion to proceed with developing hunting guidelines and procedures made by N.C. Second by M.S. 7-0 approve

B. Richmond, N. Cabot and W. Montgomery will work on the guidelines for hunting.

**- New Application:**

**-Stone (Plat 12, Lot 79-2):** The application is for the fee sale of this property. It is 3.28 acres and is located at Warren's Point. The property is located at Warren's Point across from property that LCACT already owns. The neighbors to the property are willing donate funds to LCACT and SPA for the purchase of this property. LCACT would own the fee interest in the property and SPA an easement over the property. LCACT would be responsible for having the property mowed and for the cost of an appraisal.

Motion to accept the application made by M.S. Second by E.F. 6-0 approve (B. Richmond recused)

Motion to obtain an appraisal made by E.M. Second by M.S. 6-0 approve (B. Richmond recused)

**8.) Executive Session:** None

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

Adjourned 8:18 pm

Respectfully submitted,  
Cheryl Cady