

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
June 3, 2020

**The meeting was held via Zoom meet and teleconference.
Carol Wordell, Town Clerk, was the Host for the meeting.**

1. Call to Order: The meeting was called to order at 7:06 pm, by B. Richmond. Members present were B. Richmond, M. Steers, E. Field, and Ed Maiato.

D. Wechsler and W. Montgomery arrived at 7:16pm.

Mr. Larry Anderson, Town Council liaison, was present.

2.) Minutes:

Minutes from the Public Session of May 6, 2020 were reviewed.

Motion to approve the minutes from the Public Session of May 6, 2020 made by E.F. Second by E.M. 4-0 approve

Motion to maintain the seal on the executive session minutes from September 6, 2017, October 4, 2017, November 7, 2018, September 4, 2019, October 2, 2019, November 6, 2019, December 4, 2019, January 6, 2020, February 5, 2020, and March 4, 2020 made E.F. Second by E.M. 4-0 approve

3.) Review of correspondence:

- Email received from Tim White regarding easement on 63 Rockbridge Road (Plat 47, Lot 2-3). He is purchasing the property. B. Richmond was in contact with him to answer questions regarding the LCACT easement.

- Email from Alliant Insurance regarding coverage amendments.

- Email from Ned Levine regarding execution of 3.3acre donation on Plat 46, Lot 44-4. It includes a letter from his attorney with IRS information.

- Email from Mike Liberatore regarding conservation land around 186 East Main Road. Mr. Liberatore was informed that the property does not belong to LCACT.

4.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of April 1, 2020 thru April 30, 2020, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1,810,604.63. Revenues from transfer tax returns (\$46,950.00), donations (0.00) interest (\$1,427.26) totaled \$48,377.26. Expenditures totaled \$284,118.68. The expenditures amount represents regular operating expenses (\$9,017.68) and acquisition costs (\$275,101.00 St. Pierre). The closing balance for all accounts was \$1,574,863.21.

Currently, the Trust has applications to preserve approximately 206.309 acres of land, estimated to cost in excess of \$12 million.

Bills were reviewed and discussed as follows:

- Adler, Pollock and Sheehan \$ 1,587.50

- Mosaic Land Management	\$2,500.00
- Cheryl Cady	\$1,560.00
- Brousseau Landscaping	\$1,765.00
- J.A. Jones	\$ 800.00
- Pish Posh Design	\$ 190.00

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

Review of Transfer Tax Returns:

- During the period of May 1, 2020 thru May 15, 2020 transfer taxes in the amount of \$200,160.00 were paid to the Trust. This reflects transfer # 3007 thru 3011.

It was noted that Transfer #3010 is one lot. It has one deed but is comprised of two parcels that form the one lot (two parcels referenced in the deed). The transfer indicates that two exemptions were taken totaling \$600,000.00.

Mr. Anderson remarked that in the case of Transfer #3010 two exemptions were taken on the one transfer, due to the dotted line indicating the lot was comprised of two parcels. However, last month, two lots were conveyed in one transfer (#3000) and only one exemption was taken. Mr. Anderson raised concerns regarding the tax being implemented inconsistently.

B. Richmond explained that he is working with Denise Cosgrove, Tax Assessor, on suggestions to be presented to the Town Council regarding “dotted lot line” issues. Unfortunately, due to Coronavirus restrictions, follow-up has not been able to take place. Transfer Tax form #3000 will be reviewed again at the next meeting.

5.) Old Business

- Sub-committee reports:

Public Awareness:

- C. Cady reported she has been taking pictures of some of the properties to add to the website.

-Stewardship Committee Update:

- **Contracted Stewardship:** Carol Trocki reported that she is cleaning up things that have been sitting on her desk for some time. She is continuing work on baselines and monitoring that she is behind on. Carol Trocki reported that C. Cady, B. Richmond and she will be working on the three Bogle properties together, to review the deeds and restrictions on these properties.

- **Monitoring Reports:** Carol Trocki reported she owes C. Cady written monitoring reports. Monitoring for this current round has been completed from aerial photographs. NRCS properties were done in September. Everything was reviewed and presented to LCACT in previous meetings. Monitoring Reports are being completed as baselines are completed. Carol has the remainder of the properties to complete before August.

- **Peckham (Plat 22, Lot 15-4):** Carol Trocki reported on the management plan for this property. She has all the information she needs for the plan and now needs to compile it. D. Wechsler, John Gwynn and B. Richmond have walked through the property and discussed how to delineate the trail. A parking lot needs to be installed.

Motion to authorize an amount not to exceed \$5,200.00 for parking lot related work made by D.W. Second by W.M. 6-0 approve

Bullock (Plat 8, Lot 25): An estimate in the amount of \$2,200.00 was received from Able Engineering for surveying costs.

Motion to approve \$2,200.00 to Don Medeiros to survey the Bullock property made by M.S. Second by E.F. 6-0 approve

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

P.T. Marvell Preserve (Plat 32, Lot 158-3): P.T. Marvell is open. C. Cady asked about the website stating it is open 365 days per week. Does it need to be clarified, as the parking lot is closed at times? The goal is to keep the Preserve open 365 days per year, but the parking lot is closed at times due to over-flow parking from the beach and in emergency situations.

John and June Goulart (Plat 31, Lot 42-1): The roads have been repaired.

Almy/Pratt (Plat 2, Lot 9-3): The gate has been installed and is functional.

Douglas (Plat 14, Lot 51): W. Montgomery reported that he went to the property and located the well. It is uncovered and should be covered. W. Montgomery noted that it is a hard place to get to and should be made from wood.

Motion to approve W. Montgomery to hire someone to build and install a cover at a cost not to exceed \$500.00 made by D.W. Second by E.M. 6-0 approve.

Keeney (Plat 14, Lot 14-3), Douglas (Plat 14, Lot 51), Cole (Plat 14, Lot 42): W.

Montgomery spoke to Ben at Skinny Dip Farm. Ben is interested in the properties for farming. He is very busy at this time but would like to look at the property. He would not be able to use it this year.

Stone (Plat 12, Lot 79-1): B. Richmond emailed and spoke with the abutters regarding sheep farming on the property. They did not have any issues with sheep. W. Montgomery suggested giving a free lease this year and setting up an arrangement next year. W. Montgomery will work with the farmer and B. Richmond will work with the neighbors. The wall needs to be trimmed. Brousseau Landscaping will be contacted for this.

M. Steers raised the question of mowing on the Warren's Point properties. B. Richmond, John Gwynn and E. Bowen discussed the fields in the area (corner of Sakonnet Point Road and Warren's Point Road) and not mowing early in the season. This will allow various varieties of flowers to grow.

B. Richmond reported that there are a lot of biological things happening on the properties. A trail could be cut through the fields. An opening in the stonewall could be made to allow the public access to the properties on Warren's Point and Sakonnet Point Roads. This would require a mason. There are some masonry projects that need to be completed including wall at Stone property, Peckham property and Warren's Point/Sakonnet Point Road properties.

W. Montgomery will contact J. Faria to not cut the field on the corner of Sakonnet Point and Warren's Point Roads.

-Acquisition Committee:

- **Helger-Bento Tree Farm (Plat 24, Lots 11&12):** No discussion.
- **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):** B. Richmond reported that his understanding is that the owners are undecided as to how to proceed. A portion of the property is listed as being for sale.
- **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):** The DEM violation payment notice recording needs to be corrected.

Motion to authorize C. Cady to seek information from RIDEM made by M.S. Second by W.M. 6-0 approve

- **Baldrige Trust (Plat 31, Lot 9):** No Discussion.
- **Ryan (Plat 31, Lot 55-1):** No discussion.
- **Levine (Plat 45, Lot 23 and Plat 46, Lot 44-4):** No discussion.
- **Rice Farm (Plat 3, Lot 7-2):** No discussion.
- **Jacyssin (Plat 28, Lot 60-2):** Scheduled for executive session.
- **Sousa**
- **Westport Land Conservation Trust (Plat 46, Lot 49):** It is continued to be worked on.
- **Alvernes/Manchester (Plat 22, Lots 2-1 & 2-2):**

Ratcliffe (Plat 1, Lots 275 & 276): John Berg has delivered the appraisal to the owners. B. Richmond has left two messages. There has been no response from the owners to date.

6.) New Business:

- Future farmers and infrastructure: D. Wechsler expressed an interest in LCACT becoming more involved in assisting new farmers to become established. Currently, LCACT preserves farmland and leases some to area farmers. He is questioning whether there are ways that the LCACT could assist in attracting and training new young farmers in our community. Moreover, he suggested that there may be ways to help finance farming equipment which might be pooled in a co-op since the hurdles to entry are high. B. Richmond has spoken with other farmers about this topic and LCACT may want to have discussions with some of the young farmers in town and have a workshop with them, to discuss how the Ag Trust could be of help to them.

7.) The Nature Conservancy: John Beg from The Nature Conservancy discussed that their stewardship capacity has been demolished because of the Coronavirus restrictions.

- He has an agreement with the Coopers to buy the woodlands near the Wiley Preserve. He has been connecting with other owners in the area.

8.) New Applications: None

9.) Executive Session: Executive Session for the purpose of discussing land acquisitions/negotiations per R.I.G.L. 42-46-5(a) (5):

- 1.) Ratcliffe (Plat 1, Lots 275 & 276)
- 2.) Jacyssin (Plat 28, Lot 60-2):
- 3.) Sousa (Plat 28, Lot 60-1 portion)

4.) New Preservation Opportunity

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 E.M. 6-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.- yes, D.W – yes, M.S. – yes, E.F. – yes, W.M.-yes, E.M.- yes)

Entered executive session at 7:47 pm.

It is noted that E. Field and D. Wechsler did not attend Executive Session following the vote to enter into Executive Session. This meeting was held via Zoom and they may have had technical difficulties with this portion of the meeting.

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

Returned to open session at 8:08 pm

10.) Adjournment: Motion to adjourn made by B.R. Second by W.M. 4-0 approve

Adjourned 8:14 pm

Respectfully submitted,
Cheryl Cady