

*Approved Minutes*  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**July 1, 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 7:00 pm, by B. Richmond. Members present were B. Richmond, M. Steers, E. Field, N. Cabot, W. Montgomery, D. Wechsler and Ed Maiato.

**2.) Minutes:**

Minutes from the Public Session and Executive Session meeting of June 3, 2020 were reviewed. Motion to approve the minutes from the Public Session of June 3, 2020 made by D.W. Second by E.M. 7-0 approve

The Executive Session minutes from the June 3, 2020 meeting had inadvertently not been sealed following that Executive Session.

Motion to seal the Executive Session minutes from the June 3, 2020 meeting made by M.S. Second by W.M. 5-0-2 approve (E.F. and D.W. abstained as they did not attend the Executive Session)

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, March 4, 2020 and June 3, 2020 made E.F. Second by M.S. 7-0 approve

**3.) Review of correspondence:**

- Email from Carol Wordell regarding LCACT trustee interviews. Mrs. Ellie Field was re-appointed to the LCACT, the Town Council. B. Richmond expressed his appreciation, on behalf of the members, for her willingness to serve.

- Zoning Board of Review Notice re: Variances for Plat 1, Lot 239, Plat 32, Lot 4-1 and Plat 9, Lot 7-1.

- Email from Alliant Insurance regarding Wildfire Update

**4.) Treasurer's Report**

**-Account Balances**

A narrative report of the accounts, for the period of May 1, 2020 thru May 31, 2020, was received from MaryJane Harrington, Town Treasurer. The report indicates that the beginning balance of all accounts was \$1,574,863.21. Revenues from transfer tax returns (\$213,360.00), donations (0.00) interest (\$1,45.23) totaled \$214,805.23. Expenditures totaled \$52,545.70. The expenditures amount represents regular operating expenses (\$12,274.70) and acquisition costs (\$40,271.00). The closing balance for all accounts was \$1,737,122.74.

Currently, the Trust has applications to preserve approximately 206.309 acres of land, estimated to cost in excess of \$11 million.

Bills were reviewed and discussed as follows:

- Mosaic Land Management \$ 552.50
- Mosaic Land Management \$1,250.00
- Zachary Driver \$ 224.00
- East Bay Media Group \$ 252.00
- Adler, Pollock & Sheehan \$1,397.50
- Modern Printing \$ 184.10
- Cheryl Cady \$1,882.50
- Brousseau Landscaping \$2,040.00

-Motion to pay the bills as presented made by D.W. Second by E.F. 7-0 approve

**Review of Transfer Tax Returns:**

- During the period of May 29, 2020 thru June 8, 2020 transfer taxes in the amount of \$53,200.00 were paid to the Trust. This reflects transfer # 3012 thru 3015.

Transfer Tax # 3,000 was reviewed. During the June meeting it was noted that two lots were transferred, however only one exemption was taken.

Motion to refund Jamie M. Weatherbee and Charles J. Stankewich, Transfer Tax #3,000 for purchase of Plat 37, Lots 38 and 39 based on failure to take tax exemption for one of the lots made by M.S. Second by E.F. 7-0 approve

**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. An updated properties map is needed. Carol Trocki will provide this map. C. Cady explained there have been requests to have meeting info available on the website. Members expressed this would be a good idea and increase transparency.

**-Stewardship Committee Update:**

- **Contracted Stewardship:** Carol Trocki reported that she continues to work on baseline reports for properties. Julia Trunzo has completed a baseline for a property on Indian Road.

- **Monitoring Reports:** Carol Trocki reported they are being worked on.

- **Peckham (Plat 22, Lot 15-4):** Carol Trocki explained the Management Plan is completed. Members reviewed the plan. N. Cabot discussed that there were a few typos in the Plan and noted that the Plan contained restrictions on classes of pesticides that had not previously been discussed. Carol Trocki reported she had added this section as part of “best practices”.

N. Cabot expressed that there are enough state and federal regulations regarding pesticide use and that LCACT should not get involved. He further suggested that the paragraph be deleted.

W. Montgomery discussed the section dealing with all chemicals and pesticides being applied by a licensed applicator. He noted that to apply fertilizer, one does not need to be licensed. W. Montgomery suggested that farmers, who are farming LCACT properties, be required to submit a year end report to LCACT listing the pesticides and herbicides being used. W. Montgomery suggested that he and N. Cabot review the Management Plan together and offer changes at the August meeting.

D. Wechsler inquired as to how detailed the Management Plan should be. He Expressed that Carol Trocki has begun to bring in future additives and past practices must also be brought in. D. Wechsler explained that he has spoken with friend who own vineyards and that they plant cover crops, such as clover to help the soil. D. Wechsler explain the Management Plan has been being developed for some time and an approved document is needed so the lease can be advertised.

W. Montgomery expressed that by next month, all the wrinkles should be worked out of the Management Plan. Carol Trocki suggested sending her changes prior to the next month's meeting.

W. Montgomery will also follow-up with a mason to build a stone wall on the property delineating the parking area.

**Binger (Plat 16, Lot 52-2):** An email was received from Mr. Binger regarding building a barn or greenhouse on the property. Currently, this is speculative.

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

**P.T. Marvell Preserve (Plat 32, Lot 158-3):** No discussion.

**Douglas (Plat 14, Lot 51):** W. Montgomery is working on having a well cover installed.

**Stone (Plat 12, Lot 79-1):** A Management Plan was given to B. Richmond prior to the purchase of the property. The property was purchased through donations from the neighbors, who do not want livestock on the property. The neighbor also wants to have some work completed on the stone wall, which he is willing to pay for.

-Trowbridge, Stone, Erdman (Plat 12, Lot 69-1 & 69-2): A path could be cut through the properties to allow public access. An opening would need to be created in the stonewall, 4 to 5 feet wide. Mowing would not take place until after the flowers bloom.

**-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 spoke with the properties' owners. The west side of the street has sold. The east side of the street will be listed soon. The east side of the street has good farmable soils.

- **Cotta (Plat 31, Lots 64 & 65):** No discussion.

- **West (Plat 40, Lot 2):** No discussion.

- **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.

- **Jacysin (Plat 28, Lot 60-2):** The LCACT offer has been given to Mr. Jacysin.

- **Sousa (Plat 28, Lot 60-1):** The LCACT offer has been given to Mr. Jacysin.

- **Westport Land Conservation Trust (Plat 46, Lot 49):** The Westport Land Conservation Trust has been waiting for their appraisal to be completed. When it is completed, the deeds and easements will be sent to LCACT.

- **Alvernes/Manchester (Plat 22, Lots 2-1 & 2-2):** Attorney Marion has spoken with the owners. They have not agreed on a plan for the property.

**Ratcliffe (Plat 1, Lots 275 & 276):** John Berg has delivered the appraisal to the owners. The owner's son has indicated he appreciates the effort, but he wants to shop the property around. He feels he may do better on the open market. B. Richmond will draft a letter to the owner regarding the offer.

**6.) New Business:**

- Model Conservation Easement Language: Model easement language has been developed for R.I. B. Richmond suggested members review the language and determine if any of it should be incorporated into LCACT easements. This will be further discussed at the August meeting.

**7.) The Nature Conservancy:** John Beg from The Nature Conservancy that fundraising is taking place for an acquisition on Quicksand Pond Road.

**8.) New Applications:** Gagnon (Plat 40, Lot 13-1): This application was submitted to the LCACT about one year ago. At that time, members voted to not accept the application given it is a house lot and limited LCACT funds. Ms. Gagnon's sister, Ann Connolly contacted E. Maiato regarding reconsideration of the application. Ms. Connolly might be willing, to submit an application for her own property, which abuts Ms. Gagnon's property if there is an interest from LCACT. Members did not express an interest in the properties. E. Maiato will contact Ann Connolly regarding this and suggest maybe contacting Sakonnet Preservation Association.

**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 M.S. Second by W.M. 7-0 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, N.C. - yes)

Entered executive session at 7:45 pm.

It is noted that there were technical difficulties logging into the Zoom Executive Session portion of the meeting. The Executive Session did not start until 8:08 pm.

Motion to return to public session made by M.S. Second by E.M. 7-0 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, N.C.- yes)

Returned to open session at 8:50 pm (Note: D.W. and M.S. did not return to open session.)

Motion to recognize that some bills were paid in Executive Session made by E.M.

Second by N. C. 5-0 approve

A motion was made in Executive Session relative to New Preservation Opportunity. Motion to pay the all bills using donated funds made by D.W. Second by W.M. 7-0 approve

**10.)** Adjournment: Motion to adjourn made by W.M. Second by E.F. 5-0 approve (D.W. and M.S did not return to Public Session.

Adjourned 8:54 pm

Respectfully submitted,  
Cheryl Cady