

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
July 7, 2021

**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 Mike Steers. Members present were N. Cabot, N. Levine, M. Steers, and D. Wechsler.

W. Montgomery arrived at 7:25pm.
Patrick McHugh, Town Council liaison was present.

Members absent: Bill Richmond, Ed Maiato

2.) Approve Minutes: Minutes from the meeting of June 2, 2021 were reviewed.
Motion to approve the regular session minutes made by D.W. Second by N.L. 3-0 approve (N.C. abstained)

Motion to approve the Executive Session minutes made by D.W. Second by N.L. 3-0 approve (N.C. abstained)

3.) Consent Agenda:

- Email from Meghan Mullee, Alliant Insurance, dated June 9, 2021 re: Cyber Coverage for Conserve-A-Nation Clients
- Email from Rupert Friday, dated June 9, 2021, re: Take the RIWalks Challenge (Press Release and Newsletter blurb for land trusts)
- Email from Brian Zalewsky, DEM, dated June 9, 2021, re: Newport Water Supply Reservoirs Draft TMDL
- Email from Ned Levine, dated June 25, 2021, No Subject re: Looking forward to working on the LCACT
- Public Notice – Little Compton Zoning Board of Review: Petition of Sunwatt Solar LLC (Applicant, Peter Hughes, Manager) and Norman S. Paul and Elizabeth J. Peckham to install solar energy system.

Motion to file the consent agenda made by R.C. Second by D.W. 4-0 approve

4.) Review of Correspondence

- Email from Carol Wordell, dated June 7, 2021 re: Phone message from Linore Gustafson regarding cornfield at Bumble Bee Farm. B. Richmond spoke with her. She was concerned with the treatment of the fields.
- Email from Nicholas Gundersen, dated June 4, 2021, re: New Farm

5.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of May 1, 2021 thru May 31, 2021, was received from Joseph DeSantis, Town Finance Director. The report indicates that the beginning balance of all accounts was \$3,907,725.60. Revenues from transfer tax returns (\$88,000.00), donations (\$0.00) interest (\$492.78), rent (\$0.00), other revenues (\$317.17) totaled \$3,996,535.

Expenditures totaled \$19,996.50. The expenditures amount represents regular operating expenses (\$19,996.50) and acquisition costs (\$0.00), reimbursement for overpayment of transfer taxes (\$0.00). The closing balance for all accounts was \$3,976,539.05.

An email was received from Mr. Joseph DeSantis, Town Treasurer, dated June 15, 2021. It indicated there was a typo on the Finance Report dated April 1, 2021 thru April 30, 2021. The report indicates that the beginning balance of all accounts was \$3,733,372.20. Revenues from transfer tax returns (\$202,676.00), donations (\$0.00) interest (\$467.58), rent (\$0.00), other revenues (\$317.17) totaled \$3,936,515.78. Expenditures totaled \$28,790.18. The expenditures amount represents regular operating expenses (\$28,790.18) and acquisition costs (\$0.00), reimbursement for overpayment of transfer taxes (\$0.00). The closing balance for all accounts was \$3,907,725.60.

Currently, the Trust has applications to preserve approximately 294.45 acres of land, estimated to cost in excess of \$10 million.

Bills to be Paid:

Able Engineering	\$2,200.00
Survey Monkey	\$ 410.00
J.A. Jones	\$ 450.00
Fall River Modern Printing	\$ 44.50
Fall River Modern Printing	\$ 397.00
Mosaic Land Management	\$5,000.00
Greenwood Associates	\$2,575.00
Cheryl Cady	\$2,362.50
Whelan Corrente & Flanders,LLP	\$1,127.00
Allied Group	\$1,722.87
Lynn Brousseau	\$4,115.00
Staples	\$ 26.01

Motion to pay the bills made by D.W. Second by R.C. 4-0 approve

Review of Transfer Tax Returns:

- During the period of May 25, 2021 thru June 29, 2021 transfer taxes in the amount of \$305,930.00 were paid to the Trust. This reflects transfer #3150 thru 3164. It was noted that transfer tax #3157 overpaid the tax. The overpayment equals \$11,999.20

Motion to reimburse transfer tax #3157 in the amount of \$11,999.20 for the overpayment made by N.C. Second by D.W. 4-0 approve

8.) Old Business

- Sub-committee reports:

Public Awareness:

Website: Internet Based Hunting Forms: No discussion.

-Outreach Project Update:

- Communication: Mailer/Survey:

Email from Ned Levine dated June 8, 2021 re: Letter of Acknowledgement and Letter to

property buyers Congratulations on your recent purchase of property in Little Compton. The letter for transfer tax payors was reviewed.

Motion to accept the letter and to mail it to new buyers made by D.W. Second by N.C. 4-0 approve

- Farmer Recruiting- No discussion.
- Signage: The first sign for the Peckham property has been completed. A carpenter is needed to install the sign. Richard Ross may be willing to build the structure.
- Public Access: No update.
- Autumnal Equinox Event: Email from David Wechsler, dated June 25, 2021, regarding a date for the event was reviewed. Saturday, September 18, 2021 was chosen for the event.

Helena Harris addressed the meeting. She has taken on organization of the event. She asked about the objective of the event. She thought the event was to be about the agricultural community and suggested a tent with tables, farmer market style, with music and a story or two. She also suggested a collaboration with the Historical Society.

D. Wechsler added that the property needs to be cleaned up. Additionally, the event should focus on the LCACT. We want to thank the other organizations who have worked with the Ag. Trust. The LCACT would like to invite those organizations to actively participate in the event. This is not a collaboration with the Historical Society.

M. Steers suggested that D. Wechsler has been involved with this from the very beginning and that he could write down an outline of his ideas and give it to Helena Harris.

N. Levine suggested Helena send D. Wechsler the draft outline she has developed for the event. Helena could also send a list of tasks that need to be completed.

N. Levine reported that John Gwynne is working on having the wall completed. N. Cabot reported that Mike Giguere has staked out the wall and parking lot. He will begin work as soon as his backhoe is repaired. It should be some time this week. If anyone would like to see the staked area and add any suggestions, they should do it soon.

B. Richmond and John Gwynne have walked the property and identified the trail area. N. Levine will contact B. Richmond and John Gwynne about making the trails. N. Cabot recommended limiting the trails to actively used fields. D. Wechsler suggested running a mower around the perimeter.

Motion to establish trail around existing actively used fields and to set aside \$3,500.00 for stonework and pass with rotary mower to get the initial trail done made by N.C. Second by D.W. 4-0 approved (W.M. abstained as internet froze).

D. Wechsler will get the mowing completed and N. Cabot will get the western wall completed. N. Cabot recommended the date of Saturday, September 18, 2021.

D. Wechsler discussed inviting the people from the state agencies that have worked with LCACT. Cheryl Cady will work on this list.

Ned Levine suggested sending an invitation to each mailbox in town.

-Stewardship Committee Update:

- **Contracted Stewardship:** No discussion.

- Monitoring Reports/ Monitoring Summary Needs:

- An email was received from Laura Vigil, dated June 14, 2021 re: LCACT Easement Monitoring (FRPP) 2021.

- Proposal from Mosaic Land Management for FRPP Monitoring 2021 was received. The proposal is for \$1,950.00 to complete the reports.

Motion to hire Carol Trocki at a cost of \$1,950.00 to complete NRCS monitoring as quoted by her made by N.C. Second by D.W. 4-0 approve (W.M. internet issue)

- Management Plans for LCACT owned properties:

- **Pinebridge & Pontes properties (Plat 20, Lots 51-1 & 56-4):** Some work has started on the removal of the stone wall.

- **Almy (Plat 2, Lots 9-3, 9-4, 9-5, 9-6, 9-8):** No discussion.

- **BHS Properties (Plat 38, Lots 16-2, 34, 35-1):** Email received from Alexa Brazil dated June 12, 2021, re Amesbury Lane inquiring about the use of pesticides/chemicals on crops. B. Richmond spoke with them. M. Steers spoke with B. Richmond. B. Richmond expressed to him that we may want to know what farmers are using on the properties. N. Cabot suggested that since we are getting these questions, we should get the information up front from the farmers. We had required that farmers report their uses of chemical at the end of the season, but now we may want to know upfront the class of pesticide that they will be using. LCACT does not have a form currently but could ask for just a list. An email would be sufficient with a list. We may want to do this next growing season. This would be for LCACT owned properties. Easement owned properties would be referred to the owner of the property.

This could be an agenda item at a future meeting before the end of the year.

-Acquisition Committee:

- **Helger-Bento Tree Farm (Plat 24, Lots 11&12):** M. Steers reported he has been working on obtaining a survey for this property. The property is challenging so a number of people are not interested in doing the work. We have quotes from:

National Survey - \$9,800.00

Northeast - \$22,000.00

Don Medeiros - \$23,000.00

Motion to authorize M. Steers to follow-up with surveyors and to hire the best fit for the project made by N.C. Second by W.M. 5-0 approve

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

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

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

- **Sousa (Plat 28, Lot 60-1):** Able Engineering submitted a proposal in the amount \$3,250.00 to survey lot 60-1. Motion to spend \$3,250.00 to complete survey on 60-1 made by W.M. Second

by N.C. 5-0 approve

- **Alvernes/Manchester (Plat 22, Lots 2-1 & 2-2):** No discussion.
- **Ratcliffe (Plat 1, Lots 275 & 276):** No discussion.
- **Nelson (Plat 7, Lots 2-1 & 2-2):** No discussion.
- **Booth (Plat 24, Lots 13,14,15):** The State is working on this property.
- **Westport Land Trust (Plat 46, Lot 49):** The property has closed. The survey has been submitted for recording.
- Emails from Ned Levine and Ross Moran, dated June 3, 2021, re No Subject (Recording of Deed).

9.) New Business:

- None.

10.) The Nature Conservancy:

- John Berg from TNC reported that the Tiverton deal they had been working on did not come to fruition. TNC was outbid.
- TNC has an agreement with Sanford for property north of Helger-Bento.
- Oil spill money is still available.
- Mr. Berg asked if LCACT and TNC could tell the story of preservation together as there are several properties from Watson to four Corners that have been preserved.

11.) New Applications:

- None

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

- 1.) Nelson (Plat 7, Lots 2-1 & 2-2):
- 2.) Alvernes-Manchester (Plat 22, Lots 2-1 & 2-2):
- 3.) Helger-Bento Tree Farm (Plat 24, Lots 11 & 12):

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 W.M. Second by N.C. 5-0 approve (Members were polled individually regarding the motion and voted as follows: (D.W – yes, M.S. – yes, N.C.- yes, W.M. – yes, N.L. -yes)

Entered executive session at 8:11 pm. Members present: M.S., D.W, W.M., N.L., N.C.

13.) Return to Open Session: Motion exit Executive Session made by R.C. Second by W.M. 5-0 approve (Members were polled individually regarding the motion and voted as follows: (M.S. – yes, W.M. – yes, D.W.- yes, N.L.-yes, N.C. -yes)

Returned to open session at 8:46 pm.

D. Wechsler, W. Montgomery, N. Levine, N. Cabot and M. Steers returned to public session.

14.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive

Session made by W.M. Second by N.C. 5-0 approve

15.) Adjournment: Motion to adjourn made by N.C. Second by W.M. 5-0 approve
Adjourned 8:47 pm

Respectfully submitted,
Cheryl Cady