

Draft Minutes
Little Compton Agricultural Conservancy Trust
Meeting
August 4, 2021

1. Call to Order: The meeting was called to order at 7:00 pm, by Bill Richmond. Members present were B. Richmond, E. Maiato, N. Cabot, N. Levine, M. Steers, W. Montgomery, and D. Wechsler.

2.) Approve Minutes: Minutes from the meeting of July 7, 2021 were reviewed. Motion to approve the regular session minutes and Executive Session minutes made by D.W. Second by N.C. 6-0 approve (E.M. abstained)

3.) Consent Agenda:

- Email received from Oliver Tutt, dated July 21, 2021, re: Goosewing Conservation Area
- Email received from Secretary of State, Nellie Gorbea, dated July 21, 2021, re: Defending Democracy in Rhode Island
- Email received from Monique Curtain, dated July 3, 2021, re: Bumble Bee Farms
- Email received from Bart Brownell, dated July 16, 2021, re: Please add me to your contact list.
- Letter received from Scholarship Little Compton re: donation request

Motion to file the consent agenda made by R.C. Second by D.W. 7-0 approve

4.) Review of Correspondence

- Email received from Ted Hayes, East Bay Media Group, dated July 26, 2021, re: Wilbour Farm. B. Richmond has not spoken with Mr. Hayes to date.
- Email received from Stacy Entel, RI Agricultural Mediation Program, dated July 20, 2021 re: RI Agricultural Mediation Program. The RI Agricultural Mediation Program link could be linked from LCACT website.
- Email from Heather Cook, dated July 26, 2021 re: Debra Dalessandra 401-305-5466-LCAGT
- Email to Bill Richmond from Cheryl Cady, dated July 26, 2021 re: Attorney for buyers of Ferolbink property. The right -of-way to the property runs from north to south across all four lots. LCACT cannot give up any of its land. Attorney Joseph Marion will be asked to contact Attorney Dalessandra.

5.) Treasurer's Report

-Account Balances

A narrative report of the accounts, for the period of June 1, 2021 thru June 30, 2021, was received from Joseph DeSantis, Town Finance Director. The report indicates that the beginning balance of all accounts was \$3,976,539.05. Revenues from transfer tax returns (\$432,230.80), donations (\$5,000.00) interest (\$499.22), rent (\$0.00), other revenues (\$8,177.27 outstanding checks) totaled \$4,422,446.34. Expenditures totaled \$0. The expenditures amount represents regular operating expenses (\$0) and acquisition costs (\$0.00), reimbursement for overpayment of transfer taxes (\$0.00). The closing balance for all accounts was \$4,422,446.34.

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:

Fall River Modern Printing	\$124.00
Whelan, Corrente & Flanders	\$1,322.00
Signature Signs	\$ 260.00
Carol Wordell	\$ 127.00
Cheryl Cady	\$2,887.50

Motion to pay the bills made by D.W. Second by N.C. 7-0 approve

Review of Transfer Tax Returns:

- During the period of June 30, 2021 thru July 15, 2021 transfer taxes in the amount of \$321,324.00 were paid to the Trust. This reflects transfer #3165 thru 3175.

8.) Old Business

- Sub-committee reports:

Public Awareness:

Website: Internet Based Hunting Forms: Work needs to be done on the website hunting forms. B. Richmond noted he has received two hunting paper applications to date.

-Outreach Project Update:

- Communication: Mailer/Survey:

- Outreach Projects Update

- Communication: Mailer/ Survey. Ned Levine discussed additional input is needed from farmers. Work is continuing on event information and display boards. A mailer for the event and posters are also being worked on.

- Farmer Recruiting: N. Cabot discussed developing a criterion for each property and farmer requirements. He will develop a proposal for a future meeting

- Signage: Ned Levine presented the sign for the Peckham property trail/ parking area. D. Wechsler suggested larger letters on the sign and fewer words. The sign also needs a legend and red line notation indicating the Path. Markers are needed at the edge of the hayfield to indicate location of turns on the Path. A sign enclosure is needed. B. Richmond will contact a carpenter to build the enclosure. Ned Levine also presented the signage which will be located at each LCACT preserved property.

- Public Access: No discussion.

- Autumnal Equinox Event (September 18, 2021):

- Email sent to Tony Teixiera from Cheryl Cady, dated July 22, 2021 re: LCACT Event and DPW workers

- Email sent to Cynthia Rocha, Sakonnet Vineyards dated July 22, 2021 re: Ag Trust September 18th event (catering).

- ABC Rent-A-Tent Quote and email dated July 12, 2021 re: Tent rental Saturday, September 18, 2021.

- Email from Cheryl Cady to LCACT dated July 17, 2021, re September event invitees list.

- Email from Carol Wordell, Town Clerk, dated July 21, 2021, re: LCACT Flyer announcing their community event

- Email from Melissa Cornell, Elegant Restrooms, dated July 27, 2021, re: Rental Unit Quote, Bass Reddy Rooter and Rent-A-Jon

C. Cady presented the application for Certificate of Insurance adding the Town of Little Compton as an Additional Insured. Motion to authorize Cheryl Cady to send the application to Alliant Insurance made by E.M. Second by N.C. 7-0 approve

Members discussed sending a "Save the Date" letter to all easement holders.

The Little Compton Band has committed to playing at the Event.

D. Wechsler will contact the Sakonnet Vineyard regarding a dumpster for the trash.

B. Richmond will work on a volunteer committee.

D. Wechsler will have the Path and brush cleared. Rocks also need to be cleared.

N. Cabot will locate the boundary at the end of the hay field.

N. Cabot will contact Town regarding display stands LCACT may be able to use for the event.

D. Wechsler discussed the long-term goal is to educate children on farming and natural resources. He would be willing to work with the school to take classes through the path prior to the event.

C. Cady discussed the need for stands for the display. Mark Cady is willing to build the stands if needed. At least one will be needed for LCACT Fee Farmed Properties display. Motion to expend and amount not to exceed \$1,000.00 for stand made by D.W. Second by E.M. 7-0 approve

-Stewardship Committee Update:

- **Contracted Stewardship:** No discussion.

- **Monitoring Reports/ Monitoring Summary Needs:**

- **Management Plans for LCACT owned properties:**

- **Pinebridge & Pontes properties (Plat 20, Lots 51-1 & 56-4):** Some work has started on the property including clearing along the road.

- **Almy (Plat 2, Lots 9-3, 9-4, 9-5, 9-6, 9-8):** Cutting/trimming of trees has not begun. M. Steers asked maintenance of the stonewall. The Almys have spoken to him regarding one of the stonewalls falling down. W.M. will follow-up on this.

- **BHS Properties (Plat 38, Lots 16-2, 34, 35-1):** W. Montgomery reported that corn is growing on the property (approximately six acres). It is a local farmer. The driveway is too narrow for the farming equipment. W. Montgomery suggested taking out the gate and returns to enlarge the entrance for the equipment. The property is loaded with deer. The farmer has asked if LCACT could obtain a nuisance permit for the deer. W. Montgomery will follow-up with permit and start the process for obtaining it. W. Montgomery to obtain prices to open the walls and driveway.

- **Marvell (Plat 11, Lot 23-1):** Email from Jamie McCleary, dated July 20, 2021, re: Entry Gate to Plat 11, Lot 23-1. W. Montgomery met with Jamie McCleary. The gate is LCACT responsibility. It needs painting and to be raised up off the ground. The bush also needs to be cut back at the entrance. B. Richmond will contact a carpenter regarding this work.

- **Douglas (Plat 14, Lot 51):** Email received from Carol Wordell, dated July 15, 2021, re: 21 Point Meadows Road.

- **Potential clearing and maintenance:** B. Richmond followed-up on this property. The field is mowed yearly. The property has approximately 125' of road frontage. The southern neighbors are concerned the bushes along the road are overgrown and impeding their visibility when exiting their driveway and this is dangerous. The Town does feel there is a danger. The Tree Warden will be doing work there. B. Richmond suggested clearing out the frontage totally to the wall exposing the good ground.

-Acquisition Committee:

- **Helger-Bento Tree Farm (Plat 24, Lots 11&12):** M. Steers reported we have a surveyor. The survey will be completed by National Surveyors-Developers. It will be completed in 4-5 weeks.
- **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.
- **Jacysin (Plat 28, Lot 60-2):** The survey is pending. The estate needs to close
- **Sousa (Plat 28, Lot 60-1):** The survey is pending. The estate needs to close.
- **Alvernes/Manchester (Plat 22, Lots 2-1 & 2-2):** No discussion.
- **Ratcliffe (Plat 1, Lots 275 & 276):** The application is being closed.
- **Nelson (Plat 7, Lots 2-1 & 2-2):** A Purchase and Sales Agreement has been signed with the Little Compton Historical Society. Fundraising has begun. Currently, LCACT has received a donation in the amount of \$5,000.00 and pledges equaling \$50,000.00.
- **Booth (Plat 24, Lots 13,14,15):** The State is taking the lead on this property. Attorney Marion is working with them.
- **Alvernes-Manchester (Plat 22, Lots 2-1 & 2-2):** An offer has been made to the owners. Waiting for a reply.

9.) New Business:

- None.

10.) The Nature Conservancy:

- **No update.**

11.) New Applications:

- **Faria (Plat 1, Lot 3-1):** This application is for the sale of four acres of development rights. W. Montgomery stated this is bona-fide farmland. It has a well and irrigation system. The owner wants to keep it farmland.

Motion to accept the application made by N.C. Second by E.M. 7-0 approve

Motion to authorize B. Richmond to obtain an appraisal made by N.C. Second by E.M. 7-0 approve

12.) Executive Session: None

13.) Adjournment: Motion to adjourn made by D.W. Second by E.M. 7-0 approve
Adjourned 8:17 pm

Respectfully submitted,
Cheryl Cady