

Draft Minutes
Little Compton Agricultural Conservancy Trust
Meeting
September 1, 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: The regular session minutes from the meeting of August 4, 2021 were reviewed. M. Steers suggested the minutes from August 4, 2021 be amended as follows: page 2, BHS properties (Plat 38, Lots 16-2,34,35-1), strike “obtain the permit” and replace with “to start the process”.

Motion to approve the regular session minutes with the changes noted made by M.S. Second by N.C. 7-0 approve

3.) Consent Agenda:

- Card from Judith Minzel, dated 8-11-2021 re: Nelson property. The card expressed Ms. Mintzels gratitude for efforts to preserve the Nelson Farm. It is very complimentary to the LCACT.

- Email received from Carter Wilkie, dated August 16, 2021, re: Does Farming Have a Future in Little Compton?

Motion to file the consent agenda made by E.M. Second by N.C. 7-0 approve

4.) Review of Correspondence

- Letter from Jean Schmidt, BHS Property Management, LLC, requesting IRS Form 8283 be signed and requesting a written acknowledgement of bargain sale as required by Section 170(f)(8). B. Richmond to sign the documents and return them to Ms. Schmidt.

- Email from Kate Sayles, RI Land Trust, dated August 5, 2021 re: DEM Announces Availability of \$3 Million to Help Communities and Local Groups Protect Open Space.

- Email from FIC Farmland Information Center, dated August 6, 2021, re: Notice of Upcoming Outreach.

- Email from Heather Cook, dated August 13, 2021, re: Juanita Goulart 401-374-4784 – Ag Trust

- Email from Heather Cook, dated August 25, 2021, re: Ag Trust-grass mowing- Please call Kate Gilliatt. Cheryl Cady will follow-up with Ms. Gilliatt.

5.) Treasurer’s Report

-Account Balances

A narrative report of the accounts, for the period of July 1, 2021 thru July 31, 2021, was received from Joseph DeSantis, Town Finance Director. The report indicates that the beginning balance of all accounts was \$4,422,446.34. Revenues from transfer tax returns (\$175,024.0), donations (\$0) interest (\$546.46), rent (\$0.00), other revenues (\$8,177.27 outstanding checks) totaled \$4,422,446.34. Expenditures totaled \$17,657.38. The expenditures amount represents regular operating expenses (\$17,657.38) and acquisition costs (\$0.00), reimbursement for overpayment of transfer taxes (\$0.00). The closing balance for all accounts was \$4,580,359.42.

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	\$587.20
Carol Lynn Trocki	\$350.00
Greenwood Associates Design	\$1,075.00
Carol Trocki	\$250.00
Reavis Law	\$2,330.00
Day Pitney	\$1,225.50
Cheryl Cady	\$2,607.50
Mosaic Land Management	\$2,750.00
Mosaic Land Management	\$1,950.00
RIDEM Deer Permit Application	\$ 25.00

Motion to pay the bills with a contingency that the Deer Permit be approved later in the meeting made by D.W. Second by N.C. 7-0 approve

Review of Transfer Tax Returns:

- During the period of July 27, 2021 thru August 18, 2021 transfer taxes in the amount of \$260,000.00 were paid to the Trust. This reflects transfer #3176 thru 3181.

6.) 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 is currently approving hunting applications manually.

-Outreach Project Update:

- Communication: Mailer/Survey:

- Outreach Projects Update

- Communication: Mailer/ Survey: Helena Harris reported that 122 out of the 2,345 surveys were returned. The surveys returned indicated that less than 22% were actively or seriously involved in farming. More farmer responses are needed. Of the responses received only 6 or 7 farmers derive more than 50% of their household income from farming. Ms. Harris suggested keeping the survey open longer to obtain more responses.

- Farmer Recruiting: No discussion. Members acknowledge the letter written by Carter Wilkie: Does Farming Have a Future in Little Compton?

- Signage: Ned Levine presented the signage for the Peckham property. Richard Ross is building the enclosure for it.

Ned Levine to send the map of the trail to Cheryl Cady for printing. These will be available at the Ag Fest event on September 18th.

- Public Access: No discussion.

- Autumnal Equinox Event / Ag Fest (September 18, 2021):

- N. Levine reported that invitations were mailed today to all residences in Little Compton.

- B. Richmond updated everyone on the arrangements for the event, the band, generator, Sakonnet Vineyards wine tasting, use of Sakonnet Vineyards dumpster for trash, and volunteers to set up and take down are in place.

- Boy Scout volunteers may be available

- B. Richmond to reach out to Sakonnet Preservation Association, RI Land Trust Council and Wesport Land Trust regarding participating in the event.

-Stewardship Committee Update:

- **Contracted Stewardship:** No discussion.

- **Monitoring Reports/ Monitoring Summary Needs:** Carol Trocki reported that NRCS monitoring is completed. LCACT monitoring for other properties is ongoing.

B. Richmond commented that the Middendorfs have leased the corner of their property to the neighbors. B. Richmond has spoken with Joe Bachand at NRCS regarding this. There is a process for this. In the meantime, this area is being used for storage of construction materials. The area has been documented in the monitoring report.

Sakonnet Vineyards- Monitoring has also documented an area at Sakonnet Vineyards that has appliances and other discarded items on it. David Wechsler reported he has discussed this with the Vineyards and that if the items are not useable, they need to be disposed of. DW also directed the Vineyard to mow down the overgrown front field.

Carol Trocki will send the reports to each landowner whose property does not have any issues. A member of the LCACT will follow-up with landowners whose property does have an issue.

N. Cabot, as a property owner, invited members to visit his property, to view his new well.

- Management Plans for LCACT owned properties:

- **Pinebridge & Pontes properties (Plat 20, Lots 51-1 & 56-4):** Work has begun on the property cleaning the road frontage. Some of the stones from this property have been used on the stonewall at the Peckham property.

- **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):** W. Montgomery reported on the work needed on the property. The work includes widening the opening to the back, tree and stonewall removal needed, keeping the gate. W. Montgomery obtained a quote from Helger Brothers to complete this work. The cost is \$1,840.00.

Motion to approve that expense made by N.C. Second by D.W. 7-0 approve

- Nuisance Permit: W. Montgomery explained the need for the nuisance permit. The deer are eating the crops. He suggested Craig Hibbad and Mat Cady be listed as hunters on the property.

Motion to authorize B. Richmond to sign the permit and submit it to DEM made by W.M. Second by N.C. 7-0 approve

M. Steers suggested notifying the neighbors that hunting will be happening on the property. B. Richmond will write a letter to the neighbors.

- **Marvell (Plat 11, Lot 23-1):** B. Richmond is looking for a carpenter to repair and paint the gate.

- **Douglas (Plat 14, Lot 51):** B. Richmond to follow-up on the cutting/trimming of the bushes.

-Acquisition Committee:

- **Helger-Bento Tree Farm (Plat 24, Lots 11&12):** The survey is pending.
- **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):** 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):** W. Montgomery spoke with Debbie Alvernez. She wanted to know how long the offer was good for. She met with her lawyer. Things are moving slowly.
- **Ratcliffe (Plat 1, Lots 275 & 276):** Executive session.
- **Nelson (Plat 7, Lots 2-1 & 2-2):** Executive session.
- **Booth (Plat 24, Lots 13,14,15):** DEM is moving along on this property.
- **Faria (Plat 1, Lot 3):** LCACT has maps of the property. Need to schedule a site visit.

7.) New Business:

- Email from Ned Levine, dated August 18, 2021, re:Fwd: Ag Trust Photos- Requesting remuneration for Tony Morrison. Tony took nature pictures. These pictures don't relate to LCACT mission. Ned Levine will thank Tony for the pictures and explain that they don't relate to LCACT.

- Pat McHugh was asked if he had any Town Council issues to convey to the LCACT. He indicated that there were none at this time.

8.) The Nature Conservancy:

- John Berg reported that TNC is closing on easements on Rockbridge Road and John Dyer Road. They also are working on the Sanford property in Tiverton.

9.) New Applications:

- Cherneff (Plat 44, Lot 22): The property may be good for a DEM or NRCS grant.

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

Motion to obtain an appraisal at a cost not to exceed \$800.00 made by N.C. Second by W.M. 7-0 approve

10.) Executive Session: 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 N.C. 7-0 approve (Members were polled individually regarding the motion and voted as follows: (B.R.- yes, D.W – yes, M.S. – yes, N.L. – yes, W.M.-yes, E.M.- yes, N. Cabot - yes)

Entered Executive Session at 7:59 pm.

Motion to return to open session made by N.C. 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, N.L. – yes, W.M.-yes, E.M.- yes, N. Cabot - yes)

Returned to open session at 8:13pm.

13.) Adjournment: Motion to adjourn made by D.W. Second by E.M. 7-0 approve
Adjourned 8:15 pm

Respectfully submitted,
Cheryl Cady