

Amended Minutes (corrected)
Little Compton Agricultural Conservancy Trust
Meeting
March 5, 2025

1. Call to Order: The meeting was called to order at 7:00 pm, by D. McNaughton. Members present were D. McNaughton, M. Steers, N. Cabot, W. Montgomery, A. Wallack, N. Levine and S. Souza.

Patrick McHugh, Town Council Liaison.

2.) Minutes: The draft minutes from the Public Session and Executive Session meetings held on February 5, 2025, were reviewed.

Motion to approve the Public Session minutes from February 5, 2025, made by N.L. Second by A. Wallack. 7-0 approve.

Motion to approve the Executive Session minutes from February 5, 2025, made by A.W. Second by N.C. 7-0 approve.

3.) Consent Agenda:

* Email received from SNEP Network, Dated 2/19/2025, re: Upcoming Webinar: Emerging Stormwater Technologies in Rhode Island: Oldcastle Infrastructure NSBB

*Email received from Virginia Streeter, dated 2/18/2025, re: eNews February 2025.

*Email received from Kate Sayles, dated 2/14/2025, re: Land Trust Leaders Update: Mid February.

*Email received from Connor Murphy, dated 2/6/2025, re: Inquiry from Website – Hunting

*Email received from USDA in Rhode Island, dated 2/5/2025, re: Third sign-up open for USDA Ag & Forestry Conservation Programs in Rhode Island.

*Email received from USDA in Rhode Island, dated 1/31/2025, re: USDA Aligns Deadlines, Streaming Delivery of Livestock Disaster Assistance.

*Email received from Kate Sayles, dated 1/28/2025, re: Important update on the Land & Water Summit.

* Public Hearing Notice received from the Little Compton Planning Board re: Public Hearing on March 4, 2025, at 7:00pm regarding a three lot Minor Subdivision Application for 246 & 248 John Dyer Road, Little Compton, RI.

* Letter received from United States Department of the Interior, dated 1/14/2025, re: Bolstering Ecosystems Against Coastal Harm Act (beach Act; Pub. L. 118-117)

* Letter received from RI Land Trust Council, dated 1/3/2025, re: Thank you for Renewing Membership.

* Received from Lonardo Forte & Trudeau, LLC - Notice to Creditors State of Rhode Island Superior Court, Roger Wilkie, Jr. in is capacity as an officer and Shareholder of RL Flounder, Inc. Petitioners vs RL Flounders, Inc and Lori Elmslie Respondents and Lori Elmslie Petitioner vs. Sakonnet Realty LLC Respondents. Case Number:NC-2002-0146.

Motion to accept and file the consent agenda made by A.W. Second by S.S. 7-0 approve.

4.) Finance Committee / Treasurer's Report

-Account Balances

M. Steers reported that the banks balances for February 2025 were not available. It was further noted that D. McNaughton and M. Steers are seeking access to online banking to be able to obtain balances.

- Bills to be Paid:

DeSautel & Browning Law	\$ 3,702.60
Mosaic Land Management	\$15,762.50
Cheryl Cady	\$ 6,525.00
Whelan, Corrente, & Flanders	\$ 130.00
COT Design	\$ 75.00
Able Engineering	\$ 3,875.00
Charles B. Allott	\$ 2,899.40

Motion to pay the bills that were in the meeting package plus Cheryl Cady, Able Engineering and Charles Allott made by N.C. Second by W.M. 6-0-1 (A. Wallack abstained) approve.

Email received from Atticus Allen dated 2/21/2025, re: Attn: Cheryl Cady – Replacement of check #2639 – No discussion.

Lease payment was received from Wishing Stone Farm in the amount of \$450.00 for John and June Goulart Farm and Peckham properties.

- Review of Transfer Tax Returns:

-During the period of January 31, 2025, thru February 14, 2025, transfer taxes in the amount of \$0.00 were paid to the Trust. This reflects transfer #3454 - #3457. The Transfer Taxes were reviewed. It was noted that Transfer Tax Forms #3455, #3456, and #3457 were not calculated correctly. It was noted that the buyers understood they owed the taxes, but when they attempted to pay it was not accepted by the Finance Department. The three lots were purchased at the same time and therefore they should have taken only one exemption.

A new Transfer Tax Form was presented. The new form will assist in calculating the tax owed. The new form complies with the Enabling Legislation. N. Levine, D. McNaughton and N. Cabot will work on revisions to the Standing Rules regarding the transfer tax and the forms.

- Terrafirma Insurance: D. McNaughton will follow-up regarding LCACT eligibility.

- Letter received from Whelan, Corrente & Flanders dated 2/21/2025 re: Accounts Payable- LCACT overpaid the account. A reimbursement was issued.

5.) Operations Manager Job Description: Members will individually review the job description and cross off items we do right currently and leave those that assistance is need with. This will be place on the April agenda.

6.) Sub-committee reports:

- Communications/Outreach:

- LCACT website update: Word documents have been made available for each page. A review of the documents is due by the end of next week. The Annual Report will be added to the website. A. Wallack will review the website and incorporate verbiage from the Annual Report.

- Annual Report: N. Levine suggested a change to paragraph 4, line 2. He suggested that the words “leased back” be changed to “offered”. N. Levine also suggested adding the phrase “under multi year leases at market rate” be added to the last line of paragraph 4.

Motion to approve the Annual Report with the suggested changes made by A.W. Second by N.

Cabot. 7-0 approve.

- Presentation to the Town Council: A presentation will be made to the Town Council on March 6, 2025. A PowerPoint presentation will be utilized.

- Copy of email from Carter Wilkie to Carol Wordell, dated 2/14/2025, re: Town Council Agenda for Feb 20.

- Email received from Carol Wordell, dated 2/21/2025, re: vote of Town Council.

- Email received from Carol Wordell, dated 2/24/2025, re: correction.

- Communications Budget Request:

- Writer/Designer: Nail Proposal: Nail is an agency in Providence. N. Levine, D. McNaughton and A. Wallack met with them. LCACT cannot afford to have Nail perform all the work. They are professional strategists. They would be able to assist LCACT in knowing what and how we should be communicating with the public.

Natalie Jackvony is a writer. N. Levine explained that she is enthusiastic, and he would like to get her involved on an hourly basis. She would assist in launching communications. She could work together with Nail.

Nail would prepare deliverable/examples for LCACT and Natalie. LCACT would also benefit from a workshop with professionals to get a package together for Natalie to work from. The cost for Nail to provide a workshop, complete research and prep work, interpret historical information and provide deliverables as a guidebook, strategy and framing of communications would cost \$20,000.00.

Motion to approve \$20,000.00 to hire Nail made by M.S. Second by A.W. 7-0 approve.

- LC350 Event: C. Cady presented options for events and costs for Farmers Day.

- Email received from Palagis Ice Cream, dated 2/13/2025, re: Cheryl Cady – Little Compton -8/23/2025: 10:30 am Truck Request.

- Email received from Cynthia Labbe, Enchanted Animals, dated 2/14/2025, re: Rhode Island Petting Zoo and Pony Rides.

Motion to approve budget not to exceed \$20,000.00 and for C. Cady to bring back a budget that fits within this amount made by A.W. Second by N.L. 7-0 approve.

-Stewardship Committee Update:

- Stewardship update regarding stewardship needs, monitoring reports, baseline documentation reports. N. Cabot reported monitoring for 2023 and 2024 is completed. Work on making corrections in the Landscape program continue. N. Cabot has checked with the Landscape company regarding storage as LCACT documents are in PDF format. There is enough storage for LCACT. A written checklist is being developed regarding how properties are monitored ie: via aerial imagery or on the ground. Leased properties will be monitored twice yearly. The Ryan site visit has been completed for the Baseline Documentation Report. It was noted that there is work to be completed on the Greene property. Letters will be sent notifying landowners that monitoring is being done. This letter will then be followed-up with another letter and a copy of the monitoring report.

- Peckham (Plat 22, Lot 15-4): The Vineyard has been working on the property removing the grape vines. N. Cabot will follow-up on the lease.

- Bissinger (Plat 5, Lots 38-1, 40-2, and 40-5): D. McNaughton drafted a letter to Mr. Hudner regarding moving the pile. D. McNaughton has also spoken with Attorney Allott,

regarding LCACT concerns. Carol Trocki assembled emails regarding when lot 38-1 was subdivided and sold to Mr. Hudner. Attorney Allott has questions regarding the legitimacy of the subdivision. He also thinks there is a basis for a conversation with Mr. Hudner. D. McNaughton is reviewing all past communications.

- Ratcliffe (Plat 1, Lots 275 and 276): The final version of the signage was reviewed. Installation will be dependent on the completion of the Town's work on Town Way.
- Merrow (Plat 45, Lots 30 & 31 and Plat 45, Lots 50 & 51): The cleanup of the property will take place next week.
- Budget for Stewardship Needs: No discussion.
- Ham-Right-of-Way (Plat 31, Lots 43-1 & 43-4): The survey has been completed.
- Apfel/Simon (Plat 1, Lot 168): There is a violation on the property. N. Cabot will send the owners a letter.
- Lot number changes: Example Bullock (Plat 8, Lot 25 to Plat 8, Lot 25-2): The Bullock property has an easement on a portion of the original lot (Lot 25). The lot has been subdivided making that portion of the original lot 25 a separate lot, so the conserved area is now a separate lot 25-2 and the remainder of lot 25 is now lot 25-1 is also a separate lot with the houses. It was noted that although the lot numbers changed, no conserved land was lost or subdivided. It was suggested that a letter could be sent to easement landowners informing them that they need to inform LCACT of any changes they are making to their lots on which LCACT holds and easement.

M. Steers suggested that the Planning Board application should include a question regarding whether the property being subdivided has conserved areas on it and if it does, has the LCACT has been notified.

Motion to authorize D. McNaughton to write a letter to M. Steers, Planning Board Chairman, regarding the process for LCACT to be notified of any changes to conserved land made by M.S. Second by N.L. 6-0-1(N. Cabot recused) approve.

- Algonquin Gas Easements: D. McNaughton wrote a letter to Attorney Browning instructing her to draft a letter to the owners of properties upon which the gas line is located and where LCACT holds an easement. The letter is to inform the landowners that LCACT needs to be informed of any work being done on the property that affects the easement portion.

- Land Protection Committee:

- **Ryan (Plat 31, Lot 55-1):** The Ryans have signed the easement. D. McNaughton was provided the document and signed it at the meeting.
- **Couto (Plat 40, Lot 40-4):** No discussion.
- **Manchester/Alvernes (Plat 22, Lots 2-1 & 2-2):** The owners' attorney is in the process of reviewing the documents. The review should be completed tomorrow. The property should proceed to closing in the next few weeks.

7.) Policies and Procedures: Members received copies of the Policies and Procedures with comments from D. McNaughton. N. Cabot will make these revisions.

Motion to send the Policies and Procedures to the Town Council with the revisions and appendices in their current form made by A.W. Second by W.M. 7-0 approve.

8.) Hunting:

- A questionnaire has been developed that will be sent to current LCACT hunters. The questionnaire was developed to collect data to assist in making decisions regarding the number

of hunters allowed on each property and for hunters to share information with each other.

Motion to send the questionnaire to LCACT hunters who hunted LCACT properties in 2024 made by M.S. Second by A.W. 7-0 approve.

The current recommendation of the Hunting Advisory Committee is to keep the list of Ag Trust lands to be hunted in 2025-2026 the same as they were for the 2024-2025 season.

D. McNaughton thanked the volunteers on the Hunting Advisory Committee for their assistance. The members include David Osborn, Bill Mackintosh, Lynne Brousseau Lebreaux, Cameron Brouillette, and Ben Hathaway.

9.) Strategic Visions Subcommittee Report February 2022: At the February meeting someone asked for this information. At the April meeting the 2025 Strategic Plan will be discussed. If anyone has any suggestions, they may send them to C. Cady.

10.) CY 2023 Strategic Objectives: No discussion.

11.) New Business: None

12.) The Nature Conservancy:

- John Berg (TNC) explained that The Nature Conservancy is doing work on the Dundery Brook/ Bumble Bee Farm Trail. They also have a meeting soon with Mr. Middendorf regarding a conservation transaction.

13.) Executive Session: Motion to enter Executive Session for the purpose of discussing land acquisitions/negotiations per R.I.G.L. 42-46-5(a) (5) made by A.W. Second by N.L. 7-0 approve. (Members were polled individually regarding the motion and voted as follows: (W.M. – yes, N.C.-yes, M.S.- yes, D.M. – yes, S.S. – yes, A.W. – yes, N.L.-yes)

Entered Executive Session at 8:42pm.

14) Return to Open Session: 8:59pm.

15.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by A.W. Second by N.L. 7-0 approve.

16.) Adjournment: Motion to adjourn made by N.L. Second by N.C. 7-0 approve.

Adjourned 9:00pm.

Respectfully submitted,
Cheryl Cady