

***Approved Minutes***  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**April 2, 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, A. Wallack, N. Levine and S. Souza.

**2.) Minutes:** The draft minutes from the Public Session and Executive Session meetings held on February 27, 2025, and March 5, 2025, were reviewed.

The following correction were made to the Public Session Minutes: Correction of the date from February 27, 2024, to February 27, 2025.

Correction made to the February 27, 2025, Executive Session Minutes as follows: In the third paragraph from the bottom, change to LCACT will write the policies and procedures.

Motion to approve the minutes from February 27, 2025, Public and Executive Session Minutes with corrections made by N.L. Second by M.S. 5-0-1 approve. (A. Wallack abstained.)

Correction made to the March 5, 2025, Public Session Minutes:

- 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 approve. (N. Cabot recused.)

Motion to approve the minutes from the March 5, 2025, Public and Executive Session Minutes with corrections made by S.S. Second by M.S. 6-0 approve.

**3.) Consent Agenda:**

- Email from Carol Wordell, Town Clerk, dated 3-18-2025, re: Information about front ramp door.
- Email from David Lough to Don McNaughton, dated 3-13-2025, re: E-mail to Don McNaughton of LCACT on Re Potential Purchase of lot 11-10 and 11-9 on Little Compton Tax Assessor's Plat 2.
- Email received from RI Green Infrastructure Coalition, dated 3-12-2025, re: Join us for our statewide GIC meeting!

- Email received from National Agricultural Land Network, dated 3-12-2025, re: Free Land Resources! Join the National Agricultural Land Network.
- Rhode Island USDA Service Center March 2025 Newsletter received.
- Email received from Conserveation – Alliant, dated 3-10-2025, re Endorsement Attached: 25-26, Package, Endorsement #1, Effective Date 02/01/2025 – Little Compton Agricultural Conservancy Trust,
- Email received from Kate Sayles, RI Land Trusts, dated 3-10-2025, re: March Land Trust Leaders Update – Action Alerts!
- Email received from Virginia Streeter, dated 3-18-2025, re eNews March 2025,
- Email received fromFarmers.gov, dated 3-19-2025, re USDA Expediting \$10 Billion in Direct Economic Assistance to Agricultural Producers.
- Email received from RI Business Service, dated 3-24-2025, re Reminder: Online Filing Tutorials, Guidance for Solar Energy Consumers, and Tips for Taking Your Business Outside.
- Email received from Cindy Wilson, dated 3-21-2025, re: Save the Date: WRWA River Day is three months from today Saturday June 21<sup>st</sup>.
- Email received from USDA in Rhode Island, dated March 20, 2025, re: Dairy Margin Coverage Enrollment Deadline is Coming Up Soon.
- Email received from The SNEP Network, dated 3-3-2025, re: Join us for this year’s Rhode Island and Massachusetts Funding Workshops!
- Email received from NOFA RI, dated 2-27-2025, re March 2025 NOFA-RI E-News.
- Email received from Victoria Antonucci, RI Land Trusts, dated 3-4-2024, re: Creature Clash is On!
- Email received from Abigail Wilkie, dated 3-19-2025, re Please call William & Christine – Question about selling land to Trust.
- Email received from Kate Sayles, RI Land Trust Council, dated 3-24-2025, re: Land Trust Leaders: Mid-March Updates.

Motion to approve and place the Consent Agenda on file made by N.C. Second by S.S. 6-0 approve.

#### **4.) Finance Committee / Treasurer’s Report**

##### **-Account Balances**

M. Steers reported that the banks balances for March 2025. The total of all account is 4,509,385.00.

##### **- Bills to be Paid:**

|                              |             |
|------------------------------|-------------|
| DeSautel & Browning Law      | \$ 3,610.80 |
| Mosaic Land Management       | \$11,243.75 |
| Cheryl Cady                  | \$ 4,860.00 |
| Whelan, Corrente, & Flanders | \$ 325.00   |
| Prime Engineering            | \$ 3,500.00 |
| Nail Communications          | \$ 9,875.00 |
| East Bay Media Group         | \$ 676.50   |
| U.S. Post Office             | \$ 9.45     |
| U.S. Post Office             | \$ 219.00   |
| Modern Printing              | \$ 69.70    |
| Atticus Allen                | \$ 1,000.00 |

Motion to pay the bills made by M.S. Second by N.C. 6-0-1 approve.

Email received from Atticus Allen dated 2/21/2025, re: Attn: Cheryl Cady – Replacement of check #2639: Motion to re-issue a replacement check to Atticus Allen made by N.L. Second by A.W. 6-0 approve.

- Review of Transfer Tax Returns:

-During the period of February 15, 2025, thru March 21, 2025, transfer taxes in the amount of \$16,000.00 were paid to the Trust. This reflects transfer #3458. The Transfer Taxes were reviewed. It was noted that all Transfer Taxes were correct.

- Email received from Carol Wordell, Town Clerk, dated 3-24-2025, re: lcact tax error in payment. D. McNaughton will follow-up with the attorney regarding the transfer Tax Form.

- Email received from Ian Barnacle, dated 3-17-2025, re: Question – Transfer Tax. There is conflicting information on the current LCACT website. It will be corrected.

- Letter received from Internal Revenue Service dated 3-17-2025, re; Changes to your February 28, 2023, Form 8288 – No tax due.

**5.) Operations Manager Job Description:** The job description will be reviewed at the May meeting.

**6.) Sub-committee reports:**

- **Communications/Outreach:**

- LCACT website update: A. Wallack explained that the deadline has passed for member input. The website is ready to be finalized and go live. Natalie Jackvony, writer, will review the website and make suggestions/give feedback.

- Presentation to the Town Council: The Town Council would like an update three to four times per year. In June or July, the presentation will focus on ranking of properties.

- 2025 Communications:

- Nail Contract Signed: Nail has begun their work. They have interviewed individuals and will be delivering their conclusions. The next step will be to present information based on input to LCACT. They will present an outline for communications. Natalie will use this for communications.

- Database app for mailings: N. Levine explained that LCACT needs the ability to send US Postal Mail and emails to different people/groups. He has found a company Less Annoying, who is willing to present to LCACT.

- LC350 Event: C. Cady presented options for events and costs for Farmers Day. The estimated budget was also presented.

-**Stewardship Committee Update:**

- Stewardship update regarding stewardship needs, monitoring reports, baseline documentation reports. N. Cabot reported that BDRs and monitoring continues.

- Email received from Matt Sardinha, dated 3-6-2025, re: Property Access – Permission to cut fallen trees. In the past, Attorney Marion has advised against allowing the public to cut trees for liability reason.

- Peckham (Plat 22, Lot 15-4): The Vineyard is interested in leasing the property. They will come to LCACT with a proposal.

- Letter from Wishing Stone Farm, dated 3-25-2025, re: interest in farming more of the property. The Vineyard is interested in leasing this property.

John and June Goulart (Plat 31, Lot 42-1): Letter received from Wishing Stone Farm, dated 3-25-2025, re Swamp Maple Trees that need to be removed. This will be discussed at the May 2025 meeting.

- Bissinger (Plat 5, Lots 38-1, 40-2, and 40-5): D. McNaughton has drafted a note to the Mr. Hudner. He will follow-up.
- Merrow (Plat 45, Lots 30 & 31 and Plat 45, Lots 50 & 51): The cleanup of the property has been completed.
- Ham-Right-of-Way (Plat 31, Lots 43-1 & 43-4): The correct right-of-way has not been being used. The correct right-of-way needs to be cleared. The cost to clear brush from the right-of-way is \$2,000.00.
- LC 350 Entertainment License Application: Email received from Bill Boudreau on behalf of LC350 re: Application and info for LC350 Events proposed for Sakonnet Vineyard. Mr. Boudreau explained that he has been speaking with Marissa Stashenko regarding LC350 holding events at the Vineyard. Only the Portuguese Feast will have amplified music. The folk festival to be held on August 30, 2025, would be held in the field and will consist of three folk acts from 2:00pm – 8:00pm. The LC350 Committee and the Vineyard will be very cautious of the noise and neighbors.

D. McNaughton suggested the Labor Day event by held in the courtyard rather than the pergola.

Motion to approve the application made by N.C. Second by A.W. 6-0 approve. D. McNaughton to send letter to the Town Council regarding the approval of the Entertainment License Application.

- Almy (Plat 22, Lot 3): Clearing of property: The north wall of the property needs to be cleared. It will cost \$4,000.00.

Motion to approve not more than \$6,000.00 to clear the north wall at the Almy property (Plat 22, Lot 3) (\$4,000.00) and the right of way at the Ham property (Plat 31, Lots 43-1 & 43-4) (\$2,000.00) made by N.C. Second by N.L. 6-0 approve.

- Cabot (Plat 3, Lot 2-1):
  - Update on construction of heavy use area – aka barn: N. Cabot, speaking as the landowner, presented an update on the barn building. The barn is completed with only grading left to complete.
  - Proposed lot number change of the conserved land on Plat 3, Lot 2-1: A survey has been completed. Part of the conserved property will become its own lot.

Attorney Allott has advised that there is no need to amend easements for administrative changes.

- BHS (Plat 38, Lot 34): Deer Damage Renewal Application- Craig Hibbad would like LCACT to submit the Deer Damage Renewal Application to RIDEM. In past years the permit has been needed due to the number of deer eating his crop. It was also suggested that a letter be sent to abutters notifying them that the application is being submitted.

- Gagnon (Plat 32, Lot 18-4): Deer Damage Renewal Application- Craig Hibbad would like LCACT to submit the Deer Damage Renewal Application to RIDEM. In past years the permit has been needed due to the number of deer eating his crop. It was also suggested that a letter be sent to abutters notifying them that the application is being submitted.

Motion to approve submitting the Deer Damage Renewal Application to DEM for the BHS (Plat 38, Lot 34) and Gagnon (Plat 32, Lot 18-4) properties with letters to be sent to abutters notifying them that LCACT has approved the permit submission made by N.C. Second by S.S. 6-0 approve.

- Send letter to easement landowners updating their monitoring contact preferences: A letter and monitoring postcard will be sent to easement landowners asking them to update their monitoring contact preferences.

- Algonquin Gas Easements: D. McNaughton spoke with Attorney Browning. She will send a list of properties that LCACT own an interest in, to Algonquin Gas.

- Ratcliffe (Plat 1, Lot 275 & 276): An audience members addressed the members regarding the sign to be placed on Town Way. She expressed that the green colors on the sign are very close in color and suggested using different colors. She also asked why the sign could not say "No vehicles on property". N. Cabot explained that he doesn't see a need to have another prohibition on the sign.

#### **- Land Protection Committee:**

- **Ryan (Plat 31, Lot 55-1):** The owners have not signed the Baseline Documentation Report. The report is part of the exhibit listed in the conservation easement. The easement will be recorded, and the Baseline filed when received.

- **Couto (Plat 40, Lot 40-4):** No discussion.

- **Manchester/Alvernes (Plat 22, Lots 2-1 & 2-2):** The property may close this week. The title company wants a motion authorizing D. McNaughton to sign the closing documents. Motion to authorize Donald McNaughton, chairman of the Little Compton Agricultural Conservancy Trust, to execute all closing documents relative to the purchase of a conservation easement on Manchester/Alvernes property, known as Plat 22, Lots 2-1 and 2-2 on the Little Compton Tax Assessors Plat Map, made by N. Cabot. Second by S. Souza. 6-0 approve.

#### **7.) Policies and Procedures:**

- Transfer Tax Proposal: Further review is needed.

- Consider vote to send Standing Rules update to Town Council: The Standing Rules will be sent to the Town Council. The Transfer Form Appendices will be sent when completed.

#### **8.) Hunting:**

- Advisory Committee Update: Some questionnaires have been returned. S. Souza is reaching out to those hunters who have not completed the questionnaire. He is scheduling meetings to analyze the results.

- Hunting permission request received from Alisdair Bowen, dated 3-9-2025. D. McNaughton is working with Mr. Bowen regarding his request.

**9.) 2025 Strategic Plan:** No discussion.

#### **10.) New Business:**

-Smith (Plat 46, Lot 48): Application to sell property. No discussion.

**11.) The Nature Conservancy:** No update.

**12.) 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 N.C. Second by A.W. 6-0 approve. (Members were polled individually regarding the motion and voted as follows: (N.C.-yes, M.S.-

yes, D.M. – yes, S.S. – yes, A.W. – yes, N.L.-yes)

Entered Executive Session at 8:10pm.

**13) Return to Open Session:** 8:30pm.

**14.) Disclosure of votes taken in Executive Session:**

- Motion to accept the Smith (Plat 46, Lot 48) application to sell property made by M.S. Second by S.S. 5-0-1 approve (N. Levine recused).

- Motion to obtain an appraisal on Smith (Plat 46, Lot 48) from Judy Jones at a cost not to exceed \$1,000.00 made by N.C. Second by A.W. 5-0-1 approve. (N. Levine recused.)

**15.) Vote to seal the minutes of Executive Session:** Motion to seal the minutes of Executive Session made by S.S. Second by N.L. 6-0 approve.

**16.) Adjournment:** Motion to adjourn made by M.S. Second by N.L. 6-0 approve.

Adjourned 8:34pm.

Respectfully submitted,  
Cheryl Cady