

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
May 7, 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, W. Montgomery, and S. Souza.

Motion to add the Little Compton Republican Town Committee to the agenda as the first topic under stewardship made by W.M. Second by A.W. 7-0 approve.

2.) Minutes: The draft minutes from the Public Session and Executive Session meetings held on April 2, 2025, and April 9, 2025, were reviewed.

Motion to approve the Public Session minutes of 4/2/2025 made by N.C. Second by N.L. 7-0 approve.

Motion to approve the Executive Session minutes of 4/4/2025, made by A.W. Second by S.S. 7-0 approve.

Motion to approve the Public Session minutes of 4/9/2025, made by M.S. Second by S.S. 6-0-1 approve (A.W. abstained.)

Motion to approve the Executive Session minutes of 4/9/2025, made by W.M. Second by S.S. 6-0-1 (A.W. abstained.)

3.) Consent Agenda:

- Email received from Virginia, RI Land Trusts, dated 4/25/2025, re: Last Chance to Register! Municipal Land Trust Symposium – May 3rd.
- Email received from USDA in Rhode Island, dated 4/25/202, re: NRCS Celebrates 90 Years of Helping People Help the Land.
- Email from Ed Bowen, dated 3-27-2025, re: FWD: LCACT Hunting Question.
- Email received from Juanita Goulart, dated 4/1/2025, re: FW: Continues.
- Email received from Bethany Brady, Umass Amherst, dated 4/7/2025, re: Participation needed in survey on the timing and efficacy of invasive plant treatment.
- April 2025 NOFA-RI- E-News received.
- Email received from Tracie Hall, dated 4/9/2025, re: Inquiry from Website.
- Email received from USDA in Rhode Island, dated 4/18/2025, re: Rhode Island USDA Service Center April 2025 Newsletter.
- Email received Virginia Streeter, RI Land Trusts, dated 4/9/2025, re: Fwd: 2025 Census of RI Land Trusts.
- Email received from Bethany Bradley, Umass Amherst, dated 4/22/2025, re: Reminder – Participation needed in survey on timing and efficacy of invasive plant treatment.
- Enews April 2025, received from RI Land Trust Council.
- Email received from Juanita Goulart, dated 4/22/2025, re: Fwd (Breakouts in stonewall).

Motion to approve and place the Consent Agenda on file made by W.M. Second by N.C. 7-0 approve.

4.) Finance Committee / Treasurer's Report

- Email received from Amy Galinelli, Finance Director, dated 4/23/2026, re: Policy regarding transactions. LCACT will follow-up with the new Finance Director regarding this policy and implementation.

-Account Balances

M. Steers reported the banks balances for April 2025. The total of all account is 3,934,976.00.

- Bills to be Paid:

Dendroyka	\$ 1,499.00
DeSautel & Browning	\$ 3,853.05
J.A. Jones	\$ 450.00
Whelan, Corrente & Flanders	\$ 227.50
US Post Office	\$ 210.00
US Postal Service	\$ 4.20
US Postal Service	\$ 11.20
Modern Printing	\$ 136.60
Helger Bros.	\$ 3,090.00
RM Construction	\$ 1,025.00
RM Construction	\$ 750.00
Mosaic Land Management	\$12,580.00
Cheryl Cady	\$ 7,211.25
US Postal Service	8.12

Motion to pay the bills made by N.L. Second by W.M. 7-0 approve.

- Review of Transfer Tax Returns:

-During the period of March 27,2025, thru April 18, 2025, transfer taxes in the amount of \$4,840.00 were paid to the Trust. This reflects transfer #3459 thru 3460. The Transfer Taxes were reviewed. It was noted that all Transfer Taxes were correct.

5.) Sub-committee reports:

- Communications/Outreach:

- LCACT website update: A. Wallack reported she spoke with Natalie Jackvony regarding the website. Ms. Jackvony feels a complete package of messaging is needed. The website should reflect this messaging to have consistent messaging.

- 2025 Communications:

- Nail Project Update: N. Levine reported that the Nail project is moving ahead. He met with Nail on May 6th regarding the materials they are preparing. Nail will present to the entire LCACT board in May at a virtual meeting. A date for this meeting is needed.

- Database app for mailings: N. Levine explained that a contact management program is available through Less Annoying. The program costs \$15.00 per month. N. Levine is scheduling a meeting for D. McNaughton, C. Cady and himself with Less Annoying. Information will then be presented to the members. Using Less Annoying should make communication with the public faster, easier, and more frequently.

- LC350 Event: No discussion.

-Stewardship Committee Update:

- Little Compton Republican Town Committee: Mike Rocha, representing the Little Compton Republican Town Committee (LCRTC), explained that the LCRTC is holding a car show on June 8th from 9am until 2pm. It will be a memorial to Ray Helger, a long time Little Compton resident and car enthusiast. The event was to be held at the Commons, however, there has been a great response and there are concerns that the crowd will be too large for the Commons. The event is free and open to the public.

The LCRTC would be willing to fill holes left from the grapevines and grade the area. He is requesting the use of the Peckham property on Peckham Road. James Davids, manager of Sakonnet Vineyards, discussed the Vineyards request to utilize the Peckham property. The Vineyard is ready to prepare the property for planting. Mr. Davids suggested the event be held at Sakonnet Vineyards. Mr. Rocha and Mr. Davids will work together to possibly have the event at the Vineyard.

Motion to refer the matter to the Executive Committee to work with Mr. Rocha and Mr. Davids to find a suitable location made by N.L. Second by W.M. 7-0 approve.

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

- Email received from Colin Windham, dated 4/4/2025, re: Potential properties. Colin Windham and Chris Bell, from Salt Creek Natives, addressed the board. They are interested in establishing a native nursery. They are currently renting a greenhouse in Tiverton to propagate their plants. They are interest in the Douglas Property (Plat 14, Lot 51) where they would plant eco-plants and then take cuttings from them for propagation. The plants they would plant would enrich the ecosystem. Plant would include:

- Woody Shrubs – Bayberry – good for birds and small animals,
- Beech Plum – good for birds and animals. Attracts pollinators,
- Juniper- provides food for small animals and birds,
- Seaside Golden Rod – good for pollinator larva, butterflies, and moths,
- Bee Balm – good for pollinators,
- Monarda – good for butterflies and pollinators

Mr. Windham and Mr. Bell would like to plant as soon as possible. They would do invasive plant management. The suggested that LCACT not mow the property.

Motion to provide a lease template to Mr. Windham and Mr. Bell for completion and send it back to LCACT for consideration at the June meeting made by N.C. Second by S.S. 7-0 approve.

- Peckham (Plat 22, Lot 15-4): Peckham Lease.

- Email received from James Davids, dated 4/17/2025, re: The Vineyard.

-Sakonnet Vineyards proposal. Mr. Davids explained that the Vineyard would like to bring sheep in to graze the property and reduce mowing. They will than plant two types of grasses for hay. The hay would grow for several years.

N. Cabot explained that the lease expired two years ago, but that the Vineyard has continued to steward the property.

Motion to approve leasing the property to the Vineyard subject to lease terms to be discussed/reviewed at the June meting made by N.C. Second by N.L. 7-0 approve.

- Harper (Plat 4, Lot 7-2): Email received from Marc Greenfield, Esquire, dated 4/1/2025, re: Fwd: Greg DeJean.

- Letter from Dr. Gregory DeJean, CAPT, USNE (ret) dated 4/1/2025, re: Rezoning of lots 7-1 and 7-2.

Dr. DeJean was present at the meeting. He would like to “rezone” his property. He currently has two lots that are separated by a road. One of the lots has a conservation easement on it and he would like to adjust the lot line, so that the lots are of equal size. This would cause the conservation easement to be on both lots instead of just the one, although no conserved property would be lost.

The easement stipulates that there is to be no further subdivision of the property. The issue is referred to the Stewardship Committee for review of the proposal and report back to the members.

- 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. W. Montgomery will follow-up on the trees.

- Bissinger/ Hudner (Plat 5, Lots 38-1): D. McNaughton, N. Cabot and C. Trocki met with Mr. Hudner. Mr. Hudner understands that the sledge pile needs to be moved. He plans to move it this summer. He is planning to build a house and use the pile to grade. The issue will be reviewed in October.

- Apfel/Simon (Plat 1, Lot 168): There is a stewardship issue on the property. A letter has been sent to the owners.

- Brooks/Cannon/Fowler (Plat 45, Lot 28): Email received from Rose White, dated 4/22/2025, re: Agricultural land preservation efforts in back of 415 Old Harbor Road. Ms. White abuts the property. On the LCACT property there is a dense flock of Ailanthus trees. These trees will spread onto the White’s property. Ms. White would like to cut the trees on the LCACT property. LCACT will check with Alliant Insurance regarding volunteers being covered while performing stewardship tasks. C. Trocki will visit the property to document the border trees.

- Almy (Plat 22, Lot 3): Clearing of property: Cody Helger is working on clearing the wall.

- Ratcliffe (Plat 1, Lot 275 & 276): C. Trocki has visited the property. It is busy during the day.

- Greene (Plat 40, Lots 45, 46-2,47, 99, 100, 101, 102, 103): No discussion.

-Anarumo (Plat 45, Lot 1-3): Letter received from Attorney Holland, dated 4/7/2025, re: Mr. and Mrs. Kevin Gifford – Survey of LCAT.

-Email from Ned Levine to Ray Holland, dated 4/21/2025 re: no subject – Postpone removal of hunting stands.

The parties are currently waiting for the survey to be completed.

- Stewardship update regarding stewardship needs, monitoring reports, baseline documentation reports.

- N. Cabot reported that three baseline documentation reports have been completed this month and leased properties were visited. There are currently twenty-three baseline documentation reports to be completed, two are in process.

N. Cabot also reported that there is a University of Rhode Island entomologist who has requested permission to collect bees on the Mosher property. There is a concern about the bumble bee

population and the one he is studying is specific to cranberry bogs. The requester will need to contact the SP also.

Motion to allow the requester to collect the bees made by N.C. Second by A.W. 7-0 approve.

- Land Protection Committee:

- **Couto (Plat 40, Lot 40-4):** N. Cabot and N. Levine will work on this property.
- **Manchester/Alvernes (Plat 22, Lots 2-1 & 2-2):** The property has closed.
- **Almy (Plat 2, Lot 9-9):** N. Cabot and W. Montgomery will be meeting with a gentleman who is interested in the property.
- **Smith (Plat 46, Lot 48):** No discussion.

6.) Policies and Procedures:

- Transfer Tax Proposal and Appendix: N. Cabot has written the Transfer Tax proposal. It has been sent to Attorney Browning for review. It will be available for review at the next meeting. The remainder of the policies are being sent to Town Council. D. McNaughton has written a letter to the Town Council requesting their review of the revisions.

7.) Hunting:

- S. Souza reported that the Hunting Advisory Committee is making progress. David Osborn has proposed guidelines. S. Souza is meeting with Mr. Osborn on Friday. The policies will be reviewed by the Hunting Advisory Committee at its May 13, 2025, meeting.

- Hunting Permission Request:

-Email received from Joe Wood, Dated March 19, 2025, re: Hunting.

- Email received from Michael McCormick, dated 3/29/2025, re: Hunting Permission Request.

- Email received from Alisdair Bowen, dated 4/2/2025, re: Hunting Permission Request.

8.) 2025 Strategic Plan: No discussion.

9.) New Business:

- East Side Trail: N. Levine explained that now there is access to the full vision of the trail system. LCACT needs to determine how to proceed. A budget and designer is needed. N. Levine will develop the sequential work steps.

- St. Pierre (Plat 30, Lot 39-1): Ms. St. Pierre wants to conserve the last three acres of her property with her having life estate.

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

- Review of Standing Committees: The Standing Committees were last reviewed in 2022. C. Cady will send the current membership of these committees to members. This will be discussed next month.

10.) The Nature Conservancy: No update.

11.) 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.L. Second by N.C. 7-0 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, W.M.-yes)

Entered Executive Session at 8:59pm.

12.) Return to Open Session: 9:30pm.

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

14.) Adjournment: Motion to adjourn made by M.S. Second by N.L. 7-0 approve.

Adjourned 9:31pm.

Respectfully submitted,
Cheryl Cady