

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
July 9, 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, N. Levine, W. Montgomery, and S. Souza.

A. Wallack arrived at 8:03 pm.

P. McHugh, Town Council liaison was present.

2.) Minutes: The draft minutes from the Public Session and Executive Session meetings held on June 4, 2025, were reviewed.

Motion to approve the Public Session minutes of 6/4/2025 made by S.S. Second by M.S. 6-0 approve.

Motion to approve the Executive Session minutes of 6/4/2025, made by S.S. Second by M.S. 6-0 approve.

3.) Consent Agenda:

* Email received from USDA in Rhode Island, dated 6-2-2025, re: USDA-NRCS announce completion of HUC-12 watershed assessments for Scituate Reservoir & surrounding areas,

* Email received from Secretary of State Gregg M. Amore, dated 6-3-2025, re: Civic Awards, Pride Month, and RI History,

*Email received from NOFA RI, dated 6-8-2025, re: June 2025 NOFA RI E-News,

* Email received from Virginia Streeter, dated June 10, 2025, re: eNews June 2025,

*Email received from USDA in Rhode Island, dated 6-10-2025, re: Trump Administration Appoints Robert Sullivan to Serve as State Executive Director for USDA's Farm Service Agency in Rhode Island,

* Email received from USDA in Rhode Island, dated June 11, 2025, re: Local teens take top honors at 31st Rhode Island Envirothon,

* Email received from Beth Fraser, dated 6-17-2025, re: Free Soil Health Webinar Series Begins June 25 – Register Today!

* Email received from Kate Sayles, RI Land Trusts, dated 6-19-2025, re: Thank you for joining us,

* Email received from Lisa Luttmann, dated 6-9-2025, re: Keeping Your WordPress Site Healthy.

* Email received from USDA in Rhode Island, dated 6-18-2025, re: Rhode Island USDA Service Center June 2025 Newsletter.

* Email received from SNEP Network, dated 7-1-2025 re: SNEP Network is now accepting applications for the 2025-2026 Community Assistance Projects!

- Email received from Virginia Streeter, dated 6-3-2025, re: Land Trust Census.

- Email received from ARCG-RI-Easements, dated 6-20-2025, re: Reminder for Fiscal Year 2025 NRCS Conservation Annual Monitoring Reports Submission.

- Received Notice from Town of Little Compton Board of License Commissioners: Notice is hereby given that the following applications to sell intoxicating beverages have been received: CLASS BV – Limited Little Compton Community Center. Application will be heard on July 10, 2025, at 7:00pm, Town Hall Little Compton, RI.

Motion to place the Consent Agenda on file made by N.L. Second by W.M. 6-0 approve.

4.) Correspondence:

- Email received from Carter Wilkie, dated 6-30-2025, re: Cost to Compost
 - Email received from Lenore Shannon, Eric Gustafson, dated 6-3-2025, re: Inquiry from Website- Activity on property near 292D West Main Road. (See discussion under stewardship).
 - Wislocki (Plat 30, Lot 14-3): Email received from Gioia Browne, dated 5-29-2025, re: Inquiry from Website – Right of Way.
 - Email to Gioia Brown from Don McNaughton, dated 6-1-2025, re: Fwd: Plat 30, Lot 9.
 - Letter from Attorney Joseph Marion, dated 6-13-2025, re: Title Update and Use of ROW for 10-12 South of Commons Rd. Plat 30 Lots 10 and 14-3.
- D. McNaughton reported he has corresponded with Gioia Browne and she is satisfied.
- Anarumo (Plat 45, Lot 1-3): - Email received from Justin Harts, dated 6-28-2025, re: Inquiry from Website – Request to use a path located on LCACT property abutting 161 Old Harbor Road (see stewardship).

5.) Finance Committee / Treasurer’s Report

-Account Balances

M. Steers reported the banks balances for June 2025. The total of all account is 4,072,838.00.

- Bills to be Paid:

Whelan, Corrente & Flanders	\$ 292.00
Charles Allott	\$ 4,803.81
Natalie Jackvony	\$ 1,761.50
JA Jones	\$ 450.00
East Bay Media Group	\$ 123.00
DeSautel & Browning	\$ 2,417.40
Modern Printing	\$ 60.40
Helger Bros.	\$ 4,310.00
Mosaic Land Management	\$14,606.25
Cheryl Cady	\$ 7,335.00
Natalie Jackvony	\$ 675.00
R.M. Construction	\$ 1,200.00
Helger Bros.	\$ 2,785.00

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

- Review of Transfer Tax Returns:

-During the period of June 3, 2025, thru June 11, 2025, transfer taxes in the amount of \$43,454.90 were paid to the Trust. This reflects transfer #3470 thru 3473. The Transfer Taxes were reviewed. All Transfer Taxes calculations were correct. It was noted that Transfer Tax Form 3473 had incorrect Plat/Lot numbers (Plat 39, Lot 9). They should be Plat 30, Lot 9.

- Mosaic Land Management Proposed Hourly Rates for FY 2026: Mosaic Land Management proposed keeping the rates the same as they were in FY 2025.

Motion to approve Mosaic Land Management proposed rates for FY 2026 made by N.C. Second by N.L. 6-0 approve.

6.) Organization:

- Annual Election of Officers: Election of Officers to take place in August.
- Review of Standing Sub-committees: Members were asked to review the sub-committees for the August meeting.
- Staffing: N. Cabot expressed that he would like LCACT to move forward with this. S. Souza suggested a better idea of what the position entails is needed. Members might want to consider that Cheryl Cady does a lot of work already and there shouldn't be redundancies of work already being done. A job description should be created prior to recruiting.

Motion to move forward with a part-time position to do some of the work the trustees currently do, including a job description made by N.C. Second by N.L. 6-0 approve.

7.) Policies and Procedures:

- Standing Rules Update to the Town Council:
 - LCACT received comments from the Planning Board regarding scoring of properties. N. Cabot compiled these comments into a spreadsheet which he reviewed with his recommendations.
 - N. Cabot explained that he has added as Appendix I: Trust's Core Interest.
 - Housing has been included as part of the application scoring process. N. Cabot will consider encumbrances on a property as part of the scoring process.
 - Proposed Transfer Tax appendix and form: D. McNaughton will discuss the form with Mr. McNamee, Interim Finance Director. The Town Council, Tax Assessor and former Finance Director have been consulted, but Mr. McNamee's input is wanted.

Mr. Larry Anderson explained that he has always had concerns regarding tax collections and how they occur. He further explained that the rules and regulations only have references to how the collections occur and that the LCACT shall adopt and provide a Transfer Tax Form. He pointed out that the Rules should mirror the Form. He suggested that LCACT may want to review this section before amending the Form.

Mr. Anderson further explained that there is nothing in law or the rules that specifies recourse for LCACT or a buyer to amend, correct, or appeal a tax. This should be done somewhere to eliminate problems.

D. McNaughton explained that LCACT is updating the rules to clarify what LCACT does and is moving to appendices so they can be updated rather than updating the rules. LCACT is trying to develop the right process and the right form. Language is being worked on for recourse should a tax be incorrect.

The Standing Rules will be reviewed in August.

- Live Streaming of LCACT meetings: Mr. Ed Bowen sent an email regarding the need to live stream LCACT meetings. He was present at the meeting and addressed the members. Mr. Bowen explained that live streaming of LCACT meetings was discussed by the Planning Board, but for some reason it was not brought to LCACT. He suggested that LCACT has funds to live stream the meetings and that this would be an easy public relations win for LCACT. All trustees have a fiduciary duty to the beneficiaries, residents of Little Compton. LCACT should live stream meeting to keep everyone informed.

N. Levine expressed that the pros are obvious, but what are the cons. People use the Town Council Streaming and are happy with it. It would be a benefit to LCACT to stream the

meetings. It allows for full transparency.

D. McNaughton explained that LCACT would need to have You Tube permission and a Zoom account. There is a cost for the Zoom account. There is nothing technology wise to stop LCACT from streaming the meetings.

Mr. Sal Marinosci expressed that it is a matter of convenience for people to stay in touch with what is going on.

Mr. Larry Anderson explained that he was on Town Council when they went to live streaming and when the Financial Town Meeting was streamed. Streaming the meetings and archiving them will assist in more people being involved.

Mr. Patrick McHugh stated that he recommends streaming and that there is an interest from the Town Council in having all boards live stream their meetings.

Motion to investigate the capability to live stream and barring Town Council preventing it, we come to the next meeting prepared to implement live streaming made by N. Cabot. Second by N. Levine 6-0 approve.

8.) Sub-committee Reports:

-Communications/Outreach:

-Survey of Residents: A survey of residents is in discussion. Ms. Jackvony has been looking into this with a volunteer. C. Cady has been working on the Less Annoying CRM program uploading contact and information. Carol Trocki and Julia Trunzo have been doing work with and talking to LCACT farmer tenants.

D. McNaughton explained that he is interested in what Little Compton residents think about LCACT and the work being done.

N. Cabot would like to move forward with this effort to gauge the feeling of town residents. Ms. Carol Trocki expressed that the survey could assist in understanding how the LCACT mission is being received/perceived and LCACT's relationship with the community at large. The survey would also allow for a better understanding about farming in town.

M. Steers stated that the questions and questionnaire need to be developed.

The survey could run parallel to C. Trocki and J. Trunzo talking with tenant farmers to get both perceptions.

N. Cabot expressed that the survey be broader than LCACT. All boards and commissions should piggy-back on to find out if there are big issues in town. This requires input from other groups.

Motion for Ms. Jackvony to continue working on the basis of the survey and LCACT to start the process and to go to other boards (Town Council, Planning Board, Commons Foundation, Housing Trust to request their participation made by N.C. Second by N.L. 6-0 approve.

LCACT will complete our part and then reach out to the other boards. Ms. Jackvony could have something together in two weeks. She is concerned that when sending something out it should be

short and simple.

LCACT website: The new website needs to be activated. A. Wallack will contact 6Square to activate the new website.

-2025 Communications:

- Manchester/Alvernes publicity: Ms. Jackvony is working on a press release for the Manchester property.

- Less Annoying Database Project: Other groups need to be contacted to ask if they will share an email to join LCACT database.

- LC 350 Event:

Sakonnet Vineyards (Plat 22, Lots 8-5 thru 8-9 and 8-11 thru 8-14): A letter was received from the LC350 Committee requesting to increasing the number of participants/tickets from 400 to 800 for the Folk Festival. Mr. James David, representing Carolyn's Sakonnet Vineyard was present and addressed the members. He explained that it would be unfair for ticketed guests to pay and earlier guest to enjoy the entertainment for free.

The Vineyard had not thought of this, and the Saturday of Labor Day weekend is on of their busiest days. LC350 could do a buy out for the day, so the Vineyard would not lose money. The Vineyard also does not want to tell early guests who are not ticketed that they need to leave. The Vineyard wants to support LC350 but cannot close their doors. The Vineyard presented a parking plan for the day.

Motion to increase the number of tickets allowed for 400 to 800 made by A.W. Second by S.S. 7-0 approve.

- Farmers' Day (8/23/2025):C Cady explained that S. Souza, A. Wallack and she met with Mike Napolitano, caterer, regarding using local products for the event. Mr. Napolitano was given a list of local farmers and their contact information. Mr. Napolitano has contacted local farmers and there will be an increase of \$6,000.00 for these products and labor. C. Cady will ask Mr. Napolitano for an itemize estimate of the costs for the next meeting.

Motion to increase the Farmers' Day budget by \$6,000.00 made by M.S. Second by W.M. 7-0 approve.

- C. Cady noted that the State Police approval for Cow Pie Bingo was approved.

- Stewardship Committee:

Stewardship Committee Report:

1.) Harper (Plat 4, Lot 7-2): The recommendation of the Stewardship Committee is to deny the request to subdivide the property.

Motion that the LCACT send a letter, signed by the Chair, to Dr. DeJean denying his request to subdivide the protected property made by N.C. Second by N.L. 7-0 approve.

2.) Gagnon (Plat 32, Lot 18-4): The neighbors appear to have a small are of lawn encroaching onto the Trust's land. N. Cabot will address this with the neighbors.

3.) Greene (Plat 40, Lots 45,46-2,47,99,100, 101, 102, 103): LCACT execution of Conservation Easement with RIDEM. The attorney for DEM has the document drafted. We should hear from them next week.

4.) Almy-Pratt-LCACT (Plat 2, Lots 9-3,9-4,9-5,9-6,9-7,9-8): LCACT monitoring obligation to NRCS. NRCS finds it a conflict of interest for LCACT to be responsible for monitoring a shared easement over land that LCACT owns in fee. As an independent contractor,

Mosaic Land Management could serve as a third party assigned to monitor the property, with the reporting going directly to NRCS without prior review by the Trust.

Motion that the LCACT prepare and provide to NRCS an affidavit stating that Mosaic Land Management LLC is a separate entity, unaffiliated with the Trust, and will maintain impartiality by delivering annual monitoring reports on the Almy-Pratt LCACT easement (#7311060100H9B) directly to NRCS without prior review by or influence of LCACT made by N.C. Second by N.L. 7-0 approve.

5.) General Maintenance

- Ham (Plat 31 Lots 43-1 & 43-4): There is debris on the property to be cleaned up. The debris was left when a barn burned down. Craig Hibbad has already planted corn on the property. The debris issue will be revisited at a later date.

- BHS (Plat 38, Lot 16-2): Mowing of this property is in the works.

- Douglas (Plat 14, Lot 51): Mowing of this property is in the works.

- Cole (Plat 14, Lot 42): Mowing of this property is in the works.

- John and June Goulart (Plat 31, Lot 42-1): There are trees that need to be removed. An estimate of \$2620.00 has been received to remove the trees.

Motion to authorize an amount not to exceed \$3,000.00 to cut trees made N.C. Second by N.L. 7-0 approve.

6.) General Stewardship Update

- Pontes (Plat 20, Lot 56-4 and 51-1): There are trees on the property that need to be removed. An estimate has been received in the amount of \$1,970.00 for tree removal.

Motion to authorize an amount not to exceed \$2,000.00 for tree removal made by N.C. Second by N.L. 7-0 approve.

- Baseline Documentation Reports in progress on Goulart A (Plat 29, Lot 2-4), Goulart B (Plat 29, Lot 2-4), Fowler Brooks -LCACT (Plat 45, Lot 28)

- First round of bi-annual farm monitoring wrapping up,

- Ratcliffe (Plat 2, Lots 275 & 276): Report at August meeting.

7.) Fraud Farm soil compaction test results were reviewed.

- John and June Goulart (Plat 31, Lot 42-1): W. Montgomery met with a neighbor, Alice Letondot. She took care of repairing the road damage that she caused, but LCACT needs to finish the repairs.

Motion to authorize \$3,000.00 for the continued repairs to Jude's Lane made by N.C. Second by S.S. 7-0 approve.

- Email received from Lenore Shannon, Eric Gustafson, dated 6-3-2025, re: Inquiry from Website- Activity on property near 292D West Main Road. Ms. Shannon and Mr. Gustafson raised concerns regarding activity near their property line where there is a swimming pool. They noted privacy concerns. John Berg met with them regarding the activity and explained that the deed allows for a trail at that location. LCACT owns the easement on this property.

Motion to send a letter to Ms. Shannon and Mr. Gustafson identifying that the activities on the property comply with the LCACT easement made by N.C. Second by W.M. 7-0 approve.

- Anarumo (Plat 45, Lot 1-3): - Email received from Justin Harts, dated 6-28-2025, re: Inquiry from Website – Request to use a path located on LCACT property abutting 161 Old Harbor Road. N. Cabot recommended LCACT not do anything formally and investigate the pathway.

Mr. and Mrs. Harts were present at the meeting. Mr. Harts explained that they have not closed on the property. He explained that there is no way to access the back two acres of the property because of wetlands. There is a pathway that runs along the LCACT property that they could use

to access their back two acres. The Harts would like to establish an apiary on the back acres. Carts and wheelbarrows would be used on the pathway. They will submit a proposal to the LCACT.

N. Cabot recommended that LCACT verify the location of the path and form a position.

Recreation

- Eastside Trail Planning and Construction: The owner of land near the proposed trail land is willing to sell a trail easement to LCACT. Attorney Allot is working on the easement.

Motion to authorize N. Levine to work on the trail easement for the Stein property and bring back a proposal to get it done made by N.C. Second by S.S. 7-0 approve.

- Land Protection Committee:

- **Couto (Plat 40, Lot 40-4):** This property is in the hands of the sellers' counsel.

- **Almy (Plat 2, Lot 9-9):** No discussion.

- **Transaction templates for easements and fee acquisitions:** N. Levine reported that the trail easement and easement and fee transaction templates are being worked on.

9.) New Applications:

St. Pierre (Plat 30, Lot 39-1): This is an application to sell the property. Both owners have signed the application.

10.) The Nature Conservancy: Mr. John Berg reported that TNC has agreements to purchase the last piece of the Bumble Bee Farm property and they are working on a trail easement there. Mr. Berg will send LCACT information for possible partnering on the acquisition. TNC will also submit an application to LCACT.

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 A.W. Second by S.S. 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 8:55pm.

12.) Return to Open Session: 9:37pm.

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

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

Adjourned 9:37pm.

Respectfully submitted,
Cheryl Cady