

***Amended Minutes***  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**June 4, 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.

**2.) Minutes:** The draft minutes from the Public Session and Executive Session meetings held on May 7, 2025, and May 22, 2025, were reviewed.

Motion to approve the Public Session minutes of 5/7/2025 made by A.W. Second by M.S. 7-0 approve.

Motion to approve the Executive Session minutes of 5/7/2025, made by A.W. Second by S.S. 7-0 approve.

Motion to approve the Public Session minutes of 5/22/2025, made by M.S. Second by S.S. 6-0-1 approve (A.W. abstained.)

**3.) Presentation from Trevor Mayes regarding Almy (Plat 2, Lot 9-9):**

- Email received from Trevor Mayes, dated 5-5-2025, re: Inquiry Regarding Conservation Partnership for Farmland Acquisition on the Sakonnet River.

- Mr. Mayes presented a plan for the property that included perennial base food sources, where livestock would grass among the trees. Mr. Mayes would like to partner with LCACT to purchase the property for a farm. He would build a house and farm buildings. Mr. Mayes has not developed a business plan to date and needs to determine financing source available to him. LCACT is willing to assist Mr. Mayes but Mr. Mayes must take the lead. N. Cabot and W. Montgomery will meet with Mr. Mayes to assist him with the process.

**4.) Consent Agenda:**

- Email received from Hannah Ruby, dated 5-23-2025, re: Offering Invasive Plant Management Services.
- Email received from Amy Mooney, Little Compton Community Center, dated 5-22-2025, re: It's newsletter time!
- RI Land Trust Council eNews May 2025 received.
- Email received from Steven Alm, dated 5-6-2025, re: RI Cranberry Bees.
- Email received from Carol Wordell, Town Clerk, dated 5-13-2025, re: Phone Message.
- Open Government Summit flyer received.
- Email received from Amy Smith, NOFA RI, dated 5-12-2025, re: Take action today in Support of House Bill H5534 for small farms to receive the same tax exemptions a large farms!
- May 2025 NOFA-RI E-News received.
- Email received from Julia Tripp, Little Compton Community Center, dated 5-7-2025, re: Invitation to Pollinator Pathways Presentation – May 21 at 6PM.
- Email received from Kate Sayles, RI Land Trust Council, dated 5-6-2025, re: Early May Land Trust Leaders Update.
- SNEP Network News: Early Spring 2025 received.
- Email received from Carter Wilkie, dated 5-2-2025, re: Farmland access and whole farm preservation.
- Email received from Carol Wordell, Town Clerk, dated 5-1-2025, re: farming lots.
- LC350 Notification received re: Parade Route, 8-16-2025.
- Notice of Public Hearing received from Little Compton Zoning Board of Review re: Public Hearing upon the petition of the Town of Little Compton owner of property located at 15 Meeting House Lane (Plat 20, Lot 11) for a Special Use Permit to install lighting at the tennis courts.
- Invitation to Cheers to Conservation received from the RI Land Trust Council – 2025 Annual Meeting.

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

## **5.) Finance Committee / Treasurer's Report**

### **-Account Balances**

M. Steers reported the banks balances for May 2025. The total of all account is 3,915,151.30.

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

DeSautel & Browning	\$ 3,549.60
US Post Office	\$ 210.00
US Postal Service	\$ 5.44
US Postal Service	\$ 11.26
Modern Printing	\$ 357.00
Helger Bros.	\$ 1,040.00
Mosaic Land Management	\$ 8,662.50
Cheryl Cady	\$ 5,445.00
Nail Communication	\$ 9,875.00
Agency Landscape and Planning	\$ 835.00

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

#### **- Review of Transfer Tax Returns:**

-During the period of April 29, 2025, thru May 16, 2025, transfer taxes in the amount of \$88,880.00 were paid to the Trust. This reflects transfer #3461 thru 3468. The Transfer Taxes were reviewed. It was noted that all Transfer Taxes were correct.

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

### **- Standing Rules Update to the Town Council:**

- Email received from Carol Wordell, Town Clerk, dated 5-22-2025, re: vote of Council. The Town Council referred the Standing Rules to the Planning Board for an opinion.

- M. Steers reported that the Planning Board had made two comments. The first was regarding the \$20,000 limit for expenses related to an acquisition or 10% of the purchase price not including the purchase price, as indicated in the ordinance dated 3-9-2000. The Planning Board discussed the \$20,000.00 limit in terms of being too low given today's costs and no apparent need to limit the amount.

The second comment was regarding stewardship and management. It reads that a Class I or II survey with bounds set. The suggestion was to change "may" to "shall".

M. Steers will forward the Planning Board minutes to the Trust.

LCACT will respond to the Town Council that LCACT has received the comments and have reviewed the Aquidneck Land Trusts scoring methods prior to developing the LCACT scoring method. LCACT accepts the comments and will consider which of those comments to incorporate or not into the LCACT policies and procedures.

N. Cabot will incorporate the two comments into a matrix and make recommendations to LCACT members at the July meeting.

The members accepted the work of the Planning Board with thanks.

- Transfer Tax proposal and appendix: To be discussed at the July meeting.

## **7.) Hunting:**

- S. Souza reported that the last meeting of the Hunting Advisory Committee was held on May 12, 2025.
- S. Souza explained the new application and recommendations of the Advisory Committee. The 2025-2026 season will continue with the same properties being available for hunting as in 2024-2025. No new properties will be considered.
- S. Souza recommended a LCACT hunting sub-committee be formed to review applications and assign hunters to properties.
- The hunting procedures will be included in LCACT policies and procedures. Some grammar corrections and redundancies were corrected.
- D. McNaughton recognized S. Souza for leading this effort. Thank you, letters are being sent to all Hunting Advisory Committee members.

## **8.) CY 2025 Strategic Objectives:**

- N. Cabot reviewed the strategic objectives. He explained that LCACT should consider:
  - what needs to be done to broaden agriculture as a viable economic enterprise in years to come and that it needs to be more than LCACT protecting land.
  - M.S. explained that too many objectives dilute the mission.
  - N. Levine suggested a fifth bullet is needed to address other ways to encourage current farming and new farming operations.
  - D. McNaughton suggested that the problem needs to be understood and then a solution created.
- Audience member, Taylor Johnston, expressed concern that the CY 2025 Strategic Objectives were being discussed this late in the year. She explained that she toils across four properties and has never spoken with a trustee. She suggested that LCACT should be thinking three years out. She is a partner in Issima Farm and has been farming in Little Compton since 2020.
- The objective to build out recreation space was discussed. LCACT has in the past been asked to develop equine trails Currently, LCACT is focused on the Eastside Foot trail.

Motion to approve the CY2025 Strategic Objectives made by N.L. Second by S.S. 7-0 approve.

## **9.) Organization:**

- Review of sub-committees: The current sub-committees were reviewed. They are: Executive, Finance, Stewardship, Maintenance, Public Outreach, Strategic and Recreation. It was suggested that the Maintenance Committee be removed as it overlaps with the Stewardship Committee. Hunting will be added to the Recreation Committee. Members were asked to send D. McNaughton a list of committees they are interested in serving on.
- Staffing: D. McNaughton explained that it is important to add staff to the LCACT. This will be on the July agenda.
- July meeting date: Due to the Fourth of July holiday, the July meeting will be held on July 9, 2025.

## **Sub-committee Reports:**

- **Communications/Outreach:**
  - Natalie Jackvony, writer, was present at the meeting. She introduced Greg Ramono. He will be working with Ms. Jackvony on LCACT communications. Ms. Jackvony has worked with Nail Communications. She wants to be proactive regarding the LCACT and communications.

Ms. Jackvony proposed to talk about the Manchester acquisition and how it fits into the bigger picture. She wants to tell people how and why LCACT does transactions.

- LCACT website update: Ms. Natalie Jackvony and Mr. Ramono will work on the website.

- 2025 Communications:

- Database Project: N. Levine explained that he, D. McNaughton and C. Cady met with Less Annoying CRM. It seems this app will meet LCACT's needs. The cost is \$15.00 per month per user. C. Cady will be the only user to start.

Once LCACT contacts are uploaded to the program, LCACT will reach out to other organizations and ask them to email their members to ask if they would like to receive LCACT information. This will allow LCACT to ask if they would like to receive LCACT information.

Motion to proceed made by N.L. Second by A.W. 7-0 approve.

- LC350 Event: C. Cady presented the flyer for review. Once finalized, copies will be made and posted around town, on LCACT website and on LC350 website.

Mr. Xan Allen addressed the members. He expressed that LCACT should be supporting local farmers and that the caterer for Farmers Day should be using locally sourced food items. C. Cady and A. Wallack will talk with the caterer to see if this is possible. C. Cady explained to members that this would likely increase the cost of the catering and therefore the budget may need to be increased.

#### **-Stewardship Committee Update:**

- N. Cabot reported that two more baseline documentation reports have been started, twenty-three remain to be started and seven are in question. Leased properties are being monitored twice yearly. Twelve of the fourteen leased properties have been monitored and two are in the process.

- An email was received from Carol Wordell, Town Clerk, dated 5-15-2025 re contact information.

- A letter was received from Sakonnet Preservation Association, dated 5-12-2025, re: monitoring.

- An email was received from Alliant Insurance, dated 5-18-2025, re: Volunteer Coverage Question.

- Peckham (Plat 22, Lot 15-4): N. Cabot reported that Carolyn's Sakonnet Vineyard has signed the lease.

- John and June Goulart (Plat 31, Lot 42-1): W. Montgomery will follow-up regarding the need to remove the Swamp Maple trees.

- Bissinger/Hudner (Plat 5, Lot 38-1): D. McNaughton sent a letter to Mr. Hudner explaining that LCACT will be in touch in the fall to follow-up on the removal of the dirt pile located on the easement area.

- Apfel/Simon (Plat 1, Lot 168): The owners called N. Cabot in response to his letter regarding an easement violation. N. Cabot explained to the owner that lawn has been created in the easement area that was wooded. The owner needs to return the lawn area to a wooded area.

- Almy (Plat 22, Lot 3): No discussion.

- Ratcliffe (Plat 1, Lots 275 & 276): The trail camera data was in the meeting information for review. Site visits will continue through the summer. It was noted that the Town is performing work on Town Way. There is a large swale where the sign was going to be placed. Another location is needed.

- Harper (Plat 4, Lot 7-2): N. Cabot reported that the Stewardship Committee reviewed Dr. DeJean's request to subdivide the property. The Stewardship Committee viewed this as a negative (not approve the request).

- Greene (Plat 40, Lots 45, 46-2, 47, 99, 100, 101, 102, 103): LCACT is working with DEM on the management plan.

- Douglas (Plat 14, Lot 51): The lease has not been returned by Colin Wyndham, or Chris Bell from Salt Creek Natives.

- An email was received from Thomas McAllister, dated 5-6-2025, re: Inquiry from Website – Douglas Property mowing. A letter will be sent to the neighbor informing him that the property will be mowed and that there is an interest from a farmer to lease the property.

- Brooks/Cannon/Fowler: (Plat 45, Lot 28): No discussion.

- Boy Scouts (Plat 41, Lot 11 & 14): There are some fallen trees on the pathway. W. Montgomery to follow-up with having them removed.

- Sakonnet Vineyards (Plat 22, Lots 8-5 thru 8-9 and 8-11 thru 8-14): Letter received from Bill Boudreau/LC350, dated 5-30-2025 requesting an increase in the number of attendees at the Portuguese Feast on July 19, 2025, from 130 to 145. Mr. Boudreau sent an email following the letter and rescinded the request.

- Cabot (Plat 3, Lot 2-1): In 2023, Planning Board request for an Administrative Subdivision. M. Steers reported that a subdivision plan came before the Planning Board in 2023. The Planning board approved a request to separate the conserved land from the un-conserved land. The plan did not get recorded. A copy of the plan was distributed to LCACT members by M. Steers. The Planning board noted that nothing in the conservation area is lost.

Motion to accept the subdivision the Planning Board approved in 2023 made by M.S. Second by N.L. 6-0-1 approve (N. Cabot recused).

### **Recreation**

- Eastside Trail Planning and Construction: N. Levine reviewed the properties over which the trail will be constructed. LCACT needs to begin designing the trail and then constructing it.

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

- **Couto (Plat 40, Lot 40-4):** N. Levine spoke with Attorney Marion regarding the status of the property. Attorney Marion has spoken with the attorney for one of the parties involved in the ownership of the property. Attorney Marion is working to get a Purchase and Sales Agreement signed. A survey, Baseline documentation report and environmental survey is needed.

Motion to allocate up to \$6,000.00 for the completion of a survey, baseline documentation report and environmental study made by N.C. Second by W.M. 7-0 approve.

- **Almy (Plat 2, Lot 9-9):** The owner has not responded to calls.

- **St. Pierre (Plat 30, Lot 39-1):** Maps have been received.

**11.) The Nature Conservancy:** Mr. John Berg reported that there has been good progress made on Bumble Bee Farm and Middendorf.

**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 W.M. 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 9:24pm.

**12.) Return to Open Session: 9:43pm.**

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

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

Adjourned 9:43pm.

Respectfully submitted,  
Cheryl Cady