

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
August 6, 2025

Call to Order: The meeting was called to order at 6:00 pm, by D. McNaughton. Members present were D. McNaughton, M. Steers, N. Cabot, W. Montgomery, and S. Souza.

N. Levine absent.

W. Montgomery arrived at 6:02 pm.

A. Wallack arrived at 6:15 pm.

Executive Session pursuant to RIGL Section 42-46-5(a)(2) potential litigation:

1.) Potential Litigation

And

Executive Session for the purpose of discussing land acquisitions/negotiations per R.I.G.L. 42-46-5(a) (5).

1.) Acquisition Strategy

Motion to enter into Executive Session made by M. Steers. Second by N. Cabot 4-0 approve.

(Members were polled individually regarding the motion and voted as follows: (N.C.-yes, M.S.-yes, D.M. – yes, S.S. – yes)

Entered Executive Session at 6:01pm.

Returned to Public Session at 6:56pm. (Members took a break until 7:00pm)

1.) Mr. Robert Sullivan, USDA State Executive Director, Farm Service Agency: Mr.

Sullivan was not present at the meeting.

2.) Smith (Plat 46, Lot 48): No discussion.

3.) Minutes: The minutes from the July 9, 2025, meeting were reviewed.

Motion to approve the Public Session minutes made by N. Cabot. Second by W. Montgomery. 6-0 approve.

Motion to approve the Executive Session minutes made by S. Souza. Second by N. Cabot. 6-0 approve.

Letter received from Sheila Mackintosh, dated 8-6-2025, re: LCACT Agenda Request for August 6, 2025. Ms. Mackintosh was present at the meeting and explained that she would like the June 4, 2025, minutes to be amended to clarify the 2023 Cabot subdivision. She explained that the minutes needed to reflect more clearly that the vote of the Planning board was taken in 2023 and that the subdivision was approved in 2023.

Motion to reconsider the minutes from the June 4, 2025, meeting made by A. Wallack. Second by M. Steers. 5-0-1 approve (N. Cabot recused).

Ms. Mackintosh suggested the minutes on page 5, Cabot (Plat 3, Lot 2-1) be amended as follows:

In 2023 the 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 conservation is lost.

Ms. Mackintosh suggested the motion in the June 4, 2025, minutes be changed to read: Motion to accept the subdivision the Planning board approved in 2023, made by M. Steers. Second by N. Levine. 6-0-1 approve (N. Cabot recused).

Motion to amend the June 4, 2025, minutes with the changes Sheila Mackintosh suggested made by A. Wallack. Second by M. Steers. 5-0-1 approve (N. Cabot recused).

4.) Consent Agenda:

- * Email received from Chris Clark, lccenter, dated 7-17-2025, re: Newsletter Inclusion Time.
- * Email received from Carol Lynn Trocki, dated 7-14-2025, re: Esri Account Summary and Records Review.
- * Email received from Don Cohen, dated 7-17-2025, re: Ocean State Golf and Yacht Club Service Guide.
- * Email received from Thomas Brendler, dated 7-9-2025, re: Ned Levine.
- * Email received from Richard Ranone, dated 7-6-2025, re: Inquiry from Website
– Signage at Almy Creek.
- * Emails from/to Richard Ranone dated 7-10-2025 to 7-15-2025, re: Fwd: Almy Creek Signage.
- * Emails received from/ to Alan Hoffman, dated 7-7-2025, re Truck Access to Oliver Lane North.
- * Email received from Carol Lynn Trocki, dated 7-24-2025, re: Fwd: August 19th-Leasing Land to Farmers workshop.
- *Email received from Kate Sayles, dated July 15, 2025, re: Mid-July Land Trust Leader Update.
- *RI USDA Service Center July 2025 Newsletter dated 7-16-2025.
- * Email received from Farmers.gov, dated 7-24-2025, re: Rhode Island Department of Environmental Management Seeks Producer Input.
- * July 2025 NOFA RI E-News received.
- * RI Land Trust Council ENews, July 2025 received.
- * SNEP Network Update received- Upcoming SNEP Network Webinars: July 2025.
- * Email received from RI Green Infrastructure, dated 7-9-2025, re: Present at Expo+ August 20 Invitation.
- * Email received from SNEP Network, dated 7-28-2025, re: SNEP Network Community Assistance Projects: Applications are due this Friday.
- *Email received from Virginia Streeter, dated 7-25-2025, re: Coming Soon: Land Trust Days 2025.

Motion to file the Consent Agenda made by N. Cabot. Second by A. Wallack 6-0 approve.

5.) Correspondence:

- Email received from Julia Meskis, dated 7-21-2025, re: Inquiry from Website- Interest in a position with LCACT.

6.) Finance Committee / Treasurer’s Report

-Account Balances

M. Steers reported the banks balances for July 2025. The total of all account is 4,412,596.50.

- Bills to be Paid:

Natalie Jackvony	\$ 843.75
East Bay Media Group	\$ 123.00
DeSautel & Browning	\$ 3,987.80

DeSautel & Browning	\$ 2,417.40
Mosaic Land Management	\$ 8,576.25
Cheryl Cady	\$ 6,300.00
Amesbury Mowing	\$ 450.00
RIDEM	\$ 26.25
Amazon	\$ 191.37
United States Postal Service	\$ 156.00

Motion to pay the bills made by W. Montgomery. Second by N. Cabot. 6-0 approve.

- Review of Transfer Tax Returns:

-During the period of July 1, 2025, thru July 18, 2025, transfer taxes in the amount of \$103,040.00 were paid to the Trust. This reflects transfer #3474 thru 3478. The Transfer Taxes were reviewed. M. Steers noted that one Transfer Tax Form had an error.

6.) Organization:

- Annual Election of Officers: M. Steers nominated the following slate of officers:
- Chairman: D. McNaughton
- Vice-Chairman: N. Cabot
- Treasurer: S. Souza
- Secretary: S. Souza

Motion to approve the nominations made by M. Steers. Second by W. Montgomery. 6-0 approve.

-Proposal for Standing Sub-committees: D. McNaughton provided members with a matrix for various subcommittees including Executive, Stewardship, Outreach, Strategic Planning, Hunting and Recreation. He asked members to provide their input at to the committees they would prefer to be on.

- Staffing: At the July meeting N. Cabot suggested a job description be developed for a 20 hour per week employee. He will work on the job description.

7.) Policies and Procedures:

- Standing Rules Update to the Town Council: N. Cabot recapped the suggestions to be made in the matrix based on the Planning board recommendations. The Transfer Tax Appendix was added, and changes were made to scoring regarding encumbrances. N. Cabot reviewed the changes.

Mr. Larry Anderson expressed that it appears that some of the rules have been organized into appendices. He also commented that the Transfer Tax payment process appears to be more robust. He noted that the current form allows for one form for each lot and that the new form will allow for only one exemption per form.

Mr. Anderson also commented that it appears that the authority for the Town Treasurer to collect the tax has been pushed forward.

N. Cabot explained that by placing some of the rules into appendices it will make it easier to amend specific rules. LCACT is also working on a process regarding who and when the calculations will be made.

Motion to submit the Standing Rules and Regulations to the Town Council including the appendices made by N. Cabot. Second by S. Souza. 6-0 approve.

N. Cabot was thanked for all his work on the Standing Rules and Regulations.

- Live Streaming of LCACT meetings: C. Cady reported that she has been in contact with David Renallia, IT for the town. They will be working on live streaming.

8.) Sub-committee Reports:

-Communications/Outreach:

-Survey of Residents: A draft of the survey was distributed. One survey will focus on the LCACT. A second survey will be more involved and will be a collaboration with town boards and commissions.

Motion to approve and mail the proposed LCACT survey with funding not to exceed \$5,000.00 made by M. Steers. Second by S. Souza. 6-0 approve.

-LCACT website: A. Wallack has been in contact with 6Square regarding activating the new website. 6Square needs authentication logins for GoDaddy and Bluehost. C. Cady has emailed Helena Harris, former web designer for this information, however, there has not been any response from Ms. Harris.

-2025 Communications:

- Annual Report: Natalie Jackvony will write the Annual Report. C. Cady will provide her and members with a copy of last year's annual report. C. Cady will also provide data to Ms. Jackvony.

- Less Annoying Database Project: No discussion.

- LC 350 Event:

- Farmers' Day (8/23/2025): An email was received from Michelle Mercure, East Bay Media Group regarding Farmers' Day. The events have been changed. There will now be a Farm Animals Exhibit rather than a Petting Zoo. This is due to insurance concerns on the part of the farmer. He is investigating his coverage with his insurance company.

- Alliant Insurance has sent LCACT Insurance Certificate listing the Town as an additional insured.

- The budget for Farmers' Day was reviewed. A. Wallack asked for \$800.00 for salsa and chips to be provided by Wishing Stone Farm.

Motion to authorize \$16,000.00 for catering, \$1,500.00 for local farm item purchases and \$800.00 for salsa made by D. McNaughton. Second by A. Wallack. 6-0 approve.

- Parade: A letter was received from the LC350 Committee requesting that porta-potties be allowed to be placed on the Peckham property. Members discussed allowing them to be placed in the parking lot at the Peckham property. N. Cabot will contact Carolyn's Sakonnet Vineyard to inform them about the Porta Potties being located at the parking lot.

- Stewardship Committee:

Stewardship Committee Report:

- Proposed Changes to Fee Land Leases: There are some inconsistencies in the leases. The recommendation was made to specify the amount of property being leases (what is ag land and include clarity to hunting) and to include high density maps.

Motion to amend the lease packet made by S. Souza. Second by A. Wallack. 6-0 approve.

- Corrective Amendments to Ham-LCACT & Gagnon-LCACT Leases with Otter Brook Farm / Craig Hibbad.

- Ham (Plat 31, Lots 43-1 and 43-3): Motion to amend the lease for the Ham property made by S. Souza. Second by M. Steers. 6-0 approve.

- Request for Deer Damage Permit for Ham – LCACT from Lessee (Otter Brook Farm/Craig Hibbad). Craig Hibbad has asked for a Nuisance/Deer Permit. The deer are eating his corn.

Motion to cooperate with Craig Hibbad of Otter Brook Farm (lessee) to support his filing with RIDEM for a Nuisance Permit made by N. Cabot. Second by W. Montgomery. 6-0 approve.

- Ratcliffe Educational Sign Placement: A roof is not going to be on the sign structure. This will make it smaller.

Mrs. Kim Ranone asked why the sign is being placed on Town Way and not on the Ratcliffe property. She asked if there were other properties that LCACT owns where the sign is not on the property itself. Mrs. Ranone expressed that visually the sign should not be located on Town Way. It is not on the corner of Town Way and Oliver Lane. It is therefore not visual to people who are making the corner. She proposed placing it further up Town Way.

N. Cabot explained that the sign for the John and June Goulart property is not on the property itself but on town property.

Mr. Ranone expressed concerns regarding liability and that there are no lifeguards on duty. He is concerned that if a child or someone drowns at the Almy Creek he would have to bear the costs of being sued. He questioned why the sign is not at the top of Town Way and what gives the LCACT the right to place the sign anywhere but on LCACT property. He also asked about a timeline for the installation of the sign.

N. Cabot explained that the Town Council approved the location of the sign. People visiting Almy Creek park on Town Way. The sign shows the access to the property and is informational. The sign will be installed when construction is completed. A carpenter is also needed.

Mr. Sal Marinosci suggest that the sign not be installed too close to Oliver Lane so that people can see around it when they are pulling out of Oliver Lane.

Motion for LCACT to expend an amount not to exceed \$3,500.00 for the signage and installation made by N. Cabot. Second by S. Souza. 6-0 approve.

- Ratcliffe Trail Counter Report: Data for the trail counter was reviewed. The data shows that there is a spike in the property's usage on nice day and on the weekends. The Saturday of Memorial Day weekend had the highest count.

A member of the audience commented about the increase numbers of visitors to Almy Creek. Concern was also expressed that the sign indicates that shell fishing is allowed. It was noted that DEM had closed the Creek to shell fishing for years.

Mr. Marinosci noted that there is an increase in use on the property and expressed concerns that there are no facilities located there.

N. Cabot addressed the concerns regarding the increase in visitors. Monthly monitoring is taking place at the property. After the season ends, the data will be reviewed. A Management Plan re-write is planned for the fall or winter. A formalized review might be a good idea.

- General Maintenance: No discussion.

- General Stewardship Update:

- Almy/Pratt: Currently, LCACT is working on an affidavit for Mosaic Land Management to provide monitoring services.

- Apfel/Simon: A response has been received from Mr. and Mrs. Thibault regarding monitoring issues, where a forested area has been turned into a grassy area. The forested area needs to be restored. LCACT and the Thibaults have not met yet.

- Greene: The agreement is being held up by a DEM lawyer. LCACT to check in with Michelle Sheehan regarding progress.

- Fraud Farm (Plat 2, Lot 11-6): The owners have asked the Planning Board about subdividing the southernmost end of the lot. The farm road is twelve (12) feet wide. They would like to expand the right-of-way. They also want to subdivide lot 11-8.

Hunting/Recreation

- Update on Hunting applications received: S. Souza reported that W. Montgomery, C. Cady and he met and reviewed hunting applications.

- Land Protection Committee:

- **Couto (Plat 40, Lot 40-4):** The ownership issue has settled. The attorneys are communicating. A Purchase and Sales and Phase 1 Environmental Study are needed. Motion to obtain a Phase 1 Environmental Study at a cost not to exceed \$3,500.00 made by W. Montgomery. Second by N. Cabot. 6-0 approve.

Motion to obtain a Class I survey at a cost not to exceed \$5,000.00 made by N. Cabot. Second by S. Souza. 6-0 approve.

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

- **St. Pierre (Plat 30, Lot 39-1):** No discussion.

- **Transaction templates for easements and fee acquisitions:** No discussion.

- **Buy, Protect, Sell:** More information is needed.

9.) New Applications:

- **None.**

10.) The Nature Conservancy: No discussion.

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 M.S. Second by W.M. 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, W.M.-yes)

Entered Executive Session at 8:55pm.

A. Wallack left the meeting at 8:55pm.

12.) Return to Open Session: 9:23pm.

13.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive

Session made by N. Cabot. Second by W. Montgomery. 5-0 approve.

14.) Adjournment: Motion to adjourn made by S. Souza. Second by W. Montgomery. 7-0 approve.

Adjourned 9:23pm.

Respectfully submitted,
Cheryl Cady