

*Approved Minutes*  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**September 10, 2025**

**1.) Call to Order:** The meeting was called to order at 5:07 pm, by D. McNaughton. Members present were D. McNaughton, N. Cabot, M. Steers, A. Wallack, N. Levine, and S. Souza.

W. Montgomery arrived at 5:12pm.  
Patrick McHugh, Town Council Liaison was present.

**2.) Presentation:** Mr. Ross Moran, executive director, Westport Land Conservation Trust; and John Chester, land conservation specialist, Buzzards Bay Coalition presented strategies for conservation of working farms including subsequent ownership by successor farm families (Buy, Protect, Sell).

Mr. Moran explained the process that Westport Land Trust uses to purchase farmland and resell it at affordable rates. Mr. Ross Moran explained the importance of setting up farmers for success. Remediation of the property is important to this success.

There is a critical mass of farmers in the area. The Westport Land Trust has quite a few farmers on a list who are interested in farming and owning the property. When placing a farm up for sale, the Westport Land Trust interviews at least five farmers for a farm. The interview process helps to build a relationship with potential farmers. Westport Land Trust recognizes that farmers:

- need a place to live,
- infrastructure,
- allows for a percentage of retail from the farm.

When considering a farm, Westport Land Trust appraises the property and appraises the restrictive value. Farmers need to buy at a low price, be able to build and have a cohort community. Westport Land Trust requires that small farms need supplemental income. The RFP outlines the specific criteria needed to apply and includes the farmer having supplemental income. Each property's RFP is different.

The process includes identifying a property, acquisition of the property, protection of the property through easements and resale. A right of first refusal is part of the deal.

The Wainer Farm was presented as one property that was preserved through the NRCS Buy, Protect, Sell program.

When preserving a property, a conservation restriction is placed on the property except for the area where the house and barn were located. The RFP is advertised (Can have a set price for the property or a bid process). The Westport Land Trust builds in a right of first refusal. The house is on a separate lot because it will appreciate. The property must be a conforming lot. The house can be sold at market value.

A property in Rochester was also discussed. The list of farmers interested in the property was just under fifty. If a farmer stops farming, then the property may be bought back by the conservation group at market restricted value (current market value). The Westport Land Trust can buy back just the ag acres.

**3.) Adjournment:** Motion to adjourn made by A. Wallack. Second by N. Cabot. 7-0 approve.

Adjourned 6:02pm.

Respectfully submitted,  
Cheryl Cady