

**Approved Minutes**  
**Little Compton Agricultural Conservancy Trust**  
**Meeting**  
**September 3, 2025**

**1.) Call to Order:** The meeting was called to order at 7:00 pm, by N. Cabot. Members present were N. Cabot, M. Steers, A. Wallack, N. Levine, and S. Souza.

W. Montgomery and D. McNaughton were absent.

**2.) Minutes:** The Public Session and Executive Session minutes from the meetings of August 6, 2025, and August 21, 2025, were reviewed.

Motion to approve the Public Session minutes of August 6, 2025, made by N. Cabot. Second by A. Wallack. 4-0 approve. (N. Levine abstained)

Motion to approve the August 6, 2025, Part 1 Executive Session minutes made by N.C. Second by A. Wallack. 4-0 approve. (N. Levine abstained.)

N. Cabot suggested a change to the August 6, 2025, Part 2, Draft Executive Session minutes. The change is to be made in paragraph 7. It will read LCACT will work with other organizations to try to address housing problems in Little Compton.

Motion to approve the August 6, 2025, Part 2 Executive Session minutes with the change suggested by N. Cabot made by N.C. Second by S. Souza. 3-0 approve. (N. Levine and A. Wallack abstained.)

**3.) Consent Agenda:**

\* Email received from Virginia Nugent, dated 8-3-2025, re: Inquiry from Website- Well Water Survey.

\* Email received from Max Weinstein, dated 8-21-2025, re: NRCS Financial Assistance.

\* Email received from USDA in Rhode Island, dated 8-15-2025, re: Ocean State farmers, landowners can participate in 2025 USDA conservation survey,

\* Email received from USDA in Rhode Island, Date 8-18-2025, re: Sign up for USDA Conservation Programs in Rhode Island,

\* Email received from RI Green Infrastructure Coalition received, dated 8-13-2025, re: Sponsor/Exhibit at the 2025 Stormwater Innovation Expo,

\* Email received from Kate Sayles, Rhode Island Land Trusts Council, dated 8-21-2025, re: Mid-August Land Trust Leaders Updated,

\* Email received from Farmers. Gov, dated, 8-1-2025, re Rhode Island Environthon Champs take 11<sup>th</sup> Place at International Competition in Calgary, Canada.

\*Email received from Farmers.Gov dated 8-4-2025, re Rhode Island Technical Committee Meeting to be held August 27, 2025,

\* Farmers. Gov Rhode Island USDA Service Center August 2025 Newsletter received,

\* August 2025 NOFA RI E-News received.

\* RI Land Trust Council E-News August 2025 received,

\* Little Compton Zoning Board of Review Notice of Public Hearing received regarding property located at 285 West Main Road for two dimensional variances. Hearing is set for September 17, 2025 @ 7:00pm, Little Compton Town Hall.

Motion to file the Consent Agenda made by M. Steers. Second by A. Wallack 5-0 approve.

**4.) Correspondence:**

- Email received from RI Agricultural Mediation Program Coordinator, dated 8-14-2025, re: RI Access Resource Development,

- Email received from Carol Wordell Town Clerk, dated 8-19-2025, re: Fw phone message for lcaact – Matthew Armbrust called regarding leasing land.
- Email received from Carol Wordell, dated 8-8-2025, re phone call for Wayne – Call Bob Thibault
- Email received from K. Daubmann, dated 8-18-2025, re: field mowing.
- Email received from Carol Lynn Trocki, dated 8-23-2025, re: Town trees.

**5.) Finance Committee / Treasurer’s Report**

**-Account Balances**

S. Souza report the banks balances for August 2025. The total of all account is 4,371,913.94.

**- Bills to be Paid:**

Young Family Farm	\$ 160.00
Charles B. Allott	\$ 1,093.75
Market Basket	\$ 4.96
DeSautel & Browning	\$ 2,937.60
Staples	\$ 22.51
Helger Bros.	\$ 1,960.00
Mosaic Land Management	\$ 10,370.00
Walmart	\$ 9.86
Hobby Lobby	\$ 3.17
US Post Office	\$ 1,950.00
Job Lot	\$ 6.99
Job Lot	\$ 6.99
Perez Landscaping	\$ 1,200.00
DEM Deer Damage Permit	\$ 26.25
Cheryl Cady	\$ 7,661.25
Modern Printing	\$ 20.00
Whelan, Corrente & Flanders	\$ 222.00
Natalie Jackvony	\$ 1,721.25
Helger Bros.	\$ 1,185.00
Palagis Ice Cream	\$ 1,811.00
Wishing Stone Farm	\$ 800.00
McCray’s Seafood	\$ 3,200.00

Motion to pay the bills made by S. Souza. Second by A. Wallack. 5-0 approve.

An email was received from Landscape, dated 8-19-2025, regarding a change in their pricing. The new cost of the LCACT subscription will be \$1,798.89 for up to 201 properties.

**- Review of Transfer Tax Returns:**

-During the period of July 30, 2025, thru August 20, 2025, transfer taxes in the amount of \$239,480.00 were paid to the Trust. This reflects transfer #3479 thru 3489. The Transfer Taxes were reviewed. It was noted that members had questions regarding Transfer Tax Forms #3483, #3484, #3487 & #3488. They will be further reviewed.

It was suggested that the cover sheet for the transfer tax forms, which C. Cady prepares, be changed to include a column indicating the percentage of property being conveyed. This will assist in the review of each transfer tax form. A column that indicates if there is a dispute of the transfer tax form would also be helpful.

An email was received from Tina Pierce, dated 8-21-2025 regarding 51-53 Old Harbor Road, Little Compton. The property being purchased lies in both Little Compton and Westport, MA. They had questions regarding the calculation of the Transfer Tax. D. McNaughton replied to the email.

N. Levine introduced Michael and Jen Nelson. They were in attendance.

## **6.) Organization:**

-Proposal for Standing Sub-committees: The proposed sub-committees are:  
Executive - D. McNaughton (Chair), N. Cabot and S. Souza.  
Stewardship - M. Steers (Chair), W. Montgomery, C. Trocki.  
Outreach - A. Wallack (Chair), D. McNaughton.  
Strategy – N. Levine (Chair), A. Wallack, C. Wilkie.  
Hunting & Recreation – S. Souza (Chair), W. Montgomery.

A. Wallack asked to be on the Strategy Committee. N. Cabot removed himself from this committee.

D. McNaughton or N. Cabot will meet with the chairs of each sub-committee prior to each monthly meeting of the LCACT.

- Staffing: No discussion.

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

- Standing Rules Update to the Town Council: The Town Council has tabled these until the solicitor has reviewed them.

- Live Streaming of LCACT meetings: C. Cady reported that she is working with Jonathan Gabriel on live streaming.

## **8.) Sub-committee Reports:**

### **-Communications/Outreach:**

-Survey of Residents: The survey is at the printers C. Cady will pick it up and stamp the post cards before dropping them to the Middletown Mail Manager.

-LCACT website: C. Cady has contacted BlueHost. C. Cady and N. Cabot will meet to access the account previously set up by Helena Harris.

### **-2025 Communications:**

- Annual Report: A. Wallack and Natalie Jackvony will meet next week regarding the Annual Report. C. Cady has asked John McNamee for the Munis Report data.

- Less Annoying Database Project: No discussion.

- LC 350 Event: N. Cabot expressed that he had been to few of the events, and they were fantastic. He thanked C. Cady and others for their work.

- Farmers' Day (8/23/2025):

- The budget for Farmers' Day was reviewed. A gratuity for McCray's Seafood was not included in the budget. C. Cady suggested a 20% gratuity give the work they had done. A 20% gratuity would exceed the budget by \$458.21.

Motion to approve \$458.21 being added to the Farmers' Day budget to provide a 20% gratuity to McCray's Seafood made by N. Levine. Second by A. Wallack. 5-0 approve.

**- Stewardship Committee:**

**- Peckham (Plat 2, Lot 11-5 and 11-7):** M. Steers provided information regarding the right-of-way servicing lot 11-6 and 11-8. The owners of lots 11-6 and 11-8 want to widen the right-of-way to 30 feet with a 16-foot travel way to facilitate a subdivision of their properties. This may affect LCACT easement. The only information that LCACT currently has is from the Planning Board (M. Steers).

N. Cabot recommended referring the information to the Stewardship Committee for an opinion and return next month with information/recommendation.

**Stewardship Committee Report:**

**- General Stewardship Update:**

-Baseline Documentation Reports are in progress on Goulart A – Goulart (Plat 29, Lot 2-5), Goulart B- Goulart (Plat 29, Lot 2-4) and Fowler Brooks-LCACT (Plat 45, Lot 28).

- The first round of bi-annual farm lease monitoring is completed. NRCS monitoring is in progress and is to be completed by September 15<sup>th</sup>.

- Monitoring on easement and fee properties is underway.

**- General Maintenance:**

- Ham (Plat 31, Lot 43-4): Investigating cleaning up the debris on Plat 31, Lot 43-4, that was left when the barn was burned down.

- BHS (Plat 38, Lot 16-2): Mowing is required.

- Douglas (Plat 14, Lot 51): Mowing is required.

- Cole (Plat 14, Lot 42): Mowing is required.

- John and June Goulart (Plat 31, Lot 42-1): Trees need to be removed. N. Cabot will follow-up.

**Hunting/Recreation**

- Update on Hunting applications received: The applications are at the Little Compton Police Department for Chief Raynes' signature. Hunters have been assigned to the properties. N. Levine suggested that hunters contact each other regarding when they are hunting on a property. This will be included in the cover letter that is being sent to each hunter with their permission form. The permission form includes the name and contact information for each hunter allowed to hunt a specific property.

**- Land Protection Committee:**

**- Couto (Plat 40, Lot 40-4):** No discussion.

**-Almy (Plat 2, Lot 9-9):** It was noted that the property is listed on a real estate website as pending.

**- St. Pierre (Plat 30, Lot 39-1):** N. Levine is in contact with the owners. An appraisal is needed.

Motion to authorize \$2,000.00 to obtain an appraisal made by M. Steers. Second by A. Wallack. 5-0 approve.

**- Transaction templates for easements and fee acquisitions:** Attorney Allott is working on these templates. A template is also needed for trail easements.

**- Buy, Protect, Sell:** A meeting has been scheduled for September 10, 2025, at 5:00pm, at the Town Hall regarding Buy, Protect, Sell. Ross Moran, Executive Director of the Westport Land Trust and John Chester, Land Conservation Specialist, Buzzards Bay Coalition, will present strategies for conservation of working farms including subsequent ownership by successor farm families.

**9.) New Applications:**

**- The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5):** Mr. John Berg presented the application. The Nature Conservancy has agreements to protect these last parcels of Bumble

Bee Farm. In the past LCACT and TNC have partnered to protect parts of Bumble Bee Farm. Acquisition of these lots would allow for completion of the trail loop. Two of the properties will be a bargain sale and one will be a gift.

Motion to accept the application made by N. Levine. Second by A. Wallack. 5-0 approve.

**10.) The Nature Conservancy:** Mr. John Berg explained that TNC has an opportunity to protect some of the Middendorf property.

**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. Cabot. Second by A. Wallack. 5-0 approve. (Members were polled individually regarding the motion and voted as follows: (N.C.-yes, M.S.- yes, N.L. – yes, S.S. – yes, A.W. – yes,))

Entered Executive Session at 7:50pm.

**12.) Return to Open Session:** 8:18pm.

**13.) Vote to seal the minutes of Executive Session:** Motion to seal the minutes of Executive Session made by N. Cabot. Second by M. Steers. 5-0 approve.

**14.) Adjournment:** Motion to adjourn made by N. Cabot. Second by M. Steers. 5-0 approve.

Adjourned 8:19pm.

Respectfully submitted,  
Cheryl Cady