

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
October 1, 2025

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

A. Wallack was absent.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of September 3, 2025, and Public Session of September 10, 2025, were reviewed.

Motion to approve the Public Session minutes of September 3, 2025, made by M. Steers. Second by N. Cabot. 4-0 approve. (W. Montgomery and D. McNaughton recused.)

Motion to approve the Executive Session minutes of September 3, 2025, made by N. Cabot. Second by S. Souza. 4-0 approve (D. McNaughton and W. Montgomery recused.)

Motion to approve the September 10, 2025, Public Session minutes made by M. Steers. Second by S. Souza. 6-0 approve.

3.) Consent Agenda:

* Email received from Carol Wordell, dated 9-9-2025, re: Fw: Ethics Training,

* Email received from Landscape Conservation Software, dated 8-28-2025, re: Upcoming training seminars, and see you at the Rally,

* Email received from Marion Timpson, dated 9-1-2025, re Inquiry from Website – Public Access Guide,

* Email received from Nicki Mataronas via Alignable, dated 9-17-2025, re: Referrals,

* Email received from RI Business Services, dated 9-17-2025, re: Evening “Start a Business” Virtual Office Hours, Upcoming Events and New Closing an RI Business Checklist,

* Email received from Kate Sayles, Ri Land Trusts, dated 9-18-2025, re: Mid-September Land Trust Leaders Update,

* Email received from RI Green Infrastructure Coalition, dated 9-10-2025, re: Announcing Expo Presenters,

* Email received from RI Business Services, dated 9-19-2025, re: Rhode Island Tax Text SCAM,

* Email received from RI Land Trust Council ENEWS- September 2025,

* Email received from SNEP Network, re: The NEEFC Seeking State Liaison for Southeastern Massachusetts and Rhode Island,

* Email received from Farmers.Gov, dated 9-4-2025, re: Attention Rhode Island Framers and Woodland Owners: Apply by Oct. 3rd for USDA Conservation Programs,

* Email received from Farmers.Gov. dated 9-19-2025, re: Rhode Island USDA Service Center September 2025 Newsletter,

* Email received from Mike Steers, dated 9-19-2025, re: LCACT-Coastal and Estuary Habitat Restoration Program and Trust Fund.

* Email received from Charles Whipple, dated 9-17-2025, re: Hunting Application and Policies/Procedures.

* Email to Charles Whipple, dated 9-23-2025, re: Information you requested.

Motion to approve the consent agenda made by N. Cabot. Second by S. Souza .6-0 approve.

4.) Correspondence: None.

5.) 2026 Meeting Calendar: The meeting calendar was reviewed.

Motion to approve as distributed in the packet made by N. Levine. Second by S. Souza. 6-0 approve.

6.) Finance Committee / Treasurer's Report

-Account Balances

-S. Souza reported that as of today, LCACT can view the accounts. John McNamee was thanked for his efforts in making this happen.

S. Souza reported the banks balances as of September 30, 2025:

Washington Trust Checking	\$ 26,456
Washington Trust Money Market	\$2,970,775
Washington Trust Savings	\$1,451,615

The total of all account is \$4,444,583.82.

- Payment of Bills:

- Bills to be Paid:

Mosaic Land Management	\$ 9,811.25
Whelan, Corrente & Flanders	\$ 412.50
DeSautel & Browning	\$ 3,753.20
Cheryl Cady	\$ 5,231.25
Partners	\$ 200.00
Direct Mail Manager	\$ 950.24
Natalie Jackvony	\$ 776.25
Greg Romano	\$ 2,100.00
ESRI	\$ 420.00
Little Compton Scout Assn.	\$ 500.00
Modern Printing	\$ 1,189.00

Motion to approve payment of the bills made by S. Souza. Second by N. Cabot. 6-0 approve.

- Credit Card Application and Usage:

S. Souza spoke with John McNamee regarding LCACT having its own credit card. Mr. McNamee is in the process of applying for it. C. Cady will be the authorized signee of the account as she is a town employee. The invoice will be approved for payment each month. A policy will be written governing the use of the credit including who is authorized to direct C. Cady to make a purchase using the credit card.

Currently, The Police Department and Fire Department each have their own credit card. They may have a policy in place which LCACT could amend for LCACT use.

-Landscape subscription email was reviewed. It is on automatic renewal.

- ESRI software renewal request: The request was reviewed. The software is for an GIS program used for stewardship.

Motion to approve \$240.00 for the renewal made by N. Levine. Second by N. Cabot. 6-0 approve.

- Cow Pie Bingo: Authorize the release of \$500.00 to be paid to the Little Compton Scout Association and sign the State of R.I. Raffle Report.

Motion to release the money to the Little Compton Scout Association made by D.M. Second by W. Montgomery. 6-0 approve.

Motion to sign the Permit Raffle Report made by N. Cabot. Second by W.M. 6-0 approve.

- Review of Transfer Tax Returns:

-During the period of September 3, 2025, thru September 18, 2025, transfer taxes in the amount of \$95,840.00 were paid to the Trust. This reflects transfer #3490 thru 3493. The Transfer Taxes were reviewed. S. Souza reported he did not find any errors or disputes.

7.) Policies and Procedures:

- Standing Rules Update: D. McNaughton reported that he and N. Cabot met with P. McHugh and V. Talbot regarding ongoing concerns and to solicit their input. Many questions were answered, and some confusion was cleared up. The Town Council may be ready to approve the policies with the exception of the Transfer Tax Appendix. The policies will be submitted to the Town Council for their October 9th meeting.

It was suggested that the Transfer Tax Appendix be excluded from the October 9th meeting and that Attorney DeSisto, Town Solicitor and Attorney Browning review the Transfer Tax Appendix and submit it at a later date.

8.) Sub-committee Reports:

-Communications/Outreach:

-Survey of Residents: The survey has been mailed to residents and some responses (75) have been received. M. Steers expressed that the surveys received so far have been mostly positive. N. Levine reported that he and others did not receive one.

The next survey may include input from other Boards. S. Souza reported he has obtained a survey from Block Island which could be used as an example. N. Cabot is willing to work with Natalie Jackvony on the next survey.

- Annual Report: Natalie Jackvony and Greg Romano are working on the Report. Data is need from Mr. McNamee.

- Less Annoying Database Project: The Town does not have a List Serve. C. Cady is adding hunters and survey respondents to LCACT's database.

- Stewardship Committee:

- **Byrne (Plat 2, Lot 11-9):** There is an encroachment issue with regard to the driveway for this property. The temporary driveway was not installed on the right-of-way but rather on the conserved area. M. Steers will reach out to the landowner for resolution to the location of the driveway. The other issue is that the easement portion of the property (lot 11-10) was not sold with lot 11-9 and therefore there is a question regarding who is to be the owner of 11-9. LCACT owns an easement on 11-9. M. Steers also discussed the importance of rectifying the location of the driveway prior to further development of properties on Ferolbink Lane. M. Steers will send a letter to the owner of Lot 11-9 regarding remediation of the driveway.

Motion to authorize M. Steers and W. Montgomery to communicate to the owner that remediation is needed made by M. Steers. Second by N. Cabot 6-0 approve.

- **Ratcliffe (Plat 2, Lots 275 & 276):** The stand for the sign has been installed. The sign has been ordered.

- **Almy/Pratt (Plat 2, Lots 9-3, 9-4, 9-5, 9-6, 9-7, 9-8):** M. Steers reported that there has been significant erosion on an annual basis between planting seasons. This needs to be

addressed and LCACT needs to communicate with the lessee how LCACT wants to remediate it between seasons. It is currently leased to Pete Peckham but farmed by Joe Moniz. The erosion problem needs to be addressed but the corn has not been harvested to date.

C. Trocki suggested grass buffers be planted to slow the water.

W. Montgomery explained that previously a cover crop has been planted and trenches dug to divert water. The trenches are then graded back prior to planting the next season. He is not in favor of planting grass buffers as it takes away from the farmable area. He suggested that the trenches be dug in the fall and regraded in the spring so as not to lose crop land. The trenches were not dug last year. He explained that the property is 23 acres and about 1/8th of an acre is experiencing erosion.

A cover crop is planted immediately after the crop is harvested. Seed is planted at 100 pounds per acre as required by LCACT. The geese eat the cover crop which is another issue.

C. Trocki reminded everyone that NRCS co-holds an easement on the property. LCACT needs to be sure that they are part of the conversation and recommendation.

M. Steers will work with W. Montgomery, lessee, C. Trocki and J. Truzno for a recommendation. NRCS will be also contacted, and a recommendation will be sought and brought back to LCACT. A new farm plan may be needed.

- **Fraud Farm (Plat 2, Lot 11-5):** The deeds are being researched so as to be prepared should a subdivision of the property occur. N. Cabot has contact counsel. The reply was basically that there is no right-of-way in Lot 11-5. N. Cabot has more questions he would like answered prior to offering a recommendation.

-Stewardship Committee Report:

- General Stewardship Update:

-Baseline Documentation Reports have been completed.

- Lease monitoring has been completed.

- Ham B (Plat 31, Lot 43-5): The landowner to the north used the right-of-way for construction on his property. The LCACT right-of-way is fine. There is no damage to it. No further attention is needed regarding the right-of-way. The foundation may need to be cleaned up in the future.

W. Montgomery to meet with the neighbor to the north to let him know the LCACT right-of-way is fine. It is in good condition.

-Hunting/Recreation

- S. Souza reported on the final hunting applications. They are as follows:

-38 Applications received (9 from town residents, 29 out of town applicant, 2 youth applicants.)

- 27 deer applications, 23 goose applications, 1 deer damage permit approved and 1 deer damage permit pending.

- Rogers (Plat 30, Lot 15): Mr. Rogers has spoken with Tyler Hertzwig regarding a Deer Damage Permit for his property. LCACT holds an easement on this property. Mr. Hertzwig referred Mr. Rogers to C. Cady for assistance in completing the Deer Damage Permit Application. C. Cady is assisting Mr. Rogers.

- Land Protection Committee:

- **Couto (Plat 40, Lot 40-4):** The closing for this property is scheduled for this Friday,

October 3, 2025, at 9:00am. Mrs. Couto presented an existing survey. She asked that the signage state “Daniel Neronha Preserve. She would also like a bench or etched rock placed on the property. N. Cabot sent out a Request for Proposal for a survey of the property. Two quotes were received to recover the monuments on the property. LCACT will use the current survey from Civil Engineering.

Motion to hire Civil Engineering at a cost of \$1,000.00 to recover the monuments made by N. Cabot. Second by N. Levine. 6-0 approve.

- **St. Pierre (Plat 30, Lot 39-1):** N. Levine explained that two appraisals are needed for this property. One would include a life estate and the other is for a fee purchase. The funds for the appraisals were previously approved.

- **The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5):** Scheduled for Executive Session.

- **Transaction Templates:** No discussion.

9.) New Applications:

- **Middendorf (Plat 6, Lot 94-5):** This is an application for the sale of development right.

Motion to accept the application made by N. Cabot. Second by N. Levine. 6-0 approve.

10.) The Nature Conservancy: Mr. John Berg explained that that the pond at South Shore Beach was breached today. The ponds at Goosewing Beach are scheduled to be breached on October 14, 2025. The concern at the Beach Committee meeting was the damage that could occur to the parking lot at South Shore Beach.

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. Levine. Second by N. Cabot. 6-0 approve. (Members were polled individually regarding the motion and voted as follows: (N. Cabot. -yes, M. Steers - yes, N. Levine – yes, S. Souza – yes, W. Montgomery-yes, D. McNaughton - yes)

Entered Executive Session at 8:07pm.

12.) Return to Open Session: 9:15pm.

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. 6-0 approve.

14.) Adjournment: Motion to adjourn made by W. Montgomery. Second by N. Cabot. 6-0 approve.

Adjourned 9:19pm.

Respectfully submitted,
Cheryl Cady