

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
November 5, 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.

The Committee has one vacant seat.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of October 1, 2025, were reviewed. S. Souza noted that the Treasurer's Report bank account balances for the period September 1, 2025 – September 30, 2025, needed correction. They should read:

Washington Trust Checking	\$ 26,456
Washington Trust Money Market	\$2,970,775
Washington Trust Savings	\$1,451,615
Ending Balance of All Accounts	\$4,448,845

An invoice from Modern Printing in the amount of \$1,189 was not listed as an invoice approved for payment and should have been.

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

3.) Consent Agenda:

- * Email received from Carol Wordell, dated 10-16-2025, re: Fw. New Voicemail Received, - RI Foundation,
- * Email received from the RI Foundation, dated 10-27-2025, re: From Rhode Island Foundation: grant notification,
- * Email received from Marco Viveiros, dated 9-29-2025, re: Hello Cheryl,
- * Email received from Heather Cook, dated 10-1-2025, re: LC Ag Trust – please call Carmin Dellana,
- * Email received from Heather Cook, dated 10-8-2025, re LC Ag Trust please call Avila Moore,
- * Email received from Ross Moran, dated 10-20-2025, re: FW: When you have time, would love to know the details on that mailing.
- * Email received from Chris Clark, dated 10-22-2025, re: Newsletter inclusion time,
- * Email received from Laurel, CMCI, dated 10-22-2025, re: RI Land Access Network 10/17 Meeting Notes,
- * Email received from Heather Cook, dated 10-26-2025, re: Little Compton Budget Committee – Department Budget Submission Template and the External Budget Request Template,
- * Email received from SNEP, dated 10-23-2025, re: Deadline Extended: NEEFC Seeking State Liaisons for Southeastern Massachusetts and Rhode Island,
- * Email received from Laurel, CMCRI, dated 10-3-2025, re: Register Today! RI Land Access Network – October 17 Gathering – In Person,
- * Email received from Kate Sayles, dated 10-8-2025, re: URGENT: Federal Updates & Request for Information,
- * Email received from Jessica Hall, dated 10-14-2025, re: State Soil Health Program Learning Lab on October 29th – Register Today!,
- * RI Land Trust Council ENews received,
- * Email received from SNEP Network, dated 10-15-2025, re: SNEP Press Events Announcing 2025 Community Technical Assistance Awards,
- * October 2025 NOFA RI Enews received,

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

4.) Correspondence: None.

5.) Finance Committee / Treasurer's Report

-Account Balances

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

Washington Trust Checking	\$ 31,592
Washington Trust Money Market	\$3,234,419
Washington Trust Savings	\$1,455,852

The total of all account is \$4,721,863.

- Payment of Bills:

- Bills to be Paid:

Perez Landscaping	\$ 850
Helger Bros.	\$ 2,500
Signature Signs	\$ 350
Natalie Jackvony	\$ 1,755
Whelan, Corrente, & Flanders	\$ 642.50
Cheryl Cady	\$ 5,422.50
DeSautel & Browning	\$ 5,416.20
RI Land Trust Council	\$ 2,000
Mosaic Land Management	\$17,295

Motion to approve payment of the bills made by N. Levine. Second by W. Montgomery. 6-0 approve.

- Credit Card Application and Usage: This is in process.

- Review of Transfer Tax Returns:

-During the period of September 24, 2025, thru October 24, 2025, transfer taxes in the amount of \$512,800.00 were paid to the Trust. This reflects transfer #3494 thru 3493505. The Transfer Taxes were reviewed. Transfer Tax numbers 3494, 3495 and 3498 are disputed by LCACT regarding the amounts paid. N. Levine asked if a letter should be sent to the buyers informing them that the amount paid is being disputed. D. McNaughton will speak with Attorney Browning regarding this.

7.) Policies and Procedures:

- Standing Rules Update: The Town Council has voted to accept and approve the Standing Rules as submitted. Further, the Trust has now submitted to the Town Council and additional appendix, Appendix VII, dealing with the Transfer Tax Payment Process. LCACT counsel is now in discussion with the Town Solicitor concerning Appendix VII. Progress is being made.

8.) Sub-committee Reports:

-Communications/Outreach: D. McNaughton explained that Anya Wallack has resigned her position on the Conservation Commission. She was the Conservation Commission representative to the LCACT. D. McNaughton presented updates to communication.

-Survey of Residents: Natalie Jackvony reported that a survey was sent to residents in September. Currently, 127 replies have been received. She is currently working to turn the replies into a format that can be used to communicate back to the community. At the December meeting she will present a summary.

- Annual Report: D. McNaughton reported that he met with Natalie Jackvony. They are making progress. One topic to be determined is how to get the Annual Report out to people.

- Less Annoying Database Project: C. Cady reported that there are currently 432 email addresses on the LCACT email list.

- Stewardship Committee:

- Carolyn's Sakonnet Vineyard (Plat 22, Lots 8-5,8-6, 8-7, 8-8, 8-9, 8-11, 8-13, 8-14): The application was reviewed. It was noted that the parking is generally the same as it has been in the past. There is a request for an increase in events with acoustic music. Last year there were two large events.

Amy Veri, a resident of 120 West Main Road, addressed the trustees. She explained that the new managers are very pleasant, but events are very loud. She expressed that one or two people complained about the crop cannons and they were shut down. There are ways to mitigate the sounds using sound barrier walls and redirecting the speakers toward Peckham Road.

James David explained that the plan is to redirect the sound toward the Vineyard/Peckham Road and away from Ms. Veri's property. The goal is to continue to work with Ms. Veri to minimize the impact.

D. McNaughton explained that the Town Council may be the best place to direct her concerns regarding the music. LCACT reviews the application as it pertains to the conservation values and the Deed to Development Rights.

The Town Council is reviewing the application at their meeting tomorrow night.

Motion to approve the plan as proposed made by N. Levine. Second by N. Cabot 6-0 approve. Motion to send a letter to the Town Council aiding acceptance of the application and suggesting approved as suggested made N. Cabot. Second by W. Montgomery. 6-0 approve.

- Anarumo (Plat 45, Lot 1-3): Email received from Justin Harts, dated 10-9-2025, re: Inquiry from Website – Request to traverse Ag Trust Land.

-Email received from Justin Harts, dated 10-9-2025, re: Harts Family Proposal for the Little Compton Agricultural Conservancy Trust.

Mr. Harts was present. He explained his proposal. A wetland bisects his property. He is not able to take a cart or wheelbarrow through the wetland to the back of his property where he would like to start an apiary. He is asking for permission to cross the Anarumo property, owned by LCACT via an old farm road. In exchange for him being allowed to transit the property, he would maintain the farm road. He needs to transit 350' to 400' of the farm road.

M. Steers, W. Montgomery and N. Levine will visit the property.

- Couto (Plat 40, Lot 24-4): The property has closed. A conference call with RIDEM is scheduled. A sign will be installed using the new LCACT Lighthouse logo. The sign will say: Daniel Neronha Preserve.

Motion to have a sign with logo indicating Daniel Neronha Preserve at a cost not to exceed

\$200.00 for design of the sign made by N.C. Second by W.M. 6-0 approve.

Motion that Carol Trocki work with DEM to determine a plan for an extension to parking for Simmons Mill made by N. Cabot. Second by N.L. 6-0 approve.

D. McNaughton suggested that DEM may need to look at the landing for the pond.

- **Greene (Plat 40, Lots 45, 46-2, 99, 100, 101, 102, 103):** The legal description of the property was needed for DEM. It is now being added to title insurance. The title insurance company is asking for a survey.

- **General Stewardship Update:**

- BDRs completed for Goulart A, Goulart B, Fowler/Brooks. BDRs initiated on Beck/Wattles, Ham, Merrow. Follow up bi-annual farm lease monitoring is underway. LCACT monitoring under way.

NRCS easement monitoring completed.

-**General Maintenance:**

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

- Douglas (Plat 14, Lot 51): The property has been mowed.

- Cole (Plat 14, Lot 42): The property has been mowed.

- J&J (Plat 31, Lot 42-1): Tree work in process

- Ham (Plat 31, Lot 43-4): Investigation of right of way to be determined.

-**Hunting/Recreation:**

- Mr. Luke Driver (43 Willow Avenue) introduced himself. He has volunteered to assist with trail needs. He is a stone wall builder and has an interest in saving stonewalls (restoration and maintenance). He is interested in addressing invasive species.

- East Side Trail: D.M. and N.L. have been focusing our efforts on getting trail project from Simmons Mill to Old Harbor Refuge in Westport. There is a corridor that connects the two. D. McNaughton and Carol Trocki met with Audubon last week. They have a fee property that we would like access to. Carol has put together material regarding what LCACT would like to do. They will consider it in their December meeting.

- **Land Protection Committee:**

- **Couto (Plat 40, Lot 40-4):**

- **The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5):** John Berg, TNC, reported that they are scheduled to close on 44-3 and end of January for 40-4. TNC is still fund raising. Lot 44-5 is a donation to TNC. The owners will determine the closing for this property.

- **Transaction Templates:** N. Levine reported that he has sent S. Souza two sets of templates. There are additional templates that need to be reviewed to ensure that all optional elements are included. In terms of process, there are some gaps that need to be reviewed. S. Souza and N. Levine will continue reviewing. The templates will be set to all the members for review.

9.) New Applications:

- Email received from Thomas Chace dated 10-15-2025, re: Inquiry from Website – Property listed for sale that abuts Maciel property. This is an active listing. It is owned by John and Kathleen Cotter (Plat 31, Lots 64-1, 65-1, 66-1). The property is twenty-one acres. The Trust has not received an application for its consideration.

10.) The Nature Conservancy: No update.

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 S. Souza. Second by W. Montgomery. 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 8:18pm.

12.) Return to Open Session: 9:02pm.

13.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by N. Cabot. Second by S. Souza. 6-0 approve.

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

Adjourned 9:02pm.

Respectfully submitted,
Cheryl Cady