

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
December 3, 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, and S. Souza.

N. Levine was absent.

The Committee has one vacant seat.

The Committee thanked Nelson Cabot for his service to the Town and the Little Compton Agricultural Conservancy Trust. This was Mr. Cabot's last meeting as a trustee.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of November 5, 2025, were reviewed.

Motion to approve the Public Session minutes made by S. Souza. Second by M. Steers. 5-0 approve.

Motion to approve the Executive Session minutes made by W. Montgomery. Second by N. Cabot 5-0 approve.

3.) Consent Agenda:

*Email received from Chris Clark, Little Compton Community Center, dated 11-20-2025, re Newsletter Inclusion,

* Email received from Heather Cook, dated 11-21-2025, re Letter of Resignation from Nelson Cabot,

* Email received from Kate Sayles, dated 11-12-2025, re: LCACT Membership Dues – Thank You,

* Email received from USDA Farm Service Agency, dated 11-13-2025, re: USDA Extends Livestock Disaster Recovery Assistance Application Deadline for 2023 and 2024 Flood and Wildlife Losses,

* Email received from ksylvia, RI Foundation, dated 10-30-2025 re: Stronger Together: The Power of Connection,

* SNEP Network News – Fall 2025 dated 11-4-2025 received,

* November Land Trust Leaders Update, dated 11-10-2025 received,

* RI Land Trust Council eNews November 2025, dated 11-12-2025 received,

* Email received from Virginia Streeter, dated 11-18-2025, e: Land Trust Leaders Update,

* Email received from USDA in Rhode Island, dated 11-25-2025, re: USDA-NRCS Publishes First Coastal Zone Soil Survey for Bristol County, RI,

* Email received from Kate Sayles, RI Land Trusts, dated 11-25-2025, re: Join RILTC for the Land Trust Networking Series.

Motion to file the consent agenda made by N. Cabot. Second by S. Souza. 5-0 approve.

4.) Correspondence:

- Notice received from the Little Compton Planning Board – Notice of a Public Hearing is given upon the petition of Peter Aldrich and Marylee T. Aldrich & Michael Bass, Trustees of the Aldrich Descendants 2002 Trust. Owners of 11 Rita Way (Plat 15, Lots 6-1&6-3) requesting a Unified Development Review and Special Use Permit. Petitioners desire to subdivide Plat 15, Lot 6-3 into two Attainable Housing Building Lots and one Conventional Building Lot. Hearing is Tuesday, December 2, 2025, at 7:00pm at Town Hall.

M. Steers explained that the plan is before the Planning Board. It will be a Major Subdivision. The plan will need relief and waivers.

- Letter received from Chubb Insurance, dated 11-17-2025, re: Important Notice Regarding Your Insurance Policy – Please Review Immediately.

5.) Finance Committee / Treasurer’s Report

-Account Balances

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

Washington Trust Checking	\$ 15,883
Washington Trust Money Market	\$3,632,808
Washington Trust Savings	\$1,459,684

The total of all account is \$5,108,375.

Trustees discussed the current interest rates for each account. S. Souza will check into the current interest rates to ensure LCACT is getting the best possible rates on all accounts.

- Payment of Bills:

- Bills to be Paid:

W.B. Mason	\$ 461.45
FlyWheel	\$ 300
Greg Romano	\$ 840
Natalie Jackvony	\$ 1,113.75
Whelan, Corrente, & Flanders	\$ 752.50
Cheryl Cady	\$ 4,545
DeSautel & Browning	\$ 7,081.35
Chubb Insurance	\$ 380
Chubb Insurance	\$ 1,632
Mosaic Land Management	\$10,367.50
Helger Bros.	\$ 4,590
JA Jones	\$ 750
Robert Carr	\$ 4,300.00

Motion to approve payment of the bills made by S. Souza. Second by W. Montgomery. 5-0 approve.

- Credit Card Application and Usage: S. Souza reported that he spoke with John McNamee, Finance Director. Mr. McNamee suggested LCACT use a Town credit card that would be solely for LCACT use. Members discussed using a Town credit card but would prefer that LCACT have their own credit card. S. Souza will talk to Mr. McNamee about LCACT securing its own credit card.

- Review of Transfer Tax Returns:

-During the period of October 29, 2025, thru November 19, 2025, transfer taxes in the amount of \$427,560.00 were paid to the Trust. This reflects transfer #3506 thru 3512. The Transfer Taxes were reviewed, no errors were noted.

6.) Policies and Procedures:

- Standing Rules Update:

- Email received from Heather Cook, dated 11-21-2025, re: Ag Trust amendment to the code. There are a couple minor typos in the updated Standing Rules that have been

approved by the Town Council. C. Cady will fix the typos and send to the Town Clerk.

- D. McNaughton updated the members regarding Appendix VII, having to do with transfer tax payment process. The Town Council has referred Appendix VII to Tony DeSisto, Town Solicitor. Attorney DeSisto and Attorney Browning have consulted, and minor revisions were made. Appendix VII is with Attorney DeSisto.

7.) Staffing Strategy: The Town Council has postponed interviews for the vacancy on the Conservation Commission. Until this seat is filled, a member from the Conservation Commission cannot be appointed to the LCACT. The Conservation Commission seat was previously filled by Anya Wallack, who resigned from the Conservation Commission.

N. Cabot has resigned his seat on LCACT. The Town Council is accepting letters of interest from the public.

D. McNaughton suggested that when the LCACT is full that the Board have a discussion of staffing levels. S. Souza and N. Levine have been asked to compile data to aid in the discussion.

8.) Sub-committee Reports:

-Communications/Outreach:

-Survey of Residents: D. McNaughton is working with Natalie Jackvony and Greg Romano on a survey reply to be sent to residents. The draft of the reply was reviewed. Discussion was had regarding the wording around affordable housing for farmers. Concerns were raised that LCACT is not in the housing business. However, respondents commented about housing for farmers. The suggested wording was: Help young farmers get started in town.

The color of the mailer was also discussed. It was suggested that it be changed from blue to a green, reflecting the idea of agriculture. The LCACT website address was also added to the mailer.

Motion that D. McNaughton work with Natalie, Greg and the printer to send out postcard with changes as addressed made by N. Cabot. Second by W. Montgomery. 5-0 approve.

- LCACT Website Update: N. Cabot reported that the Town is moving to a position where they can host and register the website. C. Cady and J. Gabriel are working on moving the website to the Town purview. The website needs to be updated. C. Cady and members will meet after the New Year to update the website.

- 2025 Communications:

- Annual Report: Natalie Jackvony and Greg Romano are working on this.

- Less Annoying Database Project: No Update.

- Stewardship Committee:

- Letter received from Enbridge, dated 11-14-2025, re: Proposed Algonquin Gas Transmission, LLC-Reliable Affordable Resilient Enhancement, Parcel(s): RI-NE-010 22-3, G2-RI-NE-G-2-51.02, G2-RI-NE-G-2-RI-NE-G-2-51.3 : LCACT sent letters to easement holders where LCACT and Algonquin both hold easements on their properties. M. Steers suggested that a second letter be sent to easement holders once the scope of work/survey is known. D.

McNaughton will contact Attorney Browning regarding the Enbridge letter and signature form.

- **Almy (Plat 2, Lots 9-3, 9-4, 9-5, 9-6, 9-7, 9-8):** W. Montgomery explained that the people who purchased the back lot (Lot 9-9) from Mr. Almy have put a rope up at the end of the road near West Main Road. They have also installed a "No Trespassing" sign. W. Montgomery suggested a meeting with the new landowners as LCACT owns the right-of-way and access

should not be blocked. M. Steers will contact the owners.

Anarumo (Plat 45, Lot 1-3):

- Right of Way to Old Harbor Road: The right-of-way to Old Harbor Road was reviewed. Church Community Housing has developed a plan for the Little Compton Housing Trust. LCACT has a concern with the plan because it contains a retaining wall that will be built in the middle of the LCACT right-of-way. The travel way would be reduced from twenty (20) feet to twelve (12) feet, and it would be close to the first house. LCACT needs to communicate with the Housing Trust that the 20-foot right-of-way should not be impacted.

D. McNaughton to write a letter to the Housing Trust regarding the right-of-way.

- Harts Family Request for Use of Property: The Harts have asked to transverse the LCACT property to access the western portion of their property, where they would like to develop an apiary. M. Steers suggested licensing them the use of the path.

Motion to have Attorney Allott draft a licensing agreement for LCACT to review made by S. Souza. Second by N. Cabot. 5-0 approve.

- **Couto (Plat 40, Lot 24-4):** The sign samples were reviewed. The preferred sign is the darkest green with a solid background and a white border. W. Montgomery will arrange for the post for the sign to be mounted on.

Motion to approve the sign made by M. Steers. Second by W. Montgomery. 5-0 approve.

D. McNaughton and C. Trocki met with representatives from RIDEM regarding making the boat landing more accessible. This will be discussed at the RIDEM Public Access Committee meeting on December 9, 2025. Bill Smith had completed a survey and OWTS plan for the property. There is a turnout area on the plan. Mr. Smith knows the property and he indicated there is an area where a few parking places could go without too much work. DEM was worried about a traffic crossing and safety precautions. The guardrail stops easy access to the pond.

- **Keeney (Plat 14, Lot 14-3):** W. Montgomery met with Avila Moore regarding concerns about the property being mowed. Her landscaper was mowing her property and mowed half of Keeney. W. Montgomery will arrange to have the remaining half mowed.

- General Stewardship Update:

- Monitoring: Julia Trunzo has completed second round of farm lease monitoring. Easement monitoring is underway.

- Baseline Documentation Reports: Baseline Documentation Reports are being worked on for the Merrow property and the Wattles/Beck property. Adam Yorks is working on the Baseline Documentation report for the Bumble Bee property prior to closing.

-Hunting/Recreation:

- East Side Trail: D. McNaughton and N. Levine have been working on this project. The focus of the project should be to connect Simmons Mill Management Area to Old Harbor Road. There are two properties that LCACT does not own that would need to be crossed. The first property is owned by the Audubon Society. The second property is one that the Audubon Society holds an easement on. The owner of the easement property would need to give permission for the trail. D. McNaughton and C. Trocki met with Jeff Hall from Audubon Society. Mr. Hall was willing to bring the proposal before the property committee. Carol Trocki attended the December 2, 2025, meeting. C. Trocki is on the Audubon Property Committee and recused herself from the Audubon meeting as she was representing LCACT. Next step is for Audubon to send someone to the property. Audubon is interested in being a good conservation partner.

- Land Protection Committee:

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

- The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5): The Nature Conservancy has a survey of the three properties. Narragansett Engineering is updating the survey and locating the corners. Regarding a Phase 1, The Nature Conservancy does this in-house. TNC will share it with LCACT. The property has only had livestock and corn on it. Adam Yorks will do the site work for the Baseline Documentation Report after the boundaries have been located. The properties are expected to close on 12/8/2025 and 1/30/2026.

Draft Grant Agreement: The draft agreement was reviewed.

Motion to approve the grant agreement as written by TNC made by N. Cabot. Second by W. Montgomery. 5-0 approve.

- Transaction Templates: No discussion.

9.) New Applications:

- Haffenrefer- Brady (plat 37, Lot 68): Motion to accept the application made by W. Montgomery. Second by S. Souza. 5-0 approve.

10.) The Nature Conservancy: No update.

11.) Executive Session:

Motion to enter Executive Session pursuant to RIGL Section 42-46-5(a)(2) potential litigation and for the purpose of discussing land acquisitions/negotiations per R.I.G.L. 42-46-5(a) (5) made by N. Cabot. Second by W. Montgomery. 5-0 approve. (Members were polled individually regarding the motion and voted as follows: (N. Cabot. -yes, M. Steers - yes, S. Souza – yes, W. Montgomery-yes, D. McNaughton - yes)

Entered Executive Session at 8:39pm.

12.) Return to Open Session: 9:09pm.

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 N. Cabot. Second by S. Souza. 5-0 approve.

Adjourned 9:09pm.

Respectfully submitted,
Cheryl Cady