

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
March 4, 2026

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

Members welcomed Taylor Johnston, new trustee.

Patrick McHugh, Town Council Liaison, was present.

2.) Minutes: The Public Session and Executive Session minutes from the meetings of February 4, 2026, were reviewed.

Motion to approve the Public Session minutes made by W. Montgomery. Second by E. Bowen. 7-0 approve.

Motion to approve the Executive Session minutes made by S. Souza. Second by W. Montgomery 7-0 approve.

3.) Consent Agenda:

* * Email received from Kate Sayles, dated 2-2-2026, re: February 2026 Land Trust Leaders Updates

* Email received from NOFA Rhode Island, dated 2-5-2026, re: Action Needed: Urban & Small Farm Success Bill,

* Email received from The SNEP Network, dated 2-9-2026, re: Join us for the 2026 Massachusetts and Rhode Island Funding Workshops!,

* Email received from Dylan Gerreira (DEM), dated 2-9-2026, re: Fwd: RI DEM Deer FLIR Report,

*Received from Chubb Insurance, Notice of Cancellation – General Liability Insurance, dated 2-9-2026,

*Received from Chubb Insurance, Notice of Cancellation – Umbrella Insurance, dated 2-9-2026,

* Received from Chubb Insurance, Notice of Reinstatement – General Liability Insurance, dated 2-12-2026,

* Received from Chubb Insurance, Notice of Reinstatement – Umbrella Insurance, dated 2-12-2026,

* Email received from USDA in Rhode Island, dated 2-12-2026, re: USDA Announces Second FY 2026 Signup for Conservation Programs in Rhode Island,

* Email received from USDA Farm Service Agency, dated 2-13-2026, re: Farmer Bridge Assistance (FBA) – Prepare to Apply Online,

* Email received from SNEP Network, dated 2-17-2028, re: SNEP Network News: Winter 2026,

* Email received from Virginia Streeter, dated 2-17-2026, re: eNews February 2026,

* Email received from Bethany Bradley, dated 2-17-2026, re: Participation Needed: Survey on the timing and efficacy of invasive plant treatment,

* Email received from Stephen Souza, dated 2-19-2026, re: Fwd: Strong farms need strong support. Vital support & resources are available! - Winter E-News 2026,

* Email received from Laurel @ cmcri, dated 2-20-2026, re: RI Land Access Network Gathering 2-20-2026, 10am – 2pm [In-person],

* Email received from Kate Sayles, dated 2-21-2026, re: Late February Land Trust Leader Update” Action Alert!,

* Rhode Island USDA Service Center February 2026 Newsletter received,

* Email received from Heather Cook, dated 2-21-2026, re: Monday, February 23, 2026, Town Hall and Transfer Station will be closed due to impending storm.

D. McNaughton asked to discuss the deer report from Dylan Ferreira. He asked if there was anything in the report that should be considered as we move into next year’s hunting season. S. Souza explained that we will be sending our local hunters a questionnaire regarding their experience. Based on some feedback

S. Souza received from farmers, he asked Dylan Ferreira if he could look into the deer harvest limit being increased. Mr. Ferreira said DEM is discussing it. LCACT might be able to help push increasing the limit. N. Levine suggested asking hunters if they would be comfortable signing a LCACT letter to the state.

W. Montgomery suggested nuisance permits for the Costa and Pontes properties. We could have the people who hunt it now be part of a lottery. In the past nuisance permits have been obtained for BHS, Gagnon and Ham properties.

4.) Correspondence:

- Email received from Carter Wilkie, dated 2-6-2026, re: Updating Little Compton’s Comprehensive Plan: M. Steers explained that sections of the Comprehensive Plan have not been assigned except for Carter Wilkie who is working on farming. Mr. Wilkie has suggested a proposal for the section and would like LCACT to work with the Planning Board on this.

- Email from Heather Cook, dated 2-11-2026, re: LWCF – Protected Recreation Lands: There are no LWCF lands in Little Compton.

5.) Finance Committee / Treasurer’s Report

-Account Balances

-S. Souza reported the bank account balances as of February 28, 2026:

Washington Trust Checking	\$ 16,784
Washington Trust Money Market	\$1,086,985
Washington Trust Savings	\$3,173,164

The total of all accounts is \$5,276,933.

W. Montgomery recognized S. Souza for all his work in getting LCACT a better interest rate. S. Souza recognized D. McNaughton for his assistance.

- Payment of Bills:

- Bills to be Paid:

Mosaic Land Management	\$7,272.00
Chubb Insurance	\$2,338.00
Natalie Jackvony	\$ 945.00
Greg Roamno	\$2,030.00
Cheryl Cady	\$ 5,962.50
East Bay Media Group	\$ 86.00
J.A. Jones	\$ 500.00

Motion to approve payment of the bills made by S. Souza. Second by N. Levine 7-0 approve.

- Credit Card Application and Usage: S. Souza spoke with Mr. McNamee. There has been some miscommunication, and it has been on hold.

- Review of Transfer Tax Returns:

-During the period of February 1, 2026, through February 28, 2026, transfer taxes in the amount of \$143,000.00 were paid to the Trust. This reflects transfer #3521 through 3523. The Transfer Taxes were reviewed; no errors were noted.

6.) Sub-committee Reports:

- Communication/Outreach:

- Town Council “HOMS” subcommittee request for presentation: D. McNaughton explained that C. Trocki presented data from the first part of the Land Use Planning project. The

committee would like a presentation on the second part (Futures Scenarios and Build Out). C. Trocki will make the presentation. The Committee also asked for an overview of LCACT operations. D. McNaughton asked to postpone this part of the presentation for one month. D. McNaughton is not available to make the presentation and LCACT is doing some strategy work.

- Dedicated email addresses for members and employees: E. Bowen discussed dedicated emails. The town is having all boards and employees have a .gov email address. Having a dedicated email address for LCACT members is important because personal emails appear in correspondence as a matter of public records and opens members up to public records requests.

The town solicitor's interpretation is that LCACT is not a town board and therefore LCACT members cannot use the .gov address. The town solicitor's interpretation is that LCACT is not a town board. E. Bowen suggested lcact.net be used.

T. Johnston suggested that C. Cady could be the administrator. There is a monthly cost based on the number of email addresses. The cost is minimal. T. Johnston will work with C. Cady to establish the email addresses.

- LCACT website update: C. Cady reported that the website has been updated. She has reached out to 6Square but has not heard back. There is a problem with the spacing on some of the pages. C. Cady spoke with Jonathan Gabriel regarding spacing issues. He is willing to assist. T. Johnston is also willing to help. She and C. Cady will meet.

- Annual Report is out. It is on the website and available at the Town Hall and the Brownell Library. It has also been emailed to the email list.

- Less Annoying Database project and Mailchimp are up and working.

- **Stewardship Committee:** (Review/take action/vote):

- Peckham (Plat 22, Lot 15-4): The advertisement for the RFP to lease the property was reviewed. The sentence "Successful applicant must clear the field after harvest and restore the same to their original condition" is to be removed from the advertisement.

Motion to authorize C. Cady to advertise the Peckham lot made by W. Montgomery. Second by N. Levine 7-0 approve.

- Beck/Wattles (Plat 47, Lot 3-2A99): They have made a request for a well. The well is for the house. LCACT has requested the well location to be marked on a survey for its records. The Becks have been sent a survey by LCACT.

- General Stewardship Update

- Baseline Documentation Reports are in process.

- Annual Monitoring Reports for 2025 have been completed. They are being reviewed and signed by M. Steers. Once the reports are signed, they will be sent to easement owners.

- General Maintenance

- No Update.

- **Land Protection Committee Update/Review Property Status/take action:**

- **The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5):** N. Levine will contact J. Berg to work on the easement documents. For consistency, the Ross-Strater easement could be used as a guideline. LCACT will not be closing on the property until the survey has been received. LCACT needs the survey to complete a BDR prior to closing. TNC has completed Environmental Phase 1, which is an internal document that they do not share. There is a clear indication from John Berg that there are no issues and TNC has a clean internal Environmental.

Motion to not do Phase 1 on this property made by N. Levine. Second by M. Steers. 7-0 approve.

- Harlan C. Billings Trust (Plat 29, Lot 42): Executive Session.
- Haffenreffer/ Brady (Plat 37, Lot 38): Executive Session.

7.) Policies and Procedures: E. Bowen explained that LCACT is required to have a designated APRA officer. The website currently has the Town Clerk as the officer. LCACT needs to designate their own APRA officer. C. Cady has served in this position in the past.

Motion to designate Cheryl Cady to be the APRA officer made by E. Bowen. Second by S. Souza 7-0 approve

8.) Discussion on Setting 2026 Goals: D. McNaughton reported he met with S. Souza and T. Johnston. N. Cabot had been the keeper of LCACT strategy documents. S. Souza, T. Johnston and D. McNaughton all came to the same conclusion that it is time for LCACT to review the strategy documents and make sure everyone is on board with them moving forward. D. McNaughton suggested that a small group of trustees be assigned to review the mission and think through and propose a scope of activities and follow through with goals and objectives. That group could propose a strawman for the entire group to work its' way through. The group would come back to the April meeting with recommendations. N. Levine volunteered to draft a mission.

D. McNaughton asked T. Johnston, S. Souza and M. Steers to be the group to do this work. They will review the mission, discuss scope of activity and work on goals and objectives.

S. Souza created a list of subcommittees for discussion. Each trustee was asked to review the list and return with their thoughts and what LCACT should focus on.

D. McNaughton suggested that every sub-committee should have some objectives.

Assignments to sub-committees will be made in April.

9.) The Nature Conservancy: No update.

10.) Executive Session:

Motion to enter Executive Session pursuant to RIGL Section 42-46-5(a)(2) potential litigation and R.I.G.L. 42-46-5(a) (5) for the purpose of discussing land acquisitions/negotiations made by S. Souza. Second by M. Steers. 7-0 approve. (Members were polled individually regarding the motion and voted as follows: (N. Levine -yes, M. Steers - yes, S. Souza – yes, D. McNaughton – yes, W. Montgomery – yes, E. Bowen – yes, T. Johnston - yes)

Entered Executive Session at 8:14pm.

D. McNaughton left the meeting at 9:15pm.

11.) Return to Open Session: 9:25pm.

12.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by N. Levine. Second by W. Montgomery. 6-0 approve.

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

Adjourned 9:27pm.

Respectfully submitted,
Cheryl Cady