

Approved Minutes
Little Compton Agricultural Conservancy Trust
Meeting
April 1, 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.

Patrick McHugh, Town Council Liaison, was present.

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

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

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

Motion to unseal the Executive Session minutes from the meeting of November 1, 2023, made by N. Levine. Second by W. Montgomery 7-0 approve.

Motion to unseal the minutes of May 1, 2024, made by N. Levine. Second by W. Montgomery 7-0 approve.

Motion to unseal the minutes of August 7, 2024, made by N. Levine. Second by W. Montgomery. 7-0 approve.

3.) Consent Agenda:

- * Email received from Jetpack.com, dated 3-23-2026, re: Jetpack Monthly Report – <https://lcact.net>
- * Email received from NOFA RI, dated 3-4-2026, re: Blizzard of 26 – Impact on RI Farms,
- * Email received from Amy Hughes, dated 3-2-2026, re: NRCS Rhode Island Easements Staff Update,
- * Email received from USDA in Rhode Island, dated 3-6-2026, re: RI NRCS Delivers Conservation Assistance, Healthier Natural Resources in 2025,
- * Email received from SNEP Network, dated 3-13-2026, re: Clean Water Certificate Training Program: April 2026,
- * Email received from Margaret Broughton, dated 3-13-2026, re: Save the Date! – River Day June 20, 2026,
- * Email received from Heather Cook, dated 3-12-2026, re: antique tractor contact,
- * Email received from Virginia Streeter, dated 3-16-2026, re: eNews March 2026,
- * Email received from Chris Clark, dated 3-17-2026, re: April Newsletter Inclusion,
- * Email received from The SNEP Network, dated 3-18-2026, re: Upcoming SNEP Network Workshops and Trainings: Rhode Island Funding Workshop and NAACC Culvert Training,
- * Email received from Jaime Dunn, dated 3-20-2026, re: Reintroduction of your Conserve-a-Nation Team
- * Email received from Bethany Bradley, dated 3-20-2026, re: Last chance- Participation Requested: Survey on the timing and efficacy of invasive plant treatment,
- * Email received from USDA in Rhode Island, dated 3-23-2026, re: Rhode Island State Technical Committee Meeting to be held on April 28, 2026.
- * Email received from Carter Wilkie, dated 3-19-2026, re: Rhode Island USDA Service Center March 2026 Newsletter.
- * Email received from Kate Sayles, dated 3-2-2026, re: Early March Land Trust Leaders Update: Summit Tickets & Green Bond,
- * Email received from USDA in Rhode Island, dated 3-24-2026, re: Preserve Rhode Island’s Ag Lands, Wetlands, and Forest Lands with USDA Conservation Easements.
- * Email from Mailchimp, dated 3-9-2026, re: Weekly insights from Mailchimp.
- * Letter from Enbridge, dated 3-11-2026, Proposed Algonquin Gas Transmission, LLC pipeline work.

* Letter received from Little Compton Fire Department, dated 3-11-2026, re: 226 John Dyer Road – New address.

4.) Correspondence:

- Email received from Victoria Talbot, dated 2-27-2026, re: annual reports.
- Email received from Heather Cook, dated 3-5-2026, re: Open Meetings Act Checklist
- Email received from Ned Levine, dated 2-27-2026, re: (no subject) – Comment from Stetson Eddy regarding Annual Report,
- Email received from Elizabeth McCurdy, dated 3-24-2026, re: Adamsville Cemetery and VOLC.

5.) Finance Committee / Treasurer’s Report

-Account Balances

-S. Souza reported the bank account balances as of March 31, 2026:

Washington Trust Checking	\$ 21,948
Washington Trust Money Market	\$1,141,531
Washington Trust Savings	\$4,184,343

The total of all accounts is \$5,347,822.

- Payment of Bills:

- Bills to be Paid:

Mosaic Land Management	\$9,755.00
Graphix Plus	\$ 185.00
Cheryl Cady	\$ 5,197.50
East Bay Media Group	\$ 172.00
Whelan, Corrente and Flanders	\$ 1,028.00
MailChimp	\$ 21.40

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

The Annual Report was printed by Graphix Plus. T. Johnston suggested printing it in the Sakonnet Times before Financial Town Meeting. D. McNaughton and T. Johnston will re-format the Annual Report to be published in the Sakonnet Times.

Motion to approve up to \$500.00 to print and publish the Annual Report in the Sakonnet Times made by N. Levine. Second by M. Steers. 7-0 approve.

- Credit Card Application and Usage: S. Souza spoke with Mr. McNamee. The debit card is on its way and should arrive in two weeks.

- Review of Transfer Tax Returns:

-During the period of February 27, 2026, through March 30, 2026, transfer taxes in the amount of \$71,800.00 were paid to the Trust. This reflects transfer #3524 through 3526. The Transfer Taxes were reviewed; no errors were noted.

S. Souza was thanked for getting the accounts in a good place with increased interest rates.

6.) Sub-committee Reports:

- **Working Group on Strategy:** A meeting has been scheduled for April 2, 2026, to hear

the output and work the group has completed regarding the mission statement and their recommendations.

- Communication/Outreach:

- LCACT website update: T. Johnston and C. Cady met to make changes to the website. T. Johnston now has administrative credentials for the website. This will allow C. Cady and T. Johnston to work remotely on the website. The Access to Public Records Act information is the only area left to update. Other than the APRA information the website is ready to go live.

Motion to approve going live pending the update to the APRA page made by D. McNaughton. Second by M. Steers. 7-0 approve.

- Dedicated email addresses for members and employees: The Town is moving to .gov email addresses for employees and boards. The solicitor's input is that LCACT may not be able to have .gov email addresses.

Members discussed using a lcact.net email address. An example of the new email address is: info@lcact.net or admin@lcact.net. Members emails would be first initial last name @lcact.net. There would be a cost for these email addresses.

Motion to approve using the lcact.net extension for emails at a cost of up to \$100.00 per month made by D. McNaughton. Second by M. Steers. 7-0 approve.

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

- Peckham (Plat 22, Lot 15-4): Members reviewed the lease bid for the two-plus acre, western portion of the property which is currently in hay. One bid was received from Matthew Cordeiro.

Motion to accept the bid made by N. Levine. Second by T. Johnston. 7-0 approve.

Motion that the stewardship committee write and sign a three-year lease including addenda made by D. McNaughton. Second by N. Levine. 7-0 approve.

- Beck/Wattles (Plat 47, Lot 3-2A99): Waiting for a survey to indicate the location of the well. It is in process.

- Sakonnet Vineyards (Plat 22, Lots 8-5, 8-6, 8-7, 8-8, 8-9, 8-11, 8-13, 8-14): Mike Rocha representing the Little Compton Republican Town Committee was present. He explained that they would like to hold the Ray Helger Car Show at the Vineyard on June 28th. Mr. Rocha has spoken with James David, from the Vineyard. The logistics and footprint will be the same as last year.

Motion to approve contingent on:

- Stewardship Committee receiving a request from Sakonnet Vineyard,
- Stewardship approval of the request,
- Sakonnet Vineyard submitting an application to the Town for an entertainment License covering the Car Show.

made by N. Levine. Second by W. Montgomery. 7-0 approve.

- Apfel/Simon (Plat 1, Lot 168): A certified letter and email was received from the Thibaults, owners of the property. M. Steers, W. Montgomery and Carol Trocki are scheduled to meet with them regarding stewardship concerns.

- General Stewardship Update

- Baseline Documentation Reports have been written for the Couto property and TNC/Bumble Bee Farm. The survey for TNC/Bumble Bee Farm is in process. The TNC closing with LCACT will be scheduled by 6/30/2026.

- W. Montgomery and Carol Trocki will meet with Mr. Chartier regarding the easement area.

- D. McNaughton and Carol Trocki met with DEM-Fish and Wildlife regarding the Couto property and potential parking on the property, to access Simmons Mill Pond. Anita Couto had previously submitted an OWTS application to

DEM. The engineer at the time had indicated an area for parking. The wetlands buffer at the time was 50 feet. It is now 100 feet. DEM is looking into if the 50-foot buffer is grandfathered in. RIDOT would also need to be involved as there is a culvert on both sides of Colebrook Road and a guardrail.

Carol Trocki is doing research regarding boat access. DEM is interested in working with LCACT. DEM is taking the project to the Public Access meeting.

- General Maintenance

- Ham (Plat 31, Lot 43-1 and 43-4): The foundation and cleanup will occur in the next couple of weeks. The Goldbergs have some cleanup to do also.

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

- **The Nature Conservancy (Plat 20, Lots 40-4, 44-3, 44-5):** See above under Stewardship.

- **Harlan C. Billings Trust (Plat 29, Lot 42):** The family is deciding what to do with the property.

- **Haffenreffer/ Brady (Plat 37, Lot 38):** N. Levine spoke with Mr. Haffenreffer. Mr. Haffenreffer needs to talk with Mr. Brady regarding what is being offered to LCACT and access to the property.

- Option to Purchase at Agricultural Value: This is a tool that has been used in other states.

Further investigation is needed. There is no evidence it has been used in RI. It has been used in Vermont.

7.) Policies and Procedures:

Trust administrative policies and procedures: Mr. Larry Anderson presented comments to members. Mr. Anderson explained that he believes “the Trust must move—deliberately, but as soon as practically possible-- to an operating model that involves paid professional staff with clearly identified authority for carrying out duties that are now conducted primarily by volunteer Trust members.”

8.) The Nature Conservancy:

- TNC is advertising for summer positions,

- Acquired two parcels at Bumble Bee Farm. All trail easements have been secured.

Members asked why a Deed to Development Rights would be utilized instead of a Conservation easement. It is to mirror the deeds on the contiguous properties.

9.) New Applications:

- **Yorks (Plat 26, Lot 8-4):** The development rights on front field of the property are protected LCACT. The application now being considered is for the back acres.

- **Fontaine (Plat 29, Lot 41):** The application is for the sale of development rights. Motion to accept both applications (Yorks and Fontaine) made by N. Levine. Second by W. Montgomery. 7-0 approve.

10.) Annual Election of Officers:

- Motion to nominate E. Bowen as Treasurer, S. Souza, Vice-chair and D. McNaughton, chair made by T. Johnston. Second by M. Steers. 7-0 approve.

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 M. Steers. Second by S. Souza. 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 8:31pm.

11.) Return to Open Session: 9:26pm.

12.) Vote to seal the minutes of Executive Session: Motion to seal the minutes of Executive Session made by W. Montgomery. Second by T. Johnston. 7-0 approve.

13.) Adjournment: Motion to adjourn made by W. Montgomery. Second by M. Steers. 7-0 approve.

Adjourned 9:26pm.

Respectfully submitted,
Cheryl Cady