



LAND CONSERVANCY TRUST REGULAR MEETING MINUTES

May 17, 2018

Narragansett Town Hall
25 Fifth Avenue
Narragansett, RI 02882
(401) 789-1044

LAND CONSERVANCY TRUST

Chair

Thomas Rogers

Vice Chair

Terence Fleming

Secretary

Jason Colonies

Members

Jerry Brunetto

Susan Bush

Pati Sylvia

Brian Wagner

Town Council Members

Matthew M. Mannix

Jill Lawler

Town Staff Liaisons

Kinney Bungalow Event Coordinator

Daisy MacLeod

Community Development

Mike DeLuca

Jill Sabo

At a Regular Meeting of the Land Conservancy Trust of the Town of Narragansett held on Thursday, May 17, 2018 at 5:30 p.m., at Narragansett Town Hall

Present:

- Thomas Rogers, Chair
- Terry Fleming, Vice Chair
- Jason Colonies, Secretary
- Jerry Brunetto
- Susan Bush
- Pati Sylvia
- Jill Lawler
- Matt Mannix

Not Present:

- Brian Wagner

Also in Attendance:

- Jill Sabo, Community Development

CONSENT AGENDA

1C Minutes: Possible action to approve the minutes of the Meeting on March 15, 2018.

Terence Fleming moves, and Susan Bush seconds, and so it is voted to approve the minutes of the Meeting of March 15, 2018. Terence Fleming, aye; Susan Bush, aye; Jason Colonies, aye; Jerry Brunetto, aye; Thomas Rogers, aye; Pati Sylvia, aye; Matthew M. Mannix, aye; Jill Lawler, aye.

2C Kinney Bungalow Report: Possible action to receive and place on file the Kinney Bungalow Monthly Report. (Attachment A)

Jason Colonies moves, and Susan Bush seconds, and so it is voted to receive and place on file the Kinney Bungalow Monthly Report. Jason Colonies, aye; Susan Bush, aye; Jerry Brunetto, aye; Thomas Rogers, aye; Terence Fleming, aye; Pati Sylvia, aye; Matthew M. Mannix, aye; Jill Lawler, aye.

REGULAR AGENDA

3R: Discussion of ‘Gansett Days – 9/14-16/2018

A discussion was had about the upcoming event “Gansett Days”. Jason Colonies volunteered to make a sign-up sheet so that we had a presence throughout the day and also to update the NLCT Brochure. Pati Sylvia volunteered to make a banner for the Middle Bridge Conservation Land for the event. No vote was taken.

4R: Possible letter to the Friends of Galilee: Discussion and possible action to approve a letter from the Land Conservancy Trust to the Friends of Galilee in support of their efforts.

Matthew Mannix gave an update on the proposed letter. He met with Janis Holly and after a discussion both parties decided that no letter was needed from the NCLT. No vote was taken.

5R: Middlebridge Management Plan: Discussion of the status of the implementation of the Middlebridge Management Plan and status of the RFP, ROI and Conservation Plan.

Thomas Rogers gave the NLTC an update of the Middlebridge Management Plan and the conservation plan. (Attachment B)

Jill Sabo gave us an update on the ROI for Middlebridge Conservation Land for the 3 cottages. The ROI goes out on Monday May 21st, there will be an information session on May 30 and bids are due on June 20th at 11AM.

No vote was taken

6R: Rhode Island House Bill 2018-7425: Discussion and possible action to propose a Resolution opposing RIGL House Bill 7425 including any amended version of the legislation.

Thomas Rogers presented a draft of a Resolution opposing RIGL House Bill 7425 including any amended version of the legislation. (ATTACHMENT C)

Terence Fleming moves, and Susan Bush seconds, and so it is voted to pass the Resolution opposing RIGL House Bill 7425 including any amended version of the legislation. Terence Fleming, aye; Susan Bush, aye; Jason Colonies, aye; Jerry Brunetto, aye; Thomas Rogers, aye; Pati Sylvia, aye; Matthew M. Mannix, aye; Jill Lawler, aye.

Terence Fleming moves and Susan Bush seconds, and so it is voted to recommend the Narragansett Town Council make a Resolution opposing RIGL House Bill 7425 including any amended version of the legislation. Terence Fleming, aye; Susan Bush, aye; Jason Colonies, aye; Jerry Brunetto, aye; Thomas Rogers, aye; Pati Sylvia, aye; Matthew M. Mannix, abstain; Jill Lawler, abstain.

7R: Executive Session: Vote to retire to executive session of the Land Conservancy Trust in accordance with RIGL 42-46-4 and 42-46-5(a)(5) to discuss a possible land acquisition for public purposes.

Susan Bush Moves, Jason Colonies seconds, and so it is voted to retire to executive session of the Land Conservancy Trust in accordance with RIGL 42-46-4 and 42-46-5(a)(5) to discuss a possible land acquisition for public purposes.

Roll Call vote was taken

Susan Bush, aye; Jason Colonies, aye; Thomas Rogers, aye; Pati Sylvia, aye; Terence Fleming, aye; Jerry Brunetto, aye; Matthew Mannix, aye; Jill Lawler, aye.

Respectfully Submitted:



Jason Colonies, Secretary

ATTACHMENT A

Narragansett Land Conservancy Trust
Kinney Bungalow Report

For the month of March 2017

| Events (1) | 2015 Actual | 2016 Actual | 2017 Actual/ booked | 2018 Booked | 2019 Booked | 2020 Booked |
|-------------------------|-------------|-------------|------------------------|-------------|-------------|-------------|
| January | | | | | | |
| February | | | | | | |
| March | | | | | | |
| April | 0 | 1 | 1 | 1 | | |
| May | 9 | 4 | 2 | 4 | | |
| June | 6 | 4 | 5 | 4 | 1 | |
| July | 6 | 3 | 4 | 2 | 1 | |
| August | 6 | 1 | 5 | 6 | | |
| September | 7 | 8 | 9 | 7 | 1 | |
| October | 9 | 9 | 10 | 2 | | |
| November | 0 | 0 | 0 | 0 | | |
| December | 0 | 0 | 0 | 0 | | |
| Total | 43 | 30 | 36 | 26 | 3 | |
| Change from last Report | | | | no change | no change | |
| Cancellations | 7 | 2 | 4 | 5 | | |
| Weddings | | | | | | |
| Non-weddings | | | | | | |
| Weekend (Fri-Sun) | 43 | 26 | 33 | 23 | 3 | |
| Weekday | 0 | 4 | 3 | 3 | | |

not incl 3 for
OctoberFest & 1
day for TC
President
Fundraiser)

Comments

Incl 3 @ no cost

Note 1 - 12.5 weekend days per month

ATTACHMENT A

Narragansett Land Conservancy Trust
Kinney Bungalow Report

For the month of March 2017

| Showings | 2015 Actual | 2016 Actual | 2017 Actual | 2018 Actual | 2019 Actual | 2020 Actual |
|-------------------------|-------------|-------------|------------------|-------------|-------------|-------------|
| January | | | 19 | 12 | | |
| February | | | 9 | 9 | | |
| March | | | 18 | | | |
| April | | | 17 | | | |
| May | | | 13 | | | |
| June | | | 32 | | | |
| July | | | 26 | | | |
| August | | 5 | 25 | | | |
| September | | 24 | 26 | | | |
| October | | 23 | 23 | | | |
| November | | 11 | 6 | | | |
| December | | 6 | 13 | | | |
| Total | 0 | 69 | 227 | 21 | 0 | |
| Change from last Report | | | 21 more showings | | | |

Kinney Bungalow Calendar of Events

No more events for 2017!

Comments

New Landscaping: Hydrangeas, rose bushes, and privet hedges. The Hedges will provide much more privacy in the ceremony courtyard.
Working with RI Monthly Engaged Magazine, two page spread about Kinney Bungalow will come out sometime in the fall/early winter. *I will have copies in a few weeks to share with you*
Kinney Bungalow is now on Instagram *weekly posts showcasing different vendors*

Slowly switching over to LED bulbs, which will cut back on electricity (120 watt bulbs to about 10 watt bulbs)
**Hot water system is being replaced this week, Richard is working hard to polish all wood surfaces before the next season

NARRAGANSETT LAND CONSERVANCY TRUST
Middlebridge Conservation Land
Conservation Management Plan – draft outline

General

The Middlebridge Conservation Land Management Plan, 2017 (“MCLMP”), contains the following requirement:

The Director of Community Development should work with the Trust and other organizations, as appropriate, to develop a Conservation Management Plan for the public open spaces, waterfront and wetlands. This plan should be approved by the Trust in 2018. This Conservation Management Plan should include at least the following components: professional identification of wetlands, plans to remove or treat non-native or invasive plants, plans to plant native vegetation, plans to restore fresh water and saltwater wetlands, mowing plans and a monitoring plan to ensure that the maintenance and use of the space is consistent with sound conservation management principles.

This conservation management plan comprises three components

- i. Baseline Documentation Report
- ii. Management Plan
- iii. Monitoring Plan

This document captures the input from participants at a field walk and planning meeting on May 17, 2018. The participants are as follows:

1. NRLT – Julie Sharpe/Rick Enser
2. NRPA – Veronica Berounsky/Richard Grant
3. USFWS – Charlie Vandemoer
4. Save the Bay – Wenley Ferguson
5. URI Landscape Architecture program – Richard Sheridan
 - a. The junior class prepared landscape architectural concepts for the entire site
6. Narragansett Conservation Commission – Stephanie Figary
7. Narragansett Department of Parks & Recreation (“P&R”) – Steve Wright
8. Narragansett Department of Community Development (“CD”) – Mike DeLuca
9. Narragansett Land Conservancy Trust (“Trust”) – Tom Rogers, Jerry Brunetto

Note that some participants will be resources to develop these documents and others may be reviewers.

Baseline Documentation Report

10. Table of Contents
11. Purpose Statement
 - a. Overall condition of the property
 - i. What, why
 - b. Salt marsh migration
 - i. What, why
 - c. Freshwater wetland condition
 - i. What, why

- d. Extent of invasive plant species
 - i. What, why
- e. Extent of rare plant species
 - i. What, why
- 12. Description of the property (TER)
 - a. General description
 - i. History and acquisition by Narragansett
 - ii. Including use categories from the MCLMP
 - iii. Plat/lot
 - iv. Acreage
 - b. Detailed description of property (Jill Sabo to provide map information)
 - i. Site Description
 - 1. Landscape setting – surrounding land-use, nearby conserved lands
 - 2. Topography
 - 3. Soil Characteristics
 - 4. Flood zones
 - ii. Maps
 - 1. Aerial map - Google Map
 - 2. Appraiser map
 - 3. Landscape use map
 - 4. Topographic Map
 - 5. Soils Map
 - 6. Wetlands Map
 - iii. Photos (TER)
 - 1. Showing the overall description of the site
 - c. Conservation Values
 - i. Water resources Stephanie to provide text
 - 1. River waterfront
 - ii. Wetlands Stephanie to provide text
 - 1. Description of freshwater and saltwater wetlands on the property
 - 2. Map of wetlands
 - 3. Wildlife habitat Stephanie to ask Mike Lapisky to provide text; Jerry to check content on DEM Website (as suggested by Rick Enser)
 - 4. Representative list of plants and animals observed using the property
 - 5. List of natural community types
 - 6. Assessment of habitat connectivity
 - iii. Scenic, recreation, and other (Tom Rogers/ NR SAMP)
 - 1. Description of the scenic, passive and active recreation
- 13. Field visual documentation
 - a. Field visual baseline documentation should be performed in August
 - b. Baseline condition of the property in general, to include mowing practices
 - c. Baseline condition of saltwater wetlands
 - i. Overall condition and description
 - d. Baseline condition of freshwater wetlands

- i. Overall condition and description
 - ii. Salinity (when should any baseline salinity measurement be made in freshwater wetlands? High tides vs when there is no tidal influence?)
 - e. Baseline presence of invasive plant species
 - f. Baseline presence of rare plant species
- 14. Photographic Documentation
 - a. (Need a specific plan to conduct the baseline photo documentation, e.g where to take photos of what)
 - b. Photos showing overall condition of the property, to include mowing practices
 - c. Photos showing overall condition of saltwater wetlands
 - i. In addition, mark edges with flags, mark GPS locations and photograph
 - d. Photos showing overall condition of freshwater wetlands
 - i. In addition, mark edges with flags and photograph
 - e. Prepare a map showing the GPS locations of all photographic monitoring locations
 - f. The photographic documentation should be conducted concurrently with the visual documentation
- 15. Photographic Protocols
 - a. TER to call Carol Lynn Trocki for protocols
 - i. Consider developing the protocols for both visual and photo documentation in a separate attachment for both this report and for the monitoring
 - b. Photographs to be taken in August
 - c. Use GPS to accurately locate the camera
 - d. Use a tripod of a specified height
 - e. Show location of all photographs on a map
 - f. Label photographic files as defined in protocol
- 16. Baseline report with maps and photographic files to be kept within the Community Development department
- 17. TER to call Wenley for contact with SK teacher who may be interested in performing the baseline documentation
- 18. TER to call Carol Trocki as a follow up to Rupert Friday's email about an intern program to perform BDRs

Management Plan

- 19. Site description
 - a. By use category, to include all categories for a complete description
 - b. Description of each use category with a discussion of the as-is condition and the recommended condition
 - c. Maps of the property
 - i. Showing the as-is use and management of the property
 - ii. Showing the recommended condition (TER and Jill to work together)
- 20. Details of the management plan
 - a. Waterfront
 - i. Details of managing the waterfront

1. Adding greenspace between buildings and the river after the entrance has been relocated
 2. [Note that this is an area where URIs input will be helpful]
- b. Saltwater wetlands
- i. Minimize mowing along the river to allow for a vegetated buffer.
 1. To be determined by the Director of Parks and Recreation
- c. Freshwater wetlands
- i. For the large wetland on the north side of the property, Charlie, Steph and Wenley to develop a plan to install runnels toward the north USFWS property to all for a saltmarsh migration corridor
 - ii. Steph to flag this large wetland to mark its extent
 - iii. Presumably we will want a small buffer between the flagged wetlands and the mowed area. If so, what steps are needed in this buffer?
 1. Do we perform a maintenance cut in November?
 2. How should the limits of mowing be marked adjacent to the wetland?
 - iv. The wetland and buffer should be checked periodically for invasive species and removed before they can go to seed.
 - v. A survey of existing invasive species should be made. These existing invasive species should be removed as soon as possible
 - vi. USFWS will work to keep the phragmites from invading Middlebridge
 - vii. If invasive species begin to propagate and pulling individual plants does not seem to sufficient, then more aggressive management techniques must be used
 - viii. The invasive species of particular note are the following:
 1. Phragmites
 2. Black swallow wort
 3. Japanese knotweed
 4. Japanese stilt grass
- d. Open spaces
- i. The eastern section of the property will not be mowed allowing the area to return to natural.
 1. Note that Steve Wright has requested that the western edge of this area to be moved to the east side, rather than to the west side, of the garden
 2. This section of the property will be mowed once each year in November
 - ii. A survey of existing invasive species should be made. These existing invasive species should be removed as soon as possible
 - iii. This meadow area should be checked periodically for invasive species and removed before they can go to seed.
 - iv. If invasive species begin to propagate and pulling individual plants does not seem to sufficient, then more aggressive management techniques must be used
 - v. The invasive species of particular note are the following:
 1. Phragmites
 2. Black swallow wort
 3. Japanese knotweed
 4. Japanese stilt grass

- vi. It is expected that pollinator plant species will establish themselves naturally
- vii. It is also possible to plant native pollinators if the natural propagation does not occur adequately
- viii. The garden will continue to be used by the caretaker. However, this point should be addressed should the responses to the Middlebridge ROI includes an interest in the use of this garden
- ix. The Land Trust should consider the future use of this garden which may be used to grow native plants or other programs such as a nursery for chestnut trees
 - 1. [Julie: please correct or expand the above comment – thks]
- x. The following resources were recommended for native plants
 - 1. Rhody Native: <http://rinhs.org/who-we-are-what-we-do/>
 - 2. RI Wild Plant Society <http://riwps.org/>
 - 3. URI Master Gardener program <https://web.uri.edu/mastergardener/>
- e. Install signs in support of the conservation land uses to include
 - i. The “Middlebridge Conservation Land” sign at the entrance to the property
 - ii. Information signs near the freshwater wetland describing its restoration and the establishment of the salt marsh migration corridor.

Monitoring Plan

- 21. Table of Contents
- 22. Purpose Statement
 - a. Overall condition of the property
 - i. What, why
 - b. Salt marsh migration
 - i. What, why
 - c. Freshwater wetland condition
 - i. What, why
 - d. Extent of invasive plant species
 - i. What, why
 - e. Extent of rare plant species
 - i. What, why
- 23. General
 - a. Description of property – should refer back to the baseline document
 - b. Annual monitoring in August for both visual and photographic monitoring
 - c. Photographic monitoring should follow the protocols contained in the baseline documentation report
 - d. Richard has offered the possibility of asking NRPA volunteer river monitors to assist in some way – Thank you Richard!
- 24. Field visual documentation
 - a. Field visual monitoring should compare the current conditions with the baseline documents and photographs. Any changes should be reported in the visual monitoring report
 - b. Condition of the property in general, to include mowing practices
 - c. Condition of saltwater wetlands

- d. Condition of freshwater wetlands
 - i. Salinity measurement (when should any salinity measurement be made in freshwater wetlands? High tides vs when there is no tidal influence? Time of year?)
 - e. Presence of invasive plant species
 - f. Presence of rare plant species
25. Photographic documentation
- a. Refer to photographic protocols as used for the baseline
 - b. If any changes form baseline visual photographic documentation, take photos showing changes to overall condition of the property
 - c. Photos showing overall condition of saltwater wetlands
 - i. In addition, mark edges with flags, mark GPS locations and photograph
 - d. Photos showing overall condition of freshwater wetlands
 - i. In addition, mark edges with flags and photograph
 - e. Review all updates to GoogleEarth and compare aerial photographs over time
 - i. The most recent 'leaf off' aerial is from 2011
26. Tidal Monitoring
- a. Charlie has offered to place a tidal gauge near the property
 - b. Richard indicated that NRPA has developed a tidal chart for Narrow River
 - c. Install a vertical ruler to the side of the boat house. This rule will be used to estimate the height of any abnormally high tides and the height of any storm surges.
 - d. Photographs of abnormally high tides should be taken using the vertical ruler on the side of the boat house. Photographs should also be take of wrack lines during these tides.
 - e. The data from the USFWS tidal gauge and any high tide photographs should be included in the annual monitoring report
27. Annual monitoring report
- a. The monitoring team should prepare an annual report containing the results of the visual monitoring and photographic monitoring
 - b. A summary of tidal information will be included in the annual report, to include
 - i. The results of USFWS tidal gauge
 - ii. Photographs of particularly high tides or surges
 - 1. Of the ruler on the side of the boat house
 - 2. The extent of flooding on the property and the wrack line
 - c. The report should be sent to the Narragansett Land Conservancy Trust in September of each year
 - d. The Narragansett Land Conservancy Trust will review the annual monitoring report and will request assistance from appropriate specialists to assist in the analysis
 - e. The Narragansett Land Conservancy Trust will make recommendations to the Town Council based on the analysis of the annual monitoring report

Resolution re House Bill 7425 regarding Smithfield Land Trust

Whereas Narragansett Land Conservancy Trust is one of 19 municipal land trusts in Rhode Island established since 1986 by legislation or municipal charter to permanently conserve open space lands, farmland and natural areas in their municipalities through the acquisition of properties and conservation easements; and

Whereas municipal land trusts have protected and now steward many important open space lands, farmlands, natural areas, historic resources and other special places in their communities; and

Whereas Narragansett Land Conservancy Trust and other municipal land trusts depend on public confidence that the lands they conserve will remain permanently protected; and

Whereas Narragansett Land Conservancy Trust and other municipal land trusts must have the confidence and trust of property owners when they negotiate conservation of a property; and

Whereas Trustees of Narragansett Land Conservancy Trust and other municipal land trusts are appointed by the Town Council; and

Whereas the town council oversees and approves all rules, regulations, and decisions of the land trust; and

Whereas legislation - House Bill 7425 - has been introduced in the Rhode Island General Assembly to disband Smithfield Land Trust; and

Whereas an amendment that is being discussed for this legislation is to create an oversight board for the Smithfield Land Trust that is an unnecessary and burdensome bureaucracy because the town council already provides oversight for the land trust; and

Whereas an alternative amendment that is being discussed for this legislation would require public access to all properties conserved by the land trust which could be contrary to the purpose for which some properties are protected such as to protect sensitive natural habitats and historic resources that would be damaged by public access , and possibly conflicting with the needs of property owners and funders;

Whereas Smithfield Town Council has unanimously adopted a resolution opposing House Bill 7425 regarding the future of the town's municipal land trust - Smithfield Land Trust; and

Whereas this legislation is precedent setting because it will erode public trust and property owners' confidence that properties can be effectively conserved by any municipal land trust or will remain permanently protected.

Therefore, Narragansett Land Conservancy Trust opposes House Bill 7425 regarding Smithfield Land Trust and encourages the Rhode Island General Assembly to reject this legislation as introduced or amended because of the consequences it will have for Narragansett Land Trust and the other 18 municipal land trusts in Rhode Island.