

**LAND CONSERVANCY TRUST REGULAR
MEETING NOTICE & AGENDA** Thursday,

January 17, 2019 at 5:30 PM
Narragansett Town Hall
25 Fifth Avenue
Narragansett, RI 02882

At a Regular Meeting of the Land Conservancy Trust of the Town of Narragansett held on
Thursday, January 17, 2019 at 5:30 p.m., at Narragansett Town Hall

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 Pati

Sylvia Brian

Wagner Sue

Bush

Jerry Brunetto

Present:

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

Not Present:

- Jesse Pugh

Also in Attendance:

- Jill Sabo, Community Development

Town Council Members

Jesse Pugh

Jill A. Lawler

Town Staff Liaisons

Kinney Bungalow

Event Coordinator

Daisy MacLeod

CONSENT AGENDA

1C Kinney Bungalow Report: Possible action to receive and place on file the Kinney Bungalow Monthly Report. (Attachment A)

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

Community Development

Mike DeLuca

Jill Sabo

REGULAR AGENDA

Brian Wagner moves, and Terence Fleming seconds, and so it is voted to move agenda item 7R to the front of the agenda. Jason Colonies, aye; Sue Bush, aye; Jerry Brunetto, aye; Thomas Rogers, aye; Pati Sylvia, aye; Jill Lawler, aye.

7R Sunset Farm/Land Trust Land: Discussion of possible use of a portion of the property as a native tree farm.

A discussion of possible use of a portion of the property as a native tree farm was had. Brian Wagner was going to ask John DiPanni to give the LCT a presentation. Jill Lawler mentioned a conversation would be happening with

Mr. Farrell at Sunset Farms about access to trails and a discussion ensued.

3R 2018 Annual Report: Discussion and possible action to approve the 2018 Annual Report.

Thomas Roger presented the annual report. (Attachment B)

Brian Wagner moves, and Jerry Brunetto seconds, and so it is voted to approve the 2018 Annual Report. Jason Colonies, aye; Sue Bush, aye; Terence Fleming, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

4R 2019 Goal Setting: Discussion and possible action to review and set goals for 2019.

A discussion was had about the set goals of the LCT for 2019. (Attachment C)

Brian Wagner moves, and Sue Bush seconds, and so it is voted to approve the set goals for 2019. Jason Colonies, aye; Jerry Brunetto, aye; Terence Fleming, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

5R Election of Officers: Discussion and possible action to elect officers for the 2019 calendar year.

Terence Fleming moves, and Jerry Brunetto seconds, and so it is voted to re-elect Thomas Rogers as the chair of the LCT. Jason Colonies, aye; Sue Bush, aye; Brian Wagner, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

Brian Wagner moves, and Jerry Brunetto seconds, and so it is voted to re-elect Terence Fleming as the vice-chair of the LCT. Jason Colonies, aye; Sue Bush, aye; Terence Fleming, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

Jerry Brunetto moves, and Sue Bush seconds, and so it is voted to re-elect Jason Colonies as the secretary of the LCT. Jason Colonies, aye; Brian Wagner, aye; Terence Fleming, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

6R Salt Pond Coalition/Harbour Island Improvement Association Feasibility Study: Discussion and possible action to provide a letter of support regarding a feasibility study for water quality and potential culverting of the Harbour Island Causeway on Foddering Farm Road.

A discussion was had and a presentation of a letter of support was given by Thomas Rogers regarding a feasibility study for water quality and potential culverting of the Harbour Island Causeway on Foddering Farm Road. (Attachment D)

Jerry Brunetto moves, and Brian Wagner seconds, and so it is voted to approve the letter of support. Jason Colonies, aye; Sue Bush, aye; Terence Fleming, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

8R Land and Water Conservation Summit: Discussion of possible attendance by one or more members to the March 9, 2019 Summit.

A discussion was had of one or more members of the LCT Attending the March 9, 2019 Land and Water Conservation Summit. No vote was taken.

Jason Colonies moves, and Brian Wagner seconds, and so it is voted to adjourn at 6:35PM. Jerry Brunetto, aye; Sue Bush, aye; Terence Fleming, aye; Thomas Rogers, aye; Jill Lawler, aye; Pati Sylvia, aye.

Respectfully Submitted:



Jason Colonies, Secretary

ATTACHMENT A

Month (3)	2015 Actual	2016 Actual	2017 Actual/ Budgeted	2018 Actual	2019 Budgeted	2020 Budgeted
January						
February						
March	0	1	1	1	1	
April	0	4	2	5	5	
May	0	4	5	4	6	
June	0	3	4	2	4	
July	0	1	5	7	6	
August	0	8	9	7	6	
September	0	9	10	9	5	
October	0	0	0	0	0	
November	0	0	0	0	0	
December	0	0	0	0	0	
Total	0	30	35	38	33	
Change from last Report				1 more	3 more	
Special Events	7	2	4	6	1	
Workshops						
Workshops						
Workshop (Pumpkin)	43	28	33	33	32	
Workshop	0	4	2	4	1	

not incl 3 for
 October Fest S. 1.
 - start for TC
 President
 Fundraising

not incl 3, one
 for Pumpkin
 Fund

Comments: incl 3 @ no cost

Note 1 - 1.25 weekend days per month

ATTACHMENT A

Showings	2015 Actual	2016 Actual	2017 Actual	2018 Actual	2019 Actual	2020 Actual
January			19	12		
February			9	9		
March			18	20		
April			17	15		
May			13	12		
June			32	24		
July			26	18		
August		5	25	14		
September		24	26	19		
October		23	23	22		
November		11	6	15		
December		6	13	13		
Total	0	69	227	193	0	0
Change from last Report			13 more showings			

Kinney Bungalow Calendar of Events

Comments

Kinney Bungalow has updated our Wedding Wire accounting. This means we will be eligible for the virtual tour upgrade. A staged wedding will be setup on Tuesday December 11th, and a company is coming in to shoot the virtual tour which can be uploaded onto our website. In the 2018 Season, the Bungalow hosted 34 Private events. For 2019 we are at 33 bookings and still taking reservations!

Narragansett Land Conservancy Trust

Annual Report – 2018

Overview / Support

The Land Conservancy Trust (“Trust”) is organized under the provisions of Division 3 of the Town Charter

Section 2-101. – Established; purpose

1. Acquiring land, development rights and easements within the town, affording priority to environmentally sensitive lands;
2. Preserving open spaces, farmlands, scenic vistas, wetlands, estuaries, adjoining uplands and critical habitats;
3. Preserving land providing access to coastal waters; and
4. Preserving land for future public recreational and educational use

In addition, Section 2-105 (5) gives the Trust the responsibility to “Administer and manage land and interests in land held by it in a manner which allows public use and/or enjoyment consistent with the natural, historic and scenic resources of such land.” Under this provision, the Trust is responsible for the Middlebridge property and the Sunset Farm / Kinney Bungalow properties.

The Trust is supported by the Community Development department. The Parks & Recreation department oversees the day-to-day operation of these properties.

Land Acquisition

- To acquire a significant group of privately held parcels, working with DEM, submitted a grant application to the USFWS Coastal Wetland Conservation Fund. Submitted a letter to the RIDEM Land Acquisition committee. Received letters of support from Salt Pond Coalition, The Nature Conservancy, Save the Bay, et al.
- Completed a detailed review of all parcels within the Green Belt and identified possible parcels for further consideration. Develop a set of working criteria to be used to prioritize parcels using the acquisition criteria as a starting point for the next steps.
- Accepted a donation of two parcels from the Armenian Education Foundation.
- Approached RIDOT to acquire 7.25 acres of state property on Boston Neck Road (N-1-10)

Existing Properties

Middlebridge Conservation Land

- In accordance with the Middlebridge Management Plan approved on December 18, 2017, worked with town staff to prepare a building repair Request for Proposal (RFP) and a Request of Interest (ROI) for any non-residential which would be interested in renting from the Town. No entity responded to the ROI. Town staff prepared a recommendation to renovate 95 and 95D Middlebridge Road (“yellow building” and “marina building”, respectively) and to demolish the three cottages, 95 A, B and C. On August 6, the Town Council approved the renovation of the two buildings but did not approve the demolition on a 2/3 vote. The status of these three buildings remain in limbo since acquisition in 2012.

- Under the direction of Professor Richard Sheridan, the junior class of the URI Landscape Architecture program studied the Middlebridge waterfront and prepared recommendations.
- Also, in accordance with the Middlebridge Management plan, the Trust convened a group of conservation stakeholders and experts to include the Narrow River Preservation Association, the Narrow River Land Trust, the US Fish and Wildlife Service, the Narragansett Conservation Commission and Save the Bay. As a result of this collaborative effort, the Conservation Plan was prepared and approved by the Trust on October 18, 2018 and by the Town Council on December 3, 2018.

Sunset Farm

- Working with town staff and a town council member, updated a set of expectations for the management of Sunset Farm to be in compliance with the lease. This effort essentially repeated a similar effort conducted in early 2017.
- Filed a formal complaint with the Town Manager about the accumulation of discarded equipment and building materials on the property.
- Reviewed and approved a recommendation to the Planning Board on July 19, 2018 for the rezoning of Sunset Farm to be in compliance with the Town Comprehensive Plan. Updated this recommendation and resubmitted it to the Planning Board on October 18, 2018.
- In response to several questions about the accessibility of the public to the public trails on Sunset Farm, members of the Trust toured the trails with Susan Buonanno, Mike Deluca, and Jeff Farrell, the tenant farmer, on June 21, 2018. During the subsequent Trust meeting on June 21, 2018, three trustees volunteered to work on developing a plan to open up the trails to the public
- On July 30, 2018 while walking on the public trails at Sunset Farm, these three trustees were accosted by Mr. Farrell, the tenant farmer, who called the police charging that the trustees were trespassing. Several articles in the press resulted.
- On August 16, 2018, the Trust reviewed and approved a plan to open the trails to the public.
- As of the end of the year, the trust has been requested to stay off of Sunset Farm since around August until a remediation plan can be agreed to for damage done by Mr. Farrell to Town conservation land adjacent to Sunset Farm. The trails remain inaccessible to the public.

Trails

- Preliminary designs of Trust trail markers were discussed. Two levels of designs were discussed as well as a plan to identify locations at trail heads for Trust properties at Sunset Farm, Harbour Island and Crooked Brook.
- Preliminary discussion were held about the possibility of connecting all Town trails from Canonchet to Harbour Island.

Kinney Bungalow

- On April 10, 2018, the Town Council did not approve the installation of a \$400,000 HVAC system for Kinney Bungalow on a 2 to 3 vote. The Trust had approved a recommendation to the Town Council on Analyzed the proposed \$400k HVAC system and recommended installation on a 6-3 vote of trustees on July 20, 2017.

Administrative

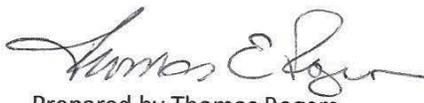
- Established a new Trust web presence within the Town web site. Current information about Trust properties have been added; links to other sites about trails in the region are planned. The web presence has been coordinated with Town.
- Several trustees attended the annual Land and Water Conservation Summit at URI
- The Trust supported the ballot item for Open Space bonds.
- The Trust recommended to the Town Council to approve a resolution protecting the independence of municipal land trusts in the state, subsequent to a legislative proposal to acquire the Smithfield Land Trust properties. The Town Council approved this resolution on July 12, 2018. Met with the RI Land Trust Alliance, trustees of other land trusts and the RIAG office to discuss means to protect public conservation land to preclude a reoccurrence of this legislative proposal.
- The Trust had a tent at the Environmental Awareness Day at the Town Beach on July 14, 2018.
- The Trust participated in 'Gansett Days to a limited extent.
- Members of the Trust participate in two public meetings on the RI Comprehensive Outdoor Recreation Plan (SCORP) update.

Meetings, Membership and Attendance

During the year, no changes to trustees occurred. Attendance of trustees is shown in the attached table.

A motion was made by Brian Wagner, duly seconded by Jerry Brunetto, to approve the Annual Report.

That motion passed 7-0. (Thomas Rogers, Terence Fleming, Sue Bush, Brian Wagner, Jason Colonies, Jerry Brunetto, Pati Sylvia; Jill Lawler and Jesse Pugh were not in attendance)



Prepared by Thomas Rogers

Chair, Narragansett Land Conservancy Trust

The following table presents the attendance of trustees of the Land Conservancy Trust for CY 2018:

Meeting Date	T. Rogers	J. Lawler	T. Fleming	S. Bush	M. Mannix	P. Sylvia	B. Wagner	J. Colonies	J. Brunetto
1-18-18	✓	✓	✓	✓	X	✓	✓	✓	✓
2-15-18	X	✓	✓	✓	✓	✓	✓	✓	✓
3-15-18	✓	✓	✓	✓	✓	✓	✓	✓	✓
4-19-18	X	X	X	X	X	X	X	X	X
Cancelled	✓	✓	✓	✓	✓	✓	✓	✓	✓
5-17-18	✓	✓	✓	✓	✓	✓	X	✓	✓
6-21-18	✓	✓	✓	✓	✓	✓	X	✓	✓
7-19-18	✓	✓	✓	✓	X	✓	X	X	✓
8-16-18	✓	✓	✓	✓	X	✓	✓	✓	✓
9-20-18									
Cancelled	X	X	X	X	X	X	X	X	X
10-18-18	✓	✓	✓	✓	X	✓	✓	X	✓
11-15-18									
Cancelled	X	X	X	X	X	X	X	X	X
12-20-18	✓	✓	✓	✓	✓	X	✓	✓	✓

ATTACHMENT B

Narragansett Land Conservancy Trust

Draft Goals for 2019

Land Acquisition

1. Complete the preparation of the list of parcels for future consideration
 - a. Review 1st pass spreadsheet and rate all “possible” parcels according to evaluation criteria based on the Trust’s Acquisition Criteria
2. Develop an outreach or acquisition strategy for each of the highest priority parcels on the spreadsheet
3. Begin to implement this strategy with at least one parcel
4. For federal and state properties, ensure that appropriate offices have current letters from the Town expressing our interest in acquiring these properties should they become surplus.
5. For the several large parcels on Point Judith Pond
 - a. Monitor the progress of permitting and licensing of this property
 - b. Ensure that the Land Trust is ‘next in line’ for this property
 - c. Continue to work with DEM on the grant for Coastal Wetland Conservation and the DEM Land Acquisition committee
6. Continue to work with RIDOT to acquire parcel N-1-10 on Boston Neck Road

Existing Properties

7. Middlebridge Conservation Land
 - a. Ensure that recommendations of the 2017 management plan and its Conservation Plan are fully implemented
 - i. Request periodic updates from town staff
 - b. Perform photographic monitoring in 2020
8. Sunset Farm
 - a. Open the public trails to the public
 - b. Develop well marked public trails separated from farm operations
 - i. Accessible from parking lot
 - ii. Public trails must be well marked and maintained
 - iii. Maps must be prepared
 - iv. Kiosk prepared at public trail head
 - v. Consider access to Point Judith Pond from public trails
9. Kinney Bungalow
 - a. Install large lighted signs at entrance to Kinney Bungalow
 - i. Must include the language “Owned by the People of Narragansett”
10. Consider engaging a URI landscaping graduate student to develop a comprehensive landscaping plan for Sunset Farm, Kinney Bungalow and the Middlebridge Conservation Land
11. Procure and mount trail markers identifying that the property is NLCT/Narragansett property
 - a. Identify where trail markers should be placed
 - b. Develop design of types of markers: formal and informal
 - c. Procure and install markers

12. Develop a long-term plan to link all trails on Town property
 - a. Locations:
 - i. Canonchet
 - ii. Crooked Brook
 - iii. Sunset Farm
 - iv. Rotelli conservation land
 - v. Harbour Island
 - b. The plan should include the following
 - i. Identification of new interconnecting trails
 - ii. Identification of parking at certain trailheads
 - iii. Maintenance of existing and new trails
 - iv. Kiosks or signage for trail heads
 - v. Trail markers on all trails
 - vi. Maps showing interconnecting trails
 - vii. Communication the public throughout the process
 - viii. Links to Town and other websites

Administrative

13. Conduct an annual inspection of all properties
14. Participate in 'Gansett Days to include a staffed tent with activities for children
15. Continue to improve the NLCT webpages with additional content and links
16. Study the advisability of establish a separate Land Trust non-profit organization
 - a. The study should include the legal, financial, insurance and tax considerations
 - b. The study should assess the potential interest in the community of supporting such and entity
 - c. The study should assess the administrative impacts in cost and time which would be required
 - d. The study should develop the process to be followed to set up and to grow such an effort



NARRAGANSETT LAND CONSERVANCY TRUST

Alicia Eichinger
Executive Director
Salt Ponds Coalition
P.O. Box 875
Charlestown, RI 02813

January 17, 2019

Re: Feasibility Study – Habitat Restoration and Water Quality Improvement for Long and Champlin Coves, Narragansett, RI

Dear Alicia,

This letter is written in support of the grant application by the Salt Pond Coalition and the Harbour Island Improvement Association for a feasibility study to determine the effects of adding a culvert to the Foddering Farm Road causeway. This causeway currently blocks the natural flow of water between the Long Cove and Champlin Cove in Point Judith Pond. The study is necessary to collect data to perform the modeling to predict improvements in water quality and habitat in the Pond. It is understood that the grant application will be made to the Rhode Island Coastal and Estuary Habitat Restoration fund administered by the Rhode Island Coastal Resources Management Council.

The Town of Narragansett owns nine parcels totaling 21 acres along the west shore of Long Cove comprising almost the entire eastern shore of Harbour Island. The Narragansett Land Conservancy Trust, a municipal land trust, has jurisdiction over these parcels. These parcels are across Long Pond from the Chafee National Wildlife Refuge.

The addition of a culvert should improve the water quality and habitat in Long Cove the shores of which are almost pristine. The installation of a culvert will be coordinated with the Town's plan to raise the grade of the causeway in response to sea-level rise.

The Narragansett Land Conservancy Trust is full support of this grant application by the Salt Pond Coalition and the Harbour Island Improvement Association.

Please feel free to contact us should you have any questions.

Sincerely,

Thomas E. Rogers
Chair, Narragansett Land Conservancy Trust

c/o Department of Community Development
25 Fifth Avenue • Narragansett, Rhode Island 02882 • (401) 782-0631