



## LAND CONSERVANCY TRUST REGULAR MEETING MINUTES

February 21, 2019

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**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**

Jesse Pugh

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, February 21, 2019 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
- Brian Wagner
- Jill Lawler
- Jesse Pugh

#### Not Present:

#### Also in Attendance:

- Mike DeLuca, Community Development
- Steve Wright, Parks and Recreation

### **CONSENT AGENDA**

**1C Minutes:** Possible action to approve the minutes of the meetings on December 20, 2018 and January 17, 2019.

Terence Fleming moves, and Jerry Brunetto seconds, and so it is voted to approve the minutes for January 17, 2019. Terence Fleming, aye; Jerry Brunetto, aye; Brian Wagner, aye; Thomas Rogers, aye; Jason Colonies, aye; Pati Sylvia, aye; Jill Lawler, aye.

**2C Kinney Bungalow Report:** The Kinney Bungalow report will be deferred until March, 2019.

## REGULAR AGENDA

- 3R 2019 Middlebridge Marina Slip Fees:** Discussion and possible action regarding the Middlebridge slip fee increase for the 2019 season. (Attachment A)

Steve Wright presented a proposal to increase slip fees at Middlebridge Marina. A discussion was had about the Middlebridge Marina slip fee increase for the 2019 season.

Pati Sylvia moves, and Jason Colonies seconds, and so it is voted to approve the Middlebridge slip fee increase for the 2019 season. Pati Sylvia, aye; Jason Colonies, aye; Brian Wagner, aye; Thomas Rogers, aye; Jerry Brunetto, aye; Terence Fleming, aye; Jill Lawler, aye.

- 4R Recommendation to Town Council:** Discussion and possible action for a recommendation to the Town Council for upcoming activities of the Narrow River Preservation Association/Narrow River Land Trust at the Middlebridge Property. (Attachment B)

A discussion was had about recommending to the town council that they approve the upcoming activities of the Narrow River Preservation Association/Narrow River Land Trust to be held at the Middlebridge Property.

Brian Wagner moves, and Pati Sylvia seconds, and so it is voted to recommend to the town council that they approve the upcoming activities of the Narrow River Preservation Association/Narrow River Land Trust to be held at the Middlebridge Property. Brian Wagner, aye; Pati Sylvia, aye; Jason Colonies, aye; Terence Fleming, aye; Thomas Rogers, aye; Jerry Brunetto, aye; Jesse Pugh, aye; Jill Lawler, aye.

- 5R Gansett Days:** Discussion of the Land Trusts participation in the 2019 Gansett Days event.

A discussion was had about the Land Trusts participation in the 2019 Gansett Days event. Jerry Brunetto volunteered to chair a sub-committee to come with ideas for the event. Susan Bush, Pati Sylvia and Terence Fleming also volunteered to help out.

No vote was taken

- 6R Update on rehabilitation plans at Middlebridge**

A presentation was given by Steve Wright updating the Land Trust on the rehabilitation plans at Middlebridge. The focus has been on the Marina Building (95D) and then it will shift to the Yellow Building (95). Roof and exterior painting are the priorities.

**7R Sunset Farm/Land Trust Land:** Discussion of Conservation Commission's recommendation of possible use of a portion of the property as a tree farm.

Brian Wagner updated the Land Trust on the possible use of a portion of the Sunset Farm Property to be used as a tree farm. Unless the farm could be staffed it would not be feasible to have a tree farm on the property. There are no plans to move ahead with the discussion.

**8R Sunset Farm Trails:** Review and approval of a resolution to the Town Council concerning trails at Sunset Farm. (Attachment C)

A discussion was had about approval of a resolution to the Town Council concerning hiking trails at Sunset Farm.

Terence Fleming moves, and Brian Wagner seconds, and so it is voted to approve a resolution to the Town Council concerning the trails at Sunset Farm. Terence Fleming, aye; Brian Wagner, aye; Jason Colonies, aye; Thomas Rogers, aye; Susan Bush, aye; Pati Sylvia, aye; Jerry Brunetto, aye; Jesse Push, aye; Jill Lawler, aye.

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

A discussion was had about the possible attendance by one or more member of the Land Trust to attend the Land and Water Conservation Summit on March 9, 2019.

No vote was taken.

Terence Fleming moves, and Brian Wagner seconds, and so it is voted to adjourn at 6:45pm. Terence Fleming, aye; Brian Wagner, aye; Jason Colonies, aye; Thomas Rogers, aye; Susan Bush, aye; Pati Sylvia, aye; Jerry Brunetto, aye; Jesse Push, aye; Jill Lawler, aye.

Respectfully Submitted:



Jason Colonies, Secretary

## 2019 Middlebridge Marina Comparison

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Mettatuxet	\$32.50 ft	15 ft minimum Up to 24'	\$100.00 membership, potable water on docks
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*[No increase for 2019]*

Matunuck Marina 401-783-2868	\$125.00 ft	up to 25 feet Commercial Recreational	Low water depth, ocean access, access to potable water, electric
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*[No increase 2019]*

Stone Cove Marina 401-783-8990	\$120.00 ft \$25.00 ft	small boats 20' for transient dockage per month	Potable water and electric
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Up to 29 feet

*[No increase for 2019]*

**Middlebridge Marina:**

<b>2018 rates</b>	\$700.00 each slip	37 slips, average length @ Middlebridge is 16.7' 16.7 X \$32.50 + \$100 [Mettatuxet] = \$642.75 16.7 X \$125.00 [other] = \$2087.50
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<b>Recommend:</b>	<b>2019 rates</b>	\$750.00 per slip [34]	\$25,500.00
		\$575.00 per side slip [3]	\$ 1,725.00
		<b>TOTAL</b>	<b>\$27,225.00</b>

**Waiting List 2019: 26**



Date: January 18, 2019

To: Narragansett Land Conservancy Trust, Narragansett, RI

From: Narrow River Preservation Association (contact: Veronica M. Berounsky, [vberounsky@uri.edu](mailto:vberounsky@uri.edu)) and Narrow River Land Trust (contact: Julie Sharpe, [juliesharpe55@gmail.com](mailto:juliesharpe55@gmail.com))

Re: Narrow River Education & Activity Center at Middlebridge, Summer 2019

In 2013, the Narrow River Preservation Association (NRPA) and Narrow River Land Trust (NRLT) in conjunction with the Town of Narragansett Park and Recreation Department launched the initial series of educational programs and family activities at the recently acquired Town property at Middlebridge. It was very successful with many attentive participants and we have held similar events each year. We propose another series for this summer into fall. NRPA and NRLT share common interests to preserve, protect, and restore the environment and the quality of life for all communities within the Narrow River Estuary and its watershed and providing informational and educational opportunities to the public is an ideal way to promote those interests. The Middlebridge property is a location with unique attributes: central in the watershed, easy access to shallow water, and with panoramic views. For these reasons it serves well as an educational and activities center and a starting point for events that increase awareness of the cultural and natural history of Narrow River. We will also hold an activity at this location for "Gansett Days" in September.

Our format worked well the past five years and we plan to repeat it. Programs will take place once a month, June thru September, on a Saturday (except for the sunset kayak paddle). Inclement weather date will be the next day (except for "Gansett Days"). Activities will be located near the water and just north of the marina and adjacent building. We will be onsite approximately an hour before and an hour after the activities for setup and clean up. Parking will be in the Marina/Narrow River Kayak Overflow lot and the listed times will not be in conflict with other activities going on at the property. Questions and reservations will be handled through the NRPA website, [www.narrowriver.org](http://www.narrowriver.org). Registration (including liability waivers already approved by the Parks and Recreation Department) will be onsite. Activities will be free, though donations will be accepted for kayak rentals at the July paddle. The events will be advertised on the Town of Narragansett website calendar of events, in the local newspapers, and on educational listserves in addition to the NRPA website.

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For the seventh season of the Middlebridge Education and Activity Center we propose a slate of programs similar to those in 2018:

**What Lives in the River?** (Saturday, June 15, 9 am – 1 pm for general public and Jonnycake Center families): An all ages introduction to common fish, shellfish, crabs and other inhabitants in the River. There will be hands-on seining with experts to catch river creatures and guided walks along the intertidal zone and salt marsh to observe the inhabitants. There will be river water tanks and microscopes to examine river creatures and guidebooks to help identify them. Experts will discuss the importance of estuaries as nurseries for fish & shellfish, the fascinating migration of river herring, and the role of river plants in the food web. We recommend that guests wear footwear that can get wet.

Families who are clients of the Jonnycake Center of Peace Dale, which serves South Kingstown and Narragansett, will be invited to attend with transportation offered. A healthy picnic lunch will be offered to all, free for Jonnycake Center families and \$6 donation per person for the other attendees.

**Moon Rising Sunset Paddle** (Friday, July 19, beginning at 5:00 PM): The Twelfth Annual Pettaquamscutt Paddle, sponsored by Narrow River Kayaks, is an annual guided kayak paddle. After brief paddle and safety instruction and a presentation by NRPA board members, the guided sunset paddle takes paddlers into the John H. Chafee National Wildlife Refuge at Pettaquamscutt Cove and to the beach near the mouth of the inlet for a stretch before returning to Middlebridge with the incoming tide as the sun gently sets on the western horizon. We invite participants to stay around afterwards for refreshments, conversation and a raffle drawing.

**Art on the River** (Saturday, August 3, 9-11 am): Local artists will give instruction to adults in drawing and painting scenes of the Middlebridge area, while children will have their own guided artistic activities. Bring your easels or sketch pads or cameras to capture the beauty of this iconic site. Sketch your version of an expansive landscape view or crouch down and capture a still life view of oysters on the fringe of the salt marsh. In addition, "plein air" (open air) painters and other artists will be demonstrating their techniques. Or if you are more comfortable with electronic media, capture the sights with your camera, iphone or ipad and download photos in real time to the NRPA Facebook page.

Clients of the Jonnycake Center of Peace Dale, which serves South Kingstown and Narragansett, will be invited to attend. A healthy snack will be offered to all.

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**Bagels and Bugs - Garrison House Acres Guided Walk** (Saturday, September 7, 9-11 am): Today our focus will be on bugs! Join members of the Narrow River Land Trust for an all ages guided walk starting at Middlebridge and crossing to the NRLT Garrison House Acres Preserve. Our leader will be Dr. David Gregg of the RI Natural History Survey and BioBlitz fame. We will look for insects that inhabit the shoreline and fields of the Preserve and learn how scientists track and study them. Dr. Gregg has been trapping moths at the Preserve for several years. We will open his trap and learn what moths and other insects can tell us about the environment and any changing trends. Please wear sturdy shoes and bring binoculars, hand lens, and insect protection. And yes, we will have bagels.

**'Gansett Days** (Saturday September 14, 9am - noon) - We will do another of our popular "What Lives in the River?" events from 9am – 11am and another Narragansett marsh walk on US Fish and Wildlife Service property from 10am – 12pm. We recommend that guests wear footwear that can get wet.

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**A Resolution of the Narragansett Land Conservancy Trust to the Narragansett Town Council regarding Opening Public Trails on Sunset Farm**

WHEREAS the Town of Narragansett purchased Sunset Farm in March 1991 with \$900,000 in Rhode Island open space and recreation grants and \$1.3 million from a local referendum; and

WHEREAS the Agreement and Indenture of Lease for Sunset Farm between the Town of Narragansett and Jeff Farrell, the tenant farmer, signed June 4, 2014, contains the language in Paragraph 2(a): "The LESSEE shall not impede or limit public access to the property or these activities or other new activities the LESSOR develops during the term of the lease;" and

WHEREAS the Town Charter, Division 3 – Land Conservancy Trust ("Trust"), Section 2-105 (5) states that the trust shall have the power to "Administer and manage land and interests in land held by it in a manner which allows public use and/or enjoyment with the natural, historic and scenic resources of such land;" and

WHEREAS safe and unobstructed public access to public trails on Sunset Farm is currently not possible; and

WHEREAS during 2018, to assess the condition and maintenance of the public trails on Sunset Farm, several tours were conducted with Trust members and other members of the community interested in public access to public trails; and

WHEREAS in June 2018, a tour of probable trail heads and fencing was conducted with a member of the town council, members of the Trust, town staff and the tenant farmer; and

WHEREAS on August 16, 2018, the Trust approved a draft Sunset Farm Trails Plan ("Plan") to prepare the public trails for the peaceful and quiet enjoyment of the public. This draft Plan includes the details to provide trailhead information, trail markers, fencing and recommendations for trail maintenance, among others, to ensure the safety of the public and to minimize interference with farm operations; and

WHEREAS the Rhode Island Land Trust Council has offered volunteer expert services in establishing trails.

THEREFORE, the Narragansett Land Conservancy Trust resolves to request that the Town Council direct the Town Manager and/or Acting Town Manager and the Town Solicitor to take such action as is necessary to complete and maintain the public trails on Sunset Farm for the public's safe access and use before August 6, 2019 in time for the state-wide "Land Trust Days" and for "Gansett Days." To ensure that this date is met, the Town Manager and/or Acting Town Manager shall work with the tenant farmer, town staff and the Trust to update the Sunset Farm Trails Plan within 30 days of the adoption of this resolution to include those milestone dates necessary for the timely completion of the public trails.

Attachments

- Draft Sunset Farm Public Trails Plan
- Sunset Farm Trails Map

Narragansett Land Conservancy Trust

Sunset Farm Trails Plan

## Background

Sunset Farm is owned by the Town of Narragansett. Jeff Farrell is the lessee for three businesses: farm operations, farm stand, and a landscaping business. The lease was signed in 2014 and terminates 25 years later on 2029 with an option for an additional ten years.

The trails on Sunset Farm are currently not easily accessible to the public. The Narragansett Land Conservancy Trust ("NLCT") has a goal for CY 2018 to make these trails open and fully accessible to the public. Several years ago, an Eagle Scout candidate added benches and markers in the interior of the trails, leaving both ends of the trails unmarked.

On June 19, 2018, a group of people toured both ends of the trails. The group included Susan Buonanno, Mike Deluca, Terry Fleming, Jerry Brunetto, Jeff Farrell and Tom Rogers. At the conclusion of this tour, it was proposed that the NLCT would prepare a plan which would then be shared with Jeff Farrell who would review it to ensure that it was the best possible plan from the perspective of the public on the trails and farm operations. During the June 19, 2018 NLCT meeting, Sue Bush and Pati Sylvia volunteered to develop the plan to open the trails up to the public. During the NLCT meeting on July 19, 2018, Jerry Brunetto volunteered to join the team to develop the plan.

On Monday, July 30, 2018, the team of Ms. Sylvia, Ms. Bush and Mr. Brunetto walked the trails.

On Friday, August 10, 2018, Ms. Bush, Mr. Brunetto and Tom Rogers met to discuss the plan. This document is the result of that meeting.

During the August 16, 2018 meeting of the NLCT, this document was approved as amended at the meeting. This draft conforms to the amendments made at the meeting. At this meeting, it was discussed to call the trail, "Sunset Trails."

The attached map is keyed with red letters and will be referenced below.

## The Plan

1. Identify and define the trails.
  - a. The existing trails should be mowed
  - b. These trails should be compared to the trails and map prepared by the Eagle Scout candidate
  - c. An accurate map of the trails should be prepared using the hand-held GPS device in the Community Development department
2. Mark the trails
  - a. Additional trail markings should be added to supplement those marking installed by the Eagle Scout candidate.
  - b. The trails should be marked in both direction

ATTACHMENT C

- c. The trail along the road heading northwest from the parking lot must be marked to ensure the public stays on the trail. (G-H-I)
3. Consider alternatives to the trail along the 'main road' (G-H-I) to reduce any risk to the public. Alternatives may include a rough 'sidewalk' or rerouting it.
4. Install fencing to complete the loop (A-B-C-D)
  - a. Fencing must be added to keep the public and the livestock separate at all times
  - b. The fence will be about 1,360 feet long as measured on Google Earth
  - c. A specification for the fencing should be developed
  - d. Town staff should develop a budget estimate to procure and install the fencing
  - e. Town staff should issue RFPs to the procurement and installation of the fencing
5. Maintain the trails
  - a. Remove all fallen limbs and other debris from the trail
  - b. Repair and stabilize the section of the trail which has been eroded. (north of E)
  - c. Trails must be mowed periodically to protect the public from ticks
  - d. Repair and add material for trails which have been used by livestock resulting in a muddy surface, particularly along the stretch from C to D
6. Develop a new trail from the high ground down to Point Judith pond (to the west of E)
  - a. Mark this new trail
  - b. Add to the map of the trails
7. Install a new kiosk in the southwest corner of the parking lot (A). This kiosk will mark the main trailhead, walking clockwise on the looped trail.
  - a. The kiosk will be posted with the trail map and a poster listing the regulations for the use of the trail
    - i. The poster will be drafted by Sue Bush.
8. Update the existing kiosk with the map and regulations poster.
9. Develop a trail maintenance plan which would include at least the following
  - a. Mowing schedule for the trails
  - b. The meadow to the south of E should only be mowed once in November
  - c. Remove trees and limbs have fallen on the trails
  - d. Perform periodic maintenance of the trails to ensure they are safe and trafficable

### Next Steps

1. This plan will be reviewed with the director of Community Development and the Town Manager
2. This plan will be reviewed by the NLCT during its August 16, 2018 meeting. A motion to approve this plan will be requested
3. Review this plan with Jeff Farrell to obtain his input
4. Mow the trails, mark the trails, prepare the official map
5. Perform maintenance on the trails
6. Develop the specifications for the fencing; begin the procurement process for the procuring and installing of the fencing
7. Install the fencing
8. Install the new kiosk and post the new information on both kiosks
9. Add trail information to the NLCT website, and other town and regional websites
10. Announce that the trails are open to the public.

