



LAND CONSERVANCY TRUST REGULAR MEETING MINUTES

July 19, 2018

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

LAND CONSERVANCY TRUST

Chair

Thomas Rogers

Vice Chair

Terence Fleming

Secretary

Susan Bush

Members

Jason Colonies

Jerry Brunetto

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, July 19, 2018 at 5:30 p.m., at Narragansett Town Hall

Present:

- Thomas Rogers, Chair
- Terry Fleming, Vice Chair
- Sue Bush
- Jerry Brunetto
- Pati Sylvia (left at 6:45)
- Jill Lawler

Not Present:

- Jason Colonies, Secretary
- Matt Mannix
- Brian Wagner

Also in Attendance: Jill Sabo, Community Development

CONSENT AGENDA

1C Minutes: Possible action to approve the minutes of the Meeting held on June 21, 2018.

Jill Lawler moved, and Jerry Brunetto seconds, and so it is voted to approve the minutes of the meeting of June 21, 2018. Jill Lawler, aye; Jerry Brunetto, aye; Pati Sylvia, aye.

2C Kinney Bungalow Report – no report provided.

REGULAR AGENDA

Terry Fleming moved, Pati Sylvia seconded, and so it was moved to move item 8R up to #1 in the Regular Agenda. Terry Fleming, aye; Pati Sylvia, aye; Tom Rogers, aye; Jill Lawler, aye; Jerry Brunetto, aye.

8R Sunset Farm Zoning Changes – Discussion about potential special zone created for Sunset Farm. The Trust reviewed activities currently allowable under “Residential” (R-80) and Public zoning, and reviewed suggested allowable activities (activities that are permitted, may require a special use permit, are accessory to permitted uses, and are not permitted) under a new category called “Public Farm.” Sue Bush moved, Jerry Brunetto seconded, and so it was voted to approve a recommendation to the Planning Board and the Community Development department of the description of the

“public farm” zone. Sue Bush, aye; Jerry Brunetto, aye; Tom Rogers, aye. Terry Fleming abstained, Jill Lawler abstained. The approved description is included as Attachment A.

3R Environmental Day: After Action Report – Tom Rogers indicated that Environmental Day was a worthwhile event to generate interest and inform the public about our mission and activities. He recommends participating again in the future.

4R – Discussion of Status of Planning to Open Public Trails at Sunset Farm – Tom Rogers reiterated the need to identify the next steps in developing the trails at Sunset Farm. Jerry suggested trails start at the southwest corner of the parking lot and go clockwise. Sue Bush and Pati Sylvia agreed to begin developing a plan to further develop trails. Tom mentioned he envisions three phases in developing the trails. Phase 1 is from the parking lot toward the northwest; Phase 2 is to run south from the parking lot connecting with the trails along the southern border of the Farm; and Phase 3 will provide access to Point Judith pond

5R – ‘Gansett Days – Status of Participating – ‘Gansett Days are September 14 – 16. Kinney Bungalow will be open and Parks and Recreation will manage that effort. We will encourage people to come to Middlebridge and be updated on the status of the property. Pati made a banner sign to be hung there. Tom Rogers will talk to Steve Wright about allowing food trucks to be at Middlebridge for the event.

6R – Middlebridge Conservation Plan Update – Tom provided a high-level review of the status of the plan, and mentioned that mowing will take place at least once per year, and the aim is to push back the ‘no cut’ line. We will undertake simple photo monitoring using the GPS device of the Community Development Department.

7R – Land Trust Days – There was a brief discussion about what we will do for RI land Trust Days – which take place from 8/10/18 – 10/8/18. It was agreed that we should include an open house at Kinney Bungalow, and highlight the Narrow River Preservation Association events that take place during that timeframe at Middlebridge.

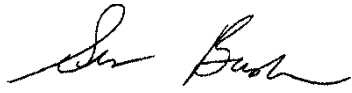
9R – Property Markers – We discussed the importance of having signs made for Land Conservancy Trust properties and indicating that the properties are owned by the taxpayers of Narragansett. Pati had looked into charming signs she had seen in places like Harwich Orleans, and Chatham Further discussion was deferred to the August meeting.

ADJOURNMENT;

Motion to Adjourn: Terry Fleming moves, Jill Lawler seconds, and so it is voted to adjourn at 7:00 pm. Terry Fleming, aye; Jill Lawler, aye; Tom Rogers, aye; Sue Bush aye; Pati Sylvia, aye;

Adjourn: 7:00.

Respectfully Submitted:

A handwritten signature in cursive script, appearing to read "Susan Bush".

Susan Bush, Acting Secretary

ATTACHMENT A

Recommended Definition and Allowed Activities of “Public Farm”

Narragansett Land Conservancy Trust
Sunset Farm / Kinney Bungalow Zoning

This document was approved as a recommendation to the Planning Board and Community Development by the Land Conservancy Trust, July 19, 2018, on a vote of 4-0 with two abstentions

Extract from MJD spreadsheet, 11/16/2017, for Residential and Public zoning

"P" indicates 'permitted' activities
 "S" indicated activities which may require Special Use Permit
 "X" indicates non-permitted
 "A" indicates activities which are accessory to other permitted activities
 Note that there are other activities which are currently not in R-80 or P and are implied to be excluded

Code	Description	Residential	Public	"Public Farm"	Comments
		R-80	P	"PF"	
1	Single Family detached dwelling	P	P	P	Existing single family home
2	Two-family dwelling or duplex	S	P	X	
6	Taking boarders by a resident family (up to 2)	P	X	X	
62	Renting of rooms as bed and breakfast (no more than 4 guests)	P	X	X	
10	Crop and livestock farm	P	P	P	
1129	Animal husbandry service or other raising, or breeding of animals	X	P	P	
113	Horticultural nursey	P	P	P	
12	Landscape services and landscaping materials (no more than 20 CY)	X	P	X	
144	Earth removal and stockpiling	X	P	X	
163	General building trades office and	X	P	X	

		operations work on premises				
1799		Blacksmith	X	P	P	
18		Screened outdoor lot storage and wrecking of junk or salvage material; automobile junk ...	X	X	X	
19		Screened open lot storage of building materials and machinery, etc.	X	X	X	
191		Open storage of solid fuel, sand and gravel	X	P	X	
192		Bulk storage of explosive material above ground	X	P	X	
1921		Storage of heating/cooking fuels (above ground)	A	A	X	Underground storage tanks should also be excluded
193		Storage of explosive materials (underground)	X	P	X	
1931		Storage of vehicle fuel (above ground)	X	P	X	Underground storage tanks should also be excluded
194		Outdoor parking and storage of boats and major recreational vehicles	P	P	X	
1941		Parking of pickup trucks as personal vehicles	P	P	P	
195		Outdoor parking of no more than one commercial vehicle up to 12,000 GVW	P	P	A	For farm vehicles and equipment only

1951	Outdoor parking and storage of not more than one tow truck that is not more than 21,000GVW...	P	P	X	
196	Outdoor parking and storage of commercial vehicles	X	P	A	For farm vehicles and equipment only
1961	Commercial outdoor or drystack of boats and related equipment, where no ac....	X	S	X	
199	Industrial nonmanufacturing and services industries not specified herein	X	P	X	
271	Photocopying	X	P	X	
4462	Commercial dock or pier	X	S	X	
4819	Transmitters and towers	X	S	X	
484	Sewer pumping station	P	P	X	
489	Utility substation or pumping station where incidental to principal use	A	A	X	
4891	Utility substation (electric, gas)	X	S	X	
5431	Sale of fruit and vegetable produce raised on premises	P	X	P	
5812	Lunchroom or restaurant (no alcoholic beverages)	X	P	X	
5953	Bicycle sales, rental (including repairs)	X	S	X	
605	Temporary real estate office for sales of property on site of new subdivision	P	X	X	
606	Office (for use by a resident of the	P	X	X	

		premises, up to one employee)				
632	Off-street automotive parking facility accessory to a permitted use	A	A	A		For those using Kinney Bungalow and the public trails
732	Garage or utility (government-owned building)	X	P	X		
733	Fire or police station	X	P	X		
74	Kindergarten, elementary or secondary school, junior college, college, or university	X	P	X		
7401	Boarding school private /secondary	S	X	X		
751	Trade or professional school	X	S	X		
756	Day nursery, nursery school, kindergarten or other agency giving care to children	S	S	X		
7613	Library or museum	S	P	X		
764	Church	S	X	X		
767	Cemetery	S	X	X		
77	Hospital	X	S	X		
801	Playground, play fields, tot lots	P	P	X		
809	Other outdoor recreation	S	S	A		Only as allowed by the site management plan
81	Outdoor public water-based recreation	X	S	X		
833	Tent camps	S	S	X		
834	Riding academies and riding schools (may include accessory indoor rink)	S	S	X		

835	Roller or ice skating rink	X	P	X	
8371	Archery range	S	S	X	
839	Golf course	P	P	X	
8391	Golf practice range, pitch and putt, golf driving range, miniature golf course	X	P	X	
8392	Tennis courts	P	P	X	
8393	General athletic field	P	P	P	Only as allowed by the site management plan
8395	Baseball batting facilities	X	P	X	
841	Boat liveries (small boat rentals)	X	S	X	
8411	Marinas	X	S	X	
842	Bathing beaches	S	P	X	
844	Swimming pools (outdoor)	A	S	X	
851	Swimming pools (indoor)	A	S	X	
8511	Individual beach cabanas, dressing rooms or bathhouses	X	P	X	
852	Arena or recreation hall	X	p	X	
853	Roller or ice skating rink	X	S	X	
854	Beach club or yacht club	X	P	X	
8541	Bathing pavilion	X	P	X	
855	Tennis courts or other indoor court games	X	S	X	
856	Indoor riding school or academy	X	P	X	
86	Conservation lands, wildlife areas, nature preserves	P	P	P	
871	Private parks, including subdivision parks	P	X	X	

873	Campgrounds (non-profit)	S	P	X	Also, for profit campgrounds are excluded
879	Indoor and/or outdoor private nonprofit recreation not elsewhere classified	S	P	X	
8791	Indoor and/or outdoor private nonprofit recreation facilities owned and operated by a	P	P	X	
880	Manmade water body	P	P	S	
93	Customary home occupation	P	X	P	
94	Uses customary to and associated with the operation of a permitted use	P	P	P	
95	Uses customary to and associated with the operation of a special exception use	S	S	X	
96	Tennis Courts and structures which are necessary to tennis courts when both the tennis...	X	P	X	
	Others added				
	Function Hall / Public Space			P	Limited to one facility per 100 acres [to account for Kinney Bungalow]
4821	Commercial-scale solar installations			X	
4822	Commercial-scale wind turbine installations			X	