



**LAND CONSERVANCY TRUST  
REGULAR MEETING MINUTES  
December 17, 2020**

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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

Deborah Kopech

**Town Staff Liaisons**

**Kinney Bungalow  
Event Coordinator**

Daisy MacLeod

**Community Development**

Mike DeLuca

Jill Sabo

**Note:** this meeting is NOT open for onsite attendance. Please sign in via computer or cellphone app using the ZOOM access code or dial in for audio only via one of the numbers listed below.

**Join Zoom from your Computer:**

<https://us02web.zoom.us/j/86317857990?pwd=VjZqWEYrb1hxY1RrRGNvRnhDOUUtUOT09>

**Meeting ID:** 863 1785 7990 **Passcode:** 892648

**Dial by Your Location:** 1 929 436 2866 **One Tap Mobile:** 1 929 436 2866

Present:

- Thomas Rogers
- Susan Bush
- Jerry Brunetto
- Pati Sylvia
- Brian Wagner
- Jason Colonies
- Jesse Pugh
- Deborah Kopech
- Terry Fleming

Not Present:

Also, in Attendance:

Jill Sabo, Community Development

Stephen Marsella

**CONSENT AGENDA**

**1C: Minutes:** Possible action to approve the regular meeting minutes from June 18, 2020 and September 17, 2020, October 15, 2020 and November 17, 2020

Minutes of the Meeting on November 17, 2020 were presented for approval. Brian Wagner moved; Pati Sylvia seconded, to approve the minutes. The motion passed 6-0 with a Roll Call: Thomas Rogers aye, Sue Bush aye, Pati Sylvia aye, Brian Wagner aye, Jerry Brunetto aye, Terence Fleming aye.

**2C: Kinney Bungalow Report:** Possible action to receive and place on file the Kinney Bungalow Monthly Report.

No report for November

## REGULAR AGENDA

**3R: Parcels Acquisition:** Discussion of the first pass of possible parcels for acquisition by the Trust.

A discussion was had about the first review of possible parcels for acquisition by the trust.

**4R: Recommendation to Town Council:** Discussion and possible action to recommend Town Council pass a resolution to deem certain conserved properties as having conservation restrictions

A discussion was had about the possible action to recommend Town Council pass a resolution to deem certain conserved properties as having conservation restrictions

Brian Wagner moved; Sue Bush seconded, recommend Town Council pass a resolution to deem certain conserved properties as having conservation restrictions. The motion passed 7-0 with a Roll Call: Thomas Rogers aye, Sue Bush aye, BrainWagner aye, Jason Colonies aye, Pati Sylvia aye, Jerry Brunetto aye, Terence Fleming aye, Deborah Kopech abstain, Jesse Pugh abstain.

**5R: Recommendation to Town Council:** Discussion and possible action to recommend Town Council pass a resolution to deem certain conserved properties as being in the public interest.

A discussion was had about the possible action to recommend Town Council pass a resolution to deem certain conserved properties as being in the public interest.

Brian Wagner moved; Sue Bush seconded, recommend Town Council pass a resolution to deem certain conserved properties as being in the public interest. The motion passed 7-0 with a Roll Call: Thomas Rogers aye, Sue Bush aye, Brain Wagner aye, Jason Colonies aye, Pati Sylvia aye, Jerry Brunetto aye, Terence Fleming aye, Deborah Kopech abstain, Jesse Pugh abstain.

**6R: Trust Membership:** Discussion of future Trust membership.

A discussion was had about the discussion of future trust membership

### COMMUNICATIONS:

#### AGENDA ITEMS FOR NEXT MEETING:

#### ADJOURNMENT:

Brian Wagner moved; Terence Fleming seconded, to adjourn. The motion passed 9-0 with a Roll Call: Thomas Rogers aye, Sue Bush aye, Pati Sylvia aye, Brian Wagner aye, Jerry Brunetto aye, Terence Fleming aye, Jason Colonies aye, Deborah Kopech aye.

Respectfully Submitted:



Jason Colonies, Secretary

**Narragansett Land Conservancy Trust**  
Greenbelt Parcel Analysis

A goal for the Narragansett Land Conservancy Trust is to create an inventory of parcels of properties which might be available for possible acquisition, whether in fee, by donation, or by a conservation easement.

In early 2019, a list of all parcels in the Town's Greenbelt was created. Each parcel was screened for ownership, whether it is already protected, and whether it is already occupied by a structure.

A subsequent review grouped the parcels into the following regions:

1. Crooked Brook
2. Canonchet
3. Harbour Island
4. Ocean Road
5. Point Judith Road
6. Narrow River
7. North
8. South
9. Galilee
10. Fort Greene & City of Providence

A review was conducted to identify "possible" parcels using the following extract of the Trust's Acquisition Criteria:

1. Located in greenbelt
2. Allows for public access
3. The larger the parcel the better
4. Is contiguous to other conserved areas
5. Property likely to be acquired without major challenges
6. Property is accessible

A formal review was conducted by Terry Fleming, Jason Colonies, Jerry Brunetto, Jill Sabo, and Tom Rogers to evaluate each of the "possible" parcels answering the following questions to assign the parcel a priority:

1. Is it contiguous to conservation land?
2. Is It accessible?
3. Is it at risk of development?
4. How significant are the challenges to acquire?
5. What should be the priority of NLCT subsequent reviews?

The team identified 34 parcels comprising 483 acres for subsequent review by the Trust in 2021. The summary of the analysis is in the following table. Please review the attached spreadsheet which breaks down the totals by region.

Page 1 of 2  
**Greenbelt parcel analysis - 12-9-2020.docx**

	TOTAL		
	No of Parcels	Acres	Aver Acres
TON	26	280	11
TON/NLCT	42	258	6
State of RI	2	50	25
USG	17	30	2
Other Protected	38	72	2
Not Targets	95	232	2
Possible Targets	126	822	7
Total Parcels	346	1,744	5
	-	-	-
Priority 1	34	483	14
Priority 2	22	135	6
Priority 3	33	149	5
Not Considered	37	55	1
Total Possible	126	823	7

*Summary of the Greenbelt Parcel Analysis*

Narragansett Land Conservancy Trust  
Greenbelt Parcel Summaries

	TOTAL		
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Narragansett Land Conservancy Trust  
Greenbelt Parcel Summaries

	Crooked Brook			Canochet			Harbour Island		
	No of Parcels	Acres	Aver Acres	No of Parcels	Acres	Aver Acres	No of Parcels	Acres	Aver Acres
TON	19	51.86	2.73	5	169.19	33.84	0	0	-
TON/NLCT	24	134.14	5.59	1	0.74	0.74	9	20.9	2.32
State of RI	1	5.19	5.19	0	0	-	0	0	-
USG	0	0	-	4	1.36	0.34	1	0.32	0.32
Other Protected	0	0	-	1	2.66	2.66	0	0	-
Not Targets	4	33.6	8.40	0	0	-	0	0	-
Possible Targets	34	63.86	1.88	12	25.97	2.16	3	0.61	0.20
Total Parcels	82	288.65	3.52	23	199.92	8.69	13	21.83	1.68
Priority 1	14	40.56	2.90	3	3.11	1.04	2	0.48	0.24
Priority 2	5	7.02	1.40	0	0	-	1	0.13	0.13
Priority 3	14	16.25	1.16	3	5.92	1.97	0	0	-
Not Considered	1	0	-	6	16.94	2.82	0	0	-
Total Possible	34	63.83	1.88	12	25.97	2.16	3	0.61	0.20

  

	Ocean Road			Point Judith Pond			Narrow River		
	No of Parcels	Acres	Aver Acres	No of Parcels	Acres	Aver Acres	No of Parcels	Acres	Aver Acres
TON	0	0	-	2	58.55	29.275	0	0	-
TON/NLCT	2	0.15	0.08	6	101.89	16.98	0	0	-
State of RI	1	44.4	44.40	0	0	-	0	0	-
USG	0	0	-	0	0	-	12	28.32	2.36
Other Protected	0	0	-	7	30.79	4.40	30	38.57	1.29
Not Targets	1	19.76	19.76	65	51.95	0.80	10	21.5	2.15
Possible Targets	32	136.49	4.27	16	367.12	22.95	8	21.38	2.67
Total Parcels	36	200.8	5.58	96	610.3	6.36	60	109.77	1.83
Priority 1	0	0	-	12	332.74	27.73	0	0	-
Priority 2	0	0	-	2	29.22	14.61	0	0	-
Priority 3	11	120.81	10.98	1	0.57	0.57	2	4.53	2.27
Not Considered	21	16.58	0.79	1	4.6	4.60	6	16.85	2.81
Total Possible	32	137.39	4.29	16	367.13	22.95	8	21.38	2.67

Narragansett Land Conservancy Trust  
Greenbelt Parcel Summaries

	North			South			Galilee		
	No of Parcels	Acres	Aver Acres	No of Parcels	Acres	Aver Acres	No of Parcels	Acres	Aver Acres
TON	0	0	-	0	0	-	0	0	-
TON/NLCT	0	0	-	0	0	-	0	0	-
State of RI	0	0	-	0	0	-	0	0	-
USG	0	0	-	0	0	-	0	0	-
Other Protected	0	0	-	0	0	-	0	0	-
Not Targets	9	73.55	8.17	0	0	-	6	31.97	5.33
Possible Targets	3	62.51	20.84	3	1.14	0.38	12	37.25	3.10
Total Parcels	12	136.06	11.34	3	1.14	0.38	18	69.22	3.85
	0	0	-	0	0	-	0	0	-
Priority 1	0	0	-	0	0	-	0	0	-
Priority 2	3	62.51	20.84	1	0.65	65.00	10	35.9	3.59
Priority 3	0	0	-	0	0	-	2	1.35	0.68
Not Considered	0	0	-	2	0.5	0.25	0	0	-
Total Possible	3	62.51	20.84	3	1.15	0.38	12	37.25	3.10

	Fort Greene and City of Providence		
	No of Parcels	Acres	Aver Acres
TON	0	0	-
TON/NLCT	0	0	-
State of RI	0	0	-
USG	0	0	-
Other Protected	0	0	-
Not Targets	0	0	-
Possible Targets	3	105.84	-
Total Parcels	3	105.84	35.28
	0	0	-
Priority 1	3	105.84	35.28
Priority 2	0	0	-
Priority 3	0	0	-
Not Considered	0	0	-
Total Possible	3	105.84	35.28

**Narragansett Land Conservancy Trust**  
***Draft Resolutions***

To ensure that conservation properties in Narragansett are properly and permanently protected, two resolutions are being considered:

- A Town Council resolution which would deem that the Town's Land Trust conservation properties have conservation restrictions under RIGL Chapter 34-39, and
- A Town Council resolution which would declare the Town's Land Trust conservation properties to be deemed public trust properties

In addition to these two draft resolutions, the following documents are provided in a separate document.:

- Document No. 1 - Narragansett Town Charter Division 3, Land Conservancy Trust, and
- Document No. 2 - Rhode Island General Laws, Chapter 34-30, Conservation and Preservation Restrictions on Real Property

The table of properties to be protected are the same for both resolutions.

- List of all Narragansett Land Trust parcels which are currently not protected with a conservation restriction (note that the Table is labeled as "Table 2" and it will be relabeled when the final list of properties is inserted in the documents for each resolution)

Draft Motion:

It is moved that the Narragansett Land Conservancy Trust recommends that the Town Council approve these resolutions and that these conservation restrictions and declarations of public trust will be recorded in the Land Evidence Records for each parcel.

Conservation Restrictions:

**Resolution re: on Protecting Municipal-Owned Conservation Properties**

Whereas the Narragansett Land Conservancy Trust is a municipal land trust created by Town Charter to permanently preserve open space, farmlands, scenic vistas, wetlands, estuaries, adjoining uplands and critical habitats; and

Whereas Town of Narragansett and the Narragansett Land Conservancy Trust depend on public confidence that the lands it conserves will remain permanently protected; and

Whereas Town of Narragansett and the Narragansett Land Conservancy Trust must have the confidence and trust of property owners when they negotiate conservation of a property or accept the donation of a property for conservation; and

Whereas some conservation properties acquired by state funds are protected by conservation restrictions held by the Rhode Island Department of Environmental Management and which are recorded in the Town's real property records; and

Whereas there are conservation properties which were acquired by the Narragansett Land Conservation Trust that were donated or otherwise acquired by the Town of Narragansett for conservation purposes and for which there are no conservation restrictions acknowledged and resolved by the Town Council and recorded in the Land Evidence records of the Town of Narragansett; and

Whereas Narragansett residents assume that these properties are permanently conserved for current and future generations, it is in the public interest to insure permanent protection of these conservation properties;

Therefore, The Town Council of Narragansett resolves to deem these conservation properties listed in the Table as having Conservation Restrictions as defined in Rhode Island General Laws Chapter 23-39, Section 34-39-2 (a).

Public Trust:

**Resolution re: on Protecting Municipal-Owned Conservation Properties**

Whereas the Narragansett Land Conservancy Trust is a municipal land trust created by Town Charter to permanently preserve open space, farm lands, scenic vistas, wetlands, estuaries, adjoining uplands and critical habitats; and

Whereas the Town of Narragansett operates as a municipality pursuant to the Rhode Island Constitution.

Whereas the Rhode Island Constitution Article 1, Section 17 states the people:

“shall be secure in their rights to the use and enjoyment of the natural resources of the state with due regard for the preservation of their values; and it shall be the duty of the general assembly to provide for the conservation of the air, land, water, plant, animal, mineral and other natural resources off the state, and to adopt all means necessary and proper by law to protect the natural environment of the people of the state by providing adequate resources planning for the control and regulation of the use of the natural resources of the state and for the preservation, regeneration and restoration of the natural environment of the state.”

Further Article 13, Section 2 states:

“Every city and town shall have the power at any time to adopt a charter, amend its charter, enact and amend local laws relating to its property, affairs and government not inconsistent with this Constitution and laws enacted by the general assembly in conformity with the powers reserved to the general assembly.”

Whereas Town of Narragansett and Narragansett Land Conservancy Trust depends on public confidence that the properties the Land Conservation Trust conserves are held in public trust for conservation purposes consistent with the state constitution and town charter and will remain permanently protected; and

Whereas Town of Narragansett and Narragansett Land Conservancy Trust must have the confidence and trust of property owners and residents when they negotiate conservation of a property or donation of a property for preservation purposes that it will be held in public trust and remain in the intended conservation use; and

Whereas it is in the public interest to permanently protect these conservation properties;

Therefore, The Town Council of Narragansett resolves to declare these conservation properties listed in the Table are held in the public trust for the preservation, regeneration and restoration of the natural environment of the state.

Table 2					
Narragansett Land Conservancy Trust Properties Without Conservation Easements					
Parcel Number	Address		Average	Square Footage	Name/Details
<b>Middlebridge Conservation Land</b>					
N-L 10	95 MIDDLEBRIDGE ROAD	B-C	8.44	367,702	
N-L 9	94 MIDDLEBRIDGE ROAD	R-80	1.01	44,072	
<b>Kinney Avenue/Crooked Brook Area</b>					
P 305	BILL SWEET DRIVE	R40	1.00	43,582	
P 318	WANDSWORTH STREET	R40	0.96	42,002	
Q 100	SOUTH PIER ROAD	R-40	7.12	310,299	
Q 17	WESTMORELAND STREET	R-10	14.70	640,254	
Q 17-6 B	WESTMORELAND ST		2.25	97,800	
Q 27-21	KINNEY AVENUE		13.64	594,096	Crooked Brook
Q 30	WOODWARD AVENUE	R-40	11.05	481,180	
Q 30-6 B	WESTMORELAND ST		1.97	85,603	
X 1	OLD POINT JUDITH ROAD	R-80	1.15	50,203	
X 12	GIBSON AVE/HAZARD AVE	R-80	1.08	47,144	
X 4	OLD POINT JUDITH ROAD	R-80	11.92	519,371	
X 5	KINNEY AVENUE	R-80	12.49	544,062	
X 9	KINNEY AVENUE	R-80	0.25	10,805	Crooked Brook
X 9	KINNEY AVENUE	R-80	0.06	2,642	Crooked Brook
X 9-1	KINNEY AVENUE	R-80	0.90	39,295	Crooked Brook
X 9-2	KINNEY AVENUE	R-80	0.98	42,870	Crooked Brook
X 9-3	KINNEY AVENUE	R-80	0.98	42,607	Crooked Brook
X 9-4	KINNEY AVENUE	R-80	0.97	42,354	Crooked Brook
X 9-5	KINNEY AVENUE	R-80	0.97	42,177	Crooked Brook
X 9-6	KINNEY AVENUE	R-80	0.88	38,539	Crooked Brook
X 9-7	KINNEY AVENUE	R-80	5.69	247,922	Crooked Brook
X 9-7	KINNEY AVENUE	R-80	0.23	10,202	Crooked Brook
<b>Long Cove Harbour Island Area</b>					
Y-1 380-A	DEER RUN ROAD	R80	2.93	127,496	
<b>Adjacent to Sunset Farm</b>					
Y-2 6	FODDERING FARM ROAD	R-80	43.29	1,885,831	Foddering Farm Rd
Y-3 183	DAYTONA AVENUE	R-20	0.19	8,262	
Y-3-176	DAYTONA AVENUE	R-20	0.19	8,343	
Y-3-177	DAYTONA AVENUE	R-20	1.19	52,343	
<b>Other Properties</b>					
T-56	RHODE ISLAND	R-40	0.073	3,300	Off Ocean Road
T-59	RHODE ISLAND	R-40	0.073	3,300	Off Ocean Road
C 197	QUIDA STREET	R-10	0.74	32,376	On Lake Canonchet
F 42	WANDSWORTH STREET	R-80	2.46	107,369	Behind Middlebridge School
N-A 14	143 BRIDGETOWN ROAD	R-40	0.05	2,095	North of Bridgetown Road bridge
N-F 401	WAKEROBIN TRAIL	R-80	0.45	19,786	Off Pettaquamscutt Lake Road
N-R 825	BROOKLYN ROAD	R-80	0.14	5,909	Bonnet Shores off Fairway Dr
N-R 541	BROOKSIDE ROAD	R-80	0.19	8,398	Bonnet Shores off Fairway Dr
N-R 579	HAWTHORNE ROAD	R-80	0.14	6,203	Bonnet Shores off Fairway Dr
N-R 882	HAWTHORNE ROAD	R-80	0.11	4,884	Bonnet Shores off Fairway Dr
R-3 52	MARINE DRIVE	R10	0.45	19,777	Great Island

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Protection Resolutions - draft 12-10-2020.docx