



# LAND CONSERVANCY TRUST REGULAR MEETING MINUTES February 18, 2021

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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

Vacant

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

At a Regular Meeting of the Land Conservancy Trust of the Town of Narragansett held on Thursday, February 18, 2021 at 5:30 pm, on Zoom

Present: Roll Call:

- Thomas Rogers, Chair
- Terry Fleming, Vice Chair
- Jerry Brunetto
- Pati Sylvia 5:41pm
- Brian Wagner
- Jason Colonies
- Deborah Kopech

Not Present:

- Jesse Pugh

Also, in Attendance: Jill Sabo, Community Development

## **CONSENT AGENDA**

**1C: Minutes:** Possible action to approve the regular meeting minutes from January 21, 2021  
No vote was taken

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

Thomas Rogers moved; Jerry Brunetto seconded to approve the January 2021 Kinney Bungalow report: Roll Call Thomas Rogers aye, Jerry Brunetto aye, Terence Fleming aye, Brian Wagner aye, Jason Colonies aye, Deborah Kopech aye. 6-0

## **REGULAR AGENDA**

**3R: 2021 Middlebridge Marina:** Discussion and possible action regarding the Middlebridge Marina rates for 2021  
A discussion was had.

Brian Wagner moved; Jerry Brunetto seconded the new Middlebridge Marina rates for 2021: Roll Call Brian Wagner aye, Jerry Brunetto aye,

Terence Fleming aye, Thomas Rogers aye, Jason Colonies aye, Deborah Kopech aye, Pati Sylvia aye. 7-0

**4R: HR599 Municipal Public Trust Dedication:** Discussion and possible action to recommend to Town Council a resolution in support of HR5259  
A discussion was had.

Jerry Brunetto moved; Brian Wagner seconded to recommend to Town Council a resolution in support of HR5259: Roll Call Jerry Brunetto aye, Brian Wagner aye, Jason Colonies aye, Thomas Rogers aye, Pati Sylvia aye, Terence Fleming aye, Deborah Kopech aye. 7-0

## **ADJOURNMENT**

Jerry Brunetto moved, and Brian Wagner seconded to adjourn at 6:46pm: Roll Call Brian Wagner aye, Jerry Brunetto aye, Thomas Rogers aye, Terence Fleming aye, Jason Colonies aye, Pati Sylvia aye, Deborah Kopech aye. 7-0

Respectfully Submitted:



Jason Colonies, Secretary

## January 2021 Monthly Report

### North Beach Clubhouse

- January 2021 – 0 private events hosted
- 0 Showings
- Renovation Project – new tile flooring, entire men’s room, kitchen counter, main room painting
- First Event scheduled for April 11<sup>th</sup> 2021
- Cancelations for **2021** – 2 (not related to COVID-19)
  
- COVID -19 Cancelations for 2021 Events – 8
- Total Covid Cancelations (2020 & 2021) – 46
  
- COVID Postponements for 2021 - 6
- Total Covid Postponements (2020 & 2021) - 48
  
- Bookings for **2021** – 68
- Pending bookings for **2021** – 19
- Cancelations for **2021** – 1
  
- Bookings for **2022** – 16 (5 more)
- Pending Bookings for **2022** - 22

### Kinney Bungalow

- Scheduled to open May 8<sup>th</sup> BU
- January showings – 0
- 25 scheduled events for **2021**
- Pending Bookings for **2021** – 12
- 2022** bookings - 6
- COVID-19 Cancelations 2021 – 1
- Total Covid Cancelations (2020/2021) – 12
  
- COVID-19 POSTONDED EVENTS – 4
- Total Postponements (2020/2021) – 20

## 2021 Middlebridge History

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### Middlebridge Marina

#### Capital Improvement History

2013	\$10,921.00 for purchase of sixty nine Perma-Float Dock floats to replace the existing Styrofoam floats per CRMC.
2013	\$3,260.00 for 4' x 14' Aluminum Ramp with upper and lower hoops and 34" grab rails & toe plate for ADA access per CRMC.
2016	Annual replacement of decking on floats as needed, average two-three per year
Yearly	Install and maintain weekly two porta-johns for marina use from May 1 through Columbus Day.

#### Rental History

	\$575.00 per slip [34]	\$19,550.00
	\$400.00 per side slip [3]	\$ 1,200.00
<b>2013</b>	<b>Total</b>	<b>\$20,750.00</b>
	\$650.00 per slip [34]	\$22,100.00
	\$475.00 per side slip [3]	\$ 1,525.00
<b>2014</b>	<b>Total</b>	<b>\$23,625.00</b>
	\$700.00 per slip [34]	\$23,800.00
	\$525.00 per side slip [3]	\$ 1,575.00
<b>2016</b>	<b>TOTAL</b>	<b>\$25,375.00</b>
	\$700.00 per slip [34]	\$23,800.00
	\$525.00 per side slip [3]	\$ 1,575.00
<b>2017</b>	<b>TOTAL</b>	<b>\$25,375.00</b>
	\$700.00 per slip [34]	\$23,800.00
	\$525.00 per side slip [3]	\$ 1,575.00
<b>2018</b>	<b>TOTAL</b>	<b>\$25,375.00</b>

	\$750.00 per slip [34]	\$25,500.00
	\$575.00 per slip [2]	\$1,250.00
<b>2019</b>	<b>Total</b>	<b>\$26,650.00</b>

	\$750.00 per slip [34]	\$25,500.00
	\$575.00 per slip [2]	\$1,250.00
<b>2020</b>	<b>Total</b>	<b>\$26,650.00</b>

**Waiting List                      As of 2/20/21   48 people**

## 2021 Middlebridge Marina Comparison

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Mettatuxet Tony Colombo 401-623-9278	\$150.00	any size boat Up to 24'	\$100.00 membership, potable water on docks. Wait List: 84
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*[No change for 2021]*

Matunuck Marina 401-783-2868	\$125.00 ft.	up to 25 feet Commercial	Low water depth, ocean access, access to potable water, electric
	\$129.00 ft.	Recreational	

*[No change from 2021]*

Stone Cove Marina Steve 401-783-8990	\$125.00 ft.	small boats 20' for transient dockage per month	Potable water and electric
	\$25.00 ft.		

Up to 29 ft.

*[Change for 2021]*

### Middlebridge Marina:

<b>*2020 rates</b>	\$750.00 each slip	37 slips, average length @ Middlebridge is 16.7'
		\$150.00 per slip + \$100 dues [Mettatuxet] = \$250.00
		16.7 X \$125.00 [other] = \$2087.50

<b>Recommend:</b>	<b>2021 rates</b>	\$750.00 per slip [34]	\$25,500.00 (2020)
<i>[No change from 2020]</i>		\$575.00 per side slip [2]	\$ 1,150.00 (2020)

<b>TOTAL</b>	<b>\$26,650.00 (2020)</b>
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**Waiting List 2021: 48**

**\*Town Council approved an increase of \$50.00 to rental fee in 2019**

2021 -- H 5259

LC000716

STATE OF RHODE ISLAND

IN GENERAL ASSEMBLY

JANUARY SESSION, A.D. 2021

A N A C T

RELATING TO TOWNS AND CITIES

Introduced By: Representative John G. Edwards

Date Introduced: January 29, 2021

Referred To: House Municipal Government & Housing

It is enacted by the General Assembly as follows:

1 SECTION 1. Title 45 of the General Laws entitled "TOWNS AND CITIES" is hereby  
2 amended by adding thereto the following chapter:

3 CHAPTER 36.1

4 MUNICIPAL PUBLIC TRUST DEDICATION

5 45-36.1-1. Legislative purpose.

6 The purpose of this chapter is to provide a voluntary mechanism for cities and towns to use  
7 to dedicate a park, conservation or other land that it owns as public trust land in perpetuity in order  
8 to assure public access to the land for outdoor recreation and to assure that the land is not converted  
9 to another use and remains predominantly undeveloped and provides open space benefits. People  
10 rely on their parks and other public open spaces as stable, reliable places of comfort, rest, and  
11 renewal in their lives. People make decisions on where to reside and work based on proximity to  
12 these places. They expect that these places will always be there for them. This expectation is  
13 supported by the Rhode Island Constitution, Article 1, Section 17, which states the people:

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

1 restoration of the natural environment of the state."  
2 **45-36.1-2. Power to declare municipal land as public trust land.**  
3 Pursuant to the proper delegation of powers vested in the general assembly by the Rhode  
4 Island Constitution, Article I, Section 17, cities and towns may formally dedicate any property they  
5 hold as a public trust land, to be perpetually protected from conversion to another use and from  
6 development that is inconsistent with the primary recreation, open space and natural resource  
7 purposes as a natural resource land of the state and as a natural environment for the people of the  
8 state and to reduce risks of confusion or misunderstanding regarding acceptable and non-acceptable  
9 uses of land held by a municipality for outdoor recreation, open space benefits and natural resource  
10 conservation.  
11 **45-36.1-3. Process for municipal declaration of municipal land as public trust land.**  
12 Cities and towns may formally dedicate any property they hold as a public trust land, to be  
13 perpetually protected from conversion to another use and development that is inconsistent with its  
14 primary purpose as a recreation, open space and/or natural resource land of the state and as a  
15 natural-environment for the people of the state through a duly approved resolution of a city or town  
16 council or through any other legally sufficient municipal process. Said resolution or other municipal  
17 approval shall be recorded in the municipal land evidence records.  
18 **45-36.1-4. Restrictions applicable to municipal public trust land.**  
19 Once a city or town dedicates property it holds as a public trust land, such land shall be  
20 perpetually protected from conversion to another use and development that is inconsistent with its  
21 primary purpose as a recreation, open space and natural resource land of the state and as a natural  
22 environment for the people of the state. Acceptable uses of the land so dedicated shall only be those  
23 that perpetuate outdoor recreation, open space benefits and natural resource conservation on the  
24 land.  
25 SECTION 2. This act shall take effect upon passage.

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LC000716  
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EXPLANATION  
BY THE LEGISLATIVE COUNCIL  
OF  
A N A C T  
RELATING TO TOWNS AND CITIES

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- 1 This act would create a voluntary mechanism for municipalities to use to dedicate a park,
- 2 conservation or other land they own as public trust land in perpetuity to protect and preserve its
- 3 future use.
- 4 This act would take effect upon passage.

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LC000716  
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**Resolution Asking the Rhode Island General Assembly to  
Approve Senate Bill 172 and House Bill 5259: Enabling Municipal Public Trust Dedication**

Whereas: The Town of Narragansett has acquired properties through purchase and donation with the intention of permanently conserving special places and open space lands in our town so that they can always be enjoyed by current residents and future generations; and

Whereas: People trust that their public open spaces are stable, reliable places that contribute to their quality of life and where they can go for renewal. The public believes that the open space properties owned by the Town of Narragansett are permanently protected for outdoor recreation, wildlife habitat, water quality protection and other open space benefits. People make decisions on where to live and work based on the presence of open space conservation lands. They expect that these places will always be there for them; and

Whereas: Town of Narragansett depends on public confidence, as well as the trust of property owners when they negotiate the conservation of a property by donation or purchase, that the lands they conserve will remain permanently protected; and

Whereas: The open spaces owned by the town that do not have a conservation easement held by Rhode Island Department of Environmental Management, a federal agency or a non-profit conservation organization are not perpetually conserved for these uses and there is currently no public assurance that these properties will always be held in trust as open spaces for the public; and

Whereas: Senate Bill 0172 and House Bill 5259 have been introduced in the Rhode Island General Assembly as enabling legislation that authorizes cities and towns to voluntarily dedicate parks and open space properties that they own as public trust properties in order to provide public assurance that these properties will always remain parks and open space properties; and

Whereas: Senate Bill 0172 and House Bill 5259 give the town another tool to perpetually protect open space lands that it owns so as to reduce the risks of confusion, misunderstanding or ill will among citizens regarding acceptable and non-acceptable uses of land held by a municipality and to assure public access to the land for outdoor recreation and to assure the land is not converted to another use and remains in open space use.

Therefore, the Town of Narragansett endorses Senate Bill 0172 and House Bill 5259 and asks the town's representatives in the Rhode Island General Assembly to support passage of this legislation.