



**LAND CONSERVANCY TRUST  
REGULAR MEETING MINUTES  
December 16, 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**

David Avedisian

Jerry Brunetto

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, December 16, 2021, at 5:30 pm.

Present: Roll Call

- Thomas Rogers, Chair
- Jason Colonies
- David Avedisian
- Jesse Pugh
- Deborah Kopech
- Terry Fleming, Vice Chair
- Jerry Brunetto
- Pati Sylvia
- Brian Wagner

Not Present:

Also, in Attendance: Jill Sabo, Community Development

**CONSENT AGENDA**

**1C Minutes:** Possible action to approve the regular meeting minutes from November 18, 2021, and seal and approve the executive session meeting minutes from May 20, 2021 and September 16, 2021.

Brian Wagner moved; Jesse Pugh seconded to approve the minutes from a regular meeting of the Narragansett Land Conservancy Trust from Nov 18, 2021: Brian Wagner aye, Jesse Pugh aye, Thomas Rogers aye, Terry Fleming aye, Deborah Kopech aye, Jerry Brunetto Aye, Pati Sylvia Aye, David Avedisian aye. 8-0

Jason moved; Terence seconded to approve the minutes from a regular meeting of the Narragansett Land Conservancy Trust from May 20, 2021: Terence Fleming aye, Jason Colonies aye, Jerry Brunetto Aye, Brian Wagner Aye, Thomas Rogers aye, Pati Sylvia Aye. 6-0

Jerry Brunetto moved; Brian Wagner seconded to approve the minutes from a regular meeting of the Narragansett Land Conservancy Trust from

September 16, 2021: Jerry Brunetto aye, Brian Wagner aye, Terry Fleming aye, Deborah Kopech aye, Pati Aylvia aye, David Avedisian aye, Thomas Rogers aye. 7-0

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

Brian Wagner moved; Terry Fleming seconded to receive and place on file the November 2021 Kinney Bungalow report: Brian Wagner aye, Terry Fleming aye, Jesse Pugh aye, Jason Colonies aye, Thomas Rogers aye, Deborah Kopech aye, David Avedisian, Pati Sylvia aye, Jerry Brunetto aye. 9-0

## **REGULAR AGENDA**

**3R Technical Support:** Discussion and possible action to allow the Chair to procure specific technical services for mapping, and map making of the trails in the Town.

David Avedisian moved; Jerry Brunetto seconded to allow the Chair to procure specific technical services for mapping, and map making of the trails in the Town for up to \$500.00: David Avedisian aye, Jerry Brunetto aye, Brian Wagner aye, Terry Fleming aye, Jesse Pugh aye, Jason Colonies aye, Thomas Rogers aye, Deborah Kopech aye, Pati Sylvia aye. 9-0

**4R Property Monitoring:** Discussion and possible action to review the individual efforts to monitor all of the Trust's properties initiated at the last Trust meeting.

A discussion was had.

- Middlebridge (2 parcels of 9.5 acres) Thomas & Terence done  
Yellow building needs repair/  
Kinney Avenue Area (24 parcels of 144.65 acres) David & Jerry crooked brook trail looks good. P4 looks like it may have issues.
- Harbour Island (9 parcels of 21 acres) Jason & Brian NOT DONE YET
- Sunset Farm Area (7 parcels of 146.2 acres) DONE Jesse and Deborah Jerry joined in. loose wire sticking out. Rusted and needs replacement. Some land looks like it is being modified that's not theirs. Dirt pile needs addressing. Wire fencing needs replacing. Boats and trucks still there.
- Other (11 smaller parcels comprising less than 5 acres)\*

\*

Ouida-Terence couldn't get there from here  
Bridgetown-Jesse DONE Nothing to see there.  
Great Island-Deborah done no evidence of people

Wandsworth/Knight/Pennsylvania-David and terry. Found a foundation. Near  
rhode island ave.

Wake Robin-Jason NOT DONE YET

Bonnet-Thomas done/brookside corner lot flagged for wetlands/hawthorn road  
good. (spring brook is there)

**5R Draft Resolution regarding Budget Transfers:** Discussion and possible action to review and  
approve a Trust Resolution requesting re-establishment of the annual budget transfer for FY 2020-  
2021.

Brian Wagner moved; Terry Fleming seconded to review and approve a Trust Resolution  
requesting re-establishment of the annual budget transfer for FY 2020-2021: Brian Wagner aye,  
Terence Fleming aye, Pati Sylvia aye, Jerry Brunetto aye, Jason Colonies aye, Thomas Rogers  
aye, David Avedisian aye. 7-0-2

### **ADJOURNMENT**

Jesse Pugh moved, and Jason Colonies seconded to adjourn at 7:17pm: Jesse Pugh aye, Jason  
Colonies aye, Thomas Rogers aye, Jerry Brunetto aye, Terence Fleming aye, Brian Wagner aye,  
Pati Sylvia aye, Deborah Kopech aye, David Avedisian aye. 9-0

Respectfully Submitted:



Jason Colonies, Secretary

## November 2021 Monthly Report

### North Beach Clubhouse

- November 2021 – 3 private events
- November 2021 – 25 showings
- Cancelations for **2021** – 15
- 1 event canceled due to Hurricane
- 1 event postponed to 2022
- Bookings for **2021** – 88 (5 more)
- Pending bookings for **2021** – 0
  
- Bookings for **2022** – 89 (9 more)
- Pending Bookings for **2022** – 13
- Canceled **2022** events - 10
  
- Bookings for **2023** – 12 (1 more)
  
- Bookings for **2025** - 1

### Kinney Bungalow

- November 2021 Showings – 18
- November 2021 Private Events - 11
- 34 scheduled events for **2021**
- Canceled 2021 events – 8
  
- 2022** bookings – 24 (2 more since September)
  
- 2023** bookings – 1

### Gazebo Ceremonies

- 2021 – 10 bookings (1 new)
- 2022 – 6 bookings

# Monitoring Plan

## **Narragansett Land Conservancy Trust**

Property Monitoring – 2021 - REVISED

November 19, 2021

To: Narragansett Land Conservancy Trust

This memo contains the background and process to follow to properly monitor the 326.1 acres in 53 parcels for which the Narragansett Land Conservancy Trust (NLCT) has jurisdiction.

It is accepted practice to properly steward conservation properties. An important part of stewardship is to periodically monitor the condition and use of these properties.

All of the properties on the NLCT have not recently been monitored and monitoring has been an annual goal for the past few years. A list of all NLCT properties is the first worksheet of the associated spreadsheet

To monitor the properties, the following is the plan agreed to at the Trust meeting on 11/18/2021. The following indicates the names of the Trustees who have volunteered (or were volunteered) to perform the monitoring. The item numbers refer to the first worksheet of the spreadsheet and are used to identify specific parcels.

- Middlebridge (2 parcels of 9.5 acres) – Tom Rogers & Terry Fleming
  - Items 1, 2
  - Items 30, 33-37
- Kinney Avenue Area (24 parcels of 144.65 acres) – Dave Avedisian & Jerry Brunetto
  - Items 3-22, A-D
  - Items 28, 29, 31
- Harbour Island (9 parcels of 21 acres) – Jason Colonies & Brian Wagner
  - Items E-M
  - Item 33
- Sunset Farm Area (7 parcels of 146.2 acres) – Deb Kopech, Jesse Pugh & Jerry Brunetto
  - Items N, O, 23-27
  - Item 32, 38
- Other (11 smaller parcels comprising less than 5 acres)
  - These items are reflected in the 2<sup>nd</sup> row of items in each group, above
- Assessments and observations should be made of:
  - Whether or not the boundaries are clear
  - Human activity (Trails, use of bikes, dumping or possible encroachment)
- Photos should be taken of anything of interest
- Please be sure to wear your orange clothing should there be any hunters nearby – hunting is not allowed on town property, but please wear orange clothing just in case.

2021 Monitoring Plan - 11-19-2021.docx

## Monitoring Plan (2)

- Worksheets have been prepared for each group (note that they have been reformatted for letter size 8"x11". Please be sure to print all the pages in the workbook to find the sheet with your worksheets.
- Screen shots have been included for each group
  - These screen shots show the parcels, the location of each parcel, and access, in some cases
  - There is a scale on the bottom right of each screen shot to assist in locating the property
  - In a few cases, aerials have been included, using the 2018 'leaf-down' option on the Town's MapGeo application previously sent to trustees.  
<https://narragansettri.mapgeo.io/datasets/properties?abuttersDistance=200&latlng=41.433166%2C-71.463349&modal=disclaimer&panel=search&previewId=B-1-19&zoom=15>
- It would be appreciated if the monitoring could be completed before the next meeting of the Trust on December 16, 2021.
- Please let me know when you are going out to monitor, as I'd like to tag along if I can.

If you have any questions, please give me a call.

Thanks for your help and cooperation.

Best, Tom

**Thomas E. Rogers**  
**Chair, Narragansett Land Conservancy Trust**  
Terogers1@gmail.com  
508-272-3755

2021 Monitoring Plan - 11-19-2021.docx

Narragansett Land Conservancy Trust  
Property Monitoring

Parcel Number	Address		Acerage	Name/Details	Index Number	NLCT Monitors
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**Middlebridge Conservation Land (NLCT)**

N-L10	95 MIDDLEBRIDGE ROAD	B-C	8.44		1	Tom / Terry
N-L9	94 MIDDLEBRIDGE ROAD	R-80	1.01		2	Tom / Terry

9.45

**Kinney Avenue/Crooked Brook Area (NLCT)**

P 305	BILL SWEET DRIVE	R40	1.00		3	Dave / Jerry
P 318	WANDSWORTH STREET	R40	0.96		4	Dave / Jerry
Q100	SOUTH PIER ROAD	R-40	7.12		5	Dave / Jerry
Q102	SOUTH PIER ROAD	R-10	4.40		6	Dave / Jerry
Q17	WESTMORELAND STREET	R-10	14.70		7	Dave / Jerry
Q17-6 B	WESTMORELAND ST	R-80	2.25		8	Dave / Jerry
Q27-21	KINNEY AVENUE	R-80	13.64	Crooked Brook	9	Dave / Jerry
Q30	WOODWARD AVENUE	R-40	11.05		10	Dave / Jerry
Q30-6 B	WESTMORELAND ST	R-80	1.97		11	Dave / Jerry
X1	OLD POINT JUDITH ROAD	R-80	1.15		12	Dave / Jerry
X12	GIBSON AVE/HAZARD AVE	R-80	1.08	Kendall Green	13	Dave / Jerry
X9	KINNEY AVENUE	R-80	0.25	Crooked Brook	14	Dave / Jerry
X9-1	KINNEY AVENUE	R-80	0.90	Crooked Brook	15	Dave / Jerry
X9-2	KINNEY AVENUE	R-80	0.98	Crooked Brook	16	Dave / Jerry
X9-3	KINNEY AVENUE	R-80	0.98	Crooked Brook	17	Dave / Jerry
X9-4	KINNEY AVENUE	R-80	0.97	Crooked Brook	18	Dave / Jerry
X9-5	KINNEY AVENUE	R-80	0.97	Crooked Brook	19	Dave / Jerry
X9-6	KINNEY AVENUE	R-80	0.88	Crooked Brook	20	Dave / Jerry
X9-7	KINNEY AVENUE	R-80	5.69	Crooked Brook	21	Dave / Jerry
X9-8	KINNEY AVENUE	R-80	2.40	Crooked Brook	22	Dave / Jerry
X13	HAZARD AVE/GIBSON AVE	R-80	47.12	Crooked Brook	A	Dave / Jerry
X5	KINNEY AVENUE	R-80	12.49		B	Dave / Jerry
X6	KINNEY AVENUE	R-80	5.19	Crooked Brook	C	Dave / Jerry
X8	KINNEY AVENUE	R-80	6.51	TON/NLCT	D	Dave / Jerry

144.65

**Long Cove Harbour Island Area**

Y-1 7-1	BEACH PLUM ROAD	R-80	7.84	Long Cove/Rotelli	E	Jason /Brian
Y-1 7-5	BEACH PLUM ROAD	R-80	0.59	Long Cove/Rotelli	F	Jason / Brian
Y-1 7-7	BEACH PLUM ROAD	R-80	1.39	Long Cove/Rotelli	G	Jason / Brian
Y-1 7-8	BEACH PLUM ROAD	R-80	1.42	Long Cove/Rotelli	H	Jason / Brian
Y-1 7-9	ROUND HILL ROAD	R-80	1.43	Long Cove/Rotelli	I	Jason / Brian
Y-1 7-10	BEACH PLUM ROAD	R-80	2.84	Long Cove/Rotelli	J	Jason / Brian
Y-1 7-11	ROUND HILL ROAD	R-80	1.28	Long Cove/Rotelli	K	Jason / Brian
Y-1 7-12	BRUSH HILL ROAD	R-80	1.19	Long Cove/Rotelli	L	Jason / Brian
Y-1 380-A	DEER RUN ROAD	R80	2.93	Long Cove/Rotelli	M	Jason / Brian

2091

**Sunset Farm**

Y-3 1-A	POINT JUDITH ROAD	R80	41.18	Sunset Farm	N	Deb / Jesse
Y-3 1-C	POINT JUDITH ROAD	R80	52.58	Sunset Farm	O	Deb / Jesse
Y-3 1-B	505 POINT JUDITH ROAD	R-80	7.56	Sunset Farm / Kinney Bungalow	23	Deb / Jesse
Y-2 6	FODDERING FARM ROAD	R-80	43.29	Foddering Farm Rd	24	Deb / Jesse
Y-3 183	DAYTONA AVENUE	R-20	0.19		25	Deb / Jesse
Y-3-176	DAYTONA AVENUE	R-20	0.19		26	Deb / Jesse
Y-3-177	DAYTONA AVENUE	R-20	1.19		27	Deb / Jesse

146.18

**Other NLCT Properties**

T-56	RHODE ISLAND	R-40	0.073	Off Ocean Road	28	Dave / Jerry
T-59	RHODE ISLAND	R-40	0.073	Off Ocean Road	29	Dave / Jerry
C197	OUIDA STREET	R-10	0.74	On Lake Canonchet	30	Tom / Terry
F42	WANDSWORTH STREET	R-80	2.46	Behind Middlebridge School	31	Dave / Jerry
N-A 14	143 BRIDGETOWN ROAD	R-40	0.05	North of Bridgetown Road bridge	32	Jesse
N-F401	WAKEROBIN TRAIL	R-80	0.45	Off Pettaquamscutt Lake Road	33	Jason
N-R 82.5	BROOKLYN ROAD	R-80	0.14	Bonnet Shores off Fairway Dr	34	Tom / Terry
N-R 541	BROOKSIDE ROAD	R-80	0.19	Bonnet Shores off Fairway Dr	35	Tom / Terry
N-R 579	HAWTHORNE ROAD	R-80	0.14	Bonnet Shores off Fairway Dr	36	Tom / Terry
N-R 882	HAWTHORNE ROAD	R-80	0.11	Bonnet Shores off Fairway Dr	37	Tom / Terry
R-3 52	MARINE DRIVE	R10	0.45	Great Island	38	Deb

4.877

326.1

53

Parcel Number	Address	Acreage	Name/Details	Index Number	Clear Boundaries?	Human Activities? (indicate where photostaken)					Comments
						Trails	Bikes	Dumping	Possible Encroachment	Other	
<b>Middlebridge Conservation Land (NLCT)</b>											
N-L10	95 MIDDLEBRIDGE ROAD	B-C	8.44	1							
N-L9	94 MIDDLEBRIDGE ROAD	R-80	1.01 5.45	2							
C197	QUIDA STREET	R-10	0.74	30	On Lake Canonchet						
N-R825	BROOKLYN ROAD	R-80	0.14	34	Bonnet Shores off Fairway Dr						
N-R541	BROOKSIDE ROAD	R-80	0.19	35	Bonnet Shores off Fairway Dr						
N-R579	HAWTHORNE ROAD	R-80	0.14	36	Bonnet Shores off Fairway Dr						
N-R882	HAWTHORNE ROAD	R-80	0.11	37	Bonnet Shores off Fairway Dr						

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<b>Kinney Avenue/Crooked Brook Area (NLCT)</b>											
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Q100	SOUTH PIER ROAD	R-40	7.12		5						
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X1	OLD POINT JUDITH ROAD	R-80	1.15		12						
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X9-4	KINNEY AVENUE	R-80	0.97	Crooked Brook	18						
X9-5	KINNEY AVENUE	R-80	0.97	Crooked Brook	19						
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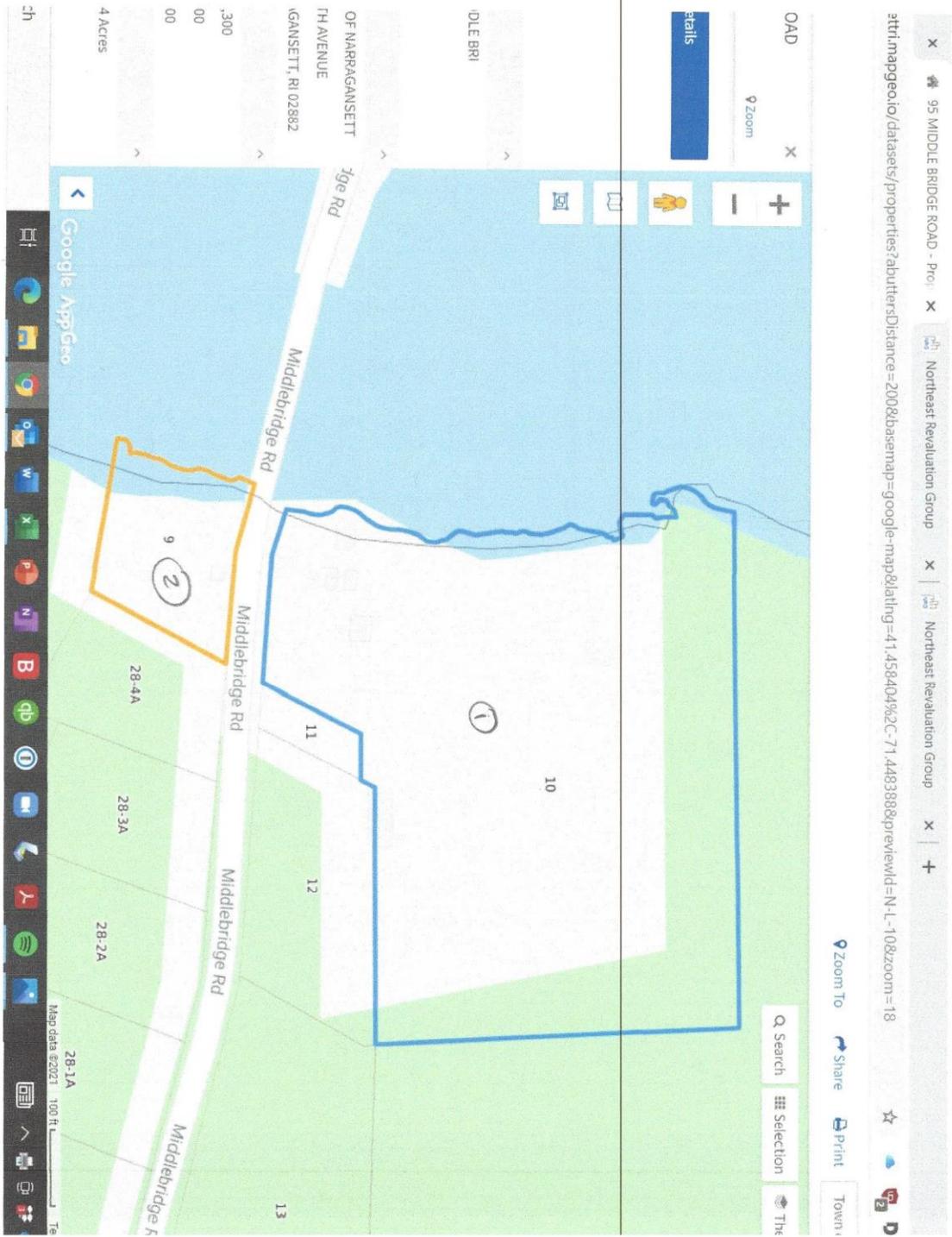
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X 6	KINNEY AVENUE	R-80	5.19	Crooked Brook	C						
X 8	KINNEY AVENUE	R-80	6.51	TOIN/NLCT	D						
344.65											
T-56	RHODE ISLAND	R-40	0.073	Off Ocean Road	28						
T-59	RHODE ISLAND	R-40	0.073	Off Ocean Road	29						
F-42	WANDSWORTH STREET	R-80	2.46	Behind Middlebridge School	31						

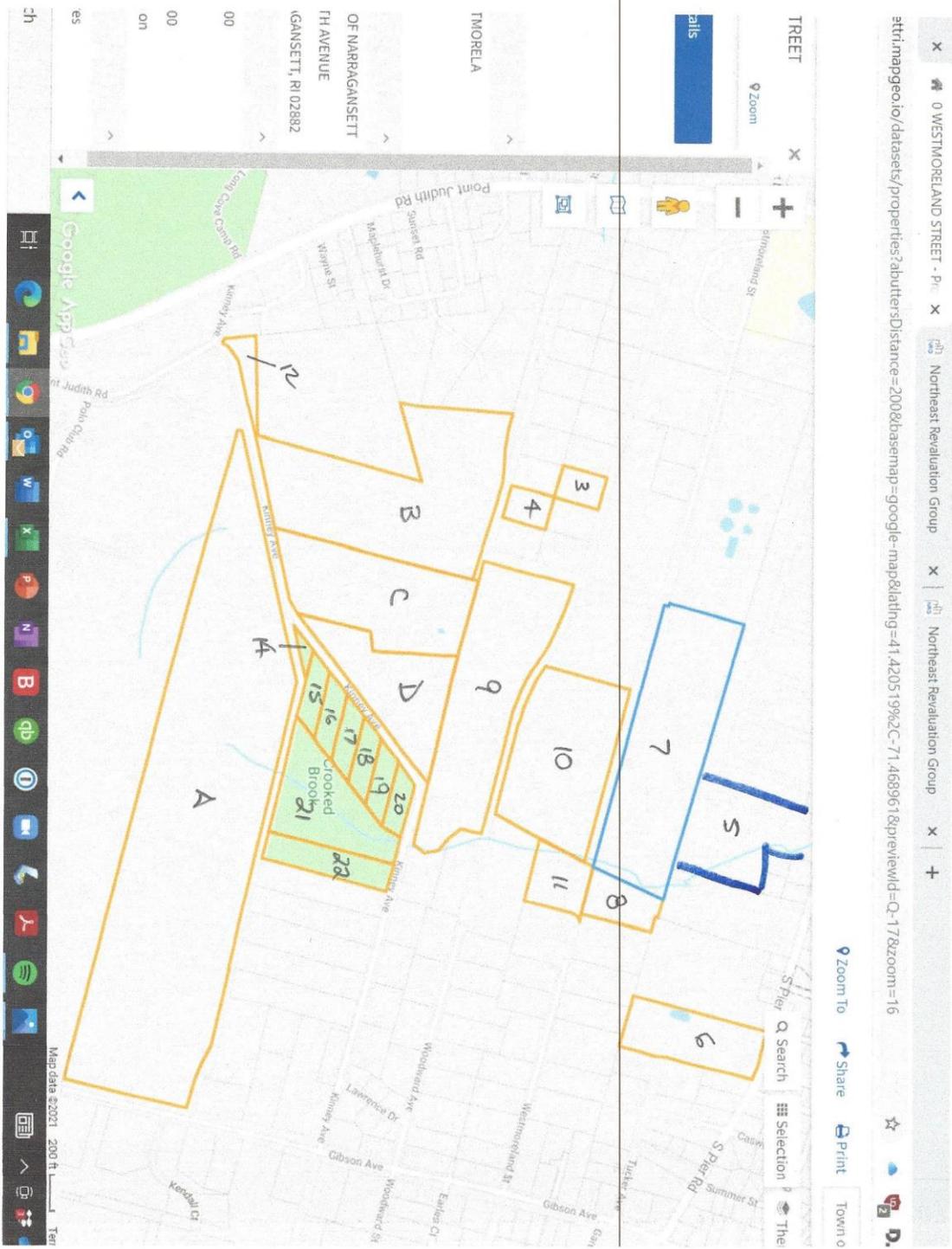
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Y-1 7-12	BRUSH HILL ROAD	R-80	1.19	Long Cove/Rotelli	L						
Y-1 3B0-A	DEER RUN ROAD	R80	2.93	Long Cove/Rotelli	M						
2021											
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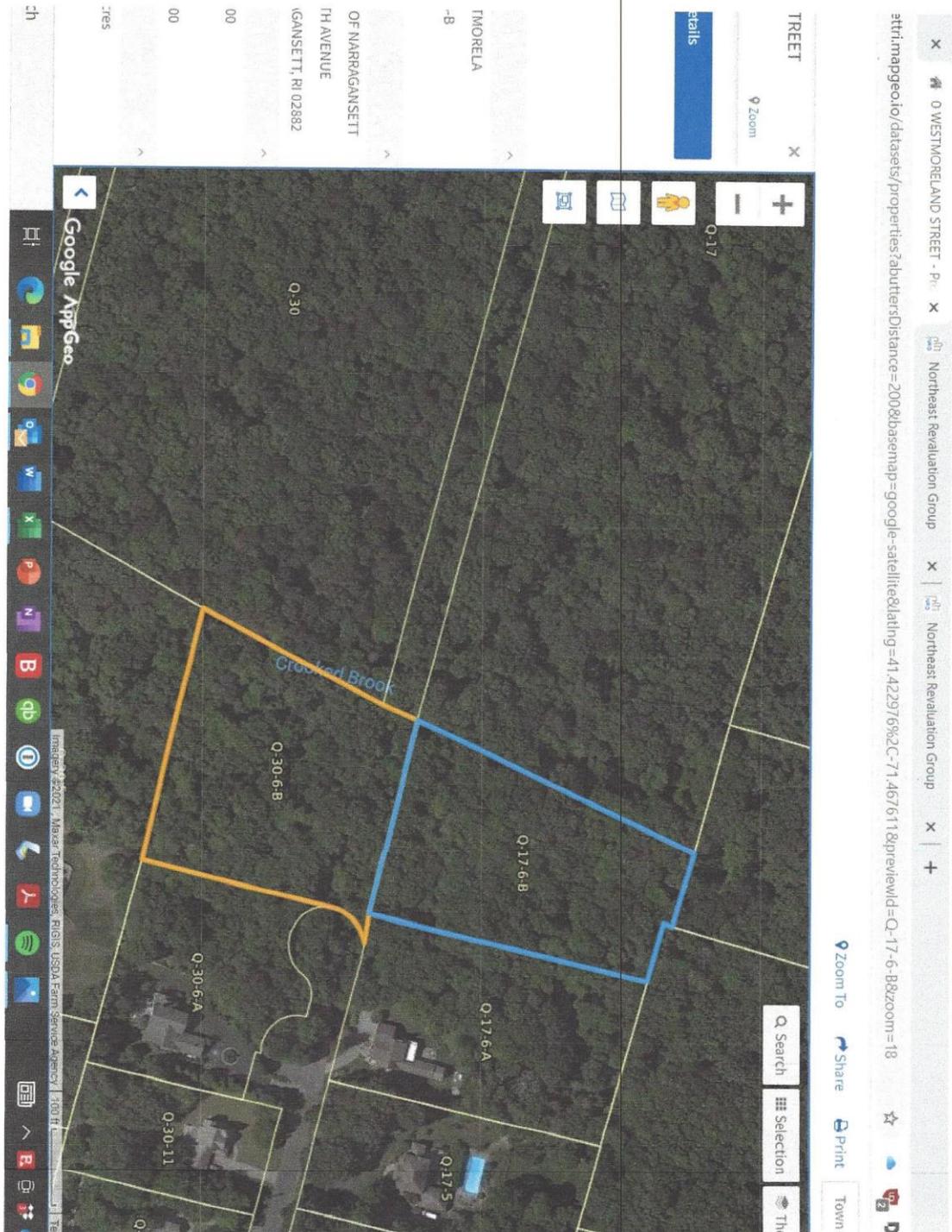
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Y-2.6	FODDERING FARM ROAD	R-80	43.29	Foddering Farm Rd	24						
Y-3.183	DAYTONA AVENUE	R-20	0.19		25						
Y-3.176	DAYTONA AVENUE	R-20	0.19		26						
Y-3.177	DAYTONA AVENUE	R-20	1.19		27						
346.38											
N-A14	143 BRIDGETOWN ROAD	R-40	0.05	North of Bridgetown Road bridge	32						
R-3.52	MARINE DRIVE	R10	0.45	Great Island	38						

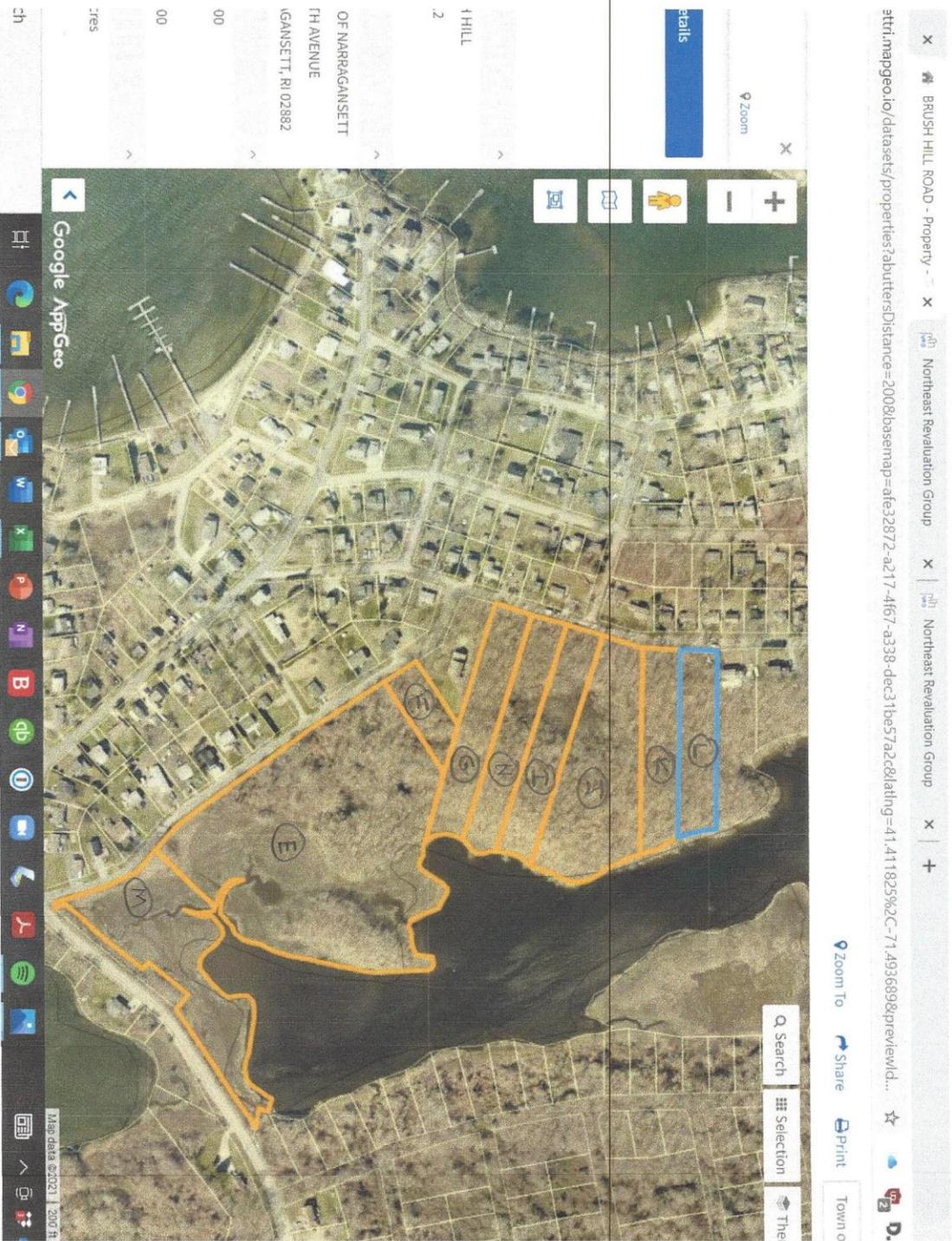
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N-F-401	WAKEROBIN TRAIL	R-80	0.45 Off Pettaquamscutt Lake Road	33							
N-R-825	BROOKLYN ROAD	R-80	0.14 Bonnet Shores off Fairway Dr	34							
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N-R-882	HAWTHORNE ROAD	R-80	0.11 Bonnet Shores off Fairway Dr	37							
R-3-52	MARINE DRIVE	R-10	0.45 Great Island	38							

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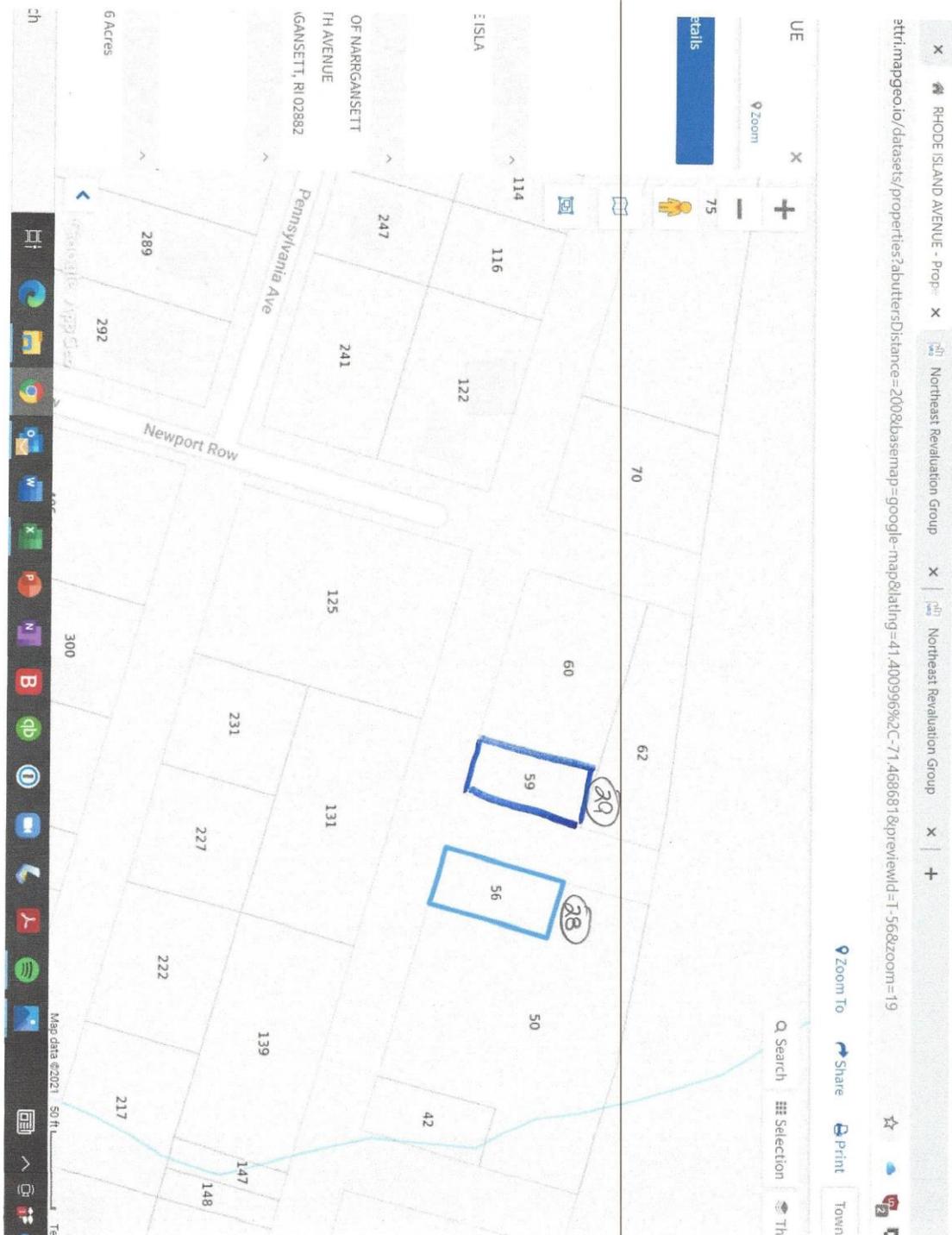


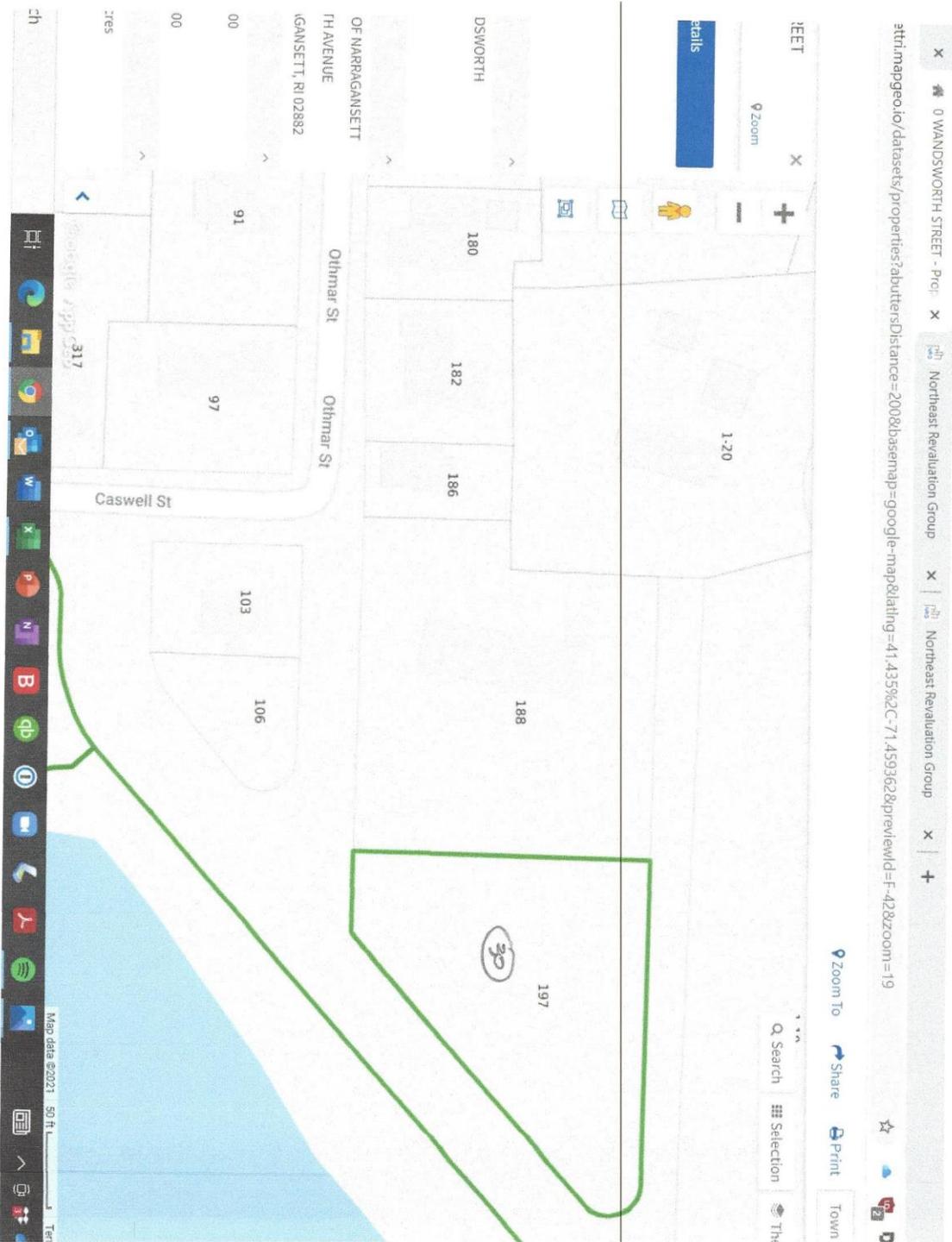






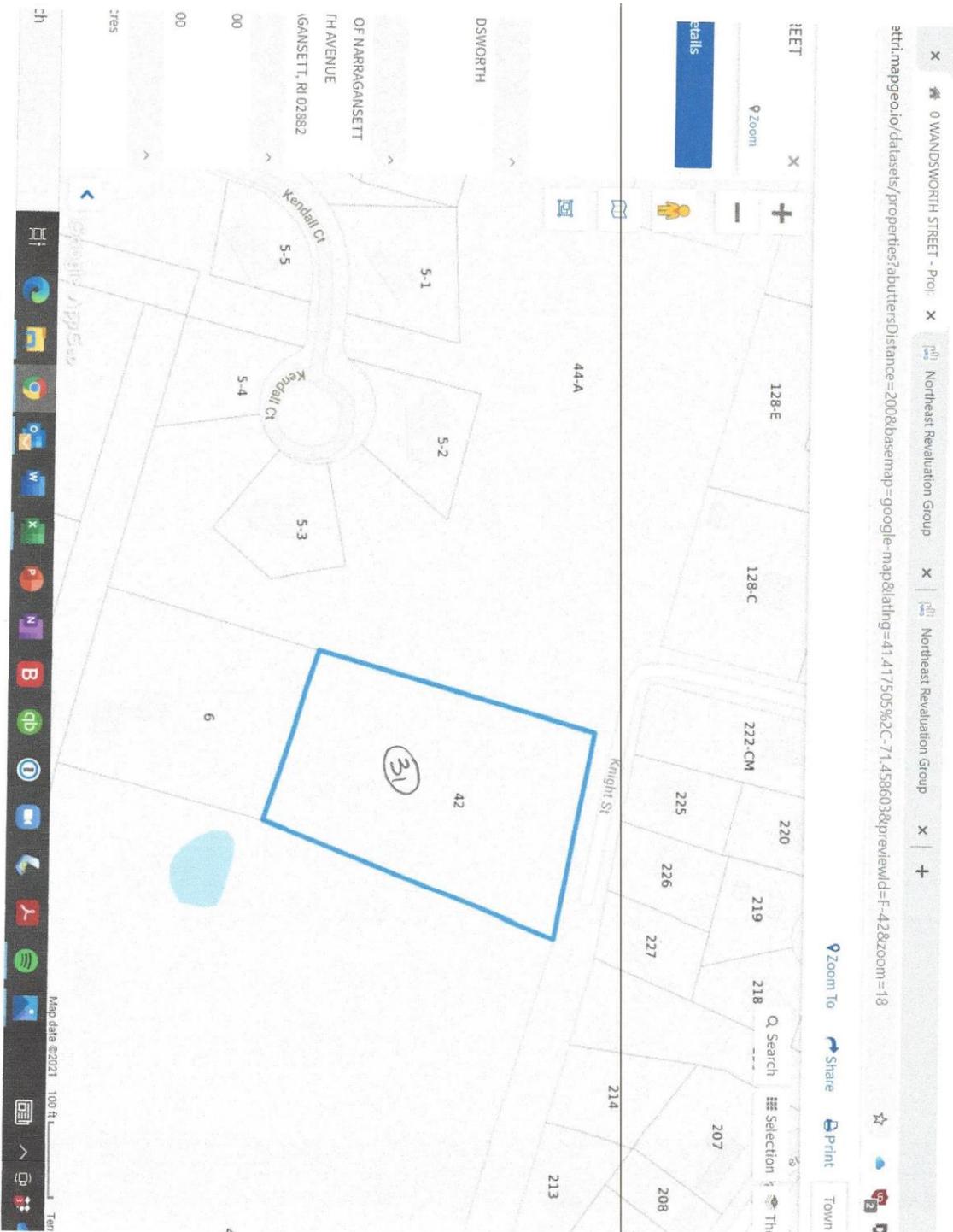






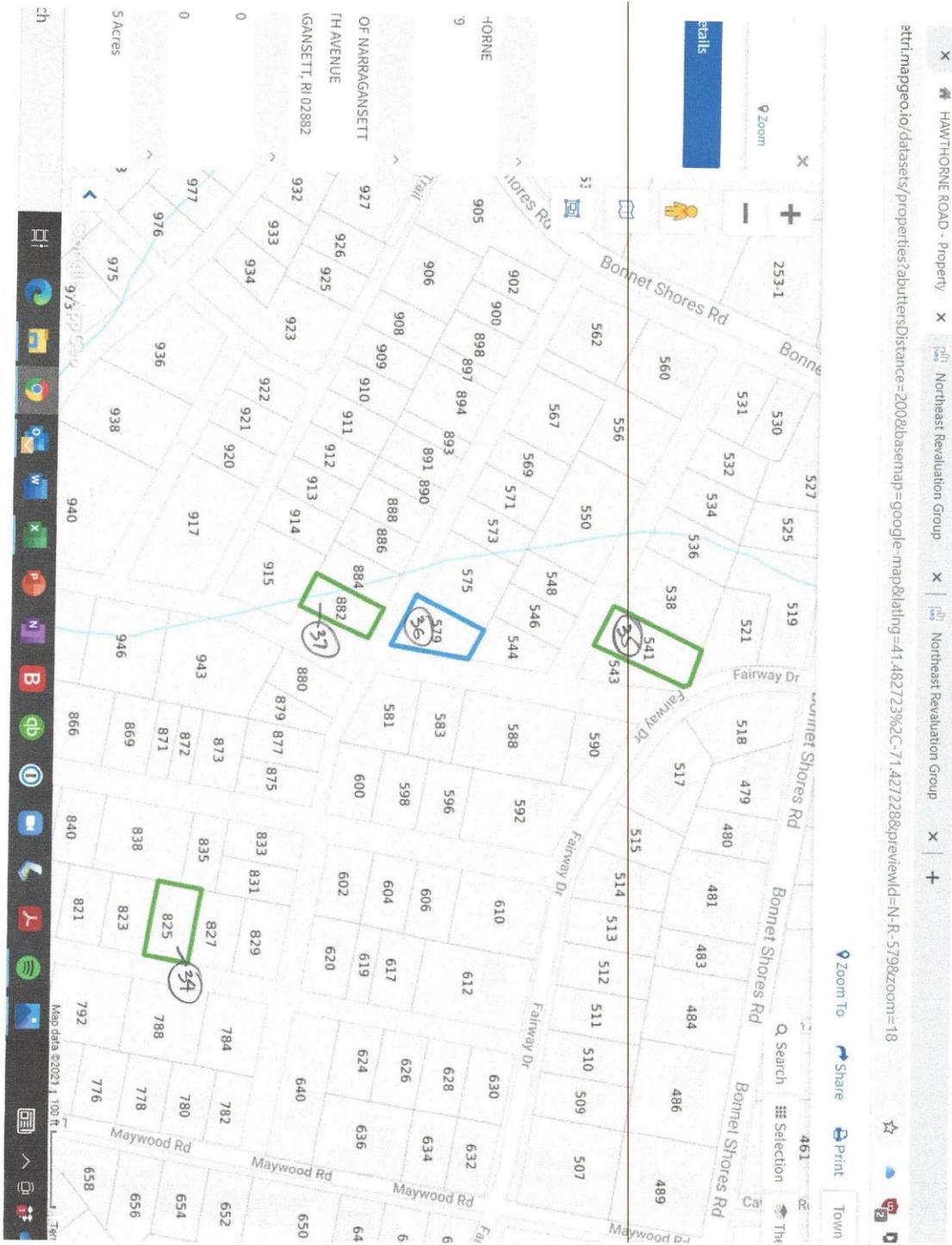


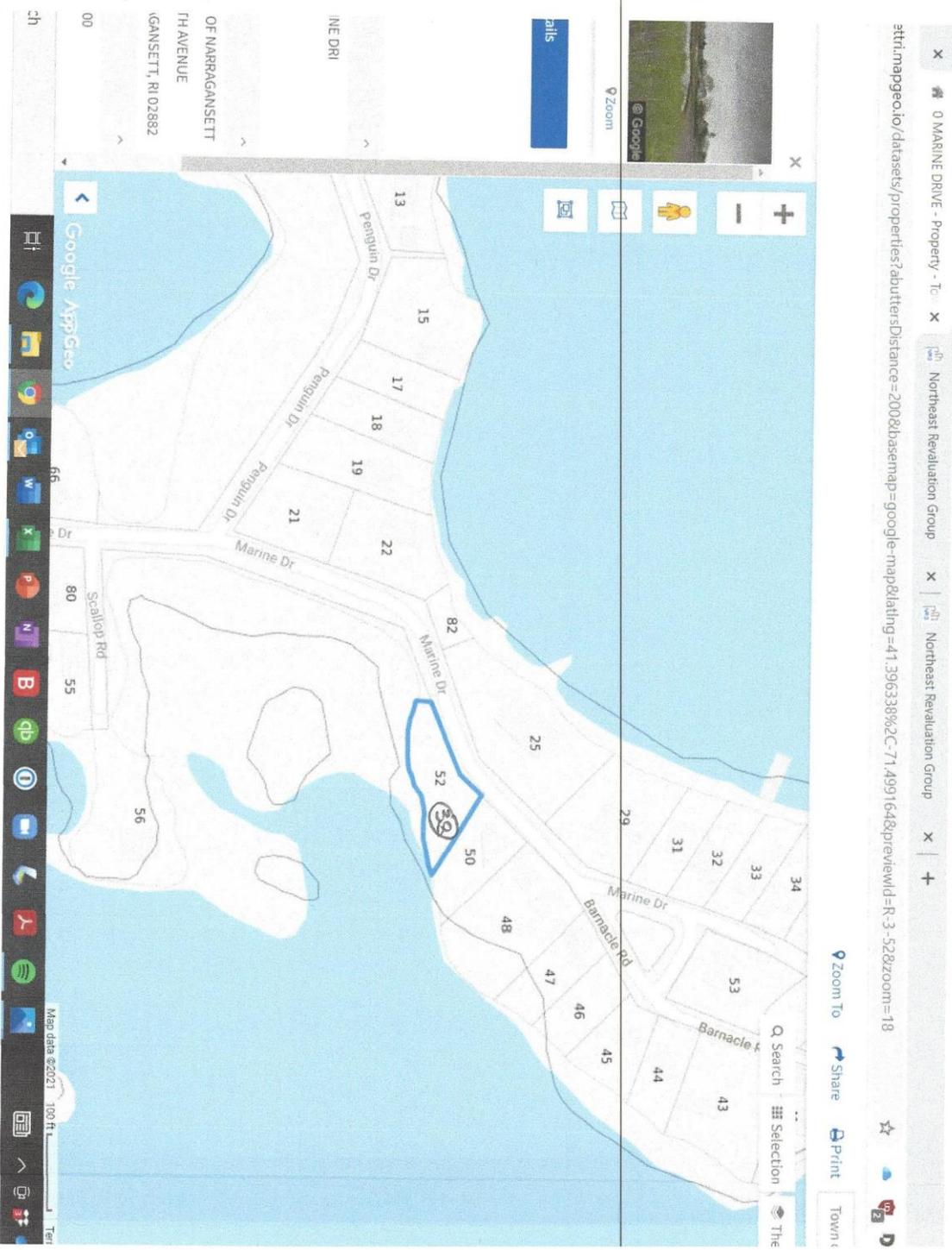












**Resolution Concerning Funding of the Narragansett Land Conservancy Trust for FY 2022-2023.**

WHEREAS, The Narragansett Land Conservancy Trust ("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 Trust depends on public funding to accomplish its mission; and

WHEREAS, The Town Charter, Division 3, Section 2-106 requires the Town Council to "...annually budget a minimum of \$50,000 to be deposited into a fund to be set up as a revolving account by the town treasurer;" and

WHEREAS, in his May 14, 2020 letter, the Town Manager, James Tierney, requested that the NLCT consider the elimination or significant reduction in the transfer of \$50,000 to the NLCT budget for FY 2020-2021 to better prepare for anticipated budget shortfalls due to COVID-19; and

WHEREAS, given that the transfer of funds is required by Section 2-106, it is understood that neither the Trust nor the Town Council have the authority to eliminate or significantly reduce the budget transfer; and

WHEREAS, the Trust wanted to support the Town's response to the COVID-19 budget shortfall, on May 18, 2020, the Trust approved a motion that the Trust does not object to the one-time elimination for FY 2020-2021 of the annual funding set forth by the Charter Division 3, Section 2-106; and

WHEREAS, the Town has received additional funds to help with COVID-19 shortfalls;

NOW THEREFORE The Narragansett Land Conservancy Trust resolves to request that the Town Council provide the required \$50,000 budget transfer for FY 2022-2023 and that the Town Council provide an additional \$50,000 to make up for the amount the Trust did not receive for FY 2020-2021.