

LAND CONSERVANCY TRUST

Meeting Minutes

Thursday, March 20, 2025
25 Fifth Avenue Small Board Room

Call to Order at 5:30pm

Roll Call: Terence Fleming, Thomas Hoagland, Deborah Ryan, David Avedisian, Brain Wagner, Eric Menke, Ryan Torealday.

Jason Colonies absent.

Town staff: Jill Sabo

Also present Nicholas Solitro counsel, Shirely Freitag Narrow River Preservation Association

A. APPROVAL OF MINUTES

A.1 Discussion and possible action regarding the minutes from February 20, 2025.

Approved 5-0 David Avedisian abstained

A.2 Discussion and possible action regarding the Executive Session minutes from February 20, 2025.

Approved 5-0 David Avedisian abstained

A.3 Discussion and possible action regarding the minutes from March 4, 2025.

Approved 6-0

B. ADMINISTRATIVE MATTERS

B.1 Kinney Bungalow Report: Possible action to receive and place on file the Kinney Bungalow monthly report.

Approved 6-0

C. OLD BUSINESS

C.1 Real Estate Tax Transfer: Update, discussion and possible action regarding a real estate tax transfer.

Awaiting placement on Town council meeting agenda

C.2 Middlebridge Management Plan: Discussion and possible action regarding the drafted Middlebridge Management Plan.

Motion by Thomas Hoagland to receive and send to the Town Council for review and acceptance. Seconded by David Avedisian. Approved 6-0

C.3 Sunset Farm: Update, discussion, and possible action regarding Sunset Farm and the draft Management Plan.

Sunset Farm Management subcommittee will meet and discuss the consultant's report.

A generous donation has been made by a former Conservation Land Trust board member to restore the historic windmill onto the prior site. Terry Fleming met with Keith Lescarbeau on the Sunset Farm Property and inspected the windmill parts. According to Mr. Lescarbeau, the essential parts are in good condition. Mr. Lescarbeau will accept the parts for safe keeping.

Various issues regarding Sunset Farm were discussed.

C.4 Middlebridge Property Discussion: Update and discussion regarding various pending

projects.

Discussion only.

There is possible interested party for renovating and leasing the Yellow building.

Discussion of exterior repairs to the red building.

URI Women's Rowing team is interested in construction of a permanent structure on the property.

Narrow River Preservation Association is awaiting a lease agreement for the boathouse on the Middlebridge property.

D. NEW BUSINESS

D.1 Executive Session: Vote to retire to executive session of the Land Conservancy Trust in accordance with RIGL 42- 46- 4 and 42-46-5(a)(5) for discussion and possible action regarding land acquisition for public purposes.

Approved motion to adjourn regular meeting 6-0.

Meeting adjourned 6:10 pm

Approved motion to adjourn to executive session 6-0.

Approved motion to seal executive session minutes 6-0.

ADJOURNMENT

6:10 pm