

LAND CONSERVANCY TRUST
Meeting Minutes
THURSDAY, SEPTEMBER 18, 2025
5:30 PM
KINNEY BUNGALOW
505 POINT JUDITH ROAD

CALL TO ORDER 5:30 PM

ROLL CALL Terrence Fleming, Thomas Hoagland, Deborah Ryan, Brian Wagner, David Avedisian, Stephen Desimone, Ryan Torrealday, Eric Menke . Absent without cause Jason Colonies
Town Staff Nick Solitro, Michelle Kershaw

A. APPROVAL OF MINUTES

A.1 Discussion and possible action regarding the minutes from June 18, 2025. Approved 5-0-3 (Ryan, Avedisian, Desimone absent from June meeting)

A.2 Discussion and possible action regarding the minutes from July 17, 2025. Approved 7-0-1 (Desimone)

A.3 Discussion and possible action regarding the minutes from August 21, 2025. Approved 7-0-1 (Desimone)

B. ADMINISTRATIVE MATTERS

B.1 Kinney Bungalow Report: Possible action to receive and place on file the Kinney Bungalow monthly report. Approved 8-0

C. OLD BUSINESS

C.1 Middlebridge Property: Discussion and possible action on a lease for the Red House (94A) at Middlebridge. Mr. Keith Lescarbeau provided a letter of intent to renovate and restore the Red building and to use the building as a wildlife information kiosk. The interior of the building will be used to store informational literature and site maintenance articles. Motion to continue discussion to next meeting. Approved 8-0

D. NEW BUSINESS

D.1 Kinney Bungalow HVAC: Discussion and possible action on the HVAC engineering study for Kinney Bungalow, including recommendation to the Town Council for possible expenditure of Land Trust funds.

Motion to spend \$25,000 for engineering study. Approved 7-0-1 (Desimone)

D.2 Gansett Days: Discussion and possible action on final plans for Gansett Days, including assignments for posting representatives on the trails, and approval of Land Trust funds for signage. Land Trust funds not needed, signage was purchased by two Land Trust members.

Assignments for Gansett Days volunteers- Fleming and Hoagland volunteering at Crooked Brook Trail, Avedisian and Ryan volunteering at Sunset Farm Trail.

D.3 Middlebridge Property: Discussion and possible action on a proposal for a remote sauna facility at Middlebridge.

Presentation by Christine Bouvier. Land Trust members generally favorable to proposal. Ms Kershaw will discuss with recreation advisory board and property caretaker Matt Eddy and return to Land Trust for future discussion.

D.4 Sunset Farm Trail: Discussion and possible action regarding an alternative path to enter the hiking trail at Sunset Farm. Discussion of alternative access from Rt 108 and Daytona Ave. Motion to await consultant's report and continue to improve present trail. M-Wagner, S-Hoagland. Passed 8-0.

D.5 Sunset Farm: Discussion and possible recommendation to the Town Council regarding proposed addition to the Sunset Farm barn. The tenant started construction of an addition to the historic barn on Sunset Farm without seeking a building permit and without contacting the Narragansett Historic District Commission and the RI Historic Preservation & Heritage Commission. The tenant has been given a stop work order by the town. Application for a building permit is on the consent agenda for town council meeting 10-6-25. Motion is made that the board ask the town council to pull the application from the town council consent agenda pending outcome of the consultants report. Passed 7-0-1 (Desimone)

E. EXECUTIVE SESSION

E.1 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 8-0 @ 6:06 PM

Vote to end executive session and return to regular meeting Approved 8-0 @6:19 PM

E.2 DISCLOSURE OF EXECUTIVE SESSION VOTES (if any).

F. STAFF/BOARD UPDATES/ITEMS FOR NEXT AGENDA

F.1 Preserve RI Easement

F.2 Sunset Farm Windmill

F.3 Sunset Farm Management Plan Update

F.4 Bilodeau Capalbo Letter Re: Sunset Farm

F.5 URI Crew Proposal

ADJOURNMENT @ 7:27 PM