

LAND CONSERVANCY TRUST

Meeting Minutes

THURSDAY, OCTOBER 16, 2025

5:30 PM

SMALL BOARDROOM

Call to Order at 5:30pm

ROLL CALL Terrence Fleming, Thomas Hoagland, Deborah Ryan, David Avedisian, Stephen DeSimone, Eric Menke

Town Staff Jill Sabo, Michelle Kershaw Nicholas Solitro, counsel.

Absent with cause Brian Wagner.

Absent without cause Jason Colonies, Ryan Torrealday

A. APPROVAL OF MINUTES

A.1 Discussion and possible action regarding the minutes from September 18, 2025. Motion to approve D. Avedisian, second S. DeSimone. Approved 6-0

A.2 Discussion and possible action regarding the Executive Session minutes from September 18, 2025. Motion D. Avedisian, second S. DeSimone. Approved 6-0.

B. ADMINISTRATIVE MATTERS

B.1 Kinney Bungalow Report: Possible action to receive and place on file the Kinney Bungalow monthly report. Motion to accept T. Hoagland, second E. Menke. Approved 6-0.

C. OLD BUSINESS

C.1 Gansett Days: Recap of Gansett Days, including potential ideas for next year.

Successful walking events at Sunset Farm and Crooked Brook Trails. Sunset Farm Trail had a large turnout of approximately 30 people. Some participants did not know that there was a public trail at Sunset Farm. On the walk, M. Kershaw answered participants questions and provided information about the history of Kinney Bungalow and the Sunset Farm. Some participants walked with their dogs. Consider ways to increase awareness of and participation at both trails for next Gansett Days including more awareness that the walk is dog friendly.

C.2 Sunset Farm Trail: Discussion and possible action regarding an alternative path to enter the hiking trail at Sunset Farm.

Follow up to previous discussion to explore alternative paths to the Sunset Farm trail. Motion by E. Menke, second T. Hoagland to set up a subcommittee to explore alternative paths. Approved 6-0. Board members T. Hoagland, D. Avedisian, D. Ryan volunteered.

C.3 Middlebridge Property: Discussion and possible action on a lease for the Red House (94A) at Middlebridge.

Keith Lescarbeau presented his plan for renovation of the building, use of the building as information records center and job office for possible renovations on the other buildings on Middlebridge property.

Discussion of proposed lease and use.

Motion by E. Menke, second by D. Avedesian for M. Kershaw and J. Sabo to work with counsel to revise lease proposal to incorporate items discussed in this meeting and to return with it to future meeting. Approved 6-0.

C.4 Middlebridge Property: Discussion and possible action on a proposal for a remote sauna facility at Middlebridge.

M. Kershaw and N. Solitro lead discussion of the proposed lease and liabilities, revisions needed. Motion by T. Hoagland, second by E. Menke to continue to future meeting. Approved 6-0.

D. NEW BUSINESS

D.1 Rhode Island Land Trust Council: Discussion and possible action to approve the yearly dues to the Rhode Island Land Trust Council.

Motion by T. Hoagland, second by E. Menke to approve the yearly dues to the RI Land Trust Council. Approved 6-0.

PUBLIC COMMENT

Sunset Farm Windmill

Town Council has signed application to construct the windmill. Abcore Restoration will apply to HDC and PRI and follow up with Town Council.

Preserve RI Easement

Update from T. Fleming and J. Sabo, easement is signed, recorded and payment sent.

ADJOURNMENT

Motion to adjourn by T. Hoagland, second S. Desimone. Approved 6-0. @ 6:42.