

Bonnet Shores Land Trust Meeting Minutes 5/19/26 DRAFT

Tuesday, May 19, 2026

Bonnet Shores Community Center

Present:

J. Fandetti (Chair), P. Brousseau, T. Beaty, K. Sheridan, K. Dolan

1. Call to Order

- The meeting was called to order by Chair Joan Fandetti at 7:03 PM.
- The Pledge of Allegiance was recited.

2. Announcements

- On April 21st, the BSFD Land Trust voted to prohibit any amendments to Land Trust Property by anyone. Signage stating 'Property of Bonnet Shores Land Trust' will be placed as a gentle reminder for all!
- Causeway safety mirror missing since April 1, 2026
- Narragansett Fire Department responded on 4/5/2026 for a recycling barrel burning, resulting in fire damage to Kelly Beach Landing. Repairs have been done. None of the Memorial Benches were vandalized or burned.
- A special 'Thank You' to Allegra Lopardo for her artistic handiwork in crafting the Land Trust's Kid's Playground Fundraiser Flyer. Donation program to assist in payment of these improvements.

3. Motion to be flexible and eliminate the 3 minute time limit for public comment during the Q&A session with the guest speaker to ensure all questions get answered.

- Motion to approve: J. Fandetti
 - Second: T. Beaty
- Vote: Passed Unanimously (5-0)

4. Approval of Previous Meeting Minutes

- Motion, discussion and vote to approve Tuesday, April 21, 2026 Draft Meeting Minutes with amendments as stated:
 - Adjust numbering to be sequential
 - Adjust the proposed time for the May 19, 2026 meeting from 6:30PM to 7:00PM
- Motion to approve: J. Fandetti
 - Second: T. Beaty
- Vote: Passed Unanimously (5-0)

5. Motion, discussion, and vote to approve expenditure of the \$225.00 fee for a site review for planting at the BSFD playground, which will be performed by Clarke Farms using monies current in the Land Trust budget.

- Motion to discuss: K. Sheridan
 - Second: K. Dolan
- Discussion
 - J. Fandetti explained that they will simply suggest where to plant but will not actually do any planting as this is simply consulting
- Vote Passed Unanimously (5-0)

6. Motion, discussion, and vote to approve printing of the playground flyer and purchase of a donation log from Staples

- Motion to discuss: K. Dolan
 - Second: J. Fandetti
- Discussion
 - 25 color copies on standard paper will be \$20.43; 25 black and white copies on standard paper will be \$8.73; Staples DC5840 Receipt Booklet (set of 2) with 50 receipts per book will be \$8.73
 - Monies are currently in the Land Trust budget
 - It was suggested we should consider electronic and postal mail solicitation as well
- Vote Passed Unanimously (5-0)

7. Motion, discussion, and vote to purchase paint and stencils in order to repurpose the green & white causeway signs to read “Property of Bonnet Shores Land Trust”

- Motion to discuss: K. Sheridan
 - Second: K. Dolan
- Discussion
 - P. Brousseau asked how many signs were being put out; J. Fandetti indicated they would be placed at all the various Land Trust properties in the community
 - Alexon Construction will be doing the work to repurpose the signs
- Vote Passed Unanimously (5-0)

8. Motion, discussion, and vote to approve amended language of the previously approved Rule & Regulations needed for the 501(c)(3) corrections

- Motion to discuss: P. Brousseau
 - Second: J. Fandetti
- Discussion
 - P. Brousseau asked for clarification on the difference between following Robert’s Rules of Order and using them as guidance
 - J. Duran explained that Robert’s Rules of Order number more than 900 pages and following them to the letter for a community of our size would be prohibitive, therefore the BSFD Council and Land Trust refer to them for guidance
- Vote Passed Unanimously (5-0)

9. Next Meeting

- Proposed date: Tuesday, June 9, 2026 at 6:30PM
 - Motion: K. Sheridan
 - Second: K. Dolan
 - Vote: Passed unanimously (5-0)

10. Guest Speaker: Richard Pastore, P.E., RP Engineering Civil Engineers, who will explain the Phase One Requirement for Land Acquisitions. Questions are permitted.

- There are three phases in an Environmental assessment, which is generally required by insurance before acquiring a property – all must be done by a professional.
- Phase 1: start with a data set that you buy and also review state/local/federal environmental records to see if there is anything that may be related or concerning; with that info conduct a DEM file review
- ASTM sets standards for how the assessment is conducted – there is a set protocol
- Extensive eval: Have to go to property, walk the property, talk to any owners you can find, look at how water flows, look at topography, etc.
- A report is drafted...the primary purpose of that report is to identify whether additional testing or work is needed. Next steps could include installing monitoring wells and testing water in wells, among other things, up to and including remediation.
- The final report will come with a caveat: “these things were or were not found, but there is no guarantee there isn’t more or that things were missed.” In effect there is never a 100% guarantee.
- Phase 1: 3500-4000+
- Phase 2 and 3 could be much more
- His opinion – it’s unlikely we’ll get insurance for open properties going forward without exorbitant costs and significant risk and we likely will not ever be able to take land again. Further since the land trust and/or district are not incorporated, individuals on the council or trust could be held personally liable for any issues. Once we set a precedent with one property, others will try to follow and costs will multiply over time and it is taxpayers who bear the cost. Times have changed and we need to rethink our approach overall.
- He did note that risks to a property don’t have to be in close proximity to the property to have created issues – for example, something didn’t have to be dumped on the property or from next door, but could actually come from contamination ½ a mile or more away; so much depends on watershed or other factors of the ground
- His recommendation would be to stop taking any property going forward.
- He did mention buying development rights from the property owners – they keep the land, get paid for those rights, and it would prevent any development of the property. However, there is not set cost for those rights and would be similar to the open market – the seller could set the price which means it would likely be very cost prohibitive, especially on an ongoing basis. The sellers could literally ask for whatever they think is a fair price and the land would be purchased by the district or trust funded by taxpayers.
- He also recommends we not buy any property at tax sales for the above reasons - the risk and cost are too high.
- Again, he reiterated that in his opinion we should no longer acquire any property for any reason by any means (tax sale, donation, etc).

11. Adjournment

- Motion to Adjourn: K. Sheridan
 - Second: K. Dolan
- Vote: Passed unanimously (5-0)
- Meeting adjourned 8:23 PM

Respectfully submitted,

A handwritten signature in cursive script that reads "Kelly R. Sheridan". The signature is written in a light grey or blue ink.

Kelly R. Sheridan
Bonnet Shores Land Trust Committee Secretary
<https://www.bonnetshoreslandtrust.org/>