

Bonnet Shores Land Trust Meeting Minutes 11/25/25 APPROVED

Tuesday, November 25, 2025
Bonnet Shores Community Center

Present:

J. Fandetti (Chair), P. Brousseau, T. Beaty, L. McKnight (District Council Chair, for item 3.2).

Absent: K. Sheridan, K. Dolan

Note:

Quorum was established.

1. Call to Order

- The meeting was called to order by Chair Joan Fandetti at 6:33 PM.
- The Pledge of Allegiance was recited.

2. Announcements

- The meeting is being recorded for minute-taking purposes.
- A thank-you note was mailed to Jill Hynes of Treasure Road for the donation of a 1950s map of Old Bonnet Shores. The map will be placed in the Land Trust closet for safe keeping until it can be framed.
- The Land Trust acknowledged and expressed appreciation to BSFD Landscaper Dave Robinson for his excellent work and pristine care of the grounds, including hand-pruning the rose bushes and maintaining the BSFD trail.
- T-shirts were picked up on November 3, 2025.
 - Graphic Expressions (the vendor) was paid in full on 10/17/2025.
 - Paulette Brousseau (Co-Chair) will lead T-shirt sales, which will be held at the Community Center at dates and times to be announced.
- The new mandatory memorial bench program has begun.
 - Consent forms were sent out on November 4, 2025.
 - J. Fandetti is seeking contact information for the families of Francis Da Silva (Little Beach bench) and Margaret Booth (Kelly Beach bench) to provide the new contract and consent forms.
- J. Fandetti shared an email from Emily B. Jenkins (dated October 20, 2025) offering to donate a lot on Channing Road, which she referred to as a "paper road," via a quitclaim deed.

3. Approval of Previous Meeting Minutes

- Approval of October 14, 2025 Monthly Meeting Minutes, amended to correctly include a comment made during Public Comment by S. Danuszar, which was inadvertently omitted. The additional comment should be included after the comment made by F. LaSalle during Public Comment.
 - Motion: P. Brousseau
 - Second: T. Beaty
 - Vote: Passed unanimously (3-0)
 - Discussion:
 - The following comment, made by Steve Danuszar, 120 Bonnet Shores Road, should be included in the amended minutes:
 - Mr. Danuszar recommended sending in the reviewed IRS 501(c)(3) application as soon as possible. He is confident it is beneficial to make any necessary adjustments in order to avoid the potential risk of the IRS

finding any fatal errors in advance of the corrected application being submitted.

- Motion to amend the minutes: T. Beaty
- Second: P. Brousseau
- Vote: Passed Unanimously (3-0)

3.2 Motion to Acquire a Donated Lot (Channing Road)

- Leslie McKnight (District Council Chair) was invited to participate in the discussion to provide insight on property acquisition due diligence.
- Motion: P. Brousseau
- Second: T. Beaty
- Vote: Passed unanimously (3-0)
- Discussion:
 - L. McKnight raised a concern about the owner's reference to the lot as a "paper road," noting that the Land Trust cannot accept ownership of paper roads due to future development and road maintenance liability.
 - J. Fandetti clarified that she contacted the Narragansett Tax Assessor's Office (Erica Duckworth) and confirmed that Lot NR 873 is listed as a paper street for tax purposes only (to reduce the tax burden since it's not easily accessible), but it is a distinct parcel.
 - L. McKnight spoke with a title attorney, Ted Reidy, who recommended the following due diligence steps before Land Trust acceptance and subsequent Council approval:
 - Ensure the title is clear of liens or encumbrances.
 - Consider purchasing an owner's title policy for protection against future legal challenges/heirs.
 - Determine the official status of the lot (i.e., if the Town of Narragansett officially considers it a paper road or a buildable lot).
 - Access and walk the lot (easier in winter) to ensure there are no abutters' encroachments and no environmental issues (dumping, etc.).
 - The need for a standardized, written policy for assessing and acquiring donated lots was discussed to streamline the process for the future.
 - J. Fandetti reminded the Trustees that divesting Land Trust property is subject to a strict three-step process requiring a super majority of BSFD Land Trustees, a super majority of the BSFD Council, and a two-thirds vote of the people at the Annual Meeting.
 - The cost of the due diligence (title search, etc.) was raised, with the consensus that the Land Trust should not be responsible for these costs. Additionally, the Land Trust is subject to paying property taxes for the full year if a parcel is acquired after December 31st of the preceding year.
- Motion to table the discussion on the acquisition of the donated lot until further research and due diligence can be completed: P. Brousseau
- Second: T. Beaty
- Vote: Passed unanimously (3-0)

3.3 Next Meeting

- Motion to discuss: P. Brousseau
- Second: T. Beaty
- Discussion
 - The proposed date of Tuesday, December 16th, needs to be reconsidered as two members of the Land Trust would be attending the South Kingstown Land Trust meeting on grant writing and funding acquisition.
 - A new date and time was proposed for Monday, December 15, 2025 at 6:00 PM (moved to an earlier than usual time slot to accommodate one of the Land Trust member's schedules).
- Motion to approve the new date and time: T. Beaty
- Second: P. Brousseau

- Vote: Passed Unanimously (3-0)

4. Public Comment

- Faith LaSalle, 98 Colonel John Gardner Road
 - F. LaSalle commented on the lot acquisition discussion, urging the Land Trust to consider the intrinsic value of any property to the community (e.g., protecting wildlife, enhancing recreational use, environmental/ecological significance). She also suggested establishing objective criteria to inform the public about why an acquisition is being made and getting public input on acquisitions.

5. Adjournment

- Motion to Adjourn: T. Beaty
- Second: P. Brousseau
- Vote: Passed unanimously (3-0).
- The meeting was adjourned at 7:22PM

Respectfully submitted,

Kelly R. Sheridan
Bonnet Shores Land Trust Committee Secretary

<https://www.bonnetshoreslandtrust.org/>