

Bonnet Shores Land Trust Meeting Minutes (Final)

Tuesday, September 9,2025

Present: J. Fandetti, K. Sheridan, P. Brousseau, T. Beaty; Absent: K. Dolan

Call to Order

1. Meeting called to order by Joan Fandetti, Chair, at 6:32PM
2. Pledge of Allegiance
3. Moment of Silence for Antonetta "Etta" Merlino, 97, of Webster Avenue (9/1/25) and Enrica Marciano, 99, of Treasure Road (9/3/25)

Agenda

Note: We will address Agenda item #1 before announcements to accommodate BSFD Manager Mark Gillooly; We will return to the Agenda following announcements

1. Land Trust explanation and discussion concerning a Community garden behind the Community Center
 - a. Mark Gillooly, BSFD Manager provided the following information:
In his assessment, the garden is a poor idea and the Land Trust should not move forward. His rationale was that the BSCC is for the entire community and should not be altered for a special interest group. While the idea is well intended, the Community Center with all its summer activities could not reasonably support a community garden. He then spoke to the insurance dynamics - there are some risk management considerations that should be addressed if the District intends to proceed with allowing residents to use a community garden; he read the rules provided by the insurance company.
 - b. Mike Linehan and Angela Miron, 15 Parkman Avenue, asked for clarification around who can use the facility while camp is in session; M. Gillooly indicated that no one except campers and counselors can be anywhere on the property during camp
 - c. M. Gillooly also indicated that the property is wetlands or emergent wetlands, as indicated by DEM, and cannot be developed; further, even if a garden was allowed we would also need a waiver to water if a water ban is in effect
 - d. Carolyn DiLeo, 201 Col. John Gardner Road, shared that the previous Council considered a community garden and rejected the idea due to a number of issues already mentioned, including how to deal with fencing, animals, and any legal/liability issues.
 - e. It was noted that all Land Trust land is regulated and cannot be used for community gardens; South Kingstown's community garden is on land that was donated to the town
 - f. P. Brousseau shared the information about several community gardens that BSFD residents may wish to contact:
 - i. Casey Farm (401-295-1030)
 - ii. SK Community Garden at the Middle School (SKcommunitygarden@gmail.com)
 - iii. St. Thomas Moore Knights of Columbus Community Garden (Michael Sullivan 401-749-3276)
 - g. Carol Fortin, 201 Col. John Gardner Road, commented that she is against the idea of a community garden because of the children who are on the property
 - h. Nancy Cordy, 245 Bonnet Point Road, commented that there is also an easement from the Audubon Society and their approval would be required as well

- i. Bill DelGizzo, 182 Col. John Gardner Road, asked us to consider that long-term management of a community garden as it would be difficult
- j. A. Miron reiterated her support for a community garden
- k. The Land Trust at this time has determined that we cannot move forward with a community garden and no further discussion is warranted, because the property, according to DEM Environmental Mapping, is Jurisdictional Wetlands

Announcements

- 2. Paul Masse dealership proposal information is with the Town of Narragansett Planning Board
- 3. For information regarding lots for sale on Bonnet Shores Road, residents should contact Kate Clement-Coast to Country Realty
 - a. This is not land trust property; it is privately owned; the owners has three lots and has listed one for sale; all three are non-jurisdictional wetlands

Agenda (continued)

- 2. Motion to review and accept July 15, 2025 Meeting Minutes
 - a. Motion to accept meeting minutes, P. Brousseau; Second, K. Sheridan
 - b. Motion passed, 3 votes for, T. Beaty abstained since he was not present at the July 15, 2025 meeting
- 3. Motion to approve the Memorial Bench Protocol
 - a. T. Girardi and J. Fandetti developed a proposal designating Memorial Benches which aligns with the protocol used by the Town of Narragansett; would like Land Trust approval to bring the protocol to the BSFD Council for approval before releasing to the community
 - b. Motion to approve the protocol, T. Beaty; Second, P. Brousseau
 - i. Motion passed, 4 votes for, 0 against
- 4. BSFD Land Trust T-shirt Discussion
 - a. A resident had reached out through the BSFD website to inquire about purchasing green/white Land Trust t-Shirts
 - b. Motion to discuss purchasing Land Trust t-shirts, P. Brousseau; Second, K. Sheridan
 - i. J. Fandetti shared information regarding purchasing grey-blue t-shirts for \$10.30 per shirt
 - ii. Further discussion ensued regarding securing multiple bids and asking for samples to check the quality
 - 1. It was noted that PVD supplied the camp shirts at a cost of \$8 each and they should be asked for a bid
 - 2. C. DiLeo suggested that since many community members are gone for the season we table this discussion until the Spring
 - c. J. Fandetti, Chair, tabled the discussion until we have additional bids
 - 5. Motion to review and discuss a draft letter to the Town of Narragansett regarding the Paul Masse Dealership proposal, T. Beaty; Second, P. Brousseau
 - a. The Land Trust and BSFD have legitimate concerns regarding this project, especially following the water issue created by the hardscape at St. Veronica Chapel
 - i. P. Brousseau read a letter to Ms. Jill Sabo (included at end of minutes)
 - ii. J. Fandetti, Chair, asked that the meetings include her statement that it was the absolute intention of the Land Trust is to take lead the request of certain considerations of the Masse Dealership to protect the interest of Wesquage Pond and all neighboring properties in close proximity, with added conditions to secure and protect those properties.

- b. J. Fandetti noted to in-audience BSFD Council Chair Leslie McKnight that the intention of the draft was for the above stated reasons as a means to get ahead and take lead of this project.
- c. Motion to table the Land Trust letter in an effort to allow for significant public comment and produce a more comprehensive letter including any and all evaluations of Land Trust Watershed Management conditions, K. Sheridan; Second, T. Beatty
 - i. Motion passed, 4 votes for, 0 against
- d. BSFD Chair Leslie McKnight stated that the possibility of creating a committee dedicated to the Masse Car Dealership proposal will be discussed in the BSFD Council Meeting on Wednesday September 17, 2025.

Motion to Adjourn

- 1. P. Brousseau; Second, T. Beatty
 - a. Motion Passed: 4 votes for, 0 against
- 2. Meeting Adjourned, 7:56PM

Respectfully submitted,



Kelly R. Sheridan
Bonnet Shores Land Trust Committee Secretary

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

September 3, 2025 DRAFT - PROPOSED

Jill Sabo, Community Development

Mark Brady, Planning Board

Keith Kyle, Zoning Board

Subject : Comments Regarding the Proposed Masse Car Dealership Project

Boston Neck Road

Dear Ms. Sabo,

On behalf of the Bonnet Shores Fire District (BSFD) Land Trust, I respectfully submit the following initial concerns and observations regarding the proposed Masse Car Dealership project on Boston Neck Road, which is situated in close proximity to the BSFD community.

The BSFD Land Trust has previously experienced adverse impacts from large-scale development in the area. Specifically, the St. Veronica Chapel parking lot project resulted in significant tree removal and the creation of an expansive hardscape. The resulting stormwater runoff has increased the flow of water through Muratore Plat and into Wesquage Pond, with detrimental effects on road conditions and the overall quality of life within our community.

We acknowledge that DiPrete Engineering has indicated the current project design will adhere to the Rhode Island Stormwater Design and Installation Standards Manual (RISDISM). Notwithstanding this assurance, the Land Trust remains concerned about the potential long-term environmental and community impacts.

In particular, we request that consideration be given to incorporating a substantial tree planting buffer along the easternmost edge of the site. The property slopes gradually from west to east, with elevations declining from approximately 94 feet at the western boundary to approximately 70 feet at the eastern boundary, before dropping steeply into adjacent wetlands. Given this topography, a robust natural buffer of trees and plantings could provide an additional safeguard by slowing runoff and mitigating the impact of the proposed hardscape.

According to the Town of Narragansett GIS mapping, the northern property line abuts Dean Knauss Road, while the southern boundary aligns directly with Clara Lane and Onondegia Road. These areas, situated below the easternmost edge of the proposed dealership site, are of particular concern, as they are the most likely collection points for stormwater runoff.

While we recognize that the project is at a preliminary stage, it is imperative that the final design, construction, and operational features not adversely affect neighboring properties, natural resources, wildlife habitats, or the established character and livability of the surrounding community. To that end, the BSFD Land Trust respectfully requests access to the following detailed plans as they become available:

- Site lighting
- Traffic management
- Noise mitigation measures
- Signage

In conclusion, we respectfully request that the concerns outlined in this correspondence be given full and careful consideration in the review of the proposed Masse Car Dealership project.

Sincerely,

Joan Fandetti

Chair, BSFD Land Trust

cc: Mark Brady - Planning Board

Keith Kyle - Zoning Board

****You should also mentioned that Zoning and Planning safeguards were overlooked in the church's parking lot. Mark Brady made mention of that during there preliminary hearing.

****And mention proper drainage, filtration and stormwater design plans be strictly adhered to etc