

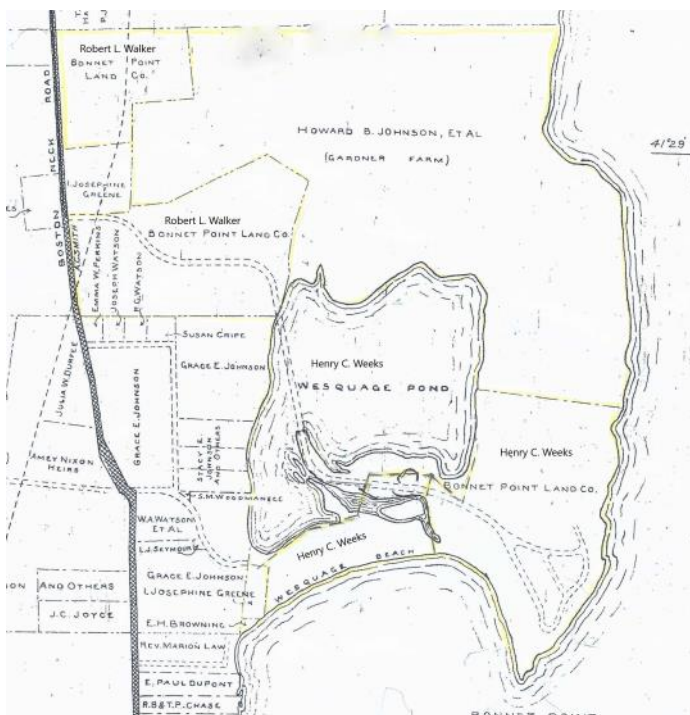


THE BONNET SHORES LAND TRUST UPDATE - 2020

For a couple of years, the Land Trust has been engaged in discussions with the Rhode Island Audubon Society who proposed the transfer of Audubon Society land holdings located within the BSFD, to the BSFD and the Land Trust. The Land Trust is pleased to announce that the land conversion from the RI Audubon Society to the Land Trust was filed in Narragansett Town Hall on November 8, 2019. (See pages 2 and 3 for details of the conversion .)

AN INTRODUCTION TO THE BONNET SHORES FIRE DISTRICT (BSFD)

The Bonnet Shores Fire District (BSFD) was established by an act of the Rhode Island General Assembly in January of 1932, as a Corporation. The land defined in the act consisted of parcels of land owned by Howard B. Johnson, Robert L. Walker and Henry C. Weeks, and land owned by the Bonnet Point Land Co. This area was generally between the easterly line of Boston Neck Road and Narragansett Bay. The total land area encompassed approximately 400 acres. These parcels were originally within the historic Monroe and later Gardiner Farms.



Bonnet Shores 1932 Subdivision Plan

ESTABLISHMENT OF THE BSFD LAND TRUST

The Bonnet Shores Fire District Land Trust (Land Trust) was established by an act of the General Assembly of the State of Rhode Island in January of 1991, as a body politic and corporation and public instrumentality. The purpose of the Land Trust was to protect and preserve land and properties previously owned by the BSFD and land acquired by the Land Trust. The Land Trust was charged with the authority to acquire, hold, and manage real property and interest therein. The Land Trust is an arm of the BSFD and consists of five (5) Trustees serving staggered terms and elected by the voters at the BSFD Annual Meeting.



Bonnet Shores Circa 1873

LAND TRUST PURPOSE AND NEED

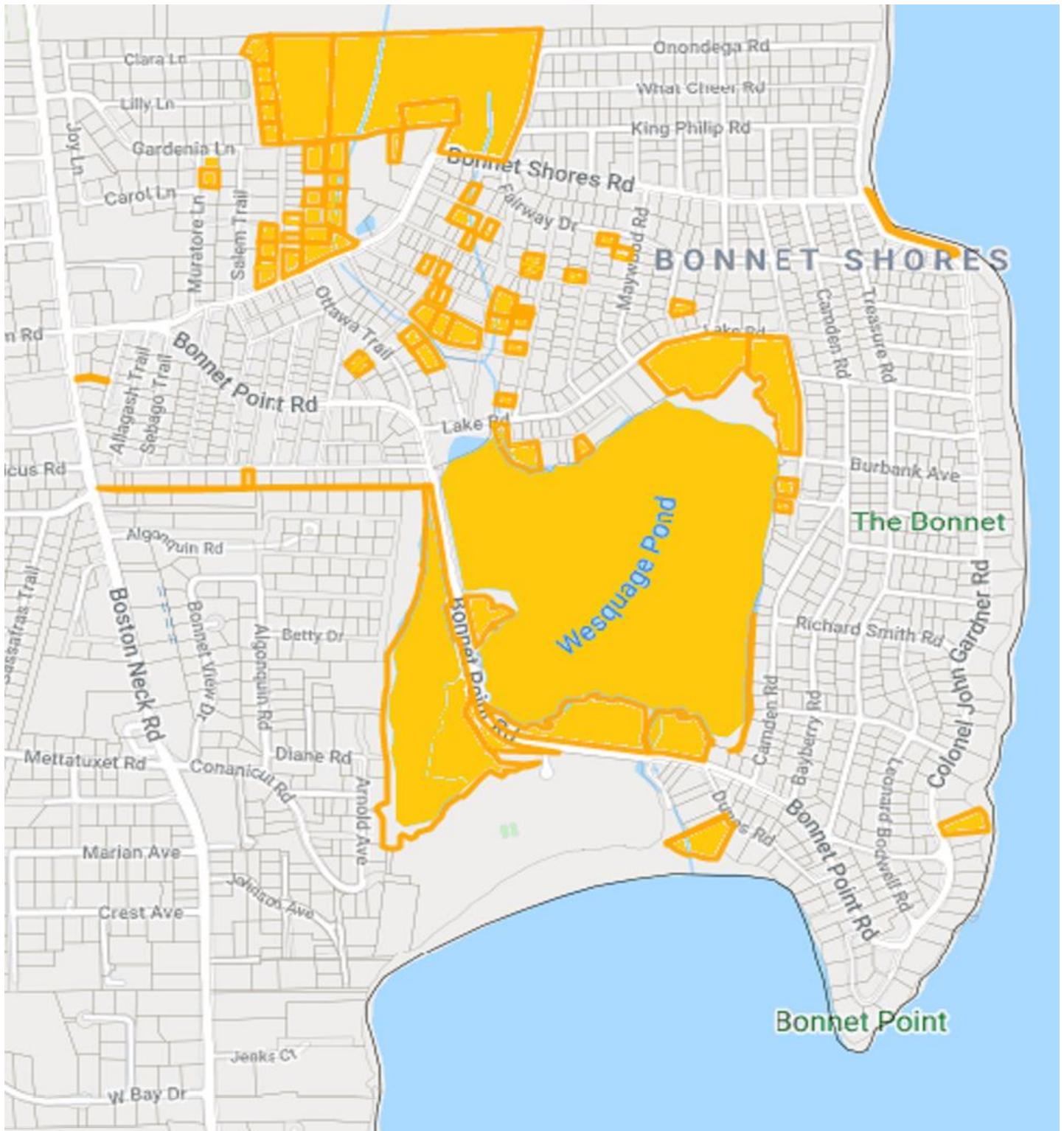
The land Trust is charged with the preservation and protection of undeveloped land acquired by the Land Trust which holds all property or development rights solely as open space for agricultural uses or for water purposes or for public access or to prevent the accelerated residential or commercial development thereof, as the Trustees may determine. Notable sites include Kelly Beach, the Bonnet Battery and the Bonnet Shores Community Center among others.



Dock at Little Beach

LAND TRUST ACQUISITIONS TO DATE

The Land Trust's holdings prior to the Audubon Society conversion, consisted of 54 parcels totaling approximately 34.9 acres. The Audubon Society land conversion added 42 parcels totaling approximately 84.8 acres. Currently the Land Trust is charged with the management of 96 parcels totaling approximately 119.7 acres. The parcels vary in size from 0.019 acres to 64 acres. Wesquage Pond, shown on next page, represents 64 acres of the total 84.8 acres of the Audubon Society conversion. The Audubon Society land conversion represents an eighty percent increase in parcels and a two hundred and forty percent increase in total land and water area.



The areas highlighted in yellow on the map are a composite of the Land Trust properties. There are significant areas currently undeveloped, and these lots are being targeted for Land Trust acquisition. If you are in possession of such a lot, please consider making a contribution.

YOU CAN HELP THE LAND TRUST

Help the Land Trust preserve what we have and help us build our assets. Many people are in possession of land that will not be developed during ones lifetime due to the presence of wet-land features or zoning restrictions. These properties are ideal for conversion. You can rest assured that no one will build on undeveloped Land Trust land.

The Land Trust qualifies as a tax deductible organization. When a property is transferred to the Land Trust, the donor is no longer responsible for the Town or the BSFD taxes. When the federal tax-deductible value is added, you can see that a donation to the Land Trust may very well be a viable way for someone to handle property that may no long be useful, or fit into one's future plans ...while also benefiting everyone in Bonnet Shores.

The process is simple and help is available. There is an appraisal made to determine the fair market value of the donated land. A letter of confirmation from the Land Trust acknowledging your contribution follows, along with the necessary federal tax forms. The Land Trust will provide the title search, deed preparation and other details. Your property tax obligations end immediately upon completion of the closing. You can begin taking advantage of the tax deduction when you file your income tax for that year. You may also want to take advantage of the tax deductible status of the Land Trust by making a cash contribution , thereby helping the Land Trust meet expenses of printing, postage, legal fees and the like.

You may be surprised at the extent of the holdings that are protected as open space. You can see how your contribution, large or small, could further the Land Trust efforts and assure the quality of life that is so much a part of Bonnet Shores. If you think you may be interested please email one of the trustees listed below.

Leonard Mercier- Chairman Trustee	LenMercier@bonnetshoreslandtrust.org
George Monaghan - Vice Chairman Trustee	GeorgeMonaghan@bonnetshoreslandtrust.org
Neal Colman -Trustee	NealColman@bonnetshoreslandtrust.org
Salvatore Loporchio, MD -Trustee	SalvatoreLoporchio@bonnetshoreslandtrust.org
Arthur Hardy -Trustee	ArthurHardy@bonnetshoreslandtrust.org