

STANO & ERIN TROMBINO

33 Schilke Drive Westerly, RI 02891

June 5, 2020

Town of Westerly Planning Board
c/o Nancy Letendre, Town Planner
45 Broad Street
Westerly, RI 02891

Subject: Future Land Use Map Change
117A Moorehouse Road
Westerly, RI 02891
AP 82 Lot 20

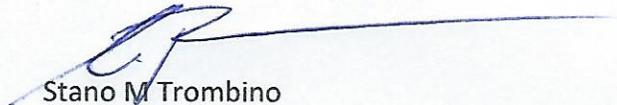
Dear Ms. Letendre and members of the Westerly Planning Board,

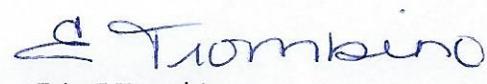
Please be advised that we are aware of the change to the Future Land Use Map for the property we own at 117A Moorehouse Road and consent to this change. This property was purchased in 2011 and prior to that it had fallen into disrepair and neglect. Since the purchase we have restored stone walls, reclaimed hayfields, planted apple trees and blueberries bushes. Since 2012 we have been active with federal programs through USDA/NRCS as well as offer the property to RI DEM for bobcat research. We have received our Federal FSA farm status and have pro actively taken part in a conservation practice with these agencies continually over the last decade.

This change to Low Density Residential will allow us to build our home and barn on the property and continue the above practices, mirroring what has taken place there for at least the last 100 years. Our intent for this property is to pass it on to our daughter for future generations to enjoy. In the event her plans change at some point in her future, we have taken the steps to protect the parcel and in 2011 we voluntarily gifted a perpetual right of first refusal to the Westerly Land Trust.

This change will also align us with the zoning of nearly two hundred parcels that surround us and remedy a spot zoning situation. Also, documents and records searches show that the current designation was an error that apparently had gone unnoticed until this time.

Respectfully Submitted,


Stano M Trombino


Erin E Trombino

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Moorehouse Property Notes as well as USDA / NRCS timeline

- Around 2008 I was looking for a piece of land to one day pass on as my parents did for myself and my siblings so that we would have the opportunity to remain in our hometown that we were raised in, educated in, worked in and hopefully retired in. I then wrote Bishop Tobin a letter, made an offer to purchase, and that started an almost four-year courtship that resulted in my purchase of the property in 2011.
- When I took ownership of the property it had fallen into disrepair, the farm house had been knocked down and the fields were being taken over by invasive growth. As soon as we purchased this property, we knew it was going to be our legacy piece to turn over to our daughter that was now only a year old.
- Immediately after purchasing the property in 2011 I began to clean up the hayfields, rebuilt the old farm walls and contacted the federal USDA and NRCS (Natural Resources Conservation Service) to meet with them to discuss ways to improve the property.
- In 2012 we received our FSA Farm designation and have actively taken part in at least one proactive environmental practice with the USDA/NRCS just about every year. These range in making pollinator fields, preparing acreage to improve rabbit habitat, girdling trees so that habitats are formed for certain bird species, managed forest thinning to promote growth and most recently taking steps to increase a white cedar stand we recently located on site. I have also allowed RI DEM to use the property so they could monitor, trap and tag Bobcats. The improved hayfields are now producing more hay for another local farm (Everbreeze Farm)

2011 – We purchased the property

2012 – I entered the USDA program, received my FSA Farm #801 designation and entered the forestry program

2012 – I commissioned and had a Forest Management Plan completed

2013 - I completed the NRCS forest trail practice

2015 – I completed the NRCS forestry management cut practice of 14.6 acres

2016 - I completed the NRCS forestry management cut practice of 16.4 acres

2019 - I completed the NRCS practice of the 1 acre pollinator field construction

2020 - I am scheduled to complete the NRCS practice of the 8 acre rabbit cut

2019 - I am scheduled to complete the NRCS practice of the 6 acre snag cut

2020 - I am scheduled to complete the NRCS forestry management cut practice of 60 acres

2021 - I am scheduled to implement practices to protect a stand of white cedar trees
