

Sakonnet Pt. compound for sale

Farmhouse in peril as solar wins final vote

Developer prepares for demo as efforts continue to save structure

TIVERTON — Despited eleventh-hour pleas from residents and the group Preserve Rhode Island, developer Ameresco won final approval last Tuesday for its plan to build a 15-acre solar farm and demolish the circa 1750 farmhouse (or older) that stands on 72-acre Wingover Farm at 1519 Crandall Road.

In a letter dated March 2, Preserve Rhode Island asked that the Tiverton Planning Board “approve the development plan at Wingover Farm for an industrial solar installation only if the development is re-configured so that the historic building on site may continue to be used and does not result in its demolition or removal.”

The group also offered to assist in the process, noting that it has helped save other properties by providing rehabilitation funding and acting as landlord to someone who would lease and live in the property (see separate story).

But while Ameresco says it remains willing to entertain offers from anyone willing to remove the house, time is running out.

“We have a schedule to meet,” said Joel Lindsey, director of development for Ameresco, and any plan to move or disassemble the house would need to be accomplished within two or three months. He also said the firm will apply for a demolition permit so that it is prepared if no such plan can be devised.

Preserving the occupied house where it stands is a problem, officials have concluded, because the town code states that one lot can only be put to one use — and the use for this lot will become the solar farm.

Board member Stuart Hardy suggested that the Town Council could take steps to change zoning rules in a way that might allow the house to stay — he noted that similar zoning tinkering was done to enable the casino.

It turns out the farmhouse — called the Reuben Hart Farm — actually is on a state list of historically significant structures, Mr. Hardy said (Preserve RI provided details in its letter to the town), so every effort should

See **WINGOVER** Page 3



Looking south out across the 1 and 5 Ohio Road property at Sakonnet Point across Lloyd’s Beach and the Sakonnet Light. The building at left, now a residence, was once a dairy barn serving the late Carl Haffenreffer’s Seaconnet Farm.

\$8.5 million buys two homes, beach and ‘out of this world’ views

LITTLE COMPTON — The Sakonnet Point estate of the late John C. Whitehead, former chairman of Goldman Sachs and the man who led efforts to rebuild lower Manhattan after 9/11, is being offered for sale for \$8.5 million.

Listed by Mott & Chace Sotheby’s International Realty, the property, located at 1 and 5 Ohio Road, is a nine-acre oceanfront compound located on the southwestern tip of Sakonnet Point. It includes two oceanfront parcels that encompass the northern half of Lloyd’s Beach, and is surrounded by 20 acres of conservation land and Watch House Pond. Each property features a single-family home, sited to take in the 180-degree views of the Atlantic Ocean out to Cuttyhunk and the Elizabeth Islands, Sakonnet Lighthouse, Sakonnet Passage

See **SALE** Page 5



The former barn with its pool.



Caution, with a dose of calm
Infectious disease expert on staying safe (and sane) in the midst of a health crisis

EAST BAY LIFE



Fire destroys house days before its sale

Neighboring towns help with water tanker brigade

BY BRUCE BURDETT

bburdett@eastbaymediagroup.com

LITTLE COMPTON — A pre-dawn fire Saturday destroyed an unoccupied East Main Road house just days before it was due to be sold.

A neighbor reported the blaze at 175 East Main Road at 4:20 a.m., Little Compton Fire Chief Richard Petrin said.

He said he knew it was bad — “We could see it when we left the station.”

By the time the first engines arrived, wind driven flames were already through the roof, the chief said, prompting crews to fight the fire as a defensive operation to prevent injury.

Conditions were difficult, with strong, gusty winds and snow on the ground.

Water tanker trucks and several engines were called in from surrounding towns, including member towns of the East Bay Control — communities sending trucks included Westport, Tiverton, Portsmouth, Middletown, Warren and Bristol.

Those tanker trucks drafted water from Ponderosa Pond and relayed it to the fire scene about a mile away. That pond offers especially good water access, the chief said.

The fire was reported “contained” sometime after 5 a.m. and the last firefighters left the scene just before 11 a.m.

The one blessing, the chief said, is that the house had been emptied of furniture and belongings by the Wilson family owners who had moved away and put the house up for

sale. He added that he understands the prospective buyers were due to close on the sale this week so had not yet moved their belongings in.

To prevent injury, an excavator was called

in to knock down any sections still standing.

The state fire marshal's office is investigating but has not yet determined a cause.

Built in 1999, the house sat on a large lot set well back from the road behind a stone wall.



TIVERTON FIRE DEPARTMENT

Wind driven flames engulf the house at 175 East Main Road, Little Compton, before sunrise on Saturday.



LITTLE COMPTON FIRE DEPARTMENT

The remnants of the two-story cape-style house shortly before an excavator knocked down what was left to prevent injury.

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\$2.99 lb.

"Great for the Grill! USDA Delicious Thick Cut Lamb Chops..... \$10⁹⁹ lb.

Price Break! Boneless Budaball Half Ham..... \$3⁹⁹ lb.

Tom's Famous Marinated Sirloin Tips..... \$8⁹⁹ lb.

Al Fresco Uncured Fully Cooked Chicken Bacon \$3⁹⁹ pkg.

USDA Grade A Thin Sliced Chicken Cutlets or Stir Fry... \$3⁹⁹ lb.

USDA Choce **WOW!** Cube Steak..... \$3⁹⁹ lb.



USDA Family Pack Assorted Pork Chops
\$1.79 lb.

Hillshire Farms Kielbasa \$3⁹⁹ pkg.

Tom's Famous Rubbed Pork Steaks \$1⁹⁹ lb.

All Varieties, Hatfield Ham Steak..... 2/\$5

Simply Potato Simply Sides 2/\$7

USDA Choice Back Rump or Bottom Round Roast..... \$4⁵⁹ lb.



PREPARED



WOW!
Manicotti
10/\$10

Grab N' Go Chicken Marsala Dinner Over Rice \$5⁹⁹ ea.

Healthy Kale w/ Roasted Garlic and Tomatoes..... \$6⁹⁹ lb.

Mile High Eggplant Parmesan.. \$4⁹⁹ lb.

Tasty Corn Chowder..... \$6⁹⁹ qt.

Delicious Italian Antipasto Pasta Salad..... \$5⁹⁹ lb.

Lenten Favorites Red or White Ciam Chowder..... \$6⁹⁹ qt.



Healthy Grilled General Tso Chicken
\$6.99 lb.

Tom's Bourbon Glazed Thighs with Peaches... \$4⁹⁹ lb.

Great Side Roasted Sweet Potato Wedges..... \$4⁹⁹ lb.

Award Winning Italian Stuffed Veal Cutlets..... \$6⁹⁹ ea.

Grab N' Go Shrimp Scampi Dinner..... \$6⁹⁹ ea.

Chopstick Time! Roasted Pork Pad Thai.. \$5⁹⁹ lb.



GROCERY



Calise Bakery Rye Bread
\$2.99

10.3-11.3 oz., Excludes Decaf Folger's Coffee 2/\$5

6 Packs Gatorade 2/\$7

Nature Valley or Fiber One Granola Bars..... 2/\$5

24 oz. Barilla Pasta Sauce 2/\$5

16 oz. Newman's Own Salad Dressing..... \$2⁹⁹

24 Pack Poland Spring Water..... **WOW!** 3/\$10



16.9 oz. **Filippo Berio Olive Oil**
\$4.99

16 oz. Teddie Old Fashioned Peanut Butter \$3¹⁹

Hytop Mac & Cheese Dinner..... 3/\$2

18 oz. Sweet Baby Rays BBQ Sauce 2/\$4

32 oz. Fantastik Cleansers.. 2/\$5

35 ct. Lysol or Clorox Wipes... \$2⁷⁹



PRODUCE



A St. Patrick's Day Favorite! Fresh Southern Green Cabbage
49¢ lb.

1 lb. Bag, Sweet Western Carrots 4/\$3

Eat All You Want! Lo-Cal! Sweet Jumbo Cantaloupes..... \$2⁴⁹ ea.

Sweet Seedless Minneola Tangelos \$1⁴⁹ lb.

Fresh Crisp Iceberg Lettuce..... \$1⁴⁹ hd

Bursting with Flavor!! Pint Cont. Sweet Crunchy Grape Tomatoes 2/\$5

2 lb. Bag, All Purpose Yellow Cooking Onions..... **WOW!** 99¢ Bag



All Purpose Eastern White Potatoes
2.49 5 lb. Bag

Everyone's Favorite! Crisp Western Honeycrisp Apples... \$2⁹⁹ lb.

Fresh Healthy Brussel Sprouts..... \$2⁹⁹ lb.

Sweet as Sugar!! Golden Ripe Pineapple..... \$2⁴⁹ ea.

12 oz. Jar Marie's Salad Dressing... \$3⁹⁹

5 oz. Bag, Fresh Gourmet Croutons..... \$1⁹⁹



DAIRY/FROZEN



7-8 oz. Cabot Bar Cheese and Cracker Cuts
2/\$5

52 oz. Tropicana Orange Juice..... 2/\$7

7.5-8 oz. Philadelphia Cream Cheese Tubs... 2/\$6

4 Packs Jello Gelatin or Pudding..... 2/\$5



Ore Ida Potatoes or Rings
2/\$6

16 oz Hood Sour Cream 2/\$4

Hood 1/2 Gallon Milk \$2¹⁹

Stouffers Frozen Entrees..... 2/\$5



48 oz. Hood Ice Cream
2.99

Pepperidge Farm Garlic Bread 2/\$4

Quarts Gifford's Ice Cream .. \$3⁹⁹

Pints, All Varieties Ben & Jerry's Ice Cream 2/\$9

DELI



Boar's Head Oven Gold Turkey Breast
\$6.99 lb.

WOW! Kretschmar Lo-Sodium Ham ... \$4⁹⁹ lb.

Boar's Head Blazing Buffalo Chicken Breast \$7⁹⁹ lb.

Citterio Hot or Sweet Capicola \$6⁹⁹ lb.



Kayem Corned Beef or Pastrami Round
\$5.99 lb.

Land O Lakes, Fresh Sliced American Cheese . \$5⁹⁹ lb.

Citterio Rosemary Ham..... \$5⁹⁹ lb.

Hummel Bros., Rare & Juicy Roast Beef \$7⁹⁹ lb.



WOW! Legacy Pastrami Seasoned Turkey Breast..... \$5⁹⁹ lb.

SPECIALTY



16 oz. **Rao's Soups**
\$4.59

Green Mountain Original Yellow Tortilla Strips 2/\$5

16 oz. Green Mountain Gringo Salsa..... \$4⁵⁹

WOW! Stella Cheese Wedges..... \$3⁹⁹ ea



BAKERY



Fresh Baked, Parisian Demi Loaf
\$1.29 ea.

Delicious, 14 oz. Cherry, Apple or Blueberry Pie..... \$2⁹⁹ ea.

Fresh Baked Fruit Turnovers..... 2/\$2⁹⁹

MUFFIN OF THE WEEK! Pistachio Nut **WOW!** \$3.99 4 Pack



SEAFOOD



Wild Caught North Pacific Scrod
\$7.99 lb.

Omega 3 Rich Salmon Fillets \$10⁹⁹ lb.

Taste of Summer Machias Maine Steamers..... \$4⁹⁹ lb.

Tom's Famous Lobster & Scallop Stuffed Shrimp **WOW!** \$1.99 ea



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Preserve RI — House can be saved and we'll help



The Wingover Farm farmhouse.

“The conservation of those natural and historic features is crucial if Tiverton is to maintain its integrity and avoid becoming a faceless suburb.”

Tiverton's Comprehensive Plan: Tiverton's Planning Board has the unique responsibility to prepare and steward the town's Comprehensive Plan: Planning Board land use decisions are required to conform to the Comprehensive Plan. Tiverton's Comprehensive Plan outlines a vision for the future that accommodates growth and change and explicitly incorporates the need for the preservation of the essential characteristics of the rural, small town community. The Plan recognizes that “Tiverton's old buildings are particularly vulnerable to loss.” Nowhere in its 180 pages does Tiverton's Comprehensive Plan suggest that the Planning Board approve a reconfiguration of lots around almost 300-year old house so that it can no longer be used. Instead, the Comprehensive Plan recognizes the special challenge to protect the natural and cultural assets of the town while providing for economic growth. This is the challenge that faces the Planning Board today.

Preserving the building seems to not interfere with the proposed installation: We do not see why the historic building needs to be removed to allow for the solar installation: there is adequate land for the solar array and the historic building to coexist. A planning decision that disallows the use of one of the

town's inventoried historic assets is entirely contrary to the intent of the Comprehensive Plan. The property exists currently on four parcels: why can't the farmhouse be configured on a separate residential lot? If there need to be variances, easements or allowances for reduced setback, so be it – in the interests of preserving the historic place.

Moving: There is almost never a “someone” who will come to rescue a threatened

“The conservation of those natural and historic features is crucial if Tiverton is to maintain its integrity and avoid becoming a faceless suburb.”

■ TIVERTON COMPREHENSIVE PLAN

historic building by moving it to a new location. Moving is an expensive and complicated process. And for this historic place at Wingover Farm, moving defeats much of the preservation goal of protecting Tiverton's rural character. The building contributes most to the town's sense of place in its existing context. Nevertheless, Preserve RI has learned of some who are interested in assessing the relocation of this building -- so moving may be an option to explore in this case. Has the developer put forth their best

effort to save the historic place? The developer is not making this an easy decision for the Planning Board because they have made apparently little effort to consider ways to minimize harm to the historic building on the property. From the beginning they seem to have missed that the farm is included in the published inventory of historic assets of the town.

Preserve Rhode Island's offer of assistance:

■ We offer pragmatic experience and hands-on help in making good land use decisions and following through with help to accomplish preservation projects.

■ We can assist in in evaluating the feasibility of alternatives, including preservation in place and the viability of moving structures.

■ If Ameresco is unsure how to deal with an historic building, PRI is willing to step up. PRI has previously partnered with other landowners to provide the project and property management needed to preserve historic places.

■ For example, in both Smithfield and Lincoln, Preserve RI has entered into a long-term lease of an historic building.

■ Preserve RI used its revolving fund to conduct needed rehabilitation.

■ Preserve RI then acts as the property manager/landlord, managing the property and repaying our investment through the sublease of the rehabbed historic building.

■ In concept, just such an arrangement seems feasible at Wingover Farm.

■ Preserve RI reached out to the owner last week to arrange a site visit to Wingover Farm to evaluate its significance, its building conditions and to explore alternatives. We haven't yet heard whether the owners are willing to take us up on our offer to assist. We hope they will.

In the current situation, the exercise of flexibility and thoughtfulness would result in saving this very old historic building and allow it to remain a part of the Town's historic and rural character. We at Preserve RI are very willing to help make this happen.

WINGOVER: Clock ticking on farmhouse demolition

From Page 1

be made to save it.

He said that photos of the house's interior showing hand cut wooden beams are compelling evidence of its colonial age and value

Chairwoman Susan Gill said that it would not be fair to the developer to, at the last minute after many meetings, delay the project for the time required to change town regulations. She did, however, urge the developer not to touch the farmhouse until absolutely necessary to build the solar project.

Town Solicitor Michael Marcello agreed, saying that the Planning Board could well

find itself in court if it tries to make such changes at the moment of final approval — such efforts should have begun in 2018 when the master plan was proposed and it became clear that the house would be taken down, he said.

Also asking that the house and solar farm be allowed to coexist was Susan Anderson, chairwoman of the town's Historic Preservation Advisory Board. She said she wrote to Ameresco recently to request that the land be subdivided in a way that separates the farmhouse and solar farm. She had not received a reply.

Heavy hand-hewn beams inside a bedroom at the Wingover Farm farmhouse.



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