

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JUNE 6, 2022

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Peter Wells

STAFF PRESENT AT CALL TO ORDER

Maureen Hill, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Paulo DeOliveira, Richard Saltzberg (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2022-46 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed changes, Mrs. Goff declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF MAY 23, 2022

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending May 27, 2022: \$564,440.00

Revenues for the week ending June 3, 2022: \$591,985.00

NEW BUSINESS

Commissioner Steven Ewing joined the meeting during the following discussion.

1. Agency Administration: Computer System

The Commission discussed a June 3, 2022 staff memorandum summarizing the two bids received for an information technology consultant to oversee its computer system: (1.) Ronald Burson *dba* RDA SoftNet, dated May 30, 2022; and (2.) David Kopp, dated May 31, 2022. Mrs. Hill reported that references were unavailable for Mr. Kopp but that Mr. Burson's references spoke well of his work.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to seek to make arrangements with Mr. Burson for him to evaluate the agency's requirements and return with specifics.

Commissioner Peter Wells joined the meeting during the following discussion.

2. Eachpoquassit Hill Preserve (Town of West Tisbury)

The Commission reviewed notice received regarding an application filed with the Martha's Vineyard Commission (MVC) by abutter Island Autism Group, Inc. (IAG) for "construction of a central building with guest rooms, an apartment, kitchen and office space; five separate dwelling units; a barn; and a farmstead."

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to correspond with the MVC in order to inform it that the land bank has been involved in the planning here since the project was launched — in fact, this was a cooperative acquisition between the two entities — and that the land bank is supportive of the IAG proposal.

3. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission reviewed a May 19, 2022 proposal submitted by Jacob Weaver for a campground here.

Mrs. Reimann stated that she believes the prospect of reintroducing tent-style camping here is exciting but that it would make sense to do so on the westerly side of the reservation (rather than the easterly, which is what the management plan calls for) where the old Webbs Camping Area infrastructure is still generally in place. Asked about the role of the commonwealth's natural heritage department, Mr. Kisiel stated that it may be possible to site a campground on the westerly end without needing to cut

many trees. Ms. Weaver noted that it is unfortunate that the nearest bicycle path is on the easterly end; Mrs. Goff observed that bicyclists could reach the westerly end by using the nearby Old Holmes Hole Road ancient way, which the land bank manages per an agreement with the town.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote six in favor, none opposed and Mrs. Thulin abstaining to refer this matter to its Oak Bluffs Town Advisory Board and to inform it that it is positive about the concept and believes that the land bank should consider a westerly-end siting. Mrs. Thulin stated that she hadn't enough information to take a position in the absence of information, for instance, about possible lagoon impacts. It was understood that a future step may be issuance of a general request-for-proposals and revision of the management plan.

PUBLIC INPUT

1. Agency Administration: Public Input

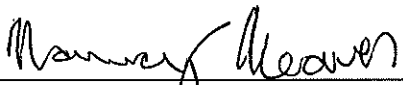
Philip Cordella spoke to camping on the island, both in Oak Bluffs and elsewhere. Richard Saltzberg inquired about campfires.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2022-46.

EXECUTIVE SESSION

By a motion made and seconded, the Commission voted unanimously in a roll call vote to enter executive session for the purpose of discussing the purchase, lease, exchange or value of real property. Mrs. Goff stated that the subjects to be discussed are the purchase or value of real property and declared that an open meeting may have a detrimental effect on the negotiating position of the Commission. She further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:29 pm.

certification: 
Nancy Weaver, Secretary