

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 11, 2022

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Cynthia Krauss, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Paul Hansen (Ecopixel), Eunji Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-02 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JUNE 27, 2022

By a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Mr. Wells abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending July 1, 2022: \$567,466.54

Revenues for the week ending July 8, 2022: \$ 51,890.00

NEW BUSINESS

1. Agency Administration: Fiscal Year 2022 Budget

The Commission discussed the following overages in the following categories in the budget that ended on June 30:

\$ 3,225.15	administration employee benefits
\$ 232.74	administration utilities
\$17,922.04	land management insurance
\$21,379.93	total

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to balance the budget by transferring this amount from its \$50,000 reserve to the above categories. The bottom line does not change.

2. Agency Administration: Website

Commissioners discussed the draft updated website prepared for the land bank by Ecopixel, which had been made available to them during the preceding fortnight. Paul Hansen of Ecopixel was present.

Commissioners discussed (1.) the static nature of the map, as compared to the interactive nature of the MVTrails app; (2.) whether to add a notification feature to the website, which Mr. Hansen reported was technically feasible and could be added in the future; and (3.) the training that the land bank staff will receive, so that amendments can be made in-house hereafter.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to accept the website design as prepared by Mr. Hansen; and (2.) to launch the new version once staff has corrected any errors it may find. Commissioners expressed appreciation for the work performed by Mr. Hansen, who departed the meeting at this time.

3. Agency Policy: Regionalism

The Commission reviewed a draft policy, prepared by staff, regarding the spending of town fund revenues in towns other than their source. Its basic tenets are (1.) that the default assumption in Edgartown, Oak Bluffs and Tisbury will be that any acquisition there should be financed 100% out of the town fund; and (2.) that regional financing — either [a] cross-town, involving lagoon town funds and/or the Edgartown fund or [b] all-island, involving all seven funds — will be routinely proposed by the Commission as is reasonable based on the various town fund balances as they vary from time to time. The core underlying principle is that conservation accomplishments across the Vineyard have brought the land bank to the point where the

supply of revenues in the lagoon towns (Oak Bluffs and Tisbury) is generally ample as regards demand for funds for properties in those towns that meet the law's criteria for purchase, while the reverse is generally true in the south-beach towns (Aquinnah, Chilmark and West Tisbury and, to some degree, Edgartown).

Mr. Ewing observed that the draft basically codifies what already occurs "on the ground" at the land bank. Apropos of the land bank's continuing to pursue lands in the lagoon towns, Mrs. Thulin noted that the Martha's Vineyard Commission is considering regulations to protect pond frontages in Oak Bluffs and that this policy wouldn't reduce the land bank's impetus to protect those areas. Mrs. Reimann asked why there was a need to make a public statement; Mr. Lengyel responded that he believed that there was value in informing voters that the land bank has the ability to act regionally.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the policy on a first-reading basis; a second-reading will be scheduled after the Edgartown, Oak Bluffs and Tisbury Town Advisory Boards have been given an opportunity to comment on the draft.

4. John Presbury Norton Farm (Town of West Tisbury)

The Commission reviewed notice received of an application for a special permit filed with the Board of Appeals by abutter Steven Katz "to allow reconstruction of a manmade naturally filtered pool requiring ... 35' of south sideyard relief for the pool and pool equipment enclosure."

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 Board to inform it that the land bank believes that the filter/pump system should be sited so as to meet the zoning district's prescribed setback.

5. Peaked Hill Reservation (Town of Chilmark)

The Commission reviewed notice received of an application filed with the Conservation Commission by abutter Steven Lewis "to trench, install and maintain a proposed sewer line within the buffer zone of a bordering vegetated wetland."

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to make no comment.

6. Poucha Pond Reservation (Town of Edgartown)

The Commission reviewed photographs of a tool shed, appearing in a June 24, 2022 email from the Barton Jones family, that the family had installed on the portion of this reservation it owns in fee-simple but which is subject to a

land bank architectural restriction. The restriction grants to the land bank the authority to approve any structures “to ensure that the exterior details conform with traditional Martha’s Vineyard farm architectural characteristics.”

Apropos of the photographs, Mr. Wells observed that the tool shed — informal and evidently made of recycled materials — is “exactly what farmers on the Vineyard” would have on their farms.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the design as comporting with traditional island farm architecture. Staff will advise the family to seek, next time, approval from the land bank before construction.

7. Priester’s Pond Preserve (Town of West Tisbury)

Staff reported that the Commission had received a \$325,000 donation from the Land Protection Fund of the Martha’s Vineyard Community Foundation, to assist the land bank with the recent purchase of the Claudia Miller property.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the donation, with gratitude.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the draft regionalism policy; and (2.) the new agency website.

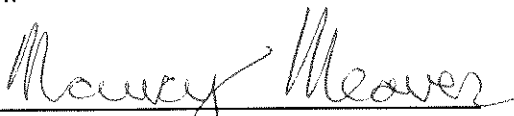
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-02.

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 3:54 pm.

certification:


Nancy Weaver, Secretary