

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF OCTOBER 17, 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, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Paulo DeOliveira, Jeffrey DuBard, Collins Heavener, Thomas Humphrey (*Vineyard Gazette*), Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-17 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 OCTOBER 3, 2022

By a motion made and seconded, the Commission voted in a roll call vote six 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 October 7, 2022: \$605,596.00

Revenues for the week ending October 14, 2022: \$487,700.00

NEW BUSINESS

Commissioner Steven Ewing joined the meeting during the following discussion.

1. Agency Administration: "M" Exemption

The Commission discussed Section 8.02 of its transfer fee regulations, which, *inter alia*, provides for the waiving of accumulated interest associated with circumstances when the fee is not paid in full at the time of transfer. The Tisbury Town Advisory Board, at its September 22, 2022 meeting, debated the interest rate that would apply when an "m" exemption is being extinguished and, while approving the customary waiving of 50% of it, wondered if there were alternatives. Commissioners agreed that staff should study this matter and return to a future meeting with options.

2. Agency Administration: Tisbury Open Space Committee

The Commission discussed the contents of an October 4, 2022 letter from the Tisbury Open Space Committee in which it requests a letter of support for its application for community preservation funds to establish so-called "blue trails" in Lake Tashmoo and the Lagoon Pond. The Committee reports that the "project will encourage proper kayak and canoe use of the public properties around the ponds by clearly marking designated launching, landing and stopping areas and any associated rules."

After discussion and by a motion made and seconded, the Commission voted in a roll call vote six in favor, none opposed and Mr. Ewing abstaining to direct staff to prepare and post such a letter.

3. Aquinnah Headlands Preserve (Town of Aquinnah)

The Commission reviewed notice received of an application filed with the Aquinnah Planning Board Plan Review Committee by abutter Hugh Taylor for special permits "to site and construct a fixed roof over [an] existing patio on a registered development of regional impact within the Gay Head Cliff DCPC and Coastal DCPC where total footprint on the lot will exceed 2000 square feet."

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

4. Three Ponds Reservation (Town of Edgartown)

The Commission reviewed a September 23, 2022 letter from lessee Lillian

Walter, plus a September 26, 2022 letter from Collins Heavener et al., in which they propose that the land bank (1.) permit a sublease from Ms. Walter to Mr. Heavener et al. for rotational grazing; and (2.) permit Mr. Heavener to install a 160 square foot sheepshed and 360 square foot drylot. Locations for the pastures, sheepshed and drylot are specified in the letters. Ms. Walter has been leasing here since August 1, 2012; her current lease expires December 31, 2025.

Mr. Kisiel reported (1.) that the leasehold can accommodate both the lessee's and sublessee's uses; and (2.) that none of the proposed installations will involve plumbing or electrical work. Mrs. Goff asked Mr. Heavener if he wished to add anything; he noted (1.) that he sought the sublease because his business has now been legally organized; and (2.) that all structures will be modest and consolidated.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the sublease.

PUBLIC INPUT

None

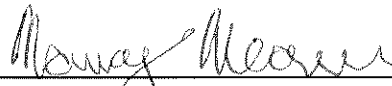
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-17.

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 3:18 pm.

certification:



Nancy Weaver, Secretary