



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF JUNE 5, 2023

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Zachary Jessee, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

David Bouck, Philip Cordella, Paulo DeOliveira, Whitney Griswold, Jr., James Hagerty, Tristan Israel, Thomas Humphrey (*Vineyard Gazette*), Maria McFarland, Richard Saltzman, Eunki Seonwoo (*Martha's Vineyard Times*), Martina Thornton, Christine Todd

PRESENTATION OF THE WARRANT

Warrant no. 2023-50 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF MAY 22, 2023

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 May 26, 2023: \$260,548.31

Revenues for the week ending June 2, 2023: \$250,778.38

### NEW BUSINESS

#### 1. 167 Main Street (Town of Edgartown)

The Commission continued, from its May 22, 2023 meeting, its discussion of the disposition of its office. James Hagerty, Edgartown town administrator, was present, as were the following members of the Dukes County Commission: Tristan Israel, Christine Todd. Mrs. Goff invited the guests to speak.

Mr. Hagerty stated that he was present to offer a conceptual idea, viz., conveyance of the property for municipal employee housing, with the assistance of a non-profit affordable housing corporation.

Mr. Israel reported the county's interest in pursuing an intergovernmental agreement involving an exchange of this property for several county properties. The ultimate use may be for the county registry of deeds, to which registrar Paulo DeOliveira spoke, citing the property's proximity to important private and public facilities such as the courthouse, plus ample parking. Mrs. Todd expressed the county's interest in its being given the opportunity to refine its offer and come to agreement.

Mrs. Goff stated that she expected discussions to take place on the executive level, in preparation for a future Commission discussion.

#### 2. Great Rock Bight Preserve (Town of Chilmark)

Mr. Kisiel recommended the issuance of a request-for-proposals for the removal and off-premises re-use of the ±320 square foot outbuilding here that, in the past, served as rangers' quarters; it is, in his opinion, no longer useful.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call (1.) to accept his recommendation; and (2.) to direct staff to implement it.

#### 3. James Pond Preserve (Town of West Tisbury)

The Commission discussed a plan by the Buzzards Bay Coalition and the Woods Hole Group to dredge the James Pond inlet. The organizers are seeking grant funding and are looking for a letter of support plus permission to cross the land bank preserve with construction equipment. Ecologist Julie Russell recommends approval, contingent on the land bank's final approval

of the access location and type of equipment that can be used.

After discussion and by a motion made and seconded, the Commission voted unanimously to direct staff to send such a letter. Commissioners noted the importance of the timing of the crossing.

4. Pepperbush Preserve (Town of West Tisbury)

The Commission reviewed a site-plan associated with an application filed with the West Tisbury Conservation Commission by neighbor Peter Brody to “demolish and remove an existing dwelling, construct and maintain a new dwelling, septic system tie-in, utilities and associated landscaping.”

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call to direct staff to correspond with the Conservation Commission in order to convey the land bank’s concerns about (1.) nitrogen in the Ice House Pond; (2.) maintenance of vegetative screening between the house and pond so that the pondshore appears as natural as possible and, in particular, the importance of not permitting the existing view channel to expand; (3.) the protection of the wetland between the pond and the development area; and (4.) noise during construction, especially since noise control is a vital part of the management plan for the land bank’s Manaquayak Preserve, situated on the opposite margin of the pond. The letter is to cite the land bank’s motivation in purchasing the preserve, viz., to naturalize the environs of this special pond.

5. Agency Land Management: Purchase of Equipment

Goatherd Zachary Jessee was present to recommend the purchase of a small livestock trailer, plus panels for chuting the goats during transit and for containing them during grazing and health checks. Commissioners discussed the specifications of the trailer, plus the differences between various models.

The panels will cost approximately \$3000. Quotes were sought for the trailer, of which two were received: (1.) Townsend Training Farm, \$18,700; and (2.) Yered Trailer Sales, \$12,500. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call (1.) to authorize the purchase of the panels; and (2.) to accept the low bid for the trailer. Mr. Jessee departed the meeting at this time.

6. Agency Administration: Fiscal Year 2024 Budget

Staff reported that each of the Town Advisory Boards had approved the budget for the fiscal year beginning on July 1, 2023. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to do likewise.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-50.

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 3:43 pm.

certification:

  
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Nancy Weaver, Secretary