



Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF MARCH 31, 2025

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Frederick Khedouri

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-43 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mr. Mott declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF MARCH 24, 2025

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 March 28, 2025: \$144,200.00

NEW BUSINESS

1. Eachpoguassit Hill Preserve (Town of West Tisbury)

Staff reported that Island Autism Group, Inc. has requested permission, under the agricultural preservation restriction (APR) here, for the installation of the following: (1.) a 6' x 5' goat shed; (2.) 7'-tall sight-pervious deer fencing around the gardens; and (3.) a second henhouse. The first two requests are retroactive, as they were, by inadvertence, already installed.

The APR authorizes the land bank to approve agricultural structures and/or fencing provided that they "[a] do not materially diminish the scenic view from the Lambert's Cove Road and [b] are traditional in style and [c] are, in the case of structures, non-habitable."

Commissioners reviewed a March 31, 2025 site-plan, prepared by staff, illustrating the location of these items. The agricultural zone on the site-plan is sectorized into four areas; the structures/fencing are located in areas **m** and **n** and no structures/fencing are planned in areas **o** and **p**. Questions were asked, whose answers staff supplied.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the items, to be sited at the owner's discretion in areas **m** and **n**.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-43.

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. Mr. Mott 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. He further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:16 pm.

certification:


Kristen Reimann, Secretary