

Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF APRIL 7, 2025

via remote technology

CALL TO ORDER: 3:09 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Frederick Khedouri, Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Harrison Kiesel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*)

PRESENTATION OF THE WARRANT

Warrant no. 2025-44 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 31, 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 April 4, 2025: \$183,860.02

NEW BUSINESS

1. Eachpoquassit Hill Preserve (Town of West Tisbury)

Staff reported that Island Autism Group, Inc. (IAG) had requested permission, under the agricultural preservation restriction (APR) here, for the installation of solar panels atop its barn.

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."

IAG plans dark panels with dark interstices, so that the view from the public road would be generally that of a field of black. Commissioners discussed how such panels cannot, in concept, be considered "traditional" — and yet are designed to blend well into the existing black roof so that they won't pop.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the panels, as described, upon a finding that the traditional quality of the barn will not be meaningfully impaired by the panels.

2. Agency Land Management: Purchase of Equipment

The Commission reviewed quotes obtained for the purchase of various items, summarized in an April 3, 3025 staff memorandum and listed below in descending order by price.

As for a quick-attach claw grapple, for which \$4000 was budgeted, the quotes were: (1.) Titan Attachments, \$3434.97 (new); (2.) New Hampshire Skid Steer Attachments, \$3300 (new); and (3.) Bobcat of Rhode Island, \$2900 (used). Mr. Kisiel recommended New Hampshire Skid Steer Attachments, as the best value for a new piece of equipment.

As for quick-attach pallet forks, for which \$2000 was budgeted, the quotes were: (1.) Titan Attachments, \$1799.96; and (2.) New Hampshire Skid Steer Attachments, \$1300. Mr. Kisiel recommended New Hampshire Skid Steer Attachments, as the best value.

As for a small boat motor, for which \$1250 was budgeted, the quotes were: (1.) The Boat Guy, \$1900 for a 5 horsepower unit and \$1200 for a 2.3 horsepower unit (each Honda); (2.) Martha's Vineyard Shipyard, \$1200 for a 2.5 horsepower unit (Yamaha); and (3.) Safe Harbor Marina, \$1400 for a 4 horsepower unit and \$1100 for a 2.5 horsepower unit (each Yamaha). Mr. Kisiel recommended the 4 horsepower Yamaha unit from Safe Harbor

Marina, as it has the highest horsepower at the lowest price. Commissioners discussed (1.) noise; and (2.) the fitting horsepower level.

As for a mini-chipper, for which \$13000 was budgeted, the quotes were: (1.) Finch Turf, \$15155 with the RPM sensing option and \$13701 without (both Salsco 627XT); (2.) Orchard Hill Power Equipment, \$12873, (Wallenstein BX72R, and not including tariffs); and (3.) Woodmax, \$7490 (MX-9900). Mr. Kisiel recommended the Finch Turf unit with the RPM option, as the machine will be more efficient because it has an automatic feed.

As for a mini-skidsteer stump grinder, for which \$7500 was budgeted, the quotes were: (1.) Bobcat of Rhode Island, \$9978 (Fecon FST220, shipping not included); (2.) Skid Steer Solutions, \$7675.55 (Eterra Vortex, shipping included); (3.) Bobcat of Cape Cod, \$5669.77 (Bobcat SG30, shipping not included and doesn't include installation of attachment control kit); and (4.) Ripping It Outdoors, \$5620 (Baumalight Bobcat, shipping included). Mr. Kisiel recommended Ripping It Outdoors, as the best value. He noted that he had recommended, at the Commission's March 24, 2025 meeting, that the land bank forgo this item in favor of a hydraulic post-pounder, but that he has since concluded that it would be better to purchase the stump grinder and forgo the budgeted paving box.

As for a chipper dump box, for which \$1750 was budgeted, the quotes were (1.) MK Martin, \$2499 (shipping not including); and (2.) Titan Attachments, \$1079 (shipping included). Mr. Kisiel recommended Titan Attachments, as the best value.

As for a laser level, for which \$3000 was budgeted, the quotes were (1.) ContractorsTools.com, \$2575 (Spectra); (2.) Amazon, \$1979 (Dewalt); and (3.) Home Depot, \$1399 (Milwaukee). Mr. Kisiel recommended Contractors Tools, as it offers the most professional version of this tool.

As for a winch with carrier, for which \$3000 was budgeted, the quotes were (1.) Elite Truck, \$2416.22 (Warn XD9i); and (2.) Quadratec (Powerwinch), \$2294; and (3.) Quadratec, \$1482.99 (Warn Zeon). Mr. Kisiel recommended the Quadratec Powerwinch; it is more expensive than the other Quadratec unit but can be used across all trucks and equipment.

As for a landplane box blade, for which \$4500 was budgeted, the quotes were (1.) Norfolk Power Equipment, \$3192 (Land Pride GS2584); (2.) Catawba, \$2860 (Land Leveler and SSQA combination); and (3.) New Hampshire Skid Steer Attachments, \$2650 (Jenkins Land Leveler GX50). Mr. Kisiel recommended Catawba, for ready use with agency's existing skidsteers and tractors.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept Mr. Kisiel's recommendations.

PUBLIC INPUT

None

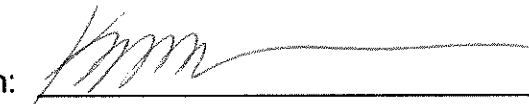
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-44.

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 3:29 pm.

certification:



Kristen Reimann, Secretary