

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF MAY 19, 2025

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri, Wesley Mott, Kristen Reimann, Sarah Thulin,  
Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Peter Wells

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Addison Antonoff (*Vineyard Gazette*), Philip Cordella, James Graham

PRESENTATION OF THE WARRANT

Warrant no. 2025-51 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 MAY 5, 2025

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

### TRANSFER FEE REVENUES

Revenues for the week ending May 9, 2025: \$174,610.00

Revenues for the week ending May 16, 2025: \$179,115.06

### NEW BUSINESS

#### 1. Agency Administration: Fiscal Year 2026 Budget

The Commission conducted a second-reading of the draft agency budget, prepared by staff and dated May 15, 2025, for the fiscal year beginning on July 1, 2025. The first-reading took place at the Commission's April 14, 2025 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the budget as a draft; and (2.) to refer it to its Town Advisory Boards for review.

#### 2. Little Duarte's Pond Preserve (Towns of Tisbury et al.)

The Commission discussed a proposal, dated May 12, 2025, submitted by Island Grown Initiative (IGI); IGI is the owner of the portion of this preserve generally known as Thimble Farm.

The farm is subject to an agricultural preservation restriction that confines all development to either a residential building envelope or an agricultural building envelope. It permits the owner to "alter, modify, add or build new" structures in these envelopes, subject to advance land bank review. The proposal calls for two upgrades within the agricultural building envelope; the most recent such proposal was reviewed and approved by the Commission at its July 12, 2021 meeting.

Commissioners reviewed the proposal, which calls for (1.) the upgrading of a drainage facility for the wash/pack in the greenhouse headhouse, including two 3' x 8' pits and an 8' x 8' leaching field and a 1500 gallon concrete tank; and (2.) a 31" x 60" concrete pad to support a generator.

Questions were asked, whose answers staff supplied. After discussion and by a motion made and seconded, the Commission voted unanimously in roll call vote to approve the proposal and to issue, as needed, a certificate-of-approval.

### PUBLIC INPUT

#### 1. Agency Administration: Public Input

James Graham spoke to the acquisition of the Squibnocket Pond Reservation.

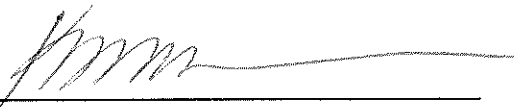
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-51.

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 3:13 pm.

certification:

  
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Kristen Reimann, Secretary