

Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF SEPTEMBER 22, 2025

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri, 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

Victoria Alves, Harrison Kiesel, James Lengyel, Hannah Martin, Julie Russell

OTHERS PRESENT DURING THE SESSION

Philip Cordella, James Graham

PRESENTATION OF THE WARRANT

Warrant no. 2026-13 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 SEPTEMBER 8, 2025

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending September 12, 2025: \$411,475.50

Revenues for the week ending September 19, 2025: \$493,510.87

NEW BUSINESS

1. Gay Head Moraine Reservation (Town of Aquinnah)

The Commission reviewed a draft updated management plan for this property, prepared by staff and dated September 17, 2025.

Discussion occurred as to (1.) the plan's prohibition, owing to erosion concerns, against bicycle and horse use of the trails; (2.) the provision of only one trailhead, owing to particular site conditions where various tentacles of the reservation meet public roads; (3.) the particular siting of particular trails and the reasons for such siting; (4.) the timetable for full implementation, which Mr. Kisiel pegged at ± 5 years; and (5.) the possibility of opening sections at a time, which is the arrangement currently underway at the Squibnocket Pond Reservation.

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

2. Ripley's Field Preserve (Town of Tisbury)

The Commission discussed the possibility of using biochar technology to address some of the southern pine beetle damage here; the Commission most recently discussed the pine beetle at its August 28, 2023 meeting.

Mr. Kisiel stated that Maggie Craig, the biochar specialist at the Martha's Vineyard Commission, is willing to arrange to convert to biochar the crowns of those dead pitch pines that are within felling distance of the trail network — not all of the preserve's pitch pines but the ones that can fall and interfere with the trail system. She would do so at no cost to the land bank and would handle all permitting and logistics. A representative of the fire department would be there and the work would take place in January, February or March. Mr. Kisiel recommended approval.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

3. Agency Land Management: Procurement of Equipment

The Commission reviewed bids obtained for the purchase of a small-scale

excavator, arrayed here in descending order by price: (1.) Case 19D, Robert Childs Inc., South Dennis, Massachusetts, \$56,358.40; (2.) Bobcat E20, Bobcat of Cape Cod, Bourne, Massachusetts, \$51,981.24; (3.) Takeuchi TB225, Chadwick Baross, Warwick, Rhode Island, \$50,609.40; (4.) Kubota KX-018, Norfolk Power Equipment, Carver, Massachusetts, \$50,060.24. \$65,000 had been budgeted.

Mr. Kisiel recommended either the Takeuchi or Bobcat, such decision to be made by staff after test-driving. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

4. Agency Land Management: Farmland Leasing

The Commission discussed the four agricultural leases that are due to expire at the end of the year: (1.) Krishana Collins (with Joshua Scott as sublessee) at Tea Lane Farm; (2.) Lillian Walter (with Collins Heavener as sublessee) at the Three Ponds Reservation; (3.) Allen Healy at the Tiasquam Valley Reservation West; and (4.) Allen Healy at the Tiasquam Valley Reservation East.

The first three leases are eligible for a four-year extension; the fourth lease has already had a five-year term and four-year extension and is therefore not eligible for extension. Mr. Kisiel recommended that the first three be extended, as he believes that the leaseholds are being productively utilized, and that a request-for-proposals be issued for the fourth.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

PUBLIC INPUT

1. Agency Administration: Public Input

James Graham spoke to lyme disease mitigation. Philip Cordella spoke to the public records law.

ENDORSEMENT OF THE WARRANT

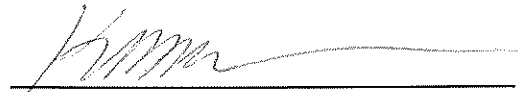
The Commission endorsed Warrant no. 2026-13.

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 3:38 pm.

certification:



Kristen Reimann, Secretary