



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF FEBRUARY 9, 2026

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

Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

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PRESENTATION OF THE WARRANT

Warrant no. 2026-30 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Ms. Weaver declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF JANUARY 26, 2026

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.

TRANSFER FEE REVENUES

Revenues for the week ending January 30, 2026: \$632,120.00

Revenues for the week ending February 6, 2026: \$ 68,700.00

NEW BUSINESS

1. Agency Administration: Personnel and Staffing

Mr. Lengyel reported three resignations: (1.) livestock manager Winston Bell, as of March 6; (2.) trail planner William Veno, as of June 30; and (3.) ecology assistant Bryn Willingham, as of March 6. In addition, he reported that conservation land assistant Jeffrey Komarinetz will retire as of June 30.

The Commission reviewed and discussed (1.) draft updated job descriptions for the positions of [a] livestock manager and [b] ecology assistant; (2.) draft job descriptions for the positions of [a] livestock manager assistant and [b] planner; and (3.) a draft revised employee remuneration schedule that would shift the grade of some of the positions and create a new grade for the planner position.

Mr. Kisiel reported that Jonathan Thibodeau, whose hiring as a conservation land assistant the Commission approved at its November 17, 2025 meeting, has decided to remain at his current job; Owen Gasinowski, who was the next candidate, has stated that he is interested in accepting the position. Ms. Russell reported that she believes that Victoria Alves, who worked for the land bank as an ecology intern from June to October 2025, would be the right person to promote to the ecology assistant position. Mr. Kisiel and Ms. Russell, respectively, recommended each's hiring at step 1 of grade 4, which is \$61,720.

Mr. Lengyel also stated that he wishes to ask John Collins, a labor lawyer who has worked with the land bank in the past, to review the agency's personnel code in order to determine if any of it needs updating.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to accept, with appreciation for the employees' services, the resignations and retirements; (2.) to approve the draft job descriptions, as presented; and the remuneration schedule; and to amend the personnel code so as to include them; (3.) to accept Mr. Kisiel's and Ms. Russell's recommendations as to hiring and promotion and, if either individual declines to accept, to proceed to solicit candidates; (4.) to advertise the planner position; and (5.) to authorize Mr. Collins' review.

2. Agency Land Management: Livestock

Mr. Kisiel reported that — in the absence of a livestock manager and because the staff believes that as a standalone species cattle are not as effective at landscape management as are goats — the staff recommends that the current herd, and its hay, be auctioned off. When it would be timely

to purchase a fresh goat herd the staff will return with a proposal.

Commissioners variously discussed (1.) avoiding parasite infestation in the next goat herd, which infestation Ms. Russell stated would be averted via more frequent culling; (2.) whether there would be local bidders, which Mr. Kisiel stated he expected; and (3.) how much hay would be auctioned, which Mr. Kisiel estimated at three months' worth.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation and to schedule/participate in an auction; and (2.) to authorize staff to accept the best bid, in its estimation.

3. Trade Wind Fields Preserve (Town of Oak Bluffs)

The Commission reviewed a February 3, 2026 staff memorandum, addressed to the Oak Bluffs Town Advisory Board, summarizing airplane landings here: 22 occurred between October 1, 2024 and January 31, 2026.

Commissioners variously discussed (1.) that the data indicate that the land bank ought to continue to allow landings, as they are modest in scale; (2.) the original goal of fencing the field, which was to insulate the habitat — Ms. Russell noted that the commonwealth botanist, when he visited the preserve, characterized it as "the perfect example of a sandplain grassland" — from human pressures, as it already faces natural pressures such as succession; (3.) that the airplane use appears to be lighter than it had been in the past; and (4.) that the landings are immaterial to the agency's management goals here.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to refer the memorandum to the Board, acknowledging Ms. Russell's comments.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-30.

PUBLIC INPUT

None

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. Ms. Weaver 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 3:21 pm.

certification: Steven Ewing  
Steven Ewing, Secretary