



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF MARCH 23, 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

James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, James Graham, Eric Peters, Richard Toole and others

PRESENTATION OF THE WARRANT

Warrant no. 2026-37 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 MARCH 9, 2026

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

TRANSFER FEE REVENUES

Revenues for the week ending March 13, 2026: \$303,280.00  
Revenues for the week ending March 20, 2026: \$182,420.00

NEW BUSINESS

1. Agency Policy: Transfer Fee Regulations

The Commission conducted a second-reading of a proposed amendment to section 1.03 of its transfer fee policy; the first-reading took place at its March 9, 2026 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the text and to so amend the policy; and (2.) to amend its *Affordable Housing* policy so as to acknowledge the new transfer fee exemption as another of the land bank's efforts to assist with the supply of affordable housing.

2. Arrowhead Farm (Town of West Tisbury)

The Commission reviewed (1.) a March 16, 2026 letter from the Martha's Vineyard Horse Council; (2.) the June 17, 2020 preliminary management plan for this property; and (3.) a draft response to the letter, prepared by staff. The council letter requested that the current use of the property as an equestrian center be continued after the expiration of the current life-estate.

Discussion variously occurred as to (1.) the rudeness of the paragraph in the draft response that depicts equestrian use as non-agricultural; (2.) the land bank's historical definition of what constitutes agriculture, viz., food production; (3.) the original goals at acquisition of the \$4,400,000 property, which did not include allowing one group to have special privileges; (4.) the value of seeking to find a way to accommodate horse use; (5.) the tenor of the draft letter, which in fact calls for such accommodation; and (6.) the use of the property before it became an equestrian center, viz., a farm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to amend the letter by rewriting the offending paragraph to state that the land bank's long-standing definition of agriculture, in contradistinction to the commonwealth's, is actual food production; and (2.) to direct staff to post it.

3. Oak Bluffs Trail Planning

Staff reported that the Oak Bluffs Town Advisory Board, at its March 11, 2026 meeting, voted (1.) to approve a management agreement between the town and the land bank for the ancient way known as the Old Back Way to Oak Bluffs; and (2.) to refer it to the selectboard for consideration. Commissioners had voted, at their September 8, 2025 meeting, to approve the concept. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize its chairman,

vice-chairman and/or secretary-treasurer to execute the agreement, should the selectboard likewise vote to do so.

*Commissioner Kristen Reimann departed the meeting at this time in order to avoid any possible appearance of conflict-of-interest.*

The Commission discussed the vote of its Oak Bluffs Town Advisory Board, at its March 11, 2026 meeting, to recommend that the Commission accept trail easements that have been offered to it by Lagoon Ridge MV LLC along and near the Double Ox Road. The easements are part of the LLC's cluster subdivision plan. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the Board's recommendation and the easements, subject to final counsel review.

*Mrs. Reimann rejoined the meeting at this time.*

4. Edgartown Trail Planning

Staff reported that the Edgartown Town Advisory Board will soon review draft management agreements between the town and the land bank for the ancient ways known as Quenomica Path and Doctor Fisher Path. The agreements follow the standard format used by the land bank elsewhere. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize its chairman, vice-chairman and/or secretary-treasurer to execute the agreements, should the selectboard likewise vote to do so.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella stated that Mary Robin Ravitch was a founding member of the land bank and was corrected that she was not. He described a particular property that the Oak Bluffs Town Advisory Board, of which he is a member, discussed in executive session and asked when the Board's minutes would be public; he was informed that if negotiations are underway a matter stays in executive session and, further, that he had just given out information in regular session about an executive session matter. He stated that, with respect to Arrowhead Farm, the land bank was going about it the wrong way because of the emphasis on agriculture to the detriment of horse activity.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-37.

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 3:42 pm.

certification: Steven Ewing  
Steven Ewing, Secretary