



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF MAY 11, 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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

James Graham

STAFF PRESENT AT CALL TO ORDER

Harrison Kiesel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2026-43 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 MAY 4, 2026

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

TRANSFER FEE REVENUES

Revenues for the week ending May 8, 2026: \$176,153.34

*Commissioner James Graham joined the meeting during the following discussion.*

NEW BUSINESS

1. Moses Jeffers Farm (Town of Edgartown)

Mr. Kisiel recommended that the land bank purchase from the farmhouse tenant here her various appliances, which he enumerated; the price is ±\$4,000. The farmhouse and its surrounding land are soon due to be purchased.

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

2. Wapatequa Woods Reservation (Towns of Oak Bluffs and Tisbury)

The Commission reviewed a May 4, 2026 letter from land bank counsel to Zachary Bossenbroek as manager of NG Martha's Vineyard LLC, which is the new owner of the Martha's Vineyard Family Campground. The letter protests his installation of gates or chains across the Great Rock Road ancient way (including one that was sited not on the ancient way but on the land bank reservation itself, on the trail leading to the ancient way) and requests removal by June 5.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize counsel to initiate legal proceedings, when and if he deems doing so necessary.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella said: the land bank did a great job on the Wapatequa Woods issue and on behalf of the members of the Sea Glen Road Association who use the trail we greatly appreciate it.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2026-43.

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 3:11 pm.

certification: Steven Ewing  
Steven Ewing, Secretary