



Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF SEPTEMBER 14, 2026

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, James Graham, Frederick Khedouri, Kristen Reimann, Sarah Thulin,
Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2027-11 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mrs. Reimann declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF AUGUST 31, 2026

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

TRANSFER FEE REVENUES

Revenues for the week ending September 4, 2026: \$630,880.00

Revenues for the week ending September 11, 2026: \$430,500.00

TRANSFER FEE HEARINGS

1. Felipe Moreira (Town of Oak Bluffs)

The Commission conducted a hearing on Mr. Moreira's request for a one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 67972). Mrs. Reimann opened the hearing at 3:03 pm.

The Commission reviewed the contents of a September 3, 2026 email in which he reports that his house "is currently under active construction." Mrs. Reimann closed the hearing at 3:03 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a one-year extension, such extension to terminate on June 28, 2027. Staff is to caution Mr. Moreira — since no more than two one-year extensions are possible — that statutory interest continues to accrue and that he may wish to consider extinguishing his "m" before such additional accrual if he believes that he may not be able to meet the timetable.

NEW BUSINESS

1. Agency Land Management: Purchase of Equipment

The Commission discussed bids obtained for the possible purchase of a skidsteer with a forestry mulcher; \$150,000 had been budgeted. They, arrayed in descending order by price, are: (1.) \$137,339.73 - \$127,794.61, Bobcat T770 plus drum mulcher, Bobcat of Cape Cod, Bourne; (2.) \$135,800, Kubota 97-3 plus drum mulcher, Norfolk Power Equipment, Carver; and (3.) \$117,540, Takeuchi TL8R2 plus drum mulcher, Ferri Equipment, Wareham. Mr. Kisiel recommended the \$137,339.73 Bobcat of Cape Cod bid as a ceiling, allowing staff to test-drive it and the lower two bids and determine which is best (which may involve mix-and-match, given that the skidsteer and the mulcher are independent items).

The Commission discussed bids obtained for the possible purchase of a swap body truck for hauling heavier equipment that cannot be trailered; \$150,000 had been budgeted. They, arrayed in descending order by price, are: (1.) \$151,558.85, Ford F650 (new), McGovern Municipal HQ, Marlborough, (2.) \$138,120, Ford F650 (new), Ford of Northampton, Northampton; and (3.) \$122,900, Ford F650 (used), Ford of Northampton, Northampton. Mr. Kisiel recommended the \$151,558.85 McGovern Municipal HQ bid as it comes with all of the upfit sought by the land bank.

The Commission discussed bids obtained for the possible purchase of a dump bed replacement; no funds were specifically budgeted but the item could be purchased via affiliated but underexpended line items. They, arrayed in descending order by price, are: (1.) \$18,850, Twin Cedars, North Stonington, Connecticut, (2.) \$18,091, Carey Auto and Truck Equipment, Plympton; and (3.) \$16,355, Brake and Clutch, Inc., Salem. Mr. Kisiel recommended the \$18,091 Carey Auto bid as the lowest bidder that can complete all of the tasks requested by the land bank.

The Commission discussed bids obtained for the possible purchase of a landscape / mini-equipment trailer; \$6,500 had been budgeted. They, arrayed in descending order by price, are: (1.) \$6,650, SureTrac 10K, SR1 Trailers, Loudon, New Hampshire; (2.) \$6,550, K Trail 7K, BH Trailers and Plows, Plainfield, Connecticut; (3.) \$6,170, SureTrac 8K, SR1 Trailers, Manchester, Maine; and (4.) \$5,650, Load Trail 7K, Wright Trailers, Seekonk. Mr. Kisiel recommended the \$6,650 SR1 Trailers bid, as it has the highest weight rating for the size.

Mr. Ewing disclosed for the public record that in his business he has periodically been involved with some of these vendors but that none of it would affect his judgment in reviewing the various bids.

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

2. James Pond Preserve (Town of West Tisbury)

Mr. Kisiel proposed the duplexification of building #3 here.

When the land bank purchased the preserve it contained five free-standing housing units. The Commission and its West Tisbury Town Advisory Board, at their joint October 7, 2021 meeting, voted (1.) to undevelop #1, #2 and #5; (2.) to keep #3; and (3.) to keep #4 subject to periodic review as to its soundness and utility. #1, #2 and #5 were, in accordance with the vote, undeveloped. On October 10, 2024 the Commission reviewed the status of #4 and took no action; the next regularly-scheduled discussion of #4 will take place in the autumn of 2027.

He reported that #3 has been used to house a year-round conservation land assistant who, in the season, would be joined by several summer rangers. It is currently shared by two year-round conservation land assistants and, with the installation of some walls and a kitchen, could be converted under the accessory dwelling unit (ADU) regulations into two individual units. This would be useful in the future, particularly since the new ADU would include two bedrooms and therefore could house a family.

Discussion variously occurred as to (1.) the extent to which the renovations could be handled by staff (to which Mr. Kisiel responded that much was likely, save certain tasks relating to electricity and plumbing); (2.) whether other such prospects exist elsewhere (to which Mr. Kisiel answered in the affirmative, adducing the space above the shop at 40-44 Meetinghouse Way — which likewise can be duplexified); (3.) how this would comport with the land bank goal of reducing septage in the James Pond watershed (to which Mr. Kisiel responded that the bedroom count would not change, which is the standard that the town uses); (4.) how each employee would “pay” for residing in each’s unit, which is ordinarily accomplished by performing caretaking duties (to which Mr. Kisiel replied that the James Pond Preserve is in his opinion the most “overburdened with caretaking responsibilities” of the land bank’s properties and that therefore two on-premises caretakers would be beneficial; and (5.) whether the units would be solar-powered (to which Mr. Kisiel replied in the affirmative).

After discussion and by a motion made and seconded, the Commission voted in a roll call vote (1.) to approve the concept; and (2.) to authorize and direct Mr. Kisiel to proceed at his discretion.

3. Toad Rock Reservation (Town of Aquinnah)

The Commission discussed this property’s management plan, which was approved by the Aquinnah Town Advisory Board at its September 3, 2026 meeting. The Board also asked the Commission to install a length of fencing along a land bank trail to be created on a nearby property (tax parcel no. 12-144); owner Jack Fruchtman owns the property and donated the easement and seeks the fence in order to forestall trespass. He is willing to pay for the materials.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) likewise to approve the plan; and (2.) to direct staff to work with Mr. Fruchtman to install the fence, when timely.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella: “Thank you for the clarification for explaining why there was a substitute chair this meeting and thank you for information regarding the hunting lottery.”

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2027-11.

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. Mrs. Reimann 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 3:36 pm.

certification: Steve Ewing
Steven Ewing, Secretary