

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 22, 2019

Public Library. West Tisbury, Massachusetts

CALL TO ORDER: 3:45 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Richard Knight, Jr., Mary Robin Ravitch

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Ian Peach, Julie Russell

OTHERS PRESENT AT CALL TO ORDER (and not cited elsewhere herein)

None

PRESENTATION OF THE WARRANT

Warrant no. 2020-02 was made available for the Commission's inspection.

PUBLIC INPUT

None

APPROVAL OF THE AGENDA

By a motion made and seconded, the Commission voted unanimously to approve the agenda as printed.

APPROVAL OF THE MINUTES OF JULY 8, 2019

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending July 12, 2019: \$162,870.00

Revenues for the week ending July 19, 2019: \$140,552.00

Commissioner Mary Robin Ravitch joined the meeting at this time.

NEW BUSINESS

1. Agency Administration: Fiscal Year 2019 Budget

The Commission discussed the following overages in the budget which ended on June 30: (1.) administrative salaries, \$3,219.21; and (2.) land management office expenses, \$1,036.82. The aggregate total is \$4,256.03. The salary overage occurred because the fiscal year divided against the calendar year in such a manner as to contain an extra Sunday.

After discussion and by a motion made and seconded, the Commission voted unanimously to balance the budget by transferring \$4,256.03 from its \$30,000 reserve to the above categories, as needed. The bottom line does not change.

Commissioner Richard Knight, Jr. joined the meeting during the following discussion.

2. Chappy Point Beach (Town of Edgartown)

Staff requested authorization to pay \$1500 to Vineyard Land Surveying and Engineering for a structural review of the beach-house here, which is leased to the Martha's Vineyard Shellfish Group, Inc. as a satellite nursery; the lease is due to be renewed and the Commission had voted, at its March 4, 2019 meeting, to hire an inspector to determine and tally all needed upgrades to the building so that the land bank can address them in the new lease.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the expenditure.

3. Agency Policy: Public Use of Land Bank Properties

The Commission discussed whether any amendments to this policy were warranted, in order to expand the use of its properties for farming. Island farmers Lillian Walter and Andrew Woodruff were present. Mrs. Goff stated that she would be speaking as well, as a livestock farmer.

Mr. Knight stated that the land bank continues to conserve farmland but that he wonders what it can be doing to encourage farmers to make good use of the protected land — how can the land bank help; could the land bank offer incentives; and what, in general, are the impediments?

Ms. Walter stated that the provision of infrastructure by lessees, especially when counterpoised against the land bank's relatively short leases, is a challenge. Commissioners noted that the lease term — five years, with renewal potential for an additional four — is a legal requirement. As regards the infrastructure, Ms. Walter specifically cited, and Mr. Woodruff corroborated, the installation of wells and fencing as significant obstacles.

Mrs. Goff stated that she could envision the land bank staff's developing the ability to install wells, as doing so would be economical and would also obviate the need for water-trucks to cross pasturelands.

Mr. Woodruff stated that there are certain types of assistance that farmers could benefit from, but that the land bank would not be the proper source: the Island Grown Initiative, Ltd. and the Martha's Vineyard Agricultural Society are more appropriately suited to this role. Mrs. Goff noted that the commonwealth endangered species laws often limit farming opportunities and practices.

Commissioners agreed that a full inventory of land bank agricultural lands — both active and potential — is needed, bolstered with recommendations as to (1.) possible upgrades; and (2.) accommodating the endangered species statutes. By a motion made and seconded, the Commission voted unanimously to direct staff to assemble same. Mr. Peach and Mss. Russell and Walter departed the meeting at this time.

The following members of the West Tisbury Town Advisory Board were present for the following discussions: Richard Cohen, William Haynes, Peter Rodegast, Leah Smith, Andrew Woodruff.

4. Board Administration: Appointment of Officers

By a motion made and seconded, the Board voted unanimously to appoint Mr. Woodruff as chairman. By a motion made and seconded, the Board voted unanimously to appoint Mrs. Smith as secretary-treasurer.

5. Agency Policy: Overnight Storage of Boats and Equipment

The Board reviewed a staff memorandum dated June 12, 2019 that contained proposed draft management plan amendments as depicted below:

<i>name</i>	<i>existing text</i>	<i>proposed text</i>
Sepiessa Point Reservation	—	Prohibit all overnight storage, including boats, with the exception of 2 to 5 outhaul anchors for commercial shellfishing, provided that they do not interfere with beach-nesting shorebirds. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Short Cove Preserve	Designate a location for short-term (1-2 hours) kayak storage near the proposed spur trail that connects Tisbury Great Pond to the preserve's trail system; use sand ladder boardwalk if necessary.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Tisbury Great Pond Beach	Protect pond shoreline.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.

Discussion occurred. Mr. Haynes stated that he favored allowing a certain amount of personal storage on the land bank beaches. Board members and Commissioners cited examples — Ramble Trail Preserve in Tisbury; Red Beach in Aquinnah; Hariph's Creek landing in Chilmark — where such private use overtook and overwhelmed the public lands. Mr. Rodegast stated that this may be more of a town matter — via the community preservation committee — than a land bank matter.

After discussion and by a motion made and seconded, the Board voted unanimously to table this matter, for further consideration at a future Board meeting.

ENDORSEMENT OF THE WARRANT

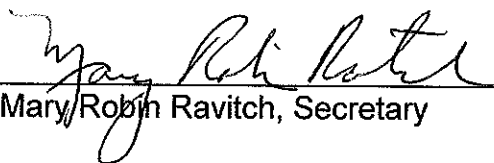
The Commission endorsed Warrant no. 2020-02.

EXECUTIVE SESSION

By a motion made and seconded, the Board 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. Woodruff 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 land bank. He further announced that the Board would not reconvene in regular session after the conclusion of the executive session. The Board entered executive session at 4:29 pm.

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. Thulin 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 4:29 pm.

certification: 
Mary/Robin Ravitch, Secretary