



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 6, 2020

167 Main Street. Edgartown, Massachusetts

CALL TO ORDER: 2:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Richard Knight, Jr., Wesley Mott, Mary Robin Ravitch, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Ian Peach

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

None

PRESENTATION OF THE WARRANT

Warrant no. 2020-19 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 amended.

APPROVAL OF THE MINUTES OF DECEMBER 16, 2019

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

APPROVAL OF THE MINUTES OF JANUARY 2, 2020

By a motion made and seconded, the Commission voted six in favor, none opposed

and Mrs. Reimann abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending December 20, 2019: \$187,890.00

Revenues for the week ending December 27, 2019: \$234,600.00

Revenues for the week ending January 3, 2020: \$234,985.00

NEW BUSINESS

1. Agency Administration: Policy Review

Per annual agency custom at its first regular meeting of the year, the Commission reviewed the conflict-of-interest law and the land bank executive session policy. As no action was necessary, the Commission took none.

2. Bare Hill Preserve (Town of Tisbury)

The Commission reviewed notice received from the Tisbury Board of Appeals of an application filed by neighbor Mercy Bell for "a special permit for a modification for [a] driveway located less than 1000 feet from another driveway in the Island Roads District."

After discussion and by a motion made and seconded, the Commission voted unanimously to make no comment.

3. Chilmark Pond Preserve (Town of Chilmark)

The Commission reviewed notice received regarding an application filed by abutter Maxwell McCreery "to reconstruct an existing seasonal elevated walkway to access Chilmark Pond."

After discussion and by a motion made and seconded, the Commission voted unanimously to make no comment.

4. Gay Head Moraine (Town of Aquinnah)

The Commission reviewed notice received regarding an application filed by abutter Oliver Crowell, prospective lessee of the Island Housing Trust, with (1.) the Aquinnah Conservation Commission "to replace an existing cabin with a new single-family dwelling, install underground utilities and perform associated site-work" and (2.) the Aquinnah Board of Health for a series of variances to "allow construction of a leaching facility to serve a proposed three-bedroom single-family dwelling."

After discussion and by a motion made and seconded, the Commission

voted unanimously to make no comment.

5. Agency Land Management: Hunting Committee

Staff reported that the members, past and present, of the land bank hunting committee were polled as to whether they wished to continue and the following do: Edward Casey, Brian Cioffi, Richard Johnson, Eric Medeiros, Timothy Rich, Phoenix Russell, Nelson Sigelman, Bret Stearns, Edward Vincent, Jr. Mrs. Goff is willing to represent the Commission.

After discussion and by a motion made and seconded, the Commission voted unanimously to so constitute the committee.

6. Agency Land Management: Summer Use Reports

The Commission reviewed a December 23, 2019 report, prepared by staff, summarizing seasonal use on various of its properties. Mr. Knight questioned whether the turn-away rate at the Chilmark Pond, Great Rock Bight and Wilfrid's Pond trailheads argued for their expansion. Commissioners responded that the trailhead sizes and/or the ceilings on the number of visitors permitted at any one time were devised in order to keep the properties themselves, and the neighborhoods they inhabit, from being over-pressured.

After discussion and by a motion made and seconded, the Commission voted unanimously (1.) to accept the reports; and (2.) to refer them to the appropriate Town Advisory Boards.

7. Agency Administration: Public Input

Ms. Weaver noted that the website for the town of Tisbury allows a citizen to sign up to receive electronic notification of upcoming business. Commissioners agreed that the land bank website should be amended so as to allow visitors to opt to receive, automatically, the Commission's agenda at the time that it is posted on the website.

Ms. Ravitch inquired about allowing public input during the Commission's discussions. Commissioners distinguished between public hearings, at which citizens speak at will, and public meetings, where citizens observe the proceedings but comment only at designated times. Ms. Thulin stated that this latter protocol worked successfully at the Commission's January 2 discussion about the Tashmoo Preserve, where public input occurred after the public officials' discussion; was extensive and thorough; and then led to additional discussion among the officials as to the particulars of the Tashmoo draft intergovernmental agreement. Public input is always the first item of business at a Commission meeting and Commissioners agreed that hereafter it would also occur at the end. The website will note that any member

of the public wishing to discuss a particular matter with the Commission should telephone in advance to ask to be put on the agenda.

8. Tashmoo Preserve (Town of Tisbury)

Mr. Knight stated that a recent edition of a Trustees of Reservations' (TTOR) newsletter spotlighted TTOR's hiring of the Woods Hole Group (WHG) to study coastal vulnerability. Mr. Lengyel reported that the WHG had in fact submitted a bid to the land bank to study shoreline change on the Tashmoo peninsula but that its price was unaffordable; the Commission instead chose the more affordable bidder (and Mrs. Goff noted that the WHG bid stated that it was intending to solicit data from that particular bidder). Mr. Knight also stated that he would appreciate printed, rather than just electronic, copies of staff documents.

9. Beech Tree Preserve (Town of Tisbury)

Ms. Weaver noted that the original land bank timetable for issuance of this property's management plan — one year from its 2017 acquisition — was not met. Mr. Lengyel reported that ecologist Julie Russell will finish the draft this week, in anticipation of a February public hearing.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2020-19.

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. 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 3:02 pm.

certification:


Mary Robin Ravitch, Secretary