



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 25, 2021

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Steven Ewing, Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2021-37 was made available for the Commission's inspection.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the land bank website and its contents.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JANUARY 4, 2021

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending January 8, 2021: \$180,250.00

Revenues for the week ending January 15, 2021: \$392,320.00

Revenues for the week ending January 22, 2021: \$191,470.00

NEW BUSINESS

1. Agency Administration: "M" Exemption

Staff reported, apropos of the Commission's December 21, 2020 discussion regarding the possible "portability" of the "m" exemption, that counsel has determined that it is impermissible: the fee arises from the transfer of a real property interest and therefore relates to that interest and not to the person purchasing that interest. As no action was necessary, the Commission took none.

2. Ocean View Farm Preserve (Town of Chilmark)

The Commission reviewed notice received from the Chilmark Board of Appeals of an application filed by neighbor Harvest Productions Trust for a special permit to erect a guesthouse. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to make no comment.

3. Tea Lane Farm (Town of Chilmark)

The Commission reviewed notice received from the Chilmark Board of Appeals of an application filed by neighbor Emily Meegan to convert an existing workshop into an apartment. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to make no comment.

4. Agency Administration: General

The Commission discussed, from public input earlier in the meeting, whether the land bank website should include (1.) individual Commissioners' email addresses; (2.) committee minutes; and (3.) Town Advisory Board agendas and minutes. Commissioners agreed (1.) as regards the email addresses, that the proper conduit for communications from the public is via mail or email to the agency itself, as they are then distributed to Commissioners; (2.) as regards the committees, that minutes should be posted (stamped *draft* if the committee is inapt to soon meet for approval thereof); and (3.) as regards the Boards' agendas and minutes, that these are town responsibilities, as the Boards are town, not land bank, entities.

5. Agency Land Management: Animal Control

Mr. Wells reported that West Tisbury animal control officer Anthony Cordray recently contacted him about unleashed dogs at the Sepiessa Point Reservation; Mr. Cordray wishes to enforce the town bylaw. He and Mr. Lengyel will speak.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the warrant; (2.) the electronic availability of Town Advisory Board agendas and minutes; and (3.) management of the Trade Wind Fields Preserve.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-37.

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. 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 3:39 pm.

certification: Wesley T. Mott
Wesley Mott, Secretary