



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF MARCH 1, 2021

via remote technology

CALL TO ORDER: 3:02 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Cynthia Krauss, James Lengyel, Ian Peach

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2021-41 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF FEBRUARY 22, 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 February 26, 2021: \$288,664.00

## NEW BUSINESS

### 1. Agency Administration: Land Bank Website

Fiscal office Cynthia Krauss summarized her February 24, 2021 memorandum, earlier distributed to the Commissioners, regarding possible upgrades to the land bank website. She characterized the current website as “totally functional” but sought to know if the Commission wished to see changes.

Discussion occurred as to (1.) whether the current website cannot do certain things that others can; (2.) the possibility that a revised website could issue alerts and notices; (3.) pricing, to which Mrs. Krauss reported that the municipal-style website could cost \$10,000 to create and \$2000 per annum to maintain; (4.) the possibility of budgeting some \$20,000, so that the agency could keep its options open; (5.) the effectiveness of the current website as regards ease of access to information; (6.) the alert system on at least one of the municipal websites, which “is not as good as it could be”; (7.) the appeal of the existing land bank website — “handsome” and “not garish” and the value of a keep-it-simple approach; (8.) the costs associated with it (viz., very little, as Gary Pihl, its original designer, continues to be available at modest expense); (9.) the benefits of Squarespace (viz., reasonably priced and functional on cellphone as well as computer); (10.) whether technological advances will someday compel a land bank upgrade, as to which Mrs. Krauss noted that the Adobe Contribute program that the staff uses to update the website is already no longer produced; and the like.

After discussion and by a motion made and seconded, the Commission voted in a roll call vote six in favor, none opposed and Mrs. Reimann abstaining to ask Mrs. Krauss to consult with Mr. Pihl to learn his opinion as to whether it would be to the land bank’s benefit to move to Squarespace; she will return with his thoughts on this matter and any other matters germane to the broader question.

### 2. Agency Land Management: Procurement

The Commission reviewed a February 24, 2021 memorandum from land superintendent Ian Peach regarding the possible purchase of a CNC machine. Both polymer and wood wayfinding signs will be used in the future; a CNC machine is best for the latter. The bids, arrayed in descending order by price, are: (1.) Premium Plywood Specialities of Hyannis, \$3,699.99; (2.) Walmart of Falmouth, \$3,649.99; and (3.) Woodcraft of Walpole, \$3,599.99. He recommended the lowest bidder.

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

3. Gay Head Moraine (Town of Aquinnah)

The Commission reviewed notice received of an application filed with the Aquinnah Board of Health by neighbor Michael Karasik for a variance. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to make no comment.

4. Muskoday Farm (Town of Edgartown)

The Commission reviewed notice of a subdivision proposal filed with the Edgartown Planning Board by abutter Mattakesett Realty Trust II.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to post a letter to the Board asking it to work with the applicant to site a public trail easement connecting the farm and the Katama Road.

5. Poucha Pond Reservation (Town of Edgartown)

The Commission reviewed notice received of an application filed with the Edgartown Conservation Commission by abutter Pamela Bryan for the installation of a swimming pool. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to make no comment.

6. Tisbury Great Pond Beach (Town of West Tisbury)

The Commission discussed whether to hire a surveyor to identify the corners of this property, in order to eliminate any possible confusion as to the location of private and public lands. Mr. Peach reported that Vineyard Land Surveying and Engineering has offered a price of \$2,500.

He stated that the staff will substitute steel poles for the surveyors' posts and will pinpoint the locations — necessary, given the dynamic nature of the beach and its general northward migration — using the agency's global positioning system (GPS) equipment.

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

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the website, including the website of the Nantucket land bank; and (2.) the agenda.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-41.

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 4:01 pm.

certification: Wesley T. Mott  
Wesley Mott, Secretary