



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MARCH 2, 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)

Philip Cordella, Danielle Mulcahy, Walker Roman, William Roman, Peter Wells

PRESENTATION OF THE WARRANT

Warrant no. 2020-24 was made available for the Commission's inspection.

PUBLIC INPUT

1. Agency Administration: Various

Philip Cordella asked whether the land bank was to discuss OPEB matters in executive session; Commissioners replied no. As regards the Little Field Preserve matter discussed on February 24 and due to be discussed later in the meeting, he stated that he believed that the land bank should be more flexible.

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF FEBRUARY 24, 2020

By a motion made and seconded, the Commission voted six in favor, none opposed and Mrs. Reimann abstaining to approve the minutes as amended.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending February 28, 2020: \$129,930.00

NEW BUSINESS

Commissioner Sarah Thulin departed the meeting at this time in order to avoid any possible appearance of conflict-of-interest.

1. Little Field Preserve (Town of West Tisbury)

The Commission reviewed a letter from Walker Roman received February 27, 2020 in which he outlines a revised, and greatly scaled back, proposal for transporting a modular building to his property; this matter was most recently discussed by the Commission at its February 24, 2020 meeting.

Land superintendent Ian Peach, who last week met on-site with Mr. Roman and his contractors to review the revised plan, recommended approval. After discussion and by a motion made and seconded, the Commission voted unanimously to approve the proposal, with the understanding that the crossing of the land bank property will take place under the oversight of the land bank crew manager. Mr. Knight stated that Mr. Roman's plan to grind existing on-premises stumps and replace a deteriorating length of fence was a public benefit, mitigating against the private use of public property. Ms. Ravitch noted that she appreciated lessee Fred Fisher III's willingness, in the proposal considered at the Commission's February 24 meeting, to allow his leasehold to be crossed.

Mrs. Thulin returned to the meeting at this time.

PUBLIC INPUT

1. Agency Administration: Various

Apropos of the Commission's February 24 minutes concerning the Little Field Preserve and the use of the word "precedent," Philip Cordella asked if the land bank should instead use "custom;" Commissioners stated that "precedent" was satisfactory.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2020-24.

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 2:14 pm.

certification:



Mary Robin Ravitch, Secretary