



# Martha's Vineyard Land Bank Commission

## MINUTES REGULAR SESSION MEETING OF MARCH 9, 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

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

Leon Brathwaite, Philip Cordella, John Krowski

### PRESENTATION OF THE WARRANT

Warrant no. 2020-25 was made available for the Commission's inspection.

### PUBLIC INPUT

#### 1. Agency Administration: Various

Philip Cordella asked about identifying in the minutes who makes and seconds motions; Mr. Lengyel stated that they are so identified in the executive session minutes, where all matters are subject to roll call, and in the regular session minutes each Commissioner's votes are identified. Mr. Cordella stated that it is a mistake not to record the meetings; he also stated that the agenda has grown since it was posted last week at the town clerks' offices. John Krowski stated that he never sees executive session minutes; Mrs. Goff replied that only sections are released, when those matters are eligible.

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 MARCH 2, 2020

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 March 6, 2020: \$136,540.00

NEW BUSINESS

1. Agency Policy: Public Use of Land Bank Properties

The Commission conducted a first-reading of a proposed amendment to this policy; the amendment was designed to formalize current land bank custom in dealing with requests to use a land bank property for a temporary non-conservation use, as occurred at the Commission's March 2, 2020 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the amendment, as drafted, pending a second-reading at a future Commission meeting

2. Agency Administration: West Tisbury Zoning By-Law

The Commission discussed a proposed amendment to the West Tisbury code that would include the land bank in the list of organizations eligible to hold conservation land generated out of open space subdivisions; the West Tisbury Planning Board is holding a public hearing on various proposed amendments, including this one.

After discussion and by a motion made and seconded, the Commission voted unanimously to direct staff to post a letter of support to the Board.

3. Three Ponds Reservation (Town of Edgartown)

The Commission reviewed a March 6, 2020 from lessee Lillian Walter in which she requests permission to install two new fences at North Farm: (1.) a livestock fence (for sheep), 48" high; and (2.) a fence for crops, 72" high. Each is to be composed of black woven wire, using locust posts spaced 15 feet apart.

*Commissioner Richard Knight, Jr. departed the meeting at this time, in order to avoid any*

*possible appearance of conflict-of-interest.*

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

*Mr. Knight returned to the meeting at this time.*

4. Agency Land Management: Building Inventory

The Commission continued, from its January 13, 2020 meeting, its discussion of its effort to identify a building professional to inventory needed repairs plus advisable major improvements to various land bank buildings, plus a tally of probable cost estimates and timetables. Land superintendent Ian Peach was present.

Mr. Peach reported that an invitation-for-bids (IFBs) was issued for this purpose but yielded no bidders. Believing that such a person could be identified if the cost element were removed, he sought a contractor to supply only the inventory, as, under the agency procurement policy, services costing less than \$5000 are to be made using "sound business practices" with neither quotes nor bids to be sought; he supplied to the Commission a March 2, 2020 proposal, in the amount of \$3,122.75, from Daniel Summers of Thomas Brennan Homes.

Questions were asked. Mr. Peach noted (1.) that this individual, of all the prospective bidders in the IFBs, had seemed most interested; and (2) that he met with him and checked his references.

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

PUBLIC INPUT

1. Agency Administration: Various

Philip Cordella asked about the farm fence at the Poucha Pond Reservation that was installed last year and noted that item nos. 3 and 4 of New Business were not posted last week, to which Mrs. Thulin replied that some items come in at the last minute; John Krowski asked about what gets posted.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2020-25.

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.

Mrs. Thulin allowed public comment; John Krowski stated that the Commission needed to specify the name of any property to be discussed. The Commission entered executive session at 2:26 pm.

certification:   
Mary Robin Ravitch, Secretary