



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF MARCH 11, 2021

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Peter Wells

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Ian Peach

OTHERS PRESENT DURING THE SESSION

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2021-42 was made available for the Commission's inspection.

Commissioner Peter Wells joined the meeting during the following discussion.

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 MARCH 1, 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 March 5, 2021: \$304,211.00

TRANSFER FEE HEARINGS

1. Benjamin Stafford (Town of Oak Bluffs)

The Commission conducted a hearing on the interest and penalty associated with the extinguishment of this "m" exemption (transfer no. 58592). Mrs. Thulin opened the hearing at 3:03 pm.

The Commission reviewed the contents of a March 3, 2021 letter from attorney Robert Moriarty which detailed the property's multiple mortgages — which Mr. Moriarty reported as in default — and liens plus Mr. Stafford's current incarceration. The penalty amounts to \$2,250.00 and the interest computes out at \$2,641.14. Mrs. Thulin closed the hearing at 3:05 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to waive the penalty and accumulated interest upon a finding of extraordinary circumstances; the circumstances were extraordinary owing to the status of the mortgages and Mr. Stafford's incarceration.

NEW BUSINESS

1. Agency Administration: Martha's Vineyard Commission

The Commission reviewed this fiscal year's contract between itself and the Martha's Vineyard Commission (MVC) for trail planner William Veno. It was recently submitted to the land bank by the MVC and calls for him to work for the land bank for twenty-four hours per month at an annual cost of \$17,701. The land bank has been back-billed.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize Mrs. Thulin to execute the agreement.

After additional discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to authorize Mrs. Thulin to execute the coming agreement for fiscal year 2022, provided that she finds that any increases therein are modest.

2. North Neck Highlands Preserve (Town of Edgartown)

The Commission reviewed notice received of an application filed with the Edgartown Planning Board by neighbor Jeffrey Sharfstein for the installation of a swimming pool and appurtenances.

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

3. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission reviewed the sole bid submitted for the preparation of a survey of its ±1.4-acre workshop area, to serve as a base for upgrade planning: Vineyard Land Surveying and Engineering: \$3,200. This matter was most recently discussed at the Commission's February 1, 2021 meeting.

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

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the agenda; and (2.) the budget.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-42.

The following members of the West Tisbury Town Advisory Board joined the meeting at this time: Lisa Amols, Richard Cohen, William Haynes, Peter Rodegast, Leah Smith, Andrew Woodruff.

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 3:16 pm.

By a motion made and seconded, the Board 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. Mr. Woodruff 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 Board. He further announced that the Board would not reconvene in regular session after the conclusion of the executive session. The Board entered executive session at 3:17 pm.

certification:


Wesley Mott, Secretary