



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF APRIL 1, 2019

167 Main Street. Edgartown, Massachusetts

CALL TO ORDER: 2:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Mary Robin Ravitch, Priscilla Sylvia, Sarah Thulin, Edward Vincent, Jr.

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Wesley Mott, Nora Nevin

STAFF PRESENT AT CALL TO ORDER

James Lengyel

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

Nancy Weaver

PRESENTATION OF THE WARRANT

Warrant no. 2019-19 was made available for the Commission's inspection.

PUBLIC INPUT

1. Tashmoo Preserve (Town of Tisbury)

Nancy Weaver asked about the timetable for the undevelopment of this property; Mr. Lengyel replied that the razing of the first beach cottage is currently underway and that the second is scheduled for later in the week. She asked about the status of the town - land bank mutual management agreement; Mr. Lengyel reported that the land bank staff recently had a productive meeting with the town administrator and department heads and that the Commission would soon be reviewing a draft agreement.

APPROVAL OF THE MINUTES OF MARCH 11, 2019

By a motion made and seconded, the Commission voted three in favor, none

opposed and Mr. Vincent and Ms. Ravitch abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

1. Agency Administration: Transfer of Deposits

Fiscal officer Cynthia Krauss was present and recommended, based on a survey of rates of return at various financial institutions, that the land bank (1.) transfer \$1.0 million to Rockland Trust; and (2.) \$1.0 million to Fidelity Investments.

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

TRANSFER FEE HEARINGS

1. Clay Edwards (Town of West Tisbury)

The Commission conducted a hearing on Mr. Edwards' request for a second one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 53533); the first extension was approved at the Commission's April 2, 2018 meeting. Mrs. Sylvia opened the hearing at 2:07 pm.

Mr. Edwards, via his mother, notes in a March 11, 2019 email that "we are very much hoping that it will be done with in the next year ... the big problem is closing Merry Farm Road down to trench for electric line, which is at least a few thousand feet of trenching ... in which we have not much control of, people need to be notified and they all need to agree on a date." Mrs. Sylvia closed the hearing at 2:09 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously to grant a second one-year extension, such extension to terminate on March 9, 2020. Staff is to caution him that no additional extensions are available and that his exemption will self-extinguish if he is not domiciled by the end of the second period and that he should keep this in mind, as interest will continue to accrue.

TRANSFER FEE REVENUES

Revenues for the week ending March 15, 2019: \$118,769.00  
Revenues for the week ending March 22, 2019: \$ 24,750.00  
Revenues for the week ending March 29, 2019: \$ 56,370.00

## NEW BUSINESS

### 1. Agency Administration: Fiscal Year 2019 Audit

Staff reported that two bids had been received for the preparation of the land bank's financial statements, arrayed here in descending order by price: (1.) Marcum LLP, \$34,000; and (2.) O'Connor and Drew PC, \$12,500. Commissioners had voted at their April 23, 2018 meeting to issue, in early 2019, an invitation-for-bids for auditing services.

After discussion and by a motion made and seconded, the Commission voted unanimously to award the job to O'Connor and Drew, as low bidder. It has been the land bank's auditor for most of three decades now. Mrs. Krauss departed the meeting at this time.

### 2. Agency Land Management: Conference Attendance

The Commission discussed whether to fund, in the aggregate amount of ±\$1,650, ecologist Julie Russell's attendance at a Syracuse bat-identification and -monitoring conference; the two sponsors are Wildlife Acoustics and ERM Consulting and Engineering.

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

### 3. Agency Land Management: Species Monitoring

Staff reported that Suzan Bellincampi, of the Felix Neck Sanctuary, has been monitoring osprey and horseshoe-crabs at numerous locations around the island — e.g., the latter, at Tashmoo Preserve — and is requesting permission to continue to do so at various land bank properties. She will supply all data to the land bank ecologist when they are available.

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

### 4. North Neck Highlands Preserve (Town of Edgartown)

The Commission reviewed notice received of an application filed with the Edgartown Board of Health by abutter Samuel Barrett for variances from several regulations, viz., (1.) installation of a well 124' from Cape Poge Bay when 200' is required; (2.) installation of a leaching field 186' away from an existing off-premises septic system when 200' is required; and (3.) installation of a leaching field 153' away from an existing off-premises well when 200' is required. The variances would allow the erection of a four-bedroom house on a 1.1-acre lot; a FAST denitrification system is proposed.

After discussion and by a motion made and seconded, the Commission

voted unanimously to make no comment.

5. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission reviewed a draft letter, prepared by staff and dated April 1, 2019, to the Oak Bluffs selectmen; it responds to a February 27, 2019 letter from the town administrator and concerns the accuracy of the town's records as to the ownership of tax parcel nos. 42-1 and 43-53. This matter had been most recently discussed at the Commission's December 3, 2018 meeting.

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

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2019-19.

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. Sylvia 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 2:24 pm.

certification:

  
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Mary Robin Ravitch, Secretary