



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JUNE 24, 2019

167 Main Street. Edgartown, Massachusetts

CALL TO ORDER: 3:45 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Richard Knight, Jr., Wesley Mott, Mary Robin Ravitch, Sarah Thulin,
Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Cynthia Krauss, James Lengyel, Ian Peach

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

None

PRESENTATION OF THE WARRANT

Warrant no. 2019-27 was made available for the Commission's inspection.

PUBLIC INPUT

None

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 reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:45 pm.

RETURN TO REGULAR SESSION: 4:01 pm

APPROVAL OF THE AGENDA

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

APPROVAL OF THE MINUTES OF JUNE 17, 2019

By a motion made and seconded, the Commission voted five in favor, none opposed and Mr. Knight abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending June 21, 2019: \$233,205.77

NEW BUSINESS

1. Tashmoo Preserve (Town of Tisbury)

The Commission reviewed a June 13, 2019 report, prepared by Reid Silva of Vineyard Land Surveying and Engineering, regarding the beach armoring on this property. Mr. Peach summarized the core concern: is it possible to do something — e.g., remove the revetment — without triggering an unwanted downbeach effect?

Discussion occurred, variously, as to (1.) whether downbeach landowners would be uneasy, regardless of the probability (low or not) of impact; (2.) the benefits of removal versus the preceding uncertainty; (3.) the significant projected cost and the prudence, therefore, of considering half-measures, at least in the beginning; (4.) whether grants exist for dune naturalization as they do for impoundment removal; and the like.

A motion was made and seconded and unanimously voted to let this matter rest at this time.

2. Trade Wind Fields Preserve (Town of Oak Bluffs)

Mrs. Krauss reported that the airplane that was disabled here on April 25 has yet to be removed. Its title recently transferred to Global Aerospace, Inc., the pilot's insurance company, which then contracted with Brent Pressley of Smoky Mountain Aeroplanes to remove it via a flatbed truck. Mr. Pressley has not been prompt in undertaking the task, offering various excuses, and Mrs. Krauss inquired with the Martha's Vineyard Airport as to how it would handle a like situation; answer: \$10 per day space charge.

After discussion and by a motion made and seconded, the Commission voted unanimously to direct counsel to correspond with the insurance

company to inform it that if the airplane has not been removed from the premises within 21 days from receipt of the letter a daily payment of \$100 will arise — and, retroactively, to the extent determined reasonable by counsel.

Mr. Peach and Mrs. Krauss departed the meeting at this time.

3. Aquinnah Headlands Preserve (Town of Aquinnah)

The Commission reviewed notice received from the Aquinnah Planning Board Plan Review Committee of an application filed by abutter Hugh Taylor “to site and construct a 3136 square foot event pavilion for commercial use with drive-in basement and rooftop deck in an open and highly visible location and a registered Development of Regional Impact lot where total footprint of structures on the lot will exceed 2000 square feet in the Gay Head Cliffs District of Critical Planning Concern;” the Commission had most recently reviewed this application at its December 3, 2018 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to direct staff to reissue its letter of opposition, updating it as fitting.

4. Agency Policy: Transfer Fee Regulations

The Commission conducted a first-reading of proposed amendments to sections 1.03 and 4.16(6) of the transfer fee policy that would clarify how the “m” exemption is applied in the case of multiple purchasers where some qualify for the exemption and others don’t.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the amendment, on a first-reading basis; a second-reading will be scheduled at an upcoming meeting.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2019-27.

EXECUTIVE SESSION

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certification:


Mary Robin Ravitch, Secretary