



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 1, 2019

167 Main Street. Edgartown, Massachusetts

CALL TO ORDER: 3:47 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

James Lengyel

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

None

PRESENTATION OF THE WARRANT

Warrant no. 2019-28 was made available for the Commission's inspection.

PUBLIC INPUT

None

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 24, 2019

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 June 28, 2019: \$420,294.68

TRANSFER FEE QUERIES

1. Jennifer Abreu (Town of Edgartown)

The Commission discussed the contents of a July 1, 2019 letter from Mrs. Abreu in which she requests an "m" exemption for her recent purchase (transfer no. 60180). Her counsel advised her that she didn't qualify, as her mother's estate is being probated and if/when (there are debts) the court awards her her mother's property in Oak Bluffs it will be retroactive to the date of her mother's death, which occurred prior to her purchase of her Edgartown property. At the time that she bought the Edgartown land, however, she had owned no other real estate.

After discussion and by a motion made and seconded, the Commission voted unanimously to grant to Mrs. Abreu an "m" exemption — as she actually did not own any real estate at the time of her Edgartown purchase — and thus refund the fee she had paid.

NEW BUSINESS

1. Agency Policy: Transfer Fee Regulations

The Commission conducted a second-reading of a proposed amendment to this policy; the first-reading had taken place the Commission's June 24, 2019 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to adopt the amendment.

2. Old County Arboretum (Town of West Tisbury)

The Commission reviewed a June 26, 2019 staff memorandum regarding the West Tisbury Planning Board's request for a path across this property.

After discussion and by a motion made and seconded, the Commission voted unanimously to accept the staff recommendation, viz., to approve the installation of the path connecting the school and the state forest, with the town's handling all commonwealth endangered species filings (subject to advance land bank review of the documents).

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2019-28.

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 3:55 pm

certification: 
Mary Robin Ravitch, Secretary