



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 12, 2021

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

Cynthia Krauss, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

John Abrams, Philip Cordella, Angela Francis, Rebecca Haig

PRESENTATION OF THE WARRANT

Warrant nos. 2021-59 and 2022-01 were made available for the Commission's inspection.

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 JUNE 28, 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 July 2, 2021: \$404,763.60

Revenues for the week ending July 9, 2021: \$192,724.95

TRANSFER FEE HEARINGS

1. Travis Ritchie (Town of West Tisbury)

The Commission conducted a hearing on Mr. Ritchie's request for a one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 60380). Mrs. Thulin opened the hearing at 3:04 pm.

Mr. Ritchie reports, in a June 28, 2021 email, that he "had delayed starting construction because of COVID and building prices, but we weren't aware of the time-limit on moving in ... [it's] time to get going." Mrs. Thulin closed the hearing at 3:05 pm.

Staff noted that all "m" claimants receive a certified letter from the land bank, just after purchase, informing them of the timetable by which they must domicile on their "m" property. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a one-year extension, such extension to terminate on July 16, 2022. Staff is to inform Mr. Ritchie that only two one-year extensions are permitted, and that interest continues to accrue, such that, if he believes that he may not be able to domicile by 2023, he may wish to consider extinguishing his "m" exemption.

NEW BUSINESS

1. Little Duarte's Pond Preserve (Towns of Tisbury et al.)

The Commission reviewed a June 29, 2021 site plan submitted by the South Mountain Company (SMC) on behalf of Island Grown Initiative (IGI), which is the owner of the portion of this preserve generally known as Thimble Farm. John Abrams and Angela Francis of SMC were present, as was Rebecca Haig of IGI.

Mr. Ewing disclosed for the public record that his wife is a member of the IGI board of directors; it is an unpaid position.

The farm is subject to an agricultural preservation restriction that confines all development to either a residential building envelope or an agricultural building envelope. It permits the owner to "alter, modify, add or build new" structures in these envelopes, subject to advance land bank review. An earlier site-plan was approved by the Commission at its May 27, 2020 meeting; the current version differs little from the earlier, save for the addition

of a fourth housing unit.

After discussion and by a motion made and seconded, the Commission voted unanimously in roll call vote to approve the proposal and to issue a certificate-of-approval. Mr. Abrams and Mss. Francis and Haig departed the meeting at this time.

2. Agency Administration: Fiscal Year 2021 Budget

The Commission discussed the following overages in the following categories in the budget that ended on June 30:

\$ 4,891.45	administrative employee benefits
\$20,151.47	land management land improvements
\$ 3,875.18	land management insurance
\$ 5,217.28	land management office expenses
\$34,135.38	total

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to balance the budget by transferring this amount from its \$50,000 reserve to the above categories. The bottom line does not change.

3. Agency Land Management: Purchase of Equipment

The Commission reviewed a July 8, 2021 staff memorandum recommending the purchase of a gasoline-powered post-driver, otherwise known as an automatic sledgehammer, which is useful in installing boardwalks. The price is \$1,802. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the expenditure.

Ecologist Julie Russell reported that she had sought three quotes for the replacement of the land bank's Trimble GPS, funds for which appear in the current budget. Two were obtained — from Keystone Precision Solutions and Waypoint Technology Group — and each was for \$8,195. She stated as well that the unit will need software to support it, whose price she estimates at <\$3,500 (followed by an annual maintenance fee). She stated that she, based on her observations elsewhere, would of the two choose Keystone for both the unit and the software. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the expenditure.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) recording of meetings; (2.) taking of minutes;

and (3.) management of the Priester's Pond Preserve.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant nos. 2021-58 and 2022-01.

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 3:40 pm.

certification: Wesley F. Mott
Wesley Mott, Secretary