



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 26, 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, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT DURING THE SESSION

Peter Cook, Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2022-03 was 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 JULY 12, 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 16, 2021: \$277,737.00

Revenues for the week ending July 23, 2021: \$532,344.00

NEW BUSINESS

1. Agency Administration: Receipt of Donation

Staff reported that the land bank had received the following donations in memory of Elizabeth Faulkner Rowe: (1.) Alice Fisher, \$100; and (2.) Susan Fisher, \$200.

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

2. South Indian Hill Woodlands Preserve (Town of West Tisbury)

The Commission discussed a public notice of an application filed with the West Tisbury Planning Board by David Weagle for "a special permit to install a curbcut through-access over a special way (Rogers Path)."

Commissioners reviewed an aerial photograph of the environs, which indicated that some 120 feet separate the two existing curbcuts along Rogers Path; the proposed curbcut would be located between them. The regulation governing the way calls for the protection of its "visual character" and the retention of the "abutting landscape." Ms. Weaver noted that she is familiar with this ancient way and that there are already so many driveway crossings that it is confusing for hikers.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to post a letter to the Board reporting that the land bank believes that three curbcuts in a 120' span is excessive and that that would not comport with the goals of the overlay district.

3. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission discussed whether to send a letter to the Oak Bluffs town administrator regarding the planned exchange of land here between the land bank and town (i.e., the so-called donut swap). The purpose of the letter would be to inquire as to whether the town will wish to "credit" the nitrogen capacity on its existing lot to another property(ies); if so, decisions about this will need to be made prior to the town meeting, where the exchange will be considered.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to prepare and post such a letter.

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the planned exchange of property between the town and land bank at the Southern Woodlands Reservation.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2022-03.

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 3:19 pm.

certification:


Wesley Mott, Secretary