



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF AUGUST 3, 2020

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

None

PUBLIC INPUT

None

Commissioner Kristen Reimann joined the meeting during the following discussion.

APPROVAL OF THE AGENDA

By a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Mrs. Reimann abstaining to approve the agenda as presented.

APPROVAL OF THE MINUTES OF JULY 27, 2020

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

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending July 31, 2020: \$400,327.20

TRANSFER FEE HEARINGS

1. Zaneta Pavelkova (Town of Oak Bluffs)

The Commission conducted a hearing on the extinguishment of this "m" exemption (transfer no. 59011). Mrs. Thulin opened the hearing at 2:10 pm.

Staff stated that Mrs. Pavelkova, in a July 30, 2020 email from her attorney, reports that she and her family are selling their house and moving off-island for financial reasons; the following arises under the land bank law: (1.) transfer fee, \$9,000; (2.) interest, \$2,730.45; and (3.) penalty, \$2,250. Mrs. Thulin closed the hearing at 2:12 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call to waive the penalty and 50% of the interest, upon a finding of extraordinary circumstances; the circumstances were extraordinary in that she was unable to anticipate that for financial reasons she would need to sell prior to the end of the five-year domicility period. The transfer fee remains due.

NEW BUSINESS

1. Agency Policy: Hunting on Land Bank Properties

Staff reported that the Tisbury Town Advisory Board, at its July 27, 2020 meeting, discussed the hunting policy for the Ripley's Field Preserve, Tisbury Meadow Preserve and Wapatequa Woods Reservation and voted to "bring the hunting policy on these three properties in line with the other land bank properties across the island." That means that hereafter all three types of deer hunting — archery, muzzleloader and shotgun — would occur, as well as hunting for turkey, pheasant and raccoon.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote likewise to approve such hunting; the land bank hunting committee will meet to determine the number of daily shotgun hunters for each property. Once this detail has been finalized staff will correspond with anyone whose property is located within 500' of any of the three properties (1.) to alert them that this change will start with the 2020-2021 season; and (2.) to inform them of all of the pertinent details of the policy, e.g., that such properties are closed to public access during the deer-shotgun season.

2. Agency Policy: Personnel and Staffing

The Commission reviewed draft job descriptions, prepared by staff, for the goatherd and the wildlife biology intern positions. Extensive discussion took place as to (1.) the goatherd's schedule; (2.) the proper wage for the goatherd; (3.) whether the intern position should be accompanied by health insurance (voted at the Commission's June 1, 2020 meeting but perhaps worthy of reconsideration); (4.) alternative insurance that may be available to likely candidates for this position; (5.) and the like.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve (1.) the wildlife biology intern description as drafted, but to study further details as to benefits (none of which is a timely consideration, as the planned housing for this position is not yet ready); and (2.) the goatherd description with the understanding [a] that the text will be amended so as to be clear that the goats will receive constant oversight and [b] that the position will be slotted in the agency remuneration classification chart in grade 7, whose step 1 salary is \$49,403.

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 not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:47 pm.

certification: Wesley D. Mott
Wesley Mott, Secretary