

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF AUGUST 26, 2019

167 Main Street. Edgartown, Massachusetts

CALL TO ORDER: 3:45 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Richard Knight, Jr., Wesley Mott, Mary Robin Ravitch

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. 2020-05 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 amended.

APPROVAL OF THE MINUTES OF AUGUST 19, 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 August 23, 2019: \$112,520.00

NEW BUSINESS

1. Agency Policy: Hunting on Land Bank Properties

The Commission conducted a first-reading of proposed amendments to this policy, as recommended by its hunting subcommittee at its May 16, 2019 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously to accept the draft; a second-reading will be scheduled for an upcoming meeting.

2. Agency Land Management: Farmland Leasing

Staff reported that two agricultural leases are due to expire at the end of the year: (1.) Brian Cioffi at the Blue Barque Preserve; and (2.) Fred Fisher III at the Little Field Preserve.

After discussion and by a motion made and seconded, the Commission voted unanimously to issue a request-for-proposals for each of these two farmfields. Commissioners will review at a future meeting those of its leases that are eligible for extensions.

3. Muskoday Farm (Town of Edgartown)

The Commission discussed a proposal by Michael Donaroma, depicted in a staff memorandum dated August 22, 2019, to install three greenhouses on this property, each approximately 21' x 90'. They can be either concatenated or abreast. Although he has identified three prospective sites, he prefers site no. 1 on the plan contained in the memorandum. He would grow nursery stock in them and possibly sell this stock wholesale from the premises.

Commissioners noted for the public record that Mr. Donaroma is a member of the Edgartown Town Advisory Board.

Permissibility is governed by the land bank's agricultural preservation restriction (APR) here; the land itself is owned by the town of Edgartown. The APR follows the general model of conservation restrictions, which is to itemize prohibited activities — in this case, the installation of structures — and then list exceptions, but in this case does so tersely: greenhouses are not specifically excepted out but the document states that "no building or structure of any sort shall be erected on the premises without the written consent" of the land bank. In examining proposed land uses on the property the land bank is to determine whether, *inter alia*, they are consistent with the

land bank law.

After discussion, Commissioners agreed to site-visit the property, accompanied by Mr. Donaroma.

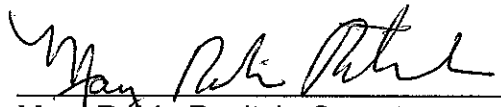
4. Trade Wind Fields Preserve (Town of Oak Bluffs)

Mrs. Goff noted that Philip Cordella commented to the Commission at its August 19, 2019 meeting that the commonwealth natural heritage department had released to him the locations of the protected plant species on this property; she stated that if the commonwealth is now making these data public, the land bank should follow suit and publicize on its website the success of the conservation effort here, e.g., areas where species are thriving; regularity of species surveys; progress in repulsing the pitch pine invasion and species such as spotted knapweed; and the like. Commissioners agreed that staff should do so, emphasizing that endangered species protection is a component, but not the whole, of the land bank's task here — the central goal was to protect the entire grassland habitat as a habitat, which is now obviously flourishing.

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 4:12 pm.

certification:



Mary Robin Ravitch, Secretary