



# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF OCTOBER 19, 2020

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

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Peter Wells

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Ian Peach

OTHERS PRESENT DURING THE SESSION

None

PRESENTATION OF THE WARRANT

Warrant no. 2021-18 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 in a roll call vote to approve the agenda as presented.

APPROVAL OF THE MINUTES OF OCTOBER 13, 2020

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 October 16, 2020: \$532,793.04

### TRANSFER FEE HEARINGS

1. Katrina Delgadillo (Town of Oak Bluffs)

The Commission conducted a hearing on Ms. Delgadillo's request for an extension of the timetable by which she must domicile on her "m" property (transfer no. 59283). Mrs. Thulin opened the hearing at 3:04 pm.

Commissioners reviewed the contents of a October 7, 2020 email from Ms. Delgadillo in which she reports that construction of her home has begun but that she believes that an "m" extension will be needed. Mrs. Thulin closed the hearing at 3:05 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a one-year extension, to expire on September 25, 2021.

### NEW BUSINESS

1. Gay Head Moraine (Town of Aquinnah)

The Commission reviewed an application filed with the Aquinnah Conservation Commission by abutter Randy Jardin for the installation of a septic system. After discussion and by a motion made and seconded, the Commission voted unanimously to make no comment.

2. Agency Administration: Farmland Leasing

Mr. Peach reported that, per the Commission's July 27, 2020 vote, bids were solicited for three agricultural leases — (1.) Tea Lane Farm; (2.) Three Ponds Reservation; and (3.) Tiasquam Valley Reservation (west) — and that bids for each were received. He noted that he reviewed all save the bid that was submitted by Lillian Walter, as he and she are married.

He noted as well that all were tailored to the particular properties, except a general bid submitted by Zachary Miller, dated September 30, 2020. Without addressing the merits of Mr. Miller's bid, Mr. Peach recommended against offering a lease to him on the grounds that his bid did not propose specific uses for specific properties; he will urge Mr. Miller to submit a site-specific bid the next time that the land bank is soliciting lessees. Details as to the balance of the bids follow.

*Commissioner Pamela Goff departed the meeting at this time in order to avoid any possible appearance of conflict-of-interest.*

3. Tea Lane Farm (Town of Chilmark)

Mr. Peach reported that one bid was submitted for the 13.2-acre field on the Middle Road that is linked to the town's farmstead: (1.) Krishana Collins, dated October 2, 2020. She is the current lessee and he outlined her bid and her previous activities under the current lease; he recommended that a new lease be issued to her. By a motion made and seconded, the Commission voted unanimously in a roll call vote to accept his recommendation.

Mr. Peach reported that one bid was submitted for the 1.0-acre field on Tea Lane itself: (1.) Abigail Yuskaitis dba Celestial Nectar, dated October 2, 2020. She proposes, *inter alia*, the creation of a lavender farm paired with a bee colony. Mr. Peach reported that the proposal seems sound and references are positive; the problem is that she, a mainland resident, has no housing on the Vineyard.

After considerable discussion and by a motion made and seconded, the Commission voted unanimously in roll call vote (1.) to reject all bids for the Tea Lane field; and (2.) to direct staff to issue a fresh request-for-proposals (RFP) that mirrors the original but requires bidders to have island housing, on the belief that a farmer cannot properly oversee a leasehold without ready access to it. The RFP will be appropriately noticed and, in addition, Mr. Miller and Ms. Yuskaitis will be informed of it.

*Mrs. Goff returned to the meeting at this time.*

4. Tiasquam Valley Reservation (Town of Chilmark)

Mr. Peach reported that two bids were submitted for the 5.5-acre field here: (1.) Allen Healy dba Mermaid Farm, dated October 1, 2020; and (2.) Abigail Yuskaitis dba Celestial Nectar, dated October 2, 2020. Mr. Healy is the current lessee and Mr. Peach outlined his bid and his previous activities under the current lease; he recommended that a new lease be issued to him. By a motion made and seconded, the Commission voted unanimously in a roll call vote to accept his recommendation.

5. Three Ponds Reservation (Town of Edgartown)

Mr. Lengyel reported that one bid was submitted for the 9.3-acre field here: (1.) Lillian Walter dba Slip Away Farm, dated October 2, 2020. Mr. Peach absented himself, as he is married to Ms. Walter. She is the current lessee and Mr. Lengyel outlined her bid and her previous activities under the current lease; he recommended that a new lease be issued to her. By a motion made and seconded, the Commission voted unanimously in a roll call vote to accept his recommendation.

6. Tisbury Meadow Preserve (Town of Tisbury)

The Commission continued, from its June 1, 2020 meeting, its discussion of the Mai Fane House and possible upgrades thereto. Mr. Peach reported that one bid was received for performing such upgrades: (1.) Thomas Brennan Homes, dated September 17, 2020, \$225,002. The current agency budget allocates \$125,000 for this project.

Mr. Peach reminded Commissioners that the original impetus for this project arose from a February 6, 2020 vote of their budget committee, which led to the hiring of a consultant to review all land bank buildings. The consultant's June 26, 2020 report detailed the work needed on the house, which was incorporated into the issued RFP.

Discussion occurred as to (1.) the importance of focusing on all aspects of house upgrading, including the state of the foundation and the septic system; (2.) the actual historical features of the house (e.g., floorboards, doors) versus the modern features that should be eliminated (e.g., the picture window in the living room); (3.) whether to seek to stagger the project over two fiscal years, owing to the insufficiency in the current budget; (4.) the likelihood that dividing the project will make it more expensive in the end; (5.) the wear that inevitably occurs if a building is not used during the winter; and the like.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to request from its Town Advisory Boards an amendment to the current budget, viz., to increase the Tisbury Meadow Preserve line item to \$225,002 in order to fund this project.

*The following members of the West Tisbury Town Advisory Board joined the meeting at this time: Lisa Amols, Richard Cohen, Peter Rodegast, Leah Smith, Andrew Woodruff.*

7. Agency Administration: Fiscal Year 2021 Budget

The Board considered an amendment to this budget that would increase the Tisbury Meadow Preserve line item from \$125,000 to \$225,002. Doing so would allow the upgrading to the Mai Fane House that has been planned, to serve as year-round staff housing.

Questions were asked, whose answers Commissioners and staff supplied. After discussion and by a motion made and seconded, the Board voted unanimously in a roll call vote to so amend the budget.

PUBLIC INPUT

None

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-18.

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 3:45 pm.

By a motion made and seconded, the Board 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. Mr. Woodruff 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 Board. He further announced that the Board would not reconvene in regular session after the conclusion of the executive session. The Board entered executive session at 3:45 pm.

certification: Wesley T. Mott  
Wesley Mott, Secretary