

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF NOVEMBER 30, 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, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Ian Peach

OTHERS PRESENT DURING THE SESSION

Philip Cordella, Peter Rodegast, Terre Young

PRESENTATION OF THE WARRANT

Warrant no. 2021-27 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 NOVEMBER 23, 2020

By a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the minutes as written.

TRANSFER FEE REVENUES

Revenues for the week ending November 27, 2020: \$623,828.58

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

NEW BUSINESS

1. Agency Policy: Transfer Fee Regulations

The Commission continued, from its November 16, 2020 meeting, its discussion of Section 4.16 (12) of its transfer fee regulations. Mr. Lengyel reported that he conferred with counsel Ronald Rappaport about the possibility of allowing, owing to perturbations in the construction sector occasioned by the virus, "m" claimants extra time to domicile on their "m" properties. Mr. Rappaport has informed the land bank that doing so would be impermissible, as it is beyond the authority granted to the Commission by its statute.

Considerable discussion occurred as to (1.) the modest magnitude of the issue (i.e., annually, upwards of four "m" exemptions of a total of seventy or so seek double extensions of the domicility timetable); (2.) the fact that few "m" exemptions are for vacant land and therefore this issue does not affect them; (3.) the alternative of amending the law in Boston, by which time, however, the perturbations are apt to be long passed; and the like.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff (1.) to amend the standard letter that is sent to all "m" claimants so as to spotlight the statutory timetables and to suggest that claimants consider whether they indeed should retain the exemption if they have reason to believe that they will be unable to procure timely contractors; (2.) to print a like notice on the land bank website; and (3.) to send a like letter to the county bar association.

2. Agency Land Management: Summer Use Reports

The Commission reviewed a November 23, 2020 staff report summarizing 2020 visitor use at the Aquinnah Headlands Preserve, Great Rock Bight Preserve, Sepiessa Point Reservation, Tashmoo Preserve and Wilfrid's Pond Preserve.

Considerable discussion occurred. Ms. Weaver noted that land bank management of the town/county beach abutting the Tashmoo Preserve resulted in a genuine improvement there. Mrs. Goff remarked that staff shortages precluded posting a summer ranger on the Great Rock Bight Preserve beach — the single ranger was posted in the trailhead — but that the land bank should remedy this next year, as beachgoers may not be inclined to follow the rules unless authority is present. Mrs. Thulin asked if the land bank's first-time use of a reservation system, at its Manaquayak

Preserve, was a good trial run for a future system at the Squibnocket Pond Reservation and Mr. Peach agreed that it was. Mr. Ewing inquired about staffing and wondered if, in time, the land bank will need to consider erecting a dormitory.

As no action was necessary, the Commission took none. Staff will distribute the reports to the Town Advisory Boards.

#### PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) land bank revenues for the most recent week; and (2.) access to the documents under review by the Commission. Peter Rodegast spoke to the summer use report discussed by the Commission earlier in the meeting. Terre Young spoke to counsel's opinion on the "m" exemption reviewed earlier in the meeting.

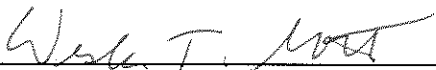
#### ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2021-27.

#### 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 3:42 pm.

certification:

  
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Wesley Mott, Secretary