

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF DECEMBER 6, 2021

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Peter Wells

STAFF PRESENT AT CALL TO ORDER

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2022-22 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 NOVEMBER 29, 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 December 3, 2021: \$1,503,916.00

NEW BUSINESS

*Commissioner Peter Wells joined the meeting during the following discussion.*

1. Agency Land Management: Farmland Leases

The Commission conducted its annual review of its farmland leases. Mrs. Goff relinquished the gavel to Mr. Mott, as she abuts one of the leaseholds.

They are: (1.) James Athearn at the Sweetened Water Preserve; (2.) Simon Athearn at the Norton Fields Preserve; (3.) Simon Athearn at the Peaked Hill Reservation (including a sublease to Timothy Colon); (4.) Brian Cioffi at the Blue Barque Preserve; (5.) Krishana Collins at the Peaked Hill Reservation and at Tea Lane Farm (including a sublease to Joshua Scott); (6.) Johanna Douglas at the Wapatequa Woods Reservation; (7.) Arnold Fischer, Jr. at the Short Cove Preserve; (8.) Fred Fisher III at the Little Field Preserve; (9.) Eric Glasgow at Arrowhead Farm; (10.) Allen Healy at the Tiasquam Valley Reservation (east) and the Tiasquam Valley Reservation (west); (11.) Zachary Miller at Tea Lane Farm; (12.) Jefferson Munroe at the Tisbury Meadow Preserve; (13.) Gary Stead at Featherstone Farm; and (14.) Lillian Walter at the Poucha Pond Reservation and Three Ponds Reservation.

Mr. Kisiel stated that he conferred with each of the lessees as to their activities in 2021 and is satisfied with each (having supplied, where needed, correctives); he recommended that all of the leases be continued. He noted as well that Mr. Healy's lease at the Tiasquam Valley Reservation (east) expires this year but contains the standard clause allowing renewal for an additional four years; he recommended renewal.

After discussion and by a motion made and seconded, the Commission voted unanimously in roll call vote five in favor, none opposed and Mrs. Goff abstaining to accept Mr. Kisiel's recommendations. Mrs. Goff assumed the gavel.

2. Southern Woodlands Reservation (Town of Oak Bluffs)

Mr. Kisiel reported, apropos of the Commission's November 8, 2021 discussion regarding the planned erection of a maintenance facility here, that Schofield, Barbini and Hoehn, Inc. had informed him that it believed that it could prepare a survey of the site area for a price ranging from \$2,800 to \$4,320.

Discussion occurred as to (1.) the price range, which derives from uncertainty as to how many field hours will prove necessary; (2.) the rapid turnaround, viz., a final product will be supplied in eight or fewer weeks; and (3.) the expected detail on the plan, viz., topographic lines, planning district

boundaries, etc.

After discussion and by a motion made and seconded, the Commission voted unanimously in roll call vote to authorize the expenditure.

*Commissioner Steven Ewing joined the meeting at this time.*

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the warrant; (2.) the procurement of supplies; and (3.) a contemplated Commission site-visit to the Squibnocket Pond Reservation.

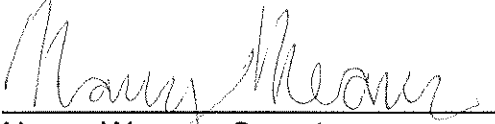
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2022-22.

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. Goff 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 3:18 pm.

certification:

  
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Nancy Weaver, Secretary