



Martha's Vineyard Land Bank Commission

MINUTES REGULAR SESSION MEETING OF DECEMBER 16, 2019

Public Library. West Tisbury, Massachusetts

CALL TO ORDER: 2:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Richard Knight, Jr., Wesley Mott, Mary Robin Ravitch, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

None

STAFF PRESENT AT CALL TO ORDER

James Lengyel

OTHERS PRESENT AT CALL TO ORDER *(and not cited elsewhere herein)*

Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2020-18 was made available for the Commission's inspection.

PUBLIC INPUT

1. Agency Administration: Public Record

Philip Cordella stated that the agenda for the meeting was not posted on the land bank website and that he hoped "that it was an oversight and not a new practice." He also recommended that the Commission tape-record its meetings; Commissioners stated that the basic goal of the minutes is to record the agency's actions, with a summary but not a transcription of the Commissioners' commentary leading to those actions.

APPROVAL OF THE AGENDA

By a motion made and seconded, the Commission voted unanimously to approve the agenda as presented.

APPROVAL OF THE MINUTES OF DECEMBER 9, 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 December 13, 2019: \$518,420.00

NEW BUSINESS

1. Agency Land Management: Overnight Storage of Boats and Equipment

The Commission reviewed its April 29, 2019 vote to refer to the Town Advisory Boards proposed management plan amendments on this topic. Staff reported that each of the applicable Boards — Chilmark, on September 13, 2019; Edgartown, on December 9, 2019; Oak Bluffs, on May 7, 2019; Tisbury, on September 12, 2019; and West Tisbury, on August 20, 2019 — approved the following amendments:

<i>name</i>	<i>existing text</i>	<i>approved new text</i>
Chappy Point Beach	Prohibit access to the property by boat to prevent conflicts with swimmers.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit motorized boat landings at all times and prohibit non-motorized boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Chilmark Pond Preserve	Boats will not be allowed on property overnight.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Cove Meadow Preserve	Prohibit overnight storage of boats on the shorelines.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.

Doug's Cove Preserve	Prohibit overnight storage of any kind on the preserve with the exception of 2 to 5 outhaul anchors.	Prohibit all overnight storage, including boats, with the exception of 2 to 5 outhaul anchors for commercial shellfishing, provided that they do not interfere with beach-nesting shorebirds. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Edgartown Great Pond Beach	—	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Farm Pond Preserve	Prevent the storage of boats directly on pondshore vegetation.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Great Rock Bight Preserve	Prohibit the storage of boats at all times, in all places, except on the unvegetated beach for short periods of time; do not allow any boats to remain on the property overnight.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Hillmans Point Preserve	Do not allow the overnight storage of boats.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Katama Point Preserve	—	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Pecoy Point Preserve	Do not allow boats to be stored on the property overnight.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.

<p>Quammox Preserve</p>	<p>Designate boat storage area along 125' of shoreline west of the Quammox Road.</p>	<p>Designate boat storage area along 125' of shoreline west of the Quammox Road. Elsewhere prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.</p> <p>All boats stored overnight must be registered with the land bank office. Prohibit overnight boat storage from November to May.</p>
<p>Quansoo Preserve</p>	<p>Prohibit boats from being left overnight anywhere on the property.</p>	<p>Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.</p>
<p>Ramble Trail Preserve</p>	<p>Work with the Tisbury harbormaster and the town conservation commission to control the proliferation of moorings at this pond access point, if needed.</p>	<p>Prohibit all overnight storage, including boats and outhaul anchors, with the exception of a designated storage area for non-motorized boats. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.</p> <p>All boats stored overnight must be registered with the land bank office. Prohibit overnight boat storage from November to May.</p>
<p>Sepiessa Point Reservation</p>	<p>—</p>	<p>Prohibit all overnight storage, including boats, with the exception of 2 to 5 outhaul anchors for commercial shellfishing, provided that they do not interfere with beach-nesting shorebirds. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.</p>

Short Cove Preserve	Designate a location for short-term (1-2 hours) kayak storage near the proposed spur trail that connects Tisbury Great Pond to the preserve's trail system; use sand ladder boardwalk if necessary.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Tashmoo Preserve	Prohibit the storage of boats at all times; any boat remaining on the property overnight will be removed promptly.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Three Ponds Reservation	Prohibit boats from being left overnight in the shorelines or in the ponds.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Tisbury Great Pond Beach	Protect pond shoreline.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.
Wilfrid's Pond Preserve	Prohibit the storage of boats at all times; do not allow any boats to remain on property overnight.	Prohibit all overnight storage, including boats and outhaul anchors. Prohibit boat landings on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines.

After discussion and by a motion made and seconded, the Commission voted unanimously likewise to approve the above amendments.

2. Agency Administration: "M" Exemption

The Commission discussed the "m" exemption and its statutory requirement to set its threshold annually; this was most recently performed at the Commission's December 10, 2018 meeting. The current threshold is \$480,000.

Staff reported that it had, using the protocol prescribed in the land bank's affordable housing policy, computed the median and mean values of qualifying "m" exemptions in the last biennium. Commissioners reviewed a chart summarizing same for the last five periods:

	median	mean
2019	\$570,000	\$555,000
2018	\$485,000	\$476,000
2017	\$449,705	\$451,415
2016	\$435,000	\$421,000
2015	\$401,500	\$397,000

After considerable discussion and by a motion made and seconded, the Commission voted unanimously to set the threshold at \$565,000 for the coming calendar year.

3. Agency Administration: 2019 Annual Report

The Commission reviewed a draft of its 2019 annual report, prepared by staff.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the annual report as written.

4. 167 Main Street (Town of Edgartown)

The Commission reviewed a bid submitted by Nelson Mechanical Design in the amount of \$3,005.47 for the repair and upgrade of its office heating system.

After discussion and by a motion made and seconded, the Commission voted unanimously to approve the expenditure. Staff is to explore, in the future, whether solar power and/or natural gas would be an option.

5. Agency Administration: All-Island Conservation Planning

Thomas Chase, associated with the Permanent Endowment for Martha's Vineyard, was present to discuss two conservation programs he has been developing, detailed in a December 13, 2019 memorandum: (1.) the possible issuance of a municipal bond(s) to acquire properties subject to life-estates, so that elders can afford to stay in their homes, which are then undeveloped at the end of their lives; and (2.) the possible purchase of coastal properties subject to "storm-estates," where the property is undeveloped after the filing of a post-tempest insurance claim.

Commissioners posed questions as to details and agreed that the concepts had enough prospective merit to justify further study; by a motion made and seconded, the Commission voted unanimously to authorize staff to continue to work with Mr. Chase on this matter, conferring with counsel as prudent (and mindful of expense).

PUBLIC INPUT (continued)

2. Agency Land Management: Wildfire Planning

Jeri Dantzig and Margaret Moran were present and noted that they had mistakenly gone to Edgartown to offer comment and appreciated Commissioners' willingness to hear additional public input at the meeting. They reported having organized the recent island fire forum, which Mr. Mott and Ms. Weaver attended, as did land superintendent Ian Peach, and inquired about whether any money in the land bank budget is allocated for land management. Mrs. Thulin reported that this year's budget is \$1,510,000, representing 15% of all budgeted expenses. Ms. Danzig recommended that the land bank be "proactive" in planning for fire hazards and Commissioners noted that Mr. Peach will be addressing this matter.

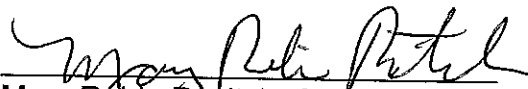
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2020-18.

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 2:51 pm.

certification:


Mary Robin Ravitch, Secretary