

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF JUNE 17, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER:

Steven Ewing, Frederick Khedouri, 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

Harrison Kisiel, James Lengyel

OTHERS PRESENT DURING THE SESSION

Sharon Cooke

*By a motion made and seconded, the Commission voted by acclamation to adopt the following resolution and to ask its executive director to convey its sentiments to the family of Ronald Rappaport:*

*The commissioners and staff of the Martha's Vineyard Land Bank Commission join the many other island organizations and individuals who mourn the untimely passing of Ron Rappaport. For three decades Ron was an indispensable legal counsel to the Land Bank. A brilliant attorney with unmatched insights into Vineyard matters, he was also a thoughtful, kind friend to us all. We offer our heartfelt condolences to Ron's widow, attorney Jane Kaplan, their daughter Julia, and their extended family, and to Ron's colleagues at Reynolds, Rappaport, Kaplan and Hackney.*

PRESENTATION OF THE WARRANT

Warrant no. 2024-53 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mr. Mott declared the agenda approved as presented.

APPROVAL OF THE MINUTES OF JUNE 3, 2024

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 June 7, 2024: \$55,423.04

Revenues for the week ending June 14, 2024: \$264,215.00

NEW BUSINESS

1. Morning Glory Farm et al. (Towns of Edgartown et al.)

The Commission reviewed a draft letter, prepared by staff, addressed to the commonwealth's transportation department regarding the proposed installation of crosswalks and sidewalks and related appurtenances at this property and at the Little Field Preserve in West Tisbury. The letter requests that such public safety features be designed in such a manner as to harmonize with these properties' bucolic environs, in contradistinction to the urban-style crossing that the commonwealth installed a few years ago in West Tisbury at the intersection of the Panhandle, Scotchman's Bridge and State Roads.

Mrs. Thulin disclosed for the public record that a relative owns land abutting, at its opposite end, the Little Field Preserve.

Commissioners agreed, after discussion, that the letter should be (1.) amended to note that, of all of the infrastructure, "hard curbs" are the most objectionable because they pose difficulties for bicyclists; and (2.) distributed not just to the Edgartown and West Tisbury selectboards and planning boards but also their highway superintendents, the Martha's Vineyard Commission's bicycle and pedestrian advisory committee and the editors of the *Martha's Vineyard Times* and *Vineyard Gazette*.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the letter, as amended.

2. Southern Woodlands Reservation (Town of Oak Bluffs)

Staff reported that the Oak Bluffs Town Advisory Board, at its June 7, 2024

meeting, voted to concur with the Commission as to re-use of the former workshop area here; the Commission vote had taken place at its May 20, 2024 meeting.

As a result, staff will (1.) raze the workshop building, after having recycled materials to the maximum extent possible; (2.) install a trailhead and a connecting trail(s); and (3.) begin planning for the creation of an invasive/exotic species disposal site on the site's existing cement pad.

Commissioners reviewed the details of a request-for-proposals (RFP) for an agricultural lease over a 0.75-acre area abutting the Barnes Road. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to issue such RFP.

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

The Commission discussed the vote of its Oak Bluffs Town Advisory Board, at its June 7, 2024 meeting, to recommend that the land bank install a surveillance camera in a fitting location along the airstrip here, in order to gauge and tally use of it by aircraft.

Commissioners variously discussed (1.) cost; and (2.) how data are recorded and how much oversight is needed.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve such recommendation; per agency policy, if the cost exceeds \$1000 staff will return to the Commission for a confirmatory vote.

Mrs. Reimann stated that she read some of the responses in the pilots' survey, most recently discussed at the Commission's May 20, 2024 meeting, and noted (1.) that the overall sense is that the airstrip is important to the island; (2.) that some pilots offered to pay an annual fee for the privilege of receiving a permission-to-land slip; and (3.) that a few pilots questioned whether aviation insurance was in fact necessary or not. Staff will investigate the insurance matter.

4. Agency Administration: Fiscal Year 2025 Budget

Staff reported that each of the Town Advisory Boards had approved the budget for the fiscal year beginning on July 1, 2024. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to do likewise.

PUBLIC INPUT

None

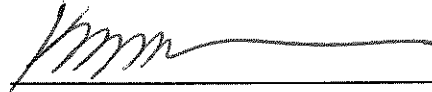
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-53.

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. Mr. Mott 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. He further announced that the Commission would not reconvene in regular session after the conclusion of the executive session. The Commission entered executive session at 3:26 pm.

certification:

  
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Kristen Reimann, Secretary