

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JULY 15, 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

Addison Antonoff (*Vineyard Gazette*), Sharon Cooke, Philip Cordella

PRESENTATION OF THE WARRANT

Warrant no. 2025-03 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 JULY 8, 2024

By a motion made and seconded, the Commission voted in a roll call vote five in favor, none opposed and Messrs. Mott and Wells abstaining to approve the minutes as written.

COUNTY AND LAND BANK COMMISSION TREASURERS' REPORTS

None

TRANSFER FEE REVENUES

Revenues for the week ending July 12, 2024: \$212,640.00

NEW BUSINESS

1. Ripley's Field Preserve (Town of Tisbury)

The Commission reviewed a draft letter to the Tisbury Planning Board, prepared by staff, regarding a special permit application filed by neighbor Guy Grassi to construct a single-family dwelling plus guest house.

By a motion made and seconded, the Commission voted unanimously in a roll call vote (1.) to approve the letter, as drafted; and (2.) to direct staff to post it.

2. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission discussed the sole bid received for an agricultural lease over a 0.75-acre area abutting the Barnes Road: (1.) John Leaf, d/b/a Send It Farm, dated July 12, 2024. This matter had been most recently discussed the Commission's June 17, 2024 meeting.

Mrs. Reimann noted the attractiveness of the roadside field and the need to ensure that any installed fencing will be sensitive to it.

By a motion made and seconded, the Commission voted unanimously in a roll call vote to enter into its standard lease with Mr. Leaf, provided that staff first works out all of the details to its satisfaction, including fencing, and then solicits and receives approval from Mrs. Reimann, as town Commissioner. It was understood and agreed that staff may tinker with the leasehold configuration, if doing so would advance scenic or other goals.

PUBLIC INPUT

None


ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant nos. 2025-03.

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 3:11 pm.

certification:



Kristen Reimann, Secretary