



Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 6, 2025

via remote technology

CALL TO ORDER: 3:03 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Frederick Khedouri

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. 2025-30 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 DECEMBER 16, 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 December 20, 2024: \$720,531.62

Revenues for the week ending December 27, 2024: \$148,340.00

Revenues for the week ending January 3, 2025: \$200,000.00

TRANSFER FEE HEARINGS

1. Nikola Stalovic (Town of Oak Bluffs)

The Commission conducted a hearing on Mr. Stalovic's request for a second one-year extension of the timetable by which he must domicile on his "m" property (transfer no. 64374). Mr. Mott opened the hearing at 3:06 pm.

Mr. Stalovic had submitted a December 19, 2024 email in which he reports "that the project is behind schedule." His January 1, 2024 letter requesting his first one-year extension employed the same language — but he recently informed staff that he has taken the step of purchasing a modular home. Commissioners had voted, at their January 8, 2024 meeting, to grant the first extension but to caution Mr. Stalovic — since no more than two one-year extensions are possible — that statutory interest continues to accrue and that he may wish to consider extinguishing his "m" before such additional accrual if he believes that he may not be able to meet the timetable. Mr. Mott closed the hearing at 3:07pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to grant a second one-year extension, repeating the same caution as to possibly vacating the "m" early.

Commissioner Steven Ewing joined the meeting at this time.

NEW BUSINESS

1. Agency Administration: Policy Review

Per annual agency custom at its first regular meeting of the year, the Commission reviewed the conflict-of-interest law and the land bank executive session policy. As no action was necessary, the Commission took none.

2. Agency Land Management: Summer Use Reports

The Commission reviewed a December 31, 2024 package of summer use reports, prepared by staff, containing data and details about this past season's public use of the (1.) Aquinnah Headlands Preserve (Moshup Beach); (2.) Great Rock Bight Preserve; (3.) James Pond Preserve; (4.) Manaquayak Preserve; (5.) Tashmoo Preserve; and (6.) Wilfrid's Pond Preserve.

Ms. Weaver noted that the Tashmoo Preserve was attended less frequently in 2024 than is customary; Mr. Kisiel stated that a summer staff shortage, combined with the competing opening of the James Pond Preserve, underlay

the reduced Tashmoo coverage and that he is aiming to remedy that in 2025. He noted that, despite reduced attending there in 2024, he did have good and regular communication with the town.

Mr. Kisiel, in response to a question from Mr. Ewing, explained the policy at James Pond for crossing, on the beach, the boundary line separating the land bank property and the town property: except for occasional surf-amblers (i.e., those who are already blanketed on one side or the other and are just wishing to meander a bit at the surfline), everyone seeking to use the land bank preserve is required to enter via the land bank trailhead. He also noted that, as with the town of Tisbury at Tashmoo, the land enjoyed regular communication with the town of West Tisbury at James Pond.

The summer use reports will be distributed to the respective Town Advisory Boards.

Commissioners discussed in particular the James Pond Preserve parking reservation system, as 2024 was the first year that the preserve was open for summer use. Mr. Kisiel stated that he continues to favor day-long reservations here but that he is seeking to use in 2025 a new software system that will make available any spaces that have freed up owing to cancellation or early departure. Perhaps it will be feasible for a waiting list to be created, to transfer automatically any such free spaces. Expanding the trailhead is also a possibility but is less attractive as (1.) the current size in the management plan is a compromise struck after a good deal of public discussion; and (2.) additional permitting would be necessary. As to whether to institute a limit on the number of reservations that any particular individual/family can hold at any one time, Mr. Kisiel stated he would give it some thought and return to the Commission if he were to find a practical and fair solution.

3. Agency Administration: Personnel and Staffing

The Commission discussed a December 27, 2024 memorandum from Mr. Kisiel in which he reports that he and his family are moving to Vermont but that he intends to continue working at the land bank by spending most of the week here and, when applicable, working remotely. Commissioners averred that Mr. Kisiel is a valued employee and that they hope that this arrangement will work indefinitely. Mr. Ewing stated that if the Commission "can help you let us know."

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to the James Pond Preserve management plan.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2025-30.

ADJOURNMENT

By a motion made and seconded, the Commission voted unanimously in a roll call vote to adjourn. 3:42 pm

certification: 
Kristen Reimann, Secretary