

Martha's Vineyard Land Bank Commission

MINUTES
REGULAR SESSION
MEETING OF JANUARY 9, 2023

via remote technology

CALL TO ORDER: 3:01 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Sarah Thulin, Nancy Weaver, Peter Wells

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

Janette Andrews, Harrison Kisiel, James Lengyel, Julie Russell

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Philip Cordella, Jeffrey DuBard, Thomas Humphrey (*Vineyard Gazette*), Eunki Seonwoo (*Martha's Vineyard Times*)

PRESENTATION OF THE WARRANT

Warrant no. 2023-30 was made available for the Commission's inspection.

APPROVAL OF THE AGENDA

Hearing no proposed additions, Mrs. Goff declared the agenda approved as printed.

APPROVAL OF THE MINUTES OF DECEMBER 19, 2022

By a motion made and seconded, the Commission unanimously voted 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 23, 2022: \$529,400.20

Revenues for the week ending December 30, 2022: \$293,410.00

Revenues for the week ending January 6, 2023: \$408,127.82

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 Administration: 2022 Annual Report

The Commission reviewed a draft of its 2022 annual report, prepared by staff. After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the report, as presented.

3. Agency Policy: Public Use of Land Bank Properties

The Commission conducted a second-reading of a proposed amendment to this policy concerning camping. The first-reading took place at its December 19, 2022 meeting.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to approve the amendment. Staff will so inform the Town Advisory Boards (TABs), especially the Oak Bluffs TAB, as it had discussed the concept most recently at its July 28, 2022 meeting.

4. Chappy Point Beach (Town of Edgartown)

The Commission, per its lease with the Martha's Vineyard Shellfish Group (MVSG) for the beach-house here, conducted its annual review of whether the public interest is served by this lease and whether MVSG's use of the premises is compatible with the goals and objectives of the land bank. The beach-house has been leased to the MVSG since April 1, 1995.

Mr. Kisiel recommended continuation of the lease; he noted that MVSG is addressing the items on the upgrade punch-list.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to accept the staff recommendation.

5. Christiantown Woods Preserve et al. (Christiantown Road)

The Commission discussed the vote of its West Tisbury Town Advisory Board, at its December 20, 2022 meeting, regarding the draft management plan for the Christiantown Woods Preserve and Arrowhead Farm; the Board voted to approve it, with an amendment calling for the land bank to provide some screening and/or fencing along the Christiantown South right-of-way.

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

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

The Commission reviewed notice received of an application filed with the Tisbury Board of Appeals by abutter Kenneth Hurd for a special permit for a guest house. Commissioners reviewed a draft letter, prepared by staff.

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

7. Southern Woodlands Reservation (Town of Oak Bluffs)

The Commission reviewed notice received of an application filed with the Martha's Vineyard Commission by Southern Tier LLC et al. for "development of 45 multifamily affordable rental units" on town land abutting the land bank property.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to direct staff to compose and post a letter noting (1.) that affordable housing in this area had long been in the planning, in conjunction with the conservation planning that resulted in the land bank reservation; and (2.) that the land bank believes that all neighborhoods should have access to open space, which here would be proximate, as the reservation sits on the opposite site of the Old Holmes Hole Road ancient way.

PUBLIC INPUT

1. Agency Administration: Public Input


Jefrey DuBard spoke to the Wompesket Preserve. Philip Cordella spoke to the campground discussion and the Wompesket Preserve.

ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2023-30.

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 3:28 pm.

certification: 
Nancy Weaver, Secretary