

# Martha's Vineyard Land Bank Commission

MINUTES  
REGULAR SESSION  
MEETING OF FEBRUARY 5, 2024

via remote technology

CALL TO ORDER: 3:00 pm

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Pamela Goff, Wesley Mott, Kristen Reimann, Sarah Thulin, Nancy Weaver

LAND BANK COMMISSIONERS ABSENT AT CALL TO ORDER

Steven Ewing, Peter Wells

STAFF PRESENT AT CALL TO ORDER

James Lengyel, Antone Lima

OTHERS PRESENT DURING THE SESSION

Sharon Cooke, Philip Cordella, Thomas Humphrey (*Vineyard Gazette*), Frederick Khedouri

PRESENTATION OF THE WARRANT

Warrant no. 2024-33 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 JANUARY 29, 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 February 2, 2024: \$96,721.02

## TRANSFER FEE HEARINGS

### 1. Richard Medeiros (Town of Oak Bluffs)

The Commission conducted a hearing regarding the extinguishment of this "m" exemption (transfer no. 60137). Mr. Mott opened the hearing at 3:03 pm.

Staff reported that Mr. Medeiros is intending to purchase a larger house and needs to sell his "m" property three months prior to the completion of the five-year domicile period, which ends on May 14, 2024. Mr. Mott closed the hearing at 3:05 pm.

After discussion and by a motion made and seconded, the Commission voted unanimously in a roll call vote to declare the "m" lien to have been substantially satisfied.

## NEW BUSINESS

### 1. Agency Land Management: Purchase of Equipment

The Commission reviewed bids received for the purchase of a heavy-duty utility trailer, arrayed here in descending order by price: (1.) Orchard Hill Farm Equipment, Belchertown, Massachusetts, \$10,495; (2.) BH Trailers, Plainfield, Connecticut, \$10,395; (3.) Wright Trailers, Seekonk, Massachusetts, \$10,150; and (4.) Central NH Trailers, Loudon, New Hampshire, \$9,700. \$8,500 was budgeted for this item.

Crew manager Antone Lima was present to recommend the Wright Trailer bid. Its trailer is larger than the staff was originally anticipating but will be more practical in integrating with existing equipment. The overage of \$1,650 is expected to be offset by surpluses in the *other management equipment* category.

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

### 2. Edgartown Trail Planning

The Commission reviewed a draft letter to the Edgartown Planning Board, prepared by staff, regarding a subdivision application submitted by Jean Cohen for land adjacent to Jernegan Pond. The locus is situated between the land bank's Sweetened Water Preserve and the Sheriff's Meadow Foundation's (SMF) Dark Woods Preserve, with a pre-existing town parking area next to the pond. The draft recommends that the Planning Board seek a trail connection between the two preserves.

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

PUBLIC INPUT

1. Agency Administration: Public Input

Philip Cordella spoke to (1.) the provision of materials to the public, prior to each meeting and germane to that meeting; and (2.) the opening of the James Pond Preserve.

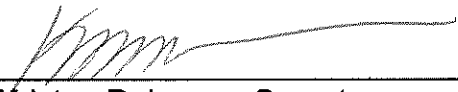
ENDORSEMENT OF THE WARRANT

The Commission endorsed Warrant no. 2024-33.

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 3:14 pm.

certification:

  
\_\_\_\_\_  
Kristen Reimann, Secretary