



Martha's Vineyard Land Bank Commission

OAK BLUFFS TOWN ADVISORY BOARD

MINUTES REGULAR SESSION MEETING OF MARCH 8, 2021

via remote technology

CALL TO ORDER: 11:45 am

BOARD MEMBERS PRESENT AT CALL TO ORDER

Christopher Alley, Elizabeth Durkee, Robert Hammett, Ewell Hopkins, Richard Toole

BOARD MEMBERS ABSENT AT CALL TO ORDER

Melanie Bilodeau, Richard Coutinho

LAND BANK COMMISSIONERS PRESENT AT CALL TO ORDER

Kristen Reimann

STAFF PRESENT AT CALL TO ORDER

James Lengyel

APPROVAL OF THE MINUTES OF JANUARY 29, 2021

By a motion made and seconded, the Board voted unanimously in a roll call vote to approve the minutes as written.

TRANSFER FEE HEARINGS

1. Benjamin Stafford (Pond View Drive)

The Board conducted a hearing on the interest and penalty associated with the extinguishment of this "m" exemption (transfer no. 58592). Mr. Alley opened the hearing at 11:46 am.

The Board reviewed the contents of a March 3, 2021 letter from attorney Robert Moriarty which detailed the property's multiple mortgages — which Mr. Moriarty reported as in default — and liens plus Mr. Stafford's current incarceration. The penalty amounts to \$2,250.00 and the interest computes

out at \$2,641.14. Mr. Alley closed the hearing at 11:49 am.

After discussion and by a motion made and seconded, the Board voted unanimously in a roll call vote to waive the penalty and interest upon a finding of extraordinary circumstances; the circumstances were extraordinary owing to the status of the mortgages and Mr. Stafford's incarceration.

PUBLIC INPUT

None

EXECUTIVE SESSION

By a motion made and seconded, the Board 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. Alley 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 Board. He further announced that the Board would not reconvene in regular session after the conclusion of the executive session. The Board entered executive session at 11:50 am.