

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 11, 2020
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. Coastal Resiliency Overview
 - b. Coastal Resiliency/Washington Street Project University of Florida – Presentation
 - c. 174 Orange Street – Surplus Building Discussion
 - d. 174 Orange Street – Draft Landscape Plan Review
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. Two-Year Non-Compliance – Request for Extension
4. APPROVAL OF MINUTES
 - a. Regular Meeting of July 28, 2020
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
6. PERSONNEL MATTERS
 - a. Executive Director – Annual Review Committee Appointment

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Litigation Discussion – Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank (3 & 3B Wyer’s Way)
3. Real Estate Acquisition

C. ADJOURNMENT

***Join Zoom Meeting:**

Join Zoom Meeting

<https://zoom.us/j/91852773723?pwd=cFdDejBLSGpVYWE2YjFzdWVaTjIDUT09>

Meeting ID: 918 5277 3723

Passcode: 945272

One tap mobile

+12532158782,,91852773723#,,,,,0#,,945272# US (Tacoma)
+13462487799,,91852773723#,,,,,0#,,945272# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
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+1 301 715 8592 US (Germantown)
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+1 646 558 8656 US (New York)

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OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in dark ink, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

Alice Townsend-Williams & Jacob Williams
34 Fairgrounds Road
Nantucket, MA 02554
atownsendwilliams@gmail.com
jgardnerwilliams@gmail.com
Alice's Cell: (603) 714-0946
Jacob's Cell: (508) 292-3440

Dear Nantucket Land Bank staff and commission,

Below, please find our letter of interest regarding the cottage at 174 Orange Street. Adding the cottage to our property would allow us to provide year-round housing for two island families, while allowing us to grow our own family on this property.

See Appendix A for documentation of our ownership of 34 Fairgrounds Road, where we intend to move the cottage.

We have coordinated with Toscana, who have confirmed that this move is both financially and logistically feasible. Our general contractor will be Twig Perkins, who has worked with Toscana on several house moves before and is familiar with the permitting and logistics this project will entail. Bernie Perkins, Director of Project Management & Site Operations at Toscana expects it will take 2-3 months to obtain permitting and approval from the planning board, health board and all relevant governing bodies. We would expect to start work in October and complete the project by January. (See Appendix B)

We would live in the cottage and continue renting the existing 3-bedroom house to year-round residents as we save money to eventually move the main house to the back of the lot. (See Appendix C for short term and long term plans). We have ensured that adding the cottage would comply with all relevant zoning requirements (Appendix D). Many of the similarly sized properties on our street have secondary dwellings so this cottage would be inline with the existing character and aesthetic of the neighborhood.

We wanted to provide some personal background to express why this opportunity is so important to us, and why we would be excellent recipients of this home. We are hardworking, year-round residents who love this island and are so proud to call it home.

Jacob is a Nantucket native. He is a co-owner and manager of the Garden Group, a locally built and owned landscaping company. He is also a musician who performs with his band at local venues and he is a trained luthier who repairs stringed instruments through his company Ackoustic.

Alice is a lifelong summer resident, turned washashore by marriage and strong commitment to Nantucket. Alice is a Registered Dietitian who works full time as a Nutritionist at Health Imperatives. She provides nutrition counseling for low income families on island through the

WIC program and teaches nutrition and cooking classes in the community and online. Recently, she has collaborated with Nantucket Cottage Hospital, the Community School and the Saltmarsh center to provide free nutrition classes to different sectors of the Nantucket community.

We got married last summer on Ladies beach and were ecstatic to close on our first home together this May. We love Nantucket and are excited to now have a little slice of the island to call our own. We purchased 34 Fairgrounds Road from Jacob's mother, Maryjane Mojer, who inherited the house from her parents, Joe and Madeline Perry. The existing house on the property is well-loved, however cannot sustain a growing family and include renters.

When we purchased the property, we envisioned building a secondary structure towards the front of the lot and eventually moving the existing house towards the back of the lot and expanding upon it to become the main house. The front cottage will continue to be a year-round rental. Our goal is to create year-round housing for fellow islanders and to build a home in which our family can grow and enjoy for many years to come. Jacob has many year-round employees who regularly struggle to find housing, so we know that there will be demand for this rental. For example, we know a year-round family of four that would be ecstatic to secure stable housing and avoid the "Nantucket shuffle."

In addition to our commitment to improving the housing crisis on island, we also recognize the importance of sustainability. Reducing waste is essential to protecting our beloved island. This is one of the reasons we are seeking to add a recycled home to the property, instead of building a new structure. Our home is located just 1/2 mile away, so the resources needed to transport the cottage would be minimal.

The cottage at 174 Orange Street not only meets our wishes for size and layout, but we also loved the exterior and interior design. When we walked in and explored the space, it felt like the perfect home for us.

Please let us know if there is any other information you need at this time. We are excited about the possibility of making this cottage our home.

Sincerely,
Alice Townsend-Williams
Jacob Williams

APPENDIX A: Deed for 34 Fairgrounds Road



2020 06001224
Bk: 1747 Pg: 180 Page: 1 of 2
Doc: DD 05/27/2020 02:57 PM

MASSACHUSETTS QUITCLAIM DEED

I, **Maryjane Mojer**, aka Mary Jane Mojer, with a mailing address of 13 Dennis Drive, Nantucket, MA 02554, for consideration paid in the amount of Eight Hundred Fifty Thousand and no/100 (\$850,000.00) Dollars

GRANT to

Jacob Gardner Williams and Alice Beatty Townsend-Williams, husband and wife as tenants by the entirety, with a mailing address of 34 Fairgrounds Road, Nantucket, MA 02554

WITH QUITCLAIM COVENANTS,

That certain parcel of land together with all improvements thereon situated in Nantucket Town and County, Commonwealth of Massachusetts, known and numbered as **34 Fairgrounds Road**, bounded and described as follows:

NORTHERLY	by Lot 2 as shown on plan hereinafter referred to, three hundred forty-six and 88/100 (346.88') feet;
EASTERLY	by land now or formerly of Alice M. Graves, one hundred and no/100 (100.00') feet;
SOUTHERLY	by Lot 4 as shown on said plan, three hundred forty seven and 02/100 (347.02') feet; and
WESTERLY	by Fairgrounds Road, one hundred and no/100 (100.00') feet.

Being shown as Lot 3 on Plan recorded in Book of Plans 18, Page 57, at the Nantucket Registry of Deeds.

For title, see Deed recorded at Book 1111, Page 180 at Nantucket Deeds.

Said property is subject to and has the benefit of the following:

- (a) Real estate taxes for Fiscal Year 2021 and future periods.

(b) Subject to the rights of others, including to the public, to use any portion of Fairgrounds Road that may lie within the premises.

I certify that this is not my primary residence and no spouse, civil union partner, former spouse or former civil union partner resides in the property as his primary residence or is entitled to claim the benefit of an existing estate of homestead. By the execution of this deed, I release any rights or claims to a homestead in said property.

WITNESS MY HAND AND SEAL this 26 day of May, 2020

Mary Jane Mojer
Mary Jane Mojer

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss:

On this 26 day of May, 2020, before me, the undersigned, a Notary Public, in and for said state, appeared the above named **Mary Jane Mojer**, (a) ☒ personally known to me, or (b) ☐ proved to me through satisfactory evidence of identification, which was, _____ (type of identification), to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily as her free act and deed for its stated purpose.

Julie A. Fitzgerald
Notary Public
My Commission Expires: _____


JULIE A. FITZGERALD
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
May 20, 2022

NANTUCKET LAND BANK CERTIFICATE	
<input type="checkbox"/> Paid \$	5000 -
<input checked="" type="checkbox"/> Exempt (Mass. 15% Act 000)	
<input type="checkbox"/> Non-applicable	
No.	41302
Date	5/27/20
Authorization	<u>SM</u>

MASSACHUSETTS EXCISE TAX
Nantucket County ROD # 50 001
Date: 05/27/2020 02:57 PM
Ctrl# 484428 15481 Doc# 00001224
Fee: \$3,876.00 Cons: \$850,000.00

NANTUCKET COUNTY
Attest: _____
Received & Entered
Ferreira Registrar of Deeds

APPENDIX B: Estimate from Toscana

	Excavation & Site Work Ready Mix Concrete Building Relocation	toscanacorp.com

Tel: 508-228-1418 Fax: 508-228-5402 Email: info@toscanacorp.com 19 Arrowhead Drive, Nantucket Island, MA 02554

Estimate

Submitted To:	WILLIAMS, ALICE	Date:	Wednesday, July 22, 2020
Address:	34 FAIRGROUNDS RD.	Job Name:	HOUSE MOVE
City, State, Zip:	Nantucket, MA 02554	Location:	34 FAIRGROUNDS
Job Description:		JOBNO:	6286

THE COST TO:

1 - CLEAR 34 FAIRGROUNDS SITE OF TREES AND BRUSH. STRIP LOAM AND REMOVE FROM SITE. EXCAVATE FOR NEW MAIN HOUSE FOUNDATION. HAUL EXCESS MATERIAL OFF SITE.	\$31,855.20
2 - BACKFILL MAIN HOUSE FOUNDATION WITH ON SITE MATERIAL.	\$8,391.60
3 - STRIP LOAM FROM PERIMETER OF HOUSE TO BE MOVED AT 174 ORANGE STREET AND STOCK PILE ON SITE. INSTALL CRIBBING & STEEL. MOVE HOUSE FROM 174 ORANGE STREET TO 34 FAIRGROUNDS.	\$62,022.00
4 - ALLOWANCE TO INSTALL SEWER AND WATER AND TRENCH FOR ELECTRIC.	\$9,600.00
5 - SUBGRADE SITE WITH ON SITE MATERIAL.	\$7,404.60
6 - REMOVE AND DISPOSE OF EXISTING FOUNDATION ON ORANGE STREET. FILL ABANDONED HOLE WITH MATERIAL FROM EXCAVATION ON FAIRGROUNDS ROAD.	\$28,159.20

NOT INCLUDED ITEMS:

- 8 - Toscana rubble disposal fees.
- 9 - Disposal of any underground oil tanks.
- 10 - Disconnecting or reconnecting telephone, gas, electric or plumbing.
- 11 - Permits.
- 12 - Removal or replacement of any landscaping.
- 13 - Any carpentry work involved.
- 14 - Any masonry work involved.
- 15 - Screening charge (\$30.00/Yard) and delivery for loam returning to site.
- 16 - Police Detail.
- 18 - Disposal or replacement cost of unsuitable soil.
- 19 - Brush disposal fees.

REMARKS

- 7 - We will guarantee against structural damage to the building but not against cracks in plaster, tile, wallboard or masonry.
- 17 - Owner shall carry all risk property insurance. We carry \$250,000 of care, custody and control legal liability insurance for any building being moved. Coverage in excess of this amount is the sole responsibility of the Owner.
- 20 - Work cannot be scheduled until signed proposal is received by the office.
- 21 - We are not responsible for weather effected changes to the site due to delays in schedule
- 22 - This is an estimated price based on available information. Proposal will be provided with final plans.

We Estimate the Cost to furnish material and labor in accordance with the above specifications to be:

\$147,432.60

Payment is to be made as follows:

APPENDIX C: Short term and long term plans

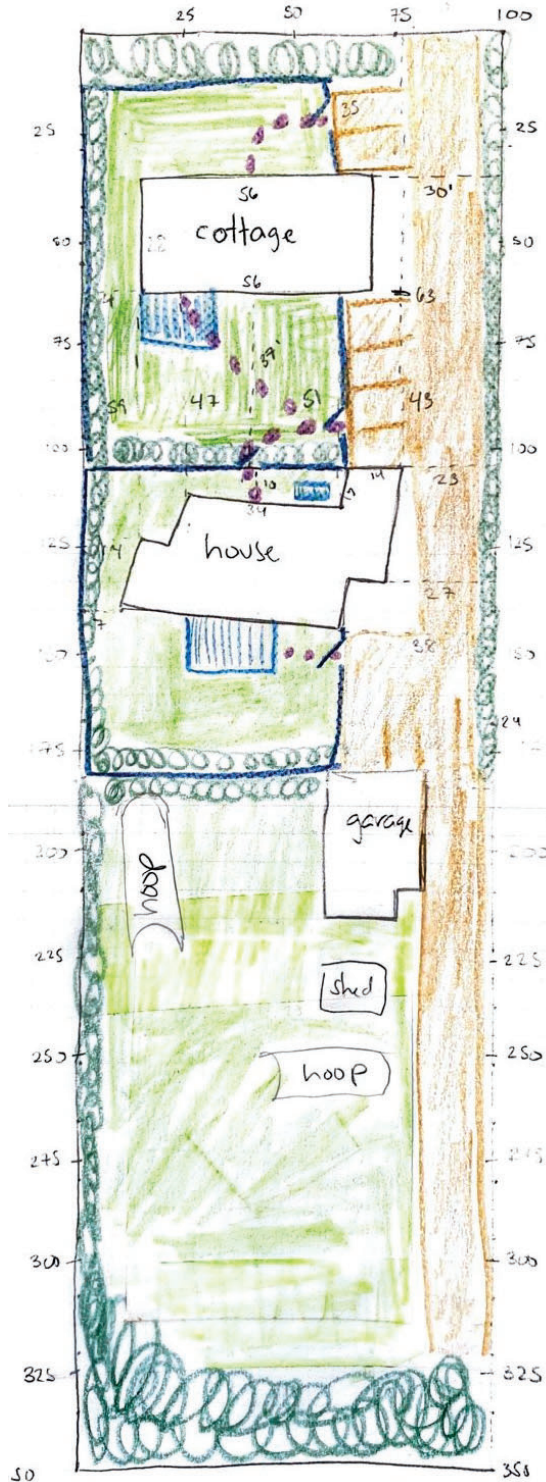


Image 1: Short Term Plans (1-5 years)

Description: This drawing shows the immediate plans for use of the cottage at 34 Fairgrounds. This will be temporary until the main house can be moved farther back in the lot and improved upon to better utilize the space in this long, narrow lot (100 feet by about 350 feet). The current position of the house is aesthetically and functionally not ideal. It is in the middle of the lot at an angle. The cottage will be placed at the front of the lot setback about 35' from the bike path on Fairgrounds Road. The cottage will be about 14 feet from the south/ left side boundary and 30 feet from the north/ right side boundary. It will have a thick border of native plants and a small front yard and entrance. There will be a small fenced-in yard separating it from the main house. The cottage will be approximately 50 feet from the main house. There will be one to two parking spots in front of the cottage and two to four parking spots along the driveway behind the cottage. The main house will remain in the current position for about five years, until we can afford to make improvements and move it to a better location towards the rear of the lot. It will continue to have a small, fenced-in yard. The driveway continues to the back of the lot, which currently houses two hoop houses, a shed and some gardening supplies. Over the next five years we will clean up this space and prepare it to be the location of the main house.

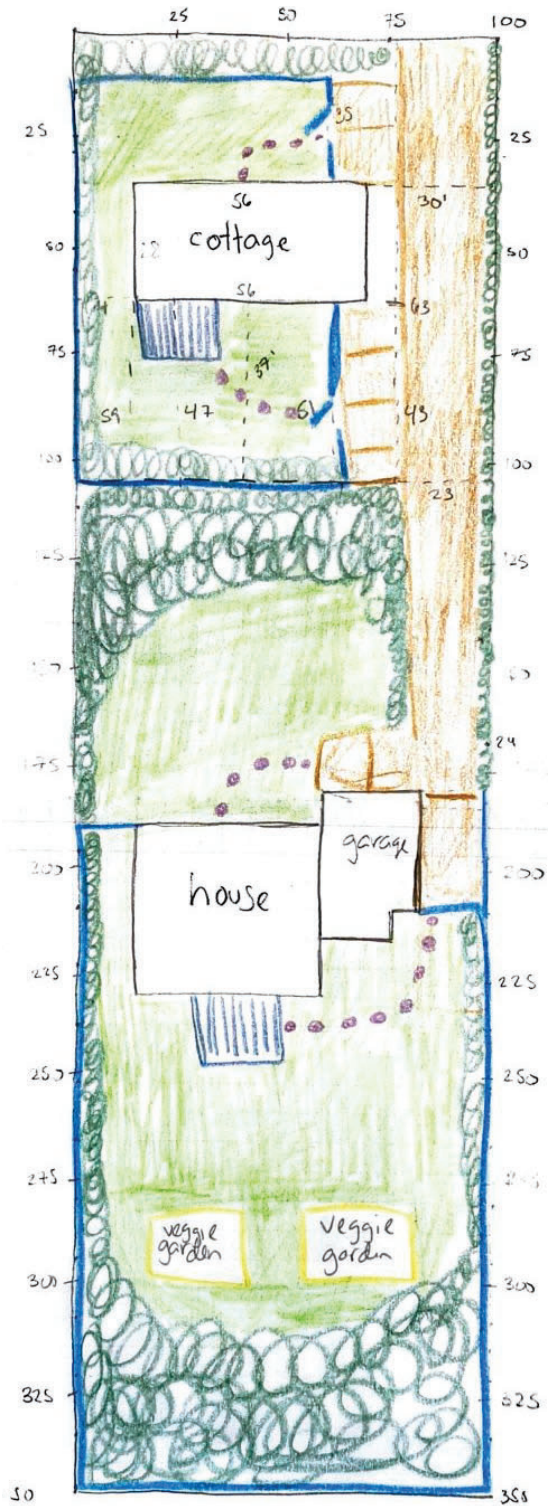


Image 2: Long Term Plans (5+ years)

Description: The cottage will remain towards the front of the lot. It will continue to have one to two parking spots in front and two to four parking spots behind. It will continue to have a thick border of native plants and a fenced in yard. The main house will be moved to be towards the back half of the lot, in line with the garage. There will be a thick border of native plants between the front cottage and back house. The back house will have a small front yard and a fenced in backyard with vegetable gardens and a thick barrier of trees on the rear boundary. There will be additional parking available in front of the garage and next to the garage.

APPENDIX D: Zoning Compliance

We are zoned as R-20, allowing for 4,356 sq. ft. (12.5%) groundcover of which we are currently using 2,468 between our house, garage and shed. The cottage has 1,291 sq. ft. ground coverage, well within the 1,888 sq. ft. of ground cover available. The cottage would also meet the set back requirements - it would be set back more than the 30 ft. required, and more than 10 ft. from each side. The cottage is 79% the ground cover of the main house, meeting the requirement of a secondary dwelling.



Town of Nantucket - GIS Mapsheet

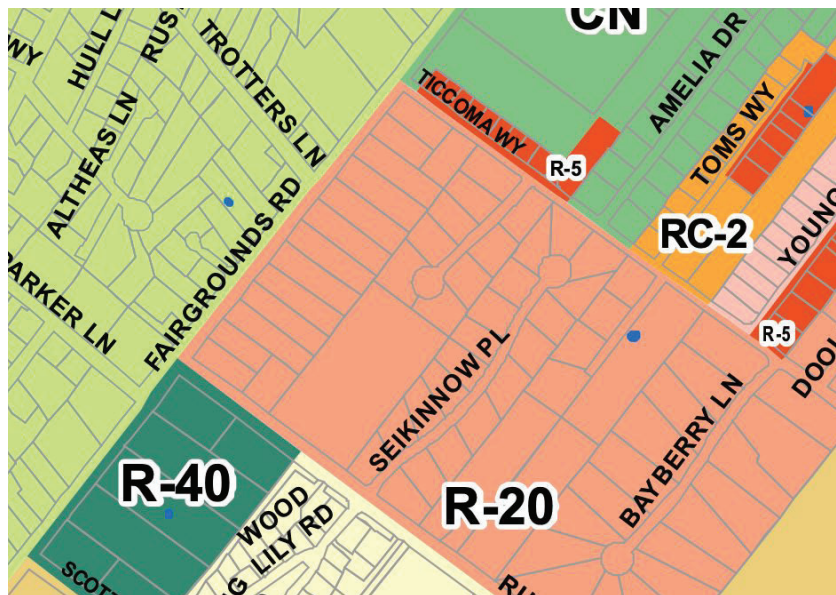


Nantucket Island Zones

Includes Cumulative Zoning Updates through the April 2019 Annual Town Meeting

District	Minimum Lot Size (in Square Feet)	Frontage	Ground Cover Ratio	Front Setback	Side/Rear Setback
ROH, SOH	5,000	50 ft	40%, 50 %	0	5 ft
R-1, SR-1	5,000	50 ft	30 %	10 ft	5 ft
R-5, R-5L	5,000	50 ft	40 %	10 ft	10 ft min. on one side, 5 ft thereafter*
R-10, R-10 L, SR-10	10,000	75 ft	25 %	20 ft (15 ft)	Rear: 5 ft
R-20, SR-20	20,000	75 ft	12.5 %	30 ft	10 ft (5 ft)
R-40	40,000	75 ft	10 %	30 ft	10 ft
VR	20,000	100 ft	10 %	20 ft	10 ft
LUG-1	40,000	100 ft	7 %	35 ft	10 ft
LUG-2	80,000	150 ft	4 %	35 ft	15 ft
LUG-3	120,000	200 ft	3 %	35 ft	20 ft
MMD	10 acres	300 ft	0.5%	50 ft	50 ft
CDT	3,750	35 ft	75 %	0	0 / 5 ft
RC	5,000	50 ft	50 %	0	5 ft
RC-2	5,000	40 ft	50 %	10 ft	5 ft
CMI	5,000	50 ft	50 %	0	0
CN	7,500	50 ft	40 %	10 ft	5 ft / 10 ft
CTEC	10,000	50 ft	40 %	10 ft	5 ft / 10 ft
CI	15,000	75 ft	50 %	20 ft	0/10 ft
VN	10,000	50 ft	30 %	10 ft	10 ft
VTEC	40,000	100 ft	25 %	30 ft	20 ft

For further explanation and exceptions, see Nantucket Zoning Bylaws Chapter 139 - 16A



Nantucket Land Bank
22 Broad st.
Nantucket, MA. 02554

Dear Eric, Board members and Land Bank Staff,

I am writing you regarding the garage located on the old Hayes property at 174 Orange St.

My name is David Iverson. If I am lucky enough to get the garage, I intend to move it to my property located at 1 Falcon Dr. off South Shore Rd. I have 2 acres located in Lug 1 Zoning with plenty of ground cover available for the garage. The garage will be used to store machinery associated with our small animal farm. Tractor and associated equipment.

Chuck Delcourt will be doing the associated permitting. He has a contractor's license and has been permitting his own jobs on island for many years.

The moving will be done by Mike Day from Atlantic Aeolus. Mike has given me a verbal commitment to move the Garage in late fall pending your timeline and permitting.

Thank you for this opportunity. I am excited at the possibility of getting my equipment out of the weather and stored in a proper manner.

Sincerely

David Iverson

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 11, 2020

1. July 2020 Transfers – Record Nos. 41760 through 41861

a. Current “M” Exemptions and Liens:

No. 41760 Arthur Levy, Paula Levy and Allison Levy
No. 41843 ACK Weatherly Place LLC
No. 41852 Lucas S.S. Johnston and Julie Ann Clara Kellogg
No. 41855 Scott Holmes and Sarah Holmes

2. Transfer Update:

a. Two-Year Domicile Non-Compliance – Request for Extension

No. 39876 Stoyan Ivanov

Nantucket Islands Land Bank
Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41760	7/1/2020	0066	266-	EQUATOR DR, 3A	LEVY	DUNHAM	-1	0	0	0	0.28	\$875,000.00	\$8,750.00	M
41761	7/1/2020	0026	039	BASSETT RD, 10	HEDGES LLC	MCGOWAN	-1	0	0	0	1.60	\$3,900,000.00	\$78,000.00	
41762	7/1/2020	0055	367	PLEASANT ST, 76	HOGAN	RISEBOROUGH	-1	0	0	0	0.12	\$900,000.00	\$18,000.00	
41763	7/1/2020	0063	003	SHEEP POND RD, 8	8SPR, LLC	8 SHEEP POND ROAD LL	-1	0	0	0	2.22	\$2,125,000.00	\$42,500.00	
41764	7/1/2020	0040	045	EEL POINT RD, 22	BARRY	BAKER	-1	0	0	0	2.04	\$2,450,000.00	\$49,000.00	
41765	7/2/2020	0068	698	GOLDFINCH DR, 98	MALLOY	98 GOLDFINCH DRIVE R	-1	0	0	0	0.11	\$0.00	\$0.00	D
41766	7/2/2020	0068	698	GOLDFINCH DR, 98	MALLOY	MALLOY	-1	0	0	0	0.11	\$0.00	\$0.00	C
41767	7/2/2020	0020	111	WAUWINET RD, 3	3 WAUWINET ROAD LLC	CRESSMAN	-1	0	0	0	4.36	\$0.00	\$0.00	I
41768	7/2/2020	0594	367	GOOSE COVE WY, 5	5 GOOSE COVE WAY LLC	WRIGHT	0	0	-1	0	0.92	\$0.00	\$0.00	I
41769	7/2/2020	0067	228-	MIACOMET AV, 24	CONWAY	WATTS	0	0	-1	0	0.00	\$0.00	\$0.00	C
41770	7/2/2020	0049	059	BAXTER RD, 48	SAMUELS	DS RESIDENTIAL TRUST	-1	0	0	0	0.61	\$9,950,000.00	\$199,000.00	
41771	7/6/2020	0067	274	BRINDA LN, 2	FINEST KIND NANTUCKE	SULLIVAN	-1	0	0	0	0.26	\$0.00	\$0.00	I
41772	7/6/2020	5541	054	PROSPECT ST, 54	54 PROSPECT STREET L	O'ROURKE	-1	0	0	0	0.06	\$1,181,500.00	\$23,630.00	
41773	7/7/2020	4234	022	INDIA ST, 20	CAROL MARCH EMERSON	CROSS	-1	0	0	0	0.26	\$0.00	\$0.00	B
41774	7/7/2020	0055	285	ORANGE ST, 135	TOWN OF NANTUCKET AF	135 ORANGE LLC	0	0	-1	0	0.33	\$1,500,000.00	\$0.00	A
41775	7/7/2020	0055	286	ORANGE ST, 137	TOWN OF NANTUCKET AF	SOUTH LANDING TRUST	0	0	-1	0	0.46	\$2,000,000.00	\$0.00	A
41776	7/8/2020	0055	2331	SPARKS AV, 36	MULLET NOMINEE TRUST	MULLET NOMINEE TRUST	0	-1	0	0	0.21	\$0.00	\$0.00	C
41777	7/8/2020	0055	328	PROSPECT ST, 58	FAMILY TRUST OF DONA	DONALD M STEWART TRU	-1	0	0	0	0.22	\$0.00	\$0.00	D
41778	7/8/2020	0055	329	PROSPECT ST, 60	FAMILY TRUST OF DONA	DONALD M STEWART TRU	-1	0	0	0	0.18	\$0.00	\$0.00	D
41779	7/8/2020	0094	013	TUCKERNUCK ISLAND	YATES	COFFIN REALTY TRUST	0	0	-1	0	8.98	\$0.00	\$0.00	C
41780	7/9/2020	4231	180	MAIN ST, 12, #2,#4	ISLANDER REALTY TRUS	ISLANDER REALTY TRUS	0	0	0	-1	0.00	\$0.00	\$0.00	I
41781	7/9/2020	0074	085	LOW BEACH RD, 17	WHIPPLE TRUST	SEAWING LLC	0	0	-1	0	0.46	\$3,000,000.00	\$60,000.00	
41782	7/9/2020	0041	455	MAIN ST, 139	MAINWOOD REALTY TRUS	MAINWOOD REALTY TRUS	-1	0	0	0	0.57	\$0.00	\$0.00	C
41783	7/9/2020	0080	043	S SHORE RD, 68	PENOTTE/FITZ-GIBBON	68 SOUTH SHORE ROAD	-1	0	0	0	1.84	\$0.00	\$0.00	C
41784	7/10/2020	4232	003	RAYS CT, 4	4 RAY'S COURT NOMINE	LORING WAIT, EST,LIN	-1	0	0	0	0.23	\$3,226,000.00	\$64,520.00	
41785	7/10/2020	0067	811	WOOD LILY RD, 13	EDELMAN	EDELMAN	-1	0	0	0	0.14	\$0.00	\$0.00	C
41786	7/10/2020	0075	027	LOW BEACH RD, 100	LUXURY BRANDS, INC	ROCHAT	-1	0	0	0	13.46	\$5,000,000.00	\$100,000.00	
41787	7/13/2020	0081	172	ELLENS WY, 6	TAKE IT EASY LLC	BLUEFIN PARTNERS LLC	-1	0	0	0	0.25	\$3,150,000.00	\$63,000.00	
41788	7/13/2020	0068	235	YOUNGS WY, 38	REDCLIFF LLC	DIPLOMAT PROPERTY MA	-1	0	0	0	0.29	\$1,250,000.00	\$25,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41789	7/13/2020	0059	036	LONG POND DR, 15	CHRISTOPHER E VON SE	VON SEGGERN	-1	0	0	0	0.93	\$0.00	\$0.00	D
41790	7/14/2020	0080	127	BOULEVARDE, 21	ROMASANTA	PAMELA P MCGRAW 2017	-1	0	0	0	0.95	\$2,000,000.00	\$40,000.00	
41791	7/14/2020	0041	531	CROOKED LN, 51	51 CROOKED LLC	MSCISZ	-1	0	0	0	1.81	\$0.00	\$0.00	I
41792	7/14/2020	0067	363	DENNIS DR, 14	BARRIE FEE SANDERS R	SANDERS	-1	0	0	0	0.29	\$0.00	\$0.00	D
41793	7/15/2020	0073	086	HYDRANGEA LN, 4	DEPALMA	MORAN	0	0	-1	0	0.12	\$599,000.00	\$11,980.00	
41794	7/15/2020	0071	052	GREEN HOLLOW RD, 3	WENDY B MCCORMICK RE	HOLLARAN	-1	0	0	0	2.75	\$1,495,000.00	\$29,900.00	
41795	7/15/2020	4923	015	BAXTER RD, 17	17BR ROSALY LLC	17 BR ROSALY NOMINEE	0	0	-1	0	0.59	\$0.00	\$0.00	I
41796	7/15/2020	0594	233	MISSISSIPPI AV, 11	DWYER	KEEFE/JENKOWSKI	-1	0	0	0	0.43	\$1,325,000.00	\$26,500.00	
41797	7/15/2020	0068	649	KITTIWAKE LN, 7	TRACY	REED	-1	0	0	0	0.12	\$1,100,000.00	\$22,000.00	
41798	7/17/2020	0041	2812	BARNABAS LN, 1	1 BARNABAS LANE REAL	DESERT ISLAND LLC	-1	0	0	0	0.21	\$6,100,000.00	\$122,000.00	
41799	7/17/2020	0027	175	WINGSPREAD LN, 5	5 WINGSREAD LANE LLC	STERN	-1	0	0	0	3.53	\$7,200,000.00	\$144,000.00	
41800	7/17/2020	4232	114	DARLING ST, 14	FERRARA, JR	FAIR TO DARLING LLC	-1	0	0	0	0.05	\$2,300,000.00	\$46,000.00	
41801	7/17/2020	4231	844	STILL DOCK, 14E	LAGARCE	AUGUST POINTE LLC	0	0	0	-1	0.00	\$950,000.00	\$19,000.00	
41802	7/17/2020	0054	273	SHEEP COMMONS LN, 8	ISLAND MOORS LLC	MCLAUGHLIN/MICHAELID	-1	0	0	0	0.63	\$0.00	\$0.00	I
41803	7/17/2020	0080	158	FIELD AV, 14	WELGS/VEGARI	BESSEY	-1	0	0	0	1.00	\$3,400,000.00	\$68,000.00	
41804	7/17/2020	0056	474-	MILLBROOK RD, 9	LARRABEE JR	LARRABEE SR	-1	0	0	0	0.47	\$0.00	\$0.00	C
41805	7/20/2020	0050	101+	PHILLIPS RUN RD, 22	ANDREW	ANDREW FAMILY TRUST	0	0	-1	0	3.18	\$0.00	\$0.00	D
41806	7/20/2020	0056	071	HUMMOCK POND RD, 65	ILLER	BORDEN/MCGRATH	-1	0	0	0	0.85	\$0.00	\$0.00	C
41807	7/20/2020	0041	564	BARNABAS LN, 5	5 BARNABAS LANE LLC	D& B REALTY TRUST	-1	0	0	0	0.15	\$5,550,000.00	\$111,000.00	
41808	7/20/2020	0040	611	CLIFF RD, 218	YOUNG	LAYMAN	-1	0	0	0	1.84	\$1,575,000.00	\$31,500.00	
41809	7/20/2020	0073	112	BLACK FISH LN, 23	23 BLACKFISH LANE NO	BURNELL STREET NOMIN	-1	0	0	0	0.47	\$5,350,000.00	\$107,000.00	
41810	7/21/2020	0069	051	ARROWHEAD DR, 20	CC&C OF MASS LLC	HTZ REALTY LLC	0	-1	0	0	0.42	\$2,400,000.00	\$48,000.00	
41811	7/21/2020	0081	183	ELLENS WY, 21	BESSEY	BLUEFIN PARTNERS LLC	0	0	-1	0	0.31	\$870,000.00	\$17,400.00	
41812	7/22/2020	0080	218+	S SHORE RD, 20, 24	RAMOS FAMILY REALTY	RAMOS FAMILY REALTY	0	0	-1	0	2.23	\$0.00	\$0.00	E
41813	7/22/2020	0067	339	SURFSIDE RD, 100	MAGLIARO 2020 TRUST	MIRRO	-1	0	0	0	1.76	\$274,500.00	\$5,490.00	C
41814	7/22/2020	0075	101	PARSON LN, 16	NANTUCKET SANCTUARY	MCDONALD	-1	0	0	0	3.53	\$0.00	\$0.00	C
41815	7/23/2020	0039	405	FINTRY LN, 3	HUTCHENS	HUTCH BROTHERS REALT	-1	0	0	0	1.84	\$0.00	\$0.00	J
41816	7/23/2020	0067	456	CYNTHIA LN, 10	MINTO	DM FRAMING INC	-1	0	0	0	0.12	\$0.00	\$0.00	J
41817	7/23/2020	0678	835	WOOD LILY RD, 2	YIP	YIP/SLEEPER	-1	0	0	0	0.14	\$0.00	\$0.00	C
41818	7/23/2020	0075	101-	PARSON LN, 16	BARBARA MCDONALD RES	MCDONALD/DEAN	0	0	-1	0	0.03	\$0.00	\$0.00	D
41819	7/23/2020	0063	012	SHEEP POND RD, 4, 6	SEAL WATCH LLC	VLADIMIR INVESTMENTS	0	0	-1	0	1.23	\$205,000.00	\$4,100.00	
41820	7/23/2020	1265	021	BAXTER RD, 11	DAVIS	KELLY, EST, MARTHA D	-1	0	0	0	0.56	\$0.00	\$0.00	E

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41821	7/23/2020	0038	138	WEST WY, 1	MANANADIA LLC	NADIA NOMINEE TRUST	-1	0	0	0	0.23	\$0.00	\$0.00	I
41822	7/24/2020	0075	101-	PARSON LN, 16	NANTUCKET SANCTUARY	MCDONALD/DEAN	0	0	-1	0	0.03	\$0.00	\$0.00	I
41823	7/24/2020	0074	054-	CENTRAL ST, PARC 1	LOW BEACH LLC	TOWN OF NANTUCKET	-1	0	0	0	0.45	\$58,680.00	\$1,173.60	
41824	7/24/2020	0074	053-	MYRTLE ST, PARC 2	ZIMMERMAN	TOWN OF NANTUCKET	0	0	-1	0	0.35	\$45,978.00	\$919.56	
41825	7/24/2020	4243	992	CENTER ST, 76B	FRIELING	FOSTER	0	0	0	-1	0.00	\$835,000.00	\$16,700.00	
41826	7/24/2020	0031	132	WASHING POND RD, 36	04TST36WASHINGOND LL	GALIHER	0	0	-1	0	2.54	\$16,000,000.00	\$320,000.00	
41827	7/24/2020	0074	055-	CENTRAL ST, PARC 33	O'BRIEN	TOWN OF NANTUCKET	0	0	-1	0	0.45	\$59,000.00	\$1,180.00	
41828	7/24/2020	0081	019	POND VIEW DR, 5	FIVEPONDVIEW LLC	REILAND	-1	0	0	0	1.80	\$8,130,000.00	\$162,600.00	
41829	7/24/2020	0066	083	SOMERSET RD, 79	ROBERTSON	KINDJES LLC	-1	0	0	0	0.47	\$0.00	\$0.00	J
41830	7/24/2020	0073	087	HYDRANGEA LN, 6	CREEM	MILESTONE ROAD LLC	0	0	-1	0	0.11	\$613,000.00	\$12,260.00	
41831	7/24/2020	4234	104	HUSSEY ST, 11	FRASER FAM ACK NOMIN	BREGLIO	-1	0	0	0	0.14	\$4,622,500.00	\$92,450.00	
41832	7/27/2020	0074	035	LOW BEACH RD, 33	SORS BONA LLC	33 LOW BEACH RD NOMI	-1	0	0	0	0.82	\$7,500,000.00	\$150,000.00	
41833	7/27/2020	0594	144	ARKANSAS AV, 30	HOLTMAN	LSL GROUP INC	0	0	0	-1	0.00	\$2,000.00	\$40.00	
41834	7/27/2020	0594	144	ARKANSAS AV, 30	HOLTMAN/LALIBERTE	LSL GROUP INC	0	0	0	-1	0.00	\$2,000.00	\$40.00	
41835	7/28/2020	0030	152	HIGHLAND AV, 7	WEILLE FAMILY IRREVO	MARTHA G WEILLE 1991	-1	0	0	0	0.18	\$0.00	\$0.00	D
41836	7/28/2020	0073	094	HYDRANGEA LN, 9	NANTUCKET DEVELOPMEN	O'CONNOR	0	0	-1	0	0.12	\$582,000.00	\$11,640.00	
41837	7/28/2020	5514	061	UNION ST, 51	51 UNION STREET NOMI	MCALLISTER	-1	0	0	0	0.12	\$1,400,000.00	\$28,000.00	
41838	7/28/2020	0041	064	CLIFF RD, 178	CLAUSE FOURTH TRUST	BRIAN BERGER 2009 RE	-1	0	0	0	1.53	\$0.00	\$0.00	D
41839	7/28/2020	0041	064	CLIFF RD, 178	CLAUSE FOURTH TRUST	JUDY LOCKER BERGER 2	-1	0	0	0	1.53	\$0.00	\$0.00	D
41840	7/29/2020	0071	018	LONGWOOD DR, 12	SLADE REALTY TRUST	SLADE	-1	0	0	0	2.75	\$0.00	\$0.00	D
41841	7/29/2020	7341	046	TOWADDY RD, 2	IAN	IAN AND IAN NOMINEE	-1	0	0	0	0.17	\$0.00	\$0.00	D
41842	7/29/2020	0029	432	VINECLIFF LN, 4	VINECLIFF NC LLC	SOUTHSTAR MOUNTAIN V	-1	0	0	0	0.22	\$0.00	\$0.00	I
41843	7/29/2020	0067	950	WEATHERLY PL, 3	3 WEATHERLY PLACE LL	AUGUSTOS SHANNON REA	-1	0	0	0	0.23	\$1,075,000.00	\$9,500.00	M
41844	7/29/2020	0074	015	CANNONBURY LN, 22	BIDDISON	CANNONBURY HOLDINGS	-1	0	0	0	0.46	\$950,000.00	\$19,000.00	
41845	7/30/2020	0041	552	WOODBURY LN, 7	TETRAULT	TETRAULT	-1	0	0	0	0.20	\$0.00	\$0.00	K
41846	7/30/2020	0048	041	SANKATY HEAD RD, 23	RAYMOND F MURPHY JR	FREEMAN REALTY TRUST	-1	0	0	0	1.51	\$0.00	\$0.00	D
41847	7/30/2020	0048	041	SANKATY HEAD RD, 23	MURPHY/MURPHY,III/MU	RAYMOND F MURPHY JR	-1	0	0	0	1.51	\$0.00	\$0.00	D
41848	7/30/2020	4232	211	FAIR ST, 39	LEE	SCHOEN	-1	0	0	0	0.08	\$1,950,000.00	\$39,000.00	
41849	7/30/2020	7342	052	W SANKATY AV, 26	VAUGHAN	VAUGHAN	0	0	-1	0	0.14	\$0.00	\$0.00	C
41850	7/30/2020	0066	4522	SLEEPY HOLLOW RD, 8	O'BRIEN	SEVENTY-SIX SOMERSET	0	0	0	-1	0.00	\$0.00	\$0.00	D
41851	7/30/2020	0066	4521	SOMERSET RD, 78, #2	SHARPE	SEVENTY-SIX SOMERSET	0	0	0	-1	0.00	\$0.00	\$0.00	D
41852	7/30/2020	0076	040	FLINTLOCK RD, 22	JOHNSTON/KELLOGG	MALLORY	-1	0	0	0	1.10	\$935,000.00	\$6,700.00	M

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
41853	7/31/2020	7324	008	BANK ST, 5	WILLIAM T HEGARTY LI	HEGARTY	-1	0	0	0	0.05	\$0.00	\$0.00	D
41854	7/31/2020	7342	088	LINCOLN ST, 12	7 SUNSET RIDGE LLC	BAUERMEISTER	-1	0	0	0	0.18	\$2,495,000.00	\$49,900.00	
41855	7/31/2020	0066	4522	SLEEPY HOLLOW RD, 8	HOLMES	O'BRIEN	-1	0	0	0	0.27	\$1,300,000.00	\$14,000.00	M
41856	7/31/2020	0049	762	MEETINGHOUSE LN, 7	HRC 7 MEETINGHOUSE L	JACOBSON	-1	0	0	0	0.30	\$2,185,000.00	\$43,700.00	
41857	7/31/2020	5544	050	N MILL ST, 3	LITTLE HOUSE NOMINEE	LITTLE HOUSE NOMINEE	-1	0	0	0	0.19	\$0.00	\$0.00	D
41858	7/31/2020	5544	077-	PROSPECT ST, 34	LITTLE HOUSE NOMINEE	MUELLER NANTUCKET AS	0	0	-1	0	0.06	\$0.00	\$0.00	C
41859	7/31/2020	0041	4671	WANNACOMET RD, 9	SALOMON/LORCH	SALOMON, EST,SALOMON	-1	0	0	0	3.29	\$2,690,000.00	\$35,866.67	E
41860	7/31/2020	0066	083	SOMERSET RD, 79	KINDJES LLC	ROBERTSON	-1	0	0	0	0.47	\$0.00	\$0.00	I
41861	7/31/2020	0041	165	LOWELL PL, 12	RAKOV	RAKOV	-1	0	0	0	0.31	\$898,000.00	\$17,960.00	
GRAND TOTALS							-72	-21			\$137,529,158.00			
							-2	-7			97.4700	\$2,617,899.83		

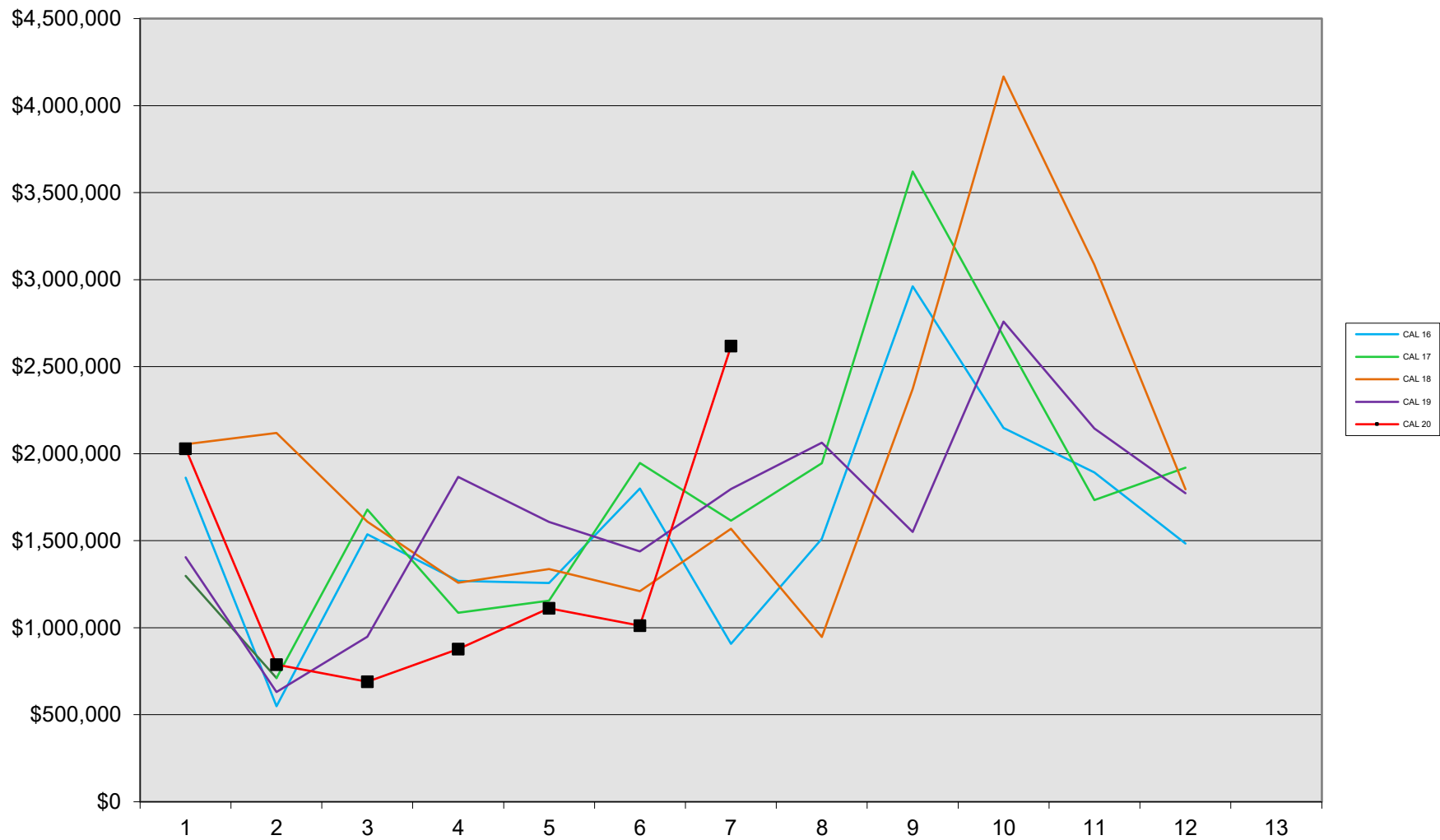
MONTHLY TRANSFER STATISTICS CALENDAR 2019

CAL19	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-19	77	36	41	\$73,129,224	\$70,296,724	\$1,405,934
Feb-19	55	32	23	\$33,375,816	\$31,585,094	\$631,702
Mar-19	75	43	32	\$51,027,881	\$47,441,881	\$948,838
Apr-19	72	42	30	\$94,747,898	\$91,479,627	\$1,866,725
May-19	86	45	41	\$82,825,845	\$80,412,845	\$1,608,257
Jun-19	70	42	28	\$82,330,500	\$71,590,500	\$1,438,810
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
THRU JUL 19	435	240	195	\$417,437,164	\$392,806,670	\$7,900,266
Average	86	47	40	\$87,869,620	\$82,965,411	\$1,665,641
Low	55	32	23	\$33,375,816	\$31,585,094	\$631,702
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542

MONTHLY TRANSFER STATISTICS CALENDAR 2020

CAL20	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20						
Sep-20						
Oct-20						
Nov-20						
Dec-20						
THRU JUL 20	441	252	189	\$477,740,648	\$455,497,864	\$9,125,807
Average	63	36	27	\$68,248,664	\$65,071,123	\$1,303,687
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900

CALENDAR YEAR TRANSFER REVENUE COMPARE 2016 - 2020



NANTUCKET ISLANDS LAND BANK
CHECK WARRANT SUMMARY
For the Period From Aug 11, 2020 to Aug 11, 2020

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
	BENJAMIN NORMAND RESIDENTIAL DESIGN INC	2,325.00
	SUSAN CAMPESE	30.48
	COLLETTE CHRISTIANO	143.64
	COMCAST	69.95
	COMCAST	88.40
	COUNTY OF NANTUCKET (PAYROLL/FICA)	86,545.99
	COUNTY OF NANTUCKET (BCBS)	28,420.80
	DON ALLEN AUTO SERVICE	537.78
	EARTH WORKS LANDSCAPING	5,452.03
	RACHAEL S. FREEMAN	193.87
	GARDEN POTTY INC	10,500.00
	GRIGGS & BROWNE CO., INC.	275.00
	ISLAND LUMBER COMPANY INC	3,060.50
	JOHN DEERE FINANCIAL	122.90
	MARINE HOME CENTER	7,083.36
	MIROSLAVA AHERN LLC	4,925.00
	NANTUCKET AUTO SUPPLY	8.40
	NANTUCKET ENGINEERING & SURVEY	3,060.00
	NANTUCKET SURVEYORS	970.00
	NAPA AUTO PARTS	136.75
	NATIONAL GRID	688.66
	NORTHWIND BUILDING CORP	28,079.50
	O'CONNOR & DREW P.C.	7,000.00
	P & M REIS TRUCKING, INC.	244.00
	RACKEMANN SAWYER & BREWSTER P.C.	14,090.55
	REGISTRY OF DEEDS	420.00
	RYDER ELECTRIC, INC.	398.45
	STAPLES	66.24
	SUNRISE CLEANING, INC.	304.00
	TOMAILOLO DEVELOPMENT	23,176.29
	VOSS SIGNS, LLC	343.40
	WANNACOMET WATER COMPANY	2,031.60
	WATERWORKS OF NANTUCKET, INC	7,717.48
	WATERWORKS OF NANTUCKET, INC	140.00
	W.B. MARDEN COMPANY INC.	879.33
	RED SPOT PRINTING	803.34

NANTUCKET ISLANDS LAND BANK***CHECK WARRANT SUMMARY*****For the Period From Aug 11, 2020 to Aug 11, 2020**

Filter Criteria includes: Report order is by Check Number.

Check #	Payee	Amount
Total		<u>240,332.69</u>