

NANTUCKET ISLANDS LAND BANK

2025 was an important year for the Nantucket Land Bank and its mission to purchase conservation, recreation and agricultural lands for the benefit of the Nantucket community.

The most significant purchase was at 41 Jefferson Ave, where the Land Bank Commission acquired a new 1-acre public beach, with ample access and in close proximity to Jetties Beach. The area has already become a favorite destination because of its beauty, convenience and accessibility for those with mobility challenges. Looking ahead, the Commission's goal is to move the multiple well-built and thoughtfully designed housing units to other locations and repurpose them for year-round use, creating much needed public parking and additional beach space.

A successful collaboration brought the Land Bank and Housing Nantucket together to provide a community backyard adjacent to 22 beautiful new, 1-to-3-bedroom affordable housing units. The Land Bank helped make the project both feasible and noteworthy by purchasing the adjacent open space area and creating a public park. The success of this project drew the attention of Governor Healey who visited the site in August.

The Land Bank also partnered with the Sconset Trust to maintain public access to the ½-acre "Field of Dreams" property at the corner of New and West Sankaty Streets in downtown 'Sconset. This iconic open space was privately owned for nearly 40 years and during that time, frequently used for neighborhood baseball games. Through a cooperative purchase, the 'Sconset Trust and Land Bank have ensured that the community can continue to gather and play here in perpetuity.

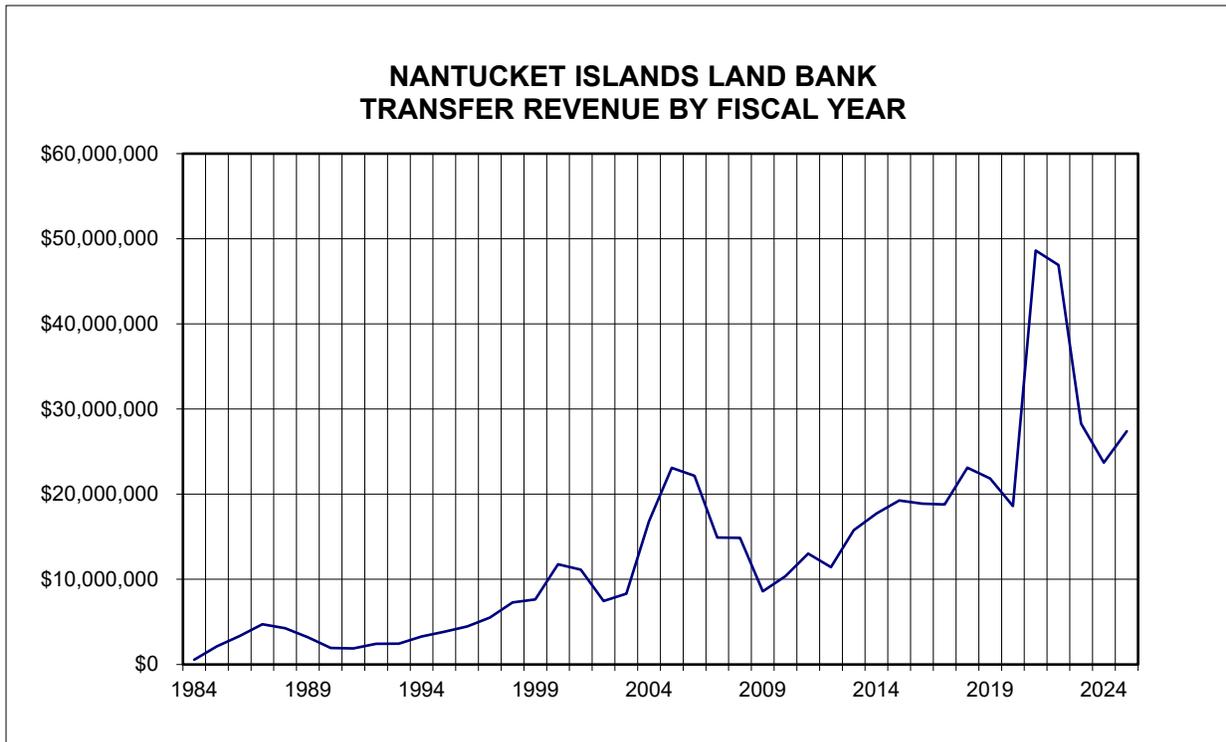
The intrinsic significance of these collaborative acquisitions and the public benefits they provide exceed the value of the individual parcels. In 2025, the Land Bank Commissioners, due to a lack of sizable tracts of land and pressing local needs, decided to affirmatively re-evaluate their role and priorities.

During the summer, the Commissioners stated that they would assess how to harness the extraordinary success of our community's Land Bank over the past 40 years and determine how to meet today's challenges without compromising the essence of what has served Nantucket so well.

The Land Bank's fundamental philosophy of "Keeping Nantucket, Nantucket" means we will remain vigilant and nimble whenever lands that advance conservation, recreation and agriculture become available. Of equal importance is to always keep the 3,500 acres we steward today in shipshape condition so that the residents of Nantucket can take pride in their public lands, whether on a beach, a trail, in a playground, on a court or simply at one of our scenic vista points.

This new exploration by the Commissioners examines strategic partnerships with the Town and other non-profits while maintaining the Land Bank's traditional focus of acquisition and stewardship of public lands. This collaborative approach allows for advancing projects that serve the broader needs of the community, such as affordable housing and food security, while also opening an exciting new chapter in the formidable history of the Nantucket Land Bank.

TRANSFERS AND ACQUISITIONS



During the year the Land Bank processed 1,016 real property transfers having a total gross value of \$1,474,720,928. The graph above shows transfer fee revenues since the Land Bank's inception in 1984.

The Land Bank acquired five new parcels, adding a total of 1.47 acres to its holdings during fiscal year 2025.

41 Jefferson Avenue (0.94 acres)

Miacomet Park Interests (3 parcels totaling 0.31 acres)

7 & 9 W. Sankaty Road (0.22 acres)

Respectfully submitted,

Kristina Jelleme

Land Bank Commission Chair