

AGENDA
Nantucket Land Bank Commission
Special Meeting of June 6, 2023
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

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 reconvene in open session at the conclusion of executive session.*

1. Ongoing Litigation Matters:

- a. Nantucket Superior Court, C.A. No. 2275CV00024
Nantucket Islands Land Bank v. Architectural Access Board
- b. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer's Way)
- c. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
- d. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)

2. Real Estate Acquisition

C. RECONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

- a. Nantucket and Madaket Harbors Action Plan Committee – Public Meeting 6/5/23
- b. Islands Coastal Conference – 6/12/23
- c. Nantucket Film Festival – Ottison Short Film Tickets
- d. Housing Summit – Meeting Recap

2. PROPERTY MANAGEMENT

- a. Review of Capital Projects - Discussion

3. COMMISSIONER/STAFF ADDITIONAL QUESTIONS AND CONCERNS

D. ADJOURNMENT

CAPITAL PROJECTS - FINANCIAL FORECASTING

PROPERTY PROJECTS

Project / Task Status	Address	Project/Task name	Approx Cost	Start Date	Project Duration	FY23	FY24	FY25	FY26	FY27	FY28
Not Started	Wesco Pl, 8	Lily Pond Marsh Restoration & Park Improvements	\$5,300,000	01/01/24	5 yrs		\$705,000	\$510,000	\$775,000	\$1,655,000	\$1,655,000
Ready	Washington St, 72-74	Park/Beach Access Improvements	\$4,000,000	01/01/24	3 yrs		\$1,000,000	\$3,000,000			
Ready	East Creek Rd, 16 & 19 (Phase 1)	Property Improvements	\$3,000,000	04/01/24	2 yrs			\$1,000,000	\$2,000,000		
Ready	Miacomet Pond	Dredging	\$2,000,000	01/01/25	3 yrs			\$2,000,000			
Ready	Miacomet Golf Course	Moving Hole 18	\$2,000,000	12/01/24	1 yr			\$2,000,000			
Ready	Nobadeer Farm Rd, 7	NRSA	\$1,600,000	04/01/24	1 yr			\$1,600,000			
Not Started	Miacomet Bridge	Bridge across Miacomet Pond	\$1,500,000	on hold	5 yrs						
Ready	Easton St, 65 & 67	Raingarden & Park Enhancements	\$1,000,000	09/01/23	1 yr		\$1,000,000				
Not Started	Various Properties	Forest Management (Southern Pine Beetle/Fire/Bats)	\$1,000,000	01/01/24	10 yrs						
							\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Not Started	Bike Park (Location TBD)	Bike Park	\$700,000	01/01/24	6 mos		\$700,000				
Ready	Millbrook Rd, 76	Beale Property Improvements	\$500,000	01/01/24	1 yr		\$500,000				
Not Started	Warren's Landing Rd, 55	Pipe and Bulkhead Rebuild	\$500,000	01/01/25	3 yrs			\$500,000			
Ready	Wauwinet Rd, 19	Eat Fire Spring Farm - Landscaping	\$350,000	01/01/23	3 mos	\$100,000	\$250,000				
Ready	Cisco Beach	Parking Lot Move	\$200,000	09/01/23	1 yr		\$200,000				
Not Started	Polpis Rd, 321	Peterson Restore & Enhance Property	\$150,000	09/01/23	2 yrs		\$75,000	\$75,000			
Not Started	Community Garden (Location TBD)	Community Garden Expansion	\$150,000	01/01/24	1 yr						
							\$150,000				
Not Started	Mill Hill Park	Improvements and Botanical Garden	\$100,000	09/01/24	3 yrs		\$33,333	\$33,333	\$33,334		
Ready	Madaket Rd, 113 (Maxcy Pond)	Keltz Property Restoration & Parcel Integration	\$100,000	09/01/23	6 mos		\$100,000				
Ready	Codfish Park Rd, 4	Playground Improvements	\$100,000	09/01/23	6 mos		\$100,000				
Ready	Quidnet/Sesachacha Pond Path	Boardwalk and Swale	\$100,000	04/15/23	6 mos		\$100,000				
Ready	Hummock Pond Rd, 160	New Greenhouse	\$100,000	09/01/23	6 mos		\$100,000				
Ready	Orange St, 158 & 160	Bachman/Ottison Merging of 158 & 160 Orange	\$100,000	09/01/23	6 mos		\$100,000				
Ready	Western Av, 32	Property Improvements	\$50,000	09/01/23	6 mos		\$50,000				
Ready	Aurora Way, 17	Boardwalk	\$50,000	01/01/24	1 yr		\$50,000				
Ready	Polpis Harbor Rd, 4 (Craig/Holly Farm)	Parking Area Improvements	\$50,000	09/01/23	6 mos		\$50,000				
Ready	Dog Park	Lighting	\$50,000	09/01/23	6 mos		\$50,000				
Ready	Massasoit Bridge Rd, 2A	Bathroom Renovation	\$10,000	07/01/23	6 mos		\$10,000				
Subtotal of Property Projects			\$24,760,000			\$100,000	\$5,423,333	\$10,818,333	\$2,908,334	\$1,755,000	\$1,755,000

BUILDING PROJECTS

Not Started	Somerset Rd, 125	Add Apartments above MGC Shop	\$5,100,000	1/1/2024	2 yrs	\$0	\$1,275,000	\$2,550,000	\$1,275,000		
Ready	Various Properties (Structures)	Solar Panels / Roofs / HVAC	\$1,500,000	09/01/23	2 yrs	\$0	\$750,000	\$375,000	\$375,000		
Not Started	Wauwinet Rd, 19	Barn/Cottage - renovate 2nd floor for addl bedrooms	\$1,200,000	12/1/2023	6 mos	\$0	\$1,200,000				
Ready	Cathcart Rd, 14	House Repairs	\$1,062,000	10/01/23	6 mos	\$0	\$1,062,000				
Not Started	Somerset Rd, 125	New Building	\$1,000,000	01/01/24	2 yrs	\$0	\$250,000	\$500,000	\$250,000		
Ready	Somerset Rd, 125	Farmhouse Basement Apartment	\$910,000	10/01/23	6 mos	\$0	\$910,000				
Ready	Mizzenmast Ext, 30	Renovation	\$840,000	10/01/23	6 mos	\$0	\$840,000				
Ready	Hummock Pond Rd, 166	House Repairs	\$800,000	10/01/23	6 mos	\$0	\$800,000				
Not Started	Broad Street, 22	Expansion	\$600,000	10/01/23	5 mos	\$0	\$600,000				
Subtotal of Building Projects			\$13,012,000			\$0	\$7,687,000	\$3,425,000	\$1,900,000		

SUBTOTAL PROPERTY & BUILDING PROJECTS	\$37,772,000	\$100,000	\$13,110,333	\$14,243,333	\$4,808,334	\$1,755,000	\$1,755,000
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LONG-TERM PROJECTS

Not Started	Washington Street (Various Properties)	Coastal Resiliency Planning & Design Exploration	\$25,000,000	01/01/26	10+ yrs						
Ready	Commercial Wharf, 13 & 15	Petrel Landing	\$10,000,000	01/01/25	5 yrs						
Not Started	Union St (Consue Springs)	Consue Marsh Restoration, Resiliency Planning, Public Recreation	\$5,000,000	01/01/26	5 yrs						
Not Started	East Creek Rd, 16 & 19 (Phase 2)	Spruce Street Connection	\$5,000,000	09/01/24	10 yrs						
Not Started	Orange St, 158-174 / Milestone Rd, 2	Merging of Properties	\$1,500,000	01/01/35	10+ yrs						
Not Started	Hummock Pond Rd, 201	Dock Repair and Property Improvements	\$250,000	01/01/25	3 yrs						
Not Started	Eel Point Rd, 189	Viewing Deck, Parking, etc.									
Not Started	Polpis Rd, 271	Boardwalks, maintenance on historic house									
Not Started	Polpis Rd, 244	House move, dock reno, etc									
Subtotal of Long-Term Projects			\$46,750,000								

Grand Total	\$84,522,000						
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Lily Pond Park Project Description



0' 20' 40' 80'
SCALE: 1" = 40'

Project Status and Considerations

1. Resource Delineation
 - ▶ Wetlands flagged and delineated along park edges
2. Environmental Review
 - ▶ Desktop & Onsite Review
 - ▶ No exceedances of COMM-94 disposal levels identified
3. Preliminary Permit Sampling and Testing
4. Site Specific Assessments
5. Schematic Design
6. Pre-Permitting / Pre-Application Reviews
 - ▶ MassDEP – Stormwater and Wetlands
 - ▶ Conservation Agent
 - ▶ Town DPW

Completed

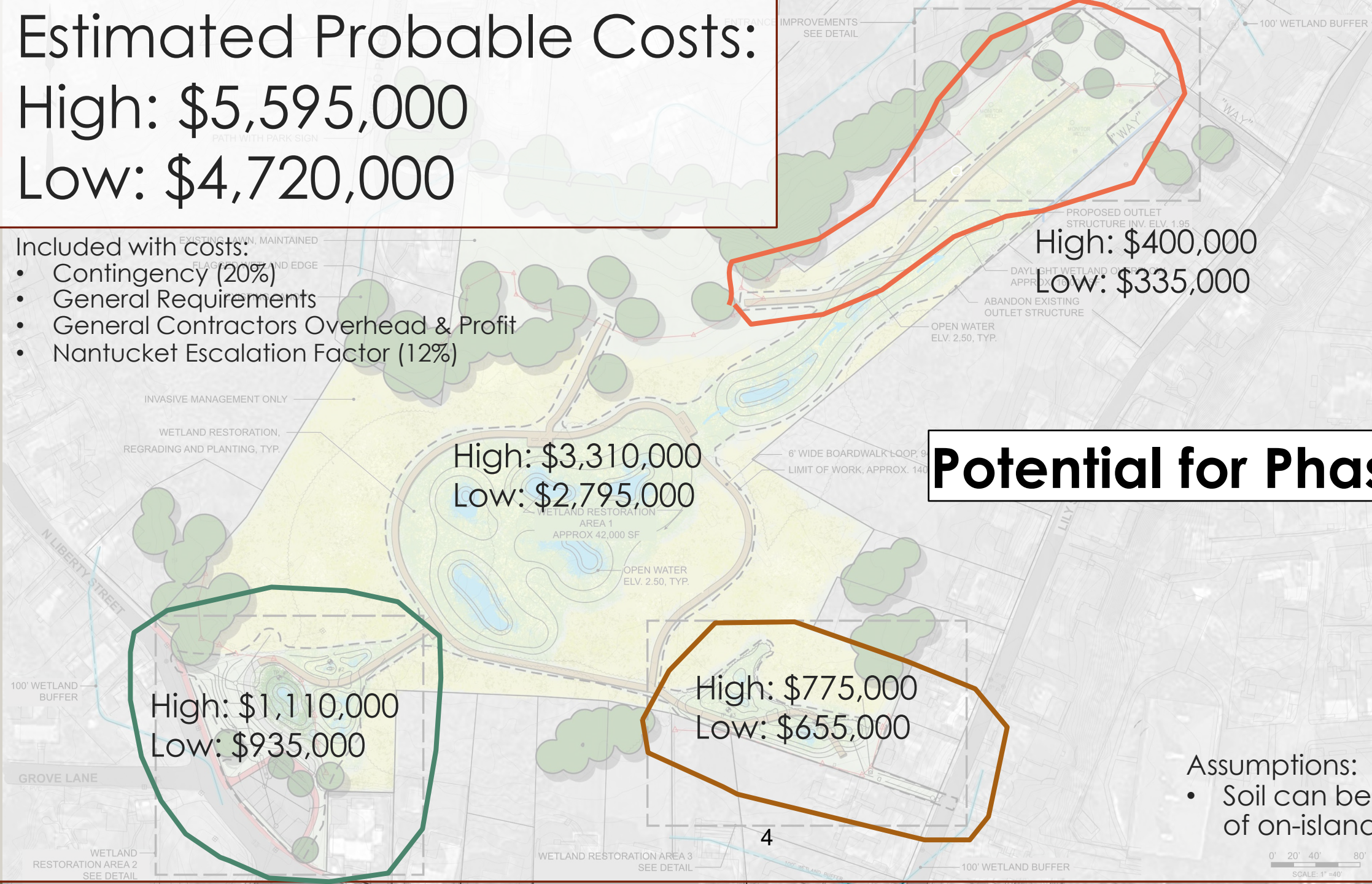
Estimated Probable Costs:

High: \$5,595,000

Low: \$4,720,000

Included with costs:

- Contingency (20%)
- General Requirements
- General Contractors Overhead & Profit
- Nantucket Escalation Factor (12%)



Potential for Phasing!

- Assumptions:
- Soil can be disposed of on-island, off-site.



Next Steps

➤ Permitting & Design Development

Spring 2023 –
End of 2023

➤ Construction Documents
& Bidding

Start of 2024 –
Summer 2024

➤ Construction

Fall 2024

Project Description: Stormwater park and beach recreation areas that combine public recreation and planning for future environmental conditions.





STORMWATER WETLANDS
& PARKING

STORMWATER WETLANDS
& BOARDWALK

BEACH DECK
AND SEATING

ADA ACCESSIBLE
RAMP

ELEVATED DUNE
HABITATS

KAYAK LAUNCH
AREA

Considerations and Options

- Approximate project cost is \$4,000,000 (pre-30% design).
- Planning should be 20% of project cost, which is \$800,000.
- Planning thus far has been a component of the larger scale Washington Framework plan.

- If we move forward with planning, December 2023 will bring us to 30% design.
- This projects requires multiple permits including Con Com, Chapter 91, Army Corps.
- Earliest construction date based on planning and permitting is Winter 2025/2026.

Phase	Duration	SCAPE	F&O	WHG	LAM	Subtotals
Phase 1 Pre-Design	10 wks	\$15,000	\$51,150	\$23,360	\$0	\$89,510 T/M + NTE
Phase 2 Schematic Design	12 wks	\$125,000	\$124,300	\$18,282	\$15,180	\$282,762 Fixed Fee
Totals		\$140,000	\$175,450	\$41,642	\$15,180	\$372,272

Phase	Duration	Coastal Engineering
Phase 1 Pre-Design	10 wks	\$61,000
Phase 2 Schematic Design	12 wks	\$38,000
Total		\$99,000

Total:
\$471,272

16 & 19 East Creek Road

DESCRIPTION OF PROJECT: The redesign of a residential property in an environmentally mindful way to allow for public interaction with the waterfront. The project goals are as follows:

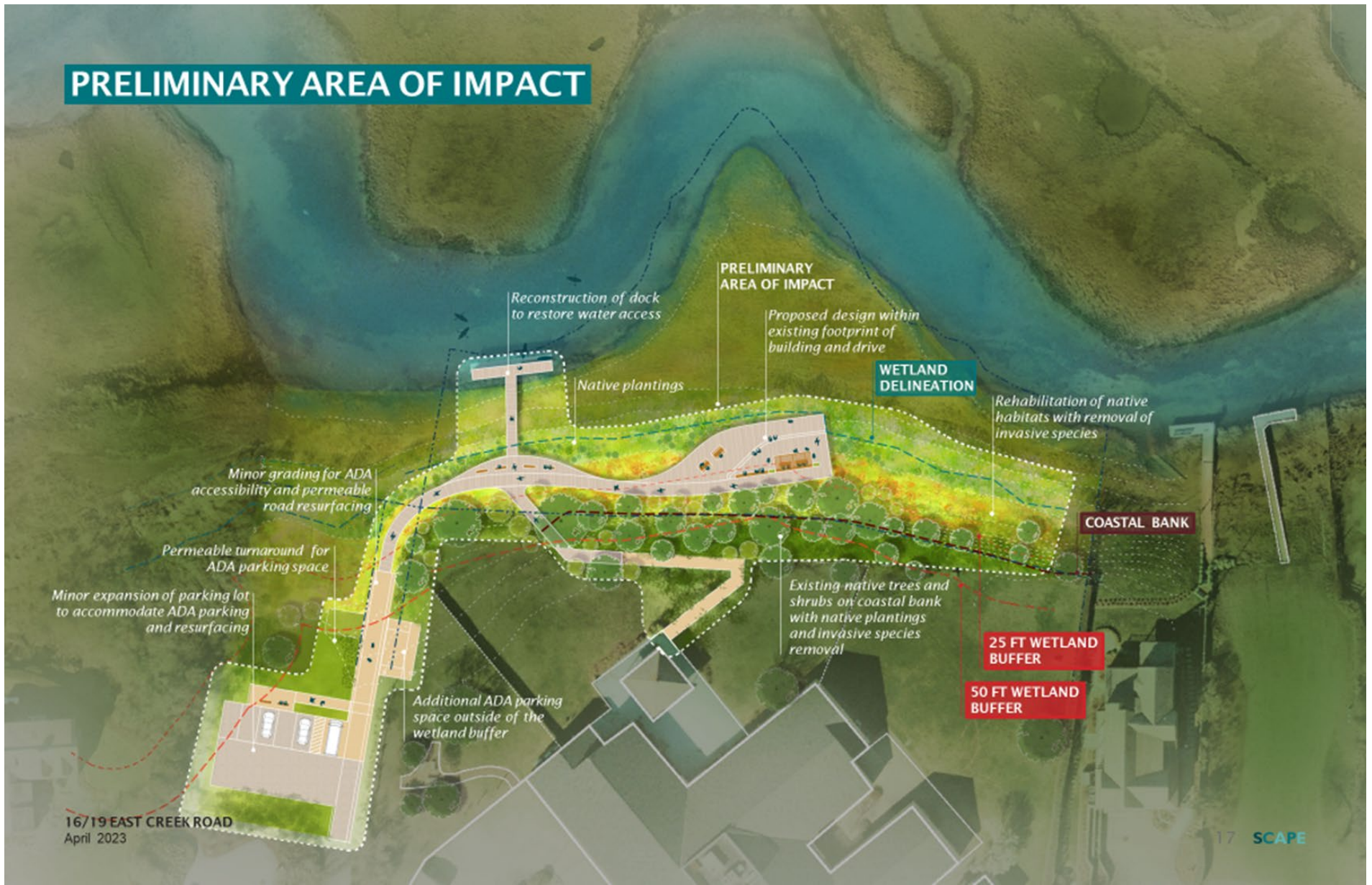
- Establish an accessible and inclusive waterfront experience for people
- Foster intergenerational waterfront opportunities
- Support and expand healthy coastal habitats
- Shape spaces that are resilient and adaptable to sea level rise

PROJECT STATUS AND CONSIDERATIONS: Pre-design and schematic design contract is nearly complete, which will provide the Land Bank with a 30% construction design plan and associated cost estimate.

Considerations for this project include the fact that Our Island Home is moving but the timing of this Town project is unknown as is the move of the Saltmarsh Center. This design has substantial community benefits and is a good project to permit as it is relatively straightforward (single ownership and limited permitting scope) and could help with understanding potential challenges on other projects. May want to consider aligning construction timeline with Town schedule for OIH/Salt Marsh Center move.

TIMEFRAME AND COST ESTIMATE: We are in the process of completing the schematic design phase with the outcome of 30% construction design. The project cost estimate is \$2,900,000 with contingencies of 50% over cost at \$4,350,000 and 30% under cost at \$2,030,000.

PRELIMINARY AREA OF IMPACT



16/19 EAST CREEK ROAD
April 2023

17 SCAPE

Miacomet Pond Dredging

DESCRIPTION OF PROJECT: The dredging of Miacomet Pond is a Town of Nantucket project that the Land Bank has agreed to financially support as owners of slightly over 50% of the perimeter of the pond.

PROJECT STATUS AND CONSIDERATIONS: The Town has engaged Horsley-Witten and Geosyntech to develop a plan for and prepare permitting documents for dredging Miacomet Pond that account for re-using the sediment on island.

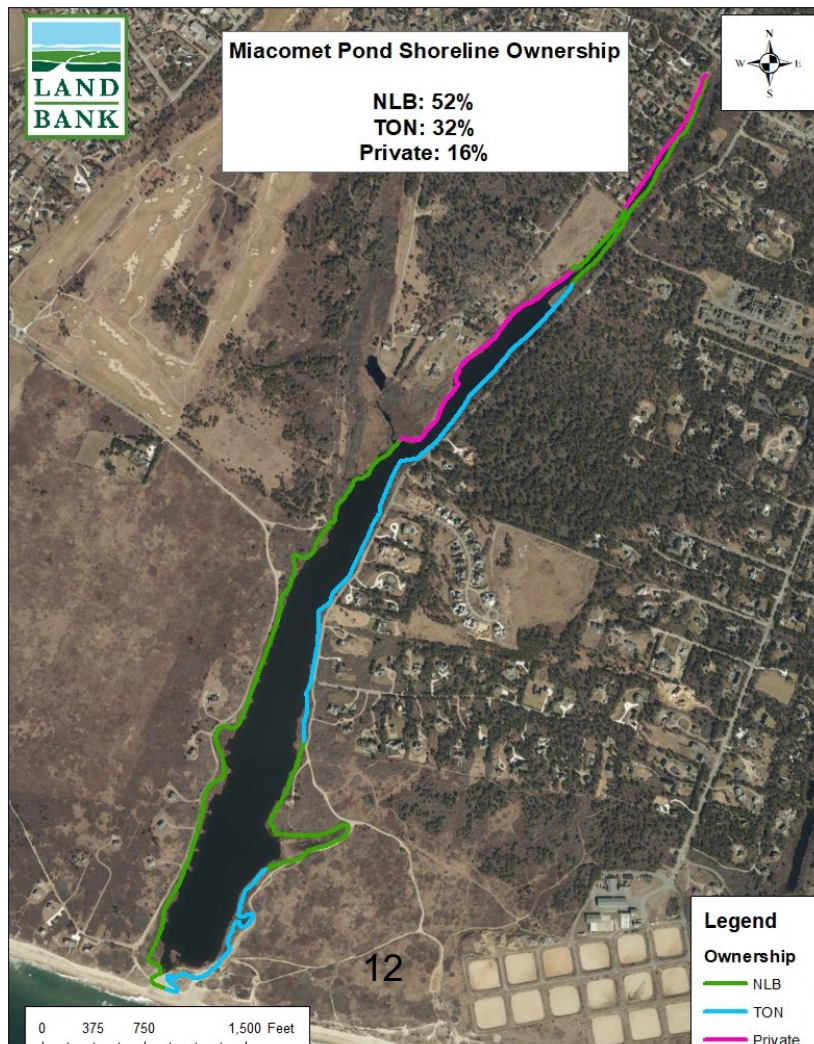
Should the Land Bank consider constructing a better boat access off West Miacomet Road to facilitate this project and promote recreational boating use of the pond? The Land Bank could request an additional price proposal from the current design team for this additional scope.

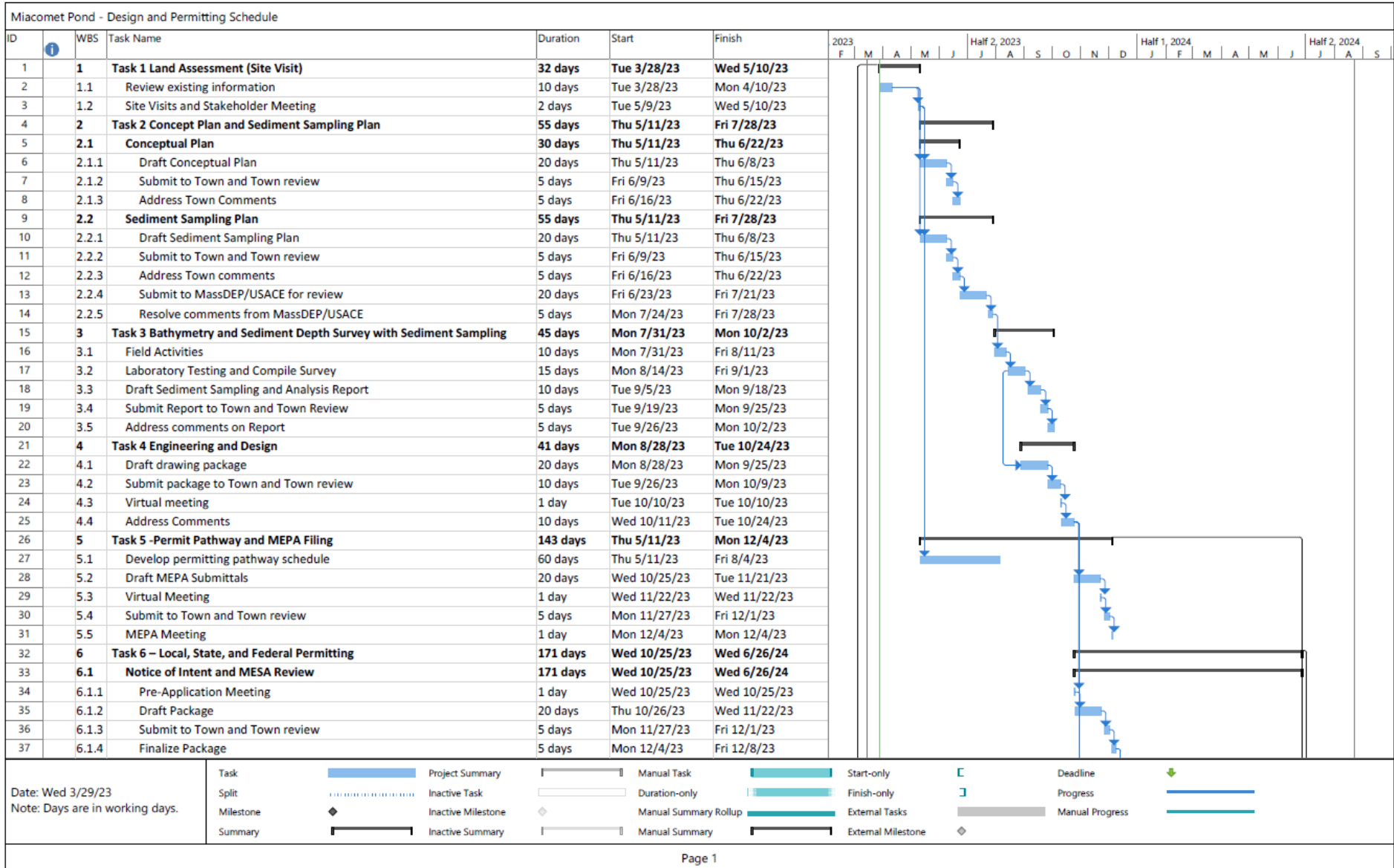
TIMEFRAME AND COST ESTIMATE:

According to the timeline, permitting documents are expected to be completed and ready for filing in December of 2023.

The Land Bank financially supported a portion of the planning process (\$69,100) and may be asked to continue this partnership by committing funds to the implementation of the dredge project.

The rough estimate for this project is currently \$4,000,000.





Miacomet Golf Course

Move of Hole 18 and Driving Range Extension

DESCRIPTION OF PROJECT: Hole 18 on Miacomet Golf Course needs to be shifted to the east and the driving range needs to be extended to allow for efficient collection of golf balls.

PROJECT STATUS AND CONSIDERATIONS: Land Bank staff have initiated the process of permitting these projects with the Massachusetts Natural Heritage and Endangered Species Program (MNHESP).

Rare plant surveys are underway, and this project requires the filing of an ENF and MEPA review this fall.

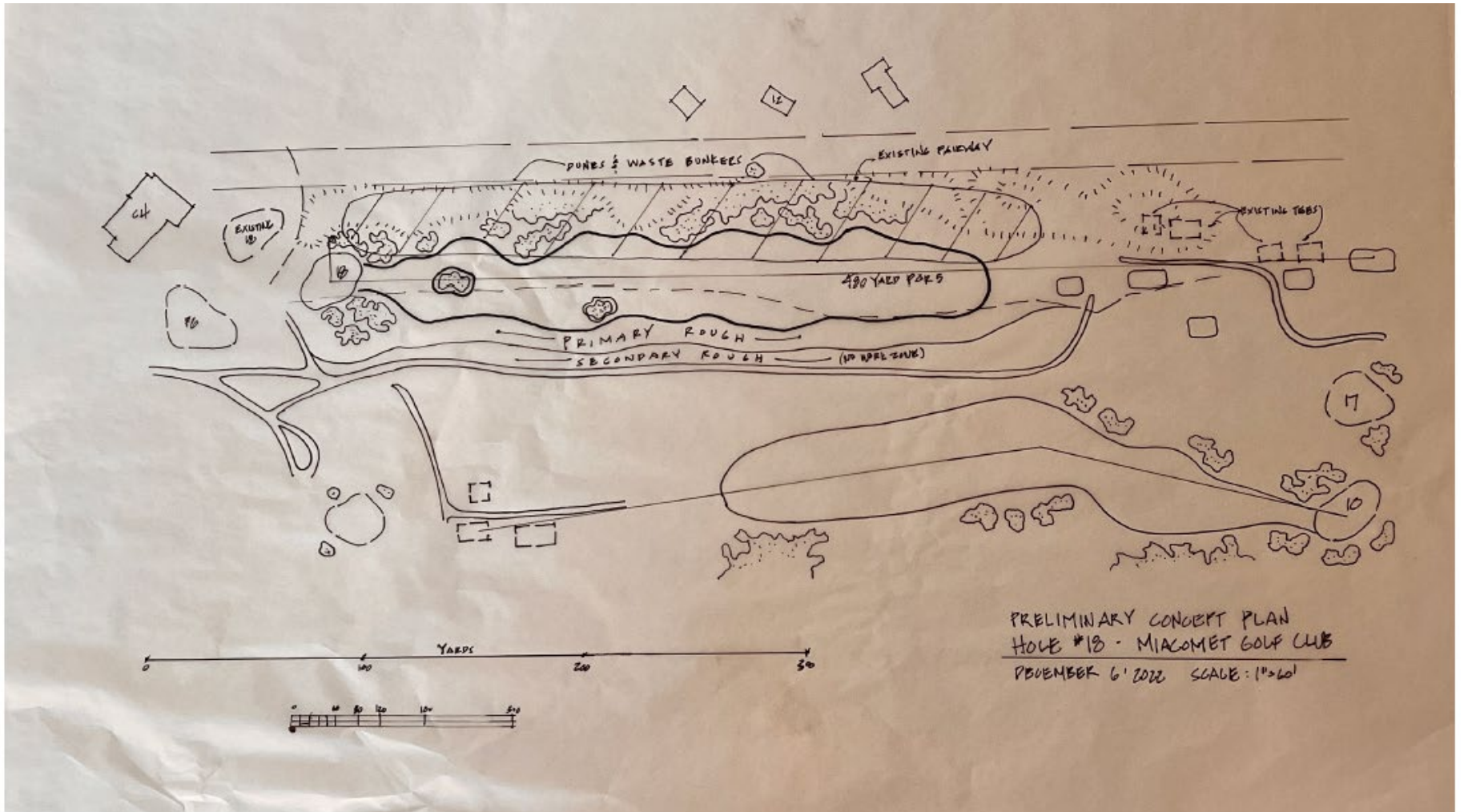
One consideration is how will this project be funded? Should or will any costs be borne by MGC? That is a policy question for the Commission.

TIMEFRAME AND COST ESTIMATE: MNHESP permitting should be completed by the end of the year.

Assembling the Environmental Notification Form (ENF) and MEPA review should begin once rare plant surveys are complete.

Due to permitting constraints, the earliest construction could occur is the spring of 2024 but more likely it will commence in the fall of 2024.

The cost of this project should be estimated by Miacomet Golf Course.



7 Nobadeer Farm Road

Nantucket Racquet Sports Association

DESCRIPTION OF PROJECT: Proposal to add 4 pickleball courts, 2 padel courts, 3 tennis courts, a practice backboard, additional parking, and a manager's office to the Nantucket Racquet Sports Association (NRSA) facility off Hinsdale Rd.

PROJECT STATUS AND CONSIDERATIONS: The site has been cleared and is secured until construction begins. The attached plan has been approved by the NRSA Board. Next steps include an RFP for Design Services, potentially an additional funding request from CPC and, depending on the level of change suggested by the design review team, filing with MEPA.

There are traffic considerations in the area. Hinsdale Rd is the main access to this facility. The road is dirt and poorly maintained. We have been asked whether Land Bank would ever consider paving or maintaining the road as the NRSA membership has significantly increased and as such, so as the intensity of use of the road.

TIMEFRAME AND COST ESTIMATE:

Earliest Construction Date: Winter/Spring 2024

Latest Construction Date: Fall 2024

The rough estimate of cost is \$2,500,000 but at least \$900,000 has already been awarded in grant funding from CPC.



PRELIMINARY
NPQA SITE PLAN — (FULL BUILD OUT MASTER PLAN
 FOR LANDBANK & NPQA)
 SCALE 1"=30'-0"
 2/1/23
 ISSUED TO NPQA FOR COMMENT / REVISIONS
 THORNEWILL DESIGN LLC

80 Miacomet Avenue “Miacomet Bridge”

DESCRIPTION OF PROJECT: Installation of a bridge to create an important connection that would facilitate safe pedestrian and bike passage across trail systems.

PROJECT STATUS AND CONSIDERATIONS: This project is on hold.

Next steps include outreach as abutters are concerned about potential impacts to their neighborhood.

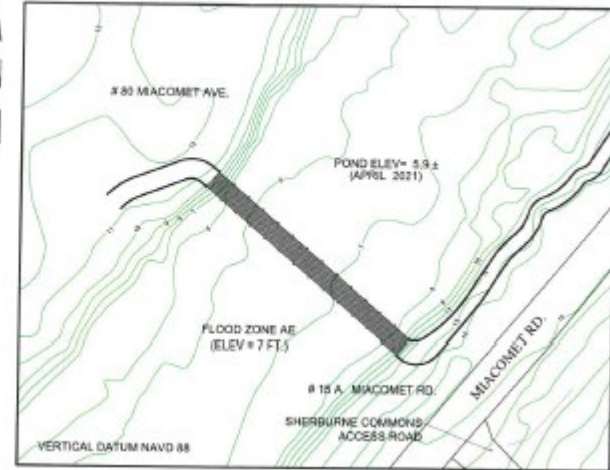
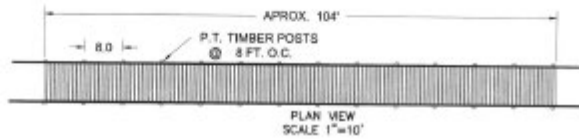
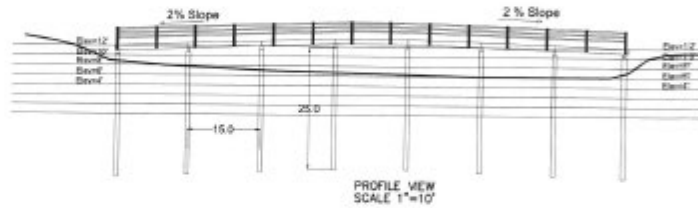
TIMEFRAME AND COST ESTIMATE:

As this project is on hold, a timeframe has not been established. It is also assumed that the design and schedule for the Miacomet Dredge project may help inform the timeframe on this project.

Although no budget has been established for this project, a rough cost estimate could be \$1,500,000



MIACOMET PEDESTRIAN BRIDGE



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	5' x 5' P.T. POST	10	EA	120.00	1200.00
2	2' x 12' P.T. JOISTS	10	EA	150.00	1500.00
3	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
4	2' x 2' P.T. JOISTS	10	EA	100.00	1000.00
5	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
6	10" ROUND POST	10	EA	100.00	1000.00
7	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
8	DECORATIVE POST CAP	10	EA	100.00	1000.00
9	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
10	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
11	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
12	10" ROUND POST	10	EA	100.00	1000.00
13	2" x 12" P.T. JOISTS	10	EA	150.00	1500.00
14	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
15	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
16	5' x 5' P.T. POST	10	EA	120.00	1200.00
17	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
18	DECORATIVE POST CAP	10	EA	100.00	1000.00
19	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
20	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
21	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
22	10" ROUND POST	10	EA	100.00	1000.00
23	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
24	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
25	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
26	5' x 5' P.T. POST	10	EA	120.00	1200.00
27	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
28	DECORATIVE POST CAP	10	EA	100.00	1000.00
29	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
30	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
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32	10" ROUND POST	10	EA	100.00	1000.00
33	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
34	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
35	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
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40	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
41	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
42	10" ROUND POST	10	EA	100.00	1000.00
43	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
44	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
45	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
46	5' x 5' P.T. POST	10	EA	120.00	1200.00
47	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
48	DECORATIVE POST CAP	10	EA	100.00	1000.00
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51	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
52	10" ROUND POST	10	EA	100.00	1000.00
53	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
54	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
55	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
56	5' x 5' P.T. POST	10	EA	120.00	1200.00
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62	10" ROUND POST	10	EA	100.00	1000.00
63	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
64	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
65	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
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71	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
72	10" ROUND POST	10	EA	100.00	1000.00
73	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
74	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
75	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
76	5' x 5' P.T. POST	10	EA	120.00	1200.00
77	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
78	DECORATIVE POST CAP	10	EA	100.00	1000.00
79	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
80	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
81	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
82	10" ROUND POST	10	EA	100.00	1000.00
83	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
84	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
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94	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
95	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
96	5' x 5' P.T. POST	10	EA	120.00	1200.00
97	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
98	DECORATIVE POST CAP	10	EA	100.00	1000.00
99	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
100	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
101	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
102	10" ROUND POST	10	EA	100.00	1000.00
103	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
104	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
105	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
106	5' x 5' P.T. POST	10	EA	120.00	1200.00
107	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
108	DECORATIVE POST CAP	10	EA	100.00	1000.00
109	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
110	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
111	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
112	10" ROUND POST	10	EA	100.00	1000.00
113	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
114	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
115	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
116	5' x 5' P.T. POST	10	EA	120.00	1200.00
117	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
118	DECORATIVE POST CAP	10	EA	100.00	1000.00
119	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
120	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
121	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
122	10" ROUND POST	10	EA	100.00	1000.00
123	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
124	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
125	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
126	5' x 5' P.T. POST	10	EA	120.00	1200.00
127	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
128	DECORATIVE POST CAP	10	EA	100.00	1000.00
129	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
130	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
131	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
132	10" ROUND POST	10	EA	100.00	1000.00
133	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
134	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
135	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
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137	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
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139	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
140	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
141	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
142	10" ROUND POST	10	EA	100.00	1000.00
143	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
144	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
145	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
146	5' x 5' P.T. POST	10	EA	120.00	1200.00
147	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
148	DECORATIVE POST CAP	10	EA	100.00	1000.00
149	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
150	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
151	1/2" GALVANIZED BOLTS	10	EA	100.00	1000.00
152	10" ROUND POST	10	EA	100.00	1000.00
153	2' x 12" P.T. JOISTS	10	EA	150.00	1500.00
154	2' x 6' P.T. DECK PLANKS	20	EA	100.00	2000.00
155	1-5/8" x 9/8" DF GLULAM	10	EA	100.00	1000.00
156	5' x 5' P.T. POST	10	EA	120.00	1200.00
157	HEAVY DUTY GUARD RAIL	10	EA	100.00	1000.00
158	DECORATIVE POST CAP	10	EA	100.00	1000.00
159	GALVANIZED ANCHOR BRACKET W/ 1/2" BOLTS	10	EA	100.00	1000.00
160	2" x 12" GALVANIZED BOLTS	10	EA	100.00	1000.00
161					

65 & 67 Easton Street

DESCRIPTION OF PROJECT: This project involves the creation of an accessible pocket park on a busy, downtown corner that includes a rain garden and the naturalization of an existing, previously disturbed wetland. The rain garden has multiple functions that include storing stormwater during rain and flooding events as well as providing an educational opportunity for the public.

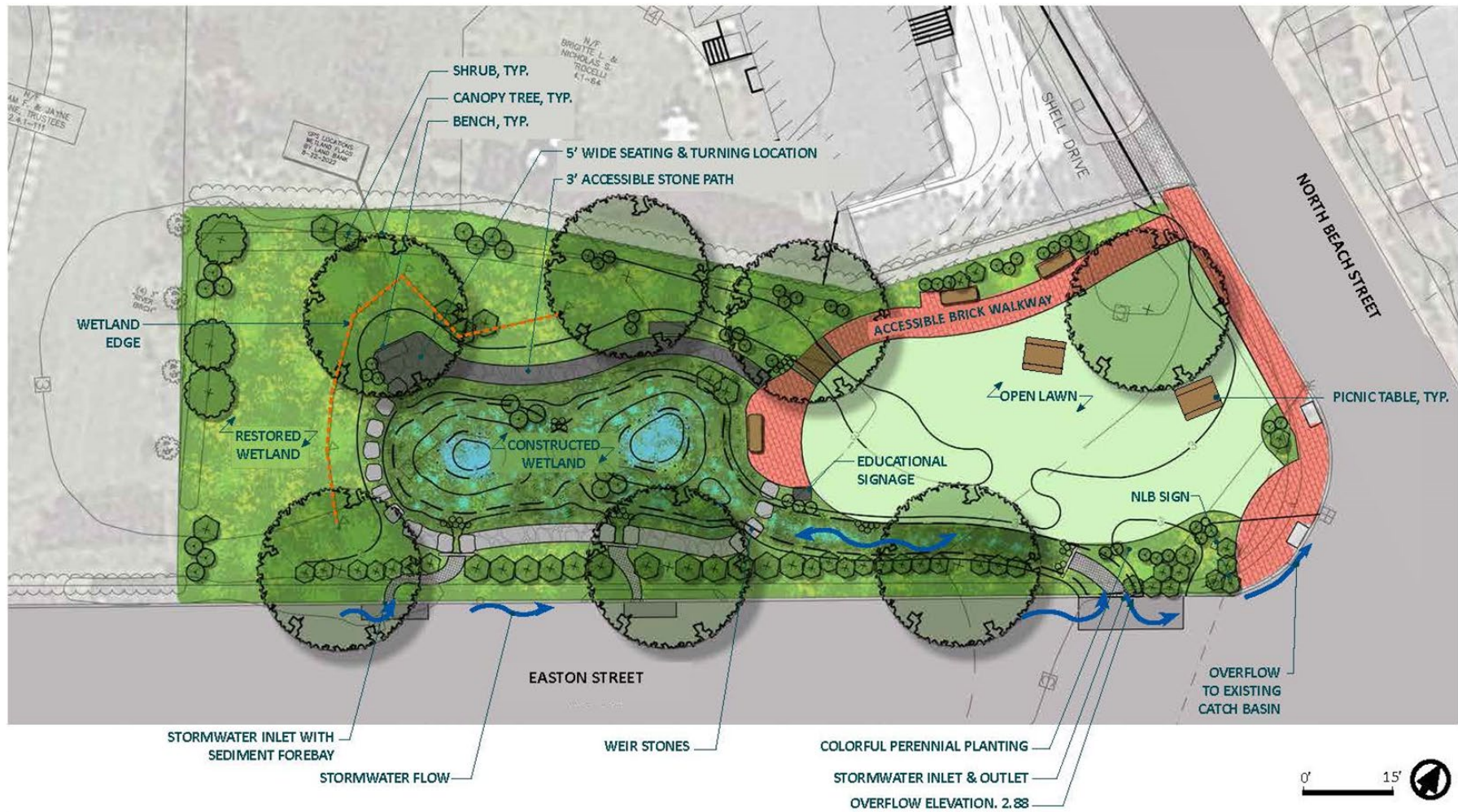
PROJECT STATUS AND CONSIDERATIONS: HDC permit has been obtained. The Conservation Commission Notice of Intent is filed and the hearing will open this week. We acknowledge that there are areas of conflict between the wetland regulations and the design to accommodate accessibility on the site.

Next steps including putting this project out to bid in the fall. This project could have a reduced scope or be put on hold for up to three years before permits expire.

TIMEFRAME AND COST ESTIMATE:

Conservation Commission permitting is underway. Bid specifications and bid package to be developed this fall. Earliest potential start of construction could be spring 2024.

Rough cost estimate: \$1,000,000



EASTON STREET POCKET PARK - CONCEPT PLAN
 NANTUCKET, MA

JANUARY 2022



Creating Resilient Forests: Planning for the future in NLB pitch pine habitat

DESCRIPTION OF PROJECT: Climate change brings many new threats to the pitch pine habitat on Nantucket. Warmer temperatures increase the threat of the **southern pine beetle** expanding its range northward to the islands. Drought and higher temperatures increase the stress on the trees and make the threat of running **crown fire** more dangerous. Stressed trees are at greater risk during storm events, forest disease or other pests. The NLB has left the pitch pine on its property unmanaged for several decades, and in recent years this was intentional to “keep” these areas for the use of the **endangered northern long-eared bat** (NLE bat). The result is that much of the pitch pine is overstocked and stressed with an unhealthy understory, and at great risk of running crown fire (see TON Community Wildfire Prevention Plan draft). However, in the face of these threats, particularly from the imminent threat of southern pine beetle infestation, we now know that restoring these forests to a resilient and ecologically healthy balance will result in the highest chance of the habitat surviving these multiple effects of climate change.

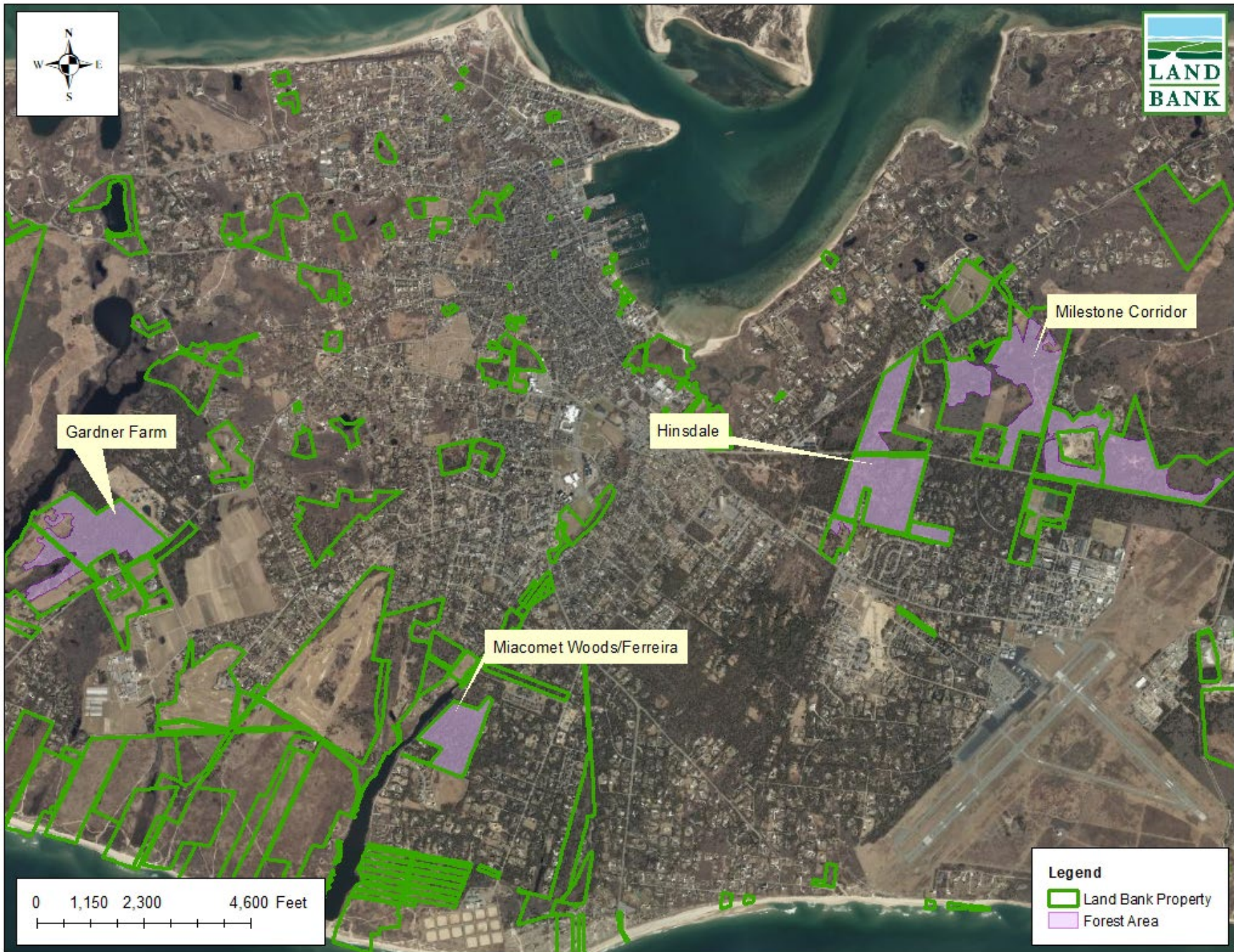
PROGRESS: A recent site visit by DFW biologists helped put the need for forest management in perspective for NLB staff. The state biologists recommended thinning the tree density to promote better health of the remaining trees, more diverse understory, greater food supplies for rare moth species and by extension better habitat for the NLE bat. Less dense forests with healthy trees are predicted to have fewer impacts from southern pine beetles and a lower risk of running crown fire. This will be a major habitat management/restoration project that will benefit the NLB pitch pine and the island for generations to come.

NEXT STEPS: Environmental staff are in the process of finding a Massachusetts-licensed Forester to guide us in this process from determining a forest inventory to management planning through implementation at our three top priority properties. Although habitat management in the forests will be ongoing to ensure the best health of the habitat, it is expected that much of the habitat restoration work will be completed by 2034 (10 years). Upcoming presentation by Emily Goldstein



Murphy, Research Ecologist at the June 13th meeting to select forester.

TIMEFRAME AND ESTIMATED COSTS: Land Bank staff is currently seeking grant funding for the management plan, which will cost approximately **\$24,000**. The forest management plan will be a 10-year plan and we anticipate spending up to **\$1,000,000** to contract out and perform the prescribed management over the course of **10 years**.



LOCUS: TBD off Milestone Road

DESCRIPTION OF PROJECT: Bike parks allow more people to recreate outdoors. They are constructed primarily of soil with occasional rock and wood features and are managed similarly to a typical park facility with the provision of parking, irrigation, signs, & trash collection. The facilities are coherently arranged onto a site to create a high-quality, risk-managed cycling experience for a range of skill and fitness levels.

STATUS: RFQ for Design Services received 6 proposals. Waiting to resolve outstanding issue of site selection.

POTENTIAL FEATURES:

PUMP TRACK

Pump tracks are frequently the core of a bike park. Constructed on flat, open ground, they appeal to children and adults alike and provide a great location for learning and improving off-road cycling skills.

Area = 0.25 – 2.0 acres



DIRT JUMPS

Dirt jumps allow bicyclists to achieve the sensation of flight as they ride through a series of progressively larger earthen mounds. Constructed on flat, open ground, dirt jumps typically have several parallel alignments to accommodate beginners through expert riders.

Area = 1.0 – 3.0 acres



SLOPESTYLE COURSE

Similar to a gravity flow trail, a slopestyle course is also gravity-fed but includes built features such as wallrides and box jumps to vary the technical challenge.

Area = 2.0 – 5.0 acres (can be combined with other trails)



SKILLS AREA

Spiced with ladder bridges, rocks, and log features, skills areas allow beginner riders to acclimate to features typically found on mountain bike trails.

Area = 0.5 – 1.0 acres (can be combined with other trails)



TOT TRACK

Created for the youngest riders, a tot track is typically located adjacent to traditional playground structures to provide a central play area for children too small to ride even a pump track. This area also allows parents to watch their children in a controlled area. The track may be constructed of concrete to reduce maintenance costs.

Area = 0.25 acres (can be combined with other facilities)



ESTIMATED COSTS: \$700,000 ± - per variables re. sitework, types and complexity of features, well, etc.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 1/1/2024 Time Needed: 6 mo s Completion Date: 7/1/2024

NEXT STEPS:

- Resolve outstanding questions to finalize site selection
- Bike Park Planning Committee will convene to select the most qualified Designer
- Selected Designer - site assessment, feasibility studies, produce conceptual & schematic designs, design development, assist with community and permitting board presentations, cost estimating, development of construction documentation and specifications for public bidding, construction administration, Project oversight, and any other design services as may be necessary for successful completion of the project.
- Procurement - Put construction project out to bid

CONSIDERATIONS AND OPTIONS: While this project will benefit the community by providing a healthy option for fun exercise and outdoor activity, the project has not started yet and therefore could be put on hold.

76 Millbrook Road



DESCRIPTION OF PROJECT: Remove house from Head of Hummock Pond, replace with viewing deck, add additional parking for public water access and boat storage.

PROGRESS: HDC approval to demolish the house has been received and re-using components of the house in other buildings is being evaluated

NEXT STEPS: Conceptual planning for viewing deck and parking layout, then survey plans. Permitting requirements are the Health Department (septic abandonment), HDC, Conservation Commission and possibly a building permit.

ESTIMATED COSTS: We put **\$500,000** as a ballpark figure. However, there are many ways to reduce this number. The removal of the house should be about **\$200,000**. If NLB staff remove the materials to be used on other projects (cabinets, doors, etc.) this would potentially save money. Likewise, if our property crew puts together conceptual plans for the deck and parking and construction is handled in-house, this would significantly cut costs.

Other considerations are whether to keep the garage on site and if the pathways and deck are fully accessible.

CONSIDERATIONS AND OPTIONS: Staff recommends moving forward with this project with the goal of **starting late fall, 2023**. Property staff specifically requested a chance to design and implement this project.

55 Warren's Landing Road

"Wood Property"

DESCRIPTION OF PROJECT: Removal and replacement of a compromised asbestos / cement pipe. Redesign and rebuilding of the wooden headwall that is supporting the pipe with a cement headwall.

PROJECT STATUS AND CONSIDERATIONS: This project requires a Chapter 91 License, which is in progress.

The estimated cost of this project is \$500,000 and the biggest costs are in the removal and disposal of hazardous materials and the construction of a cement headwall to replace the wooden one.

While we work through the Chapter 91 process, we are examining the idea of cutting and removing the broken section of pipe.

TIMEFRAME AND COST ESTIMATE:

This project requires a Chapter 91 License, which is in progress. Once we file, it will take at least a year to be processed.

This project is deemed to be a necessary component of maintaining this property, and the project can likely begin in the winter of 2024 (FY25).

The estimated cost of this project is \$500,000 and the biggest costs are in the removal and disposal of hazardous materials and the construction of a cement headwall to replace the wooden one.



19 Wauwinet Road

“Eat Fire Spring Farm”

DESCRIPTION OF PROJECT: Restoration of a residential property to its historic purpose as a farm with the addition of an accessible public open space featuring Eat Fire Spring.

PROJECT STATUS AND CONSIDERATIONS: House and barn have been de-leaded, treated for powder-post beetles and the mudroom/annex reconstruction is underway. The well has been re-drilled and is being connected to the house ASAP.

Landscape project budgeted at \$350,000 excluding the reconstruction of the small seating area by the stream.

Re-build of greenhouse is required to be wood frame, painted and glass paneled (true-divided lites) by HDC and preliminary diligence on cost indicate this could be as much as \$150,000. Staff is exploring ways to reduce the cost but this is a custom job with each panel being separately sized and cut.

Additional work will need to be done to improve the chicken coop once the final determination is made to keep, or remove a portion, or remove all of this structure.

This property will require ongoing maintenance and the associated costs should be budgeted for.

Whether there is an immediate need for additional housing above the barn should perhaps be considered.

TIMEFRAME AND COST ESTIMATE:

The landscaping is scheduled to begin Monday, June 5.

Rebuilding of the mudroom/annex is underway.

Well reconstruction and associated connections in progress.

An amendment is needed for Conservation Commission permitting with respect to the accessible walkway adjacent to the wetland.

Fencing has been ordered and arrived. Full farm planning and permitting anticipated to occur in the summer and early fall.

Anticipated additional costs include building maintenance, reconstruction of the sitting area by the stream, and rehabilitation of the existing greenhouse.



321 Polpis Road

DESCRIPTION OF PROJECT: Ongoing restoration of a residential property to a public, open space with views overlooking the Nantucket Conservation Foundation's Windswept Cranberry Bog.

PROJECT STATUS AND CONSIDERATIONS: Next steps include submitting a Notice of Intent to the Conservation Commission to continue to restore the site, specifically the pond, to a more natural state.

Although the pond appears to have a hydrologic connection to the adjacent property and the Bordering Vegetated Wetland (BVW) to the west, there is no apparent continuous source of surface water. It is unclear if the water in the pond's depression is retained for a longer period of time by the artificial liner, or whether the primary source of the water is the adjacent pond, groundwater, and/or precipitation.

Our plan is to remove the pond liner as well as the rest of the artificial structures from within and around the pond, including the wooden walls and fountain components. We would also like to cap the culvert beneath the site driveway to prevent water from the adjacent property coming onto the site. In addition to cleaning up the area, these measures will allow the pond depression to return to a more natural state. We can then determine the best long-term restoration plan for the pond and the site.

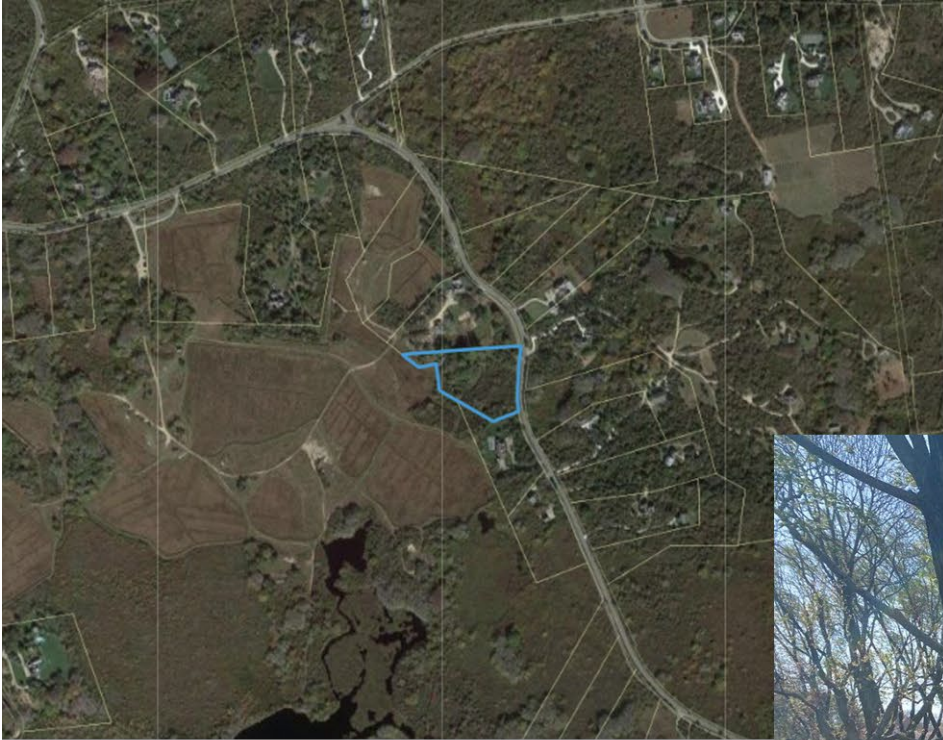
As part of this NOI, we are also requesting permission to remove two clumps of privet along the western boundary of the property and to replace them with suitable native plants such as red maples.

TIMEFRAME AND COST ESTIMATE:

This property will be evolving over time and the property maintenance crew anticipates beginning to work on the pond early this fall.

Parking will be assessed in the fall as well and options will be brought to the Commission.

The estimated cost of this project is \$150,000 and much of this work will be performed by Land Bank staff.



New Community Garden(s)

DESCRIPTION OF PROJECT: Adding community gardens on Land Bank properties to promote agriculture, sustainability, community involvement, and provide an opportunity for people who have no access to land to garden.

PROGRESS: A survey was conducted that gauged people's interest and areas of the island. There were responses from all over the island in support of this project, but Mid-Island was by far the most popular with Town being second.

Staff have been brainstorming locations and are looking into the feasibility of each location. Considerations are convenience, parking, irrigation, habitat disturbance and other environmental concerns.

Locations under consideration:

- Mill Hill Park (subject to deed restriction research)
- Hinsdale Park (Current grazing area, needs more parking)
- Maxcy Pond
- Sheep Commons (old sheep pen area, difficult access)
- Millbrook (adjacent to orchard)
- Peter Folger Homestead (3 Wannacomet Rd)
- Reyes Pond
- Lamb



ESTIMATED COSTS: We put **\$150,000** as a ballpark figure. There are many variables such as will significant sitework need to be done, electric and irrigation well added, etc.

All locations will require fencing, piping for water sources around the site, building raised bed garden plots, and pathways.

Some choices to be made that will impact costs: are size of plots, surfacing (if any) of pathways, adding some communal plots for donation of harvest, having some wheelchair accessible plots made (see picture), type of gates, signage, if there will be benches, communal greenhouse, compost area, etc.

CONSIDERATIONS AND OPTIONS: Staff highly recommend moving forward with this project with the goal of opening one new Community Garden in 2024. It is a low-cost project that will have high benefits to the community.

NEXT STEPS:

- Identify Location(s)
- Form a committee to recommend number and size of plots, equitable assignment of plots, contract with plot holders, decide if there will be a nominal fee, rules for use, etc.
- Give to field staff to sketch up initial design.



Architectural Consulting Group™

June 1, 2023

The Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

Jesse A. Bell, Executive Director

Pursuant to your request, we are providing rough estimates for the properties, and time frames for getting projects out to bid, and through construction.

At this level of document completion, we can only use the square foot cost as we have been experiencing recently as a reference. For new municipal construction, the cost with "Island factor" is approximately \$1,200.00 per sq. ft. based on footprint and each floor combined. For major renovations, we used \$1,000.00 per sq ft, Intermediate renovations \$800.00 per sq. ft., and for minor renovations we used \$500.00 per sq. ft.

After meeting today with Eleanor and Ethan, a chart was developed showing what we believe is the high end of each location's renovation. Once the design documents are 60% complete, they will be estimated again by the professional estimator and a more detailed pricing will be given. When plans and specifications are at 90%, the estimator will have more exact information to work with, and the pricing will be more exact.

At this initial level we like to set a high enough number to start with, which will be adjusted downward as the plans are fully developed.

Respectfully,

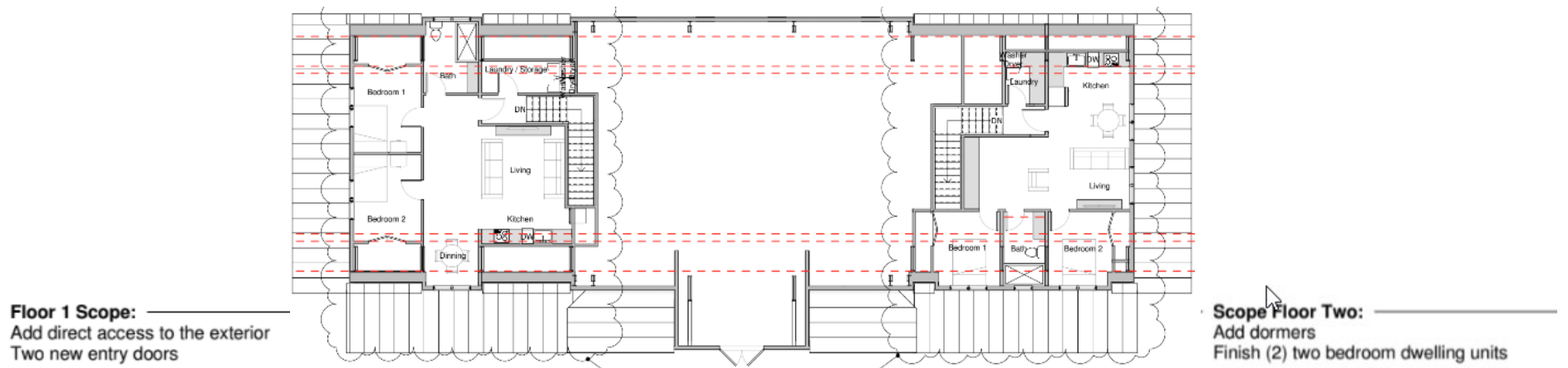
Michael W. Josefek, AIA, LEED AP, MCPPO
President

LOCUS: 125 Somerset Road – MGC Maintenance Facility Warehouse

5 acre lot in LUG-3 w/ 4,782 s.f. ‘shop building’ / warehouse and workshop structures.

Purpose: EMPLOYEE HOUSING

DESCRIPTION OF PROJECT: convert unfinished warehouse loft space into 2 x 2-BR apartment units; HVAC; duct work; new solar roof



PROGRESS: Need survey to assess potential need for septic upgrades.

ESTIMATED COSTS: \$5,100,000 ±

Could eliminate 1 of the apartment units to trim costs. There may be a way to isolate all utilities on each side. Would still need to upgrade and integrate alarm and sprinkler systems in unfinished areas.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 3/1/2024

Time Needed: 6-7 mo.s

Completion Date: 9/30/2024

** based on bidding timeliness*

NEXT STEPS:

- HDC application to be submitted.
- Procurement – Invitation for Bids planned in Fall 2023

STAFF RECOMMENDATIONS: This is a high-cost project for 2 new DUs which could provide both seasonal and YR employee housing. The installation of a solar paneled roof would be an environmentally sound and efficient way to generate significant long-term cost savings.



125 Somerset Land Bank & MGC Maintenance Facilities

3 Phase Project

HVAC – New heating equipment to replace the propane powered system leaking from the chimney stacks. Electric heat pumps will be installed in the main shop building and in one bay of the landscaping shop (3 bay garage). Electric heat pumps are efficient and can be powered by electricity from solar panels. We are working with National Grid as there are incentives on heat pumps for commercial applications. Once the new heating system is installed the roofing project will commence.



Roofs – We are drafting an RFP for new roofing on seven buildings at 125 Somerset Rd. The roofs on these buildings need to be replaced and if the Commission elects to install solar panels, the roof must be less than ten years old. Of the seven roofs, two of these will be like kind replacement (asphalt shingles) since we are not recommending solar panels for the farmhouse and single bay garage. The roofs on the remaining 5 buildings, (landscaping shop, 5 bay, main shop, and 2 golf club shops) will be replaced with black, standing seam metal. Stand seam metal roofs have a long-life span and are very appropriate for larger commercial buildings. Bartlett Farm is one example of a metal roof in the area.

Solar – Once the roof replacement is complete, solar panels will be installed on the five buildings shown in the figure below. The solar panels and electricity will be owned by the Landbank. With such a large area of solar, we should be able to power all our maintenance buildings and more. Surplus electricity from 125 Somerset can be used at any other Land Bank meter.



TIMEFRAME AND COST ESTIMATE: We are estimating \$1,500,000 for this project and it could begin in the Fall of 2023.

LOCUS: 19 Wauwinet Road – barn/cottage

145,431± s.f. lot in LUG-3 w/ 1 ½ story 1,409 s.f. 1-BR apartment w/ attached barn

Purpose: SUMMER EMPLOYEE HOUSING

DESCRIPTION OF PROJECT: 960 s.f. of interior renovations consisting of adding 2 bedrooms, 1 bathroom and sitting area on unfinished 2nd fl. along with fenestration changes on east and west elevations. Potential re-framing, wiring and plumbing for new construction.

PROGRESS: HDC approval granted for fenestration changes 1/31/2023. Deleading has been completed. Need engineer to perform structural assessment to gauge if roof framing is viable. Ridge height could change if modern framing is required which would require returning to HDC.

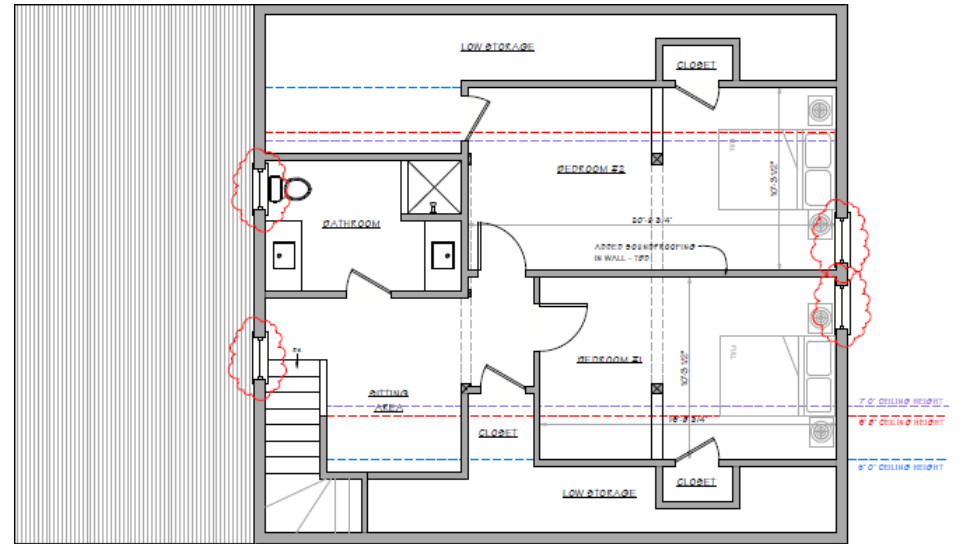
ESTIMATED COSTS: \$1,200,000 ±

CONSIDERATIONS AND OPTIONS: There are certain aspects of this project which could be done in-house. Also, we recommend this project be put on hold as the need for additional bedrooms at 19 Wauwinet is not needed immediately.

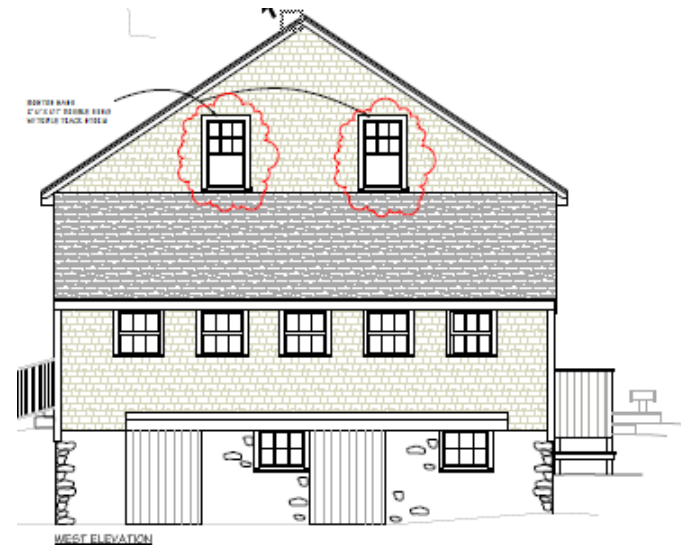
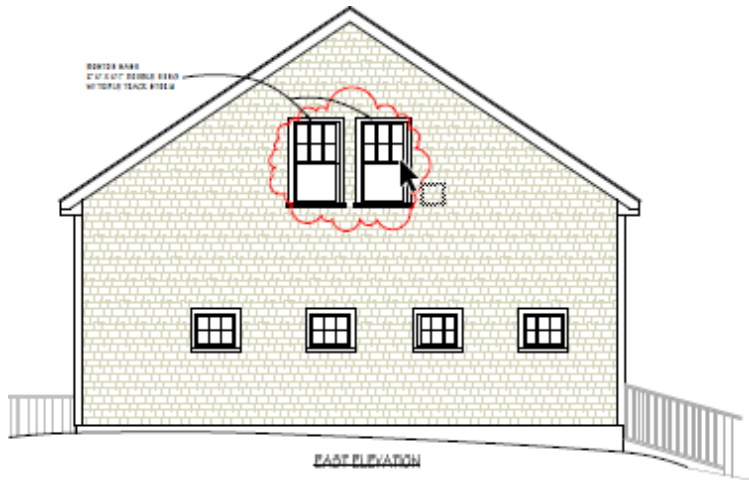
ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 12/1/2023 Time Needed: 6 mos. Completion Date: 6/1/2024
** based on bidding timeliness*

NEXT STEPS:

- Continued design planning
- Procurement – Invitation for Bids planned in Fall 2023



SECOND FLOOR PLAN



LOCUS: 14 Cathcart Road

48,300± s.f. lot in LUG-1 with 1 ½ story 3BR Dwelling Unit (840 s.f. ground cover)

Purpose: Y.R. EMPLOYEE HOUSING & Overflow beach parking

DESCRIPTION OF PROJECT: Deleading, interior renovations, potential HVAC upgrades – consisting of 2 Phases:

Scope

Phase 1

- Connect to sewer
- Replace entry door
- Replace garage door with Andersen Frenchwood 6068 door
- Reglaze windows at east elevation
- Paint doors at floor 2 deck
- New architectural asphalt roof (1,200 SF +/-) evaluate presumed rigid / SIP insulation assembly
- Lead paint evaluation / mitigation
- Replace trim and gutters at roof as needed
- Remove finish from window and door casings
- All trim to be natural to weather
- Explore heating options
 1. Refurbish existing electric base board
 2. Add LP Rinnai units
 3. Convert to ducted air with air source heat pump
- Evaluate and replace appliances as needed
- Evaluate water filtration system
- Cleaning
- Interior paint (white) all walls, ceiling, trim
- Evaluate fireplace
- Evaluate fire suppression system
- Pest control / mitigation
- Create patio at basement level utilizing existing timbers and new landscape elements

Phase 2

- Replace doors at West elevation with comparable Andersen Frenchwood units
- Integrate entire basement (840 SF +/-) into thermal envelope with insulation and finished wall at CMU wall
- Option: Create additional bedroom and / or family room at basement
- Option: Add bathroom at basement
- Option: Create separate apartment at basement
- Replace deck brackets with braced posts to new footings

PROGRESS: HDC approval. A portion of Phase 1 has been completed to prepare for seasonal/summer housing. Septic was abandoned and sewer connection has been installed. Entry door has been replaced. Lead paint evaluation has occurred. Some interior painting completed. Land Bank field crew installed a public parking area and perimeter post and rail fence within the southwestern portion of the property.

ESTIMATED COSTS: \$1,062,000 ±

CONSIDERATIONS AND OPTIONS: We are concerned that this price seems high for the work proposed. Costs could be cut if aspects of Phase 2 were trimmed or eliminated altogether. In addition, there are certain components of this project which could be accomplished in-house. Standard specification plan set will lead to more reliable construction estimate – 60% design completion / known and other 40% design contingency. Moving forward with this project will provide housing for a Land Bank employee and family.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 10/1/2023 Time Needed: 6 mo.s Completion Date: 4/1/2024
**based on bidding timeliness*

NEXT STEPS:

- Continued design planning with ACG & architect, Ethan Griffin
- Procurement – Invitation for Bids planned in Fall 2023

Building Photo



125 Somerset Road

“Land Bank Maintenance Facility”

DESCRIPTION OF PROJECT: Move the existing historic, single-bay barn to another location on site and replace it with a 3-bay pole barn that would allow for additional indoor storage and workspace at the Land Bank workshop.

PROJECT STATUS AND CONSIDERATIONS: Property Maintenance Crew needs include additional storage for materials, boats, vehicles, aluminum beach stairs, and large equipment. The addition of summer staff also increases the number of vehicles that need to be parked on site as well.

Considerations for this project include:

Should the new structure be 1 or 2 stories?

Where should the existing barn be relocated? It is a historically significant building.

Is the property at 125 Somerset Rd sufficient or should alternatives be considered? One alternative that has been discussed is the need for commercial space with a large building and yard storage.

Moving the environmental department to another location has also been discussed but there are concerns about separating staff into different “campuses” and not having a centralized headquarters for field operations.

TIMEFRAME AND COST ESTIMATE:

This project has been discussed at length but has never moved forward.

Estimated rough cost is \$1,000,000



LOCUS: 125 Somerset Road – Marble Farmhouse Basement Apartment

5 acre lot in LUG-3 w/ 2-story 1,004± s.f. “farmhouse” DU.

Purpose: EMPLOYEE HOUSING

DESCRIPTION OF PROJECT: convert unfinished basement into 2-BR apartment and add retaining wall. Could involve upgraded septic system &/or at the least an additional leach pit.

Scope

1. Finish 900 SF +/- of basement to create apartment
2. Add egress and window wells as needed
3. Separation assembly from existing dwelling above
4. Independent mechanical system

PROGRESS: HDC pending. Need survey to assess potential need for septic upgrades.

ESTIMATED COSTS: \$880,000 OR \$910,000 ± (with septic upgrade)

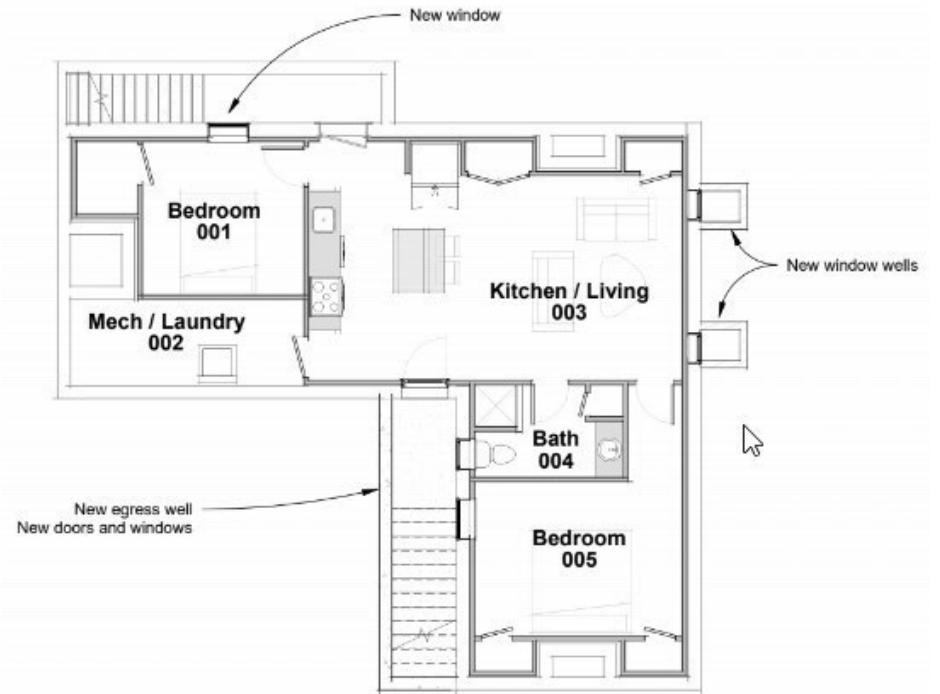
STAFF RECOMMENDATIONS: Whether this apartment is necessary is an ongoing discussion. However, if additional Land Bank staff housing is needed, this could provide both seasonal and YR employee housing as well as potentially enable us to provide ‘free’ lodging to off-island contractors, thus reducing our own overhead.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date:10/1/2023 Time Needed: 6 mos Completion Date: 4/1/2024

** based on bidding timeliness*

NEXT STEPS:

- Engage surveyor to assess existing septic
- Procurement – Invitation for Bids planned in Fall 2023



LOCUS: 30 Mizzenmast Extension – SFDU

6± acre lot in LUG-3 w/ 1 ½ story 1,504 s.f. 2-BR DU

Purpose: GOLF SUPERINTENDENT HOUSING

DESCRIPTION OF PROJECT: 180 s.f. addition consisting of 1st fl. addition to existing laundry/mud room area to add bedroom & 2nd fl. dormer addition for new full bath. Will need to do exploratory assessment and isolation of crawl space. Electrical and plumbing upgrades. Misc. interior & exterior rehab.

PROGRESS: HDC approval granted. Final spec might require new shingling/sidewall and additional painting.

ESTIMATED COSTS: \$840,000 ±

There are certain aspects of this project which could be done in-house or with local contractors.

CONSIDERATIONS AND OPTIONS: This DU is in need of rehabilitation and enlargement to accommodate the tenant. In addition, due to its large lot size, the Locus could accommodate move-on of future DUs from other LB properties.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 10/1/2023

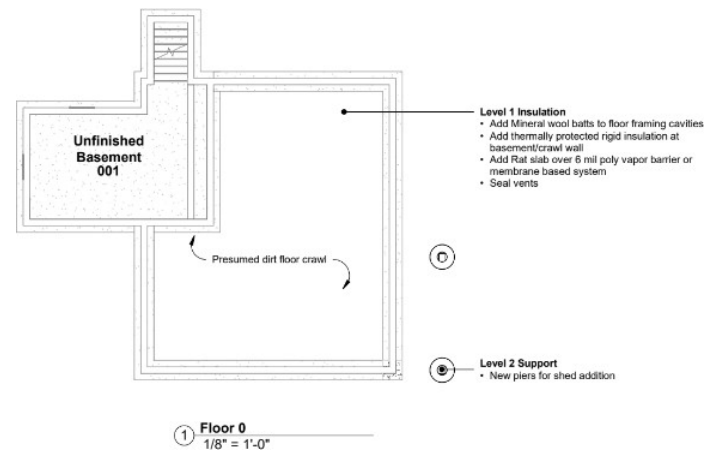
Time Needed: 6 mos

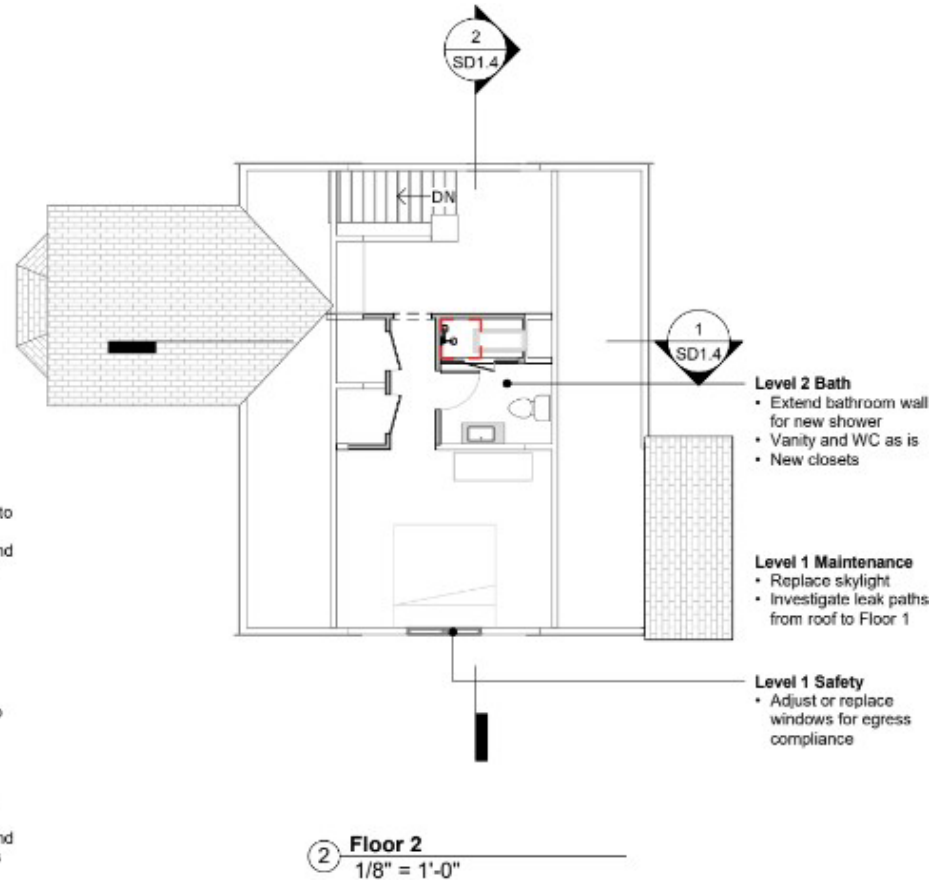
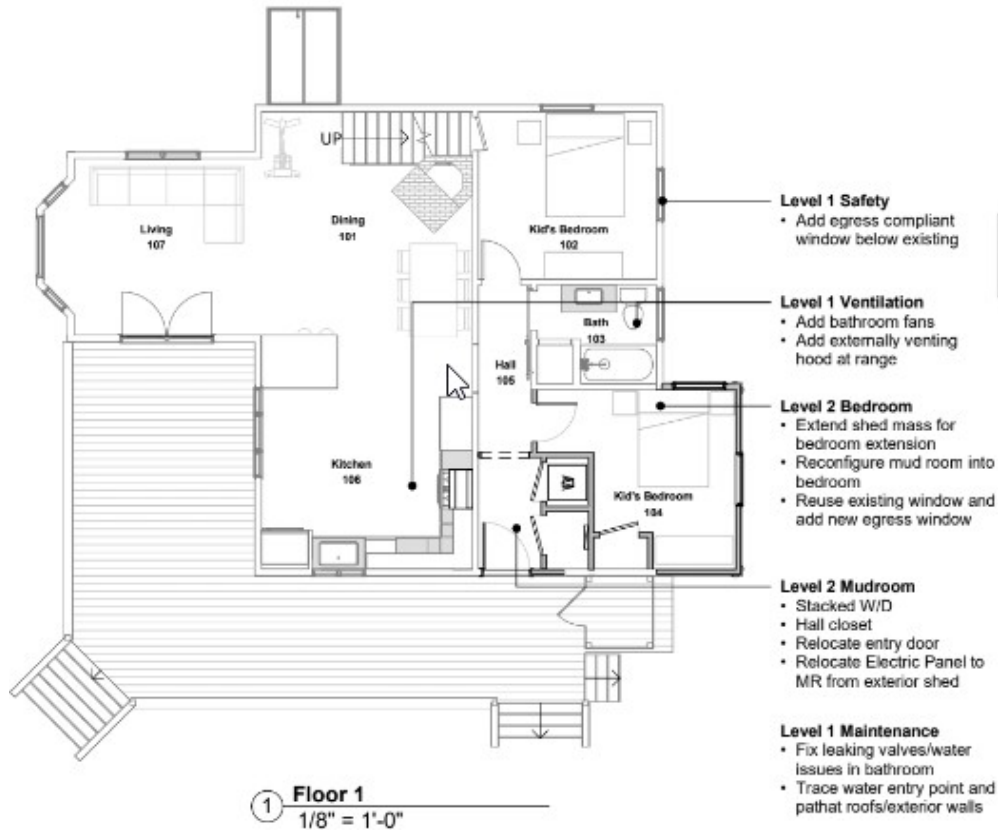
Completion Date: 4/1/2024

** based on bidding timeliness*

NEXT STEPS:

- Procurement – Invitation for Bids planned in Fall 2023





LOCUS: 166 Hummock Pond Road

1.84 acre lot in LUG-1 with single story 3BR DU (1,800 s.f. ground cover)

Purpose: Y.R. EMPLOYEE HOUSING (or Farmer Housing)

DESCRIPTION OF PROJECT: Deleading, fenestration changes, exterior refresh, interior renovations. No change in footprint.

Scope

Phase 1

- Upgrade septic system
- Connect to Town water
- Relocate residential parking to HPR side of house
- Insulate Floor 1 framing cavities to complete thermal envelope
- Replace windows with Andersen Replacement windows to fit within existing jambs
- Replace bay window with ganged Andersen 400 series windows to fit within existing rough opening
- Evaluate and replace exterior doors as needed
- Lead paint evaluation / mitigation
- Like kind roof replacement
- Like kind sidewall replacement
- Replace trim as needed. If painted trim to remain, consider viable alternatives to cedar
- Evaluate ramp and augment railing if needed
- Replace front decking. Evaluate deck framing and foundation and replace as needed. Consider hardscaping alternative if more economical.
- Replace appliances and cabinets as needed, utilizing components salvaged from other LB properties (Millbrook)
- Add dishwasher

Phase 2

- Incorporate basement into thermal envelope
- Renovate basement to create additional living space or bedrooms, pending capacity of revised septic system
- Create / enclose laundry room

PROGRESS: A portion of Phase 1 has been completed to prepare for seasonal/summer housing. Town water connection has been installed. Lead paint evaluation has occurred. Some interior painting completed.

ESTIMATED COSTS: \$800,000 ±

Kitchen rehab can be done by Land Bank Staff. Every attempt will be made to harvest suitable interior materials (appliances, cabinets ...) from 76 Millbrook.

CONSIDERATIONS AND OPTIONS: Staff recommends moving forward with this project to provide housing for a Land Bank employee and family or a farmer.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 10/1/2023

Time Needed: 6 mos.

Completion Date: 4/1/2024



** based on bidding timeliness*

NEXT STEPS:

- Procurement – Invitation for Bids planned in Fall 2023

LOCUS: 22 Broad Street – LB Offices & employee housing

2,725± s.f. lot in CDT w/ 1,446± s.f. historic structure.

Purpose: Potential additional work & storage space

DESCRIPTION OF PROJECT: Interior renovations consisting of 340 s.f. addition to rear el on 2nd fl., renovated 2nd fl. bathroom, and converting 3rd fl. apartment into storage. If 3rd fl. used for DU or office space, would need to sprinkler entire bldg. to bring up to building code.

PROGRESS: HDC approval pending.

ESTIMATED COSTS: \$600,000 ±

OPTIONS AND CONSIDERATIONS: There are ongoing discussions about the need for additional office space. With the number of projects the Land Bank has in the queue, the Director is asking for a dedicated staff person devoted to the technical details of procurement and contract administration. Staff internally debates whether additional office staff should be hired and/or whether environmental staff should be working out of the office space at 125 Somerset Rd. Using the third floor as an office should be considered as an option before expanding over the conference room, as this may be more cost-effective (mixed residential/commercial use requires installation of sprinkler system, which is costly). Director prefers to keep administrative staff and department heads (at a minimum) centralized under one roof.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date:10/1/2023

Time Needed: 5 mo.s

Completion Date: 3/1/2024

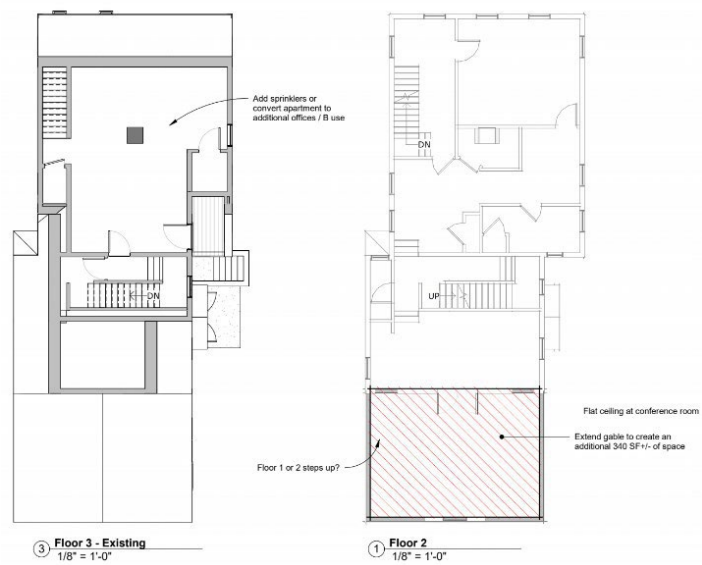
** based on bidding timeliness*

NEXT STEPS:

- Continued design planning
- Procurement – Invitation for Bids planned in Fall 2023

Building Photo





LONG-RANGE PROJECTS

244 Polpis Rd (White): Subject to a lease back to the sellers until 10/19/2027. Property ideas include moving and reusing the small house, dock refurbishment, and additional racks for kayaks. This could help alleviate the pressure on the overwhelmed racks at the Holly Farm property which currently serve the mooring field. In other words, kayak launching from this property could be encouraged/promoted in favor of prioritizing dinghy storage for the boating community at Holly Farm. Contains existing grandfathered dock rights but will require a Chapter 91 license to create a new public dock which could take two years or more to plan and permit.

189 Eel Point Rd (Osorio): Seller responsible for moving house at the end of the lease term (1/21/2027). Over the next few years, plan/permit property for public use. Agreement with seller to design/install viewing deck overlooking Eel Point with memorial plaque for his mother. A bocce court is also currently on the property – query whether we want to remove this or not (we have had several requests for croquet, and this seems like a similar recreational activity?). Additional parking will help supplement existing parking for beach access to Madaket Harbor & Eel Point. Driveway will likely need to be relocated as it is shared with a private residential neighbor.

Petrel Landing: Recently received positive decision from Office of Appeals & Dispute Resolution (highest level of agency review) at DEP. That decision was appealed to Superior Court by an abutter on Commercial Wharf. Project design needs to be reviewed and updated in consideration of the recommended elevations for flood risk reduction in the long-term Washington St framework plan and Town CRP. Unfortunately, the timeline for this project is unknown due to the constant abutter appeals and slow pace of the court system.

Consue Spring: Conceptual plan to be presented by SCAPE in-person on June 27. This project is an ecological restoration that will improve hydrologic flow (dredging channel and culvert replacement), mitigate future flooding issues, eliminate invasives, improve native biodiversity and habitats, increase stormwater filtration capacity (with sediment forebays), and enhance public use of the site through a network of connected walkways which are designed to showcase views of the creeks. The permitting roadmap is more intense than other projects because it includes significant work in a wetland. Timeline is expected to take at least five (5) years and will require extensive coordination with the Town regarding stormwater infrastructure.

Washington Street Framework Plan: This is a long-term phased strategy that we will require significant coordination with Town and private property owners to implement. Expected to take 10-20+ years to plan, permit, coordinate, and fully construct. This project is a good candidate for grant funding due to the collaboration required and significant public benefits provided (downtown flood risk reduction, comprehensive stormwater management, enhanced public beach recreation, ADA compliance, restoration of coastal habitats, protection of essential transportation infrastructure, pedestrian/bike safety improvements, etc.). Accordingly, staff

plans to work collaboratively with the Town and other stakeholders (for example, Maria Mitchell) in applying for grant funding throughout the duration of this project.

Spruce Street/Harbor Walk Connection: The Harbor Walk has been a planning goal for decades, and town meeting has now authorized all town-owned wetland parcels from Consue to 19 East Creek to be conveyed to the Land Bank, making this idea more viable. Depending on how much the Commission wants to prioritize this project, it might make sense to combine with other permitting efforts at Consue and 19 East Creek.

201 Hummock Pond Rd (Dooley): Subject to a lease running in favor of Jeanne Dooley for the rest of her life. Purchased for pond access, there are grandfathered rights with the existing dock. However, it is likely to take at least two years to permit a new public dock, so it would be advisable to get the planning and permitting going soon on this. We may want to consider (and discuss with the neighbor) rerouting the driveway easement so that the private residential access is separated from the public and does not bisect the lot as it does today.

271 Polpis Rd (Green): Subject to a lease running to the benefit of Lindsay Green for the rest of her life. Some permitting and carpentry work will be required in the future. Historic horse paddock on the property and abundant wetlands, including a state-certified vernal pool. Abuts NCF land in Middle Moors. Potential for trail connectivity to Moors but will require boardwalks over wetland areas.