

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of February 13, 2018  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 3:00 p.m.

PRESENT: Richard Glidden, Kristina Jelleme, Neil Paterson, Allen Reinhard, John Stackpole.

STAFF PRESENT: Eric Savetsky, Executive Director; Jesse Bell, Assistant Director; Susan Campese, Administrator/Finance Manager.

*Also present at call to order: Miacomet Golf Course (“MGC”) General Manager, Alan Costa; Inquirer and Mirror Reporter, Peter Sutters; Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo; Nantucket Dreamland Foundation Director of Development, Leedara Zola; 43 Appleton Road resident, Richard Kalman.*

*Club Consulting Group Managing Director, Christopher Calvert entered the meeting via video conferencing.*

I. CONVENE IN OPEN SESSION:

A. CITIZEN’S BUSINESS /ANNOUNCEMENTS: None.

B. GOLF BUSINESS:

1. Temporary Facilities Procurement – Update: Mr. Savetsky explained that staff inspected the Town’s trailers and determined that substantial repairs were needed in order to make them suitable for occupancy, which prompted the idea of looking into costs associated with using the existing clubhouse with the existing kitchen removed and replaced with a commercial kitchen trailer. Pursuant to Mr. Savetsky’s request, Mr. Josefek and Mr. Velozo also inspected the Town’s trailers and the clubhouse and after doing a quick cost analysis recommended using the Town’s trailers due to overall lower cost and time constraints. Mr. Costa said to minimize costs, most of the repairs could be done in-house and the purchase of a kitchen trailer was expected to be between \$62,000 and \$78,000 depending on the equipment specifications. Commissioner Jelleme recommended that before any money was spent the health department be consulted as to their requirements to pass inspection for restaurant use. Mr. Costa recommended moving the administrative offices to the first floor of 6 West Miacomet Avenue and moving the golf shop to the old bag storage building. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the move of the administrative offices and golf shop as described, provided this is acceptable to the building department.

2. Miacomet Golf Course (“MGC”) Clubhouse and Dormitory – Updates: Mr.

Savetsky reported that the Executive Office of Energy and Environmental Affairs (“EOEEA”) has still not responded to the Land Bank’s request for approval for the employee dormitory even though significant pressure was being brought to bear on EOEEA for a decision. Mr. Savetsky recommended that the Land Bank write a letter saying that they have reached the conclusion that Section 6 approval was not required for the construction of the dormitory and therefore the Land Bank will move forward with construction two weeks from the date on the letter. Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was VOTED to write the letter as recommended, subject to counsel review. *Commissioner Stackpole recused.*

*Commissioner Stackpole recused himself from the following matter and left the table.*

Mr. Raber presented updated plans and elevations of the new clubhouse and explained some of the changes made as well as different elevation views. Commissioners Glidden, Reinhard and Paterson felt the new plan was much improved, and Commissioner Jelleme said she liked the new plan but was concerned about the south facing elevation. Mr. Raber said he could work on that elevation as it faced the street. Mr. Calvert said he liked the design and pointed out that the features in the design matched the results of the surveys he conducted in October. Mr. Raber said that with the Commission’s approval he would further develop the plan and they would start picking materials. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was VOTED to continue to develop the plan for estimates and refine the design.

*Marian Wilson, Assistant Administrator and Jeffrey Pollock entered the meeting at 4:00 p.m.  
Mr. Raber, Mr. Josefek, Mr. Velozo, Mr. Calvert and Mr. Costa departed the meeting at 4:07 p.m.  
Commissioner Stackpole rejoined the meeting.*

C. PUBLIC COMMENTS: Mr. Kalman, a resident of 43 Appleton Road, told the Commission that he was unaware of the restriction regarding further subdivision held by the Land Bank which conflicted with his plans to create additional lots on his wife’s property. Since the Land Bank also holds a Right of First Refusal on this property, he encouraged the Commission to make an offer to purchase it. Chairman Paterson thanked Mr. Kalman for his comments and stated that the Commission would take his request under consideration in Executive Session.

*Mr. Kalman departed the meeting at 4:17 p.m.*

*Rachael Freeman, Land Bank Environmental Coordinator entered the meeting at 4:18 p.m.*

#### D. PROPERTY MANAGEMENT:

1. McAlinden/48 South Cambridge Street – Site Plan Review: Mr. Pollock updated the Commission on progress made at the McAlinden property noting that the driveway had been installed and property lines established in preparation for the accessible viewing area. Additionally, Ms. Freeman reviewed the finalized dock drawings and location of the 20’ x 10’ accessible platform, indicating that the Notice of Intent had been filed with the Conservation Commission.

2. Property Foreman – Fall Review: Mr. Pollock confirmed that the Bachman dock

had been completed and that further landscaping would take place the spring. Additionally, the Chase boardwalk would soon be reconstructed in conformance with Chapter 91 specifications. A discussion regarding post-season dinghy and kayak storage ensued and Ms. Bell indicated she would research the process for properly disposing of these abandoned items. The parking lot at Cisco Beach had been moved back ten feet the previous summer to protect it from further coastal erosion and Mr. Pollock indicated that staff was continuing to monitor this area closely. New split rail fencing and Land Bank signage were installed on Land Bank property abutting the Summer House restaurant in Siasconset to discourage future encroachment. The fall burn season was less than ideal with only 30 acres burned instead of the goal of 90 due to unfavorable weather conditions. Additionally, staff continued to perform invasive species removal work throughout the fall by removing *Phragmites* at the Bachman and Reis properties and parrot feather from Burchell pond. Mr. Pollock reported that staff had completed the annual mitigation requirements for the Industrial Park and Nobadeer ballfields under Ms. Freeman's guidance by creating scrub oak habitat, opening up frost pockets and clearing pine trees. Mr. Pollock remarked that hunting season was uneventful in 2017.

*Mr. Sutters departed the meeting at 4:45 p.m.*

3. Easy Street Park – Dreamland Event Request: Ms. Zola reviewed her written request to the Commission outlining the Nantucket Dreamland Nonprofit Film & Cultural Center summer fundraising event on Sunday, July 22, 2018. She asked the Commission for permission to allow the Dreamland to erect a large tent on the Easy Street Park property for an afternoon/evening cocktail party. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was VOTED to approve the request. *Chairman Paterson was opposed.*

*Ms. Zola departed the meeting at 5:00 p.m.*

4. 2018 Work Plan: Mr. Pollock presented the 2018 Property Management Task List, indicating that staff was receptive to any comments, changes or suggestions by the Commission as they may arise throughout the year.

*Mr. Pollock departed the meeting at 5:13 p.m.*

E. APPROVAL OF MINUTES: Upon a motion by made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to accept, approve and release the regular session minutes of January 23, 2018, as written.

#### F. TRANSFER BUSINESS:

1. January 2018 Transfers – Record Nos. 39304 through 39390: The Commission reviewed transfers for the period of January 1, 2018 through January 31, 2018.

a. Current “M” Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property:

No. 39306 AdaRuth T. Waig and Nathanael M. Waig  
No. 39374 Jenny Maria Bence  
No. 39376 Emily M. Clarkson

b. Current “O” Exemptions and Liens: The Commission authorized the placing of a lien against the following property as a result of the purchaser claiming the “O” exemption as part of a deed restricted affordable housing program.

No. 39329 Merrill E. Mason

c. “M” Exemption Update/Five-Year Domicile Non-Compliance – Payment Received/Release of Lien – No. 35955 Maria T. Hughes and Douglas J. Hughes: Ms. Campese reported that Mr. and Mrs. Hughes have been making monthly payments pursuant to the Commission’s vote of February 14, 2017 requiring them to pay back the exempted Land Bank fee. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Glidden, it was VOTED to execute and authorize the issuance of a Release of Lien on 6 Boynton Lane to be provided to Mr. and Mrs. Hughes upon final payment of the outstanding fee.

#### G. FINANCIAL BUSINESS:

1. Monthly Transfer Statistics: Monthly transfer statistics reports comparing fiscal years 2017 and 2018 through January 2018 were presented.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the February 13, 2018 warrant document in the amount of \$289,471.62 to be provided to the county treasurer.

#### H. REGULAR BUSINESS:

1. Second Meeting in February Discussion: Ms. Bell reported that she and Mr. Savetsky as well as Commissioner Stackpole would be away for second meeting of February and that in previous years this meeting was not held due to low attendance and/or lack of a quorum. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to cancel the regular meeting of on February 27, 2018.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session in order to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken: Reinhard-Aye, Paterson-Aye, Glidden-Aye, Stackpole-Aye, Jelleme-Aye. The Chairman under Purpose 6 [G.L. c. 30A, 21(a)(6)] declared that discussion of these matters in open session may be detrimental to the Land Bank’s negotiating position and that the Commission would reconvene in regular session following executive session.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to adjourn at 6:29 p.m.

Attested to: \_\_\_\_\_  
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission this 15th day of March, 2018.

\_\_\_\_\_  
Neil Paterson, Chairman