

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of July 11, 2017  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:00 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; Marian Wilson, Assistant Administrator; Rachael Freeman, Environmental Coordinator; and Dane DeCarlo, Property Management Coordinator.

*Nantucket Pond Coalition Founder/Director, Robert Williams; Inquirer and Mirror Reporter, Peter Sutters; Nantucket Land Council Executive Director, Cormac Collier, were also present at call to order.*

A. CONVENE IN OPEN SESSION:

1. CITIZEN BUSINESS/ANNOUNCEMENTS: Cisco and Gardner Property Use Request – Ozone Surf Classic: Ms. Bell presented a request to hold the biannual surfing competition (“Ozone Surf Classic”) event on Sunday, July 30, 2017 with parking on the Gardner property and shuttle service to Cisco Beach, with all funds generated by this event provided to island charities. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request.

2. PROPERTY MANAGEMENT:

a. Nantucket Pond Coalition (“NPC”) – Projects Discussion (Long, Miacomet and Hummock Ponds): Mr. Williams reported on the successful results of various pilot programs to eradicate invasive plants in all three aforementioned ponds. He displayed photographs that showed the increased algae growth and aquatic plants over a period of 40 years. Additionally, he presented photographs documenting the progress made within one year. Based on the results, Ms. Freeman stated that she supported the removal of small patches of *Phragmites* to prevent them from becoming more established. Mr. Williams explained the process of pond restoration and presented additional photographs of overgrowth as well as a list of ongoing and future projects with estimated costs. Commissioner Glidden and Paterson supported committing \$9,000 from the pledge made last year towards the cost of aquatic harvester rental with the \$9,000 coming from the Town of Nantucket to reduce aquatic growth from Hummock Pond. Furthermore, Mr. Savetsky pledged the Land Bank’s support to partner with the NPC in their efforts to clean up Nantucket’s ponds; work on a long term plan to assist with management and maintenance; and were committed to moving forward in 2018 to continue eradicating *Phragmites* in Long and Miacomet Ponds using the “Marsh Master” and foliar spraying which showed encouraging results in last season’s test areas. Chairman Paterson thanked Mr. Williams for his hard work at the NPC and his dedication to land stewardship.

*Mr. Williams and Mr. Collier departed the meeting at 4:35 pm*

b. Lamb Property/36 Wauwinet Road – Abutter’s Request: Mr. DeCarlo explained that Ms. Nassif has requested that the Land Bank trim and maintain the double privet hedges that straddled the property line. Mr. DeCarlo presented pictures of the privet hedge that created a buffer between the parking lot and her residence. He reiterated that Land Bank staff had let it grow to create additional screening between the parking area and her home. The consensus of the Commission was to tell Ms. Nassif she should maintain her half of the hedge and staff would reevaluate the Land Bank’s portion after the work is complete.

c. Lamb Property/36 Wauwinet Road – Memorial Tree: Mr. DeCarlo said staff had identified the Lamb Property as an appropriate spot for the cherry tree donated by Lucy Leske in memory of her husband, Tobey Leske. Commissioner Jelleme said that Wauwinet was a very natural area and that she felt a cherry tree would be better suited for a town property. Mr. Savetsky suggested staff identify a spot on the Bachman property for the tree and would ask Ms. Leske if the Bachman property met with her approval.

d. Carter Property/ 27 Quaise Rd – Coastal Bank Stabilization Proposal: Ms. Freeman explained that several large storms in the past years had accelerated the coastal bank erosion and undermined the bulkhead which was last repaired in 2010. She distributed cost estimates to stabilize the coastal bank. Furthermore, she proposed installing fiber rolls impregnated with seeds stacked horizontally to the top of the bulkhead which would slow down the wave energy and catch eroding material from the bank. After some discussion, the Commission agreed that several attempts to plant beach grass to help stabilize the bank were unsuccessful due to annual storm damage. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve Ms. Freeman’s request.

*Ms. Freeman, Mr. DeCarlo departed the meeting at 5:04 p.m.*

e. Sanford Farm West – Nantucket Project 5K Run Request (Friday, September 15, 2017 or Sunday, September 17, 2017): Ms. Bell presented a request from Kate Brosnan for a 5k organized run by The Nantucket Project to allow approximately 50 attendees of the Nantucket Project to participate in a fun run at Sanford Farm West. The event was expected to last from 7:30 to 9:00 a.m. Commissioner Jelleme suggested that there should be an acknowledgment of some kind to the Land Bank when we permit these use requests. Ms. Bell indicated that she would request that the organizers credit the Land Bank in some way and use our logo in their promotional materials about the run. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the request subject to staff working out the logistics.

3. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard it was unanimously VOTED to accept, approve and release the regular session minutes of June 27, 2017, as written.

5. REGULAR BUSINESS: None.

## 6. TRANSFER BUSINESS:

1. June 2017 Transfers – Record Nos. 38532 through 38644: The Commission reviewed transfers for the period of June 1, 2017 through June 30, 2017.

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. 38563 Aliaksandr Arashonkau and Volha Arashonkava  
No. 38567 Alan O’Connor and Claire Farrell  
No. 38575 Jamie Sandsbury and Josh Sandsbury  
No. 38593 Meredith A. M. Hanson  
No. 38635 Neva Thomas  
No. 38640 Emily A. Wendelken and Maura A. Wendelken

b. Current “O” Exemption and Lien: 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. 38584 Allison M. Johnson

## 7. FINANCIAL BUSINESS:

a. Monthly Transfer Statistics: Monthly transfer statistics reports comparing fiscal years 2016 and 2017 and calendar years 2016 and 2017 through June 2017 were presented.

b. Warrant Authorization – Fiscal Year-End 2017: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the fiscal year-end June 30, 2017 warrant document in the amount of \$54,740.53 to be provided to the county treasurer.

c. Warrant Authorization – Cash Disbursements: Upon a motion made and duly seconded, it was unanimously VOTED to execute the July 11, 2017 warrant document in the amount of \$152,250.39 to be provided to the county treasurer.

d. Fiscal Year 2018 Budget: Mr. Savetsky presented the Fiscal Year 2017 Budget Comparison (showing approved vs. actual expenditures) and Fiscal Year 2018 Proposed Budget for the Commission’s review. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to approve the Fiscal Year 2018 Budget as presented.

e. Coffin Setoff Damages Escrow – Release: Ms. Campese explained that the statute of limitations for claiming a damage award from the Coffin Set Off (Industrial Park) eminent

domain taking has expired. Therefore, Ms. Campese requested authorization from the Commission to release the funds and have them transferred from the restricted escrow account to the unrestricted collection account. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED a resolution to authorize Ms. Campese to close the Coffin Set Off escrow account and transfer the funds to collection for general use.

*Mr. Sutters departed the meeting at 5:35 p.m.*

B. 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; Stackpole-Aye; Glidden-Aye; Paterson-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 not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 6:19 p.m.

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

Accepted, Approved, and Released by the VOTE  
of the Commission this 25th day of July, 2017.

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Allen B. Reinhard, Chairman