

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of June 12, 2018  
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.

*Inquirer and Mirror Reporter, Peter Sutters; Weweeder Resident, Maureen Lombardi; Attorney, Marianne Hanley; NGM Inc. President, Alan Costa; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo, were also present at call to order.*

*Club Consultant Group Managing Director, Christopher Calvert and Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; joined the meeting via video conference.*

A. CONVENE IN OPEN SESSION:

1. CITIZEN BUSINESS/ANNOUNCEMENTS: Mr. Sutters inquired about the Petrel Landing property parking restrictions for the season. Mr. Savetsky stated that as in past years, the Land Bank posted “no parking” signage after Memorial Day to be effective as of June 15<sup>th</sup>. Any vehicles found parking on the property will be towed along with barriers installed to prevent parking throughout the summer season.

2. GOLF BUSINESS:

a. Miacomet Golf Course (“MGC”) Clubhouse – Design Team Update: Mr. Velozo reviewed the task list for the temporary facilities. Mr. Costa updated the Commission on some of the outstanding items, relaying when he expected the work to be done and by which vendor. He further stated that as long as the temporary building passed upcoming inspections, food service should begin by July 1<sup>st</sup>. Mr. Velozo reviewed the task schedule submitted by Kurt Raber & Associates for the clubhouse and noted that Mr. Raber was running a month behind. Mr. Raber responded that he felt he could make up some of the time going forward. Mr. Raber then presented a revised floor plan that modified the bar from a U-shape to a linear bar that would accommodate additional seating and work areas. Further, the doors between the bar and dining room were changed to pocket doors to provide additional wall space for storage and artwork. The consensus of the Commission was that the updated design resulted in an overall improvement and Mr. Raber should continue to develop the plan in accordance with those changes. Ms. Bell informed the Commission that one bid was received from Toscana Corporation for the demolition of the administration building for \$74,682.25. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to accept the bid from Toscana Corporation

and to authorize Mr. Savetsky to execute the contract. *Commissioner Jelleme recused herself from the vote.*

b. Miacomet Golf Course – Manager’s Report of Temporary Facilities and Food Service: Mr. Costa reiterated that everything looked as if it were on track for a July 1<sup>st</sup> opening. The trailers should be completely set by June 22<sup>nd</sup> and all permitting was done pending final inspections of the building.

*Mr. Costa, Mr. Josefek and Mr. Velozo departed the meeting at 4:42 pm.*

c. Miacomet Golf Course Tournament Request – LPGA Charitable Event: Mr. Costa reported that members of the senior LPGA were holding a tournament on September 8<sup>th</sup> and 9<sup>th</sup> at MGC to benefit the Nantucket Cottage Hospital. On Saturday, the first day of the tournament, all proceeds would go directly to the hospital. On Sunday, the LPGA would golf with local people and MGC would collect greens fees and there would be an additional fee for the dinner event. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the event request for this year.

d. Sconset Golf Course – Request for Television in Clubhouse: Mr. Costa informed the Commission that someone had requested a television be placed in the clubhouse. Discussion ensued regarding potential placement, what channels/programs would be shown and whether an entertainment license was needed. The consensus was to take the request under advisement until more information was provided by the manager.

*Mr. Costa departed the meeting at 4:54 p.m.*

### 3. REGULAR BUSINESS:

a. Weweeder Pond Property – Subdivision Restriction Release Request: Ms. Hanley explained that she had asked for this item to be continued as she was still waiting for the surveyor for information regarding potential buildout if the Land Bank were to release the restriction against further subdivision it holds on 1 Pochick Avenue (which the Commission had requested). However, Mr. Savetsky stated that he had received an opinion from counsel on the applicability of Article 97 to the proposed request which he felt the Commission should discuss before considering the item any further. Ms. Hanley stated that the Nantucket Planning Board had already waived the restriction to allow further subdivision but the Land Bank and another neighbor still held rights of enforcement. Mr. Savetsky asked if they had gained approval from the other neighbor, and Ms. Hanley said she did not want to discuss it with the neighbor unless and until the Land Bank agreed to the release. Mr. Savetsky then presented the opinion from counsel for discussion – namely, that in order to release the restriction the Land Bank would have to go through an Article 97 disposition process which involved approval from the Massachusetts Legislature. Ms. Hanley said she would like time to discuss the matter with Attorney Swett and provide the buildout information to the Commission at a future meeting before any decisions were made. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Glidden, it was unanimously VOTED to table the discussion.

*Ms. Hanley and Ms. Lombardi departed the meeting at 5:05 pm.*

4. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme it was unanimously VOTED to accept, approve and release the regular session minutes of May 22, 2018 as written.

5. TRANSFER BUSINESS:

a. May 2018 Transfers – Record Nos. 39643 through 39733: The Commission reviewed transfers for the period of May 1, 2018 through May 31, 2018.

b. 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. 39647 Steven D’Agostino and Shawn Thompson  
No. 39728 Melissa L. Pigue

c. 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. 39671 Kostas Vadoklis and Vilma Vadoklis

d. Three-Year Domicile Non-Compliance/Request for Waiver/ Release of Lien – No. 36205 Carlos A. Portillo: Ms. Campese stated that in response to a routine three-year compliance check, Mr. Portillo immediately responded by sending payment of the exempted fee and requested that penalty and interest be waived. While Mr. Portillo lived in his “m” exemption home for a time, he eventually moved to a larger residence to accommodate his growing family’s needs. Additionally, he noted that his wife’s parents were now residing at the 9A Teasdale property. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard it was unanimously VOTED to waive the penalty and interest and to accept the payment of the fee (\$7,720.00) from Mr. Portillo as recommended by staff and to execute and authorize the issuance of Release of Lien.

6. FINANCIAL BUSINESS:

a. Monthly Transfer Statistics: Monthly transfer statistics reports comparing fiscal years 2017 and 2018 through May 2018 were presented to the Commission.

b. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was VOTED to execute the June 12, 2018 warrant document in the amount of \$188,040.64 to be provided to the county treasurer.

c. Warrant Authorization – 2009 Series A Bond Semi-Annual Payment: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was VOTED to approve payment and authorize staff to wire the 2009 Series A semi-annual bond payment of interest and principal in the total amount of \$1,281,330.00 from the Land Bank’s Collection Account to the Bond Trustee at U.S. Bank.

*Mr. Sutters departed the meeting at 5:17 pm.*

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: Jelleme-Aye; Reinhard-Aye; Stackpole-Aye; Glidden-Aye; Paterson-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 Stackpole and duly seconded by Commissioner Glidden, it was VOTED to adjourn at 5:58 p.m.

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

Accepted, Approved, and Released by the VOTE  
of the Commission this 26th day of June, 2018.

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Neil Paterson, Chairman