

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of March 15, 2018  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

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

ABSENT: John Stackpole.

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

*Inquirer and Mirror Reporter, Peter Sutters and Golfer, Curtis Barnes, were also present at call to order.*

*Miacomet Golf Course (“MGC”) General Manager, Alan Costa; Club Consulting Group Managing Director, Christopher Calvert; and Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo entered the meeting via video conferencing.*

A. CONVENE IN OPEN SESSION:

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: Mr. Barnes requested the use of a few golf carts at the Sconset Golf Course (“SGC”) for the 2018 season for golfers that had trouble walking the course. Chairman Paterson thanked Mr. Barnes and told him that they would talk to SGC management for their recommendation.

2. GOLF BUSINESS:

a. Temporary Facilities Procurement – Update: Mr. Raber informed the Commission that the engineer started the foundation plan for the two trailers which will be relocated to the Miacomet Clubhouse site and adjoined to a temporary kitchen. Mr. Savetsky reiterated the need to finalize the foundation plan and conversion of use issues. The Commission stressed the need to secure all permits and schedule the structure’s move-on date in the immediate future as the temporary restaurant facility needs to be fully operational by June 2018. Mr. Costa reported that there is a 32 foot kitchen trailer available, additionally he had contacted Lucky’s for commercial kitchen space as a backup plan. Commissioner Jelleme requested an updated timeframe for the temporary facilities and clubhouse projects.

*Mr. Barnes departed the meeting at 4:16 p.m.*

b. Miacomet Golf Course (“MGC”) Clubhouse and Dormitory – Updates: Mr. Raber requested the Commission approval of the exterior design elements for the new clubhouse in order to expedite the Historic District Commission (“HDC”) filing and permitting process. Mr. Raber displayed the original and revised plans and conceptual drawings of the clubhouse. Notable changes to the original plan included smaller corridors, lower elevations, no lockers in the public bathrooms and larger windows with lower sills in the dining room to allow for more views of the golf course. Mr. Raber displayed several elevations with choices for materials and colors. They included cedar on cedar, and several versions with painted trim and different colored window sash. Chairman Paterson polled the Commissioners and the majority preferred the unpainted cedar on cedar with bronze sash for its aesthetics and ease of maintenance. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme it was unanimously VOTED to approve the revised plan with cedar siding and trim and bronze colored window sash. Mr. Raber stated that he would be filing the HDC application for the clubhouse by the end of March.

*Liza Ottani entered the meeting at 4:33 p.m.*

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.

*Mr. Sutters departed the meeting at 4.55 p.m.*

*Mr. Costa, Mr. Calvert, Mr. Raber, Mr. Josefek, Mr. Velozo departed the meeting at 4:59 pm.*

*Amy Zielinski entered the meeting at 4:59 p.m.*

### 3. PROPERTY MANAGEMENT:

a. Nantucket Community Sailing – Race week Use Request: Mr. Savetsky presented a request by Chief Executive of Nantucket Community Sailing, Diana Brown, for the use of a waterfront Land Bank property during the Annual Race week (August 11 – 19, 2018) festivities this year. They would like to erect a tent for 3-4 days, which would be open to the general public for registration, family activities and merchandising sponsor items. Commissioner Jelleme asked what the Land Bank policy is for events as compared to the Town of Nantucket’s policies. The Commission agreed to table the request until an approved policy has been established. Commissioner Jelleme and Commissioner Reinhard volunteered to form a workgroup in order to assist with policy formation.

b. Sustainable Nantucket – Use Requests: Amy Zielinski, Executive Director for Sustainable Nantucket, updated the commissioners on upcoming events scheduled this spring at 168 Hummock Pond Rd.

1. Ms. Zielinski requested authorization for Sustainable Nantucket, partnering with Nantucket Eco Group, to host a Spring Fest Event on May 5, 2018 from 10:00 am -3:00 pm. This is the third annual event which is free and open to the public which has planned agricultural programs and activities for island youth. Further, she inquired about utilizing the Gardner property

for remote parking. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard it was unanimously VOTED to approve the request.

2. Ms. Zielinski asked the Commission to revise Sustainable Nantucket's license to allow flowers to be included as a crop on the farm with no more than 10 percent of the farm land used to grow cut flowers to be sold at the Farmer's market throughout the summer season. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the request to revise the license.

3. Ms. Zielinski informed the Commission that Sustainable Nantucket has partnered with the local Food Rescue program and would like to place an 8x14 foot trailer/shed containing refrigerators on the licensed area to store harvested crops as well as Food Rescue food. Fifty percent of the cooler will be reserved for Sustainable Nantucket farmers. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Paterson it was unanimously VOTED to approve the request for the trailer/shed.

4. Lastly, Ms. Zeilinski reminded the Commission of a previously approved request to create a small bench/brick sitting area along the bikepath in front of the farm. Mr. Savetsky stated that the seating area had already been approved by the Commission, but asked Ms. Zielinski to provide a copy of the plan to the Land Bank for final sign off. Chairman Paterson asked that a Land Bank sign or logo box be part of the plan.

*Ms. Zeilinski departed the meeting at 5:18 p.m.*

c. Nobadeer Ballfields – Alteration Requests: Ms. Ottani presented the conceptual idea of constructing an indoor facility in the place of and rather than one of the currently approved outdoor sports fields which would accommodate a range of athletic activities for all ages including an athletic turf field, playground equipment, and a running track providing a safe area for year round physical activities that are often hindered by winter weather. Ms. Ottani asked whether the Land Bank would support such a change to the current license the Land Bank has with the Town. The Commissioners agreed that they would like her to return when the all Commissioners were present to discuss further and to provide them with a GIS Map, plot plan and conceptual drawings and plans for the proposed facility at a future date.

*Ms. Ottani departed the meeting at 5:40 p.m.*

d. Keane Property/16 East Creek Road – Memorial Request: Mr. Savetsky presented a request for a memorial stone submitted by the friends of Vern Laux to be placed upon the Keane property. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request as recommended by Mr. Savetsky.

e. Bachman/158 Orange Street – Access Discussion: Chairman Paterson presented a conceptual drawing and proposal to allow vehicle access and parking closer to the Creeks on the property. Commissioner Reinhard was not in favor of the plan as presented, however he felt the drive could be extended just over the rise where the front house used to be, which would afford the

driver views of the creeks yet still have the vehicle visible from the street. Further, he felt the property was uninviting from the street. Mr. Savetsky said he would ask Mr. Pollock and Mr. DeCarlo come up with a landscaping plan to be presented at a future meeting.

4. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to accept, approve and release the regular session minutes of February 13, 2018, as written.

5. TRANSFER BUSINESS:

a. February 2018 Transfers – Record Nos. 39391 through 39484: The Commission reviewed transfers for the period of February 1, 2018 through February 28, 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. 39393 Jose Regalado and Blanca Tejada De Regalado  
No. 39414 Christopher V. Johnson, Ceon Moodie Johnson,  
Glenna Hope Williams and Orville A. Graham  
No. 39418 Jacob F. Visco and Tessandra N. de Alberdi Visco  
No. 39445 Kirk A. Baker and Jennifer L. Benzie

c. “M” Exemption Update: Two Year Domicile Non-Compliance – Request for Extension: No. 37112 William R. Nogueira and Charlene Nogueira: Ms. Campese explained that due to construction delays Mr. Nogueira said his house was currently being insulated and he expected to be occupying it this coming June and therefore was requested an extension. In accordance with the staff recommendation, upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Glidden it was VOTED to approve a one year extension request until January, 2021.

d. Current “O” Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the “O” exemption as part of a deed restricted affordable housing program:

No. 39406 Laurie W. Richards  
No. 39441 John D. Hedden and Marilyn Vaughn

6. FINANCIAL BUSINESS:

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

b. Monthly Financial Report: The Commission accepted the February 2018 financial

report including the balance sheet and income statement previously provided by email.

Commissioner Jelleme suggested setting up a savings fund for financing operational expenses and sustaining properties for the long term in the event of a downturn in the economy. Additionally she suggested that staff to develop a chart that categorized what types of properties were purchased and their uses, which would be beneficial for future land purchase decisions.

c. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to execute the March 15, 2018 warrant document in the amount of \$318,418.60 to be provided to the county treasurer. *Commissioner Jelleme abstained.*

B. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard 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. A roll call vote was taken: Reinhard-Aye, Glidden-Aye, Jelleme-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 and duly seconded, it was VOTED to adjourn at 7:06 p.m.

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

Accepted, Approved, and Released by the VOTE  
of the Commission this 27th day of March, 2018.

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