

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of May 22, 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.

*Miacomet Golf Course (“MGC”) General Manager, Alan Costa; Nantucket Land Bank Golf Controller, Walter Lankau; Golf Superintendent, Sean Oberly; Inquirer and Mirror Reporter, Peter Sutters; Sankaty Head Golf Club, Vice President, Richard Durkes; Sankaty Head Golf Club members, Kevin Dale and, Edward Sanford; United States Golf Association (“USGA”) Director of Amateur Tournaments, Mark Hill; 2017 Mid-Am Champion, Matt Parziale and Attorney, Marianne Hanley were also present at call to order.*

*Club Consultant Group Managing Director, Christopher Calvert joined the meeting via video conference.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS: Mr. Savetsky announced that Figawi Charities, Inc. had sent a donation of \$1,000 to the Land Bank. The Commission asked Ms. Bell to send a letter of thanks to Figawi Charities, Inc.

B. GOLF BUSINESS:

1. Miacomet Golf Course Clubhouse – Project Update: Mr. Savetsky reported that the design was well received by the Historic District Commission (“HDC”) with just some minor revisions requested, such as a roof dormer on the side facing the turning circle and a color change to Essex green for the windows and doors. The plans with changes were on the HDC agenda for this evening.

2. United States Golf Association (“USGA”) 2021 Mid-Am Tournament Request: Mr. Durkes explained that the USGA Tournament Committee had shown interest in holding the tournament on Nantucket in 2021. Two courses were needed for the 264 player tournament and the courses would be closed for public play for five days. Mr. Hill expressed how impressed he was with both Sankaty Head Golf Course and MGC and how important these amateur tournaments were for golf. He said the Mid-Am tournament was low impact on the course as there were less spectators than professional tournaments. Mr. Parziale said he felt it would benefit the community as golfers would come with their families to the island and tell others about the great conditions at Miacomet. Chairman Paterson recommended holding off on a vote

until the membership was polled. Commissioner Glidden stated that this was a great opportunity as did Commissioners Reinhard and Stackpole. Commissioner Jelleme asked about the financial impact of closing the course for the five days. Mr. Costa presented a three-year average for rounds and income during late September which were 62 rounds per day and approximately \$16,000 for 5 days. Mr. Calvert recommended approving the request to hold the tournament and thought that any loss of money in greens fees due to the closing of the course should be mitigated with the new exposure and amenity sales during the tournament. Additionally, the USGA agronomist would fine tune the course prior to the event. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was VOTED to approve request to hold the tournament with Sankaty Head Golf Club subject to the approval of the USGA Tournament Committee. *Chairman Paterson was opposed.*

*Mr. Durkes, Mr. Dale, Mr. Sanford, Mr. Hill and Mr. Parziale departed the meeting at 4:30 p.m. Weweeder Residents, Mark and Maureen Lombardi entered the meeting at 4:32 p.m.*

3. Miacomet Golf Course Temporary Facilities – Update: Mr. Costa reported that they were working on the interior. The food service permit for the prep kitchen was done and the mobile kitchen had been connected to the septic system but would have to move once the temporary trailers were delivered and hooked up to that system pending permission from the board of health. He said the beverage cart permit was complete. Further, the ramp for the trailers was being repaired. He hoped the temporary facility would be open for food service by July 4<sup>th</sup>.

4. Sconset Golf Course (“SGC”) – Manager’s Monthly Review April: The Commission reviewed the balance sheet and profit and loss comparison through April 2018. Mr. Oberly reported SGC would be open for the season Friday May 25, 2018.

5. Miacomet Golf Course – Manager’s Monthly Review: The Commission reviewed the balance sheet and profit and loss comparison through April 2018, as well as the check register and departmental profit and loss summary for April 2018. Mr. Lankau noted that due to bad weather, the golf shop revenue was down, but they were ahead of 2017. Further, Mr. Lankau noted that he had paid over the initiation fees to date to be held in the Golf Capital Reserve account and expected additional initiation fees to come in this month. Commissioner Jelleme questioned why the health insurance and retirement benefits were over budget. Mr. Costa said more employees elected to go on MGC health insurance than expected. Commissioner Reinhard asked about the employee housing issues and Mr. Oberly said some of his employees had reported finding slightly better housing situations over the past month, but were still not what they should be.

*Property Manager, Robert Earley entered the meeting at 4:44 p.m.*

6. Warrant Authorization – Golf Capital Funds Transfer Request: Mr. Lankau explained that all but one item on the funds request list had been approved at a prior meeting. The item not yet approved was the overhaul repair of a mowing unit for \$7,851.59 which would extend the life of the machine by five years and was therefore a capital expenditure. Mr. Oberly pointed out that that machine new cost \$75,000. Commissioner Jelleme asked if there was a

capital budget in place as part of long-term planning and if it included where the funding would come from. Mr. Costa said they did plan for the future. Mr. Savetsky pointed out that in the future, the capital budget needed to be formalized and presented to the Commission for a vote along with the annual budget. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the May 22, 2018 warrant document in the amount of \$65,278.74 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve Account.

*Mr. Costa, Mr. Lankau, Mr. Oberly, Mr. Sutters and Mr. Calvert departed the meeting at 4:56 p.m.*

### C. PROPERTY MANAGEMENT:

1. Weweeder Pond Property – Subdivision Restriction Release Request: Attorney Hanley presented a map and the history of the property, explaining that the Land Bank and the neighbor to the east of the Lombardi property had the right to enforce the “No Further Subdivision” restriction as stated in the deed. Attorney Hanley explained that the Lombardi’s had tried to sell the whole property for many years and now they had a buyer who only wanted half the property with the main house, pool cabana and barn. If they could subdivide the property into two lots, they could continue to live in the guest house. Attorney Hanley presented several options including conveying of wetlands, easements and right of first refusal. Mr. Lombardi said the property was pretty much built out and he did not expect that the buyer was interested in rebuilding. Commissioner Jelleme said she would like to find out exactly how much could be built on the property in the future. Mr. Savetsky stated that it was possible that a release of subdivision restriction would require Article 97 approval by a two-thirds roll call vote of the Massachusetts legislature. After some discussion, it was decided that Mr. Savetsky and Attorney Hanley would meet to discuss the matter further and come back to the Commission with additional information at a future meeting.

*Attorney Hanley and Mr. and Mrs. Lombardi departed the meeting at 5:17 p.m.*

2. 22 Broad Street – Landscape Renovation: Mr. Earley presented a preliminary plan to renovate the garden. The plan included removing two of the Holly trees that were too big for the garden and were blocking light for other plantings. He recommended leaving the third Holly tree and planting a smaller ornamental Holly where the others had stood. After some discussion, upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Stackpole it was unanimously VOTED to move forward with developing the landscape plan and to remove the two holly trees in the fall.

3. Hinsdale Park Playground – Update: Ms. Bell presented several options from landscape architect Kris Horiuchi of Horiuchi Solien for the playground project. The second option that was favored by the playground committee included an open space playing field and a nature play area as well as a new more organic layout for the playground equipment. Mr. Savetsky pointed out that the new layout may cost more in hardscaping materials and the parking and drive would need to be redesigned. Upon a motion made by Commissioner Glidden and duly

seconded by Commissioner Stackpole it was unanimously VOTED to move forward with the second option.

*Mr. Earley departed the meeting at 5:33 p.m.*

4. Ladies Beach Clambake Request – Tuesday, August 7, 2018: Ms. Bell presented a request from Nantucket Catering Company for a family clambake with 15 guests, three staff, tables, chairs, cooking equipment, and no music or alcohol at Ladies Beach from 6:00 to 8:30 p.m. on Tuesday August 7, 2018. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to approve the request.

5. Ladies Beach Lobster Bake Request – Friday June 15, 2018: Ms. Bell presented a request from Nantucket Catering Company for a family lobster bake with 14 guest, three staff, tables, chairs, cooking equipment, and no music of alcohol at Ladies Beach with setup at 5:00 p.m. and the event beginning at 6:00 p.m. on Friday June 15, 2018. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to approve the request.

6. 2018 Event Request Policy: Mr. Savetsky reviewed the past event policy that allowed staff to approve events with no more than 35 people, no amplified music or tents, with staff allowing only one event per weekend per property. He assured the Commission that events beyond this scope or any unusual request would be brought to the Commission for a vote. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to continue the event request policy as in previous years.

7. 30 Washington Street – Maria Mitchell Association Event Request: Mr. Savetsky presented a request from the Maria Mitchell Association to hold a party at 30 Washington Street adjacent to the aquarium as part of an island wide celebration of Maria Mitchell's 200<sup>th</sup> birthday. The event would be ticketed for a maximum of 100 people from 6:00 to 9:00 p.m. on Friday August 10, 2018 with a 32 foot circular blue tent with white stars, passed hors d'oeuvres, drinks by Cisco to Go, Calypso style background music and no dancing. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request.

D. 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 minutes of May 8, 2018 and the special meeting minutes of May 3, 2018, as written.

#### E. TRANSFER BUSINESS:

1. Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute and authorize the issuance of Releases of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12,

subsection (-m-):

- No. 34067 Nancy Wynn Koyl
- No. 34100 Steven D. Duro and Alan J. Duro
- No. 34110 Timothy F. Smiles and Benjamin C. Smiles
- No. 34113 Jonathan D. Heneke and Gina Marie Heneke
- No. 34126 Erica Lynne Gabala and Kevin Case Kiley
- No. 34140 Dylan Wallace and Claudia Butler
- No. 34156 Christopher A. Field
- No. 34163 Stephen Gallo and Tiffany Gallo

F. FINANCIAL BUSINESS:

1. Monthly Financial Report: The Commission accepted the April 2018 financial report including the balance sheet and income statement previously provided by email.

2. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the May 22, 2018 warrant document in the amount of \$103,954.20 to be provided to the county treasurer.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to go into executive session to discuss the purchase, exchange, lease or value of real property and review executive session minutes. A roll call vote was taken: Glidden-Aye, Stackpole-Aye, Paterson- Aye, Reinhard-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 Jelleme, it was unanimously VOTED to adjourn the meeting at 6:32 p.m.

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

Accepted, Approved, and Released by VOTE  
of the Commission this 12<sup>th</sup> day of June, 2018.

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Neil Paterson, Chairman