

MINUTES
Nantucket Land Bank Commission
Special Meeting of May 3, 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; Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber; Architectural Consulting Group (“ACG”) & Owners Project Managers (“OPM”), Michael Josefek and Donald Velozo.

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

I. CONVENE IN OPEN SESSION:

A. GOLF BUSINESS:

1. Miacomet Golf Clubhouse Replacement – Update: Mr. Velozo reported that after reviewing the estimate line by line, the bottom line was still higher than the voted budget, suggesting that some items be addressed in the bid package as alternate items. He also recommended that the Commission stick to the original budget until bids are received. Mr. Raber presented the finalized plans that would be presented to the Historic District Commission on May 8th. The plans showed a simplified roof line and alternative dormer that provided a cost savings of \$200,000. After some discussion, the consensus of the Commission was to proceed with the plans presented and the voted budget. Mr. Velozo recommended that Mr. Costa and Mr. Calvert start deciding on furniture fixtures and equipment as soon as possible, as specifications for those items would need to be incorporated into the bid package. Mr. Raber said the next steps would be to have the engineers develop detailed plans for the structural systems and then resubmit them to the estimator for more exact pricing.

2. Miacomet Golf Course Temporary Facilities – Update: Mr. Costa said he had signed the lease for the storage and prep kitchen at Lucky’s and was awaiting the health inspection. Mr. Savetsky inquired if he had a means to transport the food to the golf course and Mr. Costa assured him he had the appropriate Cambro boxes for transport. Further, he had purchased a temporary bar unit that could later be used for events. Mr. Costa reported he had hired Mark Poor of Permits Plus to secure the necessary permits and inspections for the temporary facilities.

Mr. Costa, Mr. Raber, Mr. Josefek, Mr. Velozo and Mr. Calvert departed the meeting at 3:45 p.m.

3. Miacomet Golf Course Dormitory – Executive Office of Energy and Environmental Affairs (“EEA”) Response: Mr. Savetsky reported that EEA Secretary Matthew Beaton had finally sent a letter in response to the Land Bank’s last letter which stated that the Secretary’s lack of a response was being interpreted as a concurrence with the Land Bank’s position that Section 6 approval was not needed for this project. On the contrary, the Secretary’s letter stated that in his view, the dormitory required Article 97 approval from the legislature before he could properly review the request for Section 6 approval. Additionally, in a footnote, the letter approved the previously built cart barn, indicating that it appeared to fall within the definition of a recreational use. Mr. Savetsky stated that he was in fundamental disagreement with the Secretary’s position on the dormitory, as in his mind, housing for employees should be at least as important (if not more important) than a cart barn, and therefore the dormitory should also qualify as an ancillary structure that is needed to support the public recreational use. Mr. Savetsky said they would confer with counsel and report back on next steps at a future meeting.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to adjourn at 4:12 p.m.

Attested to: _____
Richard J. Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 22nd day of May 2018.

Neil Paterson, Chairman