

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of May 9, 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; Marian Wilson, Assistant Administrator; Jeff Pollock, Property Foreman.

*The Inquirer and Mirror staff writer, Peter Sutters and Partner of Nantucket Beach Dogs, Roger Decker were also present at call to order.*

A. CONVENE IN OPEN SESSION:

1. CITIZEN BUSINESS/ANNOUNCEMENTS: None.

2. REGULAR BUSINESS:

a. Miacomet Golf Course/Modular Dormitory Project – Execution of Contract: Ms. Bell explained that the contract needed to be structured in phases to allow for a contingency because the Land Bank still needed to secure the necessary environmental permits with the state for this project. A proposal was made by the winning bidder, Triumph Modular, to break the bid into two phases, with Phase I being Pre-Construction Services (local building code review and permitting) for \$75,000, and Phase II being the balance of the bid amount for construction. Phase II would not begin until the Land Bank gives Triumph written authorization to proceed, based upon receipt of the necessary permits. The contract had been drafted by the Land Bank Owner's Project Manager and reviewed by Town counsel, and was now being reviewed by Triumph's counsel. Since it was not ready for Commission signatures yet, in the interest of expedience, Ms. Bell recommended that the Commission grant Mr. Savetsky authorization to execute the contract to allow Triumph Modular to get started working on Phase I sooner rather than later. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to authorize Mr. Savetsky to execute the contract.

3. PROPERTY MANAGEMENT:

a. Mobile Vending Request – Nantucket Beach Dogs: Mr. Decker of Nantucket Beach Dogs requested permission to sell hot dogs, chips and non-alcoholic beverages from his mobile vending station at Cisco Beach for the 2017 summer season. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the request, to allow "Nantucket Beach Dogs" to visit Cisco Beach seven days a week for a maximum of two hours per day with the condition that a garbage receptacle is provided and the properties are always left clean of any trash or debris that might be caused by

such use, and subject to the payment of the \$250 permit fee.

*Mr. Decker departed the meeting at 4:05 p.m.*

b. Settler's Landing/27 & 29 N. Cambridge Street – Wedding Ceremony Request: Ms. Bell presented a request to have a wedding ceremony on June 3, 2017 from 5:30 to 6:00 p.m. on the Settler's Landing property, with 60 guests expected to attend. The only set up proposed was six chairs for elderly guests. Further, guests would be instructed to park and carpool to the site from the Admiralty Club, where the reception is being held afterwards. Upon a motion made by Commissioner Reinhard, and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the request.

c. Beach Use Request – Summer Fitness Classes: Ms. Bell explained that three college students, through their company "AckLete Fitness", requested a beach use permit to allow them to conduct fitness classes on various Land Bank beaches throughout the summer. Mr. Savetsky explained that this was a new type of commercial use request and in his view, not an appropriate use of Land Bank beaches. Further, it would potentially set a precedent that would invite more types of these business ventures in the future. Mr. Savetsky felt that the use would be more appropriately sited on a Town beach, indicating that he would be inclined to suggest that to the applicants. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was unanimously VOTED to deny AckLete Fitness' request to use Land Bank beaches for their for-profit fitness programs.

*Ms. Bell departed the meeting at 4:20 p.m.*

d. Property Foreman's Review: Mr. Pollock informed the Commissioners that brush clean up and hazardous tree removal had been completed on several Land Bank properties. Significant work had been performed at the Chicken Hill property, with final beautification to be completed once the neighboring subdivision has been finished. Furthermore, the burn crew had successfully burned 105 acres in Smooth Hummocks, Head of Plains and Miacomet Golf Course, and was expected to be wrapped up soon. Additionally, under Ms. Freeman's guidance, the field crew had done some brush cutting and opened up frost pockets on the FAA property. They also cleaned up the scrub oak at Barnard Valley Road and rebuilt a section of boardwalk at Lily Pond, as the old pressure treated lumber had rotted out. Annual mowing pursuant to grassland management was beginning. Further, properties are currently being patrolled twice a week and staff had made good progress on the development for the trailhead markers. Mr. Savetsky asked for an update on the seasonal employees and Commissioner Jelleme inquired as to whether the Land Bank provided housing for seasonal Land Bank employees. Mr. Pollock replied that the Somerset Farmhouse was utilized to house our seasonal property maintenance person, Erin Rowley for the summer, however in the past, most available housing was used by the MGC employees. Mr. Pollock summarized the responsibilities that the additional two seasonal employees will perform. Commissioner Paterson inquired about the Reyes property restoration plans and Mr. Pollock explained that Bartlett Tree Experts would prune some of the trees and had flagged the trees on the property to remove. The property cleanup will happen once Ms. Freeman receives approval from Conservation Commission.

*Mr. Pollock departed the meeting at 4:41 p.m.*

4. 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 April, 25 2017 as written.

5. TRANSFER BUSINESS:

a. April 2017 Transfers – Record Nos. 38378 through 38448: The Commission reviewed transfers for the period of April 1, 2017 through April 30, 2017.

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. 38409 Joseph Ranstatler and Kelly Ranstatler  
No. 38421 Georgi Dimov

6. FINANCIAL BUSINESS:

a. Monthly Transfer Statistics: Monthly transfer statistics reports comparing fiscal years 2016 through April 2017 were presented to the Commission.

b. Warrant Authorization – Cash Disbursements: Upon a motion made and duly seconded, it was unanimously VOTED to execute the May 9, 2017 warrant document in the amount of \$122,827.53 to be provided to the county treasurer.

c. Warrant Authorization – 2007 Series A Semi-Annual Bond Payment: Upon a motion made and duly seconded, it was unanimously VOTED to execute the May 9, 2017, 2007 Series A Semi-Annual Bond Interest Payment warrant to be provided to the county treasurer in the amount of \$14,300.00.

d. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment: Upon a motion made and duly seconded, it was unanimously VOTED to execute the May 9, 2017, 2016 Series A Semi-Annual Bond Interest Payment warrant to be provided to the county treasurer in the amount of \$124,430.83.

B. EXECUTIVE SESSION: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, 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: Paterson--Aye; Stackpole-Aye; Glidden-Aye; Jelleme-

Aye, Reinhard-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.

C. RECONVENE IN OPEN SESSION:

ADJOURNMENT: Upon a motion made and duly seconded, it was VOTED to adjourn at 5:48 p.m.

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

Accepted, Approved, and Released by the VOTE  
of the Commission this 23rd day of May, 2017.

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Neil Paterson, Chairman