

AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 14, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/88281510463?pwd=H2FqSig9rsBmsKb14p5kV6Vt4cuZ62.1>

Webinar ID: 882 8151 0463

Passcode: 260385

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. PROPERTY MANAGEMENT
 - a. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion
 - b. 8 Wesco Place/Lily Pond Park – Contract Amendment for Horsley Witten Group
 - c. 8 Wesco Place/Lily Pond Park – Construction Services Contract for Horsley Witten Group
 - d. Tom Nevers Bike Path – Funding Discussion
4. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
5. TRANSFER BUSINESS
6. APPROVAL OF MINUTES
 - a. Regular Meeting of June 23, 2026
7. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Fiscal Year 2026 Cash Disbursements
 - c. Warrant Authorization – Cash Disbursements.
 - d. Property Use Request – 14/16 Candle House Lane/Garden of the Sea – Neighborhood Block Party (7/26/26)
 - e. Property Use Request – Codfish Park Playground (9/4/26 & 10/2/26) Discovery Playground (9/4/26) – A Safe Place Informational Table
 - f. Property Use Request – Various Properties and dates – Camp Lighthouse Field Trips
 - g. Property Use Request – Various Properties and dates – Seafari Girls Camp Field Trips

8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 6/23/26.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:
 - i. Commonwealth of Massachusetts Superior Court Civil Action No. 2675CV00008: Richard G. Corey, trustee of the Twenty-One Commercial Wharf Nominee Trust, et al. v. Nantucket Islands Land Bank.
 - ii. Commonwealth of Massachusetts Land Court Department of Trial Court: Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands Land Bank, et al.
3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of July 14, 2026 (4 p.m.)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. Property Management

a. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion

Included in the Commission meeting packet is a proposed park design brought to the Land Bank by the Sconset Trust and the Garden Design Company. The design incorporates the Land Bank Commission's request for an accessible path around the field and includes a planting plan. This draft plan is being presented for discussion and Commission feedback.

In addition, staff has received a request from the abutter at 29 & 31 New Siasconset Street to cut down the bamboo on the Land Bank side of the property and continue the split-rail fence to separate the spaces. The bamboo is growing onto her property, and she is more concerned about the nuisance of continually removing it than about losing the screening it provides. In contrast, the neighbor at 27 New Siasconset Street prefers the screening and would like the Land Bank to leave the bamboo along the mutual property line until other screening is in place.

b. 8 Wesco Place / Lily Pond Park – Contract Amendment for Horsley-Witten Group

The Horsley-Witten Group provided Land Bank staff with a proposed contract amendment, which is included in the meeting packet, based on the need for work that was not included in the original contract. The proposed amendment is for \$20,500 and includes a dewatering plan, hand-drawn renderings, and expanded bid document support.

c. 8 Wesco Place / Lily Pond Park – Construction Services Contract for Horsley-Witten Group

Land Bank staff requested that the Horsley-Witten Group provide a scope for construction services and oversight of the Lily Pond Park project. The proposal is for \$327,700, the details of which are included in the meeting packet. The tasks and subtasks are outlined, as well as the meeting schedule and weekly site visits. Land Bank staff recommends that

the Commission approve this contract proposal, as it will help ensure the success of this important project.

d. Tom Never Bike Path Funding Discussion

Staff will update the Commission on the status of this project, including the current plans, timeline, and rough costs for the section of the path that crosses Land Bank property. Final costs will be available once the path has gone out to bid and the contract has been awarded.

TURF / PLAY AREA
Low maintenance.

REMOVE EXISTING
Pedestrian Gate.

COMPASS ROSE
Or medallion in granite.

EXISTING BENCHES



NATIVE MEADOW

EXISTING BOULDERS
Move under Maple.

AUTHENTIC ACCESS GATE
To be reinforced or rebuilt - discuss
with committee.



ADA BRICK PATHS
In running bond pattern.

POOL CODE WIRE MESH
Covering all split rail fencing.



PEDESTRIAN ENTRANCE
With granite thresholds.

EXISTING PEDESTRIAN GATE



GRAVEL AREA
For bike parking.

GRANITE CORNER
Piece at fork.

CORNERSTONE SPECIES
Oak: Quercus Prinoides

ADD NATIVE SHRUB THICKET
With large format plants to be
above deer browse line.

NATIVE MEADOW

EXISTING BAMBOO
To Be Removed

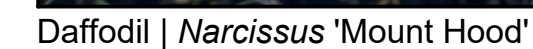
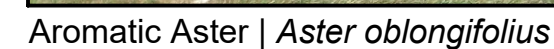
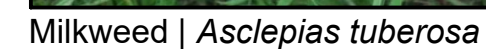
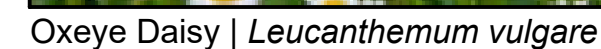
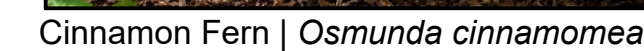
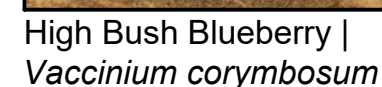
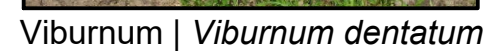
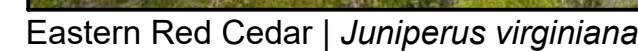
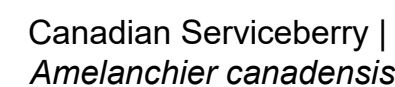
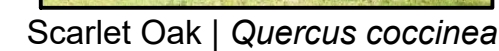
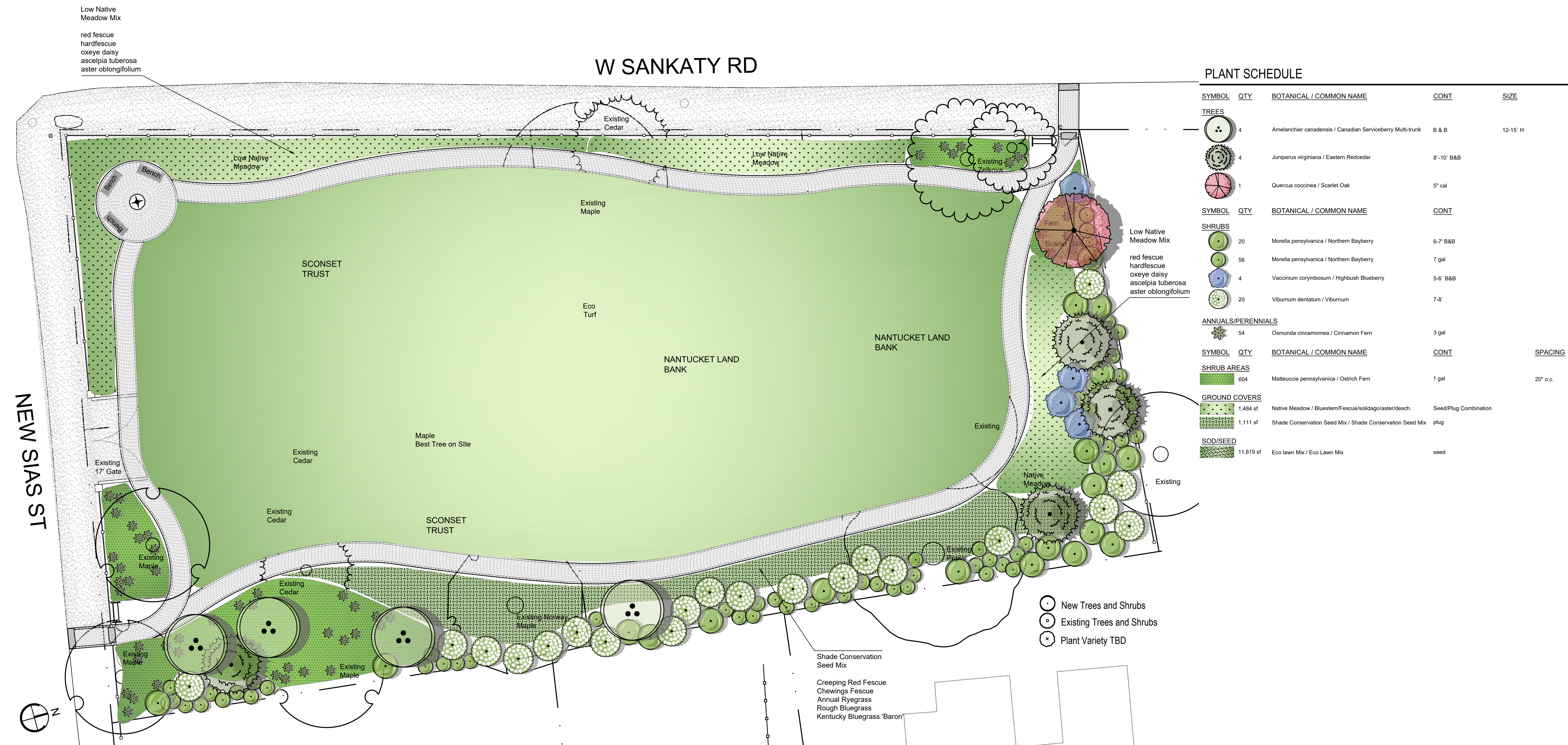
SHADE CONSERVATION MIX



31 B & C New
Siasconset St.
Nantucket, MA



SITE PLAN
SCALE: 1" = 10'





July 6, 2026

VIA EMAIL

Rachael Freeman
Executive Director
The Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

Re: Lily Pond Park Improvements Phase 4 - Nantucket, MA
Contract Amendment #3: Project Renderings, Dewatering Updates and Bid Manual

Dear Rachael:

The Horsley Witten Group, Inc. (HW) is providing the following contract amendment to the Lily Pond Park Improvements Phase 4 contract. This includes the following additional work not included in the original contract:

- Task 4.6 – Updated Dewatering Plan and Coordination (New Task)
- Task 4.7 - Plan and Perspective Renderings (New Task)
- Task 5.1 - Bid Document Support
 - Coordination and updating planting plans and specifications for Nantucket Conservation Foundation transplanting.
 - Development of Division 01 specifications.
 - Coordination of Div 00 specifications and the Bid Manual.
 - Review, compiling and posting final Bid Documents package (Task 5.1).

AMENDED SCOPE

Task 4.6 – Dewatering Plan Coordination

HW created a full dewatering plan for the projects. HW also worked with the town on the coordination of the dewatering plan and pre-permitting. This included additional meetings with the Town (Charles Johnson) review and edits to the plan and memo for pre-permitting.

Task 4.6 Deliverables:

- *Revised Dewatering Plan for the Bid Documents*
- *Dewatering Memo submitted to the Town.*

4.6 Budget:

\$ 5,000

Task 4.7 – Plan and Perspective Renderings.

As requested, HW developed hand sketched preliminary layouts for four perspective renderings. Following review and comments by NLB, HW advanced the sketches into more detailed, hand drawn perspective renderings that depict proposed conditions as shown in the construction

documents. The renderings were overlaid on an existing photograph to demonstrate changes to the site post construction. Drafts of the renderings were provided to NLB for review and updated based on the comments.

Additionally, HW also created a plan rendering that depicts proposed conditions for Lily Pond Park based on the layout shown in the Lily Pond Park Improvements Construction Drawings. The plan was developed using linework produced for the Construction Drawings, with enhancements, and match the general coloring of the perspective renderings.

Task 4.7 Deliverables:

- *One Rendered Plan*
- *Four Hand Rendered Perspectives*

4.7 Budget:

\$ 6,000

Task 5.1 – Bid Documents Support

As requested, HW completed the following additional work:

- Coordination, meetings and updating of the planting plans and specifications to include transplanting to be provided by
- Developed General Requirements and Admirative (Divisions 01) specifications for the project.
- Assisted NLB with the coordination of the Procurement and Contract Sections (Div 00) for the bid manual. This included the coordination and development of the Qualifications of the Bidders as well as additional coordination with NLB staff and compiling and posting the final bid manual to Bid Docs Online. The original contract assumed HW would provide technical specifications, the Bid Form and Summary specifications only and all upfront specifications and coordination would be handled by NLB.

Task 5.1 Deliverables:

- *Division 01 (Administrative) Specifications*
- *Div 00 – Bid Form and Qualifications of the Bidders Section.*

5.1 Requested Amendment

\$ 9,500

Contracted Budget

\$ 9,700

Task 5.1 Amended Budget:

\$ 19,200

Phase 4 Contract Amount:

\$ 165,100

Contract Amendment # 1:

\$ 19,500

Contract Amendment # 2:

\$ 12,500

Contract Amendment # 3:

\$ 20,500

Total Amended Phase 4 Lump Sum Fee:

\$ 217,600

Ms. Rachael Freeman
July 6, 2026
Page 3 of 3

EXCLUSIONS AND ASSUMPTIONS

All assumptions under the current contract are applicable to this contract amendment. We also assume the only outstanding task for Phase 4 is Task 5.2. Bid Support.

If you agree with the contract amendment, please sign in the space provided below to authorize the commencement of Phase 4 and execute the attached contract form. If you have any questions or require further information, please don't hesitate to contact us directly.

Sincerely,

HORSLEY WITTEN GROUP, INC.



Brian Kuchar, RLA, P.E
Principal
Attachment

ACKNOWLEDGED AND APPROVED:

Name

Title

Date

Horsley Witten Group

Sustainable Environmental Solutions

90 Route 6A • Unit 1 • Sandwich, MA 02563
508-833-6600 • horsleywitten.com



STANDARD CONTRACT AMENDMENT FORM

For valuable consideration, receipt of which is hereby acknowledged, the parties to the below referenced agreement mutually desire to amend said agreement as follows:

Consultant: Horsley Witten Group, Inc.		Client: The Nantucket Land Bank	
Contact: Brian Kuchar, RLA, P.E., Principal		Contact: Rachael Freeman, Executive Director	
Address: Sextant Hill, 90 Route 6A Sandwich, MA 02563 508-833-6600		Address: 22 Broad Street Nantucket, MA 02554	
Amendment Type:			
☐	Option to Renew Contract		
☐	Increase in Budget Due to Change in Scope of Work		
☒	Amendment to Scope of Work		
☐	Change in Dates of Performance		
☐	Other		
Regarding:			
Project Renderings, Dewatering Updates and Bid Manual Lily Pond Park Improvements Phase 4 Nantucket, MA			
Original Information:			
Project #		20008E	
Contract Date:		5-Mar-2025	
Original Budget Estimate:		\$165,100.00	
Previous Amendments:		\$32,000.00	
Budget Subtotal:		\$197,100.00	
New Information:			
Amendment #		3	
Amendment Date:		6-Jul-2026	
This Amendment Budget:		\$20,500.00 (to be billed at current rates)	
Total Contract Estimate:		\$217,600.00	

This form shall be integrated with the original contract agreement and, as such, becomes part of said agreement.
Unless modified by this form, all terms, conditions and limitations of the original agreement shall remain binding on all parties.
Hourly rates and expenses will remain as quoted in the original contract unless otherwise specified by this amendment.

For the Consultant:

X: _____

Name: _____

Title: _____

Date: _____

For the Client:

X: _____

Name: _____

Title: _____

Date: _____



July 7, 2026

VIA EMAIL

Rachael Freeman
Executive Director
Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

Re: Proposal for Services
Lily Pond Park Improvements Phase 5
Construction Services.

Dear Rachael:

The Horsley Witten Group (HW) is pleased to provide you with the following proposal and time and material contract to provide construction oversight services for the Lily Pond Park improvements project. This proposal is based on the "Lily Pond Park Plans Improvements – Construction Plans," dated June 2026 that were issued for bid and construction.

- Phase 1 - Master Plan Concept Design (COMPLETE)
- Phase 2 - Schematic Design and Pre-permitting (COMPLETE)
- Phase 3 – Design Development and Permitting (COMPLETE)
- Phase 4 – Construction Documents and Bidding (OUT TO BID)
- Phase 5 – Construction Oversight

It is anticipated that the project construction may last up to 22 months in the following Phases:

- Phase 1: September 8, 2026 - June 16, 2027 (40 weeks)
- Summer Shutdown: June 14th, 2027 – September 6th, 2027 (12 weeks)
- Phase 2: September 7th, 2027 – May 15th, 2028 (36 weeks)

We assume the following for the duration of construction:

1. NLB will review the Contractor's certified payroll submittals pursuant to Massachusetts prevailing wage law.
2. All payment certifications from the contractor will be submitted in the form requested by the NLB.
3. Limited construction services as described below will be required during the summer shutdown period.
4. All required testing will be provided by an independent testing lab by the contractor and will not be witnessed by HW.

PHASE 5 – CONSTRUCTION OVERSIGHT

Engineering Services During Construction

HW staff will assist NLB with construction engineering and landscape architectural services, which includes the following tasks and subtasks. These services do not include full-time construction management, supervision, or direction of the actual work of the contractor, the contractor's employees, agents, or subcontractors and does not include services for sampling and testing of materials during the construction process that may be required.

Task 1: Phase 1/Summer Shutdown Construction Services

Based upon the anticipated Phase 1 construction duration of September 8, 2026 thru June 16, 2027, we assume up to a 42 weeks construction period. We anticipate limited services will be required during the Summer Shutdown (12 weeks). HW will provide the following services during Phase 1 construction and the Summer Shutdown.

1.1: Pre-Construction and Start of Construction

One senior level engineer will prepare for and attend the following two meetings during the start of construction for Phase.

- One - Virtual Pre-construction coordination meeting - Before September 8, 2026.
- One – On site Start of Construction Meeting.- Week of September 8, 2026

This task also includes pre-construction coordination and communications (phone calls and emails) with client, contractor, and design team partners.

Subtask Budget:

\$

1.2: Weekly Construction Meetings, Site Visits and Coordination (Estimate 44 meetings)

One senior level engineer will prepare for and attend the following meetings during Phase 1 construction, as necessary. We estimate each meeting will last 1 hr.

- Up to 44 - Weekly virtual construction progress meetings throughout the Phase 1 construction period, as necessary.
 - a. One HW staff will prepare an agenda and attend a virtual weekly construction meeting.
 - b. Within 48 hours HW will issue the meeting notes for each meeting.
- 2. Summer Shutdown - Two virtual monthly check-in meetings with the NLB and the contractors to discuss any issues that may arise during the summer months.

This task includes coordination and communications (phone calls and emails) with client, contractor, and design team partners, during Phase 1 construction and the Summer Shutdown.

Subtask Budget:

\$

1.3: Review of Applications and Certifications for Payment (12 months)

Monthly (12 months) applications and Certifications for Payment will be reviewed and signed by HW. Any necessary payment recommendations will be provided by HW to the NLB and the contractor, prior to signing, based on the observations of the Work and evaluations of the Contractor's applications for payment.

Subtask Budget:

\$

1.4: Field Visits (Estimate up to 54 visits)

HW will provide qualified field personnel to visit the site at intervals appropriate to the stage of construction, but no less than once a week to observe the progress and quality of the Work and to determine if the Work is proceeding in accordance with the requirements of the Contract Documents. This does not include continuous on-site inspections to check the quality or quantity of the Work. Upon the completion of each field visit, HW will submit to the contractor and NLB a detailed written report subsequent to each on-site visit. This will include any observation of material deviations by the contractor or subcontractors from the requirements of the Contract Documents.

This will also include up to 4 field visits during the Summer shutdown to visit the site a minimum of once a month and/or after rain events of greater than ½ inch. We assume no more than 4 visits will be required.

During the weekly visits, HW will observe and report on specific aspects and/or phases of construction work. HW staff will visit the site to observe the following list of design elements and benchmarks (estimated number of inspections shown in parentheses). We assume that some of these items may be reviewed during the weekly site visit but additional visits are included when more than one weekly visit is required. When possible during construction, the required field visits will be completed during the weekly visit to reduce the number of visits, but we anticipate additional field visits may be required. Based upon an assumed 40-week construction period, the summer shutdown and the required field visits listed below we assume a total of 54 field visits may be required.

Note: All required testing will be provided by an independent testing lab by the contractor and will not be witnessed by HW.

1. Site Clearing & installation of erosion control measures (1)
2. Erosion contrail after rain events of ½ inch or greater. (4)
3. Restoration Area 1A (Total = 4)
 - a. Rough grading (1)
 - b. Dewatering (1)
 - c. Outlet Structure Installation (1)
 - d. Finish grading and overflow spillways (1)
 - i. Prior to placing topsoil.
4. Restoration Area 1B (Total = 4)
 - a. Rough grading (2)
 - b. Dewatering (1)

- c. Finish grading and overflow spillway (1)
 - i. Prior to placing topsoil
- 5. Boardwalk (Total = 8)
 - a. Layout (2)
 - b. Piling installation (2)
 - c. Framing (2)
 - d. Finished decking and railing (2)
- 6. New Gateway (Total = 4)
 - a. Rough grading (1)
 - b. Flagstone subbase (1)
 - c. Natural Seating/Wall (1)
 - d. Finished Grading (1)
 - i. Prior to placing topsoil
- 7. Landscape (Total = 6)
 - a. Plant tagging at nursery (1)
 - b. Plant layout. (3)
 - i. Assumes one day of layout for each of the following areas:
 - 1. Restoration Area 1a.
 - 2. Restoration Area 1b.
 - 3. New gateway
 - c. Review materials, mock-ups, special layout elements, walls, and other furnishings. (2)
- 8. Summer Shutdown (4)

These services are not to be construed to be full-time construction oversight. All field visit requests must be confirmed by telephone with the designated HW contact prior to scheduling any fieldwork. In order to ensure HW staff availability, we require a minimum of 48 hours advance notice prior to scheduling any requested field visits.

Subtask Budget:

\$

1.5: Submittals and Shop Drawing Review

HW will provide qualified personnel to review and approve shop drawing submittals for Phase 1 work. This estimate assumes each submittal review will be bundled together based on the corresponding specification sections. Our budget assumes an initial review of each submittal and, if necessary, one follow up review of rejected or revised submittals. We also assume the contractor will provide a stamped submittal cover sheet certifying that the specifications have been reviewed and the products submitted meet the requirements or will list deviations from the specifications.

Subtask Budget:

\$

1.6: Request for Information (RFI) Review

HW will provide qualified personnel to review Phase 1 RFI submittals. We assume up to 10 RFI reviews may be required (2 hours each per response). This task assumes a one-time review of

each submittal.

Subtask Budget: \$

1.7: Design Clarifications/Revisions

HW has budgeted for additional design clarifications and addendum revisions required due to unforeseen circumstances, conditions, and/or design modifications due to a change to the existing conditions or preferred alternatives.

Subtask Budget: \$

1.8: Phase 1 Completion - Engineering

HW will assist with the review and documentation of the Phase 1 completion of engineering work, which will include the following:

1. Phase 1 (4 field visits)
 - a. Punch List – Site Work
 - i. Will include all site work, finished path surface, installation of temporary access,, grading and drainage, and boardwalks
 1. Field visits for substantial completion of site work.
 2. One Follow up visit.
 - b. Engineer confirmation of substantial completion of work for Phase 1.

Subtask Budget: \$

1.9: Phase 1 Completion – Landscape

HW will assist with the review and documentation of the Phase 1 completion of landscape work, which will include the following:

1. Phase 1 (2 field visits)
 - a. Punch List - Landscape
 - i. Installation of site/park amenities
 1. Field visits for substantial completion of planting and seeding.
 2. Follow up visit, if necessary.

Subtask Budget: \$

Task 1 Deliverables:

- Meeting agendas/notes.
- Payment requisition reviews.
- Submittal reviews.
- RFI responses.
- Field visits and reports.
- Punchlists

Task 1 Budget: \$ 172,200

Task 2: Phase 2 Construction Services

Based upon the anticipated Phase 2 construction duration of September 7, 2027 thru May 15, 2028, we assume up to a 36- weeks construction period. HW will provide the following services during Phase 2 construction.

2.1: Pre-Construction and Start of Construction Meetings

One senior level engineer will prepare for and attend the following two meetings during the start of construction for Phase 2.

- One - Virtual Pre-construction coordination meeting - Before September 7, 2027.
- One – On site Start of Construction Meeting.- Week of September 7, 2027

This task also includes pre-construction coordination and communications (phone calls and emails) with client, contractor, and design team partners.

Subtask Budget:

\$

2.2: Weekly Construction Meetings, Site Visits and Coordination (Estimate 44 Meetings)

One senior level engineer will prepare for and attend the following meetings during Phase 2 construction, as necessary. We estimate each meeting will last 1 hr.

- Up to 36 - Weekly virtual construction progress meetings throughout the Phase 2 construction period, as necessary.
 - a. One HW staff will prepare an agenda and attend a virtual weekly construction meeting.
 - b. Within 48 hours HW will issue the meeting notes for each meeting.

This task includes coordination and communications (phone calls and emails) with client, contractor, and design team partners, during Phase 2 construction.

Subtask Budget:

\$

2.3: Review of Applications and Certifications for Payment (9 months)

Monthly (9 months) applications and Certifications for Payment will be reviewed and signed by HW. Any necessary payment recommendations will be provided by HW to the NLB and the contractor, prior to signing, based on the observations of the Work and evaluations of the Contractor's applications for payment.

Subtask Budget:

\$

2.4: Field Visits (Estimate up to 56 visits)

HW will provide qualified field personnel to visit the site at intervals appropriate to the stage of Phase 2 construction, but no less than once a week to observe the progress and quality of the Work and to determine if the Work is proceeding in accordance with the requirements of the

Contract Documents. This does not include continuous on-site inspections to check the quality or quantity of the Work. Upon the completion of each field visit, HW will submit to the contractor and NLB a detailed written report subsequent to each on-site visit. This will include any observation of material deviations by the contractor or subcontractors from the requirements of the Contract Documents.

In collaboration or addition to the weekly visits, HW will periodically observe and report on specific aspects of construction work. HW staff will visit the site to observe the following list of design elements and benchmarks (estimated number of inspections shown in parentheses). We assume that some of these items may be reviewed during the weekly site visit but additional visits are included when more than one weekly visit is required. When possible during construction, field visits will be combined to reduce the number of visits. Based upon an assumed 36-week construction period and the required field visits listed below we assume a total of 46 field visits may be required.

1. Site Clearing & installation of erosion control measures (1)
2. Erosion contrail after rain events of ½ inch or greater. (4)
3. Restoration Area 2/Constructed Wetland (Total = 5)
 - a. Rough grading (1)
 - b. Dewatering (1)
 - c. Drainage Structure Layout/Installation (2)
 - d. Finish grading and overflow spillways (1)
 - i. Prior to placing topsoil.
4. Restoration Area 3 (Total = 3)
 - a. Rough grading (1)
 - b. Dewatering (1)
 - c. Finish grading and overflow spillway (1)
 - i. Prior to placing topsoil
5. Boardwalk (Total = 8)
 - a. Layout (2)
 - b. Piling installation (2)
 - c. Framing (2)
 - d. Finished decking and railing (2)
6. North Liberty Parking (Total = 6)
 - a. Rough grading (1)
 - b. Walkway subbase (1)
 - c. Parking Lot subbase (1)
 - d. Review materials, mock-ups, special layout elements, walls, and other furnishings. (2)
 - e. Finished Grading (1)
 - i. Prior to placing topsoil
7. Landscape (Total = 6)
 - a. Plant tagging at nursery (1)
 - b. Plant layout. (3)
 - i. Assumes one day of layout for each of the following areas:
 1. Restoration Area 2.
 2. Restoration Area 3

3. Wesco Planting

These services are not to be construed to be full-time construction oversight. All field visit requests must be confirmed by telephone with the designated HW contact prior to scheduling any fieldwork. In order to ensure HW staff availability, we require a minimum of 48 hours advance notice prior to scheduling any requested field visits.

Subtask Budget: \$

2.5: Submittals and Shop Drawing Review

HW will provide qualified personnel to review and approve shop drawing submittals for Phase 2 work. This estimate assumes each submittal review will be bundled together based upon each specification sections. Our budget assumes an initial review of each submittal and, if necessary, one follow up review of rejected or revised submittals. We also assume the contractor will provide a stamped submittal cover sheet certifying that the specifications have been reviewed and the products submitted meet the requirements or will list deviations from the specifications.

Subtask Budget: \$

2.6: Request for Information (RFI) Review

HW will provide qualified personnel to review Phase 2 RFI submittals. We assumes up to 10 RFI reviews may be required (2 hours each per response). This task assumes a one time review of each submittal.

Subtask Budget: \$

2.7: Design Clarifications/Revisions

HW has budgeted for additional design clarifications and addendum revisions required due to unforeseen circumstances, conditions, and/or design modifications due to a change to the existing conditions or preferred alternatives.

Subtask Budget: \$

2.8: Phase 2 Completion - Engineering

HW will assist with the review and documentation of the Phase 2 completion of engineering work, which will include the following:

1. Punch List – Site Work (4 field visits)
 - a. Will include all site work, finished parking and path surface, grading and drainage, and boardwalks
 - b. Field visits for substantial completion of site work.
 1. One Follow up visit.
2. Engineer confirmation of substantial completion of work for Phase 2.

Subtask Budget: \$

2.9: Phase 2 Completion – Landscape

HW will assist with the review and documentation of the Phase 2 completion of landscape work, which will include the following:

1. Punch List - Landscape
 - b. Installation of site/park amenities
 - i. Field visits for substantial completion of planting and seeding.
 - ii. Follow up visit, if necessary.

Subtask Budget: \$

Task 2 Deliverables:

- Meeting agendas/notes.
- Payment requisition reviews.
- Submittal reviews.
- RFI responses.
- Field visits and reports.
- Punchlists.

Task 2 Budget: \$ 145,500

Task 3: Final Acceptance (Phase 1 and 2)

Upon completion of the project, HW will assist NLB with the project closeout which will include the following:

- Review of As-built Survey Plan
- Two - Plant warranty, seed establishment and maintenance follow up visits.
- Up to two additional field visits and reports to follow up on any outstanding issues and contractor closeout.
- Conservation Commission Certificate of Completion of Construction and closeout.
 - o Includes Conservation Commission filing and one hearing.

Task 3 Deliverables:

- Engineer's certificate of substantial completion
- Field reports
- Stormwater management O&M Manual

Task 3 Budget: \$ 10,000

Total Budget: \$ 327,700

PROPOSAL ELEMENTS AND ASSUMPTIONS

The scope of work and budget are based on the following additional exclusions and assumptions. If any of the exclusions or assumptions prove to be false, or if work is required beyond the scope as proposed, HW will discuss those needs with you and provide the

necessary contract amendments.

The proposal remains valid for a period of 90 days from issue date.

Exclusions

1. This proposal does not include the following:
 - a. Geotechnical studies and/or reports.
 - b. Construction stake-out.
 - a. As-built survey.
 - b. Post Construction ALTA survey.
 - c. Sampling and testing of any materials during construction.
 - d. Reimbursable expenses (copies, printing, mileage, parking, travel, survey staking materials, etc.) are not included in our fee estimate.

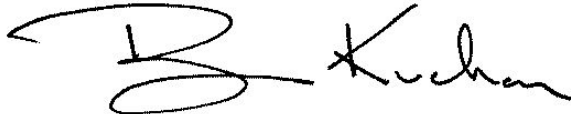
Assumptions

2. Observation of construction services is periodic and does not include supervision or direction of the actual work of the contractor, the contractor's employees, agents, or subcontractors. Neither the presence of HW's field personnel nor the observation by HW staff will excuse the contractor for defects discovered in the contractor's work.
3. In no event will HW be responsible or liable for the contractor's use or administration of personnel, machinery, staging, or other temporary or precautionary construction, safety precautions or procedures, or for compliance by the contractor with the provisions, terms, or specifications of the contract. Observation services provided by HW are solely for the benefit of the owner.
4. In no event will HW be responsible or liable for the security of construction material stockpiled on site.
5. Unless noted otherwise, any meetings, additional work items, extension of the duration of work items, or additional materials not specifically outlined in this proposal will be billed at HW standard rates, with prior client approval.

If you are in agreement with the contract please sign in the space provided below to authorize the commencement of Phase 5 and execute the attached contract form. HW is prepared to begin work immediately upon receipt of the signed contract. We look forward to continuing to work with the NLB staff on this transformative project. If you have any questions or require any additional information, please do not hesitate to contact us directly.

Sincerely,

HORSLEY WITTEN GROUP, INC.



Brian Kuchar, RLA, P.E
Principal

Attachment

ACKNOWLEDGED AND APPROVED:

Name

Title

Date

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 14, 2026

1. June 2026 Transfers – Record Nos. 48667 through 48751

a. Current “M” Exemptions and Lien:

No. 48696 Thomas Randazzo

b. Current “O” Exemption and Liens:

No. 48668 Harper McClellan Kissell

No. 48698 Paul Blake and Simone Whyte-Blake

No. 48713 Michael Getter and Lisa Getter

Nantucket Islands Land Bank

Transfers by Month Report

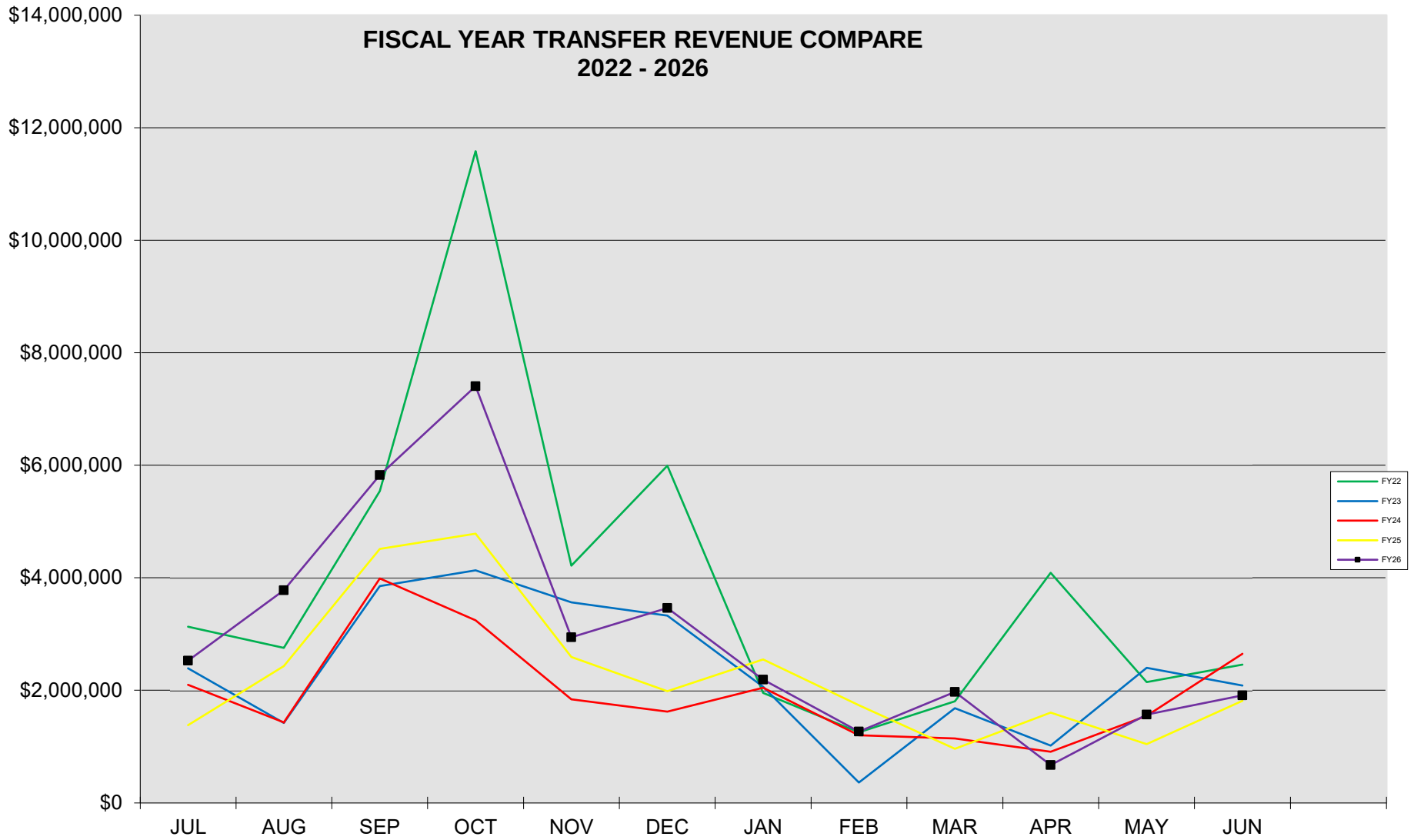
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48667	6/1/2026	5541	125	EAGLE LN, 4	SILVER JAMES LLC/EA	EAGLE5SILVER LLC	-1	0	0	0	0.14	\$2,945,000.00	\$58,900.00	
48668	6/1/2026	0068	704-	EVERGREEN WY, 10	KISSELL	DAVID M AND LINDA M	0	0	-1	0	0.40	\$450,000.00	\$0.00	O
48669	6/1/2026	0068	537	FALCON ST, 5	EDWARD JOHN MITTON	MITTON JR/MITTON	-1	0	0	0	0.15	\$0.00	\$0.00	D
48670	6/2/2026	4234	140	LIBERTY ST, 23	BARBARA BERNSTEIN IR	BERNSTEIN FAMILY TRU	-1	0	0	0	0.12	\$0.00	\$0.00	B
48671	6/2/2026	0000	000	TRISTRAMS LANDING	ARGOS TRUST	OWE	0	0	0	-1	0.00	\$0.00	\$0.00	D
48672	6/2/2026	0000	000	TRISTRAMS LANDING	ARGOS TRUST	OWE	0	0	0	-1	0.00	\$0.00	\$0.00	D
48673	6/2/2026	5541	157	PLEASANT ST, 38	EBERLE	ACK PLEASANT LLC	-1	0	0	0	0.18	\$0.00	\$0.00	J
48674	6/3/2026	0041	820	OLD WESTMOOR FARM, 4	EVERMOOR LLC	HAMPION	-1	0	0	0	1.02	\$0.00	\$0.00	I
48675	6/3/2026	0041	500	N LIBERTY ST, 51	NANATUCKET LLC	UEDTKE	-1	0	0	0	0.14	\$0.00	\$0.00	I
48676	6/3/2026	0066	340	RUDDER LN, 10	WHITE BIRD LANDING L	EA HERO LLC	-1	0	0	0	0.40	\$4,150,000.00	\$83,000.00	
48677	6/4/2026	0594	062	ARKANSAS AV, 23	ELIZABETH P SANTORO	SANTORO	0	0	0	-1	0.00	\$0.00	\$0.00	D
48678	6/5/2026	0088	020	MADEQUECHAM VLY, 54	KATHLEEN A WALDORF R	WALDORF	-1	0	0	0	0.69	\$0.00	\$0.00	D
48679	6/5/2026	0089	016-	MADEQUECHAM VLY, 20	WOFFORD	WOFFORD	0	0	0	-1	0.00	\$0.00	\$0.00	F
48680	6/5/2026	0089	016-	MADEQUECHAM VLY, 20	WOFFORD	WOFFORD	0	0	0	-1	0.00	\$0.00	\$0.00	F
48681	6/5/2026	0068	863+	ADJ TO #48087- 48090	RG GAMMA LLC ETAL		0	0	0	0	0.00	\$0.00	\$0.00	
48682	6/5/2026	0075	107	PARSON LN, 7	HALE JR/HALE	LAHMA LLC	-1	0	0	0	3.00	\$0.00	\$0.00	I
48683	6/5/2026	0056	029	VESPER LN, 48	48 VESPER LANE LLC	IARDELLI	-1	0	0	0	0.47	\$0.00	\$0.00	B
48684	6/8/2026	0021	030	QUIDNET RD, 21	CREECH	1 QUIDNET ROAD LLC	-1	0	0	0	3.78	\$0.00	\$0.00	J
48685	6/8/2026	5541	007	PINE ST, 34	ERIC J BOCK REVOCABL	ACKKEIGAN	-1	0	0	0	0.04	\$2,325,000.00	\$46,500.00	
48686	6/8/2026	0087	112	NONANTUM AV, 3	WAYNE PETTY & LAURA	PETTY	-1	0	0	0	0.53	\$0.00	\$0.00	D
48687	6/9/2026	0055	7011+	PLEASANT ST, 96	96 PLEASANT NANTUCKE	ALAN E RUSCH TRUST-	0	0	0	-1	0.00	\$1,250,000.00	\$25,000.00	
48688	6/9/2026	4234	128	INDIA ST, 37	GOLDMAN	GOLDMAN	-1	0	0	0	0.12	\$0.00	\$0.00	K
48689	6/9/2026	4923	055	SANKATY RD, 44	SCHWARZ	4 LITE HOUSE LLC	-1	0	0	0	0.36	\$0.00	\$0.00	B
48690	6/9/2026	4923	055	SANKATY RD, 44	SANKATY SEASCAPE LLC	4 LITE HOUSE LLC	-1	0	0	0	0.36	\$4,212,500.00	\$84,250.00	
48691	6/11/2026	0055	1765	ORANGE ST, 163	BANJARA	3FH NANTUCKET 2 HOLD	-1	0	0	0	0.14	\$3,202,009.00	\$64,040.18	
48692	6/11/2026	0055	021	ATLANTIC AV, 12	CAFL 2024-RTL1 REO I	CAFL 2024-RTL1 ISSUE	-1	0	0	0	0.29	\$1,974,000.00	\$0.00	H
48693	6/11/2026	0054	009	CATHCART RD, 6	GIFFORD	STRACHAN	-1	0	0	0	2.36	\$0.00	\$0.00	D
48694	6/11/2026	0054	009	CATHCART RD, 6	STRACHAN	GIFFORD	-1	0	0	0	2.36	\$0.00	\$0.00	D
48695	6/12/2026	0014	022	WAUWINET RD, 57	VENTLING FLORIDA TRU	MELIE BEAN VENTLING	-1	0	0	0	3.21	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48696	6/12/2026	7132	134	KENDRICK ST, 15	RANDAZZO	'AGNOZZI/SCHWAM	-1	0	0	0	0.18	\$2,250,000.00	\$17,000.00	M
48697	6/12/2026	0068	3571	ADJ TO #44400	CAMPBELL		0	0	0	0	0.00	\$0.00	\$13,900.00	
48698	6/12/2026	0068	3571	BEACH GRASS RD, 45 A	BLAKE/WHYTE-BLAKE	CAMPBELL	0	0	0	-1	0.00	\$876,000.00	\$0.00	O
48699	6/12/2026	4233	120	PLEASANT ST, 9	A PLEASANT SURPRISE	MANGROVE PINE HOLDIN	-1	0	0	0	0.28	\$9,650,000.00	\$193,000.00	
48700	6/12/2026	4222	062	CLIFF RD, 12	12 CLIFF ROAD LLC	ACGRATH	-1	0	0	0	0.09	\$0.00	\$0.00	I
48701	6/15/2026	7332	008	POCHICK ST, 14	NOYES NANTUCKET LLC	MARY K NOYES REVOCAB	-1	0	0	0	0.11	\$0.00	\$0.00	I
48702	6/15/2026	0066	333	RUDDER LN, 20	HULL	DAVID J RANERI 2023	-1	0	0	0	0.39	\$2,650,000.00	\$53,000.00	
48703	6/15/2026	4234	102	QUINCE ST, 14	FOX	'OX, EST, ESTHER G	-1	0	0	0	0.23	\$0.00	\$0.00	E
48704	6/15/2026	0080	017	PEQUOT ST, 9	CAPIZZO	/ITO CAPIZZO 1995 TR	-1	0	0	0	1.47	\$0.00	\$0.00	D
48705	6/15/2026	0055	919	RED MILL LN, 2	2 RED MILL LANE LLC	'TOFFEL	-1	0	0	0	0.18	\$0.00	\$0.00	I
48706	6/15/2026	6021	011	WASHINGTON AV, 24	KARA HEM LLC	'4 WASHINGTON AVE NO	-1	0	0	0	0.12	\$1,650,000.00	\$33,000.00	
48707	6/15/2026	5541	097	PLEASANT ST, 52	52 PLEASANT NANTUCKE	DAVID F DICK REVOCAB	-1	0	0	0	0.11	\$2,150,000.00	\$43,000.00	
48708	6/15/2026	0054	1307	MILESTONE RD, 16 H	NIGHTINGALE	MATINA M KORONIS REV	0	0	0	-1	0.00	\$1,625,000.00	\$32,500.00	
48709	6/15/2026	0067	637	ESSEX RD, 14	NIGHTINGALE	TNG 17 LLC	-1	0	0	0	0.17	\$0.00	\$0.00	J
48710	6/16/2026	0067	189	GRAY AV, 24	GLEN L FIELD REVOCAB	'IELD	-1	0	0	0	0.93	\$0.00	\$0.00	D
48711	6/16/2026	0073	024	CANNONBURY LN, 32	MAURY	MAURY	-1	0	0	0	0.46	\$0.00	\$0.00	C
48712	6/16/2026	7641	162-	IPSWICH ST, 12.5	LOFTUS	'ETTER/BECKER	-1	0	0	0	2.02	\$2,690,937.50	\$53,818.75	
48713	6/16/2026	7641	162	IPSWICH ST, 12	GETTER	'ECKER	-1	0	0	0	1.65	\$854,171.00	\$0.00	O
48714	6/16/2026	7341	028	SCONSET AV, 2	FOLGER	'OLGER, EST, WALTER	-1	0	0	0	0.18	\$0.00	\$0.00	E
48715	6/16/2026	7341	028	SCONSET AV, 2	FOLGER/PARDO	'OLGER, EST, WALTER	-1	0	0	0	0.18	\$0.00	\$0.00	E
48716	6/17/2026	0080	533	RACHEL DR, 2	BORZILLERI FAMILY TR	'ORZILLERI, JR	-1	0	0	0	1.85	\$0.00	\$0.00	D
48717	6/17/2026	0081	025	POND VIEW DR, 17	PORTHCAWL FAMILY LIM	'ORTHCAWL FAMILY LIM	-1	0	0	0	1.80	\$0.00	\$0.00	E
48718	6/18/2026	0081	025	POND VIEW DR, 17	GULDENSTERN/NADEAU	'ORTHCAWL FAMILY LIM	-1	0	0	0	1.80	\$4,400,000.00	\$88,000.00	
48719	6/18/2026	4923	055	SANKATY RD, 44	SANKATY SEASCAPE LLC	'CHWARZ	-1	0	0	0	0.36	\$0.00	\$0.00	B
48720	6/18/2026	4232	011	ORANGE ST, 19	19 ORANGE LLC	IANES	-1	0	0	0	0.05	\$4,112,500.00	\$82,250.00	
48721	6/22/2026	0056	189	DUKES RD, 30	WEBB	JANTUCKETSHIRE LLC	-1	0	0	0	1.06	\$0.00	\$0.00	B
48722	6/23/2026	0594	212	MADAKET RD, 254	ASHMORE	'OSS	-1	0	0	0	1.50	\$2,300,000.00	\$46,000.00	
48723	6/23/2026	4232	079	COFFIN ST, 10	HASEOTES	JANTUCKET MARIA MITC	-1	0	0	0	0.12	\$2,445,000.00	\$48,900.00	
48724	6/24/2026	0066	368	MIZZENMAST RD, 22	WOODLEY/MCGARVEY	WOODLEY	-1	0	0	0	0.40	\$0.00	\$0.00	C
48725	6/24/2026	0030	270-	THE CAPTAINS LN, 4	TAKE IT EASH LLC	'TCL LLC	0	0	0	-1	0.00	\$25,427.94	\$508.56	
48726	6/24/2026	0030	619-	THE CAPTAINS LN, 6	4 TCL LLC	'AKE IT EASH LLC	0	0	-1	0	0.00	\$25,000.00	\$500.00	
48727	6/24/2026	0067	586	NANINA DR, 10	RASCIUS	'ASCIUS	-1	0	0	0	0.20	\$0.00	\$0.00	K

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48728	6/26/2026	0027	017	WINGSPREAD LN, 2	BDW NANTUCKET HOLDIN	ROGERS	0	0	-1	0	2.84	\$6,000,000.00	\$120,000.00	
48729	6/26/2026	0594	219	ARKANSAS AV, 11	MINYARD/EGNER	MINYARD	0	0	0	-1	0.00	\$0.00	\$0.00	C
48730	6/26/2026	0055	127	VESPER LN, 31	LYNN M MEDEIROS LIVI	MEDEIROS	-1	0	0	0	0.33	\$0.00	\$0.00	D
48731	6/26/2026	7642	323	DARTMOUTH ST, 25	BLUE DEVIL 94 REVOC	HOATE	-1	0	0	0	1.00	\$0.00	\$0.00	D
48732	6/26/2026	0045	009	ALTAR ROCK RD, 50	NANTUCKET CONSERVATI	TOWN OF NANTUCKET	0	0	-1	0	5.70	\$0.00	\$0.00	G
48733	6/26/2026	0041	127	DELANEY RD, 5	BEDELL	BEDELL	-1	0	0	0	0.21	\$0.00	\$0.00	K
48734	6/26/2026	0066	362	RUDDER LN, 5	STELLA REALTY TRUST	ALLEN	-1	0	0	0	0.50	\$2,652,000.00	\$53,040.00	
48735	6/26/2026	0059	016	LONG POND DR, 26	26 LPD LLC	GREEN	-1	0	0	0	1.17	\$0.00	\$0.00	I
48736	6/26/2026	0041	4481	MEADOW LN, 11 A	2 MA CHICKADEE LLC	MA CHICKADEE LLC	-1	0	0	0	0.46	\$1,055,000.00	\$21,100.00	
48737	6/26/2026	0073	029	CANNONBURY LN, 42	RESENDEZ	GOLDBERG/RESENDEZ	-1	0	0	0	0.46	\$0.00	\$0.00	C
48738	6/29/2026	4234	055	HUSSEY ST, 23	23 HUSSEY STREET LLC	AUTEN	-1	0	0	0	0.13	\$0.00	\$0.00	I
48739	6/29/2026	0041	353	PRISCILLA LN, 8	ZARRO	MACDONALD	-1	0	0	0	0.24	\$5,450,000.00	\$109,000.00	
48740	6/29/2026	0067	2824	ALTHEAS LN, 4	BRUCE & WENDY WATTS	WATTS	-1	0	0	0	0.24	\$0.00	\$0.00	D
48741	6/29/2026	0056	430	MILK ST, 64	64 MILK STREET NOMIN	4 MILK ST LLC	-1	0	0	0	0.46	\$0.00	\$0.00	D
48742	6/29/2026	5514	102	YORK ST, 5	5 YORK STREET LLC	MITCHELL	-1	0	0	0	0.10	\$0.00	\$0.00	I
48743	6/30/2026	0067	189	GRAY AV, 24	GLENN L FIELD REVOC	FIELD	-1	0	0	0	0.93	\$0.00	\$0.00	D
48744	6/30/2026	0068	993	PINE CREST DR, 13	MICHAEL J EGAN REVOC	EGAN	-1	0	0	0	0.26	\$0.00	\$0.00	D
48745	6/30/2026	0021	030	QUIDNET RD, 21	LITTLE RED LIGHTHOUS	REECH	-1	0	0	0	3.78	\$8,500,000.00	\$170,000.00	
48746	6/30/2026	0082	061	CAROLINE WY, 3	MONIQUE C O'NEIL TRU	MARK F O'NEIL TRUST	-1	0	0	0	0.55	\$0.00	\$0.00	C
48747	6/30/2026	0059	037	LONG POND DR, 19	DAVID DANA WORTH, JR	WORTH, JR	-1	0	0	0	1.05	\$0.00	\$0.00	D
48748	6/30/2026	0059	037	LONG POND DR, 19	LESLIE WALLACE FORBE	ORBES	-1	0	0	0	1.05	\$0.00	\$0.00	D
48749	6/30/2026	0015	043	POCOMO RD, 90	90 POCOMO ROAD LLC	0 POCOMO ROAD LLC	-1	0	0	0	4.23	\$16,500,000.00	\$330,000.00	
48750	6/30/2026	0068	698	GOLDFINCH DR, 98	O'BRIEN	ATRICIA H MALLOY IR	-1	0	0	0	0.11	\$1,287,097.24	\$25,741.94	
48751	6/30/2026	0055	810	SANFORD RD, 2 E, #5	SANDYSBB LLC	SIF LLC	0	0	0	-1	0.00	\$565,000.00	\$11,300.00	
GRAND TOTALS							-68		-4		\$100,221,642.68			
							0		-11		63.95	\$1,907,249.43		

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025						
FY25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
TOTAL FY25	1,016	587	429	1,474,720,928	1,368,059,123	27,379,173
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,281,598
Low	63	33	23	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026						
FY26	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	60	53	\$182,100,954	\$173,100,954	\$3,462,019
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26	66	40	26	\$63,327,603	\$63,327,603	\$1,266,552
Mar-26	69	44	24	\$98,594,585	\$98,594,585	\$1,971,892
Apr-26	76	60	16	\$39,603,500	\$33,604,500	\$672,090
May-26	84	61	23	\$80,755,337	\$78,365,337	\$1,567,307
Jun-26	85	57	28	\$100,221,643	\$94,667,472	\$1,907,249
THRU JUN 26	1,101	638	462	\$1,822,596,552	\$1,774,779,096	\$35,509,482
Average	92	53	39	\$151,883,046	\$147,898,258	\$2,959,123
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

FISCAL YEAR TRANSFER REVENUE COMPARE 2022 - 2026

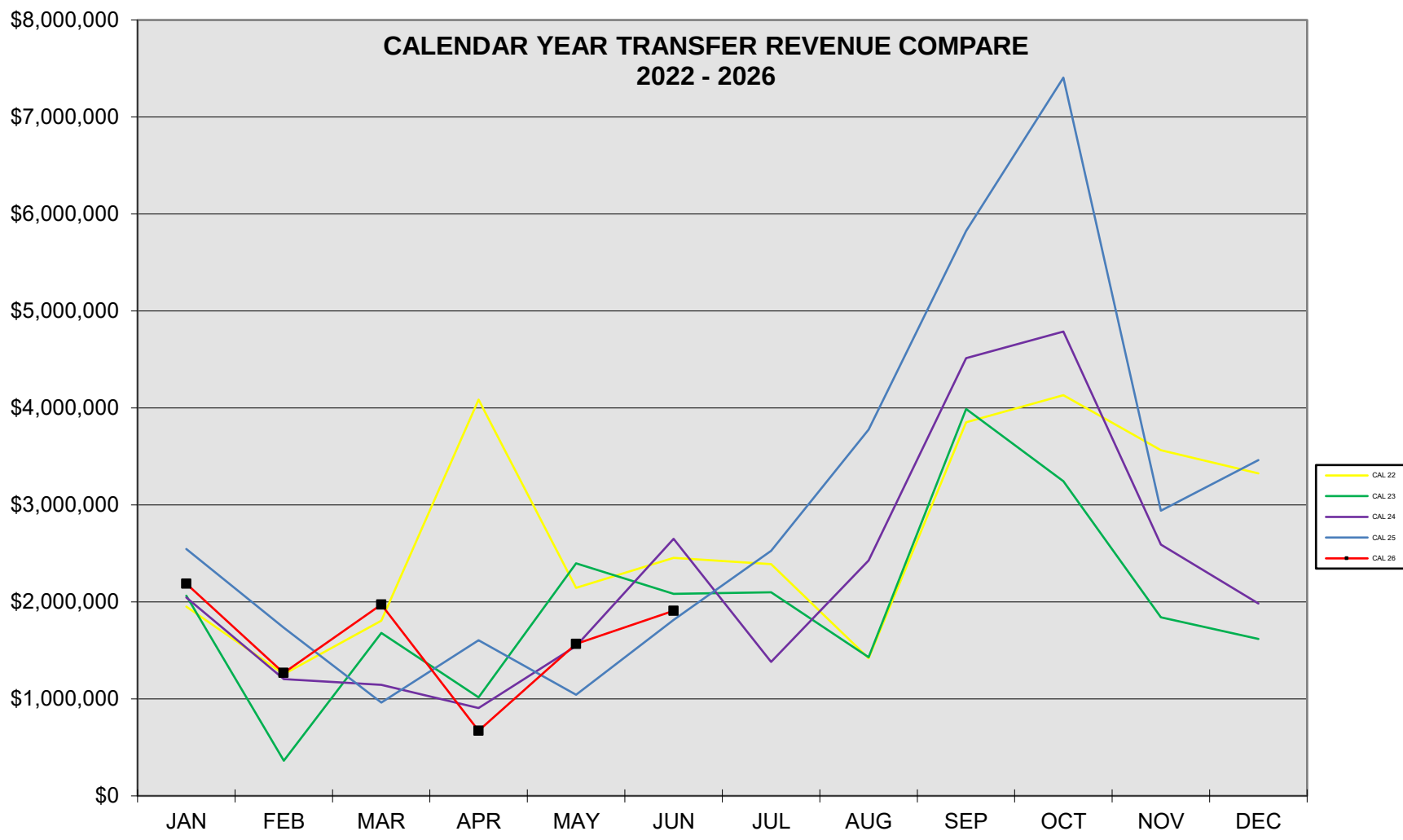


MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	59	54	\$182,100,954	\$173,100,954	\$3,462,019
THRU JUN 25	471	293	178	\$537,540,298	\$485,245,458	\$9,697,910
Average	94	53	41	\$155,546,667	\$148,508,115	\$2,969,579
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	123	74	77	\$380,274,007	\$370,305,507	\$7,406,110

MONTHLY TRANSFER STATISTICS CALENDAR 2026

CAL26 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26	66	40	26	\$63,327,603	\$63,327,603	\$1,266,552
Mar-26	69	45	24	\$98,594,585	\$98,594,585	\$1,971,892
Apr-26	76	60	16	\$39,603,500	\$33,604,500	\$672,090
May-26	84	61	23	\$80,755,337	\$78,365,337	\$1,567,307
Jun-26	85	57	28	\$100,221,643	\$94,667,472	\$1,907,249
Jul-26						
Aug-26						
Sep-26						
Oct-26						
Nov-26						
Dec-26						
THRU JUN 26	445	300	145	\$493,576,846	\$477,927,175	\$9,572,444
Average	74	50	24	\$82,262,808	\$79,654,529	\$1,595,407
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	85	61	28	\$111,074,178	\$109,367,678	\$2,187,354





REQUESTS FOR TEMPORARY PRIVATE or COMMERCIAL EVENT USE ON NANTUCKET LAND BANK PROPERTIES

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee, EXCEPT photo shoots and filming which require a \$250/day fee.

PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.

APPLICANT NAME: Anne Dewez
MAILING ADDRESS: 5 Mill Street
TELEPHONE: (203)- 685 __ - 5361__ E-MAIL: afmdewez@gmail.com
Proposed Location of EVENT: Garden of the Sea, North Mill Street
DATE of EVENT: Sunday, July 26 2026 TIME of EVENT: 4.30-6.00p

Description / Anticipated # of attendees *friends, family, catering staff:* Neighborhood garden party, ~50-60 attendees, based on prior years' experience

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

This is a typical "block party" style event, where everyone volunteers to contribute in one way or another – food, non–alcoholic drinks, tables, napkins, bins, name tags, etc. Many of the neighbors who came together twice to partner with the Land Bank when it purchased the Garden of the Sea and other properties in the neighborhood are still here. We like getting together and having the opportunity to meet newcomers to the neighborhood and welcome them to the neighborhood. We use SignUp Genius to collect RSVPs and individual commitments of contributions. This has worked very well in the past. A team of six neighbors takes responsibility for set up and break down and ensuring that the Garden of the Sea is left in perfect condition.

Approved Denied: Eleanor Weller Antonietti Date: 7/6/2026
Special Projects Coordinator Approval date

Staff Comments:

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Cultural Affairs and Special Events Coordinator, Deana Weatherly at 508-228-7200 ext. 7314 or by email to dweatherly@nantucket-ma.gov



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APPLICANT NAME: A Safe Place, Inc. – Nantucket

MAILING ADDRESS: 19 Amelia Drive

TELEPHONE: (508) - 228 -0561 **E-MAIL:** kimal@asafeplacenantucket.org

Proposed Location of EVENT: Discovery Playground

DATE of EVENT: Friday, September 4, 2026 **TIME of EVENT:** 9 - 11 AM

Description / Anticipated # of attendees *friends, family, catering staff.* families, children, caregivers; # TBD

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...): Pop Up information table – awareness and outreach activity to inform the public of services available at A Safe Place ... fun and educational items/swag available for free.

Dr. Kimal McCarthy, Community Educator, is the point person if you have any questions.

Approved/Denied:


Special Projects Coordinator

Date:

6/30/26

Approval date

Staff Comments:

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APPLICANT NAME: A Safe Place, Inc. – Nantucket

MAILING ADDRESS: 19 Amelia Drive

TELEPHONE: (508) - 228 -0561 **E-MAIL:** kimal@asafeplacenantucket.org

Proposed Location of EVENT: Codfish Park Playground

DATE of EVENT: Friday, August 7, 2026

TIME of EVENT: 9 - 11 AM

Description / Anticipated # of attendees *friends, family, catering staff.* families, children, caregivers; # TBD

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...): Pop Up information table – awareness and outreach activity to inform the public of programs and services at ASP ... fun and educational items/swag available for free.

Dr. Kimal McCarthy, Community Educator, is the point person if you have any questions

Approved/Denied: 
Special Projects Coordinator

Date: 6/30/26
Approval date

Staff Comments:

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Contact Town of Nantucket Cultural Affairs and Special Events Coordinator, Deana Weatherly at 508-228-7200 ext. 7314 or by email to dweatherly@nantucket-ma.gov



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**PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER
APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.**

APPLICANT NAME: A Safe Place, Inc. - Nantucket

MAILING ADDRESS: 19 Amelia Drive

TELEPHONE: (508) - 228 -0561 **E-MAIL:** kimal@asafeplacenanantucket.org

Proposed Location of EVENT: Codfish Park Playground

DATE of EVENT: Friday, October 2, 2026

TIME of EVENT: 9 - 11 AM

Description / Anticipated # of attendees *friends, family, catering staff;* families, children, caregivers; # TBD

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...): Pop Up information table - awareness and outreach activity to inform the public of programs and services at A Safe Place ... fun and educational items/swag available for free.

Dr. Kimal McCarthy, Community Educator, is the point person if you have any questions.

Approved/Denied:

Special Projects Coordinator

Date:

6/30/26
Approval date

Staff Comments:

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APPLICANT NAME: Camp Lighthouse Nantucket (Amanda Torchia)
MAILING ADDRESS: 1 Rugged Rd. Nantucket, MA 02554
TELEPHONE: (443)-454-6366 **E-MAIL:** atorchia@nantucketlighthouse.school.org

Proposed Location of EVENT:

DATE of EVENT:

TIME of EVENT:

Description / Anticipated # of attendees friends, family, catering staff. 10-20 campers + counselors

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

field trips to explore Nantucket's beautiful parks +
walking trails - playing cooperative games, building fairy
houses w/ natural materials

Transportation: Van

duration: 1 hour

Approved/Denied:

Special Projects Coordinator

Date:

Approval date

Staff Comments:

PLEASE NOTIFY SPECIAL PROJECT COORDINATOR
NO LATER THAN THURSDAY OF REQUESTED PROGRAMMING FOR
UPCOMING WEEK.

¹ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Cultural Affairs and Special Events Coordinator, Deana Weatherly at 508-228-7200 ext. 7314 or by email to dweatherly@nantucket-ma.gov



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APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.**

APPLICANT NAME: SEAFARI GIRLS CAMP / EXPLORATION STATION

MAILING ADDRESS: 2 South Pasture Lane, Nantucket

TELEPHONE: (508)-221- 0608 **E-MAIL:** melaniehajjar@gmail.com

Proposed Location of EVENT: ALL LOCATIONS / to be communicated week to week

DATE of EVENT: TBD week to week **TIME of EVENT:** 11am-12:30pm

Description / Anticipated # of attendees *friends, family, catering staff:* 20 campers/3 counselors

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

A Group of 20 campers 6-12 y.o. will visit various properties with 3 counselors for nature, exploration, picnic lunch, and games. Transportation will be in 2 camp vehicles.

Approved/Denied: Eleanor Weller Antonietti

Date: 7/2/2026

Special Projects Coordinator

Approval date

Staff Comments: PLEASE notify the Special Projects Coordinator no later than Thursday end of day of requested programming for upcoming week (location/day/time/duration/#). Feel free to tag the Land Bank on your social media.

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