

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 13, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/81960267177?pwd=MsZ9uXdW2zOkSe6bbIq4V0Gj7ebfAc.1>

Webinar ID: 819 6026 7177

Passcode: 198559

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. AGRICULTURAL MANAGEMENT
 - a. 19 Boynton Lane/Venison Processing Unit – Deer Donation Update
4. PROPERTY MANAGEMENT
 - a. Field of Dreams/7 & 9 W. Sankaty Road and 31C & 31B New Street – Collaboration Discussion
 - b. 1 Hallowell Lane – Discussion
 - c. 41 Jefferson Avenue – Dune System/Parking Draft Plan Review
 - d. Smooth Hummocks – Event Request / 2026 Half Marathon
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director’s Working Group
6. REGULAR BUSINESS
 - a. Policy Discussion Regarding Transfers of Corporate Ownership
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of December 9, 2025, and Special Meetings of December 5, 2025, and December 30, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Various Properties Use Request – Linda Loring Nature Foundation Birding Field Trips 2026
 - d. Hoicks Hollow Road – Coast to Coast Parking Lot – License Execution
10. 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 10/28/25.
2. 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 January 13, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. AGRICULTURAL MANAGEMENT

a. 19 Boynton Lane/Venison Processing Unit – Deer Donation Update

As you know, the Nantucket Land Bank's Agricultural Processing Facility has been accepting whole deer donations since the required approvals were received just over a month ago on December 4. Since that time, 45 deer have been received from hunters and over 239 2lb packages of ground venison have been donated to Nourish Nantucket and the Food Pantry for distribution to those in need. The Nantucket Current highlighted the Land Bank's work in an article on January 8 entitled *Land Bank's New Venison Processing Facility Marks Successful First Month With 45 Deer* by JohnCarl McGrady.

2. PROPERTY MANAGEMENT

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

The Sconset Trust and Land Bank are seeking to establish a shared vision of the Field of Dreams property and the Commission's input is critical to this effort. The discussion at the upcoming meeting will be based on the information provided at the site visit on December 5.

Collaboration considerations for the Land Bank Commissioners include how management priorities are established, how work requests are reviewed and how costs are allocated. In addition, the Sconset Trust has asked that the Land Bank Commission consider financially supporting a seating area on their property at 31C & 31B New Street.

b. 1 Hallowell Lane - Discussion

The Land Bank has owned the 2-acre open space property at 1 Hallowell Lane since 1988. This property was purchased from two abutters and was designed to provide a neighborhood open space and a small public parking area.

There have been regular parking issues on the property, and, in 2020, Land Bank staff requested that surveyors stake the property boundary to facilitate the installation of a split rail fence. During this project, the small parking area was clearly defined.

Last summer, Land Bank staff discovered a sign installed stating that the parking area was private. The sign was removed and a letter was mailed to the neighbors reminding all that this parking area is public. A request for this agenda item was made to allow for discussion of future management in order to mitigate any ongoing issues.

c. 41 Jefferson Avenue – Dune System/Parking Draft Plan Review

Land Bank staff worked with the Woods Hole Group to design a dune that would function to decrease sand movement and trap sediment on the property at 41 Jefferson Avenue after the buildings are removed. The Commission will be reviewing a plan prepared by Nantucket Surveyors that illustrates the proposed future conditions on the site, which include a dune, parking area and a relocated storage structure.

d. Smooth Hummocks – Event Request / 2026 Half Marathon

The Nantucket Athletic Association (Nantucket Triathlon Club) is requesting that the Land Bank Commission provide permission to hold the Nantucket Half Marathon in the Smooth Hummocks Coastal Preserve on October 11, 2026. This will be the fifth year that the race has utilized roads in Smooth Hummocks as part of the course. The event is quite popular, and the Nantucket Athletic Association is always respectful and conscientious stewards of Land Bank property. This event request is being brought to the Commission for discussion and a vote due to the potential for a large number of attendees as there were over 1150 registrants in 2025.

3. REGULAR BUSINESS

a. Policy Discussion Regarding Transfers of Corporate Ownership

Land Bank staff are encountering an increased number of real estate transactions that involve entities (ex: corporation, LLC, LLP, partnership, trust or other entity) with underlying owners. According to the Act, Land Bank fees are due at the time of any transfer of membership interest and/or beneficial interest. Therefore, the underlying ownership must be provided to Land Bank staff at the time of purchase and whenever there are transfers of membership interest and/or beneficial interest up until a sale. There has been confusion regarding this aspect of the Act and reviewing transfer information can be time-consuming for staff. The result has been unexpected delays, which Land Bank staff are hoping to avoid moving forward through education and the requirement that all information be submitted 5 days prior to closing.



Field of Dreams

'Sconset Trust presentation to Land Bank
November 25, 2025



Goals

- Share our strategy
- Establish a common vision for Field of Dreams
- Converge on terms of partnership



Updated Mission to include Commercial Core Focus

“The Trust’s mission is to preserve the character of the village of ‘Sconset by conserving open land, protecting historically and/or architecturally significant structures, **and fostering a healthy commercial center** in keeping with ‘Sconset’s character”



Priorities have evolved as new threats and opportunities have emerged

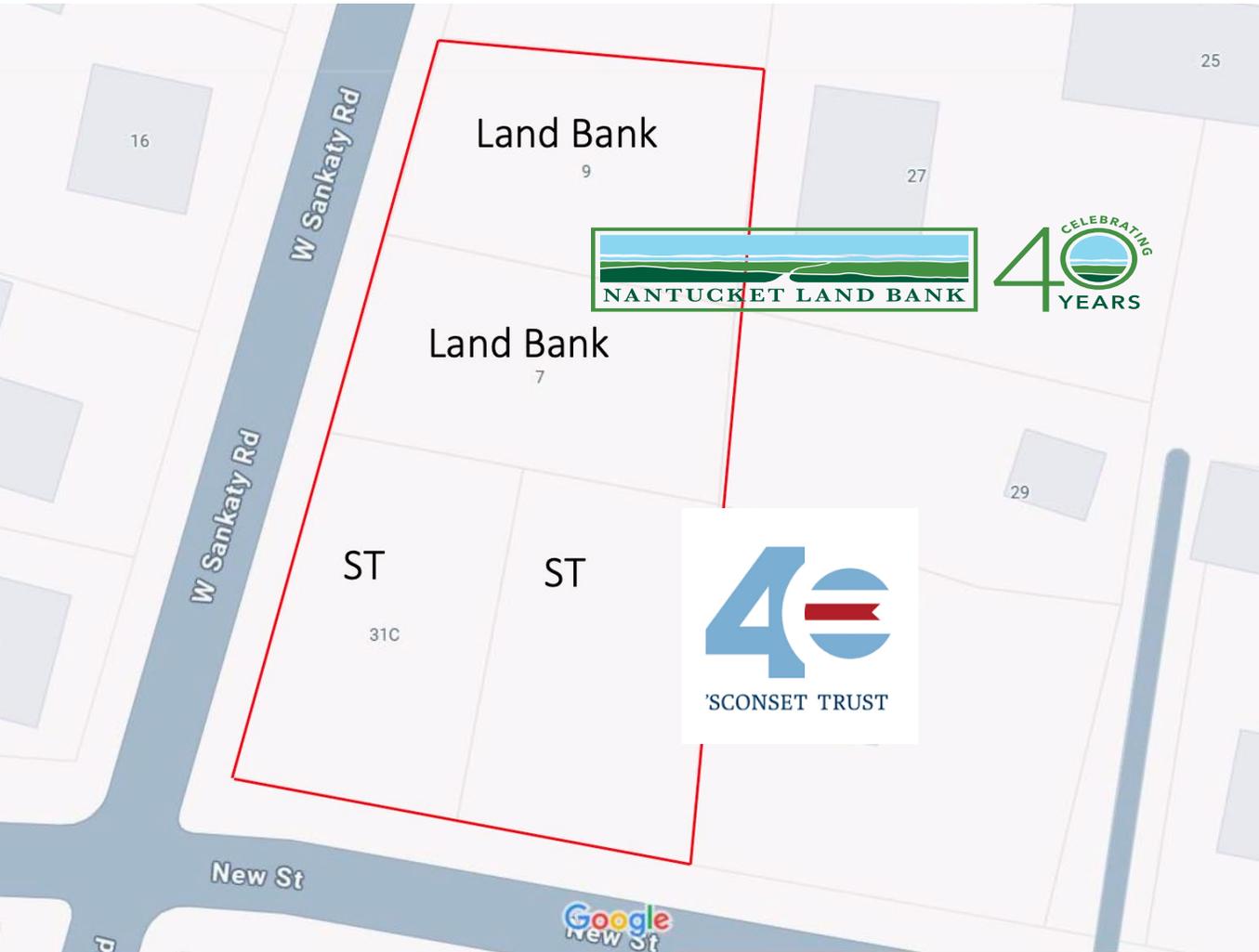
These new initiatives have broadened the scope of Trust's activities

Over time, they have become a natural part of the Trust's leadership

Now a new emphasis being placed on protecting the Commercial Center



Field of Dreams Collaboration





Field of Dreams Design Principles

- A community multi-generational resource preserved forever
- Majority of space (85-90%) kept open for children's open play
- Space for adults to sit with a pocket park/garden at corner of West Sankaty and New Street
- Multiple access points (New and W. Sankaty)
- Cut through path to orient foot traffic out of the road and away from fire house turnaround
- Simple look and feel
- Sustainable plantings chosen for durability and ease of maintenance (low water use, native and pollinator plants)
- Transparency from West Sankaty and New Street
- Privacy between abutting neighbors with vegetation and fencing



Field of Dreams Planning

- **Phase I (May – Aug ‘25): “Play Ready”**
- Met with 9 abutters June – Sept ‘25
- Purchased 2 benches and bike rack
- Cleaned up property, removed debris
- **Phase II (Sept ‘25 – Mar ‘26):** Design and develop pocket park at W. Sankaty and New, bamboo removal and site preparation
- Ben Champoux guiding tree trimming and fence repair
- **Phase III (Spring ‘26):** New plantings
- Irrigation and power needed to support new plantings
- The Field of Dreams park will be a “neighborhood park” rather than a “destination park”
- No parking
- No lights
- No loud music, etc.
- Park will close at dusk
- Pack in/pack out



Design principles to concept visualizations



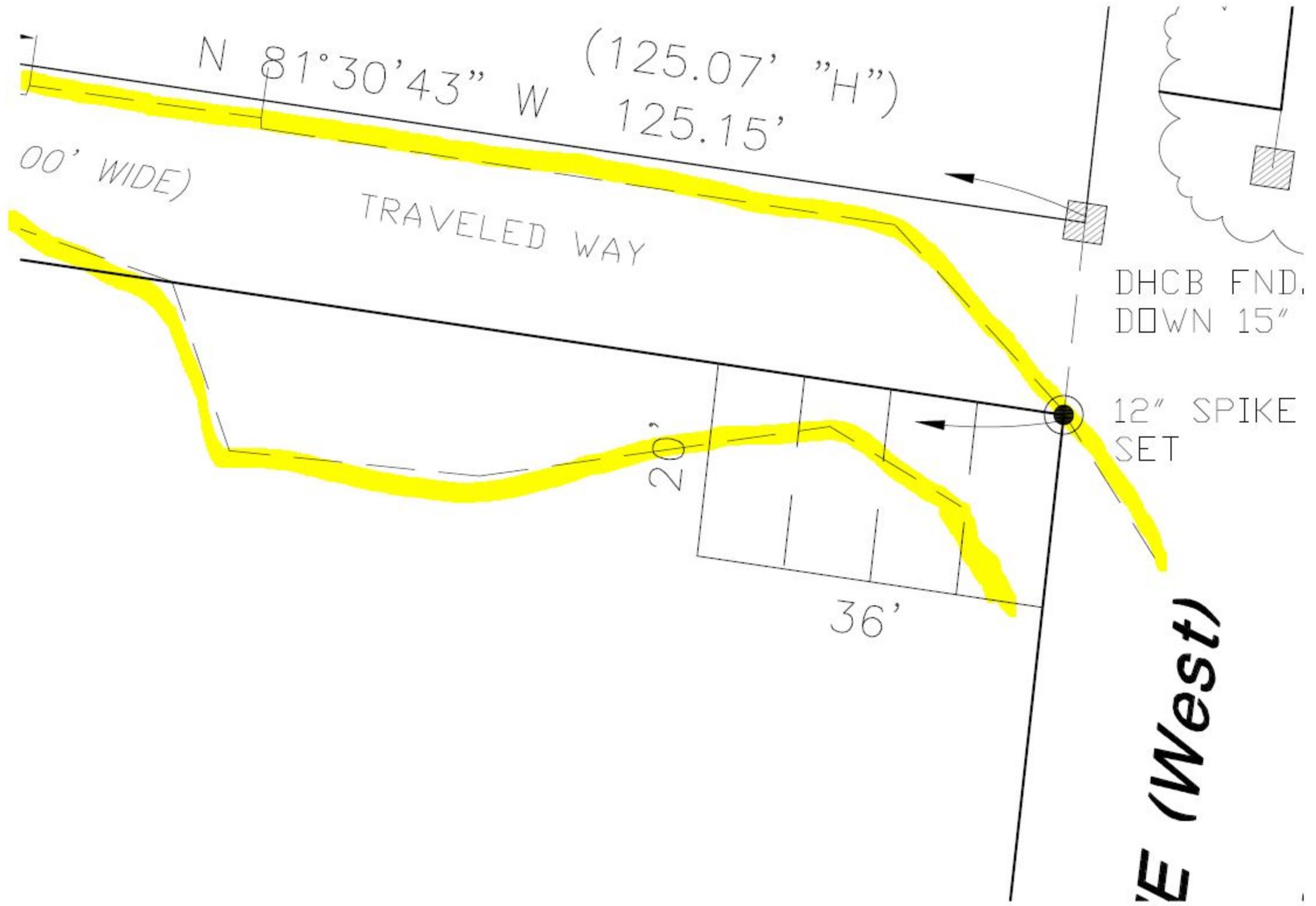
15.11.2025
Draughtsmen Park

banduksmillstudio
design@banduksmillstudio.co.uk

0 3 6 12 24







August 7, 2025

Re: 2 Hallowell Lane

Dear Neighbors,

As you may know, the Nantucket Land Bank (“Land Bank”) is a governmental organization which owns over 3,500 acres. Our enabling legislation (Chapter 669 of the Acts of 1983, as amended, the “Land Bank Act”) requires the Land Bank to protect and manage these assets on behalf of the general public. In order to meet this obligation, the Land Bank staff maintains an active encroachment monitoring program and regularly patrols its property boundaries to ensure they are not being used for private purposes and or uses which are in conflict with Land Bank purposes.

On a recent property visit we noticed a sign was installed on Land Bank property trying to restrict use of the public parking lot. This letter is going out to all neighbors as we do not know who installed the sign. We have removed the sign, and we ask that no further signs be installed on Land Bank property.

We have every confidence that you will help us meet our public mission by discontinuing any further sign postings on Land Bank property. Please call or email and allow us to answer any questions you may have. We are available to review the situation on site if that would be helpful. Your anticipated cooperation is appreciated

Sincerely,

Claire O’Connor
Field Operations Administrator
coconnor@nantucketlandbank.org
508-228-7240

January 7, 2026

Nantucket Land Bank
Chairman Kristina Jelleme
22 Broad Street
Nantucket, MA 02254

Dear Chairman Jelleme,

On behalf of the Nantucket Triathlon Club also known as Nantucket Athletic Association, we are requesting that the Nantucket Land Bank support the running of the Nantucket Half Marathon ("NHM") on certain roads and property controlled by the Nantucket Land Bank. The race is planned for Sunday, October 11, 2026. This will be the Nantucket Half Marathon's fifteenth year and the fifth year of the Race being at this site.

We had over 1150 registrants in the 2025 race but due to difficult weather we only had 575 runners. The venue of Bartlett's Farm and the Nantucket Land Bank's Smooth Hummock Preserve is unique and beautiful. The race features the spectacular sand plain of the Smooth Hummocks. We communicate to all of our runners the ecological significance of this area and are pleased to report that the runners respect the course accordingly.

The Nantucket Half Marathon continues to draw rave reviews. Bartlett's Farm is an historic and generous host. We make extra effort to highlight the support provided by the Nantucket Land Bank for the race with the runners, the community and in social media and the local press.

Once again, we had no complaints from neighbors or abutters and left the properties in pristine shape. The race showcases the Smooth Hummocks Coastal Plain Preserve and fulfills the recreational charter of the Nantucket Land Bank. The course and the Farm easily handled the number of entrants. We sold out on August 1st reflecting the popularity of the race. One of the great advantages of the Bartlett's Farm/Smooth Hummock site is that we do not have to close any roads to accommodate the race. The rural nature of the course makes it a very safe course for the runners.

Most of the parking occurs at Bartlett's and we have the lot at Cisco Brewery for overflow. We also have a very experienced parking crew. In addition to the Half Marathon we feature a free kids quarter of a mile run with a pumpkin prize for all entrants and have had about 70 young people run that segment. The entire event concludes at 11:30 am and by noon all of the runners and family had left the race venue.

The Nantucket Triathlon Club/Nantucket Athletic Association is an all-volunteer 501 (c) 3 non-profit and the proceeds from these races goes to support local youth sports, such as Nantucket High School Swimming and Diving, Cross Country, Sailing, Soccer, Nantucket Swimming, Harvey Foundation, NISHA, Nantucket Conservation Foundation, Nantucket STAR, and health related charities such as Addictions Solutions, PASCON and Swim Across America and the Association. We pay for free family swim all year at the Nantucket Community Pool. We also support and make free the Girl's On the Run program for the elementary school. Our members act as volunteers for

the event and there are no paid positions. We distributed \$31,000 in grants in 2025. The NAA also hosts weekly swims and community runs that are designed to keep the Island moving and healthy.

The plan is to have the same two loop course for the Half Marathon and target 900 actual runners. We are eliminating the Quarter Marathon race to reduce race confusion. Parking and post-race awards will be held at Bartlett Farm. We will have post-race refreshments and food but there is no alcohol. The race is one of, if not the largest, public Island event where alcohol is not consumed! We have over 75 volunteers supporting the race so that we will have an adequate number of course marshals and aid stations. The course is patrolled and cleaned up after the race and we have never had a complaint relating to litter or leaving anything behind. There really is not much to pick up since our runners are educated on the need to keep the course clean.

Finally, our safety plan calls for a detachment of three Nantucket police officers, a fully staffed Nantucket Fire Department Paramedic Unit as well as a physician and nurse practitioner on the race site. We have twelve radios deployed and at each of our four aid stations to communicate any emergency. We also submit our safety and health plans to the Town of Nantucket for a Public Safety and Health Department review.

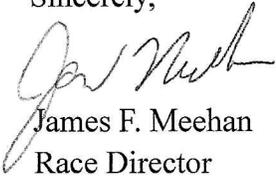
The race is recognized by the United States Track and Field Association and a general liability policy with a \$4 million event aggregate will be issued. The race organizers, the host site, the Nantucket Land Bank and the Town of Nantucket are named as additional insureds. Runners are required to sign waivers of liability.

We think this proposal advances the goal of the Land Bank to encourage outdoor public recreation on our great Island open spaces. Many of our runners have never been in the Smooth Hummocks and are stunned by the beauty. There is also an economic boost to the Island since over two thirds of our runners come from off-island to participate in the race, fill our hotels, and use our restaurants. The race is a healthy expression of the best of Nantucket.

Once again we get great support from the Nantucket Land Bank staff, Rico Schraff and Rachel Freeman. They continue to go above and beyond to make this event a success and represent the Land Bank professionally and with real passion.

Thank you for reviewing this request and we look forward to your continued support of this important Island event.

Sincerely,



James F. Meehan
Race Director

50 N. Liberty Street
Nantucket, MA 02554

NOTICE TO ENTITY PURCHASERS

Congratulations! Your entity (that is, corporation, LLC, LLP, partnership, trust or other entity) has just acquired Nantucket real property.

Please be aware that, from the date of acquiring the real property until it is sold, any change in the ownership of the entity will be subject to a Nantucket Land Bank fee. At the time of any transfer in underlying ownership, you must file Forms 1 and 2 documenting the transfer and pay any fee due. Failure to pay fees for such transfers timely can result in the addition of interest and penalties to the fee otherwise due.

The Land Bank fee is charged on a transfer of “real property interests” (Act, Section 10). “Real Property Interest” is defined in Section 1 of the Act.

“Real property interest”, any present or future legal or equitable interest in or to real property, and any beneficial interest therein, including the interest of any beneficiary in a trust which holds any legal or equitable interest in real property, the interest of a partner or member in a partnership or limited liability company, the interest of a stockholder in a corporation, the interest of a holder of an option to purchase real property, the interest of a buyer or seller under a contract for purchase and sale of real property, and the transferable development rights created under chapter 183A of the General Laws; but shall not include any interest which is limited to any of the following: the dominant estate in any easement or right of way; the right to enforce any restriction; any estate at will or at sufferance; any estate for years having a term of less than 30 years; any reversionary right, condition, or right of entry for condition broken; and the interest of a mortgagee or other secured party in any mortgage or security agreement.

A Land Bank fee is due at the time of any transfer of membership interest and/or beneficial interest. The calculation of the Land Bank fee is described in the Land Bank Act (Chapter 669 of the Acts of 1983, as amended – the “Act”).

In Section 10 of the Act, the fee is defined as 2% of the purchase price. Purchase price is defined to include the consideration paid for the real property interest, which, among other things, is cash paid plus debt assumed. (See Section 1 of the Act.) Interest and possible penalties apply from the date of the transfer until the date the fee is paid.

A compiled copy of the Act, Rules and Regulations and Forms can be found on the “Filing” page of the Land Bank’s web site: www.nantucketlandbank.org.

POLICY RELATED TO SALES BY ENTITIES

Effective immediately, if an entity plans to sell Nantucket property or to engage in any other transaction which may give rise to a Land Bank fee or fee exemption, we ask that Land Bank staff (Marian Wilson or Susan Campese) be informed in writing of the planned transaction at least five business days in advance. The notice should include the Form 2 which is proposed for filing on behalf of the seller entity. This will allow time for staff to examine prior records related to the entity to determine whether or not there has been an unreported change in ownership.

If such prior notice is not provided and/or the fees related to underlying ownership changes have not been paid at the time a deed is presented, Land Bank staff may decline to process the deed for recording until there has been an opportunity to review prior records pertaining to the entity ownership and any fees due are paid. The length of time required to make the examination will depend on the volume of work at the particular time and other staffing constraints such as vacation schedules. If necessary, processing may be delayed for several days.

Effective January __, 2026

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 13, 2026

1. December 2025 Transfers – Record Nos. 48194 through 48306

a. Current “M” Exemption and Lien:

No. 48269 Marko Medic and Viktoriya Angelova

b. Current “O” Exemption and Liens:

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48194	12/1/2025	0041	266	FRANKLIN ST, 1	1 FRANKLIN STREET RE	PASK	-1	0	0	0	0.09	\$0.00	\$0.00	D
48195	12/1/2025	0593	101	MIDLAND AV, 1	HOLT	RZASA	0	0	0	-1	0.00	\$27,000.00	\$540.00	
48196	12/2/2025	0068	857	BEACH GRASS RD, 10	ROSENBERG/BRODERICK	NANTUCKET PROPERTY O	-1	0	0	0	0.10	\$2,575,000.00	\$51,500.00	
48197	12/2/2025	4231	1624	CENTRE ST, 30E	AMBRIS-BREW FAMILY L	TALLMAN	0	0	0	-1	0.00	\$4,000.00	\$80.00	
48198	12/2/2025	4231	1623	CENTRE ST.30D	TALLMAN	AMBRIS-BREW FAMILY L	0	0	0	-1	0.00	\$1.00	\$0.02	
48199	12/2/2025	0049	091	SANKATY RD, 85	DAVID A OKST REVOCAB	OKST	-1	0	0	0	0.69	\$0.00	\$0.00	D
48200	12/2/2025	7331	091+	W SANKATY RD, 1, MAI	WOLFSON	WINDSOR	-1	0	-1	0	0.46	\$7,500,000.00	\$150,000.00	
48201	12/2/2025	4241	733	SWAIN ST, 15, A3	TURLEY	TURLEY	0	0	0	-1	0.00	\$0.00	\$0.00	C
48202	12/2/2025	0041	4623	MADAKET RD, 70	JELLEME REALTY TRUST	JELLEME	-1	0	0	0	1.84	\$0.00	\$0.00	D
48203	12/2/2025	0054	098	KELLEY RD, 9	9 KELLEY ROAD REALTY	JELLEME	-1	0	0	0	0.70	\$0.00	\$0.00	D
48204	12/2/2025	0067	486	THIRTY ACRES LN, 1	PERRY	PERRY REALTY TRUST	-1	0	0	0	0.12	\$0.00	\$0.00	D
48205	12/3/2025	0068	651	KILLDEER LN, 11	11 KILLDEER LLC	LASOTA	-1	0	0	0	0.13	\$2,995,000.00	\$59,900.00	
48206	12/3/2025	7331	113	LILY ST, 9	KESSLER	SECOND MATE LLC	-1	0	0	0	0.07	\$2,950,000.00	\$59,000.00	
48207	12/3/2025	0055	536	WASHAMAN AV, 3	3 WASHAMAN AVENUE LL	SYLVIA	-1	0	0	0	0.17	\$1,425,000.00	\$28,500.00	
48208	12/3/2025	0055	1766	ORANGE ST, 167R	LEEWARD COMPANY	MOONEY	0	0	-1	0	0.28	\$1,220,000.00	\$24,400.00	
48209	12/4/2025	0055	5568	NICKANOOSE WY, 9	KELLY WHITE REVOCABL	THORNTON, EST, LAURA	-1	0	0	0	0.19	\$0.00	\$0.00	D
48210	12/4/2025	0080	1422	SURFSIDE RD, 140	DUDLEY SURF LLC	IRVING WEINER FAMILY	-1	0	0	0	1.05	\$3,000,000.00	\$60,000.00	
48211	12/4/2025	0080	537	RACHEL DR, 6	JACOB F VISCO REVOCA	VISCO	-1	0	0	0	1.11	\$0.00	\$0.00	D
48212	12/4/2025	0055	210	NEWTOWN RD, 3	FLYNN	LYNCH	-1	0	0	0	0.26	\$1,560,000.00	\$31,200.00	
48213	12/5/2025	0066	428	BARTLETT RD, 77	TOWN OF NANTUCKET	KING	-1	0	0	0	0.28	\$2,700,000.00	\$0.00	A
48214	12/5/2025	0067	052	TOMS WY, 8	MCINTOSH	8 TOMS WAY LLC	0	0	-1	0	0.18	\$0.00	\$0.00	J
48215	12/5/2025	0066	004+	SOMERSET LN, 18 & 20	VAUGHAN	VOGT/NETTLETON	-1	0	-1	0	0.92	\$3,000,000.00	\$60,000.00	
48216	12/8/2025	0068	361	MACYS LN, 29	KING	ANNDRA E KING REVOCA	-1	0	0	0	0.25	\$0.00	\$0.00	D
48217	12/8/2025	0057	022	DEER RUN RD, 15	RH 15 DEER RUN ACK L	ROWLAND	-1	0	0	0	1.84	\$4,900,000.00	\$98,000.00	
48218	12/8/2025	7324+	025+	OCEAN AV, 1 & 5	ONE OCEAN SCONSET LL	LINDAJ DIMARTINO 201	-1	0	0	0	1.15	\$18,000,000.00	\$360,000.00	
48219	12/9/2025	4244	002	CLIFF RD, 41A	THIRD TIME LLC	ARMISTUCK TRUST	-1	0	0	0	0.34	\$0.00	\$0.00	I
48220	12/9/2025	4244	002	CLIFF RD, 41A	THIRD TIME LLC	THIRD TIME LLC	-1	0	0	0	0.34	\$0.00	\$0.00	C
48221	12/9/2025	4233	090	MILK ST, 27	DRAGONFLY 2025 TRUST	BROSNAN	-1	0	0	0	0.06	\$0.00	\$0.00	D
48222	12/10/2025	0067	152	FAIRGROUNDS RD, 23	23 FAIRGROUNDS ROAD	FORTIN	-1	0	0	0	0.34	\$2,000,000.00	\$40,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48223	12/10/2025	4242	431	STEP LN, 5A	5A STEP LANE LLC	RENZULLI	0	0	0	-1	0.00	\$0.00	\$0.00	I
48224	12/10/2025	0021	055+	QUIDNET PATH, 39, 43	QUIDNET PATH NOMINEE	QUIDNET PATH NOMINEE	0	0	-1	0	3.60	\$0.00	\$0.00	J
48225	12/11/2025	4222	1511	MAIN ST, 107A	SKYEMOOR LLC	BRESKMAN	-1	0	0	0	0.10	\$0.00	\$0.00	I
48226	12/11/2025	0041	4331	GROVE LN, 34A	FOXMOOR LLC	BRESKMAN	-1	0	0	0	0.52	\$0.00	\$0.00	I
48227	12/11/2025	0079	1361	SKYLINE DR, 11	PETER A PARENT REVOC	PARENT	-1	0	0	0	1.84	\$0.00	\$0.00	D
48228	12/11/2025	4243	051+	W CHESTER ST, 32 A,B	MARSHALL	32 WEST CHESTER LLC	-1	0	0	0	0.27	\$0.00	\$0.00	J
48229	12/11/2025	4243	0511+	W CHESTER ST, 32 A,B	32 WEST CHESTER ACK	MARSHALL	-1	0	0	0	0.27	\$4,500,000.00	\$90,000.00	
48230	12/11/2025	0015	043	POCOMO RD, 90	90 POCOMO ROAD LLC	POCOMO POINT REALTY	-1	0	0	0	4.23	\$0.00	\$0.00	I
48231	12/11/2025	0055	023	ATLANTIC AV, 16	NANTUCKET 16 ATLANTI	16 ATLANTIC AVE LLC	-1	0	0	0	0.12	\$2,340,000.00	\$46,800.00	
48232	12/11/2025	4231	132	EASY ST, 14A # W	CASCABELLES DOS LLC	14 EASY STREET LLC	0	0	0	-1	0.00	\$1,095,000.00	\$21,900.00	
48233	12/12/2025	0066	355	LUFF RD, 10	DAVID A DOUTY 2025 I	DOUTY	-1	0	0	0	0.49	\$0.00	\$0.00	D
48234	12/12/2025	4233	861	MILK ST, 17	17 MILK STREET NOMIN	KRISHNAMURTI	-1	0	0	0	0.08	\$2,850,000.00	\$57,000.00	
48235	12/12/2025	0082	055	AUSTINE LOCKE WY, 15	FREDERICK MANDELL TR	MANDELL	-1	0	0	0	0.72	\$0.00	\$0.00	D
48236	12/12/2025	0055	658	PLEASANT ST, 82	KATHLEEN C CAHILL RE	CAHILL	-1	0	0	0	0.14	\$0.00	\$0.00	D
48237	12/12/2025	0039	404	FINTRY LN, 4	4 FINTRY LANE REALTY	WALLACE	-1	0	0	0	1.84	\$10,000,000.00	\$200,000.00	
48238	12/12/2025	0068	336+	ORCHID PL, 2, 4, 6 +	RICHMOND MEADOWS ONE	ARTHUR J EPSTEIN 201	0	-1	0	0	7.28	\$375,518.00	\$7,510.36	
48239	12/12/2025	0068	336+	ORCHID PL, 2, 4, 6 +	RICHMOND MEADOWS ONE	ARTHUR J EPSTEIN 201	-1	0	0	0	7.28	\$1,095,502.00	\$21,910.04	
48240	12/15/2025	0055	1766	ORANGE ST, 167R	167R LLC	MOONEY	0	0	-1	0	0.28	\$0.00	\$0.00	B
48241	12/15/2025	0072	007	MCGARVEYS WY, 1	1 MCGARVEYS WAY LLC	ONE MCGARVEYS WAY RE	-1	0	0	0	0.13	\$1,195,000.00	\$23,900.00	
48242	12/15/2025	0066	713	GREY LADY LN, 3	3 GREY LADY LANE LLC	CROWE	-1	0	0	0	0.12	\$3,500,000.00	\$70,000.00	
48243	12/15/2025	0041	234	GINGY LN, 6	THE MERRY B LLC	MINELLA/AMBRECHT/MIN	-1	0	0	0	0.12	\$4,422,888.00	\$88,457.76	
48244	12/15/2025	4223	036	WASHINGTON ST, 55	NASH/BARLOW	DORIS E BARLOW TRUST	-1	0	0	0	0.06	\$0.00	\$0.00	D
48245	12/15/2025	4223	036	WASHINGTON ST, 55	NASH	BARLOW	-1	0	0	0	0.06	\$875,000.00	\$17,500.00	C
48246	12/16/2025	0026	231+	POLPIS RD, 238 & 240	240 POLPIS ROAD LLC	O'MARA	-1	0	0	0	7.26	\$8,565,000.00	\$171,300.00	
48247	12/16/2025	7132	296	HUNTINGTON ST, 9	TOM NEVERS INVESTMEN	BOSTON TRUST LENDING	-1	0	0	0	0.18	\$1,700,000.00	\$34,000.00	
48248	12/16/2025	0055	171	ORANGE ST, 161	161 ORANGE STREET LL	SHARON L BASSETT REV	-1	0	0	0	0.26	\$3,100,000.00	\$62,000.00	
48249	12/16/2025	0041	188-	DUKES RD, 4	CARY LIVING TRUST	4 DUKES REALTY LLC	0	0	-1	0	0.01	\$6,520.13	\$130.40	
48250	12/16/2025	0041	189-	DUKES RD, 6	4 DUKES REALTY LLC	CARY LIVING TRUST	0	0	-1	0	0.01	\$4,166.20	\$83.32	
48251	12/16/2025	0080	017	PEQUOT ST, 9	VITO CAPIZZO 1995 TR	CAPIZZO, EST, VITO	-1	0	0	0	1.47	\$0.00	\$0.00	D
48252	12/16/2025	4243	018	CHESTER ST, 1	ONE CHESTER REALTY T	ONE CHESTER LLC	-1	0	0	0	0.12	\$7,400,000.00	\$148,000.00	
48253	12/16/2025	0080	014-	NOBADEER AV, 25	SEVEN DIALS NANTUCKE	CSCAPE II REALTY TRU	-1	0	0	0	0.69	\$4,500,000.00	\$90,000.00	
48254	12/16/2025	9955	118	CATO LN, 27	GILBERG	CATO LLC	-1	0	0	0	0.51	\$7,850,000.00	\$157,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48255	12/16/2025	0025	011	ALMANACK POND RD, 12	ALMANACK HALLETT LLC	HALLETT LANE LLC	-1	0	0	0	0.74	\$0.00	\$0.00	I
48256	12/17/2025	4923	046	SANKATY RD, 35	WHEELER	PASTORE	-1	0	0	0	0.45	\$3,600,000.00	\$72,000.00	
48257	12/17/2025	4234	016	GAY ST, 6	DUNMOOR LLC	KALES FAMILY 2022 RE	-1	0	0	0	0.09	\$3,202,500.00	\$64,050.00	
48258	12/17/2025	4244	002	CLIFF RD, 41A	THIRD TIME LLC	THIRD TIME LLC	-1	0	0	0	0.34	\$138,500.00	\$2,770.00	
48259	12/17/2025	4244	042	CLIFF RD, 37	37 CLIFF ROAD NOMINE	37 CLIFF ROAD NOMINE	-1	0	0	0	0.14	\$0.00	\$0.00	I
48260	12/17/2025	4244	042	CLIFF RD, 37	37 CLIFF ROAD NOMINE	37 CLIFF ROAD NOMINE	-1	0	0	0	0.14	\$81,410.00	\$1,628.00	
48261	12/17/2025	0079	078	OKORWAW AV, 5	DUGDALE	5 OKORWAW AVENUE LLC	-1	0	0	0	2.76	\$4,000,000.00	\$80,000.00	
48262	12/17/2025	0066	289	CLARA DR, 13	MARK A SONGER REVOCA	SONGER	-1	0	0	0	0.46	\$0.00	\$0.00	D
48263	12/17/2025	0068	397	HONEYSUCKLE DR, 19	REAGAN DRISCOLL REAL	NANTUCKET PROPERTY O	-1	0	0	0	0.09	\$2,294,250.00	\$45,885.00	
48264	12/17/2025	4234	132	HUSSEY ST, 14	MARK	14 HUSSEY ST LLC	-1	0	0	0	0.14	\$0.00	\$0.00	J
48265	12/17/2025	0080	071	SURFSIDE RD, 115	ONE FIFTEEN SURFSIDE	MILLER	-1	0	0	0	0.96	\$7,950,000.00	\$159,000.00	
48266	12/17/2025	0075	041	JONATHAN WY, 9	HANDMAN	ICKLES	-1	0	0	0	1.24	\$0.00	\$0.00	K
48267	12/18/2025	6021	035	MADAKET RD, 321	MCGEOGHEGAN	PCM LLC	-1	0	0	0	0.38	\$0.00	\$0.00	K
48268	12/18/2025	0021	268	BEACON LN, 5	O'KELLY	5 BEACON LANE NOMINE	-1	0	0	0	4.29	\$0.00	\$0.00	K
48269	12/19/2025	0068	1641	OLD SOUTH RD, 103A	MEDIC/ANGELOVA	TUTTLE, III, EST, EL	0	0	-1	0	0.46	\$1,425,000.00	\$4,500.00	M
48270	12/19/2025	0067	918+	FAIRGROUNDS RD, 6	TICCOMA APARTMENTS L	TOWN OF NANTUCKET	0	0	-1	0	2.86	\$64,099.00	\$1,281.98	
48271	12/19/2025	0067	918+	FAIRGROUNDS RD, 6	TICCOMA APARTMENTS U	TICCOMA APARTMENTS L	0	0	-1	0	2.86	\$0.00	\$0.00	I
48272	12/19/2025	0067	918+	FAIRGROUNDS RD, 6	TICCOMA APARTMENTS U	TICCOMA APARTMENTS L	0	0	-1	0	2.86	\$0.00	\$0.00	I
48273	12/22/2025	0041	095	PILGRIM RD, 26	MADDSHACK LLC	MADDUX, IV	-1	0	0	0	0.46	\$0.00	\$0.00	I
48274	12/22/2025	0021	052	QUIDNET RD, 36	STEWARDSON FAMILY LL	STEWARDSON FAMILY LL	-1	0	0	0	1.00	\$0.00	\$0.00	C
48275	12/22/2025	0012	053	PLOVER LN, 14	14 PLOVER LANE LLC	ACK-TU LLC	-1	0	0	0	0.92	\$5,875,000.00	\$117,500.00	
48276	12/22/2025	0068	009-	TOOMBS CT, 1	FIRST ROCHESTER PARC	TOOMBS COURT LLC	0	0	-1	0	0.87	\$1,000,000.00	\$20,000.00	
48277	12/22/2025	0055	118	CATO LN, 27	CATO RENTAL LLC	CATO LLC	-1	0	0	0	0.51	\$0.00	\$0.00	B
48278	12/22/2025	0041	372	MAIN ST, 134C	HEATHER ST ONGE NICH	SHADEK	-1	0	0	0	0.11	\$4,700,000.00	\$94,000.00	
48279	12/22/2025	0054	009	CATHCART RD, 6	BECC LLC	STRACHAN	-1	0	0	0	2.36	\$0.00	\$0.00	I
48280	12/22/2025	0055	9003	ANNA DR, 2D	ALTA ACK LLC	MILLER	0	0	0	-1	0.00	\$0.00	\$0.00	I
48281	12/22/2025	4232	079+	COFFIN ST, 10	NANTUCKET MARIA MITC	RAINBOW TRUST	-1	0	0	0	0.12	\$2,500,000.00	\$0.00	G
48282	12/23/2025	0067	1204	SURFSIDE RD, 48	DIAS	DIAS FAMILY REALTY T	-1	0	0	0	0.39	\$0.00	\$0.00	C
48283	12/23/2025	0066	216	DOC RYDER DR, 12	EDWARD J SANFORD REV	SANFORD	-1	0	0	0	0.61	\$0.00	\$0.00	D
48284	12/23/2025	4231	252	OLD NORTH WF, 14	SANFORD COTTAGE TRUS	SANFORD COTTAGE TRUS	-1	0	0	0	0.04	\$0.00	\$0.00	D
48285	12/23/2025	4241	089	N BEACH ST, 1	ONE NORTH BEACH LLC	ONE NORTH BEACH LLC	0	-1	0	0	0.20	\$0.00	\$0.00	D
48286	12/23/2025	0067	1001	NOBSKA WY, 7A	7A NOBSKA LLC	BUCKLEY	-1	0	0	0	0.16	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48287	12/23/2025	0067	432	AMELIA DR, 11, #2	AMELIA DRIVE REALTY	COMFORT STORAGE II L	0	0	0	-1	0.00	\$0.00	\$0.00	I
48288	12/23/2025	4232	192	FAIR ST, 29	21 A PLEASANT STREET	27 FAIR STREET LLC	0	-1	0	0	0.11	\$2,400,000.00	\$48,000.00	
48289	12/23/2025	0055	4961+	CEDAR CI, 13 A & B	THEATRE WORKSHOP OF	CHER/REID/ZWA LLC	0	0	0	-1	0.00	\$2,600,000.00	\$0.00	G
48290	12/24/2025	7331	038	MOREY LN, 15	ARENAM LLC	CAROLYN W MANERA 201	-1	0	0	0	0.87	\$0.00	\$0.00	I
48291	12/24/2025	0080	025	PEQUOT ST, 14	SURFSIDE BLUE CHIP L	SURFSIDE BLUE CHIP L	-1	0	0	0	1.24	\$2,000,000.00	\$40,000.00	
48292	12/24/2025	7341	266	CLIFTON ST, 16	HANCOCK	LINDA CAROL KINSLEY	-1	0	0	0	0.92	\$0.00	\$0.00	C
48293	12/24/2025	0068	137	NANCY ANN LN, 13	NEGATIVE NANCY LLC	13 AND 15 NANCY ANN	0	0	-1	0	0.56	\$3,000,000.00	\$60,000.00	
48294	12/26/2025	4232	153	ORANGE ST, 53	BRISTOW/PRESTA	53 ORANGE STREET PAR	0	-1	0	0	0.08	\$0.00	\$0.00	J
48295	12/29/2025	0041	239	DERRYMORE RD, 18	CHAI FAMILY TRUST	KIM/CHAI	-1	0	0	0	0.15	\$0.00	\$0.00	D
48296	12/30/2025	0068	009-	TOOMBS CT, 1, LOT B	FIRST ROCHESTER PARC	TOOMBS COURT LLC	0	0	-1	0	0.22	\$1,000,000.00	\$20,000.00	
48297	12/30/2025	0593	101	MIDLAND AV, 1	LOSURDO	GIEBELHAUS/MUNDY, JR	0	0	0	-1	0.00	\$30,000.00	\$600.00	
48298	12/30/2025	5541	152	PLEASANT ST, 45	ALANAD LLC	KEEM CALOMA PROPERTI	-1	0	0	0	0.13	\$5,170,000.00	\$103,400.00	
48299	12/30/2025	0067	5541	BOYNTON LN, 16A	PENANT REALTY LLC	GORMAN	0	0	0	-1	0.00	\$835,000.00	\$16,700.00	
48300	12/31/2025	0049	166	OLIVERS WAY, 2	STRASENBURGH	STRASENBURGH	-1	0	0	0	0.88	\$0.00	\$0.00	C
48301	12/31/2025	0030	289+	HIGHLAND AV, 2, 4, 6	HB NANTUCKET LLC	HAROLD BROTHERS REAL	-1	0	0	0	0.52	\$0.00	\$0.00	I
48302	12/31/2025	4243	511	W CHESTER ST, 32A	WESCO PLACE LLC	32 WEST CHESTER ACK	-1	0	0	0	0.13	\$0.00	\$0.00	I
48303	12/31/2025	4242	088	N WATER ST, 5	NANTUCKET PERFORMING	NANTUCKET THEATRE PR	0	-1	0	0	0.17	\$0.00	\$0.00	B
48304	12/31/2025	0594	144	ARKANSAS AV, 30	GOOSE COVE REALTY TR	JOHNSON/NEVENS/STURM	0	0	0	-1	0.00	\$9,100.00	\$182.00	
48305	12/31/2025	0594	144	ARKANSAS AV, 30	LONG POND HOMEOWNERS	GOOSE COVE REALTY TR	0	0	0	-1	0.00	\$0.00	\$0.00	D
48306	12/31/2025	0015	057	WEETAMO RD, 1	RUFFLAND FARMS LLC	JP MORGAN CHASE BANK	-1	0	0	0	1.17	\$8,995,500.00	\$179,910.00	
GRAND TOTALS							-82	-15				\$182,100,954.33		
								-5	-13			89.18	\$3,462,018.88	

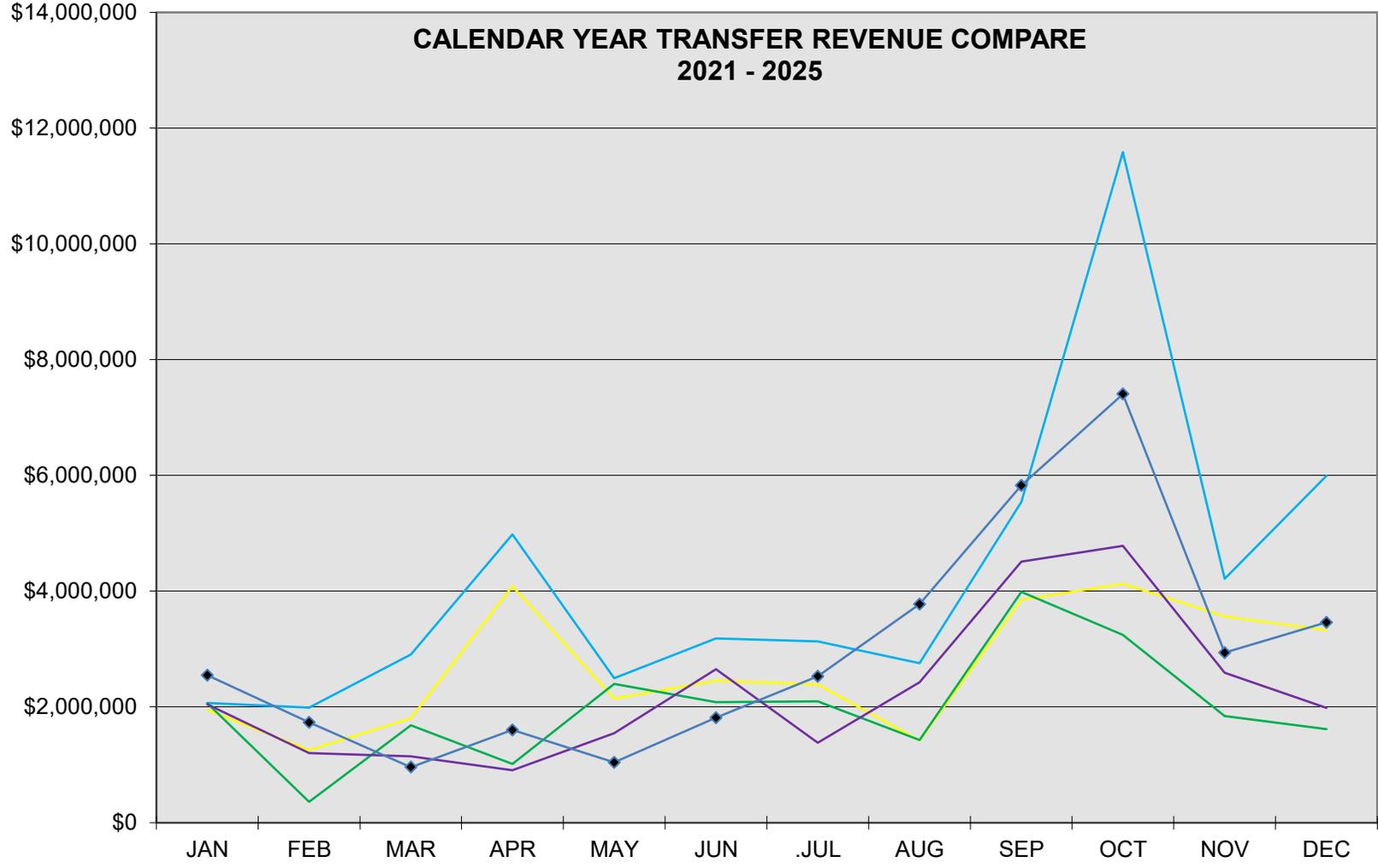
MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
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
Total CAL2024	1009	601	409	\$1,436,043,279	\$1,356,476,099	\$27,171,512
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

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
Total CAL2025	1127	631	496	\$1,866,560,004	\$1,782,097,379	\$35,634,948
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

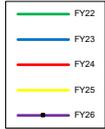
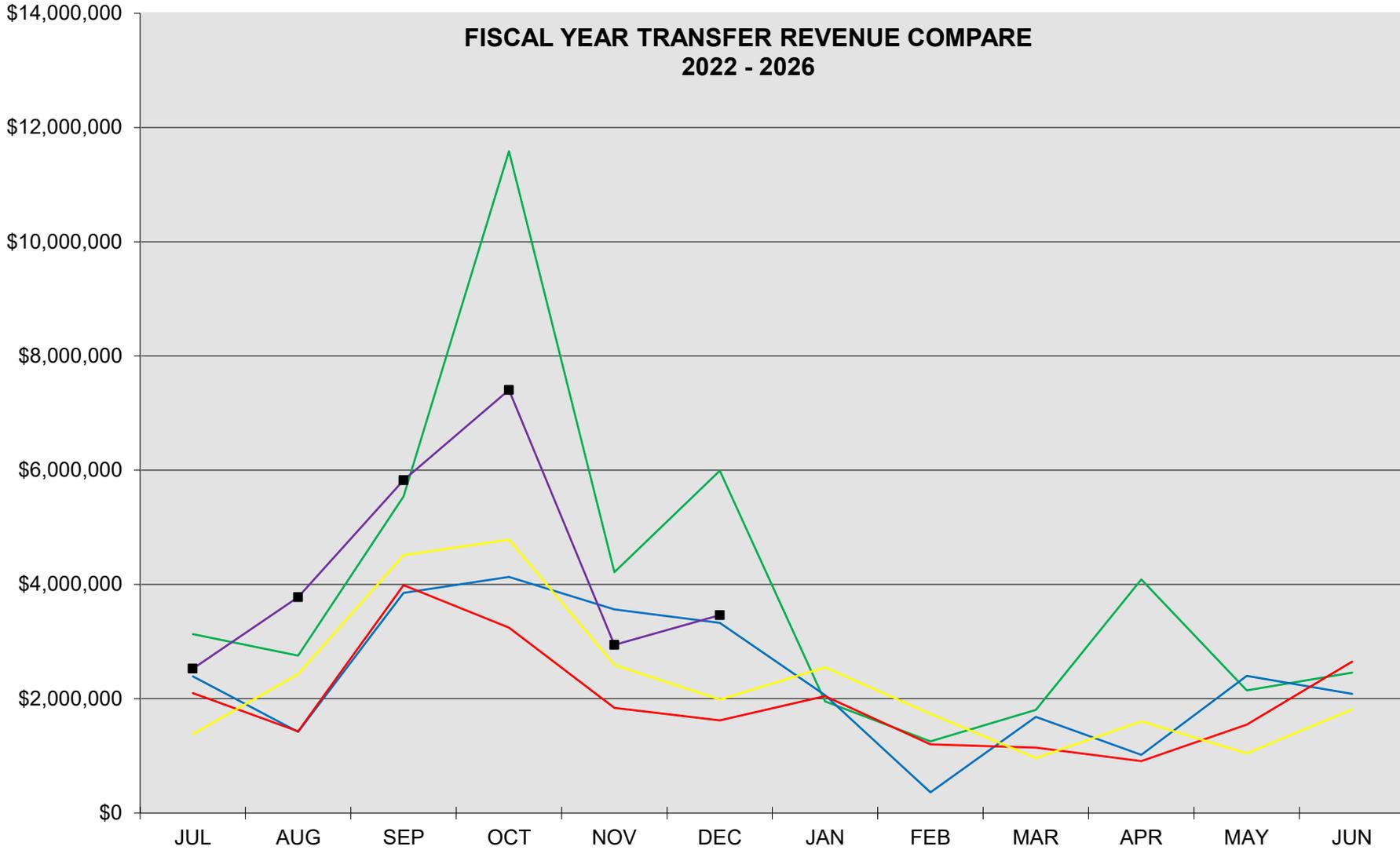
CALENDAR YEAR TRANSFER REVENUE COMPARE 2021 - 2025



- CAL 21
- CAL 22
- CAL 23
- CAL 24
- CAL 25

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
THRU DEC 24	545	294	251	\$937,180,631	\$882,813,666	\$17,681,263
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						
Feb-26						
Mar-26						
Apr-26						
May-26						
Jun-26						
THRU DEC 25	656	339	317	\$1,329,019,707	\$1,296,851,921	\$25,937,038
Average	109	57	53	\$221,503,284	\$216,141,987	\$4,322,840
Low	87	46	36	\$130,369,920	\$126,355,390	\$2,527,108
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

FISCAL YEAR TRANSFER REVENUE COMPARE 2022 - 2026





THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

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. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: Linda Loring Nature Foundation

MAILING ADDRESS: PO Box 149, Nantucket, MA 02554

TELEPHONE: ()- - cell ()- - home ()- - work

E-MAIL: sengelbourg@llnf.org

Location of EVENT: All Land Bank properties with notice provided prior to Eleanor Antonietti

DATE of EVENT: Public Trips: Wednesdays, Year-Round **TIME of EVENT:** Public Trips: 8-10:30am
Private Trips: scheduled based on requests Private Trips: scheduled based on requests

Description of attendees (i.e. friends, family, catering staff...): Birdwatchers

Anticipated number of attendees: 10 +/- we will be using our van for transportation

PLEASE DESCRIBE THE EVENT:

Other relevant information:

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____

