

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 27, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89365429460?pwd=FnoGHpLd0am4lL8tDOWaucbBlDctKU.1>

Webinar ID: 893 6542 9460

Passcode: 940307

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 BUSINESS
 - a. 168 Hummock Pond Road/Mt. Vernon Farm - Sustainable Nantucket Farm Update
 - b. Deer Damage Permit – Update
4. PROPERTY MANAGEMENT
 - a. Miacomet Golf Driving Range Expansion – Update
 - b. 8 Wesco Place – Easement Update
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of January 13, 2026
8. CONSENT ITEMS
 - a. Monthly Financial Report – December
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – 2012 Series A Bond Payment
9. 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 10/14/25.

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 27, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. AGRICULTURAL MANAGEMENT

a. 168 Hummock Pond Road/Mt. Vernon Farm – Sustainable Nantucket Farm Update

Staff have reviewed Sustainable Nantucket's proposed presentation, highlighted considerations for the Commission in yellow, and provided comments beneath each highlighted area in red.

SN Annual Presentation to Nantucket Land Bank

1/27/26

2025 Look back

- Conducted two farm bike tours during the summer-commencing from Moors End, to Berry Patch, My Grandfathers and finishing at Sustainable Nantucket farm, each tour had 8-10 participants, led by a SN staff member, where each farmer led a 30-45 minute tour of their property and introduced guests to its history and what made it unique. The tour ended with a farm to table lunch prepared by Pip&Anchor at SN;
- We presented seven free workshops to the public as follows:
 - March-Apple tree pruning with Bartlett Tree (Jim Cook)
 - March-Beginning bee keeping at SN farm with mentor bee keeper, Peter Brace
 - April-Keeping backyard chickens at Moors End Farm with Abby Slosek
 - May-Seed starting workshop at SN farm with Aidan Feeney
 - May-Companion planting tips with Luci Imbach at SN Farm
 - June-Native plants in your landscape with Leah Mojer and Kelly Omand (NCF)
 - October-putting your bees to bed for the season with Peter Brace at SN Farm;

- Welcomed two new farmers in our Mentor Farmer Program to replace Diame Martinez who moved off island; Leah Mojer's Insitu Native Plant Nursery and Amanda Amaral's Sea Legs Farm;
- Upgraded the entryway to the farm with a split rail fence, native plant beds, irrigated lawn, and picnic tables (donated by Island Lumber) with CPC grant funds;
- Accommodated Washashore and FogTown farms expansion from SN licensed land to new Land Bank parcels, by allowing access to SN National Grid accounts for management of new well/pumps for irrigation;
- Received exemption from registration with MA Department of Environmental Protection for compost area at SN farm to be used for demonstration and limited chicken slaughter operation to expand local sources of protein;
- Sponsored and collaborated on Sustainable Agriculture classes at NHS with Heather Ring (winter and spring), provided materials and plant starts for their greenhouse and gratefully accepted full grown plants to install in our GrowBox homesteading program for families with food insecurity;

2026 Initiatives

- Scheduling two more farm bike tours for summer (proposed mid-June, mid-September)
- Proposed workshop schedule (again, all free and open to the public)-
 - Intro. To beekeeping (March)
 - Welding with Jim Sjolund (April)
 - MDAR chicken slaughter certification-Taz Armstrong (April)

The Commission has heard a number of updates regarding Sustainable's interest in poultry processing, but the layout and functioning of the MPPU need to be explained to and approved by the Commission as this is a new use for this site.

- Biochar uses and benefits in your garden-Bill Hilgendorf (April)
- Garden Planning with Luci Imbach-(May)
- Nantucket Flower Collective subjects with Sally Obremski-growing from cuttings, flower gardens (May)
- Organic seeds and seed starting with High Mowing seeds, Aidan Feeney (May)
- Native Plants with Leah Mojer (and Kelly Omand, Stacey Cooper-NCF) June
- Seed collecting and seed library -June
- Floral arranging workshop with Caroline Wallace-July

- Cooking collaborations with farmers at the SN farm series (July-September-TBD)

Sustainable Nantucket is proposing a number of farm to table and cooking events at the farm during 2026. The Commission needs to be aware of and approve of this use.

- **Events**

- Farm Fresh Feast-July 22-same format as previous years (cocktails and silent auction 5:30-7; Seated dinner (catered by Nantucket Catering Co. and dancing, live auction 7-10pm; FUNDRAISER.
- Return of the Pop-Up Plant Sale-targeting June 7 (weekend after first Farmers and Artisans Market downtown;
- Proposed- return of Family Ag Day (October) at the farm with display of farm equipment, tours of farm, games and activities for kids, BBQ (free for kids, \$10 for adults), bluegrass band-NOT A FUNDRAISER! Generally free!!

This event needs Commission approval.

- In celebration of the expansion of locally sourced meat on island, we propose and respectfully ask permission to host a second ag-oriented, low-key fundraiser at the farm featuring spit roasted pork and chickens, tuna poke and raw bar, incorporating farm fresh veggies and appetizer at the farm, potentially in late June. This would fall under a “fundraising-lite” not a gala.

Sustainable Nantucket is proposing a number of farm to table and cooking events at the farm during 2026. The Commission needs to be aware of and approve of this use. There is only one fundraiser allowed in the license at this time. This event needs approval from the Commission and potentially a minor revision to the license.

- **Other farm matters**

- Request having SN license convert to a 10-year term, in concert with LB policy for other farmers. We have revised our farm sub-licenses and manuals to conform the LB RFP for the insurance requirements for farmers, hope to achieve parity on license term.
- Other revisions to the existing license- remove clause requiring SN to mow perimeter of field to provide birders access to Pat’s Puddle; request

assistance from LB to perform periodic repairs to our roadway used by farmers to access existing SN licensed area, and newly awarded land through Mt. Vernon Farm RFP through LB.

Typically, the Land Bank splits the costs of roadwork with any entities that share use of a way. Land Bank staff do not perform road repairs. It is logical to cost share contracted road repairs in this instance.

- We plan to submeter all plugs to better allocate Kwh usage and chargebacks to individual farmers (SN covers all costs for mentored farmers for 2-year period). This step could be avoided if we deploy the bullet point below!
- Our hope is to improve the farm such that we achieve net zero electric usage (saving farmers these expenses and showcasing this as a model) by installing standalone panels along the fenceline behind the Dailey property (out of the viewplane from the Hummock Pond Rd.). Asking LB for permission to undertake a proposal for up to 10 standalone panels in an area that is unsuitable for farming (too wet), to showcase sustainability in farming.

Sustainable Nantucket has been asked to provide additional information at the Land Bank meeting regarding this request. To date, the Land Bank has only installed solar panels on buildings.

2. PROPERTY MANAGEMENT

a. Agricultural Deer Damage Permit

Land Bank staff are working with Martin Feehan, Deer & Moose Project Leader at the MA Division of Fisheries and Wildlife (DFW), to apply for an Agricultural Deer Damage Permit for the Land Bank's Beechwood Farm property. Agricultural Deer Damage Permits allow the removal of deer outside of hunting season with clearly defined and tightly regulated parameters, which can be customized to the goals of the landowner and the MA Division of Fisheries and Wildlife.

Currently under discussion are the dates of the proposed permit, the hours and days that hunting will be allowed to occur, and the implements and equipment that may be used to remove deer.

Once the permit is finalized, the Land Bank is proposing to advertise, accept applications and interview interested local hunters that hold a valid hunting license and firearms identification card. From this pool of applicants, volunteer hunters will be selected, educated on the permit parameters, and listed as sub-permittees on the Agricultural Deer Damage Permit.

All deer removed from the Beechwood property under the Agricultural Deer Damage Permit will be field dressed and donated to the Land Bank's Agricultural Processing Center at 19 Boynton Lane. Here they will be processed into ground venison and distributed to food insecure members of the Nantucket community through MassWildlife's Hunters Share the Harvest Program.

Further information will be presented at the Land Bank meeting and Martin Feehan will be in attendance on zoom to answer Commissioner's questions.

b. Miacomet Golf Driving Range Expansion – Update

The Land Bank, in conjunction with Avalon Consulting Group, has filed a Notice of Project Change with the Massachusetts Environmental Protection Agency, to extend the driving range by 1.9 acres. This will facilitate the retrieval of golf balls that are hit beyond the current end of the range. The details of the project will be reviewed at the Land Bank meeting, and timelines of permitting will be discussed.

c. 8 Wesco Place – Easement Update

Land Bank staff will provide an update on the progress of defining the public access easement on the property at 8 Wesco Place at the upcoming Land Bank Commission meeting. This project has been in process for some time and there are a number of outstanding items that still need to be finished. A list of remaining tasks and an anticipated timeline for completion will be presented.

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 27, 2026

1. "M" Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

No. 42451 Marin Vasilev and Claudia Valle

No. 42453 George Kelly and Emily Kelly

No. 42512 Jeremiah Stratman and Laura Stratman

No. 42541 Sarah M. Higgins

No. 42655 William W. Graves, III and Mary T. Graves

No. 44595 Riley Fusaro

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of December 31, 2025

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	NOV YIELD	DEC YIELD	11/30/2025	12/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$119,282.23	\$119,078.24
Nantucket Bank / Collection Account x7653	3.97	3.67	\$40,661,030.24	\$43,570,248.19
TOTAL UNRESTRICTED FUNDS:			\$40,780,312.47	\$43,689,326.43

FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED

Capital and Projects				\$14,651,527.56
Operating Budget				\$4,642,892.28
Debt & Interest Payments				\$3,733,480.97
TOTAL REMAINING COMMITTED FUNDS FOR FY2026				\$23,027,900.81

STATEMENT OF ACCOUNTS - RESERVE FUNDS	NOV YIELD	DEC YIELD	11/30/2025	12/31/2025
Nantucket Bank / Special CD x1135 matures 4/20/2026	3.68	3.68	\$5,693,050.07	\$5,716,630.94
Nantucket Bank / Operations Reserve Fund CD matures 6/18/26	3.92	3.92/3.54	\$3,867,328.58	\$3,879,808.21
TOTAL RESERVED FUNDS:			\$9,560,378.65	\$9,596,439.15

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS	NOV YIELD	DEC YIELD	11/30/2025	12/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,575,460.93	\$1,577,388.06
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$1,046,447.29	\$20,922.38
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	\$20,020.97	\$20,025.22
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,026.21	\$25,031.52
Nantucket Bank / SHAC Escrow x7038	0.25	0.21	\$34,426.85	\$34,432.84
Nantucket Bank / NFRM Escrow x9058	0.25	0.21	\$10,035.52	\$10,037.27
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.21	\$28,099.41	\$28,104.30
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,674.99	\$1,675.35
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.21	\$523,525.54	\$523,616.62
Nantucket Bank / SGC Capital Reserve	0.25	0.21	\$523,511.84	\$523,602.92
Nantucket Bank / NGM Management Reserve CD matures 7/12/26	3.54	3.54	\$54,124.77	\$54,299.42
Hingham Savings / Marble Reserve CD matures 6/11/26	3.78	3.78	\$257,002.75	\$257,829.16
Citizens Bank / Verrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
TOTAL RESTRICTED FUNDS:			\$4,159,368.17	\$3,136,976.16

STATEMENT OF DEBT

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,725,000	Marble Note #19	\$1,700,000
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$2,055,000	Purple Wampum Note	\$3,250,000
TOTAL BONDS:	\$4,780,000	TOTAL NOTES:	\$4,950,000

TOTAL DEBT: \$9,730,000