

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 12, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89365064432?pwd=PU466dWLRUMNs6ry8j0ahgDHleU1bl.1>

Webinar ID: 893 6506 4432

Passcode: 452383

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. Bee Hives on Land Bank Land – Policy Review
 - b. Various Properties - Proposed Pig Enclosure Locations for Summer 2026
4. PROPERTY MANAGEMENT
 - a. Various Properties – 2026 Task List Review
 - b. 8 Wesco Place - Lily Pond Park Restoration Native Plant Proposal
 - c. 41 Jefferson Avenue/158 Madaket Road Building Relocation – Designer Change Order
 - d. 41 Jefferson Avenue/159 Hummock Pond Road Building Relocation – Designer Change Order
5. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of April 28, 2026
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – Refunding 2016 Semi-Annual 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 4/28/26.
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 Superior Court Civil Action No. 2675CV00004: Ocean Heath LLC v. Seth Engelbourg, Linda Williams, Tim Braine, Mike Misurelli, Joe Plandowski, John Schafer and RJ Turcotte as they are members of the Nantucket Conservation Commission; and The Nantucket Islands Land Bank.
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 May 12, 2026 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. Agricultural Business

a. Bee Hives on Land Bank Land – Policy Review

The Land Bank receives frequent requests to host bee hives owned and maintained by local residents. Staff are aware of the benefits provided by honeybees, but also recognize that they may outcompete native pollinators, which are a key component of Nantucket's ecosystems. To minimize conflicts between native bees and honeybees, we are proposing the attached policy and application, which will allow staff to track the number and location of hives on Land Bank properties and their proximity to large tracts of undeveloped land. In addition, having a policy and application process will enable staff to ensure that hives located on Land Bank property do not impact public use or pose safety hazards.

b. Various Properties – Proposed Pig Enclosure Locations for Summer 2026

Land Bank staff are requesting permission to explore licensing pigs for property management purposes during the upcoming summer and fall. This year, the Land Bank is proposing to partner with Eat Fire Farm to license five American Guinea Hogs to remove unwanted vegetation such as poison ivy and sumac. At this time, staff have selected two sites and are seeking Commission feedback.

The Skating Pond property off New Lane appears to be a grassy field from afar, but it is actually a tangle of low-lying blackberry vines and poison ivy. Strategically moving pigs around this property, while maintaining a 100-foot buffer from the wetland, would likely result in a tilled site, with the undesirable vegetation consumed by the pigs.

The second site under consideration is an area of sumac that is quickly spreading through a grassland at Beechwood Farm. Staff have attempted to mow the sumac in this area unsuccessfully for the past few years and would like to explore whether pigs can have an impact on this tenacious woody species.

2. Property Management

a. Various Properties – 2026 Task List Review

The 2026 Task List is the document Land Bank staff are currently using as a reference for ongoing and upcoming small-, medium-, and large-scale projects. Included in the

Commission meeting packet is the current list staff are utilizing. Traditionally, the Commission has approved this list as a mechanism for prioritizing projects on a calendar-year basis. As the Land Bank's budget operates on a fiscal year, it seems logical to approve the task list at the same time as the budget. Staff are wondering whether the Commission is open to shifting the timing of task list approval to align with budget approval.

b. 8 Wesco Place – Lily Pond Park Restoration Native Plant Proposal

The Nantucket Conservation Foundation (NCF) has initiated a Native Plant Seed and Propagation Program, and Land Bank staff are interested in partnering with this team to thoughtfully execute the Lily Pond restoration project. The Lily Pond restoration is scheduled to begin this September. Because much of the area will be disturbed during the restoration process, Land Bank staff are interested in harvesting existing plants at Lily Pond, storing them in pots, and replanting them in the spring of 2027. In addition, staff would like to include plugs of native plants grown from locally collected seed in the landscaping plan. NCF is well versed in transplanting wetland plant species, as well as growing native plugs for use in landscapes. Included in the Commission meeting packet is a proposal from NCF to supply native plant plugs and assist with the transplant and storage of existing wetland species. Although this proposal will not provide all of the plant material required for this project, staff feel that including these native plants is a unique opportunity to be conservation-minded during the process of restoring this special downtown park.

c. 41 Jefferson Avenue/158 Madaket Road Building Relocation – Designer Change Order

This change order (#5), included in the meeting packet, will be described in detail at the Commission meeting and represents the scope of work the Affordable Housing Trust is undertaking with SMRT for its property at 158 Madaket Road.

d. 41 Jefferson Avenue/159 Hummock Pond Road Building Relocation – Designer Change Order

This change order (#4), included in the meeting packet, will be described in detail at the Commission meeting and represents the addition of Nantucket Surveyors' scope to the design contract with SMRT.

Nantucket Islands Land Bank

DRAFT Policy on the Placement of Honeybee Hives on Land Bank Property

1. Purpose

The Nantucket Islands Land Bank (Land Bank) recognizes the ecological and agricultural importance of managed honeybees while also acknowledging growing scientific evidence regarding potential impacts of honeybees on native pollinator species and natural plant communities. This policy establishes a consistent framework for reviewing and approving requests to place honeybee hives on Land Bank property in an equitable manner that supports agriculture, minimizes ecological risk, and protects public use of conservation lands.

2. Scope and Applicability

This policy applies to all requests—individual, commercial, educational, or agricultural—for the placement of honeybee hives on any Land Bank-owned or managed property.

This policy does **not** apply to:

- Temporary educational demonstrations explicitly approved by the Commission
- Agricultural leases/licenses where beekeeping is already permitted under the lease terms

3. Guiding Principles

In reviewing hive requests, the Land Bank will:

- Protect native pollinators and sensitive habitats
- Avoid creating precedents that could result in high densities of managed honeybees
- Ensure compatibility with public access, neighboring land uses, and conservation goals
- Evaluate requests on a **case-by-case basis**, recognizing that suitability varies by site

4. Application and Review Process

4.1 Submission

All requests must be submitted in writing to the Land Bank and include:

- Contact information for the beekeeper
- Proposed property and hive location
- Number of hives requested
- Intended use (personal, educational, or commercial)

4.2 Environmental Review

All requests shall be reviewed by the Land Bank's Environmental and Agricultural Resources Department to assess:

- Potential impacts to native pollinators and habitats
- Existing hive density in the surrounding area (to the extent known)
- Proximity to public use areas, trails, and neighboring residences

4.3 Administrative Review

Additional review by Land Bank Administration may occur to address:

- Public safety or neighborhood conflicts
- Equitable land use

5. Approval Authority

5.1 Staff Approval

Staff may approve requests for:

- Up to three hives for personal or educational use in locations deemed low impact by Environmental and Agricultural staff

5.2 Commission Approval (Not on Consent)

Commission approval will be required when:

- Honey or other products are intended for **commercial sale**
- Greater than three hives are requested
- The request raises substantial policy, ecological, or public-use concerns

6. Limitations and Conditions

- The Land Bank may limit the **number of hives per person, per property, or per area**
- Some properties may be designated as **honeybee-free refuges** for native pollinators
- Approved hives must be placed:
 - Away from trails and high-traffic areas
 - In a manner that minimizes interaction with the public
- The Land Bank reserves the right to revoke approval if:
 - Environmental impacts are observed
 - Public safety or access is compromised
 - Conditions of approval are not followed

7. No Property Interest Conveyed

Approval of hive placement does not grant a lease, easement, or any property interest in Land Bank land.

8. Policy Review

This policy may be amended as scientific understanding, operational experience, or Land Bank priorities evolve.



Honeybee Hive Placement Application Form

This form must be completed for all requests to place honeybee hives on Nantucket Land Bank property.

1. Applicant information

Applicant name: _____

Mailing address: _____

Phone number: _____

Email address: _____

Affiliation (Individual/Farm/Educational/Commercial/ Other):

2. Proposed hive location

Land Bank property address or description: _____

Proposed hive location on property (attach map or describe):

3. Hive details

Number of hives requested: _____

Hive type (e.g., Langstroth, top bar): _____

Proposed start date: _____

4. Intended use (check all that apply)

- Personal use only (no sale of honey or products)
- Educational use
- Agricultural support
- Commercial sale of honey or hive products

If applicable, describe intended use: _____

7. Environmental and public safety acknowledgements

Please initial each statement:

___ I agree to site hives away from trails and high-use areas.

___ I understand the Land Bank may request the removal of hives if environmental impacts or conflicts arise.

8. Insurance and Liability (if applicable)

- Not applicable (personal use)
- Insurance provided (required for farm, educational, or commercial use: attach certificate)

9. Signature

Signature: _____

Printed Name: _____

Date: _____

10. For Land Bank Use Only

Environmental Review Completed By: _____

Date: _____

Approval Authority (Staff / Commission): _____

Decision (Approved / Approved with Conditions / Denied): _____

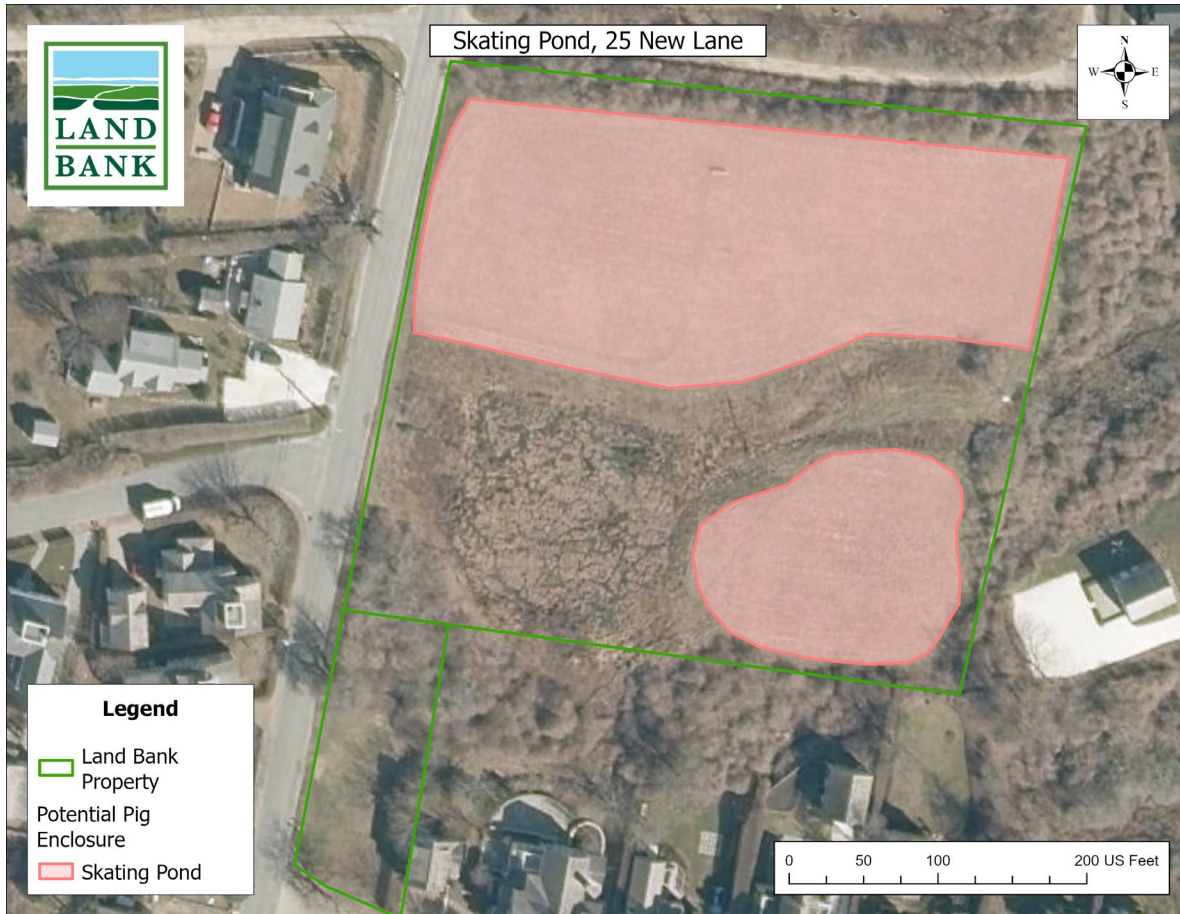
Conditions (if any): _____



Proposed Pig Enclosures on NLB Properties

ISAAC BASIBE & ANNA DECARLO

Skating Pond, 25 New Ln & 10 Grove Ln



Paddock Dimensions: 80' x 80' & will move throughout polygon

Reasons in Favor

- Re-set portions of meadow for desired grass and forb species
- Accessible for public viewing
- Easy accessibility for NLB staff

Limitations

- Neighbor concerns
- Lesser parking availability
- Property contains wetland, potential permitting needed in future

Beechwood, 41 Almanack Pond Rd –



Paddock Dimensions: 80' x 80' & will move throughout polygon

Reasons in Favor

- Re-set portions of meadow for desired grass and forb species
- Clonal sumac management
- Accessible for public viewing
- Easy accessibility for NLB staff

Limitations

- St. Andrew's Cross patches
- No water nearby

2026 PROPERTY TASK LIST

Property	Description of Project	Estimated Start Date
125 Somerset Rd Various Structures	Solar Panel Feasibility Assessment	TBD
Long Pond Landing ADA Improvements	Flush boardwalk etc	In progress
50 Old South Rd, Discovery Playground	Repairs (Drum and PIP)	DONE
4 Codfish Park Rd	Playground Improvements - Rubberized Tile Replacement and new equip install	DONE
16 & 19 East Creek Rd	Property Improvements Planning (Permitting, Deconstruction, Design, Build, Procurement)	In progress
16 & 19 East Creek Rd	Preliminary engineering and local permitting	Complete
16 & 19 East Creek Rd	Building demo/salvage with Remain	Summer 2026
16 & 19 East Creek Rd	Federal and State Permitting	Summer 2026
16 & 19 East Creek Rd	Design development and bidding	TBD
16 & 19 East Creek Rd	Construction	TBD
Easton Street Raingarden Fence Repairs	Fence repair	DONE
Farmhouse Basement Apartment	Design, Permitting, Build	Done by June 1, 2026
Field of Dreams Improvements	Bamboo, divets, and grass.	In progress
19 Wauwinet Rd	ADA Walkway Repairs	Winter 2027
19 Wauwinet Rd	Chicken Coop Demo or Repairs??	TBD
19 Wauwinet Rd	De-lead and Repairs	Lead Paint Removal, Garage and House Compliance
19 Wauwinet Heat Upgrades - HVAC		DONE
Francis Street/Washington Street Workgroup (Design)		In progress
19 Boynton Lane Agricultural Landscape		Second week of April - clean up, Amy Pallenberg
125 Somerset Farmhouse Window Replacement		Winter 2026/2027
125 Somerset Farmhouse Trim, Gutter, Sidewall Replacement		Same as above
125 Somerset Barn Move and Reconstruction		DONE
125 Somerset Farmhouse Bathroom/Kitchen/Painting - Interior Renovations		DONE
125 Somerset Maintenance Facility Expansion Septic Install		DONE
125 Somerset Resource Building Construction (2-bay)		In progress
Large Dog Park Lighting and Resurfacing		Plans in development
Falmouth Ave Move		TBD
106 Main St	Park Improvements	At HDC
22 Broad Street HVAC Upgrades		Need Commission Feedback
Agricultural Fencing Nantucket Community Garden		TBD
Aurora Way Landscape Improvements	Love grass and invasive removal, site clean up and revegetation.	Starting in May 2026
31 Fairgrounds Landscape Improvements	Planting	Starting in May 2026
28 Washington St (Quahog)	Planting	Starting in May 2026
Mill Hill	Parking Lot Move, Trail Creation, Invasive Removal, Exercise Equipment	HDC - Parking 4/28
Maxcy Pond Cliff Rd / Boat Ramp Parking		In planning
Bike Park		Winter 2026/2027

159 Hummock Pond Rd Building Design, Relocation, Reconstruction		In progress
166 Hummock Pond Rd House Demo & Modular Duplex Construction		In progress
166 Hummock Pond Rd Maintenance Facility 5-Bay Construction		In progress
19 Boynton Lane - Drainage Inside and Out		Meeting with Clear Flow on 5/11
27 Quaise Bulkhead Repair		Early Spring 2027
41 Jefferson Ave	Relocate Buildings at 41 Jefferson	4/1/2026
41 Jefferson Ave	Expand Public Beach Access, Parking & Relocate Garage	Before 7/4/26
41 Jefferson Ave	Create Dune	Chpt 91 Permit - 2027
ADA Trail Install Next to Sherburne Commons	Figure 8 Trail with benches, work with HW?	TBD
NRSA Expansion	New courts, landscaping, irrigation	In progress
Cisco Parking Lot		Fall 2026
Lily Pond Restoration		Starting in September 2026
Expansion of Community Gardens		TBD
Agricultural Processing Center - Venison Processing Poultry Processing	Processing Facility build out	11/1/2025
17 Aurora Way	Boardwalk	Clearcut in spring '26, boardwalk install in fall
Cedar Camp Vegetation Thinning		DONE
Hinsdale Forest Management		Done for 2026 / Go back in 2027 and Finish
Wanoma Way	Stair repair and Extension - Facilities and Structures Supervisor	Starting in Spring 2026
Mitigation Management		Ongoing
Wood Property	Fire Hazard Management	Spring 2026
Mothball Way	DONE	
Driving Range Expansion (Transplants and Permit Compliance)	Timing - Move Plants	May 2026 & July 2026
101 Hummock Pond Rd Site Clean-up	DONE	
Long Range Planning Priority Properties		
189 Eel Point Rd, 189		Start in Summer 2026
Polpis Rd, 244		Start in Winter 2026/2027

Nantucket Conservation Foundation
Estimate for native plant salvage, seed collection and custom plug grow out
Nantucket Land Bank: Lily Park Restoration Site
 4/16/2026



This estimate includes NCF site visits, labor and materials from May to October of 2028 for the purpose of collecting native seeds, digging and potting up select native species and storing and caring for potted material until the spring of 2028 along with the custom grow out of native plug species from seed collected on Nantucket Island. Seed collection of approximately 15-20 species of seed with a total of 8 site visits for this purpose are included. Seed to be utilized for Nantucket Land Bank custom plug grow out, to supply NCF propagation program and to share with community partners. Digging and potting of approximately 50-70 salvaged (1) gallon plants is included in this proposal. Labor includes 2 to 3 NCF staff members working with 2-3 Land Bank Staff or landscape professionals hired by the Land Bank for digging and potting of salvaged material on 2 dates during the 2026 growing season. Planting of salvaged materials or native plugs is not included. Custom plug grow out includes species and quantities listed in the table below. Grow out of species noted with an asterisk are dependent on our ability to collect seed from the Lily Pond Site. Custom grow out numbers were derived from plan set dated February 2026. Plan set page L-3 plant quantities had discrepancies between the quantities listed in the plant table and the plant call outs. Our below estimate is based on the numbers in the plant tables on each page. For the purpose of simplifying plug propagation, the quantity of each species has been rounded to a whole number of plug flats which contain 50 plugs. NCF is not liable for plant viability beyond delivery to site.

Custom Plant Grow Out (50 plug trays)

For 2027	1A	1B		Total # of plugs/ 2027	Total # of flats/2027
* Asclepias incarnata		205	293	498	10
* Carex vulpinoidea		129	316	445	9
* Eupatorium perfoliatum		129	316	445	9
Hibiscus moscheutos		129	316	445	9
Juncus effusus		146	355	500	10
Verbena hastata		146	355	500	10

For 2028	Area 2	Area 3	Buffer Area	Total # of plugs/ 2028	Total # of flats/2028
* Asclepias incarnata		35	24	48	100
Carex lurida		35	24		59
* Carex vulpinoidea		56	41		97
* Eupatorium perfoliatum		56	41	17	114
Hibiscus moscheutos		56	41	10	100
Juncus effusus		63	45	43	150
Verbena hastata		63	45		108
Oenothera biennis		61	22	60	143
Panicum virgatum		31	11		42
Schizachyrium scoparium			22		22

Total Flats	78
Flat cost \$	8,808.75
Sales Tax (6.25%) \$	550.55
Total Plant Materials \$	9,359.30

Seed and Plant Salvage

Seed Collecting

Approximately 15-22 species	8 Visits			\$	400
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Plant Salvage

Approximately 8-12 species	2 visits			\$	750
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Potted Plant storage, Care, Delivery

Approximately 50-70, 1 gallon plants				\$	275
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Potted Plant Supplies

Potting Soil				\$	200.00
Storage Tub+ Wetland Plant Tray Rental				\$	355.00
Pots				\$	65.00

Supplies \$	620.00
Sales Tax (6.25%) \$	38.75
Labor \$	1,425.00
Total Salvage Cost \$	2,083.75

Total Project Estimate \$11,443.05

Change Order

For Scope of Professional Services

SMRT Architects and Engineers

877.700.7678

smrtinc.com

Ordered By:

SMRT, Inc: 200 Brickstone Complex, Suite 303, Andover, MA 01810
Nantucket Land Bank – 41 Jefferson: NAHT Scope for 158 Madaket CR #5

Change Description:

The following adjustment described below to our existing contract for Nantucket Land Bank – 41 Jefferson. The following changes are new scope for the SMRT Team (see attached backup).

Fee Adjustment:

Original Contract Sum Authorized Amount	\$153,653
Net change by previously authorized change request:	\$265,190
Contract Sum prior to this change order:	\$418,343
Proposed Change (Increase/ decrease):	\$273,894
New Contract Sum including this changer order will be:	\$692,237

Approved and Accepted By:

Vertex (Owner Project Manager)

Signature

Date

Nantucket Land Bank

Signature

Date

SMRT Architects and Engineers



5 / 6 / 26

Signature

Date

Craig Piper, AIA
Senior Principal



April 10, 2026

Jon K. Lemieux, PE, Executive Vice President
The VERTEX Companies | One Edgewood Drive, Ste. 204 | Norwood, MA 02062

**Nantucket Land Bank – 41 Jefferson: NAHT Scope for 158 Madaket
CR #5**

Jon:

The following adjustment described below to our existing contract for Nantucket Land Bank – 41 Jefferson. The following changes are new scope for the SMRT Team

Change Oder #5: NAHT Scope for 158 Madaket (CR#5)

Design Phase for Building Fit Up

- New Item: Site Survey work by Site Design Engineering
- HDC Revisions
- Construction Documents Foundation Design
- Construction Documents Building Improvements
- Septic Design and Health Department Permit
- Bidding and Procurement Phase
- Reimbursable

Construction Phase

- Construction Contract Administration (in office)
- Construction Contract Administration (on site)
- Project Closeout and One Year Warrantee Walkthrough
- Reimbursable

Total Request for Change Order #2: \$273,894

SMRT proposes adjusting each of these line items as described (see attached for further detail). Please contact us if you have any questions.

Sincerely,



Craig Piper AIA
Senior Principal

*Licensed Architect: CA, CT, FL, IL, MA, MD, ME, MO, NC, OH, NV, NH, NJ, NY, PA, RI, SC
Licensed Landscape Architect: ME*



SMRT Architects and Engineers

c: 207.807.4680

smrtinc.com

41 Jefferson Building Relocation - SMRT Proposed Fee
12/7/2025 Updated 5/06/26

158 Madaket Road: ToN Affordable Housing Trust		Building 1 NAHT	Building 2 (Unit 3) NAHT	Building 2 (Unit 1) NAHT	Totals	Notes
Part 1: Building Move Off - BY NLB						
Deconstruction / Split of Buildings for Move Off						
Design and Procurement Documents and HDC Move Off Permit						
Bidding and Contract Administration for Move Off Phase						
Reimbursable						
Part 2: Building Move On - BY NLB						
Design Phase						
Concept Design						
HDC Move-On and Hardscape Permit (utilizing Concept Design)						
Construction Documents Foundation Design						
Reimbursable						
Part 3: Complete Building Design						
Design Phase for Building Fit Up						
Site Survey / Proposed Building Staking / Progress / Site Permitting and Review Allowance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 15,000	Site Design Engineering (New Item)	
HDC Revisions	\$ 2,500	\$ 2,500	\$ 7,500	\$ 12,500		
Construction Documents Foundation Design	\$ 5,000	\$ 5,000	\$ 7,500	\$ 17,500		
Construction Documents Building Improvements	\$ 20,000	\$ 45,000	\$ 50,000	\$ 115,000		
Septic Design and Health Department Permit	\$ 4,500	\$ 4,500	\$ 4,500	\$ 13,500	Site Design Engineering	
Bidding and Procurement Phase	\$ 7,500	\$ 7,500	\$ 7,500	\$ 22,500		
Reimbursable	\$ 555	\$ 930	\$ 1,043	\$ 2,528		
Construction Phase						
Construction Contract Administration (in office)	\$ 15,000	\$ 15,000	\$ 15,000	\$ 45,000		
Construction Contract Administration (on site)	\$ 7,500	\$ 7,500	\$ 7,500	\$ 22,500	*Eight visits	
Project Closeout and One Year Warrantee Walkthrough	\$ 1,200	\$ 1,200	\$ 1,200	\$ 3,600	*one visit	
Reimbursable	\$ 1,422	\$ 1,422	\$ 1,422	\$ 4,266		
Budget for Madaket Road	\$ 70,177	\$ 95,552	\$ 108,165	\$ 273,894		

Assumptions:

- SMRT will work with Site Design Engineering for site surveys for site
- SMRT will provide the following Services
Architecture, Interior Design, Structural Design, Civil Engineering, Landscape Architecture, and Mechanical / Electrical / Plumbing Engineering
- NLB will provide Hazmat survey for properties at 41 Jefferson
- NAHT and/or other entity will coordinate any natural heritage requirements/permits
- NAHT and/or other entity will coordinate any archeological requirements
- OPM will coordinate bidding process and building moving contacts
- Assume Madaket has town water.



May 6, 2026

Jon K. Lemieux, PE, Executive Vice President
The VERTEX Companies | One Edgewood Drive, Ste. 204 | Norwood, MA 02062

Nantucket Land Bank – 41 Jefferson: Site Survey Scope (CR#4)

Jon:

The following adjustment described below to our existing contract for Nantucket Land Bank – 41 Jefferson. The following changes are new scope for the SMRT Team

Change Order #4: Site Survey Scope to Prepare 41 Jefferson Site for Public Beach Access as well as Survey work at 159 Hummock Pond Road (CR#4)

41 Jefferson

- Foundation Surveys after existing buildings are lifted
- Post Demolition and Building Move off Site Survey
- Quantitative Analysis of Fill Required.
- Final As-Built Survey

159 Hummock Pond Road

- Staking of Proposed Buildings
- Final As-Built Survey

Total Request for Change Order #2: \$26,750

SMRT proposes adjusting each of these line items as described (see attached for further detail). Please contact us if you have any questions.

Sincerely,

Craig Piper AIA
Senior Principal

Licensed Architect: CA, CT, FL, IL, MA, MD, ME, MO, NC, OH, NV, NH, NJ, NY, PA, RI, SC
Licensed Landscape Architect: ME



SMRT Architects and Engineers

c: 207.807.4680

smrtinc.com

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 12, 2026

1. April 2026 Transfers – Record Nos. 48507 through 48582

a. Current “M” Exemptions and Liens:

No. 48554 Kristian S. Hill and Jordynn C. Hill

No. 48572 Eric Nielsen and Lauren Janelle

No. 48580 Toni Todorov and Milena Aleksandrova

b. Current “O” Exemption and Lien:

No. 48534 Lindsey Jube

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48507	4/1/2026	0071	049	GREEN HOLLOW RD, 9	SAND TOE SEA LLC	MAHARJAN	-1	0	0	0	2.75	\$0.00	\$0.00	I
48508	4/1/2026	0067	6122	ESSEX RD, 25 B #2	PHILLIP FAMILY TRUST	PHILLIP	0	0	0	-1	0.00	\$0.00	\$0.00	D
48509	4/1/2026	0067	877	GRAY AV, 16	WILLIAM F PUDER REVO	PUDER	-1	0	0	0	0.36	\$0.00	\$0.00	D
48510	4/1/2026	4233	148	MAIN ST, 111	MERCHANT REALTY TRUS	MERCHANT REALTY ASSO	-1	0	0	0	0.12	\$0.00	\$0.00	I
48511	4/1/2026	0056	1041	SOMERSET RD, 18	EQUUS THREE REVOCABL	BLACKBERRY NOMINEE T	0	0	-1	0	1.61	\$0.00	\$0.00	D
48512	4/1/2026	0055	3812	BEAR ST, 13	13 BEAR STREET REALT	MILLS	0	0	0	-1	0.00	\$0.00	\$0.00	D
48513	4/1/2026	0021	027	QUIDNET RESERVE, 2	2 QUIDENT RESERVE NO	ACK N BACK LLC	0	0	-1	0	1.08	\$0.00	\$0.00	D
48514	4/2/2026	0041	041	MILK ST, 35	SAMUEL J ALOISI REVO	LYNNE M ALOISI REVOC	-1	0	0	0	0.18	\$0.00	\$0.00	K
48515	4/2/2026	0041	042	QUAKER RD, 19	SAMUEL J ALOISI REVO	LYNNE M ALOISI REVOC	-1	0	0	0	0.13	\$0.00	\$0.00	K
48516	4/2/2026	0055	241	ATLANTIC AV, 18 A #1	LOTHROP/SULLIVAN	LS HOLDINGS ACK LLC	-1	0	0	0	0.08	\$0.00	\$0.00	J
48517	4/2/2026	0067	1171	BOYNTON LN, 4	U S REIF MARINE NANT	HENSEL	-1	0	0	0	0.12	\$1,812,500.00	\$36,250.00	
48518	4/3/2026	0014	062	FARGO WY, 4	4FARGO LLC	JAN DEGREEF JACOBI R	-1	0	0	0	2.50	\$0.00	\$0.00	I
48519	4/3/2026	0593	027	S CAMBRIDGE ST, 21	AUMAIS	AUMAIS/HERMANN	-1	0	0	0	0.20	\$0.00	\$0.00	C
48520	4/6/2026	0068	776-	HINSDALE RD, 9 LT 49	ACKREIT2 LLC	ACKREIT1865 LLC	0	0	-1	0	0.16	\$0.00	\$0.00	I
48521	4/6/2026	0068	776-	HINSDALE RD, 9 LT 50	ACKREIT3 LLC	ACKREIT1865 LLC	0	0	-1	0	0.16	\$0.00	\$0.00	I
48522	4/6/2026	0594	075	TENNESSEE AV, 34	36 TENNESSEE LLC	KILLEN	0	0	-1	0	0.36	\$150,000.00	\$3,000.00	
48523	4/7/2026	0079	7091	EVERGREEN WY, 20	DERIAN FAMILY TRUST	LYDON	-1	0	0	0	0.92	\$2,820,000.00	\$56,400.00	
48524	4/7/2026	0057	145	DEER RUN RD, 6	PHILIP C ALLEN TRUST	ALLEN	-1	0	0	0	1.84	\$0.00	\$0.00	D
48525	4/9/2026	0066	388	APPLETON RD, 1	JAMES M WILSON REVOC	WILSON	-1	0	0	0	0.24	\$0.00	\$0.00	D
48526	4/9/2026	5541	044	WARREN ST, 23	GEORGIA A AXT REVOCA	AXT	-1	0	0	0	0.15	\$0.00	\$0.00	D
48527	4/9/2026	0068	146	LOVERS LN, 26	RONALD E LEFEBVRE RE	LEFBVRE	-1	0	0	0	0.53	\$0.00	\$0.00	D
48528	4/9/2026	0068	4101	OLD SOUTH RD, 78 A	EEEM LLC	78A OLD SOUTH ROAD L	0	0	-1	0	0.19	\$1,075,000.00	\$21,500.00	
48529	4/9/2026	0039	135	MADAKET RD, 158	TOWN OF NANTUCKET AF	CAROL ARTZ REVOCABLE	0	0	-1	0	1.99	\$2,000,000.00	\$0.00	A
48530	4/9/2026	0076	021	LYONS LN, 17	GRANT	ACK15CHR LLC	0	0	-1	0	1.55	\$0.00	\$0.00	J
48531	4/9/2026	0075	142	TOM NEVERS RD, 66	ALTEST REALTY TRUST	ALTEST REALTY TRUST	-1	0	0	0	1.25	\$775,000.00	\$15,500.00	
48532	4/9/2026	0075	142	TOM NEVERS RD, 66	ALTEST REALTY TRUST	ALTEST REALTY TRUST	-1	0	0	0	1.25	\$387,500.00	\$7,750.00	
48533	4/10/2026	7313	106	CENTER ST, 20	SUSAN LACOUTURE BACL	SUSAN LACOUTURE BACL	-1	0	0	0	0.11	\$0.00	\$0.00	D
48534	4/10/2026	0056	077	OAK HOLLOW LN, 8	JUBE	JUBE	0	0	-1	0	0.25	\$0.00	\$0.00	O
48535	4/10/2026	0080	167	FIELD AV, 8	8 FIELD AVE LLC	DRAGON	-1	0	0	0	0.82	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48536	4/13/2026	4231	1621	CENTRE ST, 30 B	TORCH	COTTER	0	0	0	-1	0.00	\$2,000.00	\$40.00	
48537	4/13/2026	4232	057	PINE ST, 12	JOHN ROBERT NESTER I	NESTER II	-1	0	0	0	0.16	\$0.00	\$0.00	D
48538	4/13/2026	0041	119+	DELANEY RD, 12 & 12A	CRANSTON FAMILY NOMI	CRANSTON FAMILY NOMI	-1	0	0	0	0.30	\$0.00	\$0.00	C
48539	4/14/2026	0041	200	MADAKET RD, 62	CAPRYS ISLAND HOLDIN	SIXTY-TWO MADAKET RO	-1	0	0	0	0.89	\$2,500,000.00	\$50,000.00	
48540	4/14/2026	0041	349	PILGRIM RD, 16	ELLIOTT B POLLACK RE	POLLACK	-1	0	0	0	0.12	\$0.00	\$0.00	D
48541	4/15/2026	0068	4005	VAN GILDER AV, 12	BOTTOM TURN LLC	KASCHULUK	0	0	-1	0	0.23	\$1,557,000.00	\$31,140.00	
48542	4/15/2026	0055	4212	VESPER LN, 32	SANDRA L JACKSON REV	JACKSON	-1	0	0	0	0.18	\$0.00	\$0.00	D
48543	4/16/2026	0067	2224	SURFSIDE RD, 65 B	SURSIDE ISLAND HOUSI	CORSON	0	0	-1	0	0.11	\$775,000.00	\$15,500.00	
48544	4/16/2026	0079	136	SKYLINE DR, 15	15 SKYLINE LLC	REVOCABLE TRUST RUPE	-1	0	0	0	3.28	\$4,111,500.00	\$82,230.00	
48545	4/17/2026	0029	9121	STONE BARN WY, 6 B	6B STONE BARN LLC	GRUBER	0	0	0	-1	0.00	\$0.00	\$0.00	D
48546	4/17/2026	0068	4702	WITHERSPOON DR, 4 B	ATLANTIC POINT LLC	RENZULLI	0	0	0	-1	0.00	\$0.00	\$0.00	I
48547	4/17/2026	0068	4711	WITHERSPOON DR, 6 A	ATLANTIC POINT LLC	RENZULLI	0	0	0	-1	0.00	\$0.00	\$0.00	I
48548	4/17/2026	0082	146	WALBANG AV, 8	8 WALBANG AVENUE TRU	8 WALBANG NOMINEE TR	-1	0	0	0	1.84	\$0.00	\$0.00	D
48549	4/17/2026	5541	1082	PLEASANT ST, 31 B	RGH TRUST	HAIGHT, JR	0	0	0	-1	0.00	\$0.00	\$0.00	D
48550	4/17/2026	0056	961	HUSSEY FARM RD, 9 A	STARR LIVING TRUST	STARR	-1	0	0	0	0.46	\$0.00	\$0.00	D
48551	4/21/2026	5541	110	S MILL ST, 2	2 SOUTH MILL STREET	TANENBLATT/KNUTSON	-1	0	0	0	0.08	\$0.00	\$0.00	I
48552	4/21/2026	0055	051	HARBOR TERR, 6	MILK PAIL LLC	BUTSWINKAS	-1	0	0	0	0.20	\$5,250,000.00	\$105,000.00	
48553	4/21/2026	0087	035	MORGAN SQ, 2 A	MARTIN	MARTIN	-1	0	0	0	0.85	\$0.00	\$0.00	K
48554	4/21/2026	0594	038	ARKANSAS AV, 68	HILL	CURTIS, EST, VALTA	-1	0	0	0	0.06	\$695,000.00	\$0.00	M
48555	4/21/2026	0032	045	EEL POINT RD, 69	MARINARA LLC	MEGALLI	-1	0	0	0	2.15	\$0.00	\$0.00	I
48556	4/21/2026	0032	045	EEL POINT RD, 69	MARINARA LLC	MEGALLI	-1	0	0	0	2.15	\$0.00	\$0.00	I
48557	4/21/2026	0066	217	DOC RYDER DR, 10	SHANNON/CLYNE	GAZAILLE	-1	0	0	0	0.40	\$3,985,000.00	\$79,700.00	
48558	4/22/2026	4231	1222	CENTRE ST, 29	29 CENTER STREET LLC	29 CENTER STREET LLC	0	-1	0	0	0.19	\$3,696,000.00	\$73,920.00	
48559	4/22/2026	4244	061	CLIFF RD, 10 B	10 CLIFF ROAD LLC	10 CLIFF ROAD LLC	0	-1	0	0	0.09	\$1,908,000.00	\$38,160.00	
48560	4/22/2026	0021	030	QUIDNET RD, 21	21 QUIDNET ROAD LLC	21 QUIDNET ROAD LLC	-1	0	0	0	3.78	\$0.00	\$0.00	D
48561	4/22/2026	0041	387	NEW LN, 31	JOSEPH PHILLIPS HELY	HELYAR	-1	0	0	0	0.23	\$0.00	\$0.00	D
48562	4/22/2026	0055	482	TASHAMA LN, 18	BARRETT FAMILY TRUST	BARRETT	-1	0	0	0	0.29	\$0.00	\$0.00	D
48563	4/23/2026	0082	400	WESTERWYCK LN, 27	WESTERWYCK LANE REA	GREEN	-1	0	0	0	0.24	\$0.00	\$0.00	D
48564	4/23/2026	0056	271-	VESTAL ST, 90	90 VESTAL REALTY TRU	LAFARGE VESTAL REALT	0	0	-1	0	0.52	\$0.00	\$0.00	D
48565	4/23/2026	0065	031	HUMMOCK POND RD, 143	DONNA M LAMB REVOCAB	LAMB	-1	0	0	0	1.84	\$0.00	\$0.00	D
48566	4/23/2026	7313	032	SHELL ST, 4	BOLTON	BOLTON	-1	0	0	0	0.10	\$0.00	\$0.00	K
48567	4/24/2026	0055	356	BACK ST, 6	ELIZABETH A MILIAS R	MILIAS	-1	0	0	0	0.11	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48568	4/24/2026	7313	016	SHELL ST, 43	SEA TO SHINING SEA L	MCDONNELL	-1	0	0	0	0.15	\$0.00	\$0.00	I
48569	4/27/2026	0049	169	PLAINFIELD RD, 11	CARL D BELL 2025 TRU	BELL	-1	0	0	0	0.47	\$0.00	\$0.00	C
48570	4/27/2026	0029	122	GALEN AV, 5	MICHAEL LEIGHTON COL	COLLIS	-1	0	0	0	0.11	\$0.00	\$0.00	D
48571	4/27/2026	0059	038	MASSASOIT BRIDGE, 10	LARRY NATHANSON REVO	NATHANSON	-1	0	0	0	7.63	\$0.00	\$0.00	D
48572	4/27/2026	0066	4441	MARBLE WY, 5, # 2	NIELSEN/JANELLE	NEILLO CAPITAL LLC	0	0	0	-1	0.00	\$854,000.00	\$0.00	M
48573	4/28/2026	0055	1765	ORANGE ST, 163	KFH NANTUCKET 2 HOLD	163 ORANGE STREET RE	-1	0	0	0	0.14	\$0.00	\$0.00	B
48574	4/29/2026	0076	076	LONGWOOD DR, 23	TODD BURNS LIVING TR	BURNS	-1	0	0	0	2.75	\$0.00	\$0.00	D
48575	4/29/2026	0055	015	VESPER LN, 13	HAYES FAMILY LIVING	HAYES	-1	0	0	0	0.11	\$0.00	\$0.00	D
48576	4/29/2026	7342	113	KING ST, 30	RMN REVOCABLE TRUST	NELSON	-1	0	0	0	0.28	\$0.00	\$0.00	D
48577	4/29/2026	0068	857	BEACH GRASS RD, 10	DHILLON	ROSENBERG/BRODERICK	-1	0	0	0	0.10	\$2,800,000.00	\$56,000.00	
48578	4/30/2026	0068	2523	OLD SOUTH RD, 37 C	AMARAL INVESTMENT RE	AMARAL	0	0	0	-1	0.00	\$0.00	\$0.00	D
48579	4/30/2026	0055	420	VESPER LN, 28	AMARAL REALTY TRUST	AMARAL	-1	0	0	0	0.24	\$0.00	\$0.00	D
48580	4/30/2026	0069	209	PARK CI, 10 B	TODOROV/ALEKSANDROVA	DEIRDRE A LEWIS TRUS	0	0	0	-1	0.00	\$1,050,000.00	\$0.00	M
48581	4/30/2026	0068	3391	NANCY ANN LN, 20	HABITAT OF HUMANITY	RICHMOND GREAT POINT	0	0	-1	0	0.32	\$1,400,000.00	\$0.00	G
48582	4/30/2026	0593	145	ARKANSAS AV, 84	SOOHOO	SOOHOO	0	0	0	-1	0.00	\$0.00	\$0.00	C
GRAND TOTALS							-50	-13				\$39,603,500.00		
								-2	-11		54.05		\$672,090.00	

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 APR 25	864	494	370	1,313,844,712	1,225,310,907	24,524,209
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						
Jun-26						
THRU APR 26	932	520	411	\$1,641,619,573	\$1,601,746,287	\$32,034,926
Average	93	52	41	\$164,161,957	\$160,174,629	\$3,203,493
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

