

AGENDA
Nantucket Land Bank Commission
Regular Meeting of December 9, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/83854087890?pwd=IeUbREazn5SsSeDehKV5wwar99kisg.1>

Webinar ID: 838 5408 7890

Passcode: 476964

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 – Update
4. PROPERTY MANAGEMENT
 - a. Property Management Department – Quarterly Update
 - b. Various Property Projects - Update
 - c. On-Call Road Grading – Bid Award/Contract
 - d. 166 Hummock Pond Road Demo – Bid Award/Contract
 - e. Various Properties – Encroachment Update
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director’s Working Group
6. REGULAR BUSINESS
 - a. Annual “M” Exemption Amount – Adoption
 - b. Schedule Special Meeting – Regarding Bid Award for Construction of Maintenance Facilities
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of November 25, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. 2026 Meeting Schedule
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 December 9, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. AGRICULTURAL MANAGEMENT

a. 19 Boynton Lane/Venison Processing Unit – Update

The Nantucket Land Bank's Agricultural Processing Facility received the final required approvals to process venison on December 4th and immediately began working to skin the donated deer and cut and grind the venison meat for donation. This is an exciting new endeavor for the Land Bank, and we look forward to keeping you updated on our progress.

2. PROPERTY MANAGEMENT

a. Property Management Department – Quarterly Update

Jeff Pollock, Property Foreman, will be present at the meeting to update the Commission on ongoing forestry, habitat and mitigation management. In addition, he will be discussing the status of the Land Bank's prescribed fire program and associated collaborative trainings.

b. Various Property Projects - Update

Land Bank staff will update the Commission on the status of the Lily Pond project, the Bike Park project and the 41 Jefferson Ave project at the upcoming meeting. Budgets, costs to date, plans and timelines will be reviewed for each of the 3 projects listed above.

c. On-Call Road Grading – Bid Award/Contract

Three bids were received from Strang, Holdgate Partners and Toscana. The lowest, eligible, responsible bids are Strang and then Holdgate Partners. If approved, this will be a 3-year contract running through November 2028 and the primary contract would be issued to Strang and the secondary contract to Holdgate Partners.

d. 166 Hummock Pond Road Demo – Bid Award/Contract

Four bids were received, but one was retracted due to a computational error with the bid. Of the 3 remaining, the lowest, eligible, responsible bid is BesTech. Next steps are for the OPM (ACG) to check DCAMM references and issue a positive recommendation to award the contract to BesTech. If there are any concerns, the next choice would be Pearl. The highest bidder was RBO and their bid was missing a statutorily required document, which made their bid defective.

e. Various Properties – Encroachment Update

Claire O'Connor, Field Operations Administrator, is the Land Bank's encroachment manager. Although she cannot attend the meeting on Tuesday night, she has provided the synopsis below and staff present are happy to answer any questions the Commission may have.

Encroachment Update

Encroachment monitoring is heading into the season of discovery. Winter is a time when vegetation is cleared, access is easier, and encroachments are more visible. Monitoring can be initiated in a variety of ways – calls from concerned members of the public, construction, house sales or clearing of vegetation.

The drone has been a valuable tool for monitoring. For example, this summer we received a call about a possible encroachment regarding vehicles parking on Land Bank land from an abutting construction site. The drone was flown, using the resulting aerial images a site map was created, and the encroachment was confirmed. The map was sent to the construction company, a site meeting was scheduled, and a plan to resolve the issue was established and implemented.

We also had a large survey done last year on a 29-acre Land Bank parcel at 50 Tom Nevers Road to confirm very old encroachments. Letters and documents were mailed or emailed, and violators have been very responsive and willing to remedy their encroachments. The encroachments included a driveway, a pool fence, and a storage area, all of which were removed from Land Bank properties.

Our abutters and neighbors who have encroached or inherited encroachment have primarily been responsive and understanding. Consistent communication seems to be the key to an ultimate resolution. The staff has a firm but fair approach and works with our abutters until the encroachment is removed. Claire enjoys meeting with Land Bank neighbors and members of the public and always appreciates their understanding of her role and responsibility to protect our public lands.

Throughout this process, it is the goal of Land Bank staff to increase the Nantucket community's understanding and awareness that Land Bank property has been purchased with public money and therefore is designated for public use.

3. REGULAR BUSINESS

a. Annual “M” Exemption Amount - Adoption

The Land Bank “M” Exemption is currently set at \$1,200,000. Please see the meeting packet for “M” exemption statistics from 2025, 2024 and 2023. A staff recommendation will be brought to the meeting for discussion.



Town and County of Nantucket
Procurement Office
Brian E. Turbitt, Chief Procurement Officer
37 Washington Street, Nantucket, MA 02554

EVALUATION TABULATION

IFB No. 2025-DPW-1005

On-Call Road Grading Services

RESPONSE DEADLINE: November 12, 2025 at 2:00 pm

Report Generated: Monday, November 24, 2025

SELECTED VENDOR TOTALS

Vendor	Total
Strang LLC	\$6,156.00
Holdgate Partners	\$6,705.00
Toscana Corporation	\$8,547.75

EQUIPMENT: HOURLY RATES - YEAR 1 (2025-2026)

For the purpose of this bid, the bidder shall provide the hourly rate for the following crew components:

EQUIPMENT: HOURLY RATES - YEAR 1 (2025-2026)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Laborer (1)	1	HR	\$120.00	\$120.00	\$131.00	\$131.00	\$162.00	\$162.00
X	2	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Skid Steer with Operator (1)	1	HR	\$300.00	\$300.00	\$258.00	\$258.00	\$324.00	\$324.00

EVALUATION TABULATION
IFB No. 2025-DPW-1005
On-Call Road Grading Services

EQUIPMENT: HOURLY RATES - YEAR 1 (2025-2026)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	3	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Loader with Operator (1)	1	HR	\$350.00	\$350.00	\$310.00	\$310.00	\$360.00	\$360.00
X	4	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Grader with Operator (1)	1	HR	\$420.00	\$420.00	\$415.00	\$415.00	\$507.60	\$507.60
X	5	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Vibratory Roller with Operator (1)	1	HR	\$200.00	\$200.00	\$193.00	\$193.00	\$324.00	\$324.00
X	6	Monday - Friday 7:00AM - 4:00PM Hourly Rate for 6 Wheel Dump Truck with Operator (1)	1	HR	\$240.00	\$240.00	\$217.00	\$217.00	\$228.00	\$228.00
X	7	Monday - Friday 7:00AM - 4:00PM Hourly Rate for 10 Wheel Dump Truck with Operator (1)	1	HR	\$250.00	\$250.00	\$256.00	\$256.00	\$324.00	\$324.00

EVALUATION TABULATION
IFB No. 2025-DPW-1005
On-Call Road Grading Services

EQUIPMENT: HOURLY RATES - YEAR 1 (2025-2026)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	8	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Tri-Axle Dump Truck with Operator (1)	1	HR	\$275.00	\$275.00	\$256.00	\$256.00	\$352.80	\$352.80
Total						\$2,155.00		\$2,036.00		\$2,582.40

EQUIPMENT: HOURLY RATES - YEAR 2 (2026-2027)

For the purpose of this bid, the bidder shall provide the hourly rate for the following crew components:

EQUIPMENT: HOURLY RATES - YEAR 2 (2026-2027)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Laborer (1)	1	HR	\$130.00	\$130.00	\$133.00	\$133.00	\$178.20	\$178.20
X	2	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Skid Steer with Operator (1)	1	HR	\$310.00	\$310.00	\$260.00	\$260.00	\$356.40	\$356.40
X	3	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Loader with Operator (1)	1	HR	\$360.00	\$360.00	\$312.00	\$312.00	\$396.00	\$396.00

EVALUATION TABULATION
IFB No. 2025-DPW-1005
On-Call Road Grading Services

EQUIPMENT: HOURLY RATES - YEAR 2 (2026-2027)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	4	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Grader with Operator (1)	1	HR	\$430.00	\$430.00	\$417.00	\$417.00	\$558.36	\$558.36
X	5	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Vibratory Roller with Operator (1)	1	HR	\$210.00	\$210.00	\$195.00	\$195.00	\$356.40	\$356.40
X	6	Monday - Friday 7:00AM - 4:00PM Hourly Rate for 6 Wheel Dump Truck with Operator (1)	1	HR	\$250.00	\$250.00	\$219.00	\$219.00	\$250.80	\$250.80
X	7	Monday - Friday 7:00AM - 4:00PM Hourly Rate for 10 Wheel Dump Truck with Operator (1)	1	HR	\$260.00	\$260.00	\$258.00	\$258.00	\$356.40	\$356.40
X	8	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Tri-Axle Dump Truck with Operator (1)	1	HR	\$285.00	\$285.00	\$258.00	\$258.00	\$388.08	\$388.08

EVALUATION TABULATION
 IFB No. 2025-DPW-1005
 On-Call Road Grading Services

EQUIPMENT: HOURLY RATES - YEAR 2 (2026-2027)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
Total						\$2,235.00		\$2,052.00		\$2,840.64

EQUIPMENT: HOURLY RATES - YEAR 3 (2027-2028)

For the purpose of this bid, the bidder shall provide the hourly rate for the following crew components:

EQUIPMENT: HOURLY RATES - YEAR 3 (2027-2028)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Laborer (1)	1	HR	\$140.00	\$140.00	\$135.00	\$135.00	\$196.02	\$196.02
X	2	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Skid Steer with Operator (1)	1	HR	\$320.00	\$320.00	\$262.00	\$262.00	\$392.04	\$392.04
X	3	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Loader with Operator (1)	1	HR	\$370.00	\$370.00	\$314.00	\$314.00	\$435.60	\$435.60
X	4	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Grader with Operator (1)	1	HR	\$440.00	\$440.00	\$419.00	\$419.00	\$614.20	\$614.20

EVALUATION TABULATION
 IFB No. 2025-DPW-1005
 On-Call Road Grading Services

EQUIPMENT: HOURLY RATES - YEAR 3 (2027-2028)					Holdgate Partners		Strang LLC		Toscana Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	5	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Vibratory Roller with Operator (1)	1	HR	\$220.00	\$220.00	\$197.00	\$197.00	\$392.04	\$392.04
X	6	Monday - Friday 7:00AM - 4:00PM Hourly Rate for 6 Wheel Dump Truck with Operator (1)	1	HR	\$260.00	\$260.00	\$221.00	\$221.00	\$275.88	\$275.88
X	7	Monday - Friday 7:00AM - 4:00PM Hourly Rate for 10 Wheel Dump Truck with Operator (1)	1	HR	\$270.00	\$270.00	\$260.00	\$260.00	\$392.04	\$392.04
X	8	Monday - Friday 7:00AM - 4:00PM Hourly Rate for Tri-Axle Dump Truck with Operator (1)	1	HR	\$295.00	\$295.00	\$260.00	\$260.00	\$426.89	\$426.89
Total						\$2,315.00		\$2,068.00		\$3,124.71

MATERIAL COST % MARKUP

EVALUATION TABULATION
IFB No. 2025-DPW-1005
On-Call Road Grading Services

MATERIAL COST % MARKUP			Holdgate Partners	Strang LLC	Toscana Corporation
Line Item	Description	Unit of Measure	Percentage	Percentage	Percentage
Year 1: 12/2025 - 11/2026	Monday - Friday 7:00AM - 4:00PM Hourly Rate	%	20%	35%	30%
Year 2: 12/2026 - 11/2027	Monday - Friday 7:00AM - 4:00PM Hourly Rate	%	20%	37.5%	30%
Year 3: 12/2027 - 11/2028	Monday - Friday 7:00AM - 4:00PM Hourly Rate	%	20%	40%	30%

"M" Exemption Statistics

	Jan 1 - Nov 30, 2025	2024	2023
	M Exemptions	M Exemptions	M Exemptions
Purchase Price	(Exemption \$1.2 mil)	(Exemption \$1 mil)	(Exemption \$1 mil)
\$200,000 - 299,999	0	0	1
\$300,000 - 399,999	0	0	0
\$400,000 - 499,999	0	1	0
\$500,000 - 599,999	0	0	1
\$600,000 - 699,999	1	0	3
\$700,000 - 799,999	0	1	0
\$800,000 - 899,999	2	1	1
\$900,000 - 999,999	1	2	1
\$1,000,000 - 1,099,999	1	1	1
\$1,100,000 - 1,199,999	3	2	0
\$1,200,000 - 1,299,999	0	0	1
\$1,300,000 - 1,399,999	1	0	1
\$1,400,000 - 1,499,999	2	1	3
\$1,500,000 - \$1,599,999	1	1	0
\$1,600,000 - \$1,699,999	0	2	0
\$1,700,000 - \$1,799,999	1	0	0
\$1,800,000 - \$1,899,999	1	1	1
\$1,900,000 - \$1,999,999	2	2	0
\$2,000,000 - \$2,999,999	1	0	2
\$3,000,000 - \$3,100,000	3	1	0
Total "M" Exemptions	20	16	16
Total "O" Exemptions	7	13	12
Total Exemptions	27	29	28
Average Price "M"	\$1,725,767.50	\$1,384,640.63	\$1,226,962.50
Median Price "M"	\$1,470,000.00	\$1,275,000.00	\$1,131,000.00

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48094	11/3/2025	0055	025	ATLANTIC AV, 20	THE JB TARTAMELLA LI	TARTAMELLA	-1	0	0	0	0.26	\$0.00	\$0.00	D
48095	11/3/2025	0055	045	NEW ST, 22	4 CROWN COURT REALTY	BALLOU	-1	0	0	0	0.12	\$0.00	\$0.00	D
48096	11/3/2025	0048	034	BAXTER RD, 116	116 BAXTER ROAD LLC	LCN ASSOCIATES LLC	-1	0	0	0	0.28	\$2,375,000.00	\$47,500.00	
48097	11/4/2025	4231	191	MAIN ST, 48	BREEZIN UP NOMINEE T	BREEZIN' UP INC	0	-1	0	0	0.03	\$0.00	\$0.00	J
48098	11/4/2025	0027	005	SHAWKEMO RD, 58	OCEANVIEW FARM LLC	OCEANVIEW FARM LLC	0	0	-1	0	10.78	\$0.00	\$0.00	C
48099	11/4/2025	0027	050	SHAWKEMO RD, 62	MEADOWLAND FARM LLC	MEADOWLAND FARM LLC	0	0	-1	0	10.79	\$0.00	\$0.00	C
48100	11/4/2025	0027	051	SHAWKEMO RD, 64	HOLDEN HEIGHTS LLC	HOLDEN HEIGHTS LLC	0	0	-1	0	3.49	\$0.00	\$0.00	C
48101	11/4/2025	0068	395	BEACH GRASS RD, 14	ADELI-NADJAFI	NANTUCKET PROPERTY O	0	0	-1	0	0.11	\$2,640,000.00	\$52,800.00	
48102	11/4/2025	7132	072	KENDRICK ST, 9	RIDGE	LAURA T BURNETT 2019	-1	0	0	0	2.12	\$3,550,000.00	\$47,000.00	M
48103	11/4/2025	4231	104	ORANGE ST, 8	ANDREWS	BARBARA P ANDREWS 19	-1	0	0	0	0.05	\$0.00	\$0.00	D
48104	11/4/2025	4231	104+	ORANGE ST, 8, GARDNE	ANDREWS	GEORGE E ANDREWS 199	-1	0	0	0	0.08	\$0.00	\$0.00	D
48105	11/4/2025	0065	055	AHAB DR, 16	SWELL HOME LLC	HOLLAND	-1	0	0	0	0.49	\$3,595,000.00	\$71,900.00	
48106	11/4/2025	0076	021	LYONS LN, 17	ACK15CHR LLC	QBW LLC	0	0	-1	0	1.55	\$2,900,000.00	\$58,000.00	
48107	11/4/2025	4233	084	MILK ST, 11	SUNSHINE DAYDREAM AC	CAFFERELLI TRUST	-1	0	0	0	0.10	\$0.00	\$0.00	I
48108	11/5/2025	0067	4514	WINDY WY, 3D	SNELL	WEBER	0	0	0	-1	0.00	\$830,000.00	\$0.00	M
48109	11/6/2025	4244	012	SYLVIA LN, 1	SAILORS VALENTINE LL	4M 1 SYLVIA LLC	-1	0	0	0	0.23	\$3,950,000.00	\$79,000.00	
48110	11/6/2025	0594	104	N CAMBRIDGE ST	CAROLYN J CONDON	CONDON, III	-1	0	0	0	0.45	\$0.00	\$0.00	D
48111	11/6/2025	0055	606	COW POND LN, 3	3 COW POND LANE NOMI	COW POND LANE NOMI	0	0	-1	0	0.23	\$0.00	\$0.00	C
48112	11/7/2025	0067	145+	ADJ TO 48079	NANTUCKET ISLANDS LA		0	0	0	0	0.00	(\$1,000,000.00)	\$0.00	A
48113	11/7/2025	0068	607	GOLDFINCH DR, 22	LORETTA HOLDEN REVOC	HOLDEN	-1	0	0	0	0.14	\$0.00	\$0.00	D
48114	11/7/2025	4241	734	SWAIN ST, 15, A1, A4	EFFGEN	EFFGEN	0	0	0	-1	0.00	\$0.00	\$0.00	C
48115	11/7/2025	4241	731	SWAIN ST, 15, A1, C4	EFFGEN	EFFGEN	0	0	0	-1	0.00	\$0.00	\$0.00	C
48116	11/7/2025	4241	764	SWAIN ST, 15 ,C2, C4	EFFGEN	EFFGEN	0	0	0	-1	0.00	\$0.00	\$0.00	C
48117	11/7/2025	0067	145+	ADJ TO 48079	NANTUCKET RESOURCE P		0	0	0	0	0.00	\$1,000,000.00	\$0.00	G
48118	11/7/2025	0056	302	SOMERSET RD, 16	DIRICO	NAGYS	-1	0	0	0	0.46	\$4,075,000.00	\$81,500.00	
48119	11/7/2025	5541	110	S MILL ST.2	TANENBLATT/KNUTSON	HADDY	-1	0	0	0	0.08	\$1,995,000.00	\$39,900.00	
48120	11/7/2025	4232	157	FAIR ST, 43	43 FAIR STREET LLC	NOPPER	-1	0	0	0	0.11	\$0.00	\$0.00	I
48121	11/10/2025	0040	074	EEL POINT RD, 11	B2L3 ACK LLC	216 CLIFF ROAD LLC	-1	0	0	0	1.86	\$10,750,000.00	\$215,000.00	
48122	11/10/2025	0091	042	TOM NEVERS RD, 110	CALLAHAN NOMINEE TRU	CALLAHAN NOMINEE TRU	-1	0	0	0	4.98	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48123	11/10/2025	0091	042	TOM NEVERS RD, 110	CALLAHAN NOMINEE TRU	CALLAHAN NOMINEE TRU	-1	0	0	0	4.98	\$0.00	\$0.00	C
48124	11/12/2025	0069	244	PARK CI, 25B	WEBER	HOYT, JR, EST, ROBER	0	0	0	-1	0.00	\$999,500.00	\$19,990.00	
48125	11/12/2025	0038	051	WARRENS LANDING, 39	MALLOY	DEAL POINT LLC	-1	0	0	0	2.01	\$0.00	\$0.00	J
48126	11/12/2025	0073	032	WESTERWICK DR, 4	SEAMAC ACK LLC	4 WESTERWICK DRIVE R	-1	0	0	0	0.46	\$7,000,000.00	\$140,000.00	
48127	11/12/2025	0076	043	DRISCOLL WY, 10	10 DRISCOLL WAY NOMI	13 RABBIT RUN LLC	0	0	-1	0	2.78	\$3,840,000.00	\$52,800.00	M
48128	11/12/2025	7331	109+	LILY ST, 6, 8	SCONSET PARTNERS LLC	6 LILY STREET LLC	-1	0	0	0	0.11	\$0.00	\$0.00	I
48129	11/13/2025	0030	131	JEFFERSON AV, 34	LAURA H GRAY TRUST	GRAY	-1	0	0	0	0.16	\$0.00	\$0.00	D
48130	11/13/2025	0030	130	JEFFERSON AV, 36	LAURA H GRAY TRUST	GRAY	-1	0	0	0	0.26	\$0.00	\$0.00	D
48131	11/13/2025	5514	041	SHORE RD, 2	2 SHORE NANTUCKET LL	WILLIAM JOHN MCDONOU	-1	0	0	0	0.13	\$5,300,000.00	\$106,000.00	
48132	11/13/2025	0044	089	N PASTURE LN, 12	12 NORTH PASTURE REA	TRUST AGREEMENT	-1	0	0	0	2.75	\$6,300,000.00	\$126,000.00	
48133	11/13/2025	0056	068	MILLBROOK RD, 29	DEAN S LONG REVOCABL	LONG	-1	0	0	0	0.46	\$0.00	\$0.00	D
48134	11/13/2025	0041	459	DUKES RD, 31	TAKES5 ACK LLC	BARRETT	-1	0	0	0	4.88	\$0.00	\$0.00	I
48135	11/14/2025	0041	241	DERRYMORE RD, 12	ACK PACK LLC	12 DERRYMORE REALTY	-1	0	0	0	0.22	\$9,550,000.00	\$191,000.00	
48136	11/14/2025	0038	155	THE GROVE, 2	2 THE GROVE LLC	AUMAIS	-1	0	0	0	0.26	\$3,150,000.00	\$63,000.00	
48137	11/14/2025	0082	072	DAVIS LN, 5	DAVIS LANE LLC	LAKE ISLAND HOLDINGS	-1	0	0	0	0.71	\$0.00	\$0.00	I
48138	11/14/2025	0068	725	DAFFODIL LN, 1	ONE DAFFODIL LLC	ONE DAFFODIL LLC	0	0	-1	0	0.92	\$588,000.00	\$11,760.00	
48139	11/14/2025	0071	018	LONGWOOD DR, 12	HERRMANN/MAGNUSSON	SLADE REALTY TRUST	-1	0	0	0	2.75	\$3,675,000.00	\$49,500.00	M
48140	11/14/2025	0041	385	W CHESTER ST, 48	LESLIE A JOHNSTON TR	JOHNSTON	-1	0	0	0	0.13	\$0.00	\$0.00	D
48141	11/17/2025	0079	014	POCHICK AV, 71	JAMES C HUROWITZ REV	HUROWITZ/BRETTLER	-1	0	0	0	1.40	\$0.00	\$0.00	D
48142	11/17/2025	4243	017	CHESTER ST, 5	5 CHESTER ACK LLC	CHESTER SMILEY LLC	-1	0	0	0	0.10	\$3,182,500.00	\$63,650.00	
48143	11/17/2025	4241	058	EASTON ST, 45	45 EASTON STREET LLC	HAROLD BROTHERS REAL	-1	0	0	0	0.11	\$7,800,000.00	\$156,000.00	
48144	11/17/2025	7342	072	NEW ST, 17	SCIASONSET LLC	SUMMER SHELTER LLC	-1	0	0	0	0.20	\$3,150,000.00	\$63,000.00	
48145	11/18/2025	0029	158	ARBOUR WY, 1	JANET JOSEPH QUALIFI	1 ARBOUR WAY REALTY	-1	0	0	0	0.88	\$0.00	\$0.00	D
48146	11/18/2025	0079	078	OKORWAW AV, 5	BOSSIDY, III ETAL	LAWRENCE A BOSSIDY I	-1	0	0	0	2.76	\$0.00	\$0.00	D
48147	11/18/2025	0079	078	OKORWAW AV, 5	5 OKORWAW AVENUE LLC	BOSSIDY, III ETAL	-1	0	0	0	2.76	\$0.00	\$0.00	I
48148	11/18/2025	0041	1641	LOWELL PL, 14R	HAUCK	LOWELL PLACE LLC	-1	0	0	0	0.23	\$0.00	\$0.00	J
48149	11/18/2025	4231	048	ORANGE ST, 13	GALENA EAST LLC	13 ORANGE STREET LLC	-1	0	0	0	0.14	\$8,025,000.00	\$160,500.00	
48150	11/18/2025	0073	045	CANNONBURY LN, 17	SALTY SHOALS LLC	17 CANNONBURY LANE L	-1	0	0	0	0.46	\$6,350,000.00	\$127,000.00	
48151	11/18/2025	0068	562	DOVEKIE CT, 6	TALCOFF/CHAN	GALLAGHER	-1	0	0	0	0.13	\$2,188,000.00	\$43,760.00	
48152	11/18/2025	0066	704	GREY LADY LN, 8	FLEISSNER, SR	MICHAEL WHITE TRUST	-1	0	0	0	0.13	\$3,300,000.00	\$66,000.00	
48153	11/18/2025	0087	094	WESTERN AV, 31	ACK NIGHTINGALE LLC	31 WESTERN AVENUE LL	0	-1	0	0	0.69	\$4,500,000.00	\$90,000.00	
48154	11/19/2025	4231	1881	GARDNERS CT, 1B	JEREMY AND PATRICIA	DAVID	-1	0	0	-1	0.00	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48155	11/19/2025	0041	088	CLIFF RD, 114	MIDDLE BEAR LLC	MIDDLE BEAR LLC	-1	0	0	0	0.59	\$0.00	\$0.00	K
48156	11/19/2025	6021	069	MADAKET RD, 304	FAIN/BOYER	FAIN	0	0	0	-1	0.00	\$0.00	\$0.00	C
48157	11/19/2025	0068	1533	TOOMBS CT, 8	FUSARO/STEADMAN	FUSARO	0	0	-1	0	0.19	\$250,000.00	\$0.00	O
48158	11/19/2025	0055	304	NEWTOWN RD, 16	16 NEWTOWN ROAD LLC	HUGHES	-1	0	0	0	0.35	\$0.00	\$0.00	I
48159	11/19/2025	0055	075	LEWIS CT, 2	HUGHESREALTY TRUST	HUGHES	-1	0	0	0	0.25	\$0.00	\$0.00	D
48160	11/19/2025	0066	523-	SOMERSET LN, 46	GAMMILL	OAK BLUFF REALTY TRU	0	0	-1	0	0.02	\$41,508.00	\$830.16	
48161	11/19/2025	0066	079-	SOMERSET RD, 87	OAK BLUFF REALTY TRU	GAMMILL	0	0	-1	0	0.02	\$31,689.00	\$633.78	
48162	11/19/2025	0030	071	CLIFF RD,78	78 CLIFF ROAD LLC	LAKE, JR	-1	0	0	0	0.51	\$0.00	\$0.00	I
48163	11/20/2025	0077	082	WIGWAM RD, 40	JAMES AND PAMELA IUL	ILUIANO	-1	0	0	0	1.16	\$0.00	\$0.00	D
48164	11/20/2025	0082	127	MARION AV, 3	DLS AHAB LLC	MACACK LLC	-1	0	0	0	0.92	\$6,777,000.00	\$135,540.00	
48165	11/20/2025	0068	226	PINE TREE RD, 7	MAHONEY	MAHONEY	-1	0	0	0	0.42	\$0.00	\$0.00	C
48166	11/20/2025	4233	098	MAIN ST, 126	126 MAIN STREET NOMI	CASINO PARTNERS II L	-1	0	0	0	0.12	\$0.00	\$0.00	D
48167	11/20/2025	4233	981	MAIN ST, 126R	126 MAIN STREET NOMI	CASINO PARTNERS III	-1	0	0	0	0.14	\$0.00	\$0.00	D
48168	11/20/2025	0041	537	MADAKET RD, 7	PATRICK JAMES MCEVOY	MCEVOY	-1	0	0	0	0.18	\$0.00	\$0.00	D
48169	11/20/2025	7313	007	N GULLY RD, 3	MICK	THREE NORTH GULLY RO	-1	0	0	0	0.11	\$3,795,000.00	\$75,900.00	
48170	11/20/2025	4242	094	ASH ST, 8	BLOCK BAYOU ACK LLC	DEHM/HAUK	-1	0	0	0	0.13	\$8,500,000.00	\$170,000.00	
48171	11/20/2025	4241	111	EASTON ST, 69	WJL II REALTY TRUST	WJL II REALTY TRUST	-1	0	0	0	0.23	\$0.00	\$0.00	D
48172	11/21/2025	4231	1624	CENTRE ST, 30E	AMBRIS-BREW FAMILY L	JUDITH MANCHESKI REV	0	0	0	-1	0.00	\$3,500.00	\$70.00	
48173	11/21/2025	4231	1624	CENTRE ST, 30E	AMBRIS-BREW FAMILY L	JUDITH MANCHESKI REV	0	0	0	-1	0.00	\$3,500.00	\$70.00	
48174	11/21/2025	0068	544	GOLDFINCH DR, 33	FOSSA	RALSTON REALTY TRUST	-1	0	0	0	0.16	\$2,300,000.00	\$46,000.00	
48175	11/24/2025	0055	2205-	HOOPER FARM RD, 17	HFR 19R ACK LLC	HFR 17 ACK LLC	0	0	-1	0	0.02	\$0.00	\$0.00	C
48176	11/24/2025	1954	257-	HOOPER FARM RD, 19	HFR 17 ACK LLC	HFR 19 ACK LLC	0	0	-1	0	0.02	\$0.00	\$0.00	C
48177	11/24/2025	0055	220-	HOOPER FARM RD, 19R	HFR 19 ACK LLC	HFR 19R ACK LLC	0	0	-1	0	0.04	\$0.00	\$0.00	C
48178	11/24/2025	0055	220-	HOOPER FARM RD, 19R	HFR 17 ACK LLC	HFR 19R ACK LLC	0	0	-1	0	0.00	\$0.00	\$0.00	C
48179	11/24/2025	0055	2206-	HOOPER FARM RD, 19	HFR 19R ACK LLC	HFR 19 ACK LLC	0	0	-1	0	0.00	\$0.00	\$0.00	C
48180	11/24/2025	0068	975	FAWN LN, 15	BETTER ENVIRONMENTS	ROBERT L GRIGGS REVO	-1	0	0	0	0.18	\$3,500,000.00	\$70,000.00	
48181	11/25/2025	0068	976	FAWN LN, 13	STANLEY FAWN LLC	TIC T'ACK TOE LLC	0	0	-1	0	0.15	\$1,020,000.00	\$20,400.00	
48182	11/25/2025	0056	1137-	MARSH HAWK LN, 1'3	DALLAS	WOLF	-1	0	0	0	1.17	\$0.00	\$0.00	C
48183	11/25/2025	0055	5159	AUTOPSCOT CI, 23	PATRICIA M OTT REVOC	PEAC FAMILY PARTNERS	-1	0	0	0	0.12	\$0.00	\$0.00	D
48184	11/25/2025	4231	1625	CENTRE ST, 30F	WOODARD/LABRIE	WOODARD/WRIGHT	0	0	0	-1	0.00	\$100.00	\$2.00	
48185	11/25/2025	0030	175	SHERBURNE TP, 10	NANTUCKET PRESERVATI	WHITLOCK 2015 REVOCA	-1	0	0	0	0.17	\$0.00	\$0.00	G
48186	11/25/2025	0055	538	WASHAMAN AV, 7	GODBOUT/DEGIACOMO	GODBOUT	-1	0	0	0	0.23	\$0.00	\$0.00	C

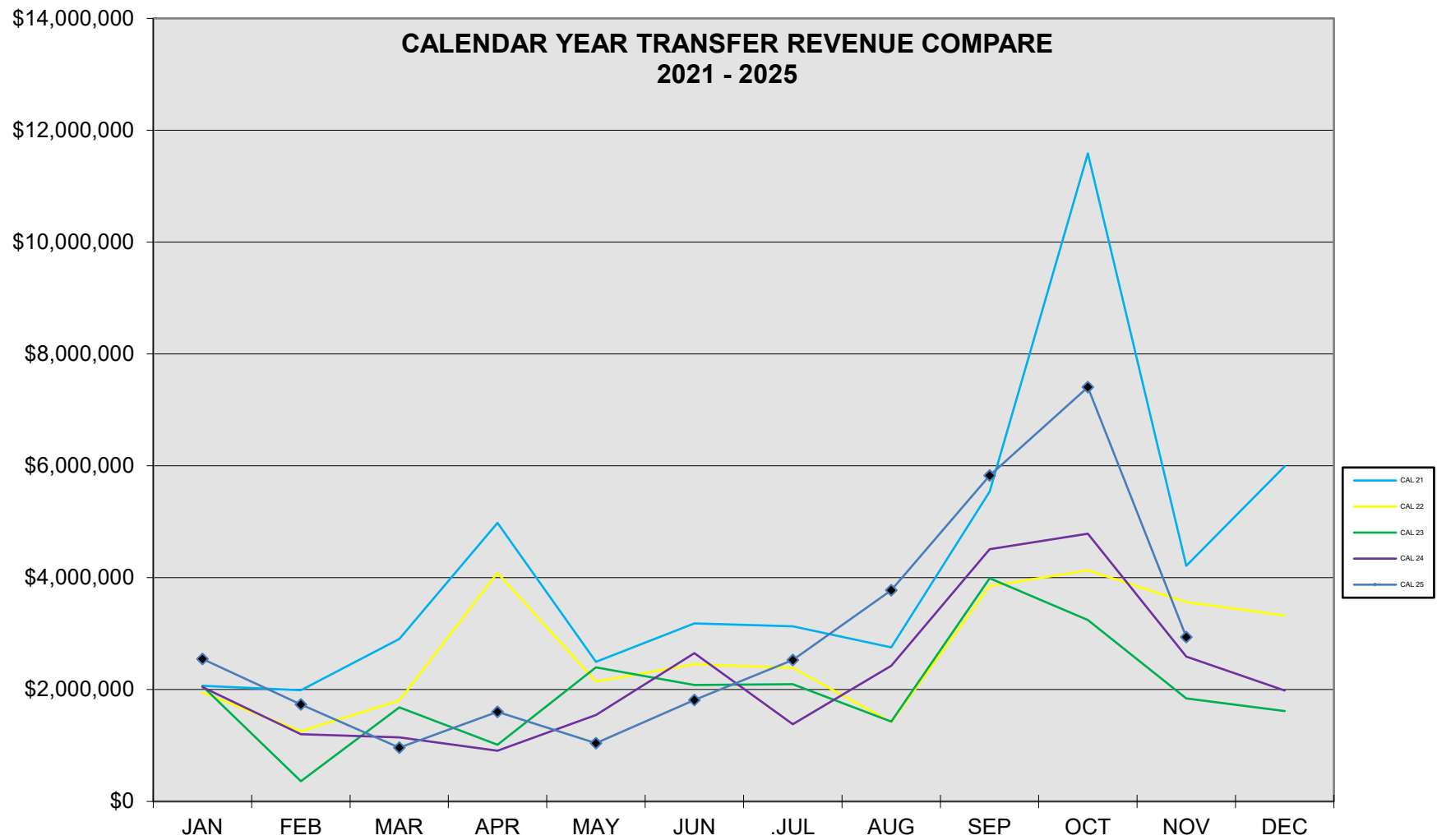
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48187	11/25/2025	4243	094	LILY ST, 36B	36 B LILY ROSEN LLC	ROSEN	-1	0	0	0	0.12	\$0.00	\$0.00	I
48188	11/26/2025	0068	630	KITTIWAKE LN, 18	18 KITTIWAKE LLC	UMBACH	-1	0	0	0	0.15	\$0.00	\$0.00	I
48189	11/26/2025	0044	086	N PASTURE LN, 20	GHISCARNE LLC	RH 20 NORTH PASTURE	-1	0	0	0	2.75	\$9,900,000.00	\$198,000.00	
48190	11/26/2025	0017	002	COATUE, LOT 9	NANTUCKET CONSERVATI	ANDREWS	0	0	-1	0	0.49	\$0.00	\$0.00	G
48191	11/26/2025	0013	030	SQUAM RD, 48	JWA MOSTLY EAST REVO	ATHERTON, JR	-1	0	0	0	1.00	\$0.00	\$0.00	D
48192	11/26/2025	0594	144	ARKANSAS AV, 30	LONG POND HOMEOWNERS	LSL GROUP INC	0	0	0	-1	0.00	\$2,627.50	\$52.55	
48193	11/28/2025	0067	154	FAIRGROUNDS RD, 21	RUSCH/CHARNES ETAL	GARDNER, EST, CHARLE	-1	0	0	0	0.46	\$0.00	\$0.00	E
GRAND TOTALS							-68	-18			\$151,682,924.50			
							-2	-11			85.321	\$2,940,058.49		

MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	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
THRU NOV 24	911	546	366	\$1,335,812,491	\$1,258,145,311	\$25,187,896
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	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	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						
THRU NOV 25	1014	572	442	\$1,684,459,050	\$1,608,996,425	\$32,172,929
Average	92	52	40	\$153,132,641	\$146,272,402	\$2,924,812
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



NANTUCKET LAND BANK COMMISSION

REGULARLY SCHEDULED MEETINGS FOR 2026

All of the following regular meetings will begin at 4 p.m.
Any changes or additions to the following schedule will be posted at least 48 hours
in advance of the meeting, exclusive of weekends and holidays.

January 13, 2026	July 14, 2026
January 27, 2026	July 28, 2026
February 10, 2026	August 11, 2026
February 24, 2026	August 25, 2026
March 10, 2026	September 8, 2026
March 24, 2026	September 22, 2026
April 14, 2026	October 13, 2026
April 28, 2026	October 27, 2026
May 12, 2026	November 10, 2026
May 26, 2026	November 24, 2026
June 9, 2026	December 8, 2026
June 23, 2026	<i>December 22, 2026*</i>

**2nd meeting of December is usually not held due to holiday travel*