

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 9, 2021
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. 101 & 103 Hummock Pond Road – Annual Farm Plan Review
 - b. Lily Pond Park – Ecological Restoration Proposal
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. “M” Exemption/Two-Year Ownership Non-Compliance – Request for Waiver/Release of Lien
4. APPROVAL OF MINUTES
 - a. Regular Meeting of February 9, 2021
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Real Estate Acquisition

C. ADJOURNMENT

*Join Zoom Meeting

<https://zoom.us/j/91395378419?pwd=TFhyM3ZSbUxKenlVY1luZFExc2tpUT09>

Meeting ID: 913 9537 8419

Passcode: 923373

One tap mobile

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My Grandfather's Farm Annual Review February 2021

2020 Review/Timeline:

Back in May of 2020, there were some clear frustrations between the Land Bank Board and the Farmers. A lack of proper communication and transparency regarding the development of the farm was to blame for the confusion. In June, the Land Bank Board responded to the review letter sent by the Farmers saying "We would like to start off by saying that the Land Bank anticipates having a very long and productive relationship with you both. However, the only way to achieve this is through clear communication and a willingness to work collaboratively". The Farmers completely agree with this statement and would like to make clear to the Land Bank Staff and Board that we are committed to improving our communication regarding the farm development. Like in any new relationship, there are growing pains as the parties involved get to know each other and learn the way the other prefers to work or operate. Please understand that our communication skills can be poor at times and in each correspondence with the Land Bank we learn about ways to effectively communicate what needs to be said with the Staff and Board.

Winter (Jan-Mar)-

- Plant daffodils along Hummock Pond Road
- Dumpsters delivered for 103 house & lot clean up
- NRCS application forms for Farm ID submitted
- Farm Plan work
- 103 Home inspection for determination to demo
- Electricity and water disconnect started
- Covid-19 shut down
- P.O. Box set up for 101 Hummock Pond Road
- Pick up F-350 as new farm vehicle from Don Allen
- Clean up of front lot
- New gate set for entrance
- Move farm equipment from Milestone Cranberry Bog to Hummock Pond Road

Spring (Apr-Jun)-

- Covid-19 lock down
- Establish My Grandfather's Farm as and official corporation with the state
- Mow edges of all fields
- Electrical conduits and vaults delivered
- Repair old hay trailers
- Plant daffodils throughout property
- Continue moving personal and farm equipment from Milestone Cranberry Bog to Hummock Pond Road

- Continue clean-up of front lot
- Management meeting with Land Bank
- Split rail installed from gate to old driveway
- Dump first metal dumpster load from property
- Start cleaning basement at 103
- Hire electrician and plumber for disconnects at 103
- Work on last of basement at 103 and remove hazardous materials from house
- Cut first field of hay
- Dig up old well for 103
- Ted hay
- Basement cleanup/ disconnect and drain furnace
- Rake and bale hay
- Cut second field of hay
- Clean up fence line along Hummock Pond Road
- Ted, rake, and bale second field of hay
- Pick up demo permit
- Cut third field of hay

Summer (Jul-Sept)-

- Ted hay
- Submit final NRCS contract
- Rake and bale hay from third field
- Post demo permit at 103
- Repair hay mower
- Cut fourth field of hay
- Ted hay
- Continue moving personal and farm equipment from Milestone Cranberry Bog to Hummock Pond Road
- Meet with Barrett's about demo and clean-up of 103
- Finish removing belongings from 103 before demo
- Remove old furnace and remaining material from 103 basement
- Rake and Bale last of hay
- Old farm buildings cleared out for demo
- Stake out new home placement for Land Bank approval
- Barrett's drop off equipment for demo
- Removal of house, trees, old farm buildings, metal, and trash on front lot
- Clean up old irrigation pipe located in brush on property
- Brook Meerbergen with Meerbergen Designs visits for house move inside residential use area, at Land Banks request
- Mow all hay fields
- Start set up of farm workshop and woodshop inside quanset building

- NRCS first site visit
- Nantucket Conservation Commission and Land Bank meet with Farmers on site to discuss wetland violation
- Bring in fill for 103 basement
- Start construction of utility room inside quanset building
- Begin to apply loam and seed for front of 103 lot
- Set up woodshop in quanset building

Fall (Oct-Dec)-

- Dump second dumpster full of metal from property
- Close out demo permit
- NRCS second site visit
- Continue moving personal and farm equipment from Milestone Cranberry Bog to Hummock Pond Road
- Commemorative rock delivered to Hummock Pond Road
- Mow edges of fields and buildings
- Pick up split rail for completion of fence at front of Hummock Pond Road
- Get Wetland Resource Analysis report from Brian Madden with LEC
- Plant daffodils along front fence line
- RDA submitted to Land Bank and Conservation Commission to set up meeting

Summary-

The 2020 goals that were reported in the Annual Review for 2020 were nearly completed by the end of the year, besides for a few setbacks. A contract with NRCS was accepted and included multiple site visits, the demolition of the house at 103 Hummock Pond Road was completed, about 500 bales of hay were produced on the property, the fence line along Hummock Pond Road is nearly complete, and daffodils were planted in the designated flower bed along the fence line. Property clean up and brush removal along Hummock Pond Road resulted in a wetland violation. This put a halt on all work inside wetland resource areas until a Conservation Plan is submitted. The continuation of property clean up will have to take place in 2021, after the Conservation Plan is completed and submitted. The timeline listed above shows a significant amount of work completed throughout the year that was not reported in the 2020 Annual Review. Things like repairing old hay trailers, removal of old farm buildings, consolidation of irrigation pipe for future crop use, creation of a workshop and woodshop inside of the quanset building, and the construction of a utility room inside the quanset building are just a few of those things. All of this additional work helps keep the property moving in the right direction for farm development.

2021 Farm Goals & Objectives:

Conservation Plan & Farm Plan-

The Farmers have been working with Natural Resource Conservation Service (NRCS) on creating a Conservation Plan for the farm. The timeframe of completion can vary from farm to farm, depending on the amount of wetland resource areas located on the farm. As we all know, the amount of wetland resource areas located on 101 Hummock Pond Road and 5 Millbrook Road are overwhelming. The Farmers and the Land Bank have already learned about the consequences for working in and around the wetland resource areas without permission and would like to avoid any additional violations at all costs. The Conservation Plan will spell out how the wetland resource areas will be utilized on the farm and what will be done to protect the natural resources and environment that are so critical to the health of the land, people, and animals that call the surrounding area home. The completion of the plan is unknown but will hopefully be presented to the Land Bank and Conservation Commission for review within the next few months.

A Farm Plan is still not complete because of the unknown availability of the wetland resource areas on the property and whether or not there will be access to these areas for farm related activities besides baling hay. There are many ideas and dreams for what the farm could develop into and it all depends upon the availability to access the restricted wetland resource areas. For right now, we will only present what is real and what we would like to do in the areas of the farm that do not have any restrictions on them. The only area on the farm that we have unrestricted access to is field 3, the 2-acre parcel located next to 99 Hummock Pond Road. Based on the Wetland Resource Analysis report created by LEC Environmental Consultants Inc. field 3, the 2-acre parcel has an Evesboro Sand soil type, with a 3 to 8 percent slope. With this soil type and an interest in perennial fruit crops, the Farmers are looking to pursue planting multiple varieties of blueberries in field 3. The LEC report along with soil samples taken in 2019 has given us data that provides insight into what the current soil conditions are and how we can expect them to react as they are treated with amendments and begin to have plants established in them. Plants react differently depending upon the chemistry of the soil that they are planted in. Forcing a plant to grow in unfavorable soil conditions will lead to not only poor crops, but significant nutrient deficiencies, environmental problems, and increased vulnerability to pathogens. Almost everything that has to do with the success of a farm starts with the health of its soil.

Blueberries-

Blueberries like well drained sandy soils that are high in organic matter. They also require an acidic growing environment in order to produce a healthy crop. Most of the soil requirements for blueberries already exist on field 3. There will, however, need to be an effort in decreasing the soil pH to a more acidic condition. The current pH is around 6.0 and will need to be decreased to a pH between 4.5 and 5.2. Achieving a significant drop like this can take time, longer if plants are already planted. Amendments like well composted manure, wood chips, pine needles and sulfur are examples of materials that can lower the pH and build a healthy soil composition. Working with experienced growers and university extensions will help us build a good fertility program for blueberry production.

2021 will be spent turning over and preparing the soil by applying amendments. Establishing a cover crop in the spring will be important to hold the soil together until the fall. Without electricity and a well for irrigation on the property, our window of opportunity to establish a cover crop relying on rain fall will be short. New soil samples will be taken again in the beginning of fall and amendments will be added to the soil pending the results of the soil test. If necessary, a new cover crop will be established to protect the soil through the winter. During the following spring, as long as soil pH and other properties of the soil are adequate, Blueberry plants can be planted and cared for as they become established.

The goal is to turn over and treat half of field 3 throughout 2021 and planting in spring of 2022. Establishing blueberry plantings in succession will allow the growers to properly care for the plants without becoming overwhelmed. After planting in spring of 2022, the second half of field 3 will be turned over and amended according to the most recent soil test. The second half of field 3 will then be ready for planting in spring of 2023. On average it takes 3-5 years for blueberry plants to establish themselves and mature into full productivity. If all goes according to plan, there will be blueberries available to the public by summer of 2025.

Animals-

The first of many animals will be introduced to the property this year. Chickens will be moved around field 3 and other acceptable areas with a mobile coop. The main purpose of the chickens is to add fertility to the soil with their manure as they range free throughout a temporarily fenced in paddock that moves around with the mobile coop. The chickens help break down cover crops and eat seeds and insects found on the soil surface. Their manure will add nutrients and beneficial micro-organisms essential for healthy soil. Although not the main purpose of raising the chickens, there will be an abundance of eggs available for the public to purchase if interested. Eggs from chickens that are pasture raised are proven to be more nutritional than eggs purchased from grain fed chickens. We will begin this spring with 50 chickens and should begin to get eggs towards the fall.

Guinea Fowl will be introduced to the property this year along with the chickens. They used to roam around the island in large number but have since declined and are not commonly seen anymore. Guinea Fowl are excellent foragers for insects, especially ticks. It is important to allow the Guinea Fowl to free-range throughout the property where they can thrive, contributing to the diversity of the farm.

Pollination will be important to promote on the farm as crops become established. This year the first beehive will be introduced to provide pollination and allow the Farmer to harvest honey at the end of the season and sell in the farm stand. Over the next few years additional beehives will be introduced to provide adequate pollination to the crops growing throughout the property. Promoting pollinator habitat and establishing wildflower fields is important to the Farmer. There are some wetland wildflower habitats already established on the farm. These areas bloom in late summer through early fall and will provide pollinators a nectar and pollen source late in the season. Depending on bloom time of main crops grown throughout the property, it will be a goal of the Farmers to establish a wildflower habitat that blooms during the off-season, outside of the bloom time of the main crops. By doing this, native pollinators as well as introduced honeybees will have a healthy environment where they can thrive year-round.

If time permits, an existing farm structure on the farm will be turned into a temporary barn. This barn will house 10 goats and possibly some sheep if they can be acquired. Like the chickens, these animals will be used to graze cover crops and drop manure to add fertility to the soil. Ideally, the goats and sheep will be rotated through a paddock followed by the chickens. This will take some trial and error to get a good rotational plan in place that works efficiently.

Property Clean-up-

In September, the Nantucket Conservation Commission contacted the Land Bank and the Farmers regarding a possible violation on the property for clearing vegetation around a wetland. This violation put a hold on all clean up taking place on the property. The Farmers were unaware that the activity was not exempt as a farm activity and was done for two reasons. The Land Bank requested that the vegetation along Hummock Pond Road be removed in order to open up the property and provide a view for people driving by. By doing this, it exposed the amount of debris and trash hidden and tangled up in the brush surrounding the wetland near the front of the property. The best way of removing the debris and trash was to remove the vegetation. Little did the Farmers know that this still required a permit by the Conservation Commission. In one way it is a good thing that the Commission put a violation on the Farmers, because we would have continued working throughout the property clearing vegetation in order to get to the trash and debris that is spread out through the entire property.

The Conservation Plan is what was requested by the Conservation Commission to clear the violation and allow the continued clean-up to take place on the property. This Conservation Plan will hopefully be submitted sooner rather than later and allow the Farmers to begin cleaning up the property again. Until this plan is accepted and in place, there will not be any clean-up taking place inside wetland resource areas.

House Development-

The development of a house has taken much longer than originally anticipated. The house has a critical role to play in the successful establishment and development of the farm. Power is a necessary component to begin any farm or crop production. The power company has asked for a construction permit before they will bring it into the property. Power will not only supply electricity to the residence, but a well for an irrigation source, greenhouses for crop production, the quanset hut for an area to work on projects and equipment, and the barn to provide proper care to the animals. For now, we must rely on rainfall to supply irrigation to any kind of crop growing. Once plants are in the ground, it will be necessary to supply frost protection in the spring. This will not be necessary until spring of 2022 based on our planting schedule. Frost can damage plants within a matter of minutes, if the grower is not on site to operate the irrigation system, the entire years crop can be lost.

Introducing animals to the property can be risky without the farmer residing on sight. Fortunately, there are few predators on the Island that pose a threat to the animals that will be introduced. That being said, it makes the farmers job more complicated in trying to properly care for the animals that depend on him or her. Pregnant animals require monitoring and kids or lambs must be bottle fed every 4-6 hours. If neighbors call about an escaped animal, it will take the Farmer 20-30 minutes just to cross the

Island and get to the farm. In order to provide proper care to the animals and provide frost protection to crops in the springtime, the Farmer will need to be residing on the farm.

The Nantucket Conservation Foundation gave the Farmers one year to reside in the residence at the Milestone Cranberry Bog while a new house was constructed on Hummock Pond Road. That year came to an end December 31st, 2020. The Foundation has been very generous and allowed an extension to the agreement but are now charging rent for living in the residence. There is a sense of urgency to get a house approved by the Land Bank not only because of the importance of setting up the farm, but because of the timeframe put on the Farmers to be out of the Cranberry Bog residence by the Conservation Foundation.

2021 Timeline:

January–

- Finish pulling brush along Hummock Pond Road
- Prepare and submit RDA to ConCom/ Get approval of wetland delineation lines
- Prepare house placement presentation for Land Bank approval (pending an accepted residential use area)
- NRCS assign staff member for Conservation Plan

Winter (Feb-Mar)-

- Complete split rail fence along Hummock Pond Road
- Begin Conservation Plan with NRCS
- Continue Farm Plan in conjunction with the Conservation Plan
- Get approval for house placement from Land Bank (pending an accepted residential use area)
- File Notice of Intent for house placement with Conservation Commission (pending an accepted residential use area)
- Apply for construction permit and permits to bring power and sewer into the property (pending an accepted residential use area)
- Purchase soil amendments and cover crop seed for portion of field 3
- Trench town water from front of property to Residential Use Area*

Spring (Apr-Jun)-

- Determine location of well for irrigation source
- Begin house construction (pending availability of construction permit & accepted residential use area)
- Complete Conservation Plan and submit to Land Bank and Conservation Commission for approval
- Work with NRCS on other projects throughout the property
- Introduce beehives to property
- Finish landscaping front of property where house was demolished
- Finalize Farm Plan based on approved Conservation Plan and submit to Land Bank
- Turn-over, amend soil, and establish cover crop on portion of field 3

- Trench town water from front of property to Residential Use Area*
- Build mobile chicken coop
- Introduce animals to the property
- Re-start cleanup of property

Summer (Jul-Sept)-

- Continue construction of house (pending availability of construction permit & accepted residential use area)
- Begin to act on Conservation Plan and Farm Plan (will contain schedule for fall and winter)
- Continue to work with NRCS on projects throughout the property

(* = Timing unknown, will either take place in winter or spring)



December 11, 2020

First Class Mail/Email (tjl5858@hotmail.com)

Mr. Thomas Larrabee
101 Hummock Pond Road
Nantucket, MA 02554

**Re: Wetland Resource Area Analysis
5 Millbrook Road and 101 & 103 Hummock Pond
Road Map 56, Parcels 67, 67.1, & 307
Nantucket, Massachusetts**

[LEC File #CLLLC\18-244.01]

Dear Mr. Larrabee:

As requested, LEC Environmental Consultants, Inc., (LEC) has prepared this *Wetland Resource Area Analysis* to review protectable Wetland Resource Areas on the above-referenced subject parcels. LEC conducted site evaluations on April 1, 2019, April 2, 2019, and April 10, 2019, to identify and demarcate Wetland Resource Area boundaries protected under the *Massachusetts Wetlands Protection Act* (WPA, M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00), and/or the *Town of Nantucket Bylaw* (Chapter 136) and *Wetlands Protection Regulations (Bylaw)*. The following report describes Site Conditions at the time of the delineation and the Wetland Boundary Determination Methodology and Wetland Resource Areas.

Site Conditions

The cumulative 15± acre site is primarily occupied by agricultural hayfields and several agricultural-related storage buildings, including a large metal Quonset hut within the central-eastern portion of the site. A dirt/gravel drive extends off Hummock Pond through the hayfields, accessing the storage buildings and a storage/stockpile area. A single-family dwelling was located off Hummock Pond Road (#101) at the time of LEC's delineation; however, the dwelling has since been demolished along with a few out-buildings to the west on #5 Millbrook Road (56-67.1).

The site contains Bordering Vegetated Wetlands (BVW) and one Isolated Vegetated Wetland (IVW: B-series) abutting the aforementioned dirt/gravel access drive. The BVW borders on two separate intermittent streams/drainage ditches. Specifically, the A-series BVW borders on a drainage ditch/intermittent stream extending along portions of the southerly property boundary before continuing off-site to the south, parallel to Millbrook Road. The northerly C-series BVW borders on a small pond and is connected to the D-series BVW via culvert extending under the storage/stockpile area. The A-series and C-series BVW also connect off-site to the west.

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PLYMOUTH, MA

WAKEFIELD, MA

WORCESTER, MA

RINDGE, NH

EAST PROVIDENCE, RI

Upland Vegetation

Upland vegetation on-site is primarily limited to fringing areas abutting the wetlands and is dominated by bush honeysuckle (*Lonicera* sp.) thickets with sporadic Asiatic bittersweet (*Celastrus orbiculata*) entanglements, multiflora rose (*Rosa multiflora*), blackberry (*Rubus allegheniensis*), hawthorn (*Crataegus* sp.), and a few isolated pitch pine (*Pinus rigida*) trees.

Soils

According to the USDA NRCS Web Soil Survey (attached), the site is primarily mapped for Evesboro sand. Portions of the BVW are mapped as Freetown and Swansea mucks, including areas adjacent to the on-site pond (open water). Mapped soils are not necessarily reflective of the on-site soil conditions, presumably based on agricultural practices.

Floodplain Designation

According to the attached June 9, 2014, Federal Emergency Management Agency Flood Insurance Rate Map for the Town of Nantucket (Map Number 25019C0088G), the majority of the site is not located within a Flood Hazard Area. Portions of the site within and adjacent to the C-series and D-series BVW are located within Zone X, *0.2% annual chance flood hazard*.

Wetland Boundary Determination Methodology

LEC conducted site evaluations on April 1, 2019, April 2, 2019 and April 10, 2019, to identify and characterize existing protectable Wetland Resource Areas located within or immediately abutting the site. The BVW and IVW boundaries were determined through observations of the existing plant communities, using the “fifty percent criteria” to determine dominance of wetland/upland vegetation, the interpretation of soil characteristics, and other indicators of hydrology, in accordance with the principals of DEP’s handbook, *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (March 1995), the *Field Indicators for Identifying Hydric Soils in New England-Version 4, May 2017*, and the criteria set forth in 310 CMR 10.55(2) and the *Bylaw*, analyzing the depth of high groundwater within 18 inches of the ground surface.

Mixed soils are present within upper portions of the soil profile throughout the site (10YR 2/1, 10YR 3/2, and 10YR 5/6) presumably due to past and on-going agricultural activities. Within the active hayfields, the wetland delineation was primarily based on indicators of hydrology and/or the presence of either a low chroma matrix or low chroma redoximorphic features within 18 inches of the ground surface, indicating fluctuating groundwater close to the surface for an extended period of time.

Wetland Resource Areas

Wetland Resource Areas on-site include BVW, IVW, and Bank. Bank to the two on-site intermittent streams/drainage ditches was not separately flagged as it is interior to the BVW.

Bordering Vegetated Wetlands

Bordering Vegetated Wetlands (BVW) are defined in 310 CMR 10.55(2) as *freshwater wetlands which border on creeks, rivers, streams, ponds, and lakes. In these areas soils are saturated and/or inundated such that they support a predominance of wetland indicator plants. The boundary of BVW is the line within which 50% or more of the vegetational community consists of wetland indicator plants and saturated or inundated conditions exist.*

The A-series BVW borders on a drainage ditch/intermittent stream extending along portions of the southerly property boundary before continuing off-site to the south, parallel to Millbrook Road. The majority of the A-series BVW is occupied by active hayfields. As evident in the *Aerial Orthophoto*, interior portions of the BVW contain subtle ponded depressions (0-3" inches on average), primarily located within the southerly portion of the system. Southerly wetland areas are composed of soft rush (*Juncus effusus*), wool grass (*Scirpus cyperinus*), switchgrass (*Panicum virgatum*), sensitive fern (*Onoclea sensibilis*), miscellaneous hydrophilic goldenrods (*Solidago* sp.), transitioning to shrub thickets of winterberry (*Ilex verticillata*), highbush blueberry (*Vaccinium corymbosum*), arrowwood (*Viburnum dentatum*), and blackberry. The E-series BVW represents the westerly boundary to this wetland system on #5 Millbrook Road. The A-series and C-series BVW also connect off-site to the west.

The C-series BVW borders on a small pond. Wet meadow habitat conditions extend around the majority of the pond, particularly to the north. Herbaceous vegetative composition is similar to that found within the A-series BVW. Cattails (*Typha* sp.), swamp rose (*Rosa palustris*), and ragweed (*Ambrosia* sp.) are also minimally present. The northerly tip of the C-series BVW transitions to a wetland shrub plant community, similar to the A-series BVW.

The D-series BVW is connected to the C-series BVW via a 12 inch diameter culvert extending under the storage/stockpile area. An intermittent stream/drainage ditch meanders in an easterly direction, primarily flowing within a 1-3 foot wide by 1± foot deep uniform channel. The stream/drainage ditch flows over/through a cart path/buried culvert within the easterly portion of the D-series BVW. Wet meadow habitat immediately abuts the easterly portion of the intermittent stream/drainage ditch, concurrently with seasonally inundated portions of the D-series BVW. Vegetative composition is similar to that described above; however, the BVW boundary does minimally extend through shrub thickets occupied by bush honeysuckle and hawthorn.

Isolated Vegetated Wetland

A vegetated Freshwater Wetland is defined within Section 1.02 of the *Nantucket Wetlands Protection Regulations* as a *wet meadow, freshwater marsh, swamp, bog, pond, lake, creek, or stream; an area of low topography where ground water, flowing water, standing surface water, or ice provides a significant part of the supporting substrate for a plant community for at least five months a year; characterized by emergent and submergent plant communities in inland waters; and/or where depth to high groundwater*



is within 18 inches of the ground surface, and/or exhibits hydric soil characteristics and includes that portion of any inland bank which touches any inland waters. Freshwater wetlands are not defined to include drainage facilities constructed to include wetland vegetation as treatment for stormwater runoff.

The small B-series IVW is located within an active hayfield area east of the dirt/gravel access drive. Signs of saturation and minimal standing water (1± inch) are evident within the lower portion of the IVW abutting the drive.

Summary

Wetland Resource Areas located on-site include BVW, IVW, and Bank as protected under the *Massachusetts Wetlands Protection Act* (WPA, M.G.L., c. 131, s. 40), its implementing *Regulations* (310 CMR 10.00), and/or the *Town of Nantucket Bylaw* (Chapter 136) and *Wetlands Protection Regulations (Bylaw)*. Wetland delineation was conducted in accordance with these regulations.

If you have any questions or require additional information, please do not hesitate to contact me at 508-746-9491 or at bmadden@lecenvironmental.com.

Sincerely,

LEC Environmental Consultants, Inc.

A handwritten signature in black ink, appearing to read "Brian T. Madden".

Brian T. Madden
Wildlife Scientist

Attachments

Attachment A

Photographs



Photo 1: Single-family dwelling #103 Hummock Pond Rd (56-307).



Photo 2: Out-buildings west of single-family dwelling on #5 Millbrook (56-67.1).



Photo 3 & 4: Out-buildings west of single-family dwelling on #5 Millbrook (56-67.1).





Photo 5 & 6: Interior of A-series BVW on #5 Millbrook (56-67.1).





Photo 7: Dirt/gravel drive within southeastern portion of #101 Hummock Pond Rd (56-67).



Photo 8: B-series IVW on east (right) side of drive; A-series BVW on west (left) side.



Photo 9 & 10: Small pond and bordering wet meadow (C-series BVW) on #101 Hummock Pond Rd (56-67).





Photo 11: Northerly portion of C-series BVW, north of pond, on #101 Hummock Pond Rd (56-67).



Photo 12: Northerly field on #101 Hummock Pond Rd (56-67).



Photo 13 & 14: Interior of D-series BVW and intermittent stream (below) on #101 Hummock Pond Rd (56-67).





Photo 15 & 16: Open field/wetland conditions proximate to metal storage building within central-eastern portion of #101 Hummock Pond Rd (56-67).



Attachment B

Locus Maps:

Aerial Orthophoto Map

Soil Map

FEMA Flood Insurance Rate Map



2019 Aerial Orthophoto acquired from the Office of Geographic Information (MassGIS) website.

- Project Site
- Approximate Wetland Boundary
- Intermittent Stream/Drainage Ditch



LEC Environmental Consultants, Inc.

Plymouth, MA
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Aerial Orthophoto Map

5 Millbrook Road and 101 & 103 Hummock Pond Road
Nantucket, Massachusetts



December 8, 2020

Soil Map—Nantucket County, Massachusetts (Web Soil Survey)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/8/2020
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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nantucket County, Massachusetts

Survey Area Data: Version 17, Jun 11, 2020

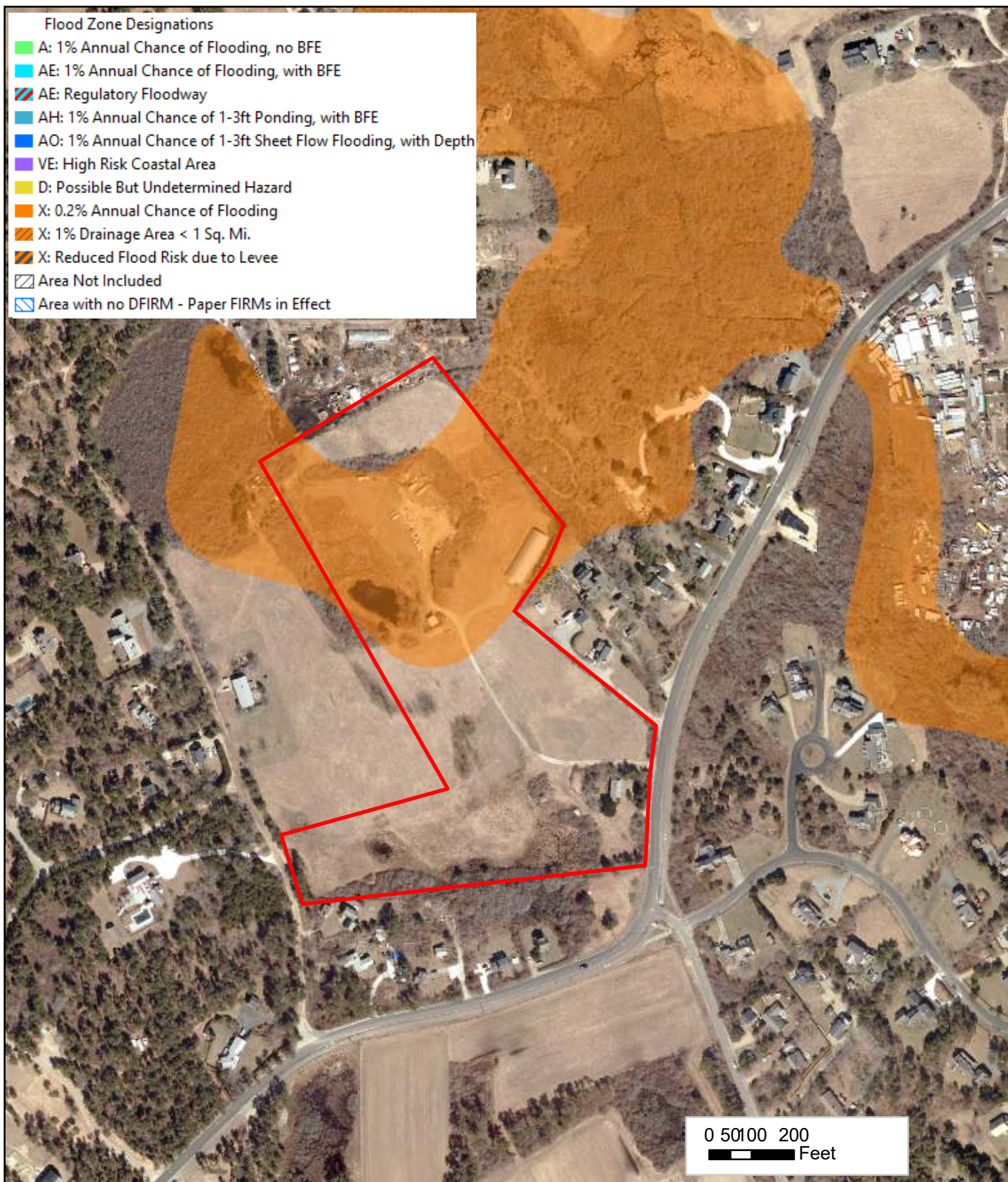
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Apr 6, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Water	0.3	0.5%
25A	Berryland Variant loamy sand, 0 to 3 percent slopes	4.0	5.8%
52A	Freetown and Swansea mucks, coastal lowland, 0 to 1 percent slopes	9.2	13.4%
87A	Ridgebury Variant silty clay loam, 0 to 3 percent slopes	5.7	8.4%
261A	Tisbury very fine sandy loam, 0 to 3 percent slopes	3.0	4.4%
293B	Riverhead-Nantucket complex, 3 to 8 percent slopes	5.4	7.9%
294A	Evesboro sand, 0 to 3 percent slopes	16.6	24.3%
294B	Evesboro sand, 3 to 8 percent slopes	24.1	35.3%
Totals for Area of Interest		68.3	100.0%



LEC Environmental Consultants, Inc.

Plymouth, MA
508.746.9491
www.lecenvironmental.com

FEMA Flood Insurance Rate Map

5 Millbrook Road & 101 & 103 Hummock Pond Road
Nantucket, Massachusetts



December 8, 2020

CURRENT ZONING CLASSIFICATION:
Residential 20 (R-20)

MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM FRONTAGE: 75 FT.
FRONT YARD SETBACK: 30 FT.
REAR/SIDE SETBACK: 10 FT.
GROUND COVER % : 12.5%

THIS PLOT PLAN WAS PREPARED FOR
DISCUSSION & PLANNING PURPOSES ONLY AND
SHOULD NOT BE CONSIDERED A PROPERTY LINE
SURVEY. THIS PLAN SHOULD NOT BE USED TO
ESTABLISH PROPERTY LINES, FENCES, HEDGES OR
ANY ANCILLARY STRUCTURES ON THE PREMISES.
THE PROPERTY LINES SHOWN RELY ON CURRENT
DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO
TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.
OWNERS OF ADJOINING PROPERTIES ARE SHOWN
ACCORDING TO CURRENT ASSESSOR RECORDS.
LAYOUT SHOWN HEREON DOES NOT IMPLY
CONFORMANCE WITH ZONING BYLAWS OR
SUBDIVISION RULES AND REGULATIONS.

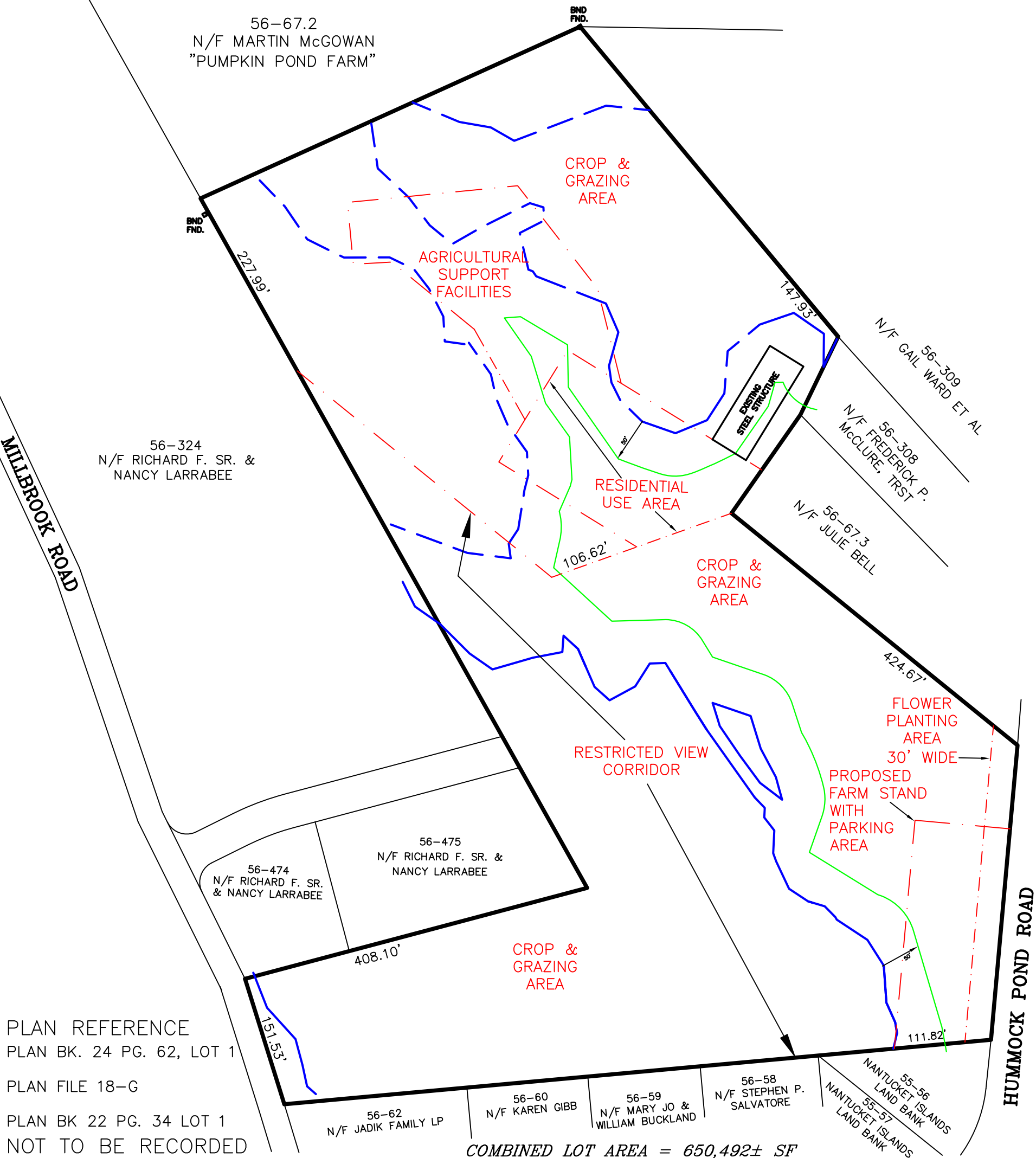
LAND-USE PLAN

PREPARED FOR

THE ESTATE OF THOMAS LARRABEE
&
NANTUCKET ISLANDS LAND BANK

101 & 103 HUMMOCK POND RD.
5 MILLBROOK ROAD
MAP 56 PARCELS 67, 67.1 & 307

SCALE: 1"=120' OCTOBER 29, 2020



PLAN REFERENCE
PLAN BK. 24 PG. 62, LOT 1
PLAN FILE 18-G
PLAN BK 22 PG. 34 LOT 1
NOT TO BE RECORDED

COMBINED LOT AREA = 650,492± SF

Field 3 Blueberry Soil Prep

Legend

- Blueberry Soil Prep
- Property Line
- Wetland Line



Farm Restricted Area




Legend

-  Property Line
-  Restricted Area
-  Wetland Line



**Temporary Barn
For Animals**

Legend

-  Property Line
-  Temporary Barn for Animals
-  Wetland Line



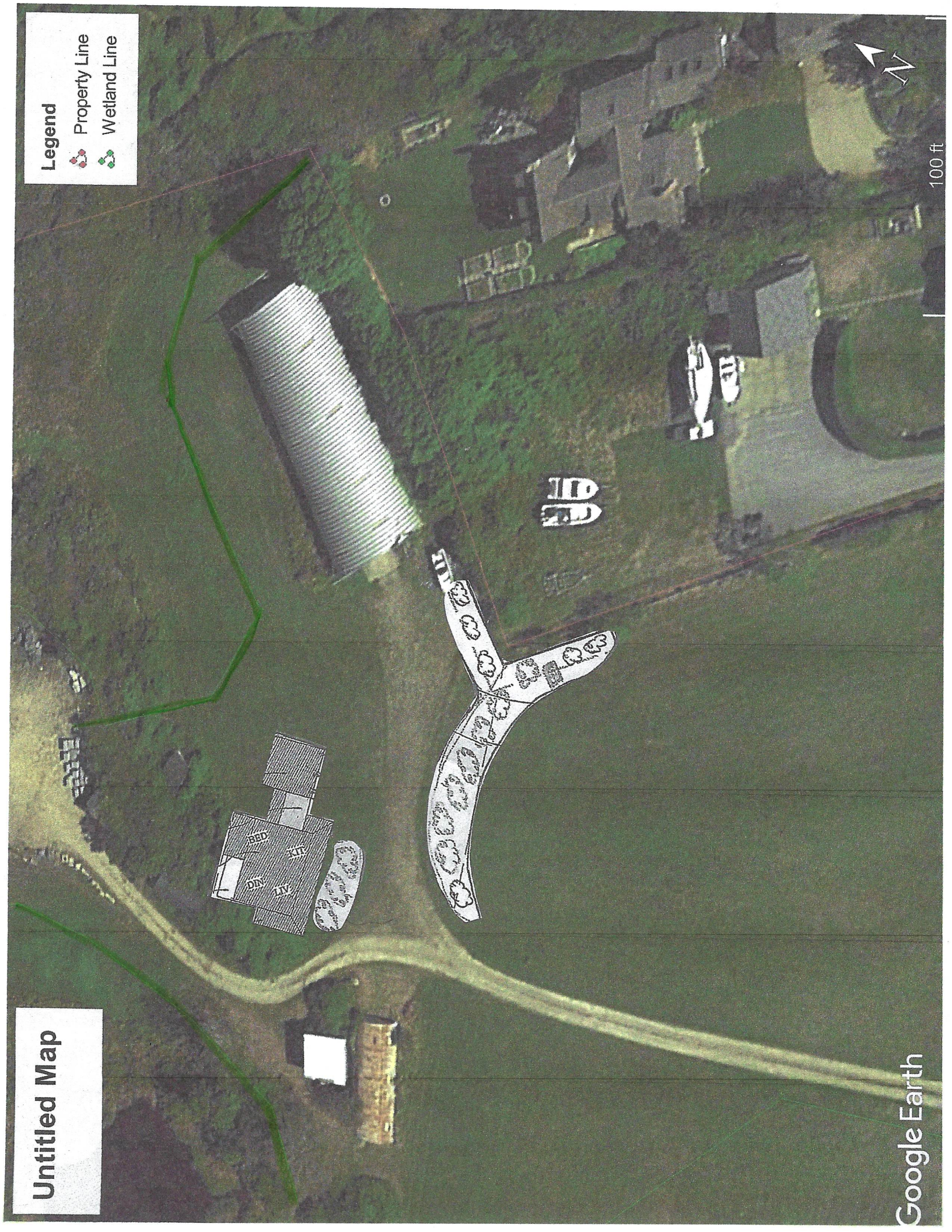
Field #s

Legend

- Field 1
- Field 2
- Field 3
- Field 4
- Field 5
- Field 6
- Property Line

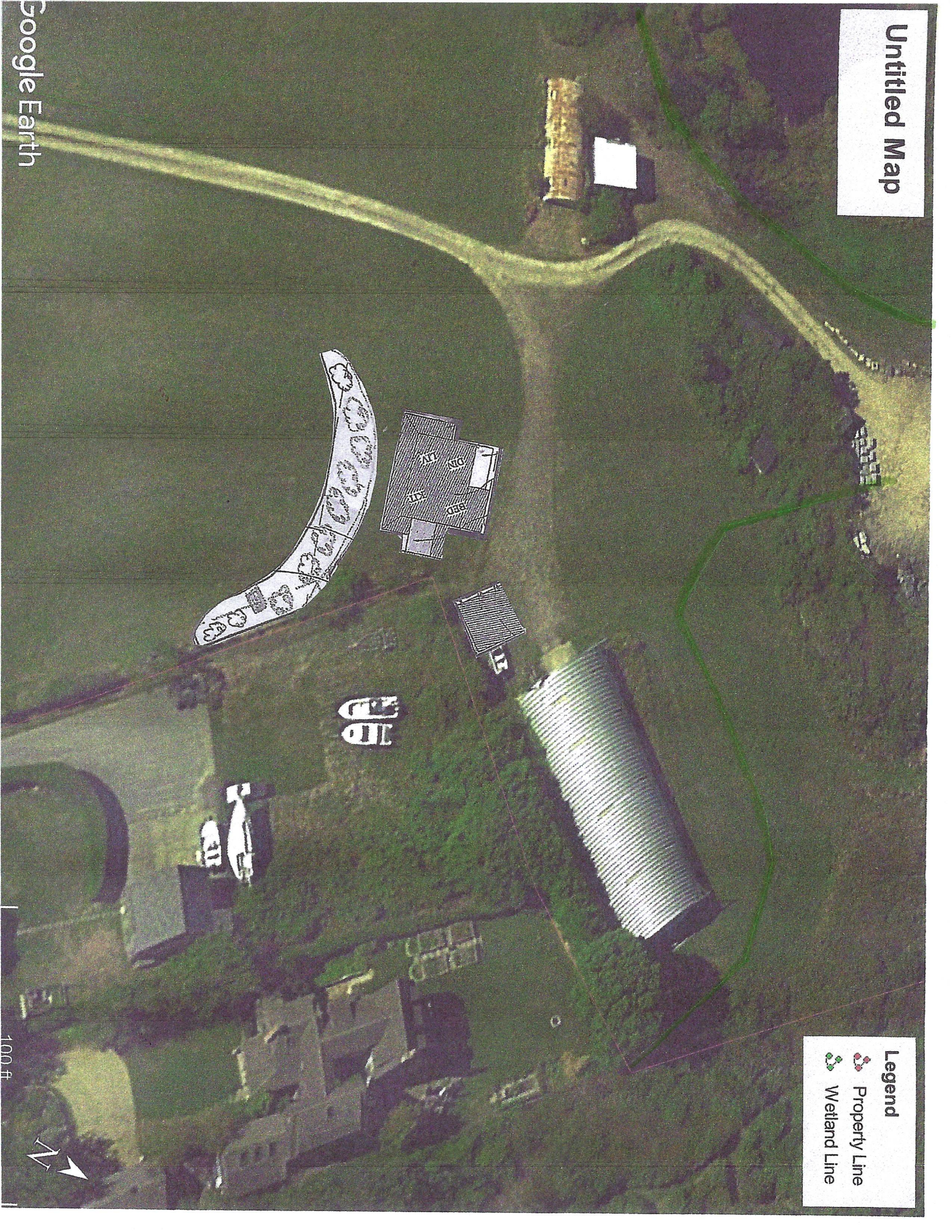
Legend

- Property Line
- Wetland Line



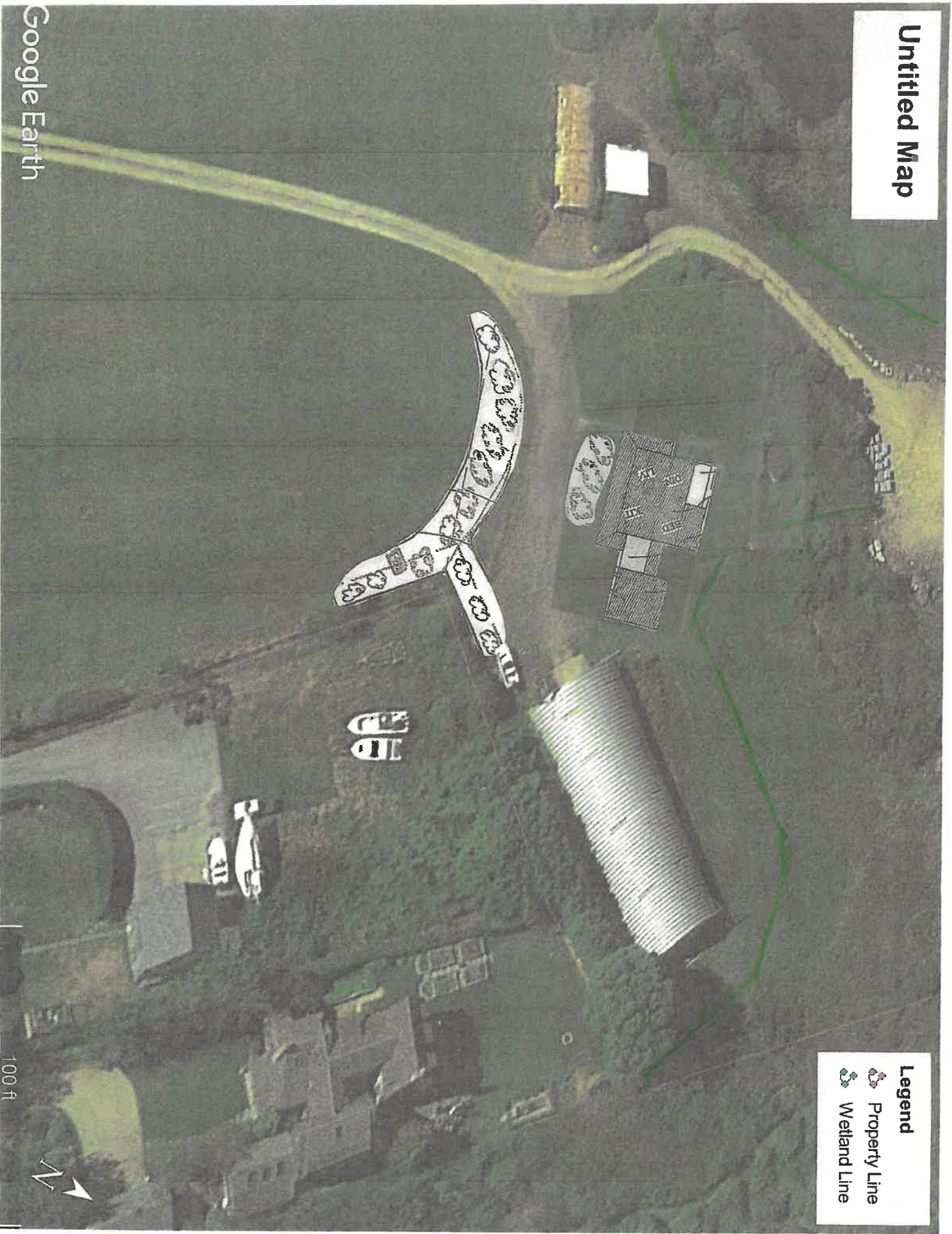
Untitled Map

- Legend**
- Property Line
 - Wetland Line



Untitled Map

- Legend**
- Property Line
 - Wetland Line

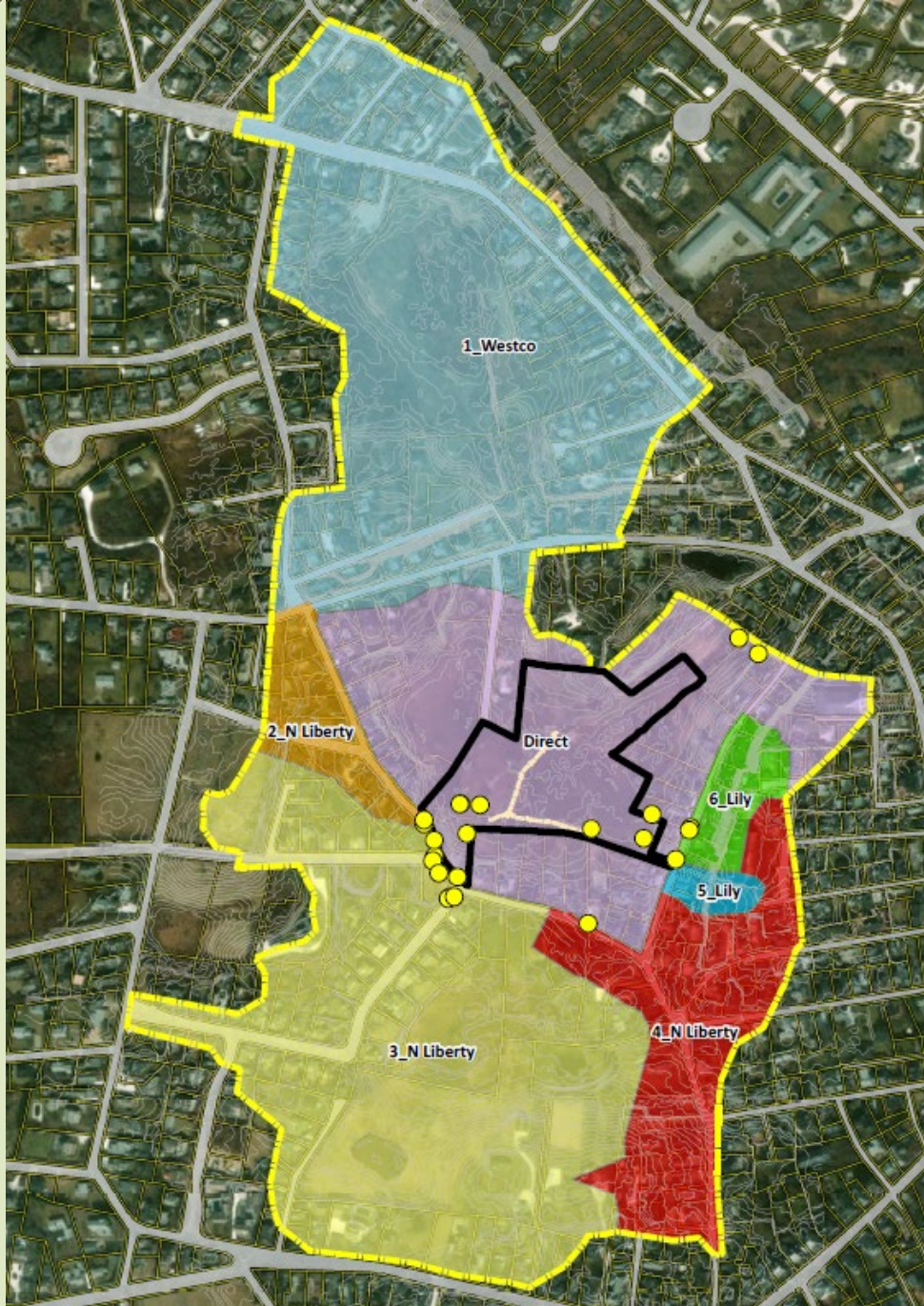


A photograph of a lush green landscape at Lily Pond Park. A wooden boardwalk leads through tall grasses and reeds towards a dense line of trees. In the distance, a white church steeple is visible against a clear blue sky.

Lily Pond Park Master Plan

Nantucket Land Bank Commission

March 9, 2021



Lily Pond Park Watershed = 93 acres

Planning Objectives

1. Enhance park entrances and improve internal circulation
 - better defined gateways in the north
 - know when you are in the park
2. Improve water quality prior to discharge of runoff into the park
 - Opportunities along park perimeter
 - Off-site options in the watershed
 - Expand storage capacity within the park
3. Establish a tiered invasives management strategy
 - low-hanging fruit (e.g. pockets of Japanese Knotweed)
 - address property line issues and long-term management
4. Address concerns of abutters related to flooding, public access, etc.

Two conceptual planning approaches

1. Wetlands at Work



2. Habitat Diversity/Restoration



Option 1

Wetlands at Work

LEGEND

-  WELCOME
-  TURF
-  HABITAT DIVERSIFICATION
-  CONSTRUCTED WETLAND
-  EXISTING WETLAND
-  GRASS PAVE
-  TURF PATH
-  BOARDWALK, EXISTING
-  BOARDWALK, PROPOSED
-  PATHWAY, PROPOSED
-  STRUCTURE
-  DAYLIT STREAM

ENTRANCE WELCOME AREA

DEFINED PATH AND
ENTRANCE AT STREET

SMALL SEATING AREAS
NEXT TO BOARDWALK

WELCOME AREA

INLETS DIRECTED TO
CONSTRUCTED WETLAND

LILY POND PARK

GROVE LANE

WOODBURY LANE

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

N LIBERTY STREET

UPLAND SPECIES EDGES

WELCOME AREA

GREEN ALLEY

ROAD CHANGE IN COLOR AND/OR
MATERIAL TO INDICATE ENTRANCE
INLET

OPEN GREEN, FLEXIBLE SPACE

DAYLIT STREAM

EXISTING INLET REMOVED

NEW BOARDWALK

CONSTRUCTED WETLAND

CASCADING BIOSWALE

GREEN ALLEY

ROAD CHANGE IN COLOR
AND/OR MATERIAL TO
INDICATE CROSSING

PROPOSED BOARDWALK

EXISTING BOARDWALK

CONSTRUCTED WETLAND SAMPLE SECTION

MASTER PLAN - Option 1: Wetlands at Work

LILY POND - NANTUCKET LAND BANK

NANTUCKET, MA

FEBRUARY 2021



Horsley Witten Group
Sustainable Environmental Solutions

90 Route 8A • Unit 1 • Sandwich, MA 02563
508-533-8000 • horsleywitten.com

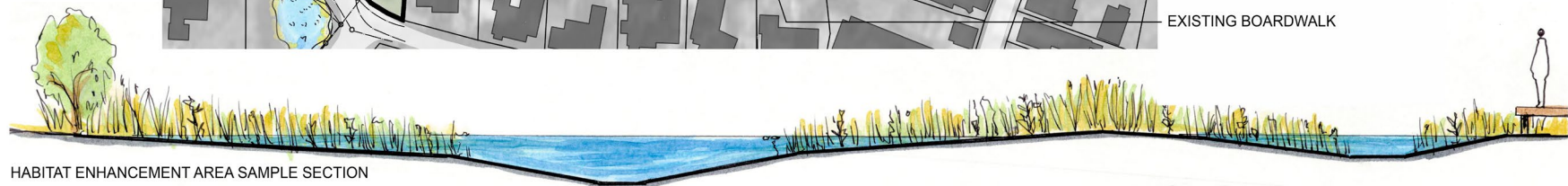
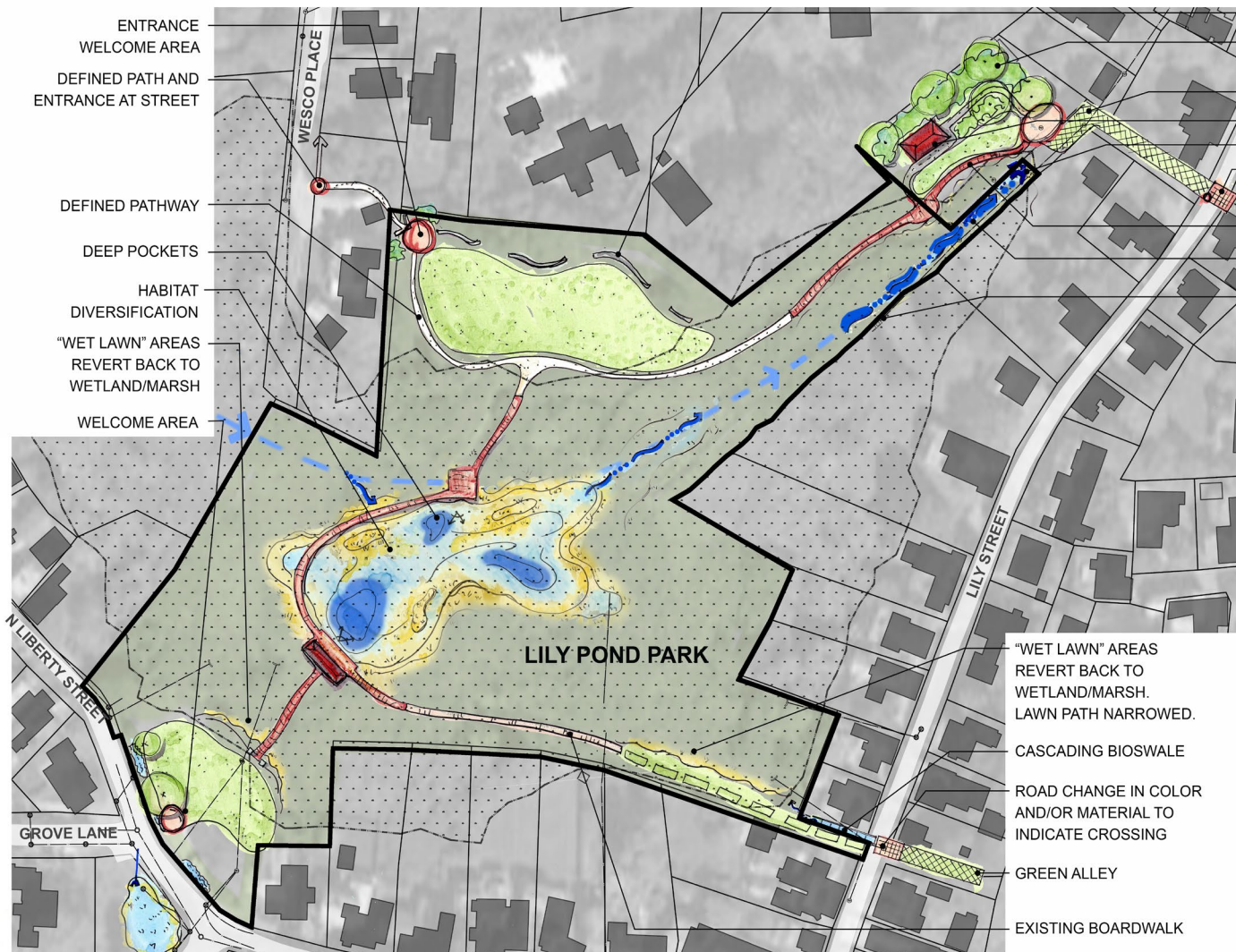


Option 2

Habitat Diversity/ Restoration

LEGEND

-  WELCOME
-  TURF
-  HABITAT DIVERSIFICATION
-  CONSTRUCTED WETLAND
-  EXISTING WETLAND
-  GRASS PAVE
-  TURF PATH
-  BOARDWALK, EXISTING
-  BOARDWALK, PROPOSED
-  PATHWAY, PROPOSED
-  STRUCTURE
-  DAYLIT STREAM



MASTER PLAN - Option 2: Habitat Diversification

LILY POND - NANTUCKET LAND BANK
NANTUCKET, MA
FEBRUARY 2021

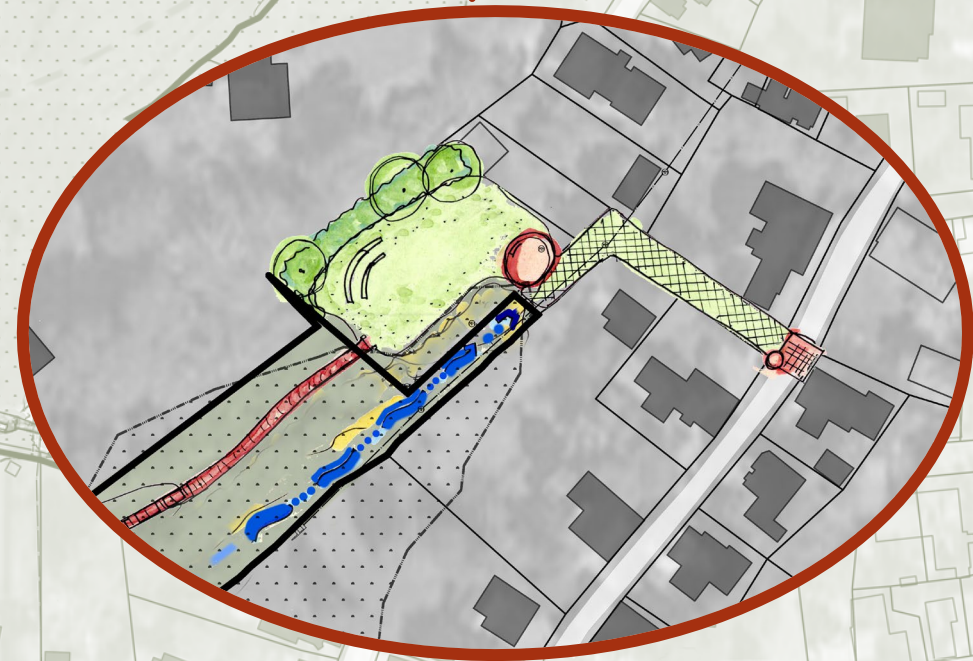
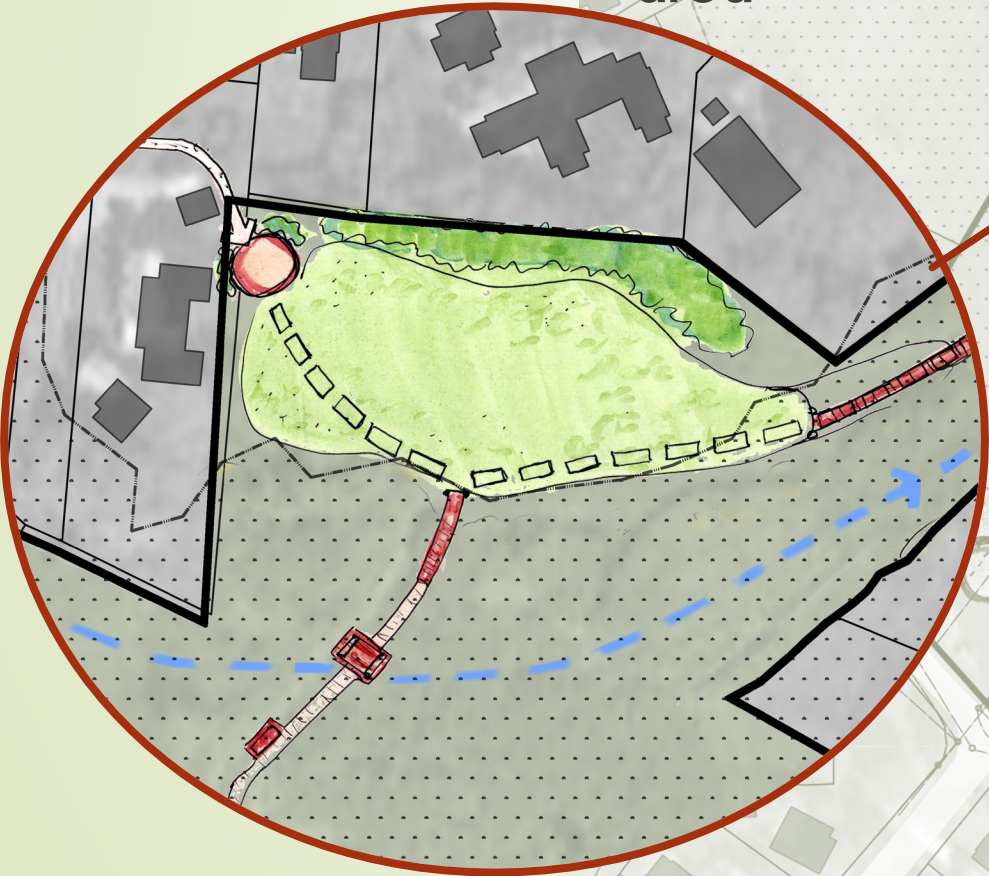


Option 1

Wetlands at Work

- Gateway and connectivity enhancements
- Programmable lawn area

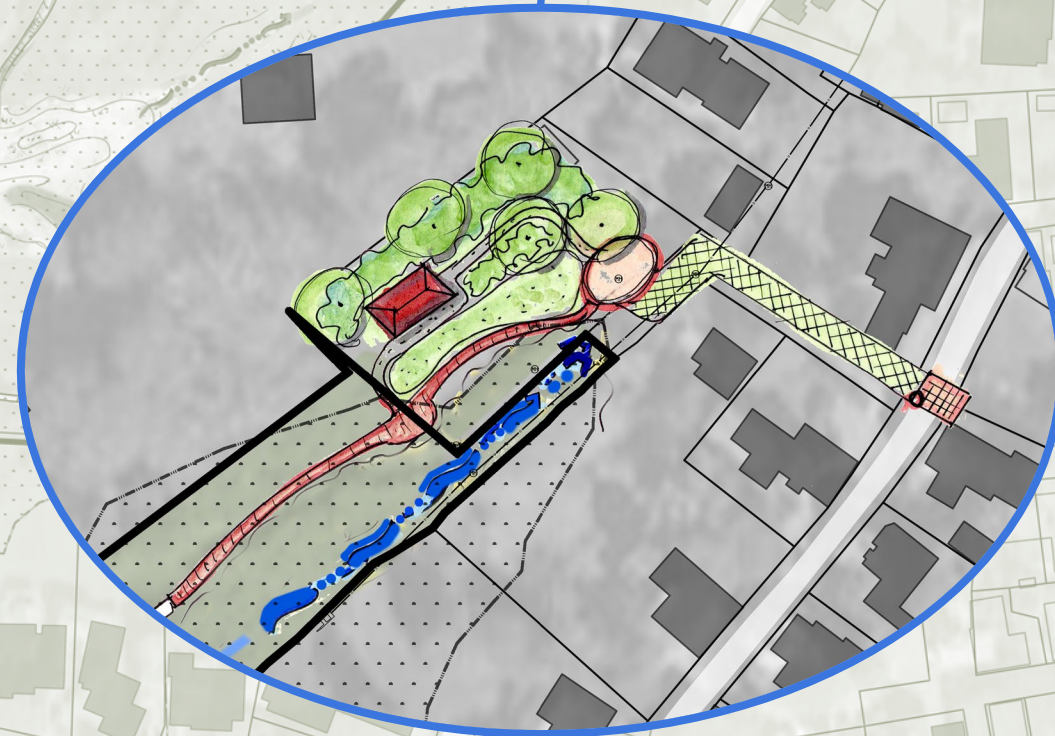
- Green alley
- Stream daylighting



Option 2

Habitat
Diversity/
Restoration

- Gateway and connectivity enhancements
- Boardwalk extensions
- Green alley
- Stream daylighting
- Programmable lawn space



Option 1

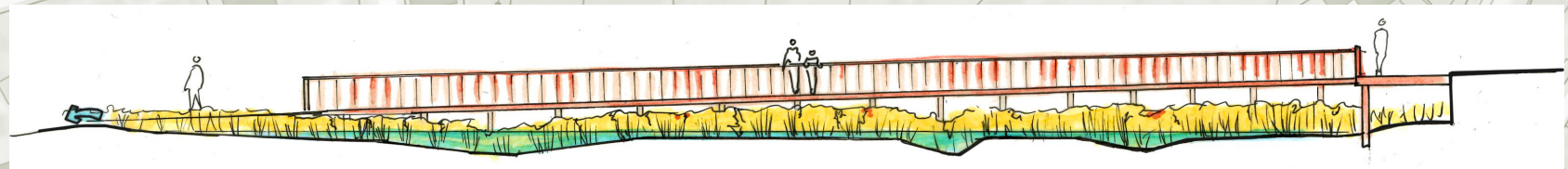
Wetlands at Work



CURRENT

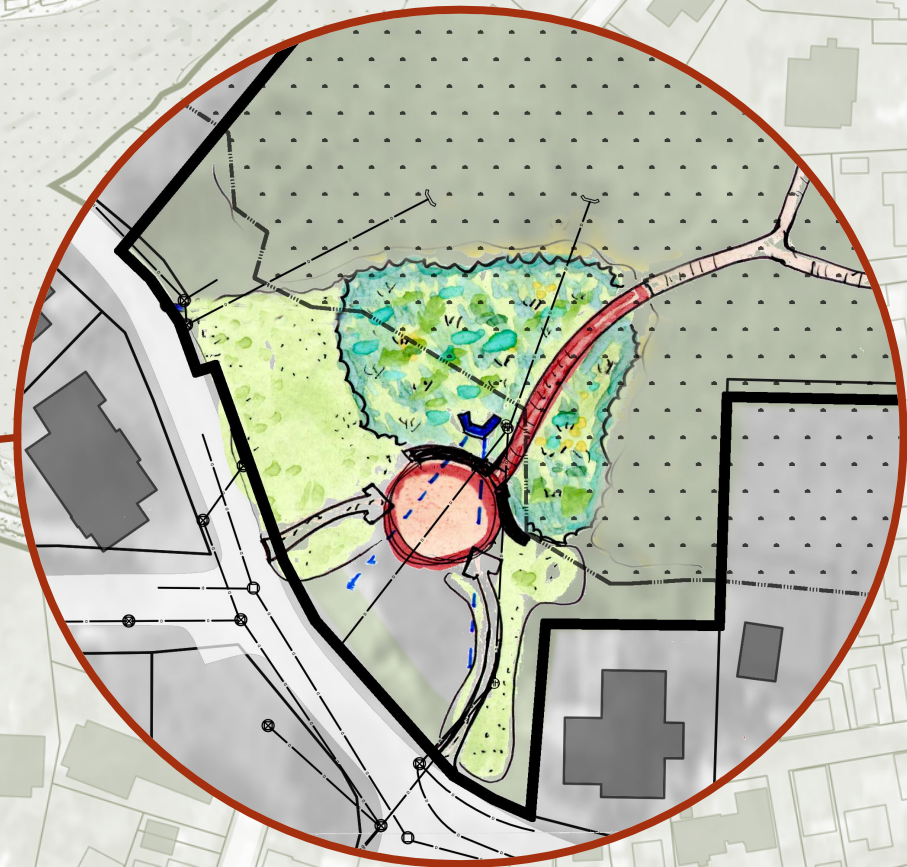


EXAMPLE
CONSTRUCTED
WETLAND



WETLAND CROSS SECTION

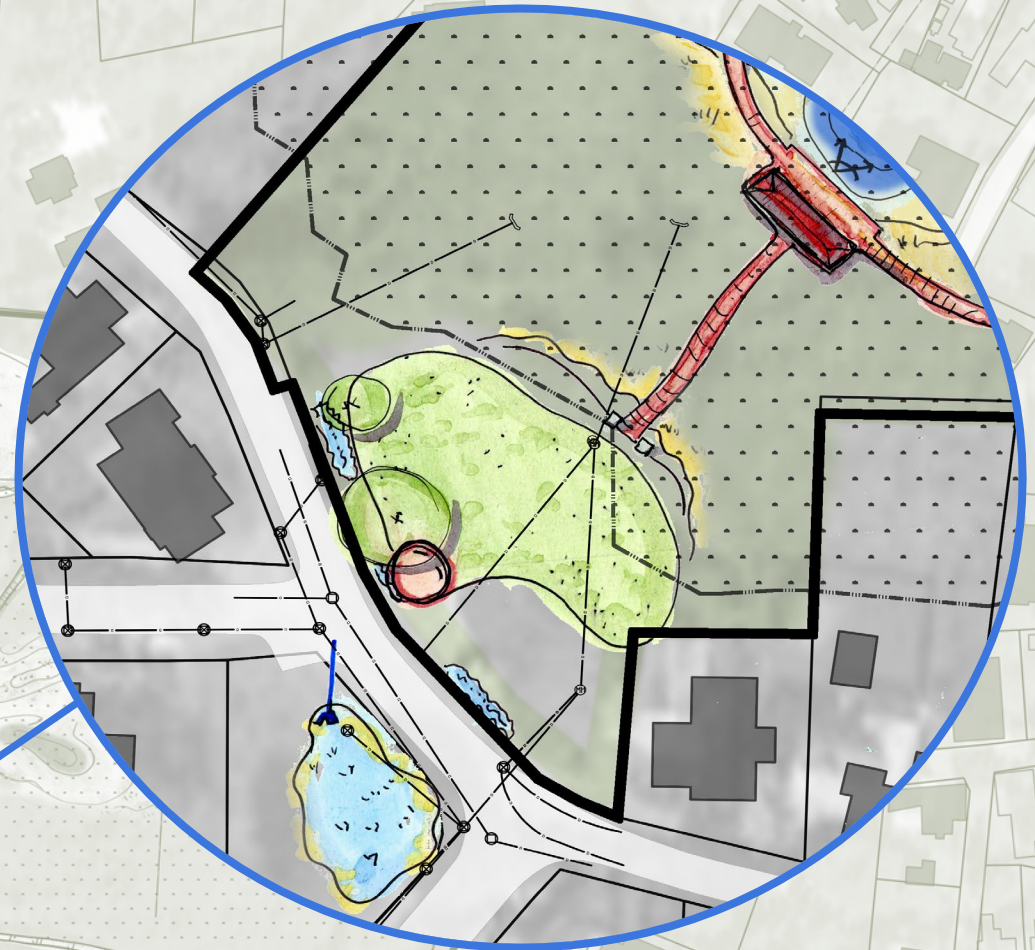
- Constructed wetland
- WQ treatment in park
- Intercept existing pipes
- Gateway
- Boardwalk



Option 2

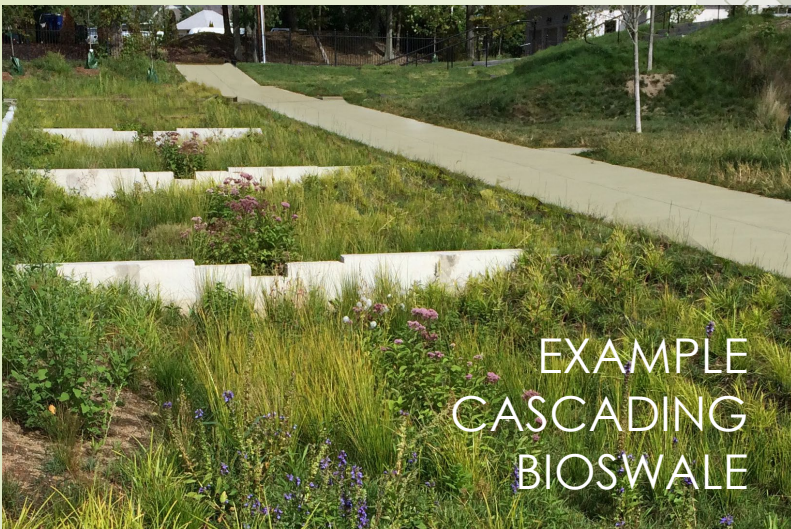


- Perimeter and off-site WQ treatment
- Bioswales in ROW and wet meadow
- Gateway enhancements
- No loss of grass



Option 1

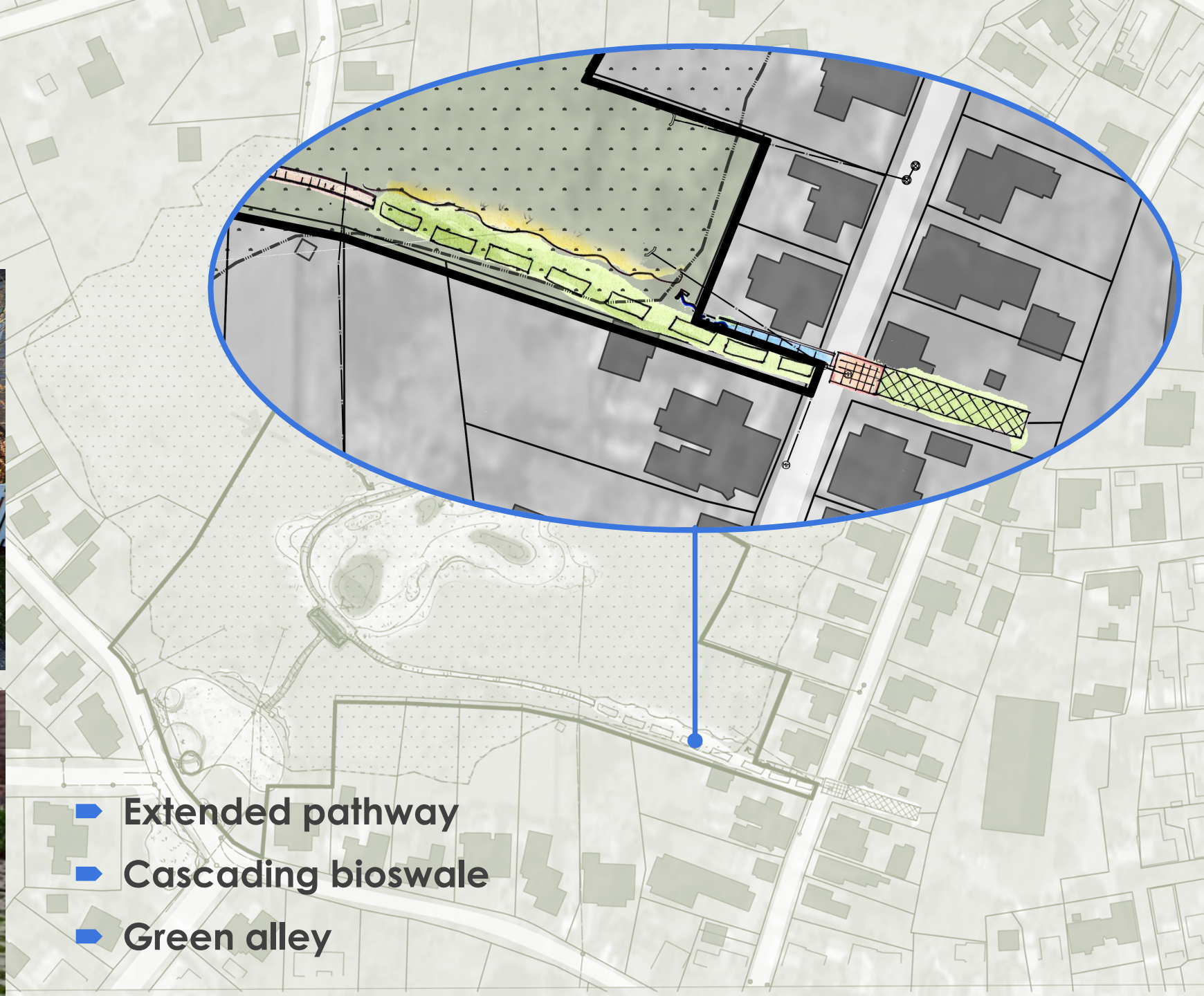
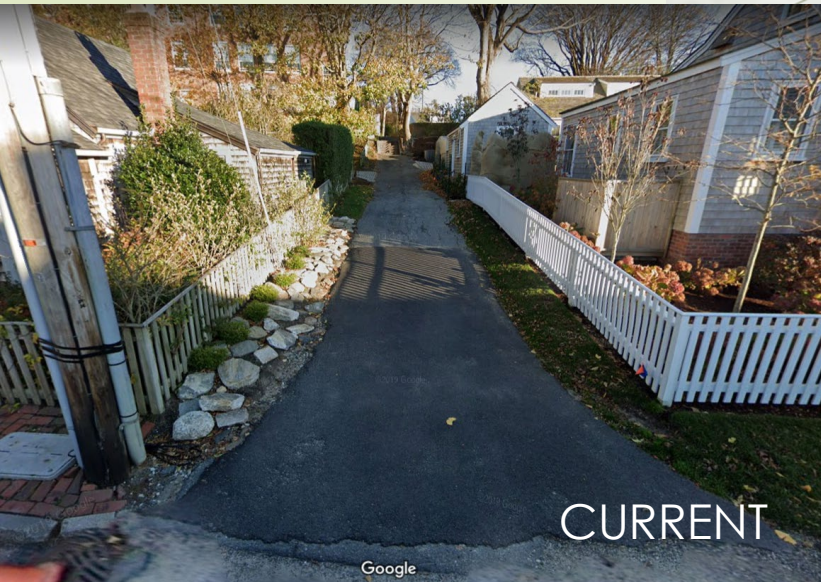
Wetlands at Work



- Linear constructed wetland and/or bioswale
- Boardwalk
- Potential green alley

Option 2

Habitat Diversity/Restoration



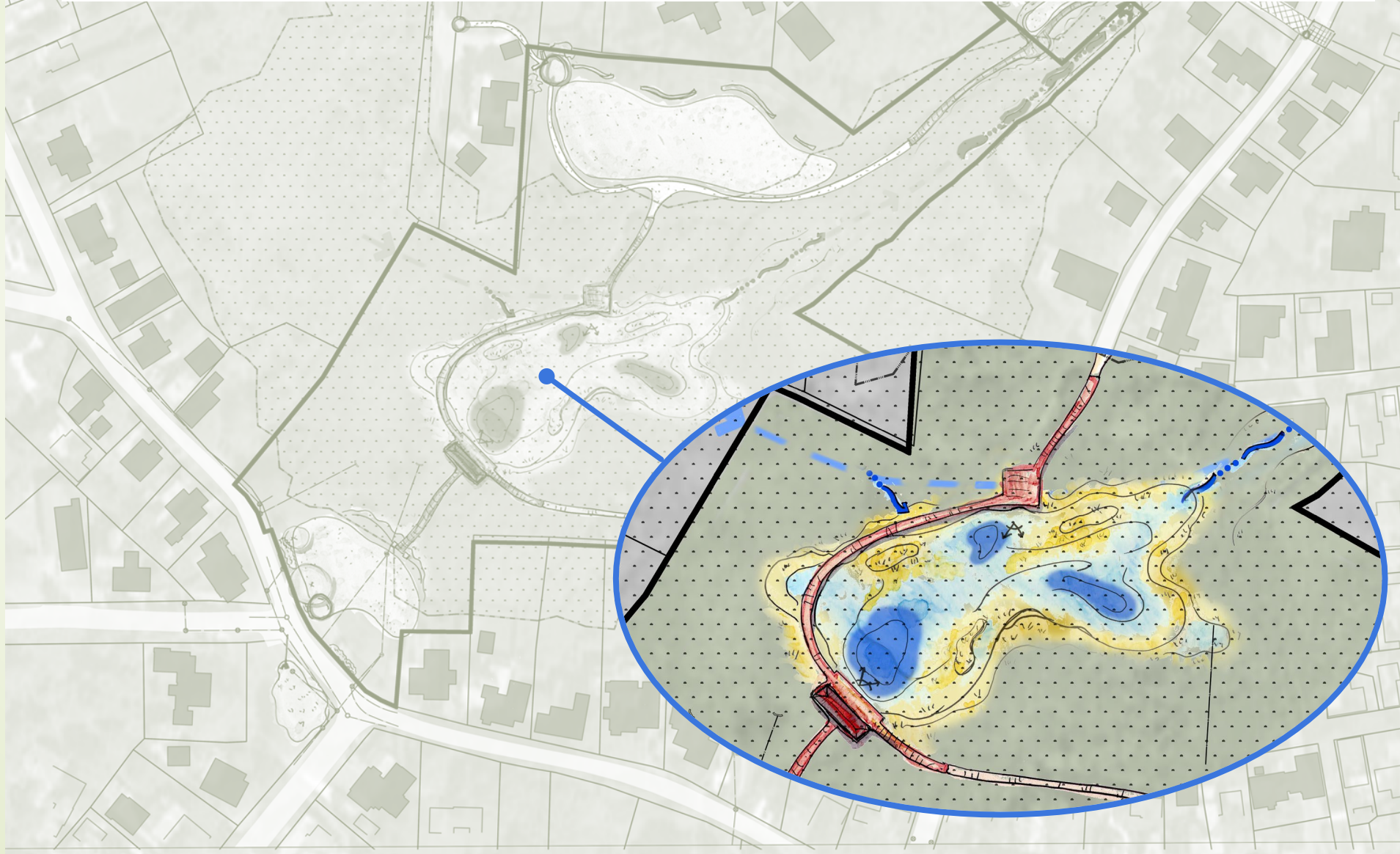
Option 2

Habitat Diversity/ Restoration

- Habitat restoration & flood storage
- Variable depth open marsh
- Permitting & construction challenges
- Needs pretreatment
- Invasives management



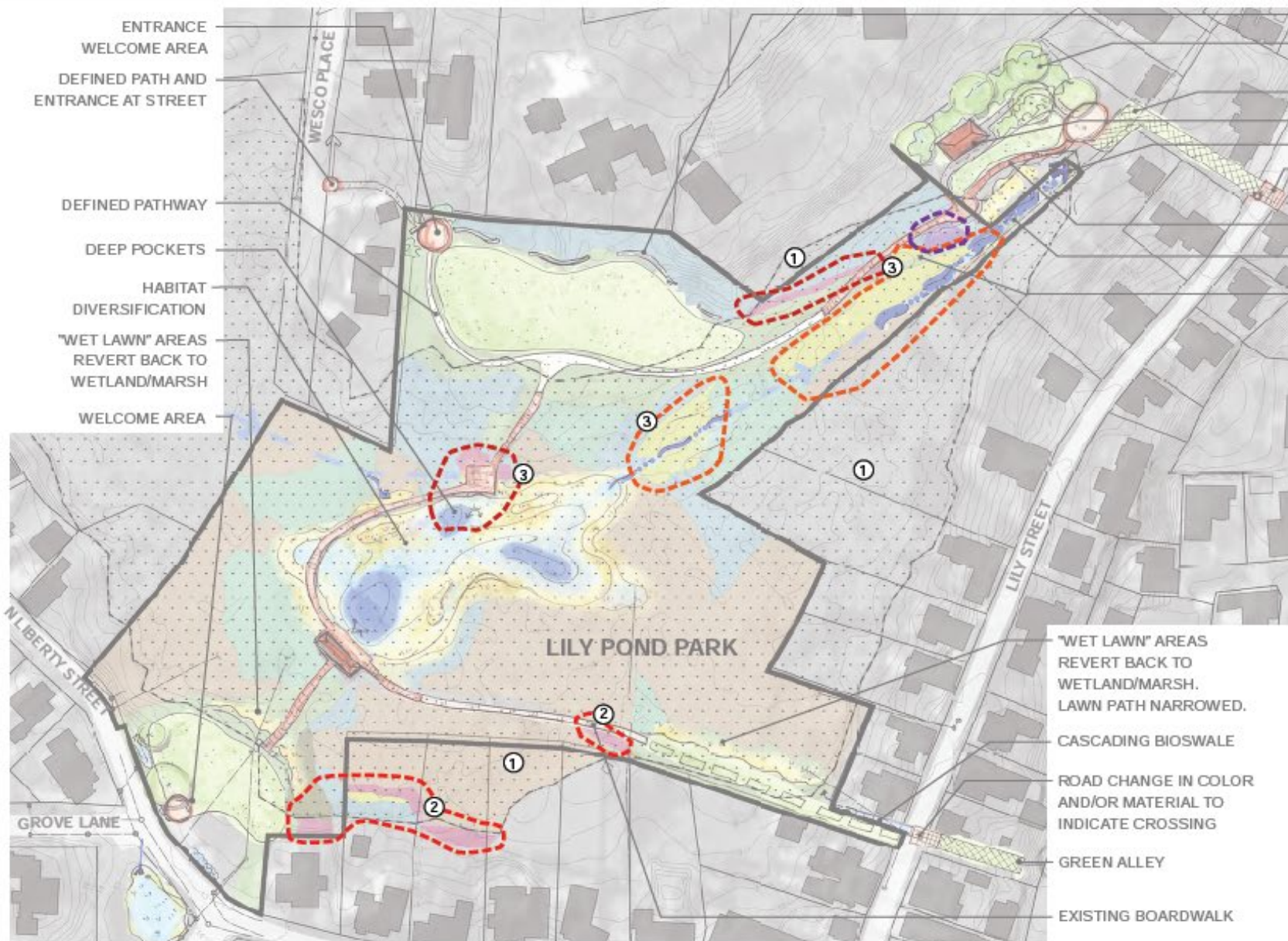
OPEN MARSH CROSS SECTION



LEGEND



EXISTING PLANT COMMUNITIES



WALLS AND PLANTS TO DEFINE EDGE

UPLAND SPECIES / HABITAT

WELCOME AREA

GREEN ALLEY

PAVILION

NEW INLET

ROAD CHANGE IN COLOR AND/OR MATERIAL TO INDICATE ENTRANCE

NEW BOARDWALK

DAYLIT STREAM

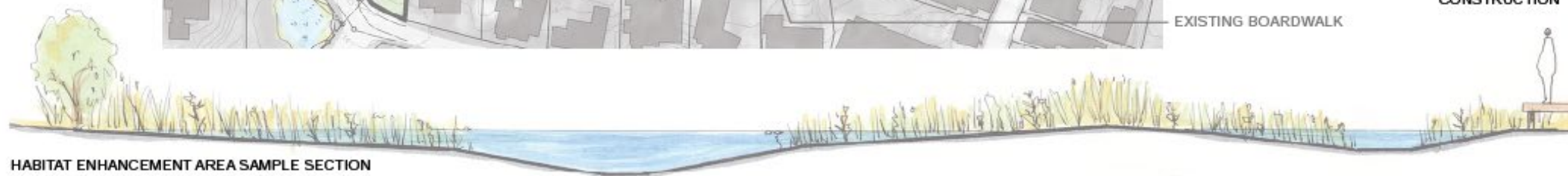
EXISTING INLET REMOVED

INVASIVE MANAGEMENT

- PRIORITY 1
 - PRIORITY 2
 - PRIORITY 3
- ① ENGAGE WITH ADJACENT PROPERTY OWNERS TO UNDERSTAND OPTIONS FOR ENTIRE COMMUNITY MANAGEMENT

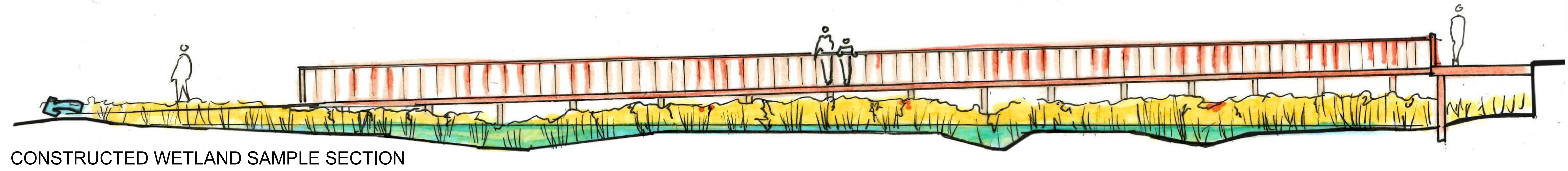
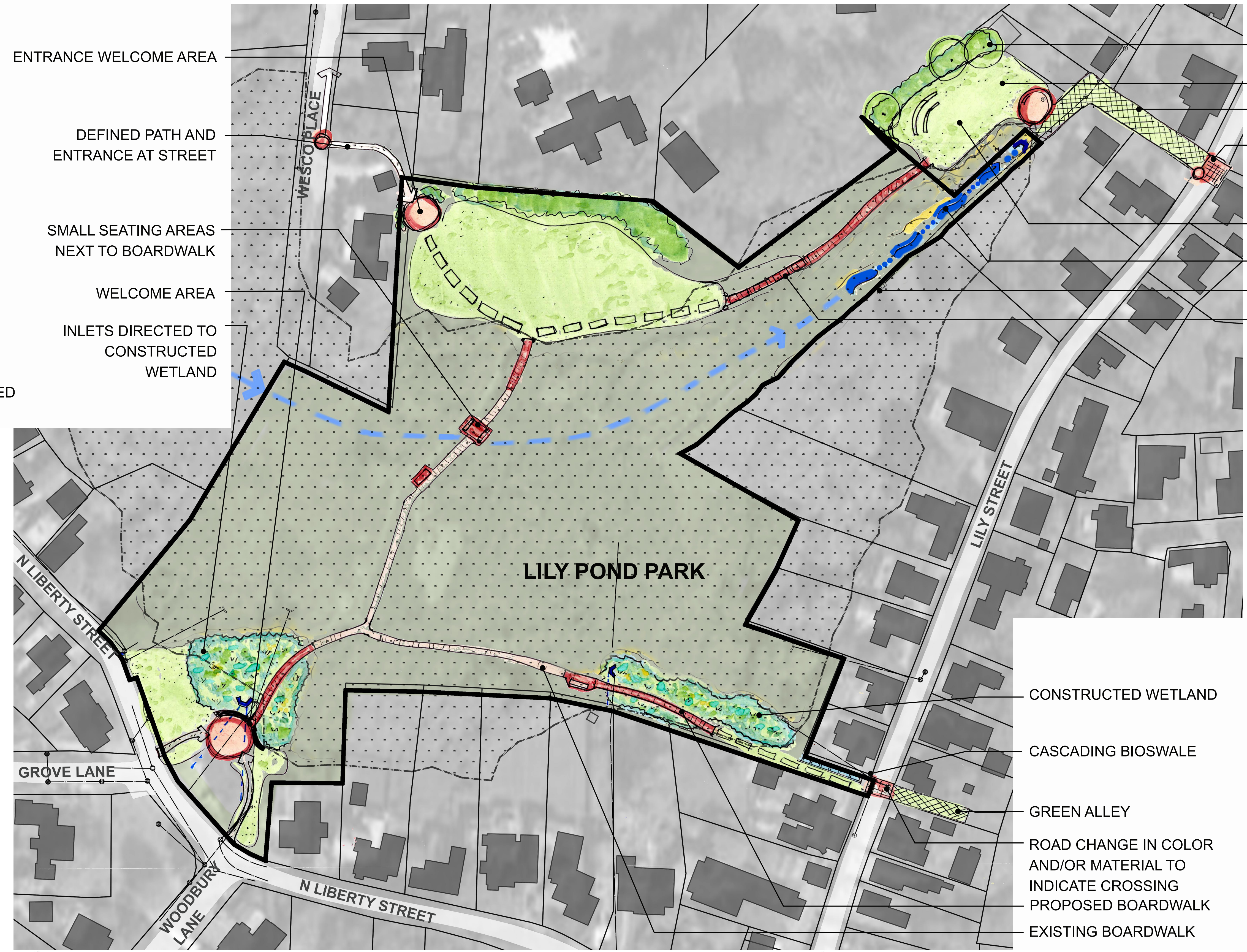
② AREAS THAT WILL NOT BE AFFECTED BY SITE / STORMWATER IMPROVEMENTS WILL FOLLOW INVASIVE MANAGEMENT PLAN THAT WILL TAKE BETWEEN 3-5 YEARS OF TREATMENT AND NATIVE PLANT ESTABLISHMENT.

③ AREAS TO INCLUDE SITE & STORMWATER IMPROVEMENTS TO START ERADICATING INVASIVES 2-3 YEARS PRIOR TO SITE DISTURBANCE. ONCE MAJORITY OF THE INVASIVES HAVE BEEN REMOVED, PROPOSED IMPROVEMENTS & NATIVE PLANTING SHOULD BE IMPLEMENTED. MONITORING OF THE SITE WILL OCCUR FOR A FEW YEARS FOLLOWING CONSTRUCTION



LEGEND

- WELCOME
- TURF
- HABITAT DIVERSIFICATION
- CONSTRUCTED WETLAND
- EXISTING WETLAND
- GRASS PAVE
- TURF PATH
- BOARDWALK, EXISTING
- BOARDWALK, PROPOSED
- PATHWAY, PROPOSED
- STRUCTURE
- DAYLIT STREAM

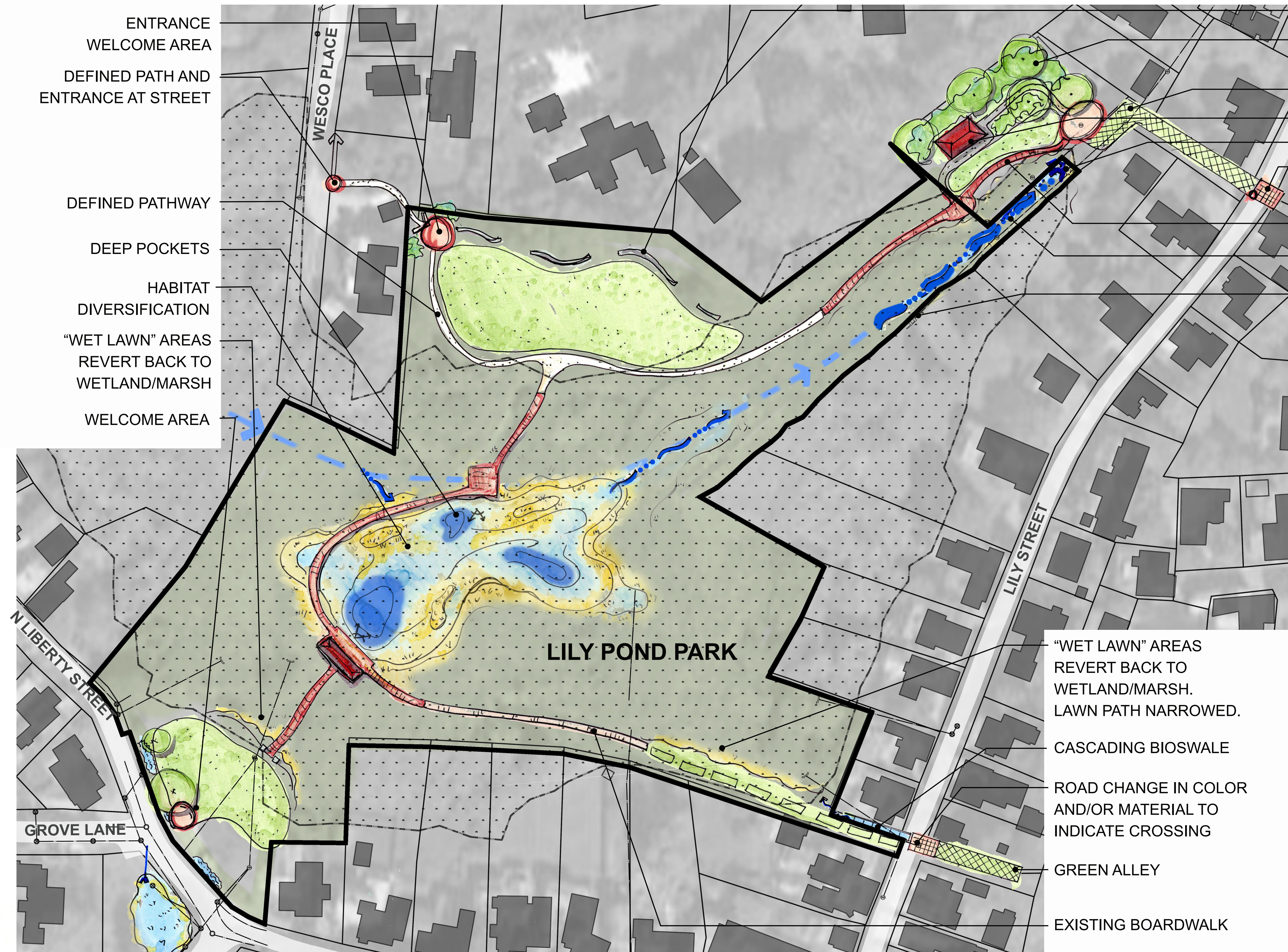


LEGEND

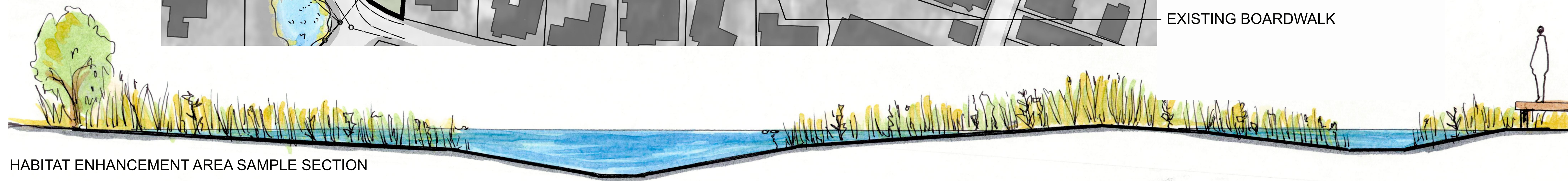
- WELCOME
- TURF
- HABITAT DIVERSIFICATION
- CONSTRUCTED WETLAND
- EXISTING WETLAND
- GRASS PAVE
- TURF PATH
- BOARDWALK, EXISTING
- BOARDWALK, PROPOSED
- PATHWAY, PROPOSED
- STRUCTURE
- DAYLIT STREAM

- ENTRANCE WELCOME AREA
- DEFINED PATH AND ENTRANCE AT STREET
- DEFINED PATHWAY
- DEEP POCKETS
- HABITAT DIVERSIFICATION
- "WET LAWN" AREAS REVERT BACK TO WETLAND/MARSH
- WELCOME AREA

- WALLS AND PLANTS TO DEFINE EDGE
- UPLAND SPECIES / HABITAT
- WELCOME AREA
- GREEN ALLEY
- PAVILION
- NEW INLET
- ROAD CHANGE IN COLOR AND/OR MATERIAL TO INDICATE ENTRANCE
- NEW BOARDWALK
- DAYLIT STREAM
- EXISTING INLET REMOVED



- "WET LAWN" AREAS REVERT BACK TO WETLAND/MARSH. LAWN PATH NARROWED.
- CASCADING BIOSWALE
- ROAD CHANGE IN COLOR AND/OR MATERIAL TO INDICATE CROSSING
- GREEN ALLEY
- EXISTING BOARDWALK



MASTER PLAN - Option 2: Habitat Diversification

LILY POND - NANTUCKET LAND BANK
NANTUCKET, MA
FEBRUARY 2021



TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 9, 2021

1. February 2021 Transfers – Record Nos. 42827 through ?????

a. Current “M” Exemptions and Liens:

No. 42844 Adan A. Rodriguez Flores and Zoila Judith Flores De Estrada
No. 42905 Nathan Mathew Kaiser and Alexandra Page Norton

2. Transfer Update:

a. Two-Year Ownership Non-Compliance – Request for Waiver/Refund

No. 40550 Andrew O’Shea

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2020						
FY20	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-19	89	56	33	\$94,955,156	\$89,775,156	\$1,796,308
Aug-19	99	46	53	\$106,405,471	\$102,684,583	\$2,063,692
Sep-19	93	48	45	\$80,267,845	\$77,392,845	\$1,549,917
Oct-19	109	49	60	\$139,977,450	\$137,527,117	\$2,759,542
Nov-19	99	51	48	\$110,400,753	\$107,270,753	\$2,145,415
Dec-19	112	71	41	\$104,991,606	\$88,127,806	\$1,772,556
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
THRU FEB 20	754	411	343	\$787,992,784	\$743,587,096	\$14,903,607
Average	78	43	35	\$81,434,148	\$77,281,761	\$1,549,611
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	112	71	60	\$139,977,450	\$137,527,117	\$2,759,542
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2021						
FY21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20	104	49	55	\$176,375,099	\$171,288,925	\$3,435,779
Sep-20	159	42	117	\$363,276,137	\$362,676,137	\$7,253,523
Oct-20	201	68	133	\$373,250,751	\$367,511,350	\$7,359,923
Nov-20	121	40	81	\$218,588,228	\$214,313,827	\$4,286,277
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
Jan-21	118	60	50	\$108,513,635	\$102,961,135	\$2,069,223
Feb-21	87	48	39	\$107,677,305	\$99,427,305	\$1,988,546
Mar-21						
Apr-21						
May-21						
Jun-21						
THRU FEB 21	1,147	510	629	\$1,793,072,853	\$1,751,331,209	\$35,064,821
Average	143	64	79	\$224,134,107	\$218,916,401	\$4,383,103
Low	87	40	39	\$107,677,305	\$99,427,305	\$1,988,546
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

