

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 8, 2023
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
 - a. Department of Conservation & Recreation – Grant Award
2. AGRICULTURAL BUSINESS
 - a. Agricultural Land Use Planning Collaboration
3. PROPERTY MANAGEMENT
 - a. Multi-Site Building Renovations – Procurement Update
 - b. 19 East Creek – Schematic Plan Presentation
 - c. 15 Commercial Wharf/Rowland – House Move Extension Request
 - d. 41 West Miacomet Road/MMD Zoning – Nantucket Land Council & Planning Board Request
 - e. Tom Nevers Bike Path - Discussion
4. TRANSFER BUSINESS
 - a. Current “M” Exemption
 - b. Current “O” Exemption
5. REGULAR BUSINESS
 - a. Ottison Movie Screening Update/Q&A Discussion
6. APPROVAL OF MINUTES
 - a. Regular Meeting of July 25, 2023
7. CONSENT ITEMS
 - a. 55 Warrens Landing Road/West End Overlook – Memorial Bench Request
 - b. Monthly Transfer Statistics
 - c. Warrant Authorization – Cash Disbursement
8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to potential and ongoing litigation. The Commission will reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Ongoing Litigation Matters:
 - a. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampooon Nominee Trust (6 Wesco Place)
 - b. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
 - c. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural Access Board – Easy Street Park Variance denial
3. Real Estate Acquisition

C. RECONVENE IN OPEN SESSION

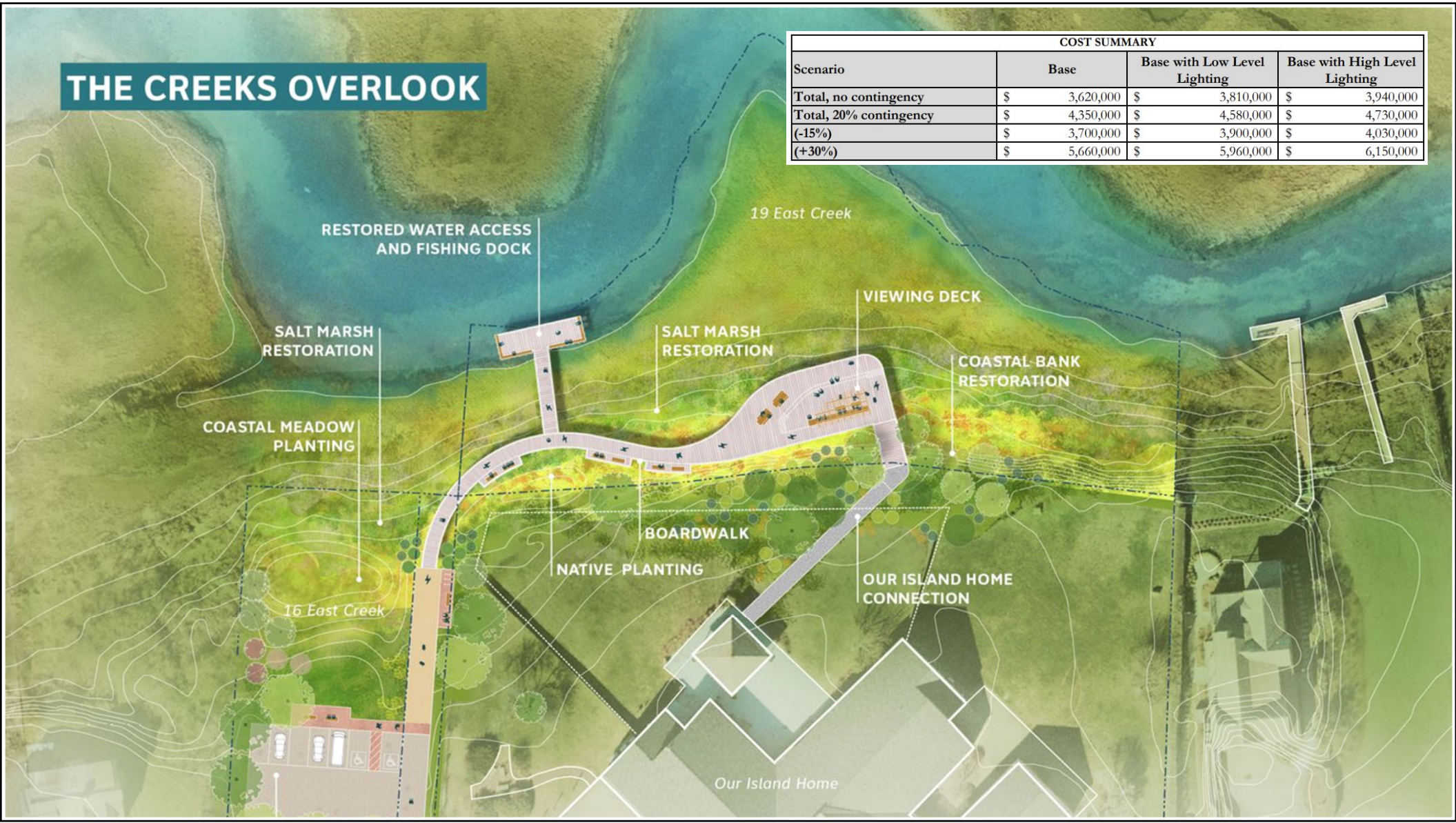
1. PERSONNEL MANAGEMENT

a. Executive Director – Annual Review

D. ADJOURNMENT

THE CREEKS OVERLOOK

COST SUMMARY			
Scenario	Base	Base with Low Level Lighting	Base with High Level Lighting
Total, no contingency	\$ 3,620,000	\$ 3,810,000	\$ 3,940,000
Total, 20% contingency	\$ 4,350,000	\$ 4,580,000	\$ 4,730,000
(-15%)	\$ 3,700,000	\$ 3,900,000	\$ 4,030,000
(+30%)	\$ 5,660,000	\$ 5,960,000	\$ 6,150,000



RESTORED WATER ACCESS AND FISHING DOCK

SALT MARSH RESTORATION

COASTAL MEADOW PLANTING

16 East Creek

NATIVE PLANTING

BOARDWALK

SALT MARSH RESTORATION

19 East Creek

VIEWING DECK

COASTAL BANK RESTORATION

OUR ISLAND HOME CONNECTION

Our Island Home



Nantucket Land Council

Nantucket's Environmental Advocate

Six Ash Lane, PO Box 502, Nantucket, MA 02554
508.228.2818 | www.nantucketlandcouncil.org

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Scientific Advisor

James W. Sutherland, Ph.D.

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Emily Molden
Executive Director

Michelle Whelan
Development Director

RJ Turcotte
Nantucket Waterkeeper

Anna Day
Communications Manager

Peter R. Fenn
General Counsel

July 31, 2023

David Iverson, Chair
Nantucket Planning Board
2 Fairgrounds Road
Nantucket, MA 02554

Re: 41 W Miacomet Rd - Special Permit

Dear Chair Iverson and Members of the Planning Board,

The Nantucket Land Council is an environmental non-profit organization with a mission to help protect and preserve the land and water resources of Nantucket. We have reviewed the application materials for the Special Permit as proposed by 41 WMR Trust at 41 W Miacomet Road. We have also participated in several public hearings to date raising concerns with the application as proposed. We would like to make the following comments in writing for the record.

Moorlands Management District

The subject property is located in the Moorlands Management District (MMD). The MMD was originally established specifically to protect those areas of the island containing exemplary moorland and heathland habitats. The sandplain grasslands and heathlands found in these areas consist of a vegetation community that is globally rare, with a huge majority of these habitats found on Nantucket, Tuckernuck and Martha's Vineyard. As a globally rare habitat they contain and support a significant number of state and federally listed rare species. As stated in Nantucket's Zoning Bylaw ("the Bylaw") Section 139-13 (A), "*It is the intention of this district to permit a type and integrity of use which is consistent with the long-term integrity of these special ecological systems*".

Section 139-13 (D) of the Bylaw, Site Plan Approval, sets criteria for specially permitted structures and uses in the MMD that includes maximizing the protection of endangered species, scenic views, and the moorlands and heathlands vegetation and landforms. Our Counsel to the Nantucket Land Council has issued a written zoning opinion, which I've enclosed and is incorporated by reference.

Proposal and Impacts

The applicant is seeking a Special Permit for the alteration of an existing dwelling, accessory structures and uses including the construction of a swimming pool, and the relocation of a portion of the existing driveway. Under Section 139-13 (B) of the Bylaw, properties in the MMD are permitted one single-family dwelling of not more than 800 square feet, plus not more than 400 square feet in the aggregate of decks, covered porches, accessory structures or other impervious surfaces. The pre-existing nonconforming single-family dwelling already consists of 1,461 square feet, with 1,654 square feet of additional decks, accessory structures and/or impervious surfaces.

Swimming Pool

The applicant is proposing to install a new swimming pool, which equates to an additional impervious surface, with an unclear area of impervious surface surrounding the pool edge. According to the specific provisions of 139-13 of the Bylaw this additional impervious surface is not permissible in the MMD. While there is proposed to be a reduction of impervious surfaces on other portions of the property, it is not enough of a reduction to meet the maximum 400 square feet. In addition, siting a swimming pool of any size in this location will result in a number of other adverse impacts associated with its use. These include noise, lighting, and pool maintenance, which are contrary to the intention and restrictions of this district.

Driveway Realignment

The applicant is also proposing to realign the driveway, which will require disturbance of at least 950 square feet of natural vegetation. While the proposal includes significant revegetation of previously disturbed areas and/or existing lawn, which could be permitted if it meets the Bylaw provision for this district, no additional disturbance of existing native vegetation should be allowed. The proposal may have received a determination by the MA Natural Heritage and Endangered Species Program (NHESP) that it will not result in a "Take" of state listed rare species pending compliance with specific conditions, but it is very important to remember that they use a very different set of criteria for their review than exists in the Nantucket Zoning Bylaw.

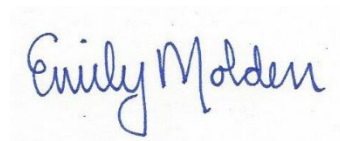
The proposed work will result in a direct impact to the surrounding rare and unique habitat. The Bylaw clearly defines the purpose of the MMD to protect the long-term integrity of these ecosystems. Native vegetation found in this area, even those species not specifically considered rare, comprises a very important component of these protected areas. Common woody shrubs such as scrub oak, bayberry and huckleberry, for example, provide important cover for hunting Northern Harriers (a state-listed bird of prey), and create a mosaic across the landscape that adds great value to these globally rare habitats.

Conclusion

The work proposed at 41 W Miacomet Road, specifically the construction of the pool or other impervious surfaces and the disturbance of native vegetation for the driveway realignment, does not meet the standards set out in the Bylaw for the Moorlands Management District. Any permitted uses must be consistent with the long-term integrity of this special ecosystem. There is no set of conditions that would protect the interests set out in the MMD which the Planning Board, as the special permit granting authority, are charged to protect. Accordingly, the Board should vote to deny this special permit as proposed.

Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Emily Molden". The signature is written in a cursive style and is centered within a light blue rectangular box.

Emily Molden
Executive Director

Enclosure



TO: Emily Molden
FROM: Dennis A. Murphy, Esq.
DATE: July 31, 2023
RE: Swimming pools in Moorlands Management District (MMD) on Nantucket

Swimming pools are not a permitted use by right in the MMD. They may be allowed by special permit as accessory to a single family dwelling if certain criteria are met. The zoning bylaw designates the Planning Board as the special permit granting authority for the MMD. (§ 139-13.C)

As with any special permit, all of which are discretionary, it must be “in harmony with the general purpose and intent” of the bylaw (§ 139-30.A(1)), and the board has the authority to “approve, conditionally approve or disapprove applications for special permits” (§ 139-30.E(1)).

The purpose of the MMD bylaw is to protect the “extremely fragile and unique environment, and [] a rare and endangered landform”, where any approved structures and uses must be “consistent with maintaining the long term integrity of these special ecosystems.” (§ 139-13.A)

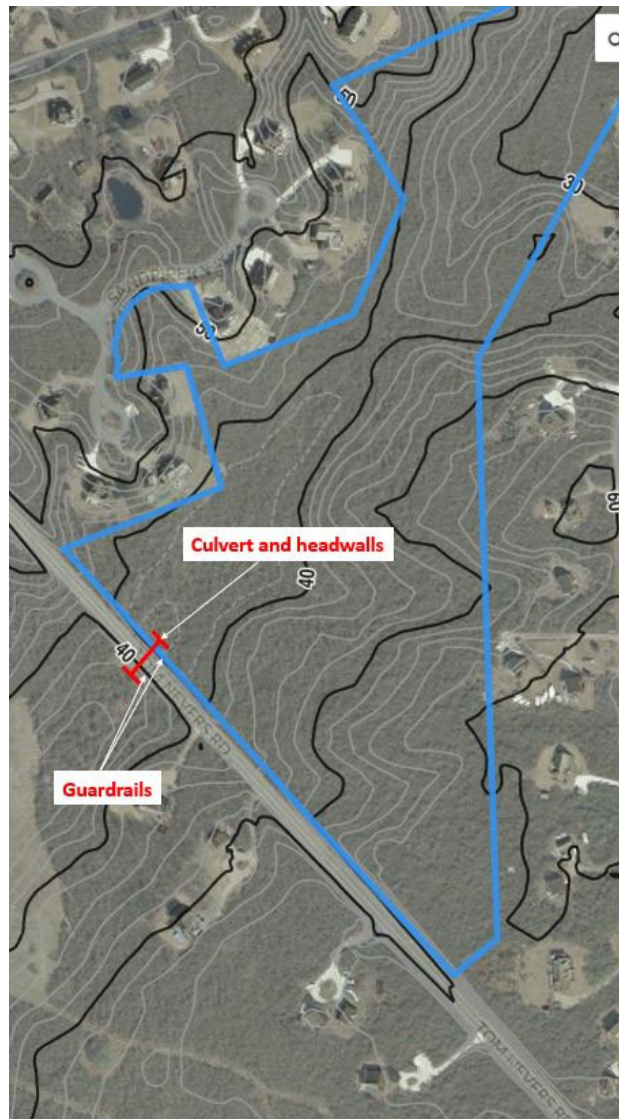
Permitted uses in the MMD allow by right only conservation and recreation, as well as a small single family dwelling of up to 800 square feet and no more the half that square footage (400 sq.ft.) in total additional “decks, porches, accessory buildings or other impervious surfaces.” (§ 139-13.B) Swimming pools are impervious structures accessory to a dwelling. (§ 139-2, defining “Accessory Uses”, “Impervious” and “Swimming Pool – Residential”)

By special permit, a dwelling in the MMD may exceed 800 square feet, including accessory structures, if it can be sited to “minimize[] potentially adverse effects on the moorlands environment and scenic integrity.” (§139-13.C(1)) Nothing in the text of the bylaw explicitly grants authority to exceed the aggregate limit of 400 square feet for accessory structures and impervious surfaces, including pools. So, a strict reading would suggest that any pool must comply with the 400 square foot aggregate limit on accessory structures and impervious surfaces.

Even if the bylaw were interpreted to authorize special permit granting authority to exceed the 400 square foot limit for accessory structures and uses, that figure should guide the board’s discretion, which must be exercised to effectuate the purpose and intent of the MMD bylaw to preserve one of the most “endangered landform[s] of North America,” according to the bylaw. (§ 139-13.A)

Tom Nevers Bikepath Notes

Environmental staff comments (Liz): While most of our property appears to be at a higher elevation than the road, there is a low area where the boardwalk option is proposed. The gully spans across the road to the abutting state-owned property, which is bordered by Conservation Foundation property. There's a culvert that runs beneath the street in this section for drainage, with a headwall on each side (on both the state property and our property). The following figure shows these features:



There are two options in the bike path concept plan for this low-lying area: one is for an elevated boardwalk and the other is for an on-grade paved path. For both options, the bike path would be brought in quite a distance from the roadway onto our property (45' for the paved path and 55' for the boardwalk). I'm assuming this is so they don't create any drainage issues with the culvert, but there may be other reasons I'm not thinking of. There is another section of path to the south of this section that also comes a good distance onto our property, maybe because it is easier to work with the grading that way.

Here are pros/cons of the boardwalk vs the paved path:

- Boardwalk would require minimal grading/filling
- Boardwalk would create minimal disturbance to existing vegetation and would not require planting new vegetation
- Boardwalk would create a nice experience with a cool view
- It would probably require more maintenance
- It would need to be brought in 10 more feet from the roadway (not sure why)

Another thought is that the bike path might create an opportunity for us to create paths on our property, since people would have better access to it.

Environmental Staff Comments (Rachael): I am supportive of a boardwalk through this area as the filling would be very disruptive. Secondly, I notice that they are looking at using stone dust [in the trailhead entry on Tom Nevers Rd] and I would convey the maintenance issues (primarily runoff and weeds) we have had with this surfacing. Last but not least, I think it is very important that any large grasses are native as some of the landscape varieties spread quickly.

Funding: The Town is not asking the Land Bank to pay for the boardwalk if that is the Land Bank's preferred option. Rather, they would like the Land Bank to support a design option, and they will be asking for an easement (or license) agreement to build and maintain the preferred option. If the Land Bank supports a boardwalk option, then planning staff will note that in a recommendation to the Select Board when they ask for their support to proceed with finalizing the design and permitting.

Difference between the two elevated boardwalk options:

1. Surfacing/decking. The full option is using a synthetic decking (like a Trex type material). The boards are more expensive and there might be some additional framing to account for this material. The value option is using a pressure treated southern yellow pine (SYP). This is a wooden timber deck board. Framing can be less as the wood is more "structural" than the Trex stuff.
2. The footing design. In the full option we are assuming we need to use helical piles. These have a cost for each pile. They are structural and require engineering. The value option is assuming we can use a pan/spread footing that rests directly on the ground (its like a snowshoe that spreads the weight out). We would also install a few concrete sono-tube footings to add structural attachment to the earth. The value option requires particular soil types and we are not sure they are present on site. Generally a well drained, low organic soil type is needed. I believe Nantucket as a whole (generally speaking) is very sandy so we are confident this pan footing is a realistic possibility. We will need soil explorations to be conducted on either of these footing designs so we will determine after that.

Tom Nevers Bike Path**Bicycle and Pedestrian Advisory Committee**

4-Aug-23

Cost Estimate Disclaimer: This cost estimate is for planning purposes only. Pricing is on no way a guarantee. Prices may vary significantly due to recent economic traits, volatility of inflation and escalation of construction prices.

Description	Notes	Quantity	Units	Unit Cost	Total
<u>Trail Head Option-1</u>					
Clear and grub trail head extents		2,700	SF	\$ 2.50	\$ 6,750.00
Strip and stockpile topsoil	6"	50	CY	\$ 25.00	\$ 1,250.00
excavate stonedust base (12")	540sf	20	CY	\$ 35.00	\$ 700.00
stonedust surfacing		540	SF	\$ 9.00	\$ 4,860.00
Site Bench		3	EA	\$ 2,750.00	\$ 8,250.00
bench footing (6" concrete)		3	EA	\$ 315.00	\$ 945.00
bike rack		3	EA	\$ 950.00	\$ 2,850.00
bike rack footing		3	EA	\$ 200.00	\$ 600.00
informative sign		1	EA	\$ 2,500.00	\$ 2,500.00
trail head/directional totem		1	EA	\$ 2,000.00	\$ 2,000.00
metal pattern blades		3	EA	\$ 2,250.00	\$ 6,750.00
metal pattern blades - footing		3	EA	\$ 500.00	\$ 1,500.00
Trees		6	EA	\$ 1,500.00	\$ 9,000.00
shrubs		21	EA	\$ 650.00	\$ 13,650.00
ornamental grasses		9	EA	\$ 250.00	\$ 2,250.00
Subtotal					\$ 63,855.00
island surcharge				12%	\$ 7,662.60
Total					\$ 71,517.60
<u>Trail Head Option-2</u>					
Clear and grub trail head extents		2,700	SF	\$ 2.50	\$ 6,750.00
Strip and stockpile topsoil	6"	25	CY	\$ 25.00	\$ 625.00
excavate stonedust base (12")	280sf	10	CY	\$ 35.00	\$ 362.96
stonedust surfacing		280	SF	\$ 9.00	\$ 2,520.00
Site Bench		1	EA	\$ 2,750.00	\$ 2,750.00
bench footing (6" concrete)		1	EA	\$ 315.00	\$ 315.00
bike rack		3	EA	\$ 950.00	\$ 2,850.00
bike rack footing		3	EA	\$ 200.00	\$ 600.00
informative sign			EA	\$ 2,500.00	\$
trail head/directional totem		1	EA	\$ 2,000.00	\$ 2,000.00
metal pattern blades			EA	\$ 2,250.00	\$
metal pattern blades - footing			EA	\$ 500.00	\$
Trees			EA	\$ 1,500.00	\$
shrubs		11	EA	\$ 650.00	\$ 7,150.00
ornamental grasses		16	EA	\$ 250.00	\$ 4,000.00
Subtotal					\$ 29,922.96
island surcharge				12%	\$ 3,590.76
Total					\$ 33,513.72

Land Bank Property:					
Boardwalk - Max Option					
site clearing	12' wide @ 350LF	4,200	SF	\$ 1.00	\$ 4,200.00
Concrete headwall (22'L , 6'D , 1'W)	132CY / EA wall	44	LF	\$ 250.00	\$ 11,000.00
boardwalk frame structure	HDPE surfacing	3,500	SF	\$ 70.00	\$ 245,000.00
boardwalk railing	both sides (350lf)	700	LF	\$ 45.00	\$ 31,500.00
boardwalk shipping/delivery	5 trucks	5	EA	\$ 3,500.00	\$ 17,500.00
boardwalk frame and railing install	apprx. 35% of materials		Lump		\$ 85,000.00
boardwalk support piles	helical piles	70	EA	\$ 1,500.00	\$ 105,000.00
Subtotal					\$ 499,200.00
island surcharge				12%	\$ 59,904.00
Total					\$ 559,104.00
Land Bank Property:					
Boardwalk - Value Option					
site clearing	12' wide @ 350LF	4,200	SF	\$ 1.00	\$ 4,200.00
Concrete headwall (22'L , 6'D , 1'W)	132CY / EA wall	44	LF	\$ 250.00	\$ 11,000.00
boardwalk frame structure	SYP surfacing	3,500	SF	\$ 55.00	\$ 192,500.00
boardwalk railing	both sides (350lf)	700	LF	\$ 45.00	\$ 31,500.00
boardwalk shipping/delivery	5 trucks	5	EA	\$ 3,500.00	\$ 17,500.00
boardwalk frame and railing install	apprx. 35% of materials		Lump		\$ 85,000.00
boardwalk pile alternate	CIP concrete&pan footing	25	EA	\$ 1,000.00	\$ 25,000.00
Subtotal					\$ 366,700.00
island surcharge				12%	\$ 44,004.00
Total					\$ 410,704.00
Land Bank Property:					
Ongrade pavement					
site clearing/base excavation	30' wide @ 345LF	10,350	SF	\$ 1.65	\$ 17,077.50
asphalt pavement (345LF)	4" thick	3,450	SF	\$ 5.00	\$ 17,250.00
fill material		894	CY	\$ 52.00	\$ 46,511.11
drainage pipe (12")		18	LF	\$ 265.00	\$ 4,770.00
rip-rap slope		160	SF	\$ 42.00	\$ 6,720.00
flared ends		2	EA	\$ 1,550.00	\$ 3,100.00
planting	conservation seed mix	7,000	SF	\$ 0.85	\$ 5,950.00
Subtotal					\$ 101,378.61
island surcharge				12%	\$ 12,165.43
Total					\$ 113,544.04

TOWN OF NANTUCKET

TOM NEVERS ROAD MULTI-USE PATH

Bicycle & Pedestrian Advisory Committee

July 20, 2023

3:30-5PM

Virtual Meeting



WELCOME & INTRODUCTIONS: PROJECT TEAM

NANTUCKET PLANNING & ECONOMIC DEVELOPMENT COMMISSION

T. Michael Burns, AICP, Transportation Program Manager

WESTON & SAMPSON

Brandon Kunkel, RLA, Practice Leader

Josh Millonig, RLA, Project Manager

Lindsey Abbott, Project Landscape Architect



AGENDA

Project Background & Purpose

Existing Conditions

The Cycle Experience

Questions & Comments





Project Background & Purpose

PROJECT BACKGROUND & PURPOSE:

WHY ADD A MULTI-USE PATH?

- 1 Expands upon Nantucket's 35-mile multi-use recreational pathway system
- 2 Improves safety and mobility for residents and visitors
- 3 Creates connections to existing recreation assets, including Conservation Foundation properties, Tom Nevers Field, and Pebble Beach.
- 4 Supports Nantucket's transportation policy of accessible, affordable and reliable multi-modal options

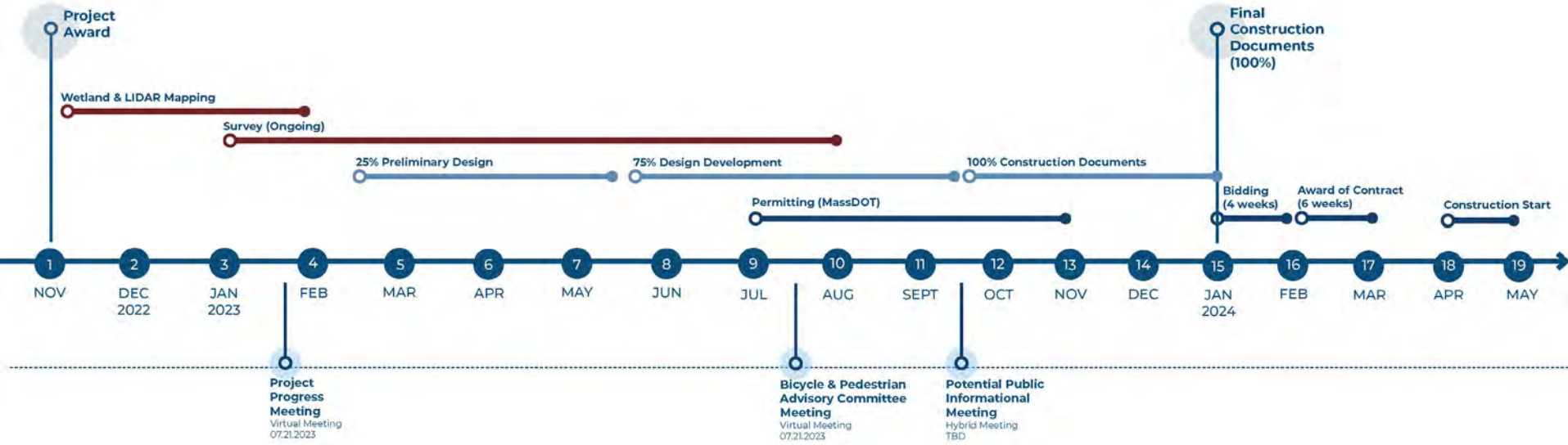


PROJECT BACKGROUND & PURPOSE: ELEMENTS OF THE PROJECT

- Feasibility Study (2020-21)
- Schematic Design & Construction Documentation (2022-23)
- Permitting (Fall 2023)
- Property Acquisitions (**TBD**)
- Project Bidding (Winter 2024)
- Project Construction (Spring – Summer 2024)



PROJECT BACKGROUND & PURPOSE: PROJECT TARGET DATES

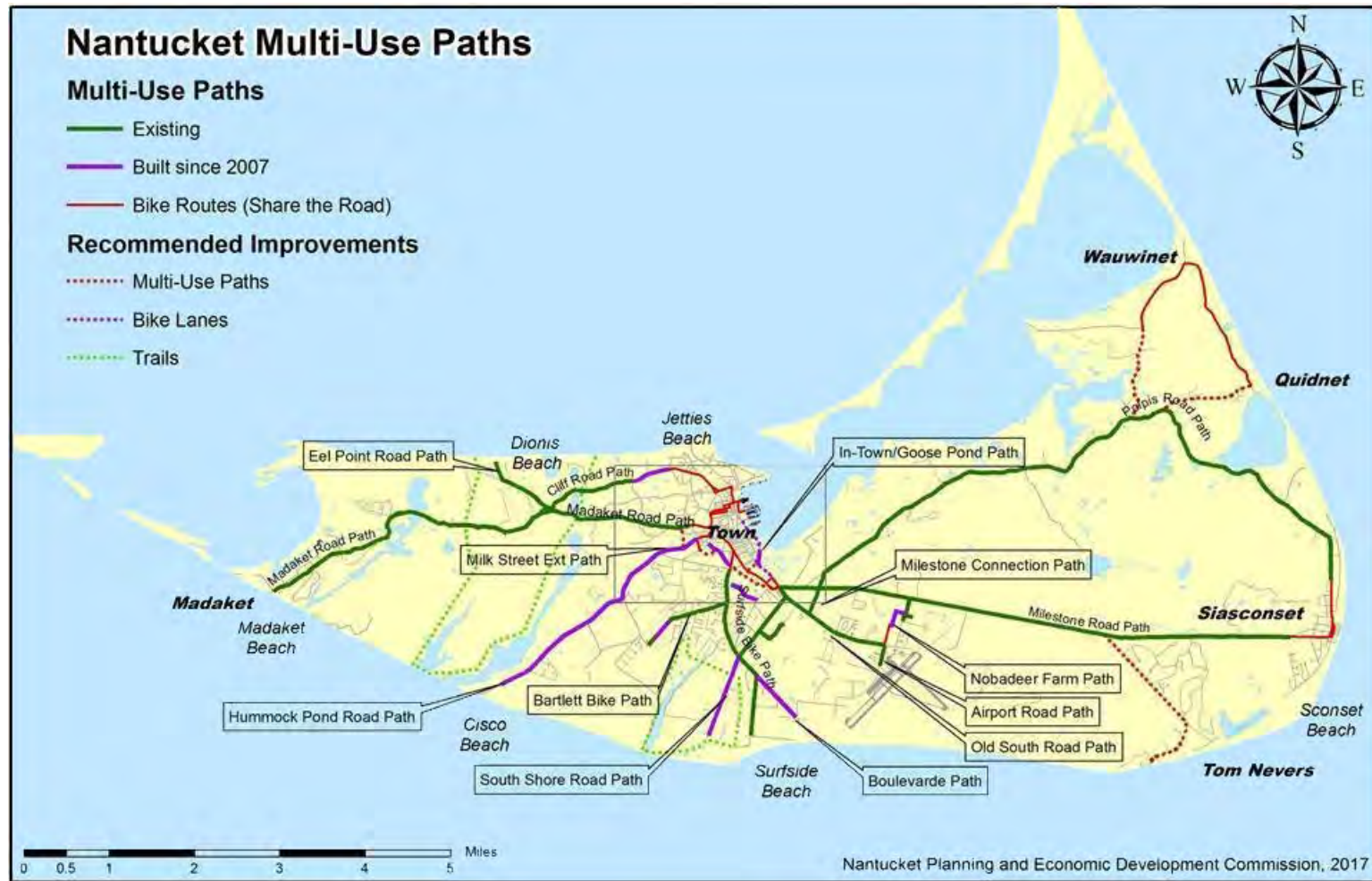


We are here!



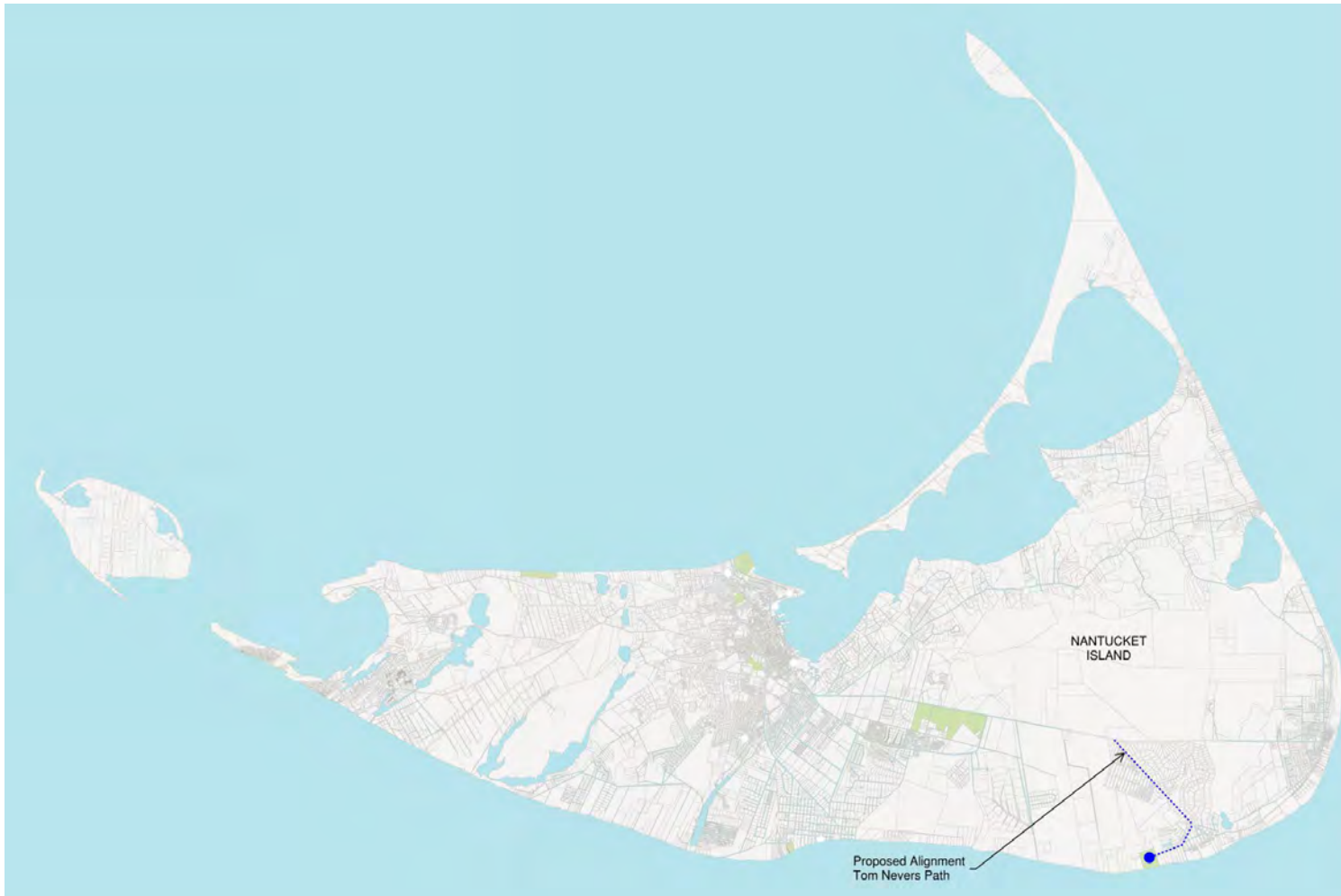
PROJECT BACKGROUND & PURPOSE:

Nantucket Multi-use Paths



PROJECT BACKGROUND & PURPOSE:

Location Map



PROJECT BACKGROUND & PURPOSE:

Connections to Nearby Recreation Assets





Existing Conditions

OPPORTUNITIES



MILESTONE ROAD

Multi-modal Links with Bus Stop
& Milestone Road Path



OPPORTUNITIES

Opportunity for Placemaking at Trailhead through Storytelling, Gateway Elements & Wayfinding Signage



MILESTONE ROAD TRAILHEAD LOCATION

OPPORTUNITIES

Opportunity to provide
interest & diverse path
experiences



LAND BANK PROPERTY

OPPORTUNITIES



UTILITY POLES



ABUTTERS' PROXIMITY

Consider fixed existing elements such as utility poles and abutter proximity

OPPORTUNITIES

Create connections between
Nantucket's recreation assets



PEBBLE BEACH

Image credit: Tom Nevers Beach / Pebble Beach, Nantucket, Massachusetts. https://nantucket.net/nantucket_beaches/tom-nevers-beach/

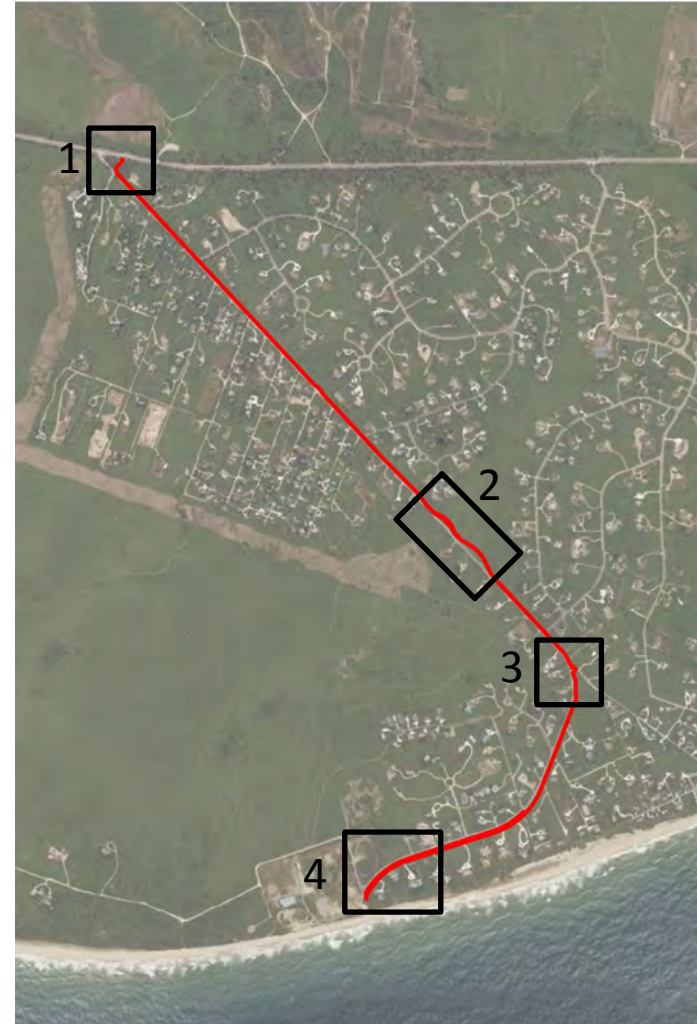
The Cycle Experience



PROJECT BACKGROUND & PURPOSE:

DESIGN INTERVENTIONS ALONG THE MULTI-USE PATH

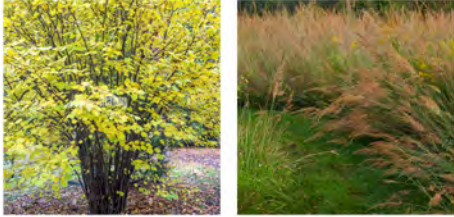
1. Trailhead
2. Boardwalk
3. Intersection with Old Tom Never Road
4. End of Trail



THE CYCLE EXPERIENCE:

Trailhead Option 1

PLANTING PALETTE



MULTI-STEM TREES & NATIVE GRASSES

MATERIALS PALETTE



CORTEN TOTEM TRAIL SIGNAGE & INTERPRETATIVE SIGNAGE



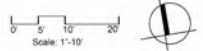
WOOD BEAM BENCHES & BIKE RACKS



STONE DUST SURFACING WITH METAL EDGE



CORTEN BLADES LASER CUT WITH TRADITIONAL WAMPANOAG PATTERNS



THE CYCLE EXPERIENCE:

Trailhead Option 2

MATERIALS PALETTE



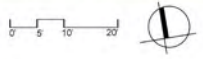
WOOD BEAM BENCHES & BIKE RACKS



NATIVE GRASSES & PERMEABLE
STONE DUST SURFACING WITH
METAL EDGE



CORTEN TOTEM
TRAIL SIGNAGE



THE CYCLE EXPERIENCE: Typical Roadside Experience



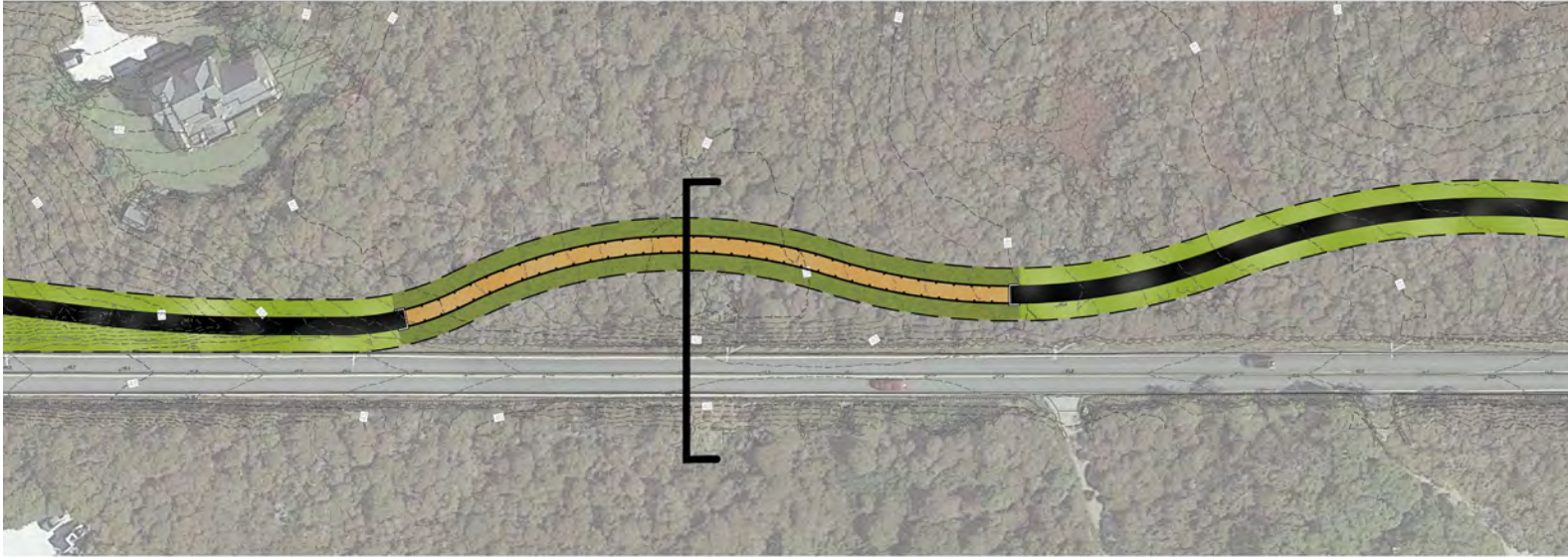
BEFORE



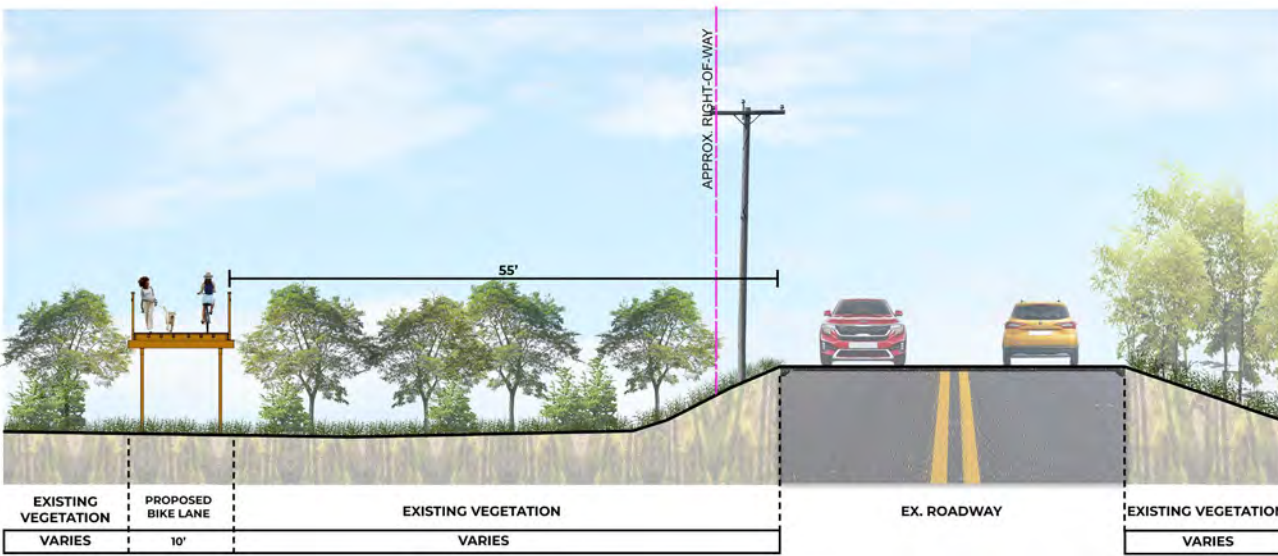
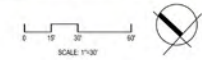
AFTER



THE CYCLE EXPERIENCE: Boardwalk at Land Bank Property



LOCATION MAP



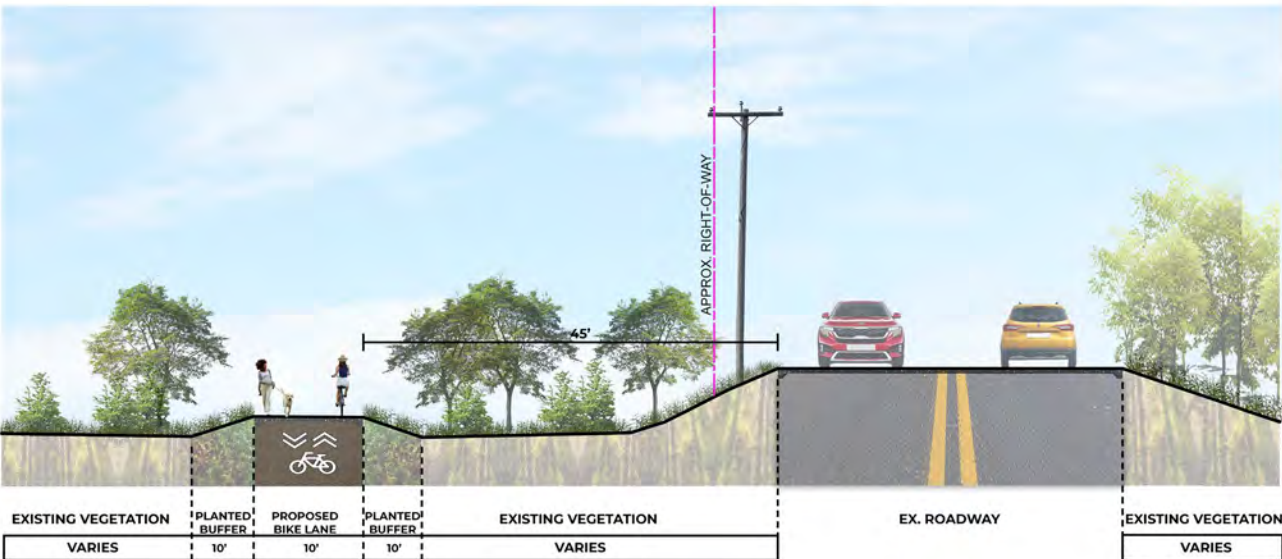
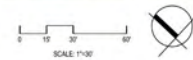
BOARDWALK SYSTEM

THE CYCLE EXPERIENCE:

On-grade Paved Path at Land Bank Property



LOCATION MAP



THE CYCLE EXPERIENCE:

Intersection with Old Tom Nevers Road

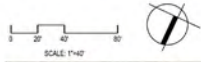


PANORAMA OF INTERSECTION WITH OLD TOM NEVERS ROAD

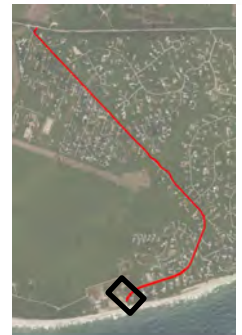


LOCATION MAP

THE CYCLE EXPERIENCE: End of Trail



PANORAMA OF ABUTTER PROPERTY AT END OF TRAIL



LOCATION MAP

QUESTIONS & COMMENTS

Town Contact:

Mike Burns

Ph: (508) 325-7587 ext. 7011

E: Mburns@nantucket-ma.gov

Visit the Town Website:

<https://www.nantucket-ma.gov/985/Sidepaths>



TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 8, 2023

1. July 2023 Transfers – Record Nos. 45682 through 45756

a. Current “M” Exemption and Liens:

No. 45709 Travis R. Ray

b. Current” O” Exemptions and Liens:

No. 45682 Victoria P. Ewing

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45682	7/3/2023	0066	4441	MARBLE WY, 5, #2	EWING	MARGOLIS	0	0	0	-1	0.00	\$767,511.00	\$0.00	O
45683	7/5/2023	0091	042	TOM NEVERS RD, 110	CALLAHAN NOMINEE TRU	CALLAHAN NOMINEE TRU	-1	0	0	0	4.98	\$0.00	\$0.00	D
45684	7/5/2023	0091	042	TOM NEVERS RD, 110	CALLAHAN NOMINEE	CALLAHAN NOMINEE TRU	-1	0	0	0	4.98	\$0.00	\$0.00	D
45685	7/5/2023	0025	014	ALMANACK POND RD, 25	ALMANACK FARM NOMINE	BLAKE	-1	0	0	0	7.00	\$3,756,432.00	\$75,128.64	
45686	7/5/2023	0029	101	WALSH ST, 48	48 WALSH STREET NOMI	48 WALSH STREET NOMI	-1	0	0	0	0.12	\$0.00	\$0.00	I
45687	7/5/2023	0039	134	MADAKET RD, 156	KAC HOLDINGS LLC	156 MADAKET INVESTME	-1	0	0	0	1.86	\$2,700,000.00	\$54,000.00	
45688	7/6/2023	0083	016	OSPREY WY, 19	WARDEN	KAPLAN	-1	0	0	0	0.42	\$6,000,000.00	\$120,000.00	
45689	7/6/2023	0039	047	GREENLEAF RD, 14	NARBERTH NOMINEE TRU	ROGERS	0	0	-1	0	1.83	\$3,500,000.00	\$70,000.00	
45690	7/6/2023	0029	097	WALSH ST, 58	MICHAUD	58 WALSH LLC	-1	0	0	0	0.12	\$4,950,000.00	\$99,000.00	
45691	7/7/2023	0054	008	CATHCART RD, 4	GOLDENEYE LLC	MALM	0	0	-1	0	7.65	\$0.00	\$0.00	I
45692	7/10/2023	0048	041	SANKATY HEAD RD, 23	23 SANKATY HEAD TRUS	FREEMAN REALTY TRUST	-1	0	0	0	1.51	\$5,350,000.00	\$107,000.00	
45693	7/10/2023	0048	004	SANKATY HEAD RD, 21	21 SANKATY HEAD TRUS	CHRISTINA C CRAIGHEA	-1	0	0	0	2.08	\$14,000,000.00	\$280,000.00	
45694	7/11/2023	0055	5678	WASHAMAN AV, 28	28 WASHAMAN REALTY T	SHAPIRO	-1	0	0	0	0.09	\$0.00	\$0.00	D
45695	7/11/2023	0067	404	PINE GROVE RD, 24	STORMY L REED IRREVO	REED	-1	0	0	0	0.27	\$0.00	\$0.00	D
45696	7/11/2023	0055	430	WAYDALE RD, 21	21 WAYDALE ROAD LLC	NOLL	-1	0	0	0	0.23	\$1,800,000.00	\$36,000.00	
45697	7/11/2023	7313	441	SHELL ST, 32	FREDLAND	FREDLAND EST, CARL P	-1	0	0	0	0.41	\$0.00	\$0.00	E
45698	7/12/2023	4233	981	MAIN ST, 126R	KMS126 NOMINEE TRUST	K22S LLC	0	0	-1	0	0.15	\$0.00	\$0.00	D
45699	7/12/2023	0066	056	APPLETON RD, 52	52 APPLETON ROAD REA	PERKINS, JR/PERKINS	-1	0	0	0	1.55	\$0.00	\$0.00	D
45700	7/12/2023	0066	397	APPLETON RD, 19	MICHAEL B O'REILLY L	O'REILLY	-1	0	0	0	0.23	\$0.00	\$0.00	D
45701	7/13/2023	0066	436	BARTLETT RD, 69	NANTUCKET ISLANDS LA	FORAY BARTLETT LLC	-1	0	0	0	0.12	\$2,900,000.00	\$0.00	A
45702	7/13/2023	0068	333+	MACYS LN, 9, 11, 13	KASCHULUK	NANTICUT REALTY TRUS	-1	-1	0	0	0.57	\$0.00	\$0.00	D
45703	7/13/2023	0068	333+	MACYS LN, 9, 11, 13	KASCHULUK	NANTICUT REALTY TRUS	-1	-1	0	0	0.57	\$0.00	\$0.00	K
45704	7/13/2023	0041	295	NEW LN, 4	LOWELL	LOWELL	-1	0	0	0	0.41	\$0.00	\$0.00	K
45705	7/13/2023	0041	4011	ACKERMUCK WY, 5	LOWELL	LOWELL	-1	0	0	0	1.20	\$0.00	\$0.00	K
45706	7/13/2023	0041	283	NEW LN, 11	LOWELL	LOWELL	-1	0	0	0	0.21	\$0.00	\$0.00	K
45707	7/13/2023	0080	414	FOLGER AV, 6A	GAIL HOLDGATE NOMINE	HOLDGATE	-1	0	0	0	0.14	\$0.00	\$0.00	D
45708	7/14/2023	0067	1061	SALROS RD, 8A	BARTLETT REALTY COMP	8 SALROS ROAD LLC	0	0	0	-1	0.00	\$0.00	\$0.00	J
45709	7/14/2023	0067	353	DILLON CT, 4	RAY	SIXTY TWO MIACOMET A	-1	0	0	0	0.30	\$1,250,000.00	\$0.00	M
45710	7/14/2023	0068	422	PINE CREST DR, 35	QUIJADA	GLOWACKI	-1	0	0	0	1.22	\$3,150,000.00	\$63,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45711	7/14/2023	0068	551	GOLDFINCH DR, 47	47 GOLDFINCH TRUST	JEAN H M GRIMMER REV	-1	0	0	0	0.12	\$2,190,000.00	\$43,800.00	
45712	7/14/2023	0076	031	LYONS LN, 3	SMITH	SMITH FAMILY TRUST	-1	0	0	0	0.69	\$0.00	\$0.00	D
45713	7/17/2023	4241	083	WALSH ST, 8	WELLNER	8 WALSH LLC	-1	0	0	0	0.23	\$5,658,750.00	\$113,175.00	
45714	7/17/2023	7341	0055	BURNELL ST, 35	35 BURNELL ST LLC	HANIG	-1	0	0	0	0.55	\$10,450,000.00	\$209,000.00	
45715	7/17/2023	0068	116	NOBADEER WY, 9	PETRUZZELLA	ROCKETT	-1	0	0	0	0.34	\$1,600,000.00	\$32,000.00	
45716	7/17/2023	0024	019	POLPIS RD, 343	FOLEY	JUDY M MIDDLETON FOL	-1	0	0	0	3.23	\$0.00	\$0.00	D
45717	7/17/2023	0024	019	POLPIS RD, 343	KINNON M FOLEY TRUST	FOLEY	-1	0	0	0	3.23	\$0.00	\$0.00	D
45718	7/17/2023	0029	056	HULBERT AV, 64	ALMOST THERE LLC	HA ACQUISITION LLC	-1	0	0	0	0.22	\$10,625,000.00	\$212,500.00	
45719	7/18/2023	0079	169	OKORWAW AV, 30	30 OKORWAW REALTY TR	30 OKORWAW REALTY TR	-1	0	0	0	2.76	\$250,000.00	\$5,000.00	
45720	7/18/2023	0067	358	DENNIS DR, 4	CUMMINGS INVESTMENT	CUMMINGS	-1	0	0	0	0.23	\$0.00	\$0.00	D
45721	7/18/2023	0069	262	TEASDALE CI, 11C	SAGER	LOIS GIBBONS SAGER 2	0	0	0	-1	0.00	\$905,000.00	\$12,066.66	C
45722	7/19/2023	4244	047	CLIFF RD, 34	STAR	WINER	-1	0	0	0	0.09	\$0.00	\$0.00	K
45723	7/19/2023	0041	279	WOODBURY LN, 34	JCB FAMILY LLC	BLACKMORE	-1	0	0	0	0.12	\$0.00	\$0.00	I
45724	7/19/2023	4243	013	W CHESTER ST, 7	THOMAS J FITZGERALD	FITZGERALD	-1	0	0	0	0.06	\$0.00	\$0.00	D
45725	7/20/2023	0027	342	CHADWICK CT, 1	ARIADNE, LLC	MELROD	-1	0	0	0	1.15	\$4,900,000.00	\$98,000.00	
45726	7/20/2023	0055	021	ATLANTIC AV, 12	12 ATLANTIC LLC	BUILDER FINANCE INC	-1	0	0	0	0.21	\$1,720,000.00	\$34,400.00	
45727	7/21/2023	7324	008	BANK ST, 5	ARLENEN F HOGAN LIV	WILLIAM T HEGARTY LI	-1	0	0	0	0.05	\$1,049,000.00	\$20,980.00	
45728	7/21/2023	0087	033	MORGAN SQ, 1	PAUL CLEARY PERSONAL	CLEARY	-1	0	0	0	2.06	\$0.00	\$0.00	D
45729	7/21/2023	0056	313	MILBROOK RD, 39	BALLINGER, III	BALLINGER	-1	0	0	0	0.65	\$0.00	\$0.00	C
45730	7/24/2023	4244	043	CLIFF RD, 40	FORTY CLIFF ROAD TRU	MOTTA, JR	-1	0	0	0	0.22	\$0.00	\$0.00	D
45731	7/25/2023	0067	7671	HOOPER FARM RD, 52R	DAVID P PEKARCIK REV	PEKARCIK	-1	0	0	0	0.31	\$0.00	\$0.00	D
45732	7/25/2023	0068	512	GOLDFINCH DR, 23	BEVERLY KNAPP TRUST	KNAPP	-1	0	0	0	0.16	\$0.00	\$0.00	D
45733	7/25/2023	0067	125+	HOOPER FARM RD, 37	CRONIER FAMILY LIVIN	CRONIER	-1	0	-1	0	0.50	\$0.00	\$0.00	D
45734	7/25/2023	0593	001	MADAKET RD, 284	COMER	KING, EST, BARBARA R	0	0	0	-1	0.00	\$15,000.00	\$300.00	
45735	7/26/2023	0068	122	MILLER LN, 7	CULKINS FAMILY TRUST	CULKINS, JR	-1	0	0	0	0.48	\$0.00	\$0.00	D
45736	7/26/2023	0055	071	W YORK LN, 20	CULKINS FAMILY TRUST	CULKINS, JR	-1	0	0	0	0.12	\$0.00	\$0.00	D
45737	7/27/2023	7342	026	NEW ST, 28	HEDGEHOG NOMINEE TRU	BISPHAM	-1	0	0	0	0.29	\$0.00	\$0.00	D
45738	7/27/2023	4232	170	FAIR ST, 17	PETERS NOMINEE TRUST	PETERS NOMINEE TRUST	-1	0	0	0	0.11	\$0.00	\$0.00	D
45739	7/27/2023	0082	120	WESTERWYCK WY, 25	DESCENDANTS SEPARATE	WILLIAM EVANS REVOCA	-1	0	0	0	0.65	\$0.00	\$0.00	D
45740	7/28/2023	0055	620	ORANGE ST, 107R	107R ORANGE LLC	MARCUS	-1	0	0	0	0.12	\$3,195,000.00	\$63,900.00	
45741	7/28/2023	7324	002	CENTER ST, 2	SMITH	VAN DEN BORN	-1	0	0	0	0.09	\$2,850,000.00	\$57,000.00	
45742	7/28/2023	0026	003	QUAISE RD, 39	THIRD POINT HOLDINGS	MARGARET P KELLEY TR	-1	0	0	0	0.46	\$5,900,000.00	\$118,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45743	7/28/2023	4231	642	CENTRE ST, 40C	CENTERLOFT LLC	GOWEN REAL ESTATE TR	0	0	0	-1	0.00	\$0.00	\$0.00	I
45744	7/28/2023	0594	146	ARKANSAS AV, 36	LAGE	GRANDAHL EST, JEFFR	-1	0	0	0	0.16	\$1,120,000.00	\$22,400.00	
45745	7/28/2023	0068	017	OLD SOUTH RD, 42	HOLDGATE, JR	HOLDGATE, JR	-1	0	0	0	0.66	\$0.00	\$0.00	C
45746	7/28/2023	0069	046	SQUARE RIGGER RD, 7	SEVEN SQUARE RIGGER	TRAYWICK	-1	0	0	0	0.21	\$1,555,000.00	\$31,100.00	
45747	7/31/2023	7613	224	BERKLEY ST, 16	THOMAS B KILGORE REV	KILGORE/MOYNIHAN-KIL	-1	0	0	0	0.41	\$0.00	\$0.00	D
45748	7/31/2023	4232	028	UNION ST, 42B	NANTUCKET UNION JACK	VAN TASSEL	-1	0	0	0	0.05	\$0.00	\$0.00	I
45749	7/31/2023	0045	015	POLPIS RD, 181R	SUNLIGHT DAWNS HOLDI	181 POLPIS ROAD REAL	0	0	-1	0	3.68	\$1,025,000.00	\$20,500.00	
45750	7/31/2023	4244	021	EASTON ST, 89	89 EASTON STREET NOM	BARBARA MAY BOWMAN	-1	0	0	0	0.13	\$5,000,000.00	\$100,000.00	
45751	7/31/2023	0068	152	DOOLEY CT, 4	JUDITH F VARTY REVOC	VARTY	0	0	-1	0	0.46	\$0.00	\$0.00	D
45752	7/31/2023	4244	015	N BEACH ST, 26	BROTHERSHIP LLC	FRIEDMAN FAMILY TRUS	-1	0	0	0	0.63	\$0.00	\$0.00	I
45753	7/31/2023	0087	117	WESTERN AV, 11	CONWAY	CONWAY FAMILY TRUST	-1	0	0	0	0.29	\$0.00	\$0.00	D
45754	7/31/2023	0040	044	EEL POINT RD, 28	28 EPR TRUST	28 EPR TRUST	-1	0	0	0	2.95	\$0.00	\$0.00	D
45755	7/31/2023	4234	145	LIBERTY ST, 27	27 LIBERTY ACK TRUST	BERGER, III/SEATON	-1	0	0	0	0.05	\$0.00	\$0.00	D
45756	7/31/2023	0072	053	SEVEN MILE LN, 4	COTTAGE ON THE LANE	SCHMIDT	-1	0	0	0	0.47	\$0.00	\$0.00	I
GRAND TOTALS							-65	-6				\$110,131,693.00		
							-2	-5			69.87	\$2,098,250.30		



APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,
BENCHES & TREES ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME: Karen Untereker Doak
MAILING ADDRESS: 17 Tradesville Dr, Doylestown, PA 18901
NANTUCKET ADDRESS: 51 Warren's Landing Road, Nantucket, MA 02554
TELEPHONE: 212.729.3388 cell ()- - - - home ()- - - - work
E-MAIL: karen.u.doak@gmail.com

Name of Person(s) on Plaque: Susan Kelly Untereker & William Joseph Untereker

Please describe the connection of the person(s) to the preferred location:

My parents bought on Nantucket in Tom Nevers in the late 80s and lived there (at 1 Devon Street) until the late 90s when my Dad thought that end of the island was getting crowded. He jumped on his bike and went around the island and discovered Warren's Landing Road. They bought that plot and the plot next door and built their dream house (using the same architect who had built their house in Tom Nevers) and named that house after their three kids: Jekarwill (for Jed, Karen & William). We've spent so many hours walking down to Madaket Harbor and love that you made the West End Overlook trail there so more people can enjoy it. My mother passed away in 2018. My brothers and I would love to honor this place that my parents loved so much and my incredible parents.

Please check type of plaque¹ etc... :

- Plaque on existing bench New bench with plaque
 Plaque on existing tree Plaque on new tree

OTHER: If there's a bench available on the trail overlooking Madaket Harbor on the West End Overlook trail, we'd be happy to add a plaque but otherwise would want a new bench.

Wording on plaque: In memory of Susan Kelly Untereker and in honor of William Joseph Untereker, who came to this island to let the rest of the world go by.

¹ Land Bank Staff should be consulted as to type of plaque, bench, and tree to ensure compatibility with the environment of the preferred location.



Approved/Denied: _____

Date: _____

Executive Director

Comments: _____

Marian Wilson

From: Jeffrey Pollock
Sent: Friday, July 28, 2023 12:38 PM
To: Marian Wilson; Rachael Freeman
Subject: Wood property bench
Attachments: Screenshot_20230728-122544.png; IMG_20230728_122153142_HDR.jpg; IMG_20230728_122606192.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

So, we have a plan A and a plan B.

Plan A may require permitting since a new trail trunk line will have to be installed to access the bench as well as some dead pine tree removal. Plan B is right along the trail. Both are nice locations with great views, but I do think that Plan A makes more sense. They are hoping to have it installed by October 15 which I think is a reasonable timeline, but potential permit may dictate otherwise. A site visit with the Resource Department should be next step. Keep me posted. Thank you for coordinating Marian.

Have a great weekend,

JP

Get [Outlook for Android](#)

Memorial Bench Request for West End Overlook - Untereker



Property Information

Property ID 38 30
 Location 55 WARRENS LANDING RD
 Owner NANTUCKET ISLANDS LAND BANK



**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/14/2022
 Data updated Jan. 2021

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MONTHLY TRANSFER STATISTICS CALENDAR 2022

CAL22 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-22	81	42	39	\$111,899,100	\$97,499,100	\$1,950,732
Feb-22	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
Mar-22	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
THRU JUL 22	576	324	252	\$863,144,322	\$802,832,705	\$16,082,244
Average	87	47	40	\$144,033,123	\$134,680,908	\$2,697,634
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

MONTHLY TRANSFER STATISTICS CALENDAR 2023

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23						
Sep-23						
Oct-23						
Nov-23						
Dec-23						
THRU JUL 23	469	308	161	\$612,447,469	\$584,562,718	\$11,699,754
Average	67	44	23	\$87,492,496	\$83,508,960	\$1,671,393
Low	50	33	13	\$19,474,665	\$17,669,500	\$361,890
High	82	50	36	\$123,501,599	\$119,844,099	\$2,396,882

CALENDAR YEAR TRANSFER REVENUE COMPARE 2019 - 2023

