

AGENDA
Nantucket Land Bank Commission
Regular Meeting of June 14, 2022
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. AGRICULTURAL PROPERTY MANAGEMENT

- a. American Farmland Trust – Amendment to Contract
- b. Mt. Vernon Farm/Sustainable Nantucket – Name Clarification

3. PROPERTY MANAGEMENT

- a. 44 Washington Street – Ethical Metal Detecting Demonstration Request (6/22/22)
- b. 50 Old South Rd/Discovery Playground – Bench or Tree Request
- c. 169- Polpis Road/Eilert – Memorial Bench Request
- d. Cisco Beach Mobile Vendors – Table Discussion
- e. Road Grading IFB – Contract Award
- f. 30A & 30B Washington Street – Maria Mitchell Assoc. Event Request (7/6/22)

4. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemption
- c. Two-Year Domicile Non-Compliance – Request for Extension

5. APPROVAL OF MINUTES

- a. Regular Meeting of May 24, 2022

6. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement
- c. Warrant Authorization – Cash Disbursement (5/24/22) Ratify and Confirm
- d. Warrant Authorization – Refunding 2009 Semi-Annual Bond Payment

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

AMENDMENT

Between

THE NANTUCKET ISLAND LAND BANK

And

AMERICAN FARMLAND TRUST

The agreement between The Nantucket Island Land Bank and American Farmland Trust (AFT), is hereby amended to change or add the following:

1. In section 2. Strike 2022 and replace with 2023:
2. Strike Section 4 and replace it with:

The LAND BANK will pay the CONTRACTOR compensation according to the following schedule as payment in full for services:

- Technical Specialists (for example, Soil Health Specialist Caro Rozzell or GIS specialist Shradha Shrestha) \$75/hour
- Program Manager (for example, Program Manager Jamie Pottern; or GIS Manager Ryan Murphy) \$85/hour
- Director (For Example, New England Director Nathan L'Etoile) \$125/hour

This agreement may be subject to budgetary limits, and, in such case, the LAND BANK shall not be obligated to pay the CONTRACTOR any amount of fees or expenses in excess of \$30,000 without the express prior approval of the Land Bank Commission.

3. In Exhibit A strike item 4.

All other terms, conditions and provisions of the original agreement and all amendments thereto remain in full force and effect and are hereby made a part of this amendment.

Nantucket Island Land Bank

DATE

American Farmland Trust

DATE



PO Box 1244
Nantucket, MA 02554
(508) 228-3399

Board of Directors

Elizabeth Davies
Chair
Paulette Boling
Vice-Chair
Jenny Benzie
Treasurer
Julie Jordin
Clerk
Mary Randolph Ballinger
Gabriel Frasca
Randy Hudson
Sarah Johnson
Peter McEachern
Zacil "Sassy" Nash
Arthur Reade

Wade Greene*
Director Emeritus
**In Memoriam*

Advisors

Trish Bridier
Cheryl Emery
Susan Handy
Barbara Medaugh
Dylan Wallace
Laura Wasserman
Mimi Young

Staff

Posie Constable
Managing Director
LeeAnne Richard
Office Administrator
Development Associate

Programs

Ella Potenza
Farm to School Manager
Allie Penta
Development & Marketing
Coordinator, Market
Manager
Dave Bossi
CFI Manager

Jesse A. Bell
Executive Director
Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

May 26, 2022

Dear Jesse,

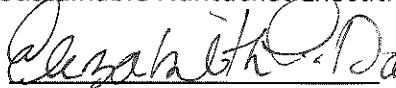
The Executive Committee of Sustainable Nantucket has approved a name change for our program at our area licensed from Nantucket Land Bank. Henceforth, we will refer to the farm as:

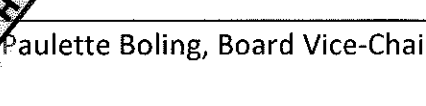
The Walter F. Ballinger Community Farm Institute
at Mount Vernon Farm
168 Hummock Pond Road

We trust you will find this change satisfactory.

Best wishes and happy farming,

Sustainable Nantucket Executive Committee


Elizabeth Davies, Board Chair


Paulette Boling, Board Vice-Chair


Jenny Benzie, Board Treasurer


Julie Jordin, Board Clerk

Cultivating, Educating, and Promoting Environmentally Responsible Choices
...making a big difference on a small island



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: Nikoline Bohr

MAILING ADDRESS: Po Box 5022, Nantucket MA 02554

TELEPHONE: (508)-332-9577 cell ()- - home ()- - work

E-MAIL: NikolineBohr@gmail.com

Location of EVENT: 44 Washington Street

DATE of EVENT: June 22nd 2022

TIME of EVENT: 2 pm

Description of attendees (i.e. friends, family, catering staff...): Attendees of the 2022 Nantucket Preservation Trust Symposium

Anticipated number of attendees: 15-30

PLEASE DESCRIBE THE EVENT:

The Nantucket Preservation Trust will be holding their annual Preservation Symposium June 22nd and 23rd. I have been asked to contribute to the agenda by performing a demonstration on conscientious metal detecting methods and ethics.

My metal detecting activities are focused on construction sites and salvaging the history as it is being dug up and destroyed. The demonstration will show how a detector works, talk about some of the performance variables, discuss ethics, laws, and the importance of historical context along with hopefully allowing for some audience participation and questions

I see no reason to bring a shovel or to remove anything from the ground during this demonstration. All target examples used will be of previously recovered and prepared metals and will all be above ground.

Other relevant information:

Approved/Denied:

Executive Director

Date:

Land Bank Meeting date

Comments:



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

APPLICANT NAME: Heather Grillo (daughter of Lucy)
MAILING ADDRESS: 1181 Hammy Place, Los Altos, CA
NANTUCKET ADDRESS: 169 Polpis Rd.
TELEPHONE: (781) 789 9256 cell () - - - home () - - - work
E-MAIL: grilloh@comcast.net 781 789 9256

Name of Person(s) on Plaque: Lucy Roe Eilert (DOD - Dec 2, 2022)

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

existing land bank bench. @ Lucy spent summers on land at 169 Polpis from late 40's or early 50's. Land + old Shakermo farmhouse purchased by her family. Originally 23 acres. In 1970's some donated to Conservation Foundation. 12 or 13 years ago land bank purchased and enabled us to keep house in family.

Please check type of plaque' etc...: mom and her dogs loved the land.

- ☒ Plaque on existing bench ☐ New bench with plaque ☐ Free standing plaque ☐ Plaque on existing tree ☐ Plaque on new tree ☐ Plaque on rock ☐ OTHER: see attached obit from enguel minor

Wording on plaque:

~~"In loving memory of Lucy Roe Eilert 1930-2022"~~
~~"In loving memory of Lucy Roe Eilert 1930-2022"~~
"In loving memory of Lucy Roe Eilert 1930-2022"

Approved/Denied:

Executive Director

Date:

Comments:

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

*Sorry for the messy application. Please call with questions or concerns and thank you for your consideration.

Cisco Beach Food Trucks

NanTaco

Our trailer and tow vehicle measure roughly 30 feet long

The service window is located on the driver's side of the trailer



Sushi Sean

I believe this trailer is roughly 22 feet long

The service window is located on the driver's side of the trailer



I propose that Sean's Truck would park on the left side of the designated area with the service window facing seating area. NanTaco would back in on the far right so that the tow car does not protrude into the parking lot entrance. NanTaco's service window would face Sushi Sean creating enough space for a table in between the two food trucks.



I have two of these tables that I would bring to the beach each day. They are heavy duty tables that will not blow away.

Additionally, I would like to build 2 or 3 removable table tops that would sit on top of the poles in front of the food trucks. They would be bar height so that people would be able to stand and eat at them with no stools.

NANTUCKET ISLANDS LAND BANK

REGISTER OF BIDDERS

IFB for Roadways Maintenance 2022-2024

Friday, June 10th, 2022, at 10:00 AM EST

Date/Time Proposal Due

For recordkeeping purposes, a complete list of all vendors submitting IFB's for the project and the price when opened submission.

Vendors	Date Bid Received	Price (when opened)*
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Victor Brandon	6/10/22	\$267,000-
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Strang LLC	6/10/22	\$313,858.72
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Witness Certification:

We hereby certify that the bids recorded
On this page are a complete and accurate
List of those opened in our presence.

Witness/s/



Eleanor Antonietti

Witness/s/



Susan Campese

BIDDERS PRESENT:

Lauren Houle Victor-Brandon

Ernest Strang - STRANG

ALSO PRESENT:

John Kinszper

Additional notes:



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**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: MARIA MITCHELL ASSOCIATION

MAILING ADDRESS: 4 VESTAL STREET

TELEPHONE: (4134414531)-__-__ cell ()-__-__ home ()-__-__ work

E-MAIL: JROCHE@MARIAMITCHELL.ORG

Location of EVENT: WASHINGTON STREET

DATE of EVENT: 7/6/22

TIME of EVENT: 5-7PM

**Description of attendees (i.e. friends, family, catering staff...): FRIENDRAISER FOR MMA -
DONORS AND PROSPECTS**

Anticipated number of attendees: 150

PLEASE DESCRIBE THE EVENT:

**TENTED EVENT WITH CATERING BY ISLAND KITCHEN, BACKGROUND MUSIC,
PRESENTATION ON AQARIUM MOVE ACROSS STREET, AQ TOURS, WE WILL BE
SERVING WINE / BEER - THIS IS AN INVITE ONLY EVENT / NOT SELLING TICKETS**

Other relevant information:

Approved/Denied:

Executive Director

Date:

Land Bank Meeting date

Comments:

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of June 14, 2022

1. May 2022 Transfers – Record Nos. 44549 through 44634

a. Current “M” Exemptions and Liens:

No. 44549 Alana Patricia Macey and Jamie Lee Louise Nass

No. 44555 Donatas Ivas and Rokas Korsakas

No. 44595 Riley Fusaro

b. Current “O” Exemptions and Liens:

No. 44634 Moris H. Maldonado and Ana Patricia Hernandez

c. Two-Year Domicile Non-Compliance – Request for Extension

No. 41683 David A. Lemberg and Patricia A. Lahiff

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44549	5/2/2022	0068	019	PINE TREE RD, 8A	MACEY/NASS	MICHETTI	-1	0	0	0	0.12	\$1,160,000.00	\$6,200.00	M
44550	5/2/2022	3623	097	ESTHER ISLAND	HAWKES END LLC	FRANK J GERMAIN LIVI	-1	0	0	0	8.50	\$1,875,000.00	\$37,500.00	
44551	5/2/2022	0054	791	MONOMOY RD, 41	41 MONOMOY ROAD LLC	ARCHER	0	0	-1	0	0.75	\$3,650,000.00	\$73,000.00	
44552	5/2/2022	0054	079	MONOMOY RD, 39	39 MONOMOY ROAD LLC	ARCHER	-1	0	0	0	0.62	\$3,100,000.00	\$62,000.00	
44553	5/2/2022	0055	462	TASHAMA LN, 27	ACK BLESSINGS LLC	BETTE ANN HUYSER FAM	-1	0	0	0	0.40	\$1,770,000.00	\$35,400.00	
44554	5/3/2022	0068	153	DOOLEY CT, 7	7 DOOLEY LLC	NAGYS/ZEKAS	-1	0	0	0	0.73	\$0.00	\$0.00	I
44555	5/3/2022	0068	436	OLD SOUTH RD, 102	IVAS/KORSAKAS	580 REALTY TRUST	-1	0	0	0	0.11	\$1,900,000.00	\$21,000.00	M
44556	5/3/2022	0066	065	MIACOMET AV, 95	AUSTIN FAMILY CHARIT	RICHARD C AUSTIN IRR	0	0	-1	0	6.29	\$0.00	\$0.00	D
44557	5/3/2022	0067	1762	NAUTILUS LN, 2	CESTARI	OH HENRY LLC	-1	0	0	0	0.23	\$3,100,000.00	\$62,000.00	
44558	5/3/2022	0040	124	BISHOPS RISE, 14	RUSSELL	14 BISHOPS RISE NANT	-1	0	0	0	1.91	\$0.00	\$0.00	J
44559	5/3/2022	0068	446	MARY ANN DR, 18	MORASH REALTY TRUST	MORASH	-1	0	0	0	0.15	\$0.00	\$0.00	D
44560	5/4/2022	0055	153	ORANGE ST, 141	NANTUCKET ISLANDS LA	ACK DREAMS LLC	0	0	-1	0	0.16	\$1,700,000.00	\$0.00	A
44561	5/4/2022	0041	466	WANNACOMET RD, 5	MARSHALL 5 WANNACOME	MARSHALL	-1	0	0	0	3.40	\$0.00	\$0.00	D
44562	5/4/2022	0067	303-	RUGGED RD, 10	MAPLE LANE SUGAR SHA	MAPLE LANE DEVELOPME	0	0	-1	0	0.46	\$1,428,880.00	\$28,577.60	
44563	5/5/2022	7342	082	W SANKATY AV, 12	VAN LIEU	WILLIAM YARMY 2006 R	-1	0	0	0	0.10	\$0.00	\$0.00	D
44564	5/5/2022	4233	098	MAIN ST, 126	KMS 126 NOMINEE TRUS	K22S LLC	0	0	-1	0	0.10	\$0.00	\$0.00	D
44565	5/5/2022	0030	173	SHERBURNE TP, 19	SHERBURNE TURNPIKE N	CARNEAL NANTUCKET TR	0	0	-1	0	0.52	\$4,100,000.00	\$82,000.00	
44566	5/6/2022	0063	063	SHEEP POND RD, 36	MMC PROPERTIES LLC	FEZZA	-1	0	0	0	2.10	\$0.00	\$0.00	I
44567	5/6/2022	0067	1157	THIRTY ACRES LN, 9	9 THIRTY ACRES LLC	WHELDEN/BURTON, JR	-1	0	0	0	0.42	\$3,000,000.00	\$60,000.00	
44568	5/6/2022	0067	337	S SHORE RD, 6	4JDL LLC	PPX PROPERTIES LLC	-1	0	0	0	0.44	\$5,500,000.00	\$110,000.00	
44569	5/6/2022	0067	303-	RUGGED RD, 10, LT10	1641 DEVELOPMENT LLC	MAPLE LANE DEVELOPME	0	0	-1	0	0.46	\$1,570,000.00	\$31,400.00	
44570	5/6/2022	0038	110	RIDGE LN, 42	BAXTER MORGAN RTB LL	CRAMER	-1	0	0	0	0.32	\$2,595,000.00	\$51,900.00	
44571	5/9/2022	0068	414	OLD SOUTH RD, 82A	MCGARVEY REALTY TRUS	MCGARVEY	-1	0	0	0	1.24	\$0.00	\$0.00	D
44572	5/9/2022	4231	1882	GARDNERS CT, 1C	CGS TRUST AGREEMENT	ACK HILLTOP LLC	0	0	0	-1	0.00	\$0.00	\$0.00	C
44573	5/9/2022	0041	801	CROOKED LN, 7A	VIANO	LIGHTUS COOPERATIVE	-1	0	0	0	0.28	\$0.00	\$0.00	B
44574	5/9/2022	0029	063	HULBERT AV, 48	48 HULBERT AVENUE LL	JACKSON	-1	0	0	0	0.20	\$0.00	\$0.00	I
44575	5/9/2022	0029	064	WALSH ST, 47	47 WALSH STREET LLC	JACKSON, JR	-1	0	0	0	0.19	\$0.00	\$0.00	I
44576	5/10/2022	0020	062	EAT FIRE SPRING, 12	NICHOLSON/PICCIRILLO	12 EAT FIRE SPRING R	0	0	-1	0	3.41	\$0.00	\$0.00	D
44577	5/10/2022	0594	051	ARKANSAS AV, 21	PETTEY/FYRE	MARTONE	0	0	0	-1	0.00	\$14,000.00	\$280.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44578	5/10/2022	0067	303-	RUGGED RD, 10, LOT 6	TOMASELLO	MAPLE LANE DEVELOPME	0	0	-1	0	0.46	\$1,625,000.00	\$32,500.00	
44579	5/10/2022	4232	103	FARMER ST, 2	2 FARMER STREET LLC	GREEN	-1	0	0	0	0.09	\$4,895,000.00	\$97,900.00	
44580	5/11/2022	0055	253	SURFSIDE RD, 5	5 SURFSIDE ROAD LLC	WILSON	-1	0	0	0	0.17	\$1,745,000.00	\$34,900.00	
44581	5/11/2022	0082	112	MATTAPOISETT AV, 3	3 MATTAPOISETT AVENU	LINDE	-1	0	0	0	0.49	\$0.00	\$0.00	I
44582	5/11/2022	0041	016	PILGRIM RD, 37	NINE MILE PARTNERS L	NEUMUNZ	-1	0	0	0	0.28	\$0.00	\$0.00	I
44583	5/11/2022	0068	970+	BUCK HOLLOW WY, 2 +	BUCK HOLLOW LLC	GLOWACKI EST, WALTE	0	0	-1	0	1.84	\$6,105,000.00	\$122,100.00	
44584	5/11/2022	7642	387	CLARENDON ST, 29	PIERCE	JONATHAN E PIERCE RE	-1	0	0	0	0.36	\$0.00	\$0.00	D
44585	5/11/2022	7642	387	CLARENDON ST, 29	JONATHAN E PIERCE RE	PIERCE	-1	0	0	0	0.36	\$0.00	\$0.00	D
44586	5/12/2022	0029	018	HULBERT AV, 41	41 HULBERT LLC	JEBEL LLC	-1	0	0	0	0.25	\$17,600,000.00	\$352,000.00	
44587	5/12/2022	7342	023	NEW ST, 24	HEDGEDIN LLC	RICK	-1	0	0	0	0.13	\$0.00	\$0.00	I
44588	5/12/2022	0080	025	PEQUOT ST, 14	SURFSIDE BLUE CHIP L	CARPENTER	-1	0	0	0	1.24	\$0.00	\$0.00	I
44589	5/13/2022	0056	471	HIAWASSE LN, 6	PAUL E MALONE REVOC	MALONE	-1	0	0	0	0.54	\$0.00	\$0.00	D
44590	5/13/2022	0055	5869	NETOWA LN, 15	MCHUGH	FP NETOWA LN	-1	0	0	0	0.09	\$1,620,000.00	\$32,400.00	
44591	5/13/2022	0056	055	SOMERSET LN, 12	STAHL	STAHL	-1	0	0	0	0.73	\$0.00	\$0.00	B
44592	5/13/2022	0068	7651	DAFFODIL LN, 20A	TWENTY DAFFODIL LANE	TWENTY DAFFODIL LANE	-1	0	0	0	0.13	\$0.00	\$0.00	C
44593	5/13/2022	0068	7651	DAFFODIL LN, 20A	HANLON	TWENTY DAFFODIL LANE	-1	0	0	0	0.13	\$0.00	\$0.00	D
44594	5/13/2022	0068	1533-	TOOMBS CT, 8A, LOT2A	MORENO/COSTAKES	MORENO/COSTAKES/FUSA	0	0	-1	0	0.27	\$0.00	\$0.00	C
44595	5/13/2022	0068	1533-	TOOMBS CT, 8A, LOT2B	FUSARO	MORENO/COSTAKES/FUSA	0	0	-1	0	0.19	\$0.00	\$0.00	C
44596	5/13/2022	0068	890+	HONEYSUCKLE DR	NHA PROPERTIES INC	RICHMOND GREAT POINT	0	0	-1	0	0.44	\$0.00	\$0.00	G
44597	5/13/2022	0068	383	BEACH GRASS RD, 18	18 BEACH GRASS LLC	RICHMOND GREAT POINT	0	0	-1	0	0.12	\$335,000.00	\$6,700.00	
44598	5/13/2022	0068	7112	EVERGREEN WAY, 30A	PP INVESTMENT OPPORT	RICHMOND FAMILY LLC	0	0	-1	0	0.23	\$525,000.00	\$10,500.00	
44599	5/16/2022	5514	073	UNION ST, 76	JOHN JAY HARTIG REVO	HARTIG/KEOHANE	-1	0	0	0	0.08	\$0.00	\$0.00	D
44600	5/16/2022	4242	075	BROAD ST, 19	19 BROAD STREET LLC	19 BROAD STREET NOMI	-1	0	0	0	0.08	\$5,395,540.00	\$107,910.80	
44601	5/16/2022	0067	674	POINT JUDITH LN, 7	TATER TOTS LLC	PERKINS, JR/PERKINS	-1	0	0	0	0.12	\$1,625,000.00	\$32,500.00	
44602	5/17/2022	5514	031	UNION ST, 49	NANTUCKET SOUTH BEAC	NANTUCKET LIGHTSHIP	0	-1	0	0	0.17	\$1,695,000.00	\$33,900.00	
44603	5/17/2022	0068	7111	EVERGREEN WY, 30B	SEA CHANGE PROPERTI	GLOWACKI, EST, WALTE	0	0	-1	0	0.24	\$425,000.00	\$8,500.00	
44604	5/17/2022	0054	198	MONOMOY RD, 13	FIREFLY NOMINEE TRUS	FIREFLY NOMINEE TRUS	-1	0	0	0	0.83	\$0.00	\$0.00	I
44605	5/16/2022	4241	092	N BEACH ST, 5	COBURN	OYSTER PROPERTIES LL	-1	0	0	0	0.07	\$2,425,000.00	\$48,500.00	
44606	5/19/2022	0044	233	POLPIS RD, 79	79 POLPIS ROAD RE HO	BARTON REALTY TRUST	-1	0	0	0	1.37	\$2,475,000.00	\$49,500.00	
44607	5/19/2022	0030	234+	HINCKLEY LN, 20	NANTUCKET SANDCASTLE	MARY J WEYLMAN TRUST	-1	0	0	0	0.93	\$0.00	\$0.00	D
44608	5/20/2022	0056	805	HAWTHORNE LN, 4B	2 CHESTNUT STREET AC	4B HAWTHORNE LANE LL	0	0	-1	0	0.17	\$0.00	\$0.00	J
44609	5/20/2022	0041	841	GINGY LN, 4	4 GINGY LANE LLC	MINELLA	-1	0	0	0	0.12	\$1,500,000.00	\$30,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44610	5/20/2022	0067	062	BAYBERRY LN, 9	MICHALOWSKI	NORRIS FAMILY TRUST	0	0	-1	0	0.53	\$901,000.00	\$18,020.00	
44611	5/23/2022	0080	2976	S PASTURE LN, 10	GIRD	GIRD	-1	0	0	0	1.84	\$82,200.60	\$1,644.01	
44612	5/23/2022	0079	162	POCHICK AV, 60	REEMA S SHERRY 2022	SHERRY	-1	0	0	0	2.79	\$0.00	\$0.00	D
44613	5/23/2022	4932	031	SANKATY RD, 40	ELLEN ROTHSCCHILD REV	ROTHSCCHILD	-1	0	0	0	0.45	\$0.00	\$0.00	D
44614	5/23/2022	0066	344	SPINNAKER CI, 6	GOODNOW	WHEELER	-1	0	0	0	0.49	\$2,258,000.00	\$45,160.00	
44615	5/23/2022	0040	097	MAXEY POND RD, 4	4 MAXEY POND ROAD LL	KAPLAN	-1	0	0	0	1.98	\$0.00	\$0.00	I
44616	5/23/2022	0067	1242-	ALLENS LN, 23	KING, JR/SINATRA	BENNETT, JR	0	0	-1	0	0.28	\$0.00	\$0.00	B
44617	5/24/2022	0068	096	SESAPANA RD, 22	DEBRA P DECOSTA TRUS	DECOSTA	-1	0	0	0	0.74	\$0.00	\$0.00	D
44618	5/24/2022	0067	179-	GRAY AV, 12R	GARRABRANT LLC	ROBERT C GARRABRANT	-1	0	0	0	0.44	\$0.00	\$0.00	I
44619	5/25/2022	0066	298	TODD CI, 1	STEVEN W GIBSON REVO	GIBSON	-1	0	0	0	0.44	\$0.00	\$0.00	D
44620	5/25/2022	0069	304	ARROWHEAD DR, 7	KARA C GIBSON REVOCA	GIBSON	0	-1	0	0	0.11	\$0.00	\$0.00	D
44621	5/25/2022	7342	15+	NEW ST, 5, 7	ROBERT B JOHNSON AND	CAROLINE O'CONNELL R	-1	0	0	0	0.18	\$0.00	\$0.00	D
44622	5/25/2022	0029	084+	WALSH ST, 30	COFFIN	COFFIN	-1	0	0	0	0.43	\$0.00	\$0.00	C
44623	5/25/2022	5541	146	YORK ST, 22	CARDARELLI	DAVIS	-1	0	0	0	0.12	\$2,897,500.00	\$57,950.00	
44624	5/26/2022	0014	053	LAURETTA LN, 7	7 LAURETTA LANE LLC	LAURETTA LANE NOMINE	-1	0	0	0	2.99	\$5,250,000.00	\$105,000.00	
44625	5/27/2022	0030	205	N STAR LN, 14	KERRY MCELROY REVOCA	MCELROY	-1	0	0	0	0.23	\$0.00	\$0.00	D
44626	5/27/2022	0055	1801	SPARKS AV, 1	ACK AMA REALTY VENTU	BVS ROTARY INVESTORS	0	-1	0	0	0.22	\$2,700,000.00	\$54,000.00	
44627	5/27/2022	0197	200	W YORK LN, 15	KOSCIUK REALTY TRUST	KOSCIUK	-1	0	0	0	0.13	\$0.00	\$0.00	D
44628	5/27/2022	0056	447	AURORA WY, 15	LAMPE	DUDLEY LLC	0	0	-1	0	0.30	\$0.00	\$0.00	J
44629	5/27/2022	0067	858	CACHALOT LN, 9	NANTUCKET ATHENEUM	REINEMO	-1	0	0	0	0.57	\$3,500,000.00	\$0.00	G
44630	5/31/2022	0066	361	RUDDER LN, 3	HERLIHY	MCMAHON	-1	0	0	0	0.44	\$2,195,000.00	\$43,900.00	
44631	5/31/2022	7341	006	SCONSET AV, 4	THE ELDRIDGE TRUST	ELDRIDGE	-1	0	0	0	0.19	\$0.00	\$0.00	D
44632	5/31/2022	0014	021	WAUWINET RD, 59	RESTEGHINI	BAER	-1	0	0	0	3.10	\$2,675,000.00	\$53,500.00	
44633	5/31/2022	5514	724+	MARINER WY, 2, 4, 6	DOHERTY ACK LLC	S/P NORWELL LLC	0	0	-1	0	0.42	\$5,200,000.00	\$104,000.00	
44634	5/31/2022	0067	624	ESSEX RD, 40 1/2	MALDONADO/HERNANDEZ	VORCE	-1	0	0	0	0.09	\$825,000.00	\$0.00	O
GRAND TOTALS							-60	-21			\$114,937,120.60			
							-3	-2			65.83	\$2,144,242.41		

From: Tricia Lahiff <tricialahiff@gmail.com>

Sent: Tuesday, May 24, 2022 12:09 PM

To: Marian Wilson <mwilson@nantucketlandbank.org>

Cc: David L <dlemborg1@gmail.com>

Subject: Land Bank Record No. 41683 - Property Location: 33 South Shore Road, Nantucket, MA

Dear Nantucket Land Bank Commission:

We are reaching out in reference to Land Bank Property Record No. 41683, the property located at 33 S. Shore Road. When we originally purchased this property in May of 2020, we received a first-time home buyer exemption from the Nantucket Land Bank. While it is still our intention to be domiciled at 33 S. Shore Road, the execution of our plans has been materially delayed due to Covid-related office closures, supply-chain disruption(s), etc. Can we please request a one (1) year extension to give us additional time to comply with the requirements of the Land Bank Act?

If any additional information would be helpful, please don't hesitate contact us. Thank you in advance for your consideration of this request.

Kindest Regards,
Patricia Lahiff & David Lemberg

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	125	62	63	\$149,643,408	\$144,563,748	\$2,903,275
Apr-21	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991
May-21	113	47	66	\$129,395,513	\$124,775,513	\$2,495,510
Jun-21	111	44	67	\$162,548,991	\$159,052,699	\$3,181,054
THRU MAY 21	1,539	636	838	2,325,870,201	2,269,020,020	45,444,597
Average	138	61	75	\$207,368,266	\$202,339,393	\$4,052,138
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

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2022

FY22	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-21	86	34	52	\$160,463,031	\$156,448,031	\$3,128,961
Aug-21	94	52	42	\$147,307,536	\$137,682,536	\$2,753,651
Sep-21	120	41	79	\$279,227,463	\$277,117,463	\$5,542,349
Oct-21	197	56	141	\$582,600,629	\$579,326,185	\$11,586,524
Nov-21	129	56	73	\$213,581,181	\$210,102,666	\$4,214,053
Dec-21	177	103	74	\$312,971,054	\$299,536,054	\$5,990,721
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						
THRU MAY 22	1,202	561	641	\$2,304,432,483	\$2,221,354,308	\$44,457,076
Average	109	51	58	\$209,493,862	\$201,941,301	\$4,041,552
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524

