

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 9, 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

- a. Nantucket Garden Club Award

2. PROPERTY MANAGEMENT

- a. 19 East Creek Road – Project Update
- b. Washington Street Corridor – Project Update
- c. 28 Washington Street Maria Mitchell – Lease Discussion
- d. 60 Millbrook Road – Land Art Proposal
- e. Consue Springs – Design Services Proposal
- f. Green Crab – Event Request

3. TRANSFER BUSINESS

- a. Current “O” Exemption

4. APPROVAL OF MINUTES

- a. Regular Meeting of July 26, 2022

5. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement

6. 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 ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

- 1. Approval of Executive Session Minutes
- 2. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer’s Way
- 3. Real Estate Acquisition

C. ADJOURNMENT

SCAPE LANDSCAPE ARCHITECTURE DPC

**WASHINGTON STREET
RESILIENCE FRAMEWORK PLAN
NANTUCKET LAND BANK**

AUGUST 9, 2022

CONTEXT



FRAMEWORK PLAN

FRAMEWORK FOCUS AREAS

MANAGING LAND FOR WATER, ECOSYSTEMS, AND PEOPLE

WATER



ABSORB, BUFFER, AND
EMBRACE WATER

ECOSYSTEMS



CULTIVATE THE HEALTH AND
RESILIENCE OF HABITATS

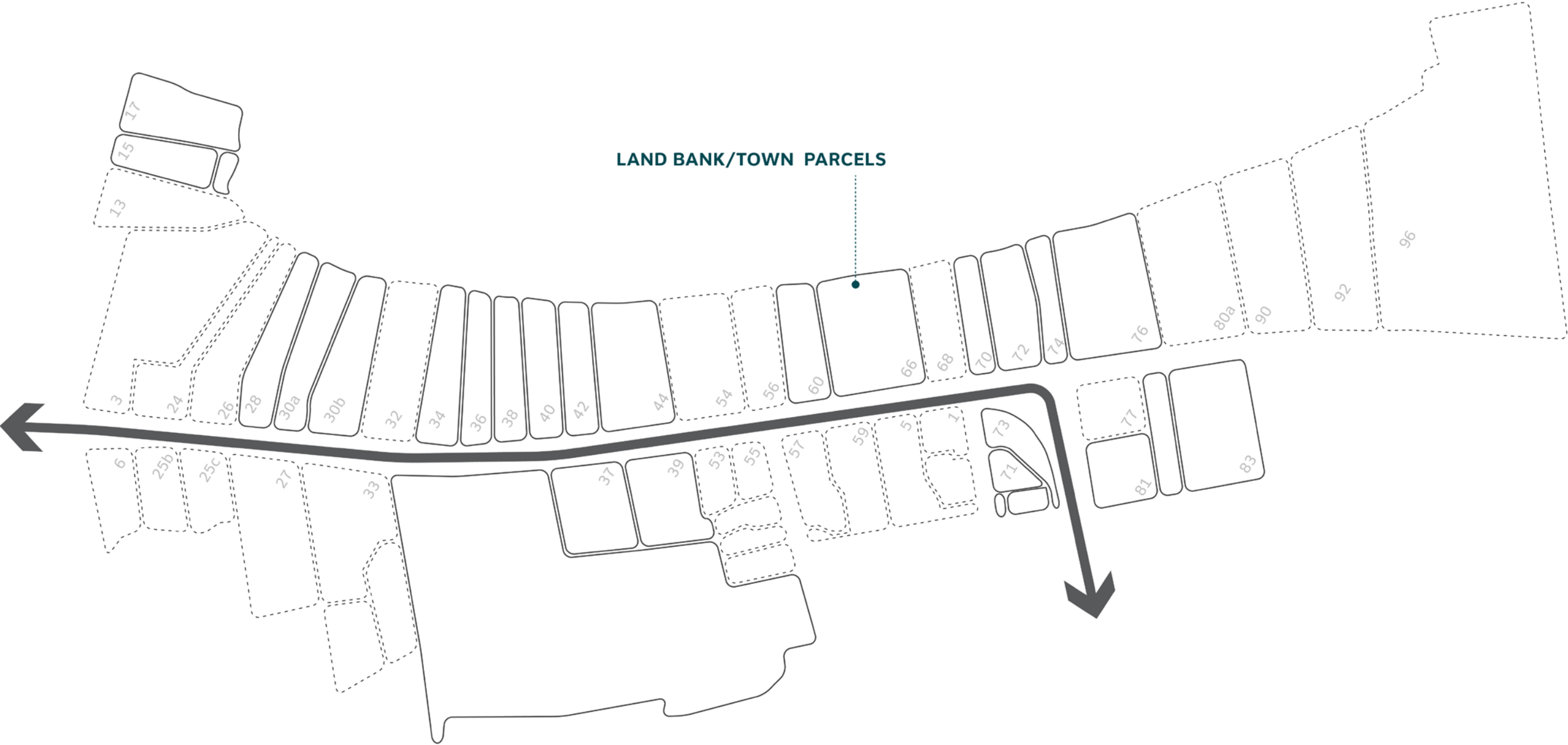
PEOPLE



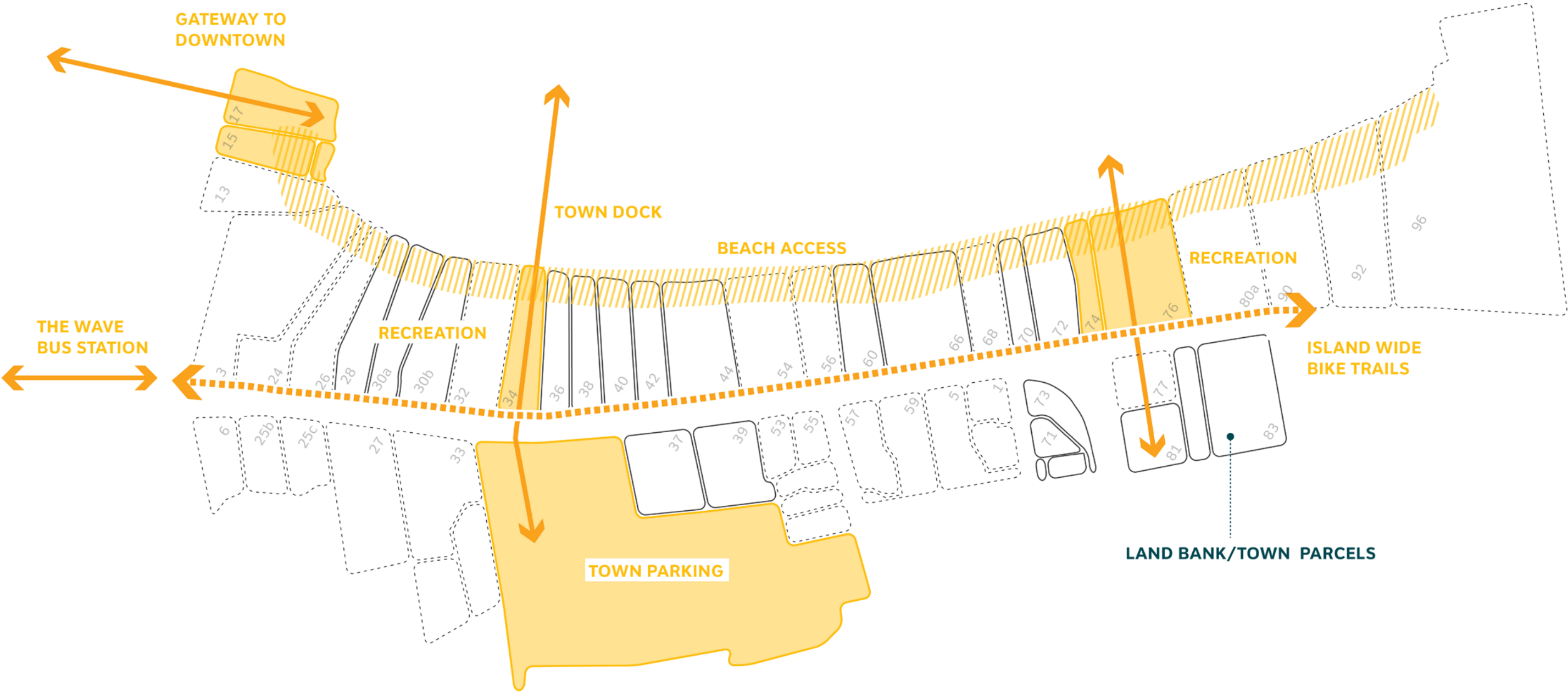
SUPPORT ACCESS,
RECREATION, AND ECONOMY

MAINTAIN WASHINGTON STREET

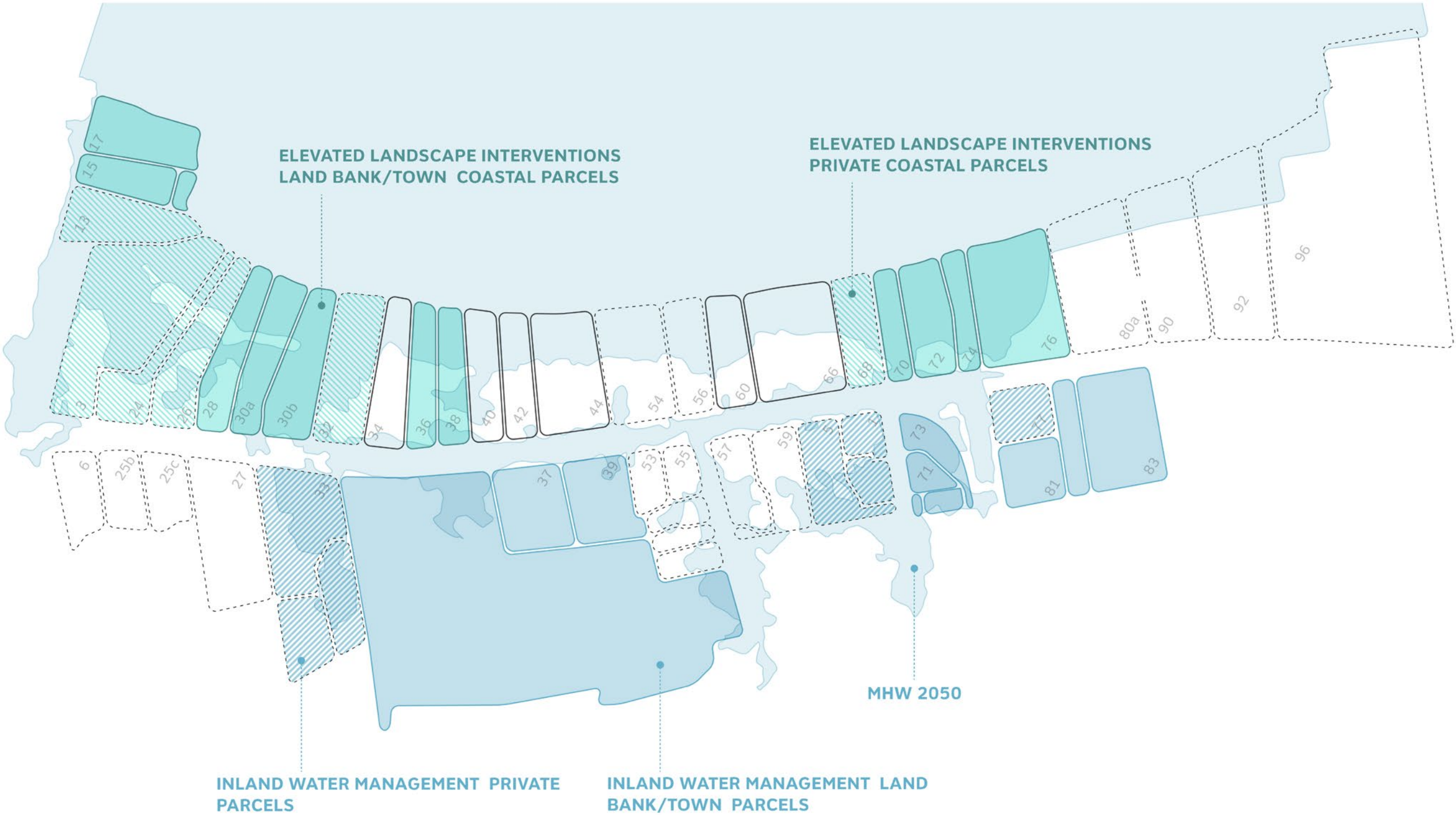
EXTEND THE LIFESPAN OF CRITICAL TRANSPORTATION AND TRUCKING ROUTE



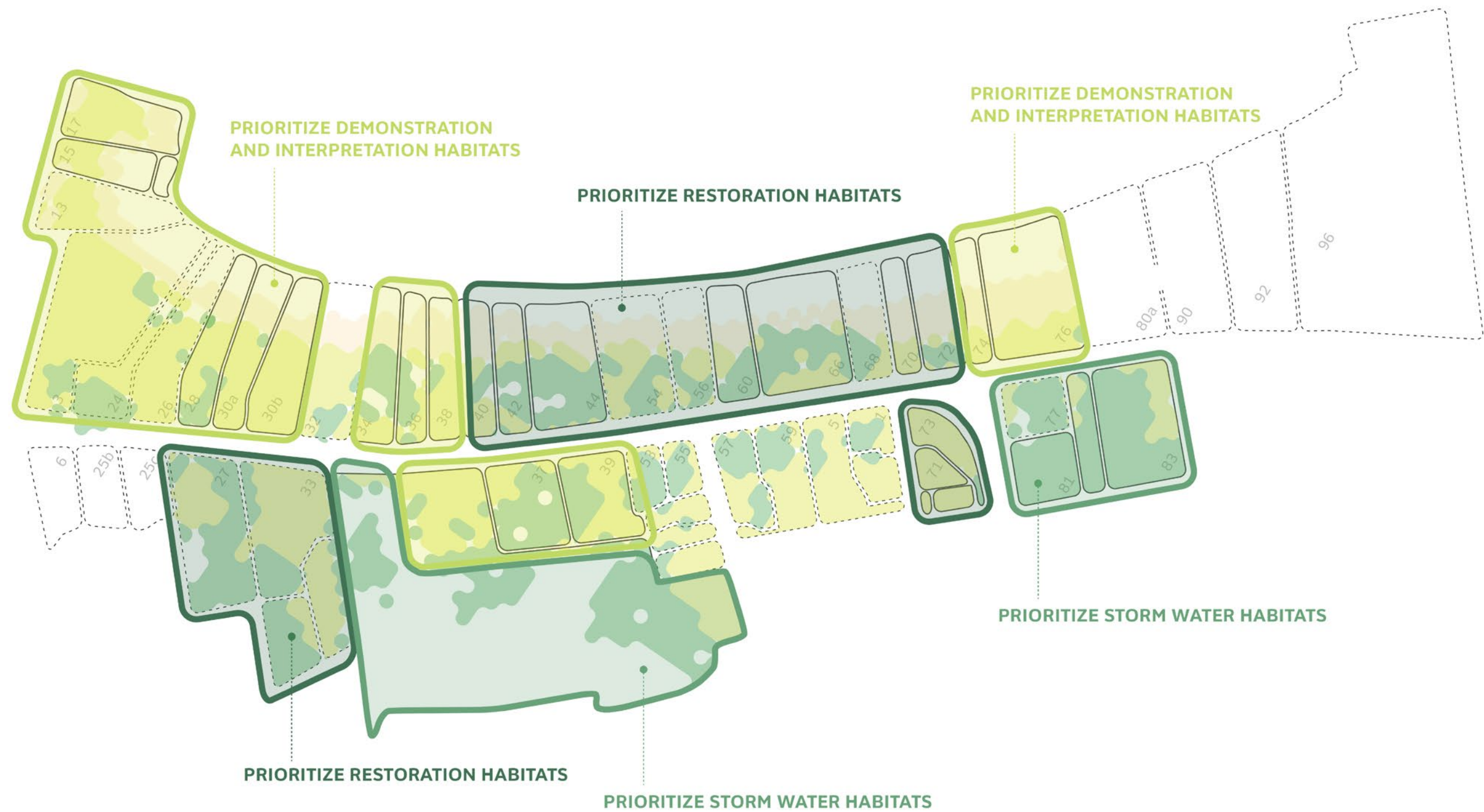
MAINTAIN AND EXPAND WATERFRONT ACCESS



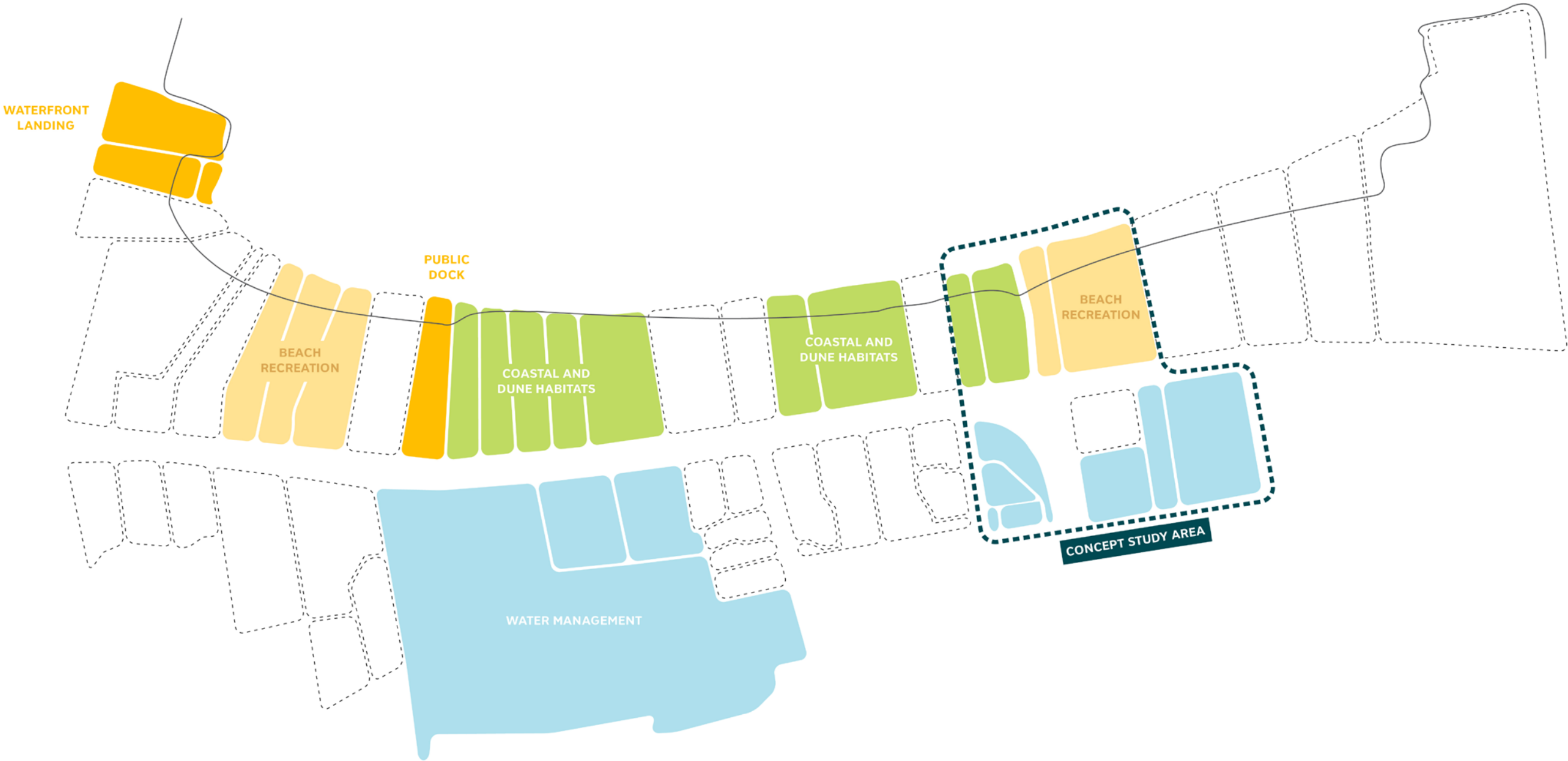
MANAGE REGULAR COASTAL AND STORMWATER FLOODING



MANAGE REGULAR COASTAL AND STORMWATER FLOODING



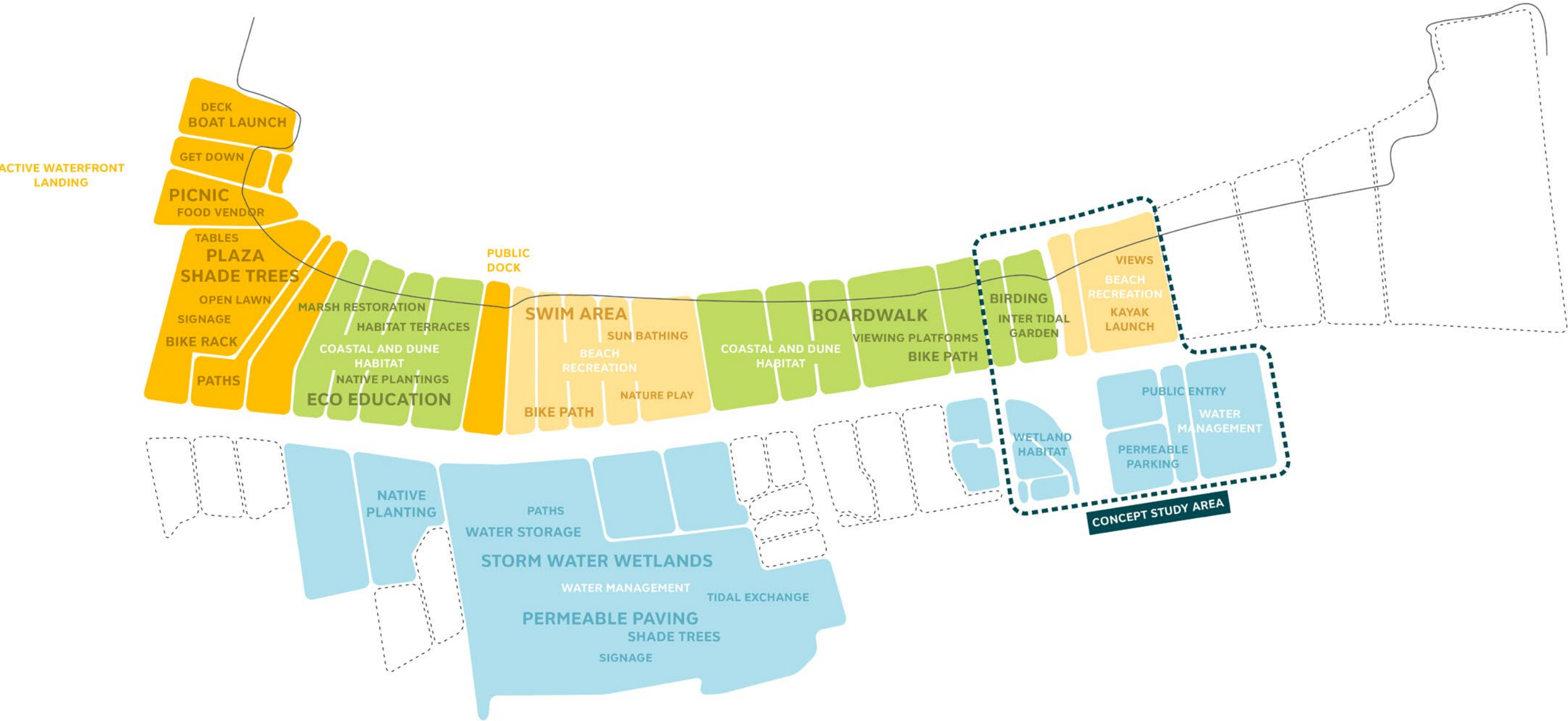
NEAR TERM PARCEL PRIORITIES



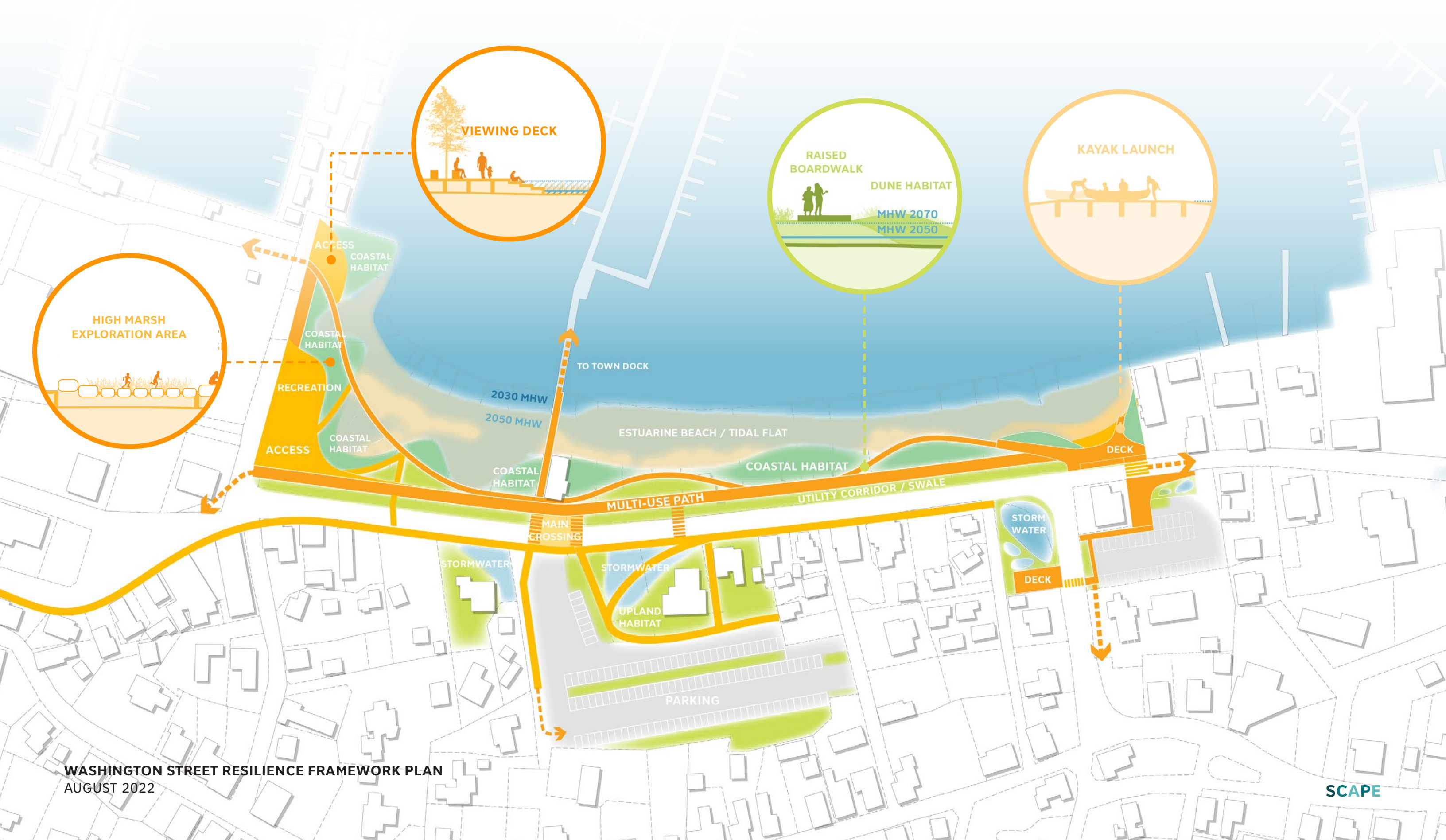
POSSIBLE PARCEL AQUISITIONS



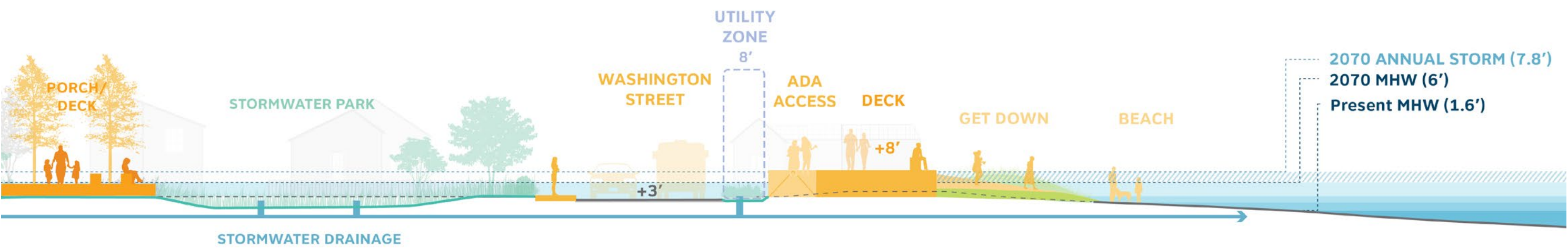
LONG TERM PARCEL PRIORITIES



COMBINED FRAMEWORK - PROGRAMS



DESIGN FLOOD ELEVATION

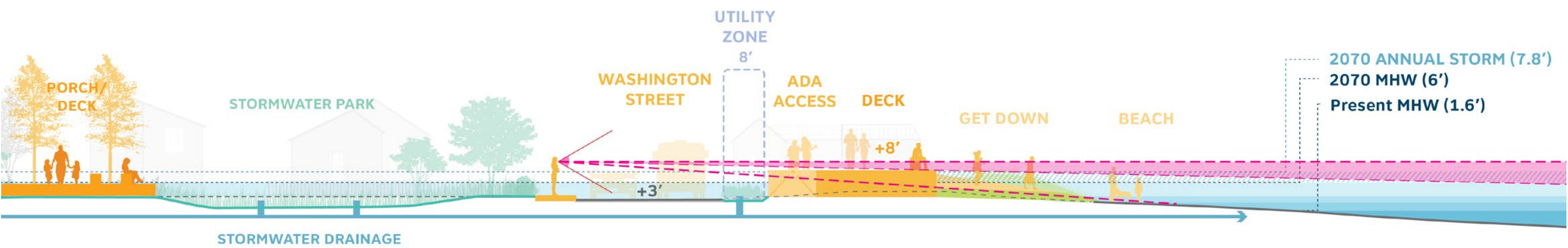


LEGEND

- 2070 MHW - Mean High Water in 2070 (+ 6.0' NAVD88)
- 2050 MHW - Mean High Water in 2050 (+ 4.2' NAVD88)
- 2030 MHW - Mean High Water in 2030 (+ 2.9' NAVD88)
- Present MHW - Mean High Water in 2008 (+ 1.6' NAVD88)
- Present MLW - Mean Low Water in 2008 (-1.6' NAVD88)



DESIGN FLOOD ELEVATION



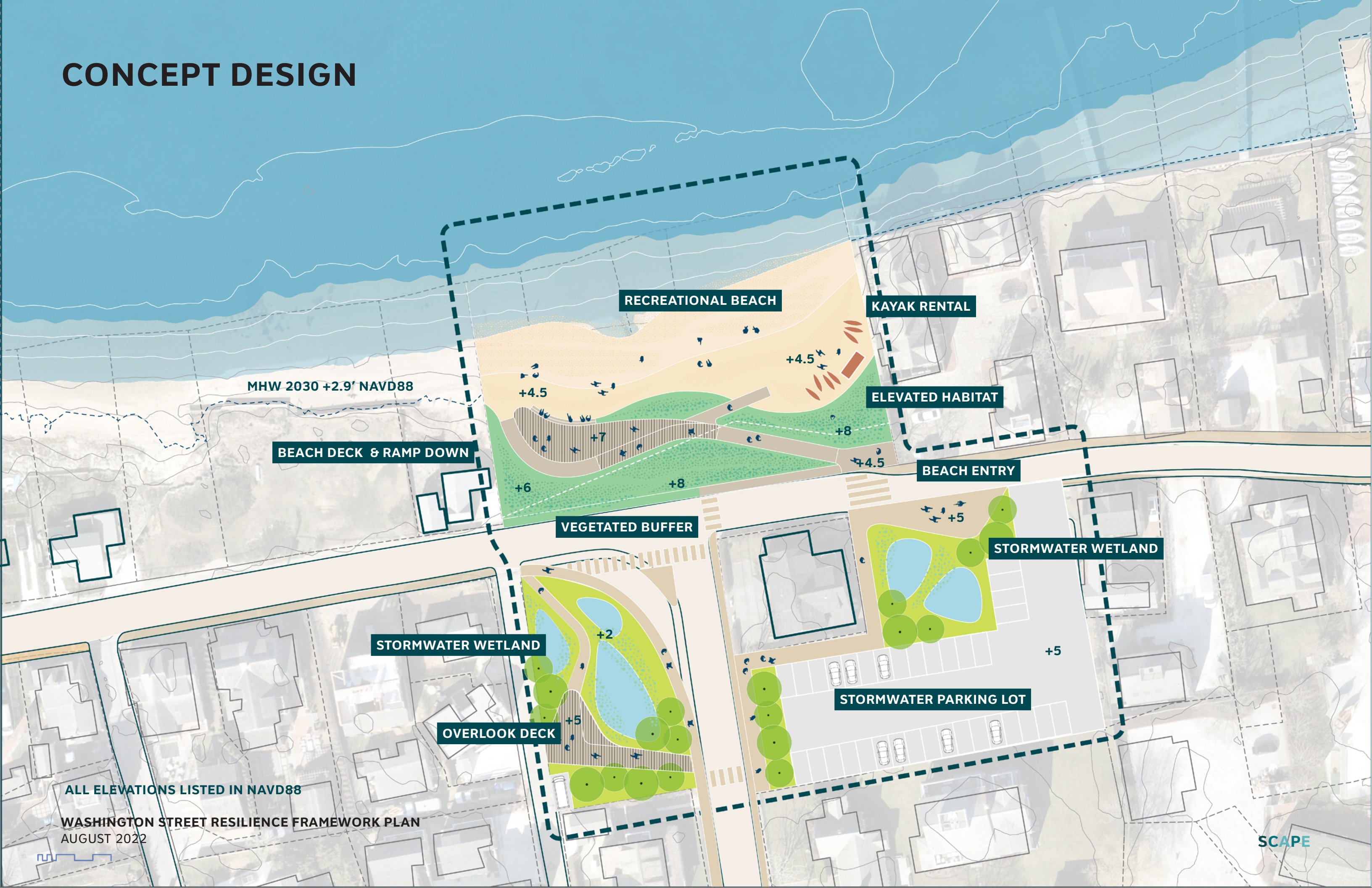
LEGEND

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CONCEPT DESIGN PROGRESS

CONCEPT DESIGN



ALL ELEVATIONS LISTED IN NAVD88

WASHINGTON STREET RESILIENCE FRAMEWORK PLAN
AUGUST 2022

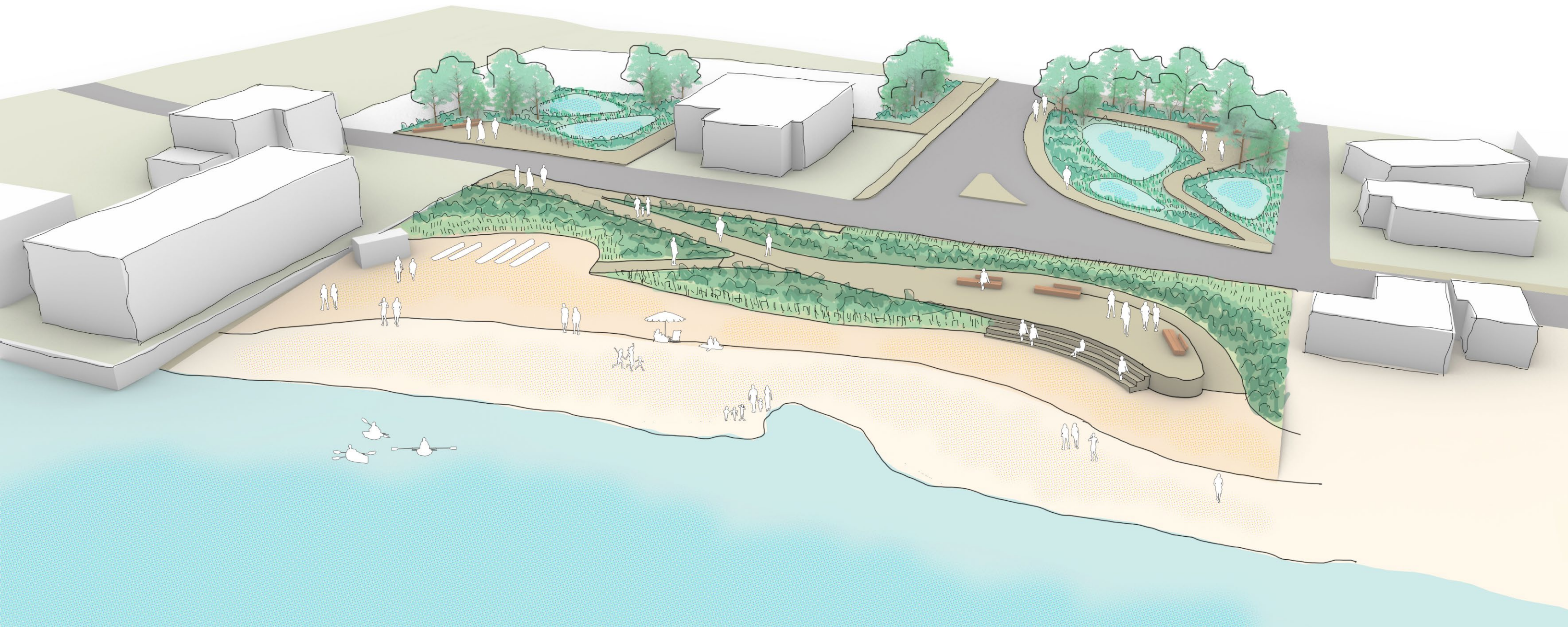
SCAPE

INSPIRATIONAL IMAGES

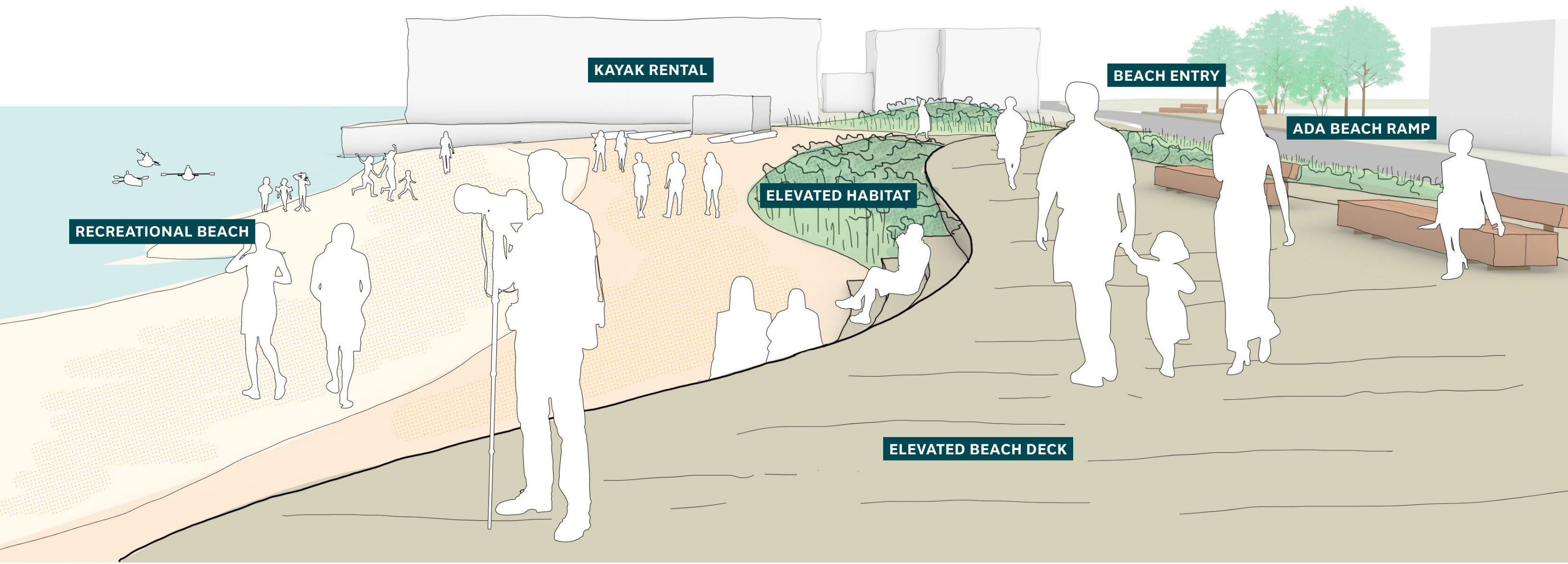


WASHINGTON STREET RESILIENCE FRAMEWORK PLAN
AUGUST 2022

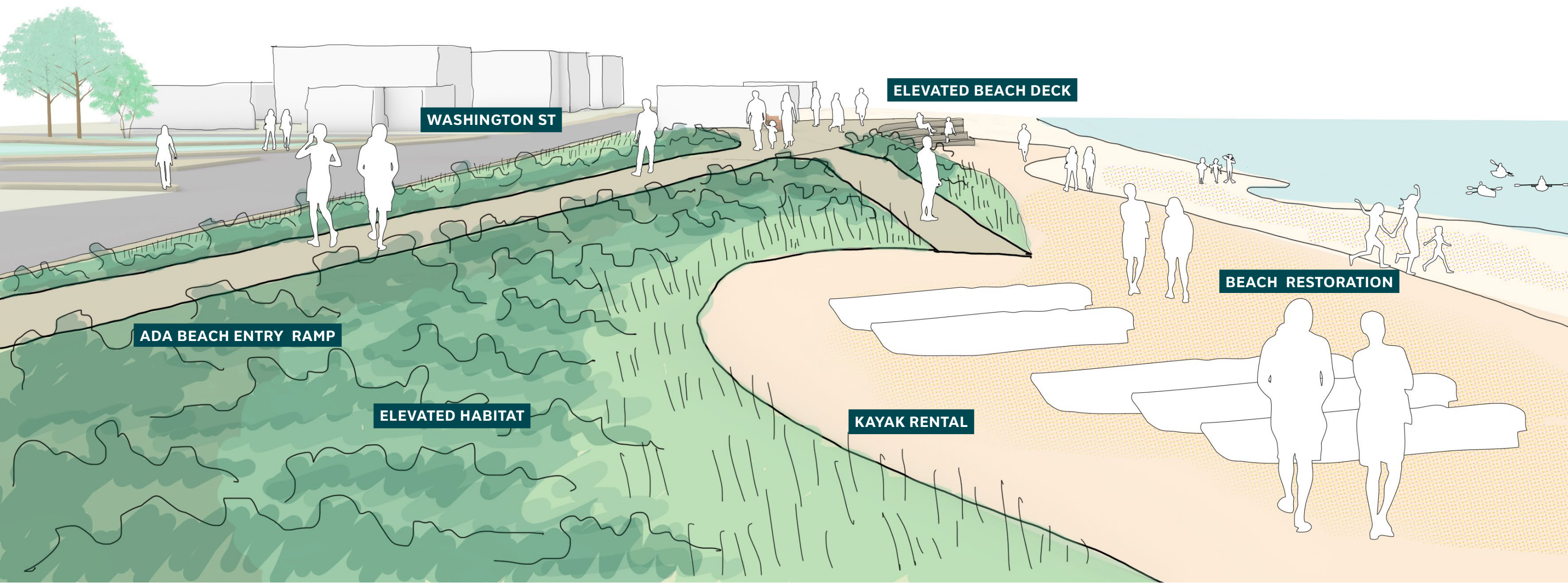
BIRDSEYE VIEW



VIEW FACING SOUTH



VIEW FACING NORTH



STORMWATER GARDEN VIEW



SHADE TREES

BEACH DECK BEYOND

STORMWATER HABITAT

ELEVATED DECK

DECK PERCH

THANK YOU!

DESIGN FLOOD ELEVATION

TIDAL BENCHMARK	PRESENT DAY (FT, NAVD88)	2030 (FT, NAVD88)	2050 (FT, NAVD88)	2070 (FT, NAVD88)
Mean Low Water	-1.4	-0.4	0.9	2.6
Mean Tide Level	0.1	1.2	2.5	4.3
Mean High Water	1.6	2.9	4.2	6.0
Mean Higher High Water	1.9	3.2	4.5	6.3
Mean High Water Springs*	2.3	3.6	4.9	6.7
Highest Annual Tide	2.8	4.1	5.4	7.2
Annual Storm Level	3.5	4.8	6.0	7.8

** This would result in flooding occurring for a few high tides every 2 weeks on average. These are estimated values for some of these benchmarks as we don't have a full tidal epoch to calculate these items. This is especially true for MHWS.*

SCAPE LANDSCAPE ARCHITECTURE DPC

19 EAST CREEK ROAD

PROJECT UPDATE

NANTUCKET LAND BANK

AUGUST 5, 2022

CONTEXT



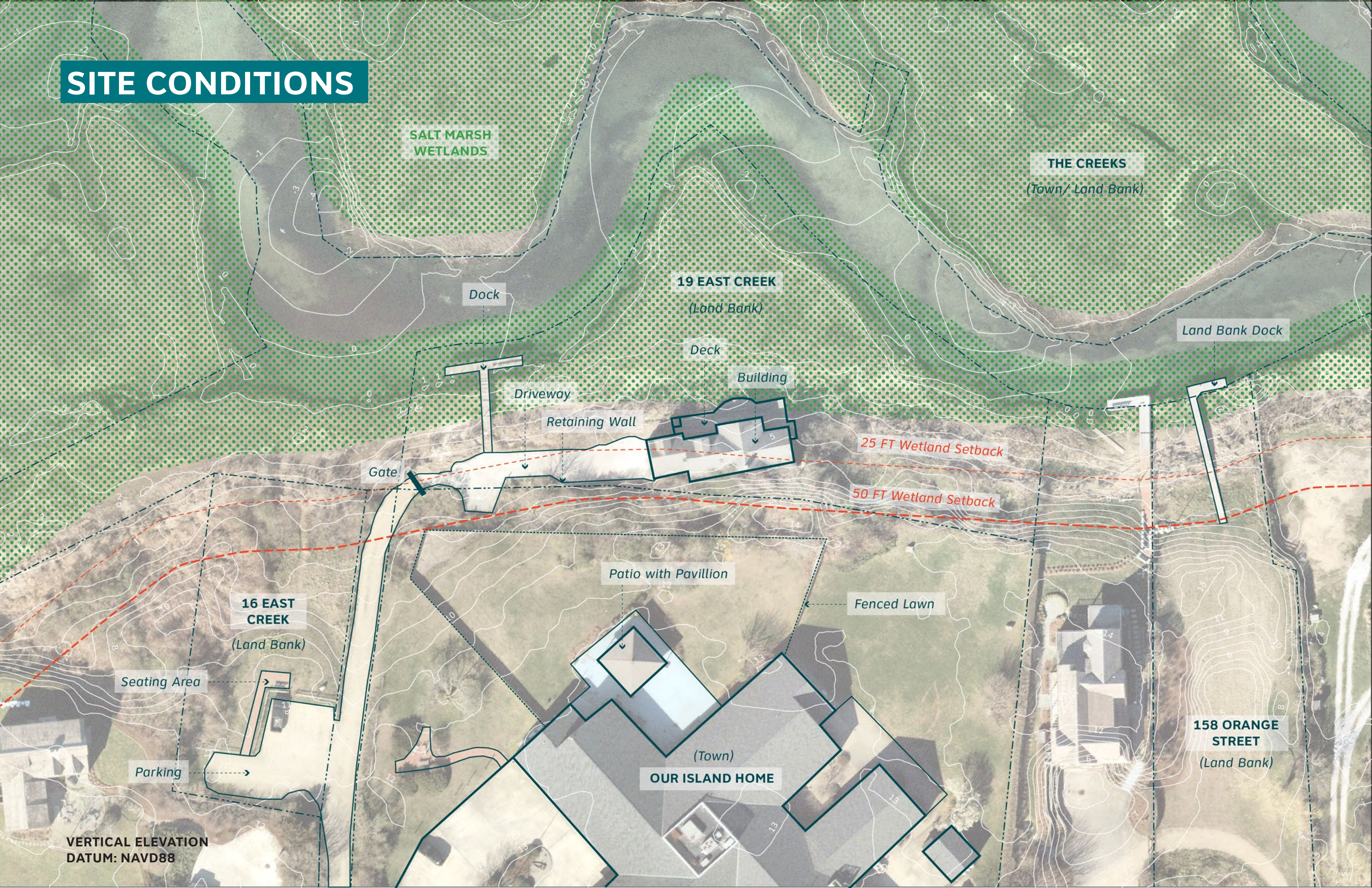
THE CREEKS - TODAY

19 EAST CREEK

19 EAST CREEK ROAD
AUGUST 2022

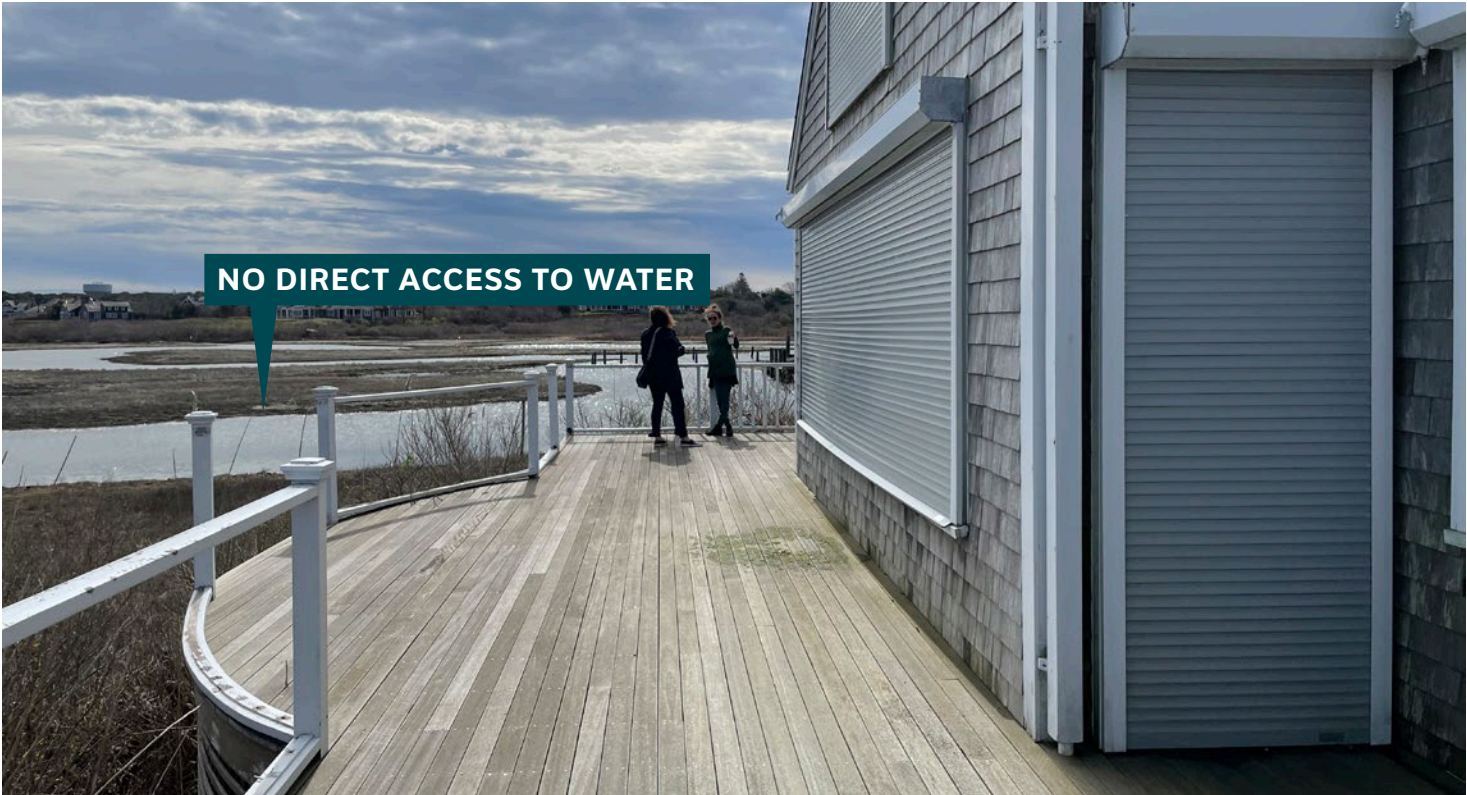
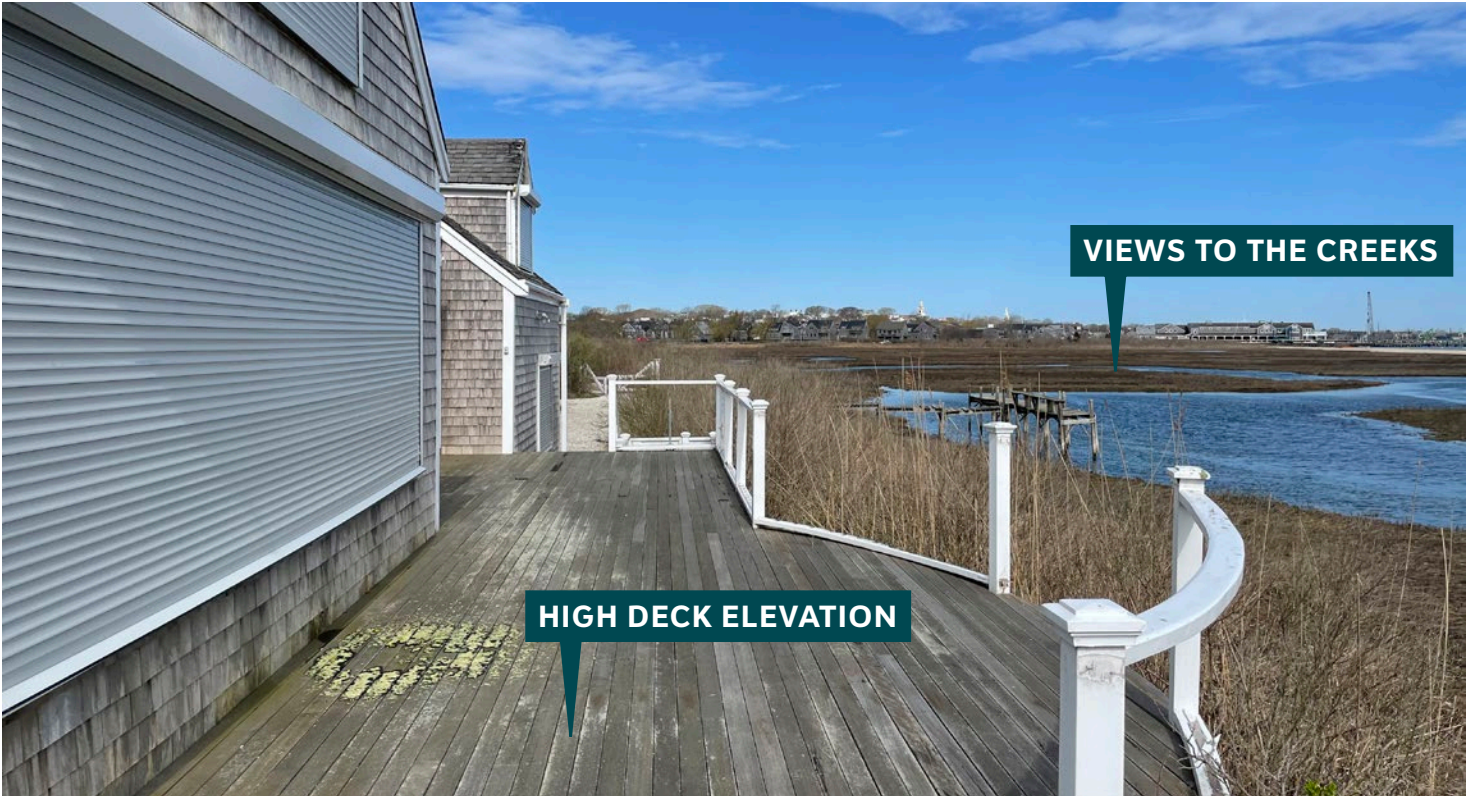
SCAPE

SITE CONDITIONS



VERTICAL ELEVATION
DATUM: NAVD88

SITE PHOTOS



SITE PHOTOS



PROJECTED SLR



THE CREEKS
(Town/ Land Bank)

MHW TODAY

19 EAST CREEK
(Land Bank)

MHW 2030

MHW 2050

MHW 2070

16 EAST CREEK
(Land Bank)

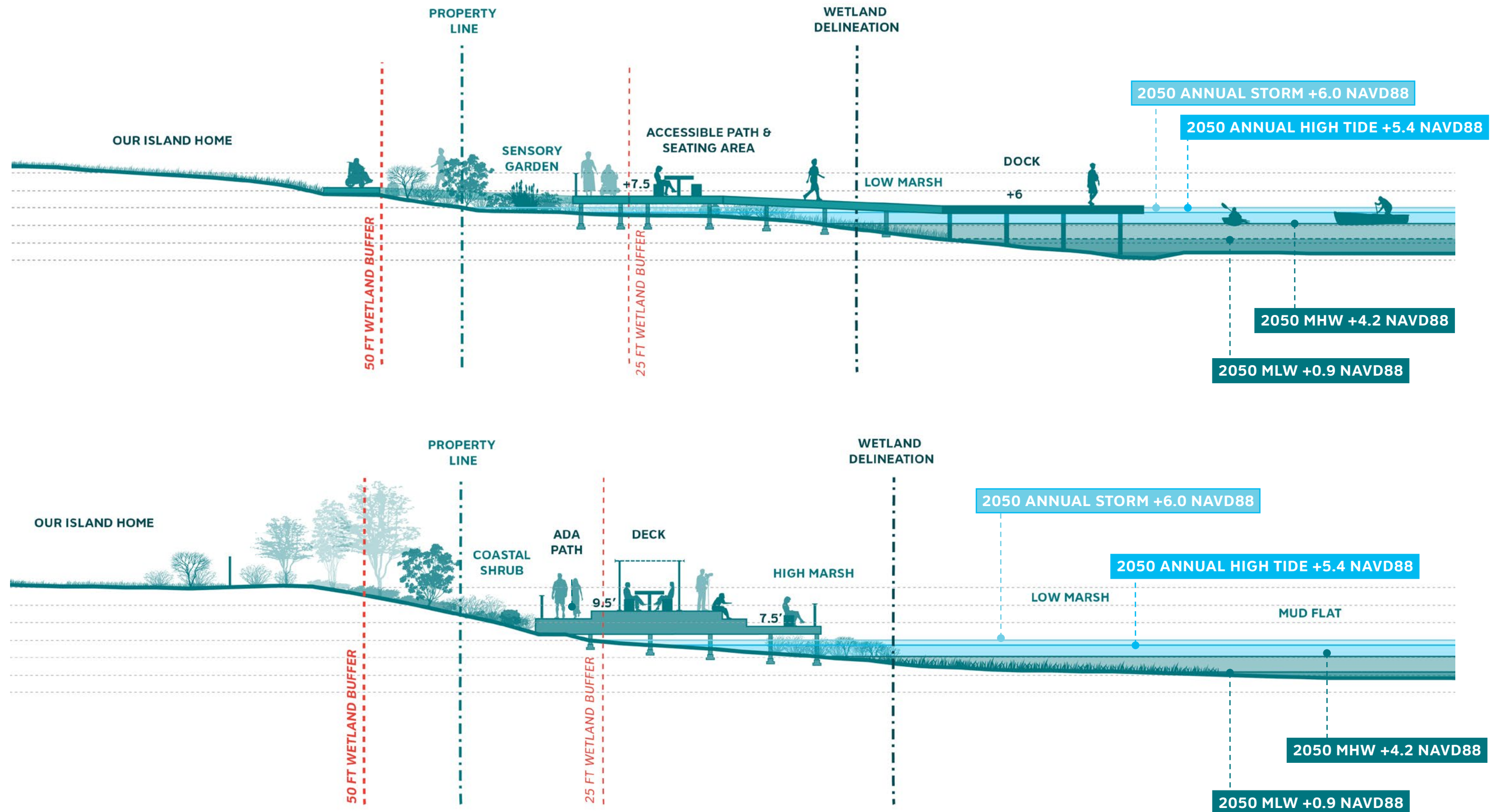
East Creek Road

(Town)
OUR ISLAND HOME

158 ORANGE STREET
(Land Bank)

VERTICAL ELEVATION
DATUM: NAVD88

PROJECTED SLR SECTION



PROJECT GOALS

A group of people, including men, women, and a child, are standing on a grassy bank overlooking a body of water. The background features a wide expanse of water with marshland and some distant structures. The people are dressed in outdoor clothing, including jackets and boots. A small dog is visible on the left side of the frame. The text "ESTABLISH AN ACCESSIBLE AND INCLUSIVE WATERFRONT EXPERIENCE FOR PEOPLE" is overlaid in white, bold, uppercase letters across the center of the image.

**ESTABLISH AN ACCESSIBLE AND INCLUSIVE
WATERFRONT EXPERIENCE FOR PEOPLE**



FOSTER INTERGENERATIONAL WATERFRONT RECREATION OPPORTUNITIES

**BICYCLE
AREA**

**LIFE GUARD
ON DUTY
9:00AM.—5:00PM.**

**NO
PARKING**

**CREATE MOMENTS OF RESPITE TO CELEBRATE
NEW AND OLD WATERFRONT MEMORIES**





CULTIVATE, RESTORE, AND EXPAND HEALTHY COASTAL HABITATS

A wide-angle photograph of a coastal landscape during sunset or sunrise. The foreground is filled with out-of-focus, golden-brown marsh grasses. A body of water, possibly a tidal pond or inlet, reflects the warm light of the sky. In the middle ground, there are more marshes and a small wooden structure on the left. The background shows a distant town with various buildings and a lighthouse, situated along the coast. The sky is a mix of soft pinks, oranges, and blues.

**SHAPE SPACES THAT ARE RESILIENT AND
ADAPTABLE TO SEA LEVEL RISE**

DESIGN UPDATE

FURNISHING/ MATERIALS INSPIRATION



WOOD DOCK BENCHES



WOOD BENCHES



EASY STREET BOARDWALK

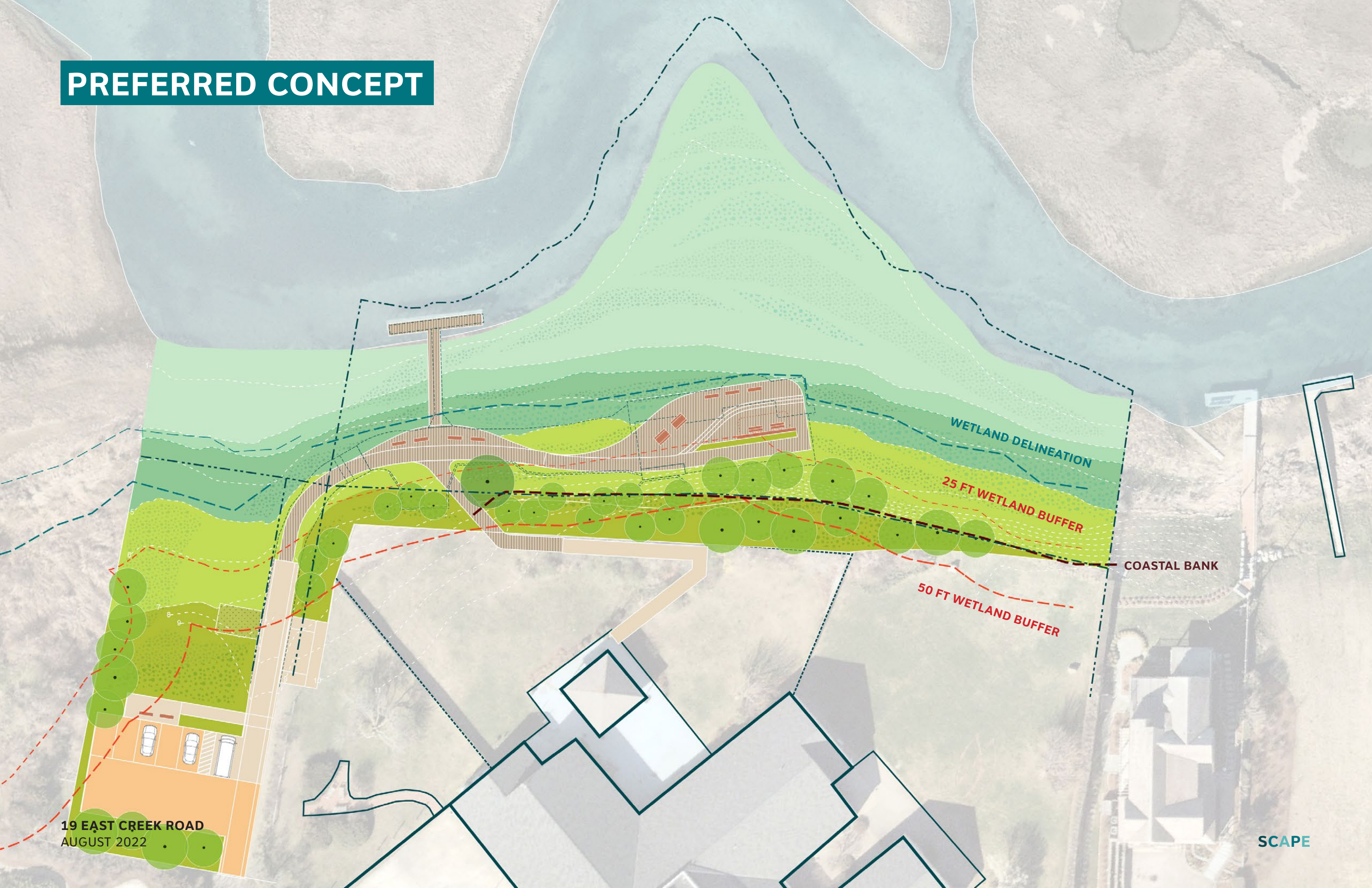


BROADMORE WILDLIFE SANCTUARY

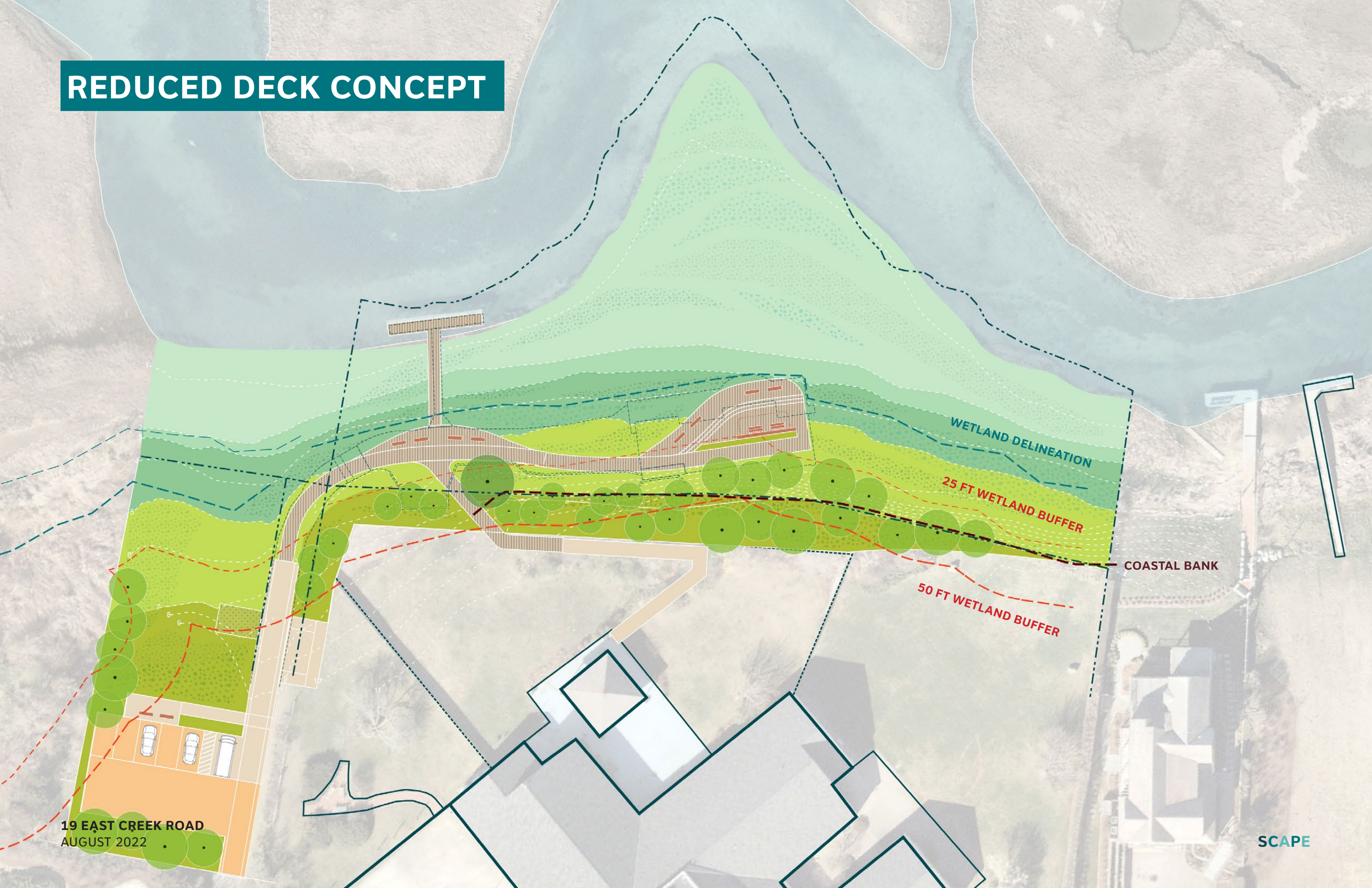


SETTLER'S LANDING

PREFERRED CONCEPT



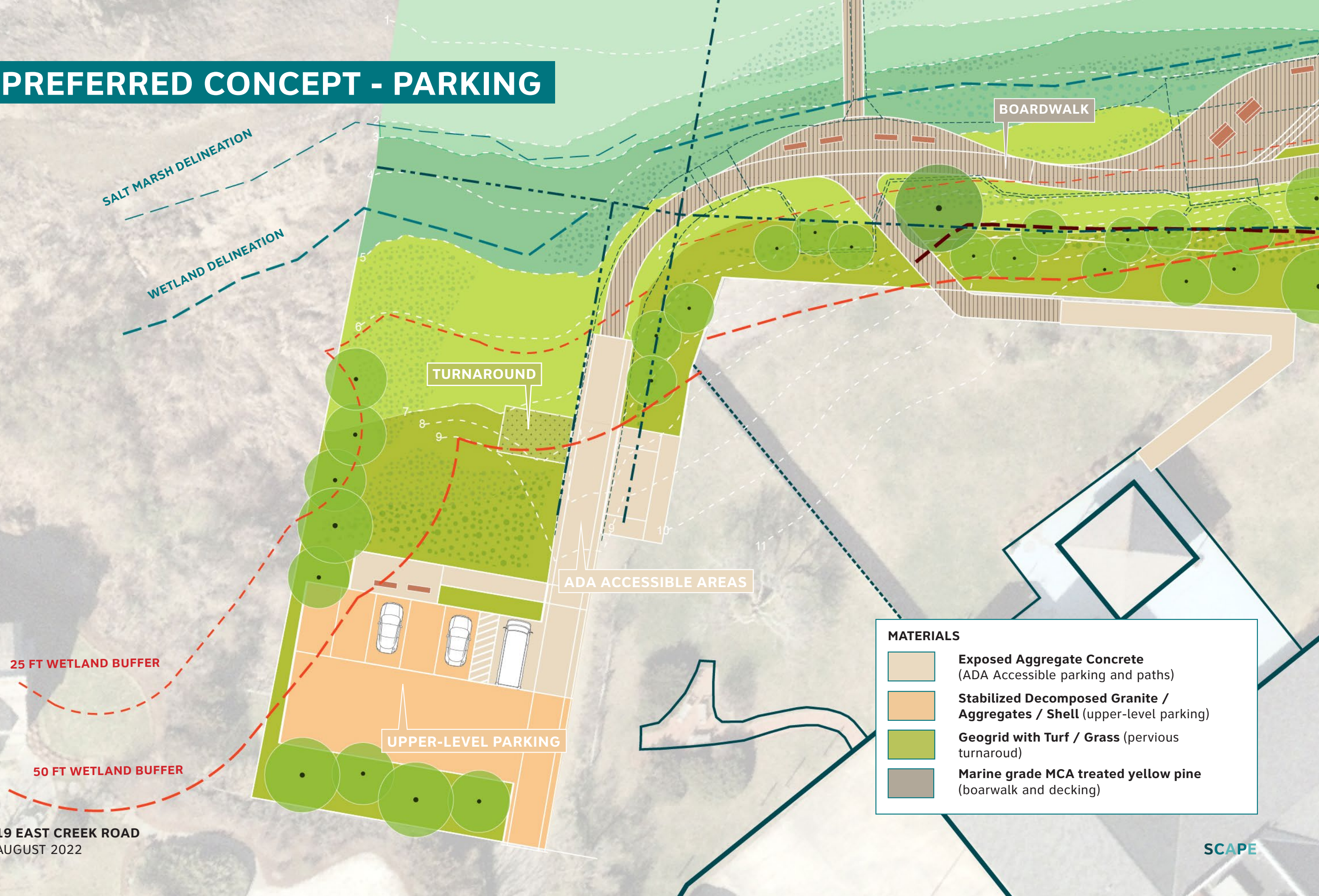
REDUCED DECK CONCEPT



19 EAST CREEK ROAD
AUGUST 2022

SCAPE

PREFERRED CONCEPT - PARKING



WATER VIEW



WATER VIEW WITH SHADE STRUCTURE



BOARDWALK VIEW



BOARDWALK VIEW



BOARDWALK VIEW



19 EAST CREEK ROAD
AUGUST 2022

SCAPE

BOARDWALK VIEW WITH SHADE STRUCTURE



19 EAST CREEK ROAD
AUGUST 2022

SCAPE

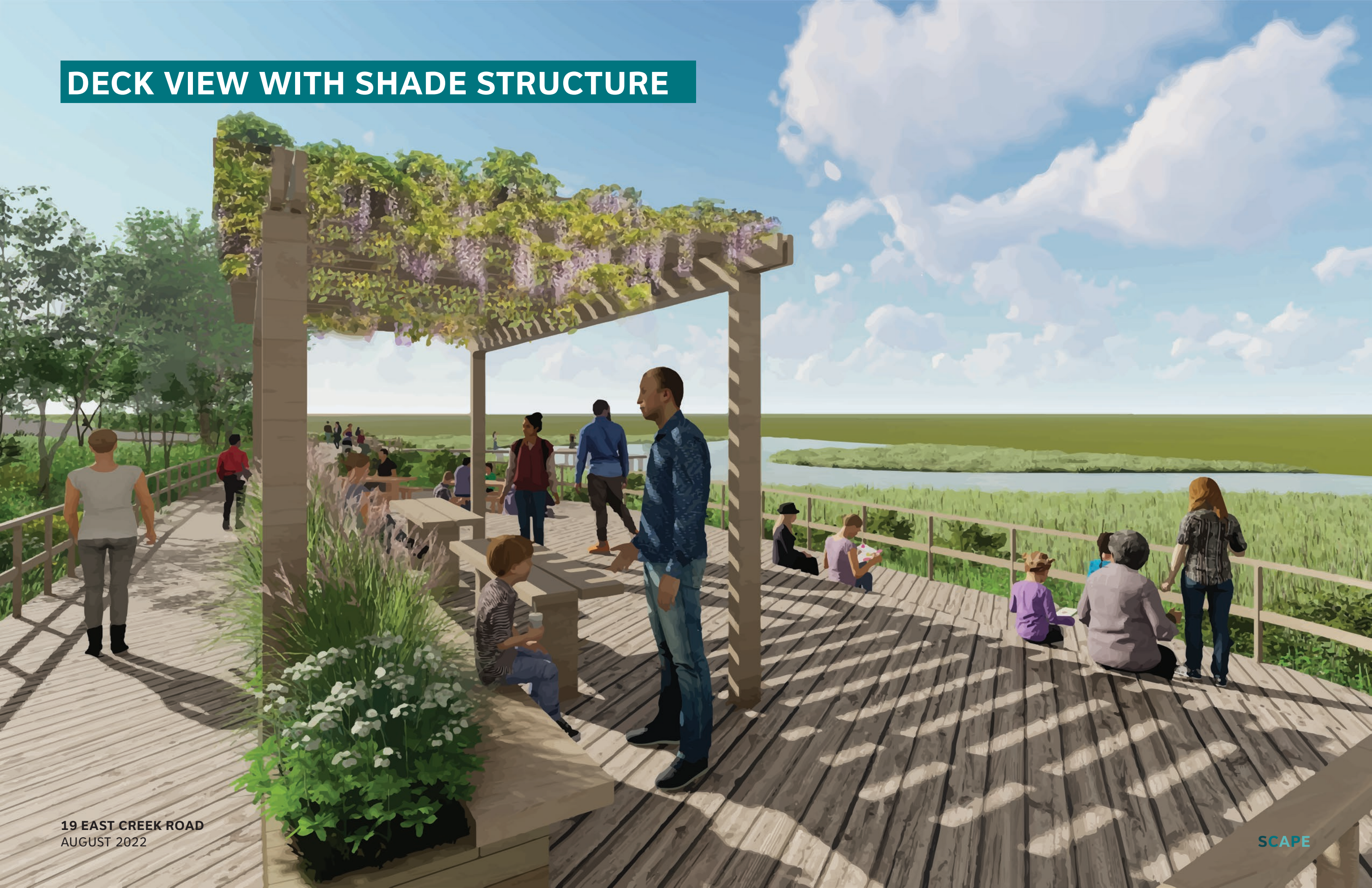
DECK VIEW



19 EAST CREEK ROAD
AUGUST 2022

SCAPE

DECK VIEW WITH SHADE STRUCTURE



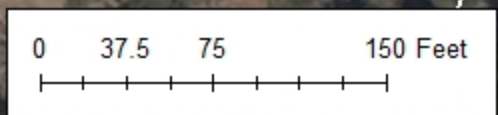
19 EAST CREEK ROAD
AUGUST 2022

SCAPE



Millbrook Rd

Millbrook
Heritage
Orchard



Legend

- Land Bank Trail
- Land Bank Property
- Proposed Pine Needle River Area

SCAPE LANDSCAPE ARCHITECTURE DPC

277 BROADWAY NINTH FLOOR NEW YORK NY 10007

T 212 462 2628 SCAPESTUDIO.COM

PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

Consue Springs Landscape Concept Design

Request for Proposal

August 4, 2022

Rachael Freeman

Nantucket Land Bank

SCOPE OF SERVICES

It is our understanding that Nantucket Land Bank is interested in retaining SCAPE Landscape Architecture and Woods Hole Group to prepare a project vision and concept design package for its properties at Consue Springs, Nantucket.

The intention of this study is to revisit and revise the previous Consue Springs Master Plan to better align with the Land Bank's and Towns' current priorities. The team will work closely with the Nantucket Land Bank, the Town, and other stakeholders (identified by the Land Bank) to develop goals and objectives and provide a concept for the site that is situated within the larger vision for open space, recreation, and resilience in the surrounding downtown area.

We understand the scope of the project to include:

- Confirming or redefining the project limits (geographic scope);
- Updating and clarifying the project purpose & need / goals to encompass more than just pond restoration and local stormwater management;
- Review and incorporate findings from site investigations undertaken to date;
- Refine or revise the previous Concept Plan accordingly; and

- Map out potential implementation pathway(s) and identify next phases of scope including additional site investigations and analysis that may be needed based on the updated goals and concept plan.

The following document outlines a proposed design scope and deliverables per design phase and our estimated fee and project expenses. SCAPE assumes a 22-week continuous schedule for the project beginning in early September 2022. The following proposal is established based on this proposed schedule.

- **Task 1** – Existing Conditions Review and Analysis – 3-4 weeks
 - 1.1 Review Previous Studies and Designs – 1 week
 - 1.2 Existing Conditions Analysis – 3 weeks
 - 1.3 Tide Data Collection - Goose Pond – 4 weeks
- **Task 2** – Goals and Visioning – 1-2 weeks
- **Task 3** – Hydrodynamic Model Development - 6 weeks
- **Task 4** – Concept Alternatives – 5 weeks
- **Task 5** – Modeling & Analysis of Alternatives – 4 weeks total
 - 5.1 Stormwater Modeling of Concept Alternatives – 2 weeks
 - 5.2 Coastal Storm Modeling of Concept Alternatives – 3 weeks
 - 5.3 Hydrodynamic Modeling Assessment (Alternatives) – 3 weeks
 - 5.4 Analysis of alternatives – 1-2 weeks
- **Task 6** – Concept Refinement and Engineering Design Parameters – 6 weeks
- **Task 7** – Final Plan and Executive Summary – 4 weeks
- **Task 8** – Implementation Plan and Permitting Strategy – 2 weeks
- **Task 9** – Ongoing project management and coordination – 22 weeks

Subconsultants to Scape: SCAPE will require the following subconsultants contracted directly to us to support our work on the project:

Woods Hole Group (WHG)

- Data review
- Data collection

- Coastal and Stormwater modeling
- Design collaboration
- Permitting Strategy

Task 1 – Existing Conditions Review and Analysis – (3 - 4 WEEKS)

We will hold a virtual kickoff meeting with the Nantucket Land Bank to confirm the scope of the project, project schedule, and identify relevant existing information to include in the review and existing conditions analysis.

1.1 Review Previous Studies and Designs. SCAPE and Woods Hole Group will review previous designs, technical studies and reports, including surveys, subsurface investigations, and water sampling, and others. The team will develop a summary and gap analysis memo, identifying data gaps, needs and recommendations to serve as a basis for future phases of work.

1.2 Existing Conditions Analysis. SCAPE and Woods Hole Group will assess the existing conditions and conduct site analysis using existing available information provided by the Land Bank (or which is publicly available), including:

- High-level analysis of site systems & context
 - Watershed context
 - Topography
 - Recreational/open space network context
 - Multi-modal circulation systems (ped, bike, vehicular, transit)
 - Ecological Conditions
 - SLR analysis mappings
 - Infrastructure
- Opportunities and Constraints Mapping

1.3 Tide Data Collection - Goose Pond. Woods Hole Group will complete tide data collection to fill a known data gap that is required to assess the potential restoration of the Consue Springs marsh system, including development of a hydrodynamic model, potential culvert replacement/ enhancement, and utilization

of the bike path as a potential barrier for future flood waters while maintaining/enhancing the marsh system. A Woods Hole Group field team will make two trips to the Site to deploy and retrieve a tide gage for 30 days to observe water surface elevations and tidal influence at Goose Pond. Additional survey data will be collected on deployment to document inverts and dimensions of the culvert underneath the bike path. If time allows, the field team will also collect locations and elevations for any other accessible stormwater infrastructure at the site including catch basins and outfall pipes. This additional site investigation will seek to confirm and refine the Town's stormwater geodatabase as much as is feasible without necessitating road closure.

Meetings

- One (1) kickoff meeting
- One (1) meeting summarizing the findings of the Existing conditions/assumptions

Deliverables

- Data summary and gap analysis memo
- One (1) existing conditions presentation describing existing site conditions and context and including up to three (3) plan diagrams, three (3) sections and a summary of relevant recommendations or considerations from other plans and initiatives.

Task 2 – Goals and Visioning – (1-2 Weeks)

In this task we will work with the Nantucket Land Bank and stakeholders they may wish to include from the Town or other groups to establish a project definition and goals. We will meet with the Nantucket Land Bank for an in-person goals/visioning workshop to establish the assumptions for the concept design. Based on the outcomes of this workshop, we will circulate an updated briefing deck or memo identifying project definition, project goals, and critical assumptions to the Land Bank for comment and confirmation (assume one round of review).

During this task, 2-3 members of the SCAPE team will visit the island to conduct the workshop and visit the site to discuss opportunities with the client group.

Meetings

- One (1) Visioning Workshop; Site visit concurrent with this workshop

Deliverables:

- One (1) brief presentation deck and interactive Miro board for the in-person workshop.
- Updated presentation deck with project definition and goals based on workshop.

Task 3 – Hydrodynamic Model Development – (6 WEEKS)

During this task, Woods Hole Group will develop a site-specific hydrodynamic model for the site to evaluate existing conditions, and later (Task 5.3) to evaluate potential alternatives to restore tidal conditions and control sea level rise and coastal storm conditions. The model grid will be developed to represent bathymetric and topographic conditions, informed by LiDAR and local survey conducted for prior site assessments (if available). Woods Hole Group will then set up the model and calibrate it using water level data collected in Task 1.3. The calibrated model will then be used to simulate existing conditions to serve as a baseline for project alternatives evaluation.

This task includes:

- Model grid development
- Model boundary condition development
- Model calibration to observations
- Model simulations for various conditions

Deliverables:

- Hydrodynamic model to serve as the basis of future modeling (Task 5.3)

Task 4 – Concept Development – (5 WEEKS)

SCAPE will develop 2-3 concept alternatives (high level) for the Consue Springs sites. SCAPE will present the alternatives to the Nantucket Land Bank in a virtual workshop for feedback and discussion. Concepts will include distinct approaches to landscape character, ecological function, circulation, use, and coastal resilience. We will provide a shapefile to WHG to enable their modeling in Task 5.

Meetings

- Two (2) concept development meetings to present and discuss concept alternatives

Deliverables:

- One (1) presentation of 2-3 concept alternatives for the study parcels. For each alternative, SCAPE will prepare one (1) plan diagram (diagrammatic concept diagram), one (1) section, hand sketches and one (1) page of precedent images.
- Shapefile for modeling

Task 5 – Modeling & Analysis of Alternatives – (4 weeks total)

5.1 Stormwater Modeling of Concept Alternatives (2 weeks). During this sub-task, Woods Hole Group will evaluate the stormwater system (analytically), complete a tailwater analysis, and perform basic storage assessment of the watershed to determine potential enhancement for stormwater management. This top-down assessment will inform stormwater design specifications for the conceptual alternatives and can be used in follow-on project phases to assess the sufficiency of the current stormwater system if/when a complete stormwater system survey is completed.

5.2 Coastal Storm Modeling of Concept Alternatives (3 weeks). During this sub-task, Woods Hole Group will assess the performance of the conceptual alternatives to determine the reduction of potential coastal flooding under coastal storms and sea level rise scenarios. Conceptual alternative design specifications, including

elevation and materiality, will be imported into the Massachusetts Coast Flood Risk Model (and other available coastal models, if necessary) to evaluate flooding under future climate conditions.

5.3 Hydrodynamic Modeling Assessment of Concept Alternatives (3 weeks).

During this sub-task, Woods Hole Group will apply the site-specific hydrodynamic model to assess potential tidal restoration options (e.g., resizing the culvert, etc.) under current and future tidal regimes. Modeling each alternative will explore optimal sizing and control structures such that the goals of salt marsh restoration/migration can be achieved under current and future conditions, while also facilitating current and future management of stormwater and coastal storm surge.

5.4 Analysis of alternatives (1-2 weeks). Incorporating the feedback on the alternatives and the results of the hydrodynamic modeling, the team will evaluate the alternatives relative to the project goals.

Meetings

- One (1) presentation of modeling results and analysis of alternatives

Deliverables:

- Modeling results memo / slide deck
- Alternatives analysis memo / slide deck

Task 6 – Concept Refinement and Engineering Design Parameters – (6 Weeks)

SCAPE will refine the preferred alternative or combination of alternatives into a preferred concept plan. Woods Hole Group will support SCAPE in the refinement of the preferred alternative or combination of alternatives into a preferred concept based on the results of Task 5. It is anticipated that the parameters as they relate to coastal engineering and resilience will not change significantly between the alternative and selected preferred concept, so additional modeling should not be necessary.

We will develop a draft concept presentation, and drawings including a draft plan, diagrams, sections, and sketch views, as well as a project narrative and draft basis of design memo including a description of engineering design parameters.

Meetings

- Two (2) presentations of the refined concept and engineering design parameters

Deliverables:

- Draft concept design drawings: one (1) illustrative plan, up to three (3) simple plan diagrams (e.g. program, planning), up to two (2) sections, up to two (2) sketch views.
- One (1) draft project narrative and basis of design memo describing the design concept, summarizing any key design assumptions, and outlining the engineering design parameters

Task 7 – Final Plan and Executive Summary – 4 weeks

SCAPE will refine the design based on feedback from the Land Bank on the initial concept and the results of the modeling. WHG will review and provide input related to coastal engineering, flood risk reduction, and habitat strategies. We will develop up to two renderings of the concept.

Woods Hole Group will prepare a technical memo summarizing the modeling performed to support site understanding, alternatives development and assessment, and preferred concept development. The memo will describe data collection, model development, and implementation of the models to assess alternatives and develop engineering design parameters. Woods Hole Group will provide any relevant data, graphs or maps digitally as needed for SCAPE to develop final visualizations.

Upon completion of the refined concept plan, SCAPE will create an executive summary graphic pamphlet to support external communication of the project. This

pamphlet will include a concise summary and compelling graphic layout to build excitement for the project.

Meetings

- Two (2) presentations of the final plan (virtual)

Deliverables:

- One (1) final concept presentation
- Final updated concept drawings:
 - Refined from draft concept drawings: one (1) illustrative plan, up to three (3) simple plan diagrams (e.g. program, planning), up to two (2) sections.
 - Up to two (2) sketch renderings
- One (1) final project narrative and basis of design memo describing the design concept and summarizing any design assumptions.
- One (1) executive summary pamphlet in digital format, formatted for printing

Task 8 – Implementation Plan and Permitting Strategy – 2 weeks (concurrent with Task 7)

SCAPE and Woods Hole Group will develop a high-level implementation and phasing memo that will summarize next steps, note any data/site surveys/assessments that would be required to support permitting and further phases of design, and summarize potential permitting requirements and a strategy for the implementation of the preferred concept. The memo will also identify any relevant local/state/federal regulatory hurdles.

Deliverables:

- One (1) implementation and phasing memo.

Task 9 - Ongoing project management and coordination – 22 weeks

Throughout the project, SCAPE will support the Land Bank with project management and coordination tasks. For each meeting, SCAPE will coordinate the scheduling of meetings, develop agendas to be circulated in advance, provide meeting notes, and circulate action items from each meeting.

Deliverables:

- Meeting agendas, meeting notes and an action items summary for each meeting with the Land Bank and other stakeholders

Assumptions:

- The proposed schedule assumes a continuous schedule with no prolonged review periods. We can revise our proposal if the Land Bank wishes to factor in extended periods of review or iteration with the Commission or others.

Potential additional services not currently included in the scope of work:

- Stormwater Utility Investigation
- Civil engineering construction feasibility review of concept design
- Conceptual cost estimate of concept design
- Environmental Review and/or permitting support
- Schematic Design, Design Development, Construction Documentation and Construction administration phases of design

#	TASK	Duration (wks)	Fee (\$)		
			SCAPE \$	WHG \$	TOTAL \$
1	Existing Conditions Review and Analysis	3-4	\$17,000	\$13,250	\$30,250
2	Goals and Visioning	1-2	\$4,500		\$4,500
3	Hydrodynamic Model Development	6		\$17,000	\$17,000
4	Concept Alternatives	5	\$29,000	\$7,000	\$36,000
5	Modeling and Analysis of Alternatives	4	\$6,000	\$19,000	\$25,000
6	Concept Refinement and Engineering Design Parameters	6	\$35,000	\$5,000	\$40,000
7	Final Plan and Executive Summary	4	\$23,000	\$3,500	\$26,500
8	Implementation Plan	2	\$3,500	\$3,000	\$6,500
9	Ongoing project management and coordination	22	\$7,000		\$7,000
TOTAL LABOR			\$125,000	\$67,750	\$192,750
<i>Expenses</i>			\$5,000		\$5,000
TOTAL FEE			\$130,000	\$67,750	\$197,750

This Proposal is Valid for 30 days from date of issue by SCAPE / Landscape Architecture DPC. The proposal terms and fees are for a continuous project schedule. Should the project go on hold or stop for a period of time other than mentioned above, a mobilization fee will be requested of the Client team.

PAYMENT TERMS:

Fixed Fee: Fixed fee phases shall be invoiced monthly based on the percentage of work completed within the billing period.

Reimbursable Expenses (estimate): Project expenses may include in-house printing costs for presentation materials and model supplies and car rental for site and potential nursery visits. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. Additional renderings and physical models shall incur additional fees.

Remobilization Fee: This Scope of Services assumes a continuous 14-week design schedule. If the project goes on hold for an extended period (greater than 2-months), SCAPE reserves the right to submit a revised fee to reflect costs associated with the remobilization of the project team.

HOURLY BILLING RATES

Services outlined under the Scope of Services are based on our hourly billing rates. Any Additional Services shall be provided on an hourly basis computed with the same rates, as follows:

Founder	\$300/Hour
Principal	\$250/Hour
Director	\$200/Hour
Senior Associate	\$180/Hour
Associate	\$140/Hour
Senior Designer	\$120/Hour
Designer	\$100/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice. Services outlined under the Scope of Services shall be provided per the Fees and Terms in the Agreement for Professional Services.

SIGNATURE PAGE

SCAPE requires a signed proposal, a Notice-to-Proceed and initial payment deposit to start work. Upon acceptance of this proposal, SCAPE will prepare a standard agreement for acceptance, which the parties shall review and may revise.

Landscape Architect

Client

SCAPE / LANDSCAPE ARCHITECTURE DPC

Nantucket Land Bank



By: Pippa Brashear
Title: Resilience Principal
Date: 8/4/2022

By: _____
Title: _____
Date: _____

Nantucket - Consue Springs

Last update: 8/4/2022

[illegible]

Susan Campese

From: Jesse Bell
Sent: Wednesday, July 27, 2022 8:51 AM
To: Allen Reinhard; John Stackpole; Kristina Jelleme; Mark Donato; Neil Paterson
Cc: Rachael Freeman; Susan Campese; Eleanor Antonietti
Subject: Fwd: Green Crab Week Program

Good morning,

Please see below. Emily Molden is asking on behalf of the NLC to have this educational workshop on green crabs with Sustainable at Mt. Vernon Farm. It was held last year and is very low impact, so I think it is fine. It's from 10-12, minimal set up, purely educational, and FREE. Since the event is on 8/10 it would be helpful to get your approval in advance of the next meeting.

Thanks,
Jesse

Begin forwarded message:

From: Emily Molden <emily@nantucketlandcouncil.org>
Date: July 27, 2022 at 8:36:08 AM EDT
To: Jesse Bell <jbell@nantucketlandbank.org>
Subject: Green Crab Week Program

Hi Jesse,

I wanted to follow up on our conversation about an upcoming program we are hoping to host on a Land Bank property.

The Nantucket Land Council is organizing a series of educational programs around the invasive European green crabs that are impacting our shellfish and eelgrass in the harbors. This will be the third year we are creating a "Green Crab Week" in collaboration with the Maria Mitchell Association, and Sustainable Nantucket. Specifically, we are hoping to hold an educational program about using green crabs to create fertilizer at your 168 Hummock Pond Road property. Sustainable Nantucket received permission to hold the same program at this location last year and it was a huge success. Please see additional details below:

Date/Time: 8/10/22 from 10am to noon

Location: on event space lawn

Presenters: R.J. Turcotte, Nantucket Land Council; Jack Dubinsky Maria Mitchell Association; Mary Parks, author Green Crab Cookbook

Attendees: We expect 20-30 guests, similar to this same event in July last year.

Additional Event Details: NLC will bring coolers of crabs, buckets in which to squish them, vinegar to create fertilizer; vessels to fill for take home. This event will be FREE for all who attend. Last year parking was not an issue. There are no permits required for the event.

I apologize for the short notice this year and would be happy to submit any additional information and attend your meeting on 8/9. We are hoping to publicize the event on social media and local listings in advance if the Land Bank approves the use of the property.

Please let me know if you have any questions or need anything else!

Best,

Emily

--

Emily Molden
Executive Director

Nantucket Land Council

planning - protecting - preserving

6 Ash Lane

(508) 228-2818

emily@nantucketlandcouncil.org



TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 9, 2022

1. July 2022 Transfers – Record Nos. 44734 through 44813

a. Current “O” Exemption and Lien:

No. 44780 Elvis E. Butler

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44734	7/1/2022	4231	1802	MAIN ST, 12, #2	NANTUCKET GLO LLC	ISLANDER REALTY TRUS	0	-1	0	-1	0.00	\$1,569,112.50	\$31,382.25	
44735	7/1/2022	0038	147	FISHERS LANDING, 13	JACQUELINE H EDWARDS	JACQUELINE H EDWARDS	-1	0	0	0	0.24	\$0.00	\$0.00	C
44736	7/1/2022	0065	030	HUMMOCK POND RD, 196	196 HUMMOCK POND ROA	PAC-RIM REALTY TRUST	0	0	-1	0	2.03	\$3,150,000.00	\$63,000.00	
44737	7/1/2022	4234	049	LILY ST, 9	DEKCO LLC	BLOOM	-1	0	0	0	0.08	\$3,000,000.00	\$60,000.00	
44738	7/1/2022	0041	303	MADAKET RD, 23	FP MADAKET LLC	BEAMACK LLC	-1	0	0	0	0.72	\$4,000,000.00	\$80,000.00	
44739	7/1/2022	4243	006	W CHESTER ST, 21	21 WEST CHESTER TRUS	GIRL LLC	-1	0	0	0	0.14	\$5,411,000.00	\$108,220.00	
44740	7/5/2022	0079	134	SKYLINE DR, 4	SKYLINE DRIVE LLC	SKYLINE DRIVE LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
44741	7/5/2022	0079	134	SKYLINE DR, 4	SKYLINE DRIVE LLC	SKYLINE DRIVE LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
44742	7/5/2022	0079	134	SKYLINE DR, 4	SKYLINE DRIVE LLC	SKYLINE DRIVE LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
44743	7/5/2022	0079	134	SKYLINE DR, 4	SKYLINE DRIVE LLC	SKYLINE DRIVE LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
44744	7/5/2022	0079	134	SKYLINE DR, 4	SKYLINE DRIVE LLC	SKYLINE DRIVE LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
44745	7/6/2022	5544	047	MILL ST, 17	SEVENTEEN MILL STREE	SEVENTEEN MILL STREE	-1	0	0	0	0.19	\$0.00	\$0.00	D
44746	7/6/2022	0041	466	WANNACOMET RD, 5	WHITMAN HAWKMOOR NOM	WHITMAN JR	-1	0	0	0	3.40	\$0.00	\$0.00	D
44747	7/6/2022	0041	466	WANNACOMET RD, 5	WHITMAN HAWKMOOR NOM	RICKETSON	-1	0	0	0	3.40	\$0.00	\$0.00	C
44748	7/6/2022	0041	466	WANNACOMET RD, 5	MARHSALL 5 WANNACOME	RICKETSON	-1	0	0	0	3.40	\$0.00	\$0.00	C
44749	7/6/2022	0068	009	TOOMBS CT, 1	DOWNING	RAY	0	-1	0	0	0.66	\$0.00	\$0.00	C
44750	7/6/2022	7313	049	BANK ST, 29	DOWNING	RAY	-1	0	0	0	0.07	\$0.00	\$0.00	C
44751	7/7/2022	0069	256	HANABEA LN, 8	12 HANABEA LANE LLC	8 HANABEA LANE LLC	-1	0	0	0	0.11	\$0.00	\$0.00	I
44752	7/7/2022	0069	257	HANABEA LN, 10	12 HANABEA LANE LLC	10 HANABEA LANE LLC	-1	0	0	0	0.11	\$0.00	\$0.00	I
44753	7/7/2022	7331	018	OCEAN AV, 21	HAMILTON	BLOCK	-1	0	0	0	0.13	\$5,200,000.00	\$104,000.00	
44754	7/7/2022	0068	9601	PINETREE RD, 5B, #1	PTR LLC	PRYOR	0	0	0	-1	0.00	\$945,000.00	\$18,900.00	
44755	7/8/2022	0066	398	APPLETON RD, 21	DIPPITON	HALL	-1	0	0	0	0.23	\$1,375,000.00	\$27,500.00	
44756	7/8/2022	7641	370	FAIRFIELD ST, 5	HAYES LIVING TRUST	HAYES	-1	0	0	0	0.18	\$0.00	\$0.00	D
44757	7/8/2022	0030	112-	SHERBURNE TP, 7	TURNPIKE 7 LLC	SHERBURNE TURNPIKE L	0	0	-1	0	0.23	\$4,500,000.00	\$90,000.00	
44758	7/8/2022	0030	112-	SHERBURNE TP, 7	SHERBURNE PROPERTY L	SHERBURNE TURNPIKE L	-1	0	0	0	0.19	\$5,000,000.00	\$100,000.00	
44759	7/8/2022	0055	5859	WASHAMAN AV, 37	RACHEL ALEXANDER HEA	HEALEY	-1	0	0	0	0.11	\$0.00	\$0.00	D
44760	7/11/2022	0087	025	NONANTUM AV, 38	SEARLE	LEY, EST, ANDREW J	-1	0	0	0	0.58	\$0.00	\$0.00	E
44761	7/11/2022	0087	029	NONANTUM AV, 40	SEARLE	LEY, EST, ANDREW J	0	0	-1	0	0.58	\$0.00	\$0.00	E
44762	7/11/2022	0083	029	HUMMOCK POND RD, 253	LEIGHTON	LEIGHTON	-1	0	0	0	1.94	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44763	7/11/2022	0066	227	ENTERPRISE CI, 1	ELWELL	BENJAMIN REALTY TRUS	-1	0	0	0	0.46	\$0.00	\$0.00	D
44764	7/11/2022	0090	006	WAQUOIT RD, 18	MORRIS	MARK R MORRIS REVOCA	-1	0	0	0	4.68	\$0.00	\$0.00	D
44765	7/11/2022	0090	006	WAQUOIT RD, 18	MORRIS	FUND B TRUST	-1	0	0	0	4.68	\$0.00	\$0.00	D
44766	7/11/2022	0090	006	WAQUOIT RD, 18	NICOLE MERRICK IRREV	MORRIS	-1	0	0	0	4.68	\$0.00	\$0.00	C
44767	7/11/2022	0088	025+	MADEQUECHAM VLY+	SOURIAN	LEOBOY LLC	0	0	-1	0	0.13	\$0.00	\$0.00	I
44768	7/11/2022	0067	092	BARTLETT RD, 17A	ISLANDER REALTY TRUS	O'REILLY/ESCO	-1	0	0	0	0.24	\$1,200,000.00	\$24,000.00	
44769	7/11/2022	4244	031	W CHESTER ST, 25	WHIRLIGIG LLC	RAPP	-1	0	0	0	0.25	\$0.00	\$0.00	I
44770	7/12/2022	0054	275	SHEEP COMMONS LN, 11	CHERYL A MOSHER REVO	MOSHER	-1	0	0	0	0.54	\$0.00	\$0.00	D
44771	7/12/2022	0080	322	WOODBINE ST, 22	GIBSON	GIBSON	-1	0	0	0	1.62	\$0.00	\$0.00	K
44772	7/12/2022	0000	000	BIRDSONG LANE RDWY	BIRDSONG LANE HOMEOW	LOT 27 NORTH MILL LL	0	0	-1	0	0.18	\$0.00	\$0.00	D
44773	7/13/2022	0073	023	CANNONBURY LN, 30	COAST TO COAST HOLDI	CANNONBURY HOLDINGS	-1	0	0	0	0.46	\$3,825,663.79	\$76,513.28	
44774	7/13/2022	7332	621	CAREW LN, 6	6 CAREW LLC	CAMUTO	-1	0	0	0	0.13	\$0.00	\$0.00	I
44775	7/14/2022	0067	092	ADJ TO # 40891	O'REILLY/ESCO		0	0	0	0	0.00	\$0.00	\$7,600.00	
44776	7/14/2022	0038	091	RIDGE LN, 1	LEE	JACKOWITZ	-1	0	0	0	0.24	\$2,005,000.00	\$40,100.00	
44777	7/14/2022	0044	006	POLPIS RD, 131	CLAFLIN	CROSS	-1	0	0	0	2.46	\$1,300,000.00	\$26,000.00	
44778	7/15/2022	0043	147	CATHCART RD, 16	MIKAHILL NOMINEE TRU	GROTE	-1	0	0	0	0.98	\$9,500,000.00	\$190,000.00	
44779	7/15/2022	5544	056	N MILL ST, 38	ANDREW TORREGROSSA A	38 PROSPECT LLC	-1	0	0	0	0.20	\$5,250,000.00	\$105,000.00	
44780	7/15/2022	0056	050-	CATO LN, 63, LOT B	BUTLER	STOVER	0	0	-1	0	0.18	\$400,000.00	\$0.00	O
44781	7/15/2022	0594	144	ARKANSAS AV, 30	LONG POND HOMEOWNERS	ROSS	0	0	0	-1	0.00	\$1,500.00	\$30.00	
44782	7/15/2022	5514	099	INDEPENDENT WY, 4	ROBERT STEPHEN HIGGI	HIGGINS	-1	0	0	0	0.12	\$0.00	\$0.00	D
44783	7/18/2022	0069	222	PARK CI, 3A	PARK CIRCLE TRUST	TREBALLION, II	0	0	0	-1	0.00	\$0.00	\$0.00	D
44784	7/18/2022	0030	213-	N STAR LN, 6, LOT A	8 NORTH STAR LANE NO	SIX NORTH STAR LANE	0	0	-1	0	0.27	\$0.00	\$0.00	B
44785	7/18/2022	0055	4225	POLLIWOG POND RD, 18	MARY LONGACRE TRUST	LONGACRE	-1	0	0	0	0.27	\$0.00	\$0.00	D
44786	7/18/2022	0068	776	HINSDALE RD, 9	ACKREIT1865 LLC	9 HINSDALE ROAD REAL	0	0	-1	0	0.45	\$1,865,000.00	\$37,300.00	
44787	7/19/2022	0056	843	HUSSEY FARM RD, 2	MASTAIN/MASTAIN, JR	VANTUCKET LLC	-1	0	0	0	0.47	\$5,250,000.00	\$105,000.00	
44788	7/20/2022	0065	077	NANAHUMACKE LN, 8	KAREN H FALCK 2022 Q	FALCK	-1	0	0	0	0.29	\$0.00	\$0.00	D
44789	7/20/2022	0068	3284	YOUNGS WY, 15A	BELLIVEAU	15A YOUNGS WAY REALT	0	-1	0	0	0.00	\$0.00	\$0.00	D
44790	7/20/2022	0068	715	EVERGREEN WY, 19	PEREIRA	19 EVERGREEN WAY REA	-1	0	0	0	1.85	\$0.00	\$0.00	D
44791	7/22/2022	0060	026	STARBUCK RD, 12	ARLEEN E PAQUETTE IR	A PAQUETTE REALTY TR	-1	0	0	0	0.55	\$0.00	\$0.00	D
44792	7/22/2022	0080	110	FOLGER AV, 19	KARLTON A PHILLIPS R	PHILLIPS	-1	0	0	0	1.00	\$0.00	\$0.00	D
44793	7/22/2022	0054	1752	BREWSTER RD, 23	CASA DE CLAY LLC	23 BREWSTER ROAD LLC	-1	0	0	0	0.92	\$8,450,000.00	\$169,000.00	
44794	7/22/2022	4231	142+	WASHINGTON ST, 10,12	TOWN OF NANTUCKET	GREENHOUND LLC	0	-1	0	0	0.22	\$4,750,000.00	\$0.00	A

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44795	7/25/2022	5514	083+	INDEPENDENT WY, 6	MOONEY FAMILY REALTY	MOONEY	-1	0	0	0	0.12	\$0.00	\$0.00	D
44796	7/25/2022	0091	096	COFFIN RD, 7	KENNETH E ALBERTAZZI	SHIP CHANNEL LLC	-1	0	0	0	0.81	\$5,100,000.00	\$102,000.00	
44797	7/25/2022	0067	435	AMELIA DR, 5	5 AMELIA DRIVE LLC	AMELIA DRIVE LLC	0	-1	0	0	0.29	\$4,692,000.00	\$93,840.00	
44798	7/21/2022	4223	040	MEADER ST, 5	GLOWACKI/WASIL	GLOWACKI, EST, WALTE	-1	0	0	0	0.15	\$1,970,000.00	\$39,400.00	
44799	7/26/2022	4234	095	HUSSEY ST, 26	26 HUSSEY STREET LLC	COURTLAND	-1	0	0	0	0.07	\$0.00	\$0.00	I
44800	7/28/2022	0594	364	MADAKET RD, 235	LITTLE RABBIT HOLDIN	SILVER FOX PARTNERS	-1	0	0	0	0.92	\$5,925,000.00	\$118,500.00	
44801	7/28/2022	4234	111	LIBERTY ST, 19	DEVINE	KILGORE FAMILY 2012	-1	0	0	0	0.09	\$3,900,000.00	\$78,000.00	
44802	7/28/2022	0030	122	JEFFERSON AV, 35	ROSA RUGOSA COTTAGE	ROSA RUGOSA COTTAGE	-1	0	0	0	0.13	\$0.00	\$0.00	C
44803	7/28/2022	0030	441	JEFFERSON AV, 54	GERANIUM DORY LLC	GERANIUM DORY LLC	0	-1	0	0	0.40	\$0.00	\$0.00	C
44804	7/28/2022	0030	441	JEFFERSON AV, 54	GERANIUM DORY LLC	GERANIUM DORY LLC	0	-1	0	0	0.40	\$0.00	\$0.00	C
44805	7/28/2022	0030	441	JEFFERSON AV, 54	GERANIUM DORY LLC	GERANIUM DORY LLC	0	-1	0	0	0.40	\$1,700,000.00	\$34,000.00	
44806	7/28/2022	4241	736	SWAIN ST, 15A	CEKOVSKY	CEKOVSKY	0	0	0	-1	0.00	\$0.00	\$0.00	C
44807	7/28/2022	4233	191	COPPER LN, 2A	STILSON 27 LLC	BALL	-1	0	0	0	0.11	\$4,195,000.00	\$83,900.00	
44808	7/29/2022	0068	614	GOLDFINCH DR, 36	TECH TRUST LLC	OLD GRAY BARN REALTY	-1	0	0	0	0.14	\$2,010,000.00	\$40,200.00	
44809	7/29/2022	0041	056	VESTAL ST, 52	WYNNHILL LLC	SNELL	0	0	-1	0	0.06	\$0.00	\$0.00	I
44810	7/29/2022	0029	019	HULBERT AV, 39	THIRTY-NINE HULBERT	THIRTY-NINE HULBERT	-1	0	0	0	0.33	\$0.00	\$0.00	C
44811	7/29/2022	0030	1681	CLIFF RD, 87	87 CLIFF TRUST	REDMOND TRUST	-1	0	0	0	0.47	\$9,500,000.00	\$190,000.00	
44812	7/29/2022	0049	802	SANKATY RD, 62	RICHARD AND JANE LEI	62 SANKATY NOMINEE T	-1	0	0	0	1.05	\$1,875,000.00	\$37,500.00	
44813	7/29/2022	0049	801	SANKATY RD, 64	RICHARD AND JANE LEI	FRASER	-1	0	0	0	1.04	\$5,350,000.00	\$107,000.00	
GRAND TOTALS							-58	-9			\$124,164,276.29			
							-8	-5			67.17	\$2,387,885.53		

MONTHLY TRANSFER STATISTICS CALENDAR 2021

CAL21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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
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
THRU JUL 21	794	369	417	\$1,072,000,310	\$1,035,577,980	\$20,747,560
Average	126	56	69	\$217,307,348	\$211,611,907	\$4,236,238
Low	86	34	39	\$107,677,305	\$99,427,305	\$1,988,546
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524

MONTHLY TRANSFER STATISTICS CALENDAR 2022

CAL22	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	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						
Sep-22						
Oct-22						
Nov-22						
Dec-22						
THRU JUL 22	576	324	252	\$863,144,322	\$802,832,705	\$16,082,244
Average	82	46	36	\$123,306,332	\$114,690,386	\$2,297,463
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	98	58	52	\$208,684,710	\$203,890,995	\$4,085,810

