

Jesse Bell

From: Amanda Torchia <agtorchia@gmail.com>
Sent: Monday, May 01, 2017 2:55 PM
To: Jesse Bell
Subject: Re: Land Bank Use for Wedding

Thank you!

> On May 1, 2017, at 2:54 PM, Jesse Bell <jbell@nantucketlandbank.org> wrote:

>

> Okay, I will present to the Commission on Tuesday, May 9th and let you know Wednesday.

>

>> On May 1, 2017, at 2:52 PM, Amanda Torchia <agtorchia@gmail.com> wrote:

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>> We are expecting about 60 and we are asking everyone to park at the admiralty club (reception) and carpool or be shuttled to the ceremony.

>>

>>> On May 1, 2017, at 2:50 PM, Jesse Bell <jbell@nantucketlandbank.org> wrote:

>>>

>>> How many people do you think will be attending in total? The biggest concern is parking, depending on # of people.

>>>

>>>> On May 1, 2017, at 2:47 PM, Amanda Torchia <agtorchia@gmail.com> wrote:

>>>>

>>>> Hi Jesse,

>>>>

>>>> I am writing to confirm the use of a Land Bank property for our wedding. It is past Madaket Marine on the right hand side. There are two open grassy areas, one with a rock with the island etched into it and the other with a wooden platform and benches. The ceremony will be Saturday, June 3rd at 4:30pm and is expected to go no later than 5:00pm. We will be bringing about 6 chairs for our elderly relatives to sit during the event. Please let me know if you need any other information.

>>>>

>>>> Thank you!

>>>>

>>>> Amanda

>>

Susan Campese

From: ACKlete Fitness [ackletefitness@gmail.com]
Sent: Friday, April 28, 2017 8:21 PM
To: Susan Campese
Subject: Acklete Fitness

Hello Dane,

I hope this email reaches you well. My name is Danny Jacobs and I am one of the founders of Acklete Fitness. I, along with the two of my friends, have found that many young athletes and adults on Nantucket do not have easy access to fun, affordable, and motivating workout experiences during their summers.

Acklete Fitness is a beach workout program that hopes to provide all ages with an opportunity to achieve their goals, whether for athletic performance, weight loss, or a healthier lifestyle. With a focus on strength and conditioning, our team will provide Nantucket residents and vacationers with a unique workout experience different from their everyday gym.

As three college student- athletes, one of which lives on Nantucket, the founders of Acklete Fitness look forward to leading workouts in a friendly, yet competitive environment. Through these high energy workouts, we hope to create a strong workout community of individuals eager to return to the beach. As a two-sport college athlete at Middlebury College, I value teamwork more than anything. At Acklete Fitness, we hope to lead a team of inspiring athletes and adults during the summer of 2017.

After doing some research, we have found that permits are required for conducting private businesses on public property. I am reaching out to learn more about these regulations and if there are possible permits that can be obtained?

I look forward to working with Nantucket Land Bank to help Acklete Fitness achieve its goals this upcoming summer.

Sincerely,

Danny Jacobs
Acklete Fitness

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
38378	4/3/2017	0013	007-	SQUAM RD, 79	79 SQUAM ROAD REVOCA	QUINLISK	-1	0	0	0	0.87	\$9,400,000.00	\$188,000.00	
38379	4/3/2017	0044	076	N PASTURE LN, 27	MCDANIEL	RICHARD A BECKWITH R	-1	0	0	0	0.80	\$1,950,000.00	\$39,000.00	
38380	4/4/2017	0066	195	HENDERSONS DR, 3	HENDERSONS THREE LLC	CANTRELL	-1	0	0	0	0.45	\$1,525,000.00	\$30,500.00	
38381	4/5/2017	0067	4581	CYNTHIA LN, 14 A, 1	OLSON	COFFIN	0	0	0	-1	0.00	\$600,000.00	\$12,000.00	
38382	4/5/2017	0014	101	LAURETTA LN, 15	LOCAL BUOY PROPRTIE	FAB ACK2 LLC	-1	0	0	0	1.70	\$1,775,000.00	\$35,500.00	
38383	4/5/2017	0068	2513	YOUNGS WY, 4 C, #3	WILMINGTON SAVINGS F	WILMINGTON SAVINGS F	-1	0	0	0	0.00	\$600,000.00	\$0.00	H
38384	4/5/2017	5544	0077	PROSPECT ST, 34, L12	TYLER	MUELLER NOMINEE TRUS	0	0	-1	0	0.00	\$0.00	\$0.00	C
38385	4/6/2017	0055	457	TASHAMA LN, 37	JANE NICHOLSON HARDY	HARDY	-1	0	0	0	0.31	\$0.00	\$0.00	D
38386	4/6/2017	0067	044	TOM'S WY, 18	MARGARET ANN RULEY R	RULEY	-1	0	0	0	0.18	\$0.00	\$0.00	D
38387	4/6/2017	0041	391	FRANKLIN ST, 5	MARGARET ANN RULEY R	RULEY	-1	0	0	0	0.12	\$0.00	\$0.00	D
38388	4/6/2017	0056	253	VESTAL ST, 83	GILBERTSON FAMILY LL	GILBERTSON	0	0	-1	0	0.31	\$0.00	\$0.00	I
38389	4/7/2017	0068	498	MACYS LN, 28	GARTEN	WELLS FARGO BANK	-1	0	0	0	0.12	\$409,500.00	\$8,190.00	
38390	4/7/2017	0067	178	GRAY AV, 10	LEMBERG, SON & DAUGH	LAWLER	-1	0	0	-1	0.92	\$320,000.00	\$6,400.00	
38391	4/7/2017	0067	178	GRAY AV, 10	LEMBERG SON DAUGHTER	GALUSI	-1	0	0	0	0.92	\$605,000.00	\$12,100.00	
38392	4/7/2017	0055	139+	SPARKS AV, 69, 71,73	EDWARD S HICKEY SR R	HICKEY SR/HICKEY JR	-1	0	0	0	0.38	\$0.00	\$0.00	D
38393	4/10/2017	0056	118	HUMMOCK POND RD, 91	NINETY-ONE HUMMOCK P	DELCOURT	-1	0	0	0	0.37	\$0.00	\$0.00	D
38394	4/10/2017	4232	125	SCHOOL ST, 3	EDWARD S HEARD TRUST	EST. EDWARD S HEARD	-1	0	0	0	0.20	\$0.00	\$0.00	E
38395	4/10/2017	0069	0271	HINSDALE RD, 98, # A	BERNAZZANI	SCAVILLA	0	0	0	-1	0.00	\$610,000.00	\$12,200.00	
38396	4/10/2017	0069	078	TEASDALE CI, 6, L64	HTZ REALTY LLC	HTZ REALTY TRUST	0	-1	0	0	0.31	\$0.00	\$0.00	D
38397	4/10/2017	0069	051	ARROWHEAD, 20, L 37	HTZ REALTY LLC	HTZ REALTY TRUST	-1	0	0	0	0.42	\$0.00	\$0.00	D
38398	4/11/2017	0066	064	SMOOTH HUMMOCKS 27	AUSTIN	DALY	0	0	-1	0	1.00	\$0.00	\$0.00	C
38399	4/11/2017	0069	227	PARK CI, 23 A	CARSON	CARLSON	0	0	0	-1	0.00	\$105,000.00	\$2,100.00	
38400	4/11/2017	4232	224	ORANGE ST, 41	41 ORANGE STREET LLC	ELIZABETH J HUBBELL	-1	0	0	0	0.10	\$0.00	\$0.00	I
38401	4/11/2017	5544	009	NEW MILL ST, 10	SUSAN O'MALLEY NOMIN	O'MALLEY	-1	0	0	0	0.16	\$0.00	\$0.00	D
38402	4/11/2017	0055	4235	POLLIWOG POND RD, 8	CONNOLLY	DAWSON	-1	0	0	0	0.17	\$900,000.00	\$18,000.00	
38403	4/11/2017	0041	405	MEADOW LN, 14	MOHR	GREEN EYED LADY LLC	-1	0	0	0	0.49	\$0.00	\$0.00	J
38404	4/12/2017	4233	026	PINE ST, 17	PACKNPINE LLC	SULLIVAN/KRUEGER FA	-1	0	0	0	0.08	\$2,510,000.00	\$50,200.00	
38405	4/13/2017	0594	1201	MADAKET RD, 232	BRADLEY L FLEMING TR	FLEMING	-1	0	0	0	0.57	\$0.00	\$0.00	D
38406	4/13/2017	0068	7372	MAYFLOWER CI, 1	GREAT HARBOR YACHT C	DOUGAN	-1	0	0	0	0.30	\$1,225,000.00	\$24,500.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
38407	4/14/2017	0079	062	ADJ TO # 38368	HUBER/SHEEHAN		0	0	-1	0	0.00	\$63,649.00	\$1,272.98	
38408	4/14/2017	4231	093	FEDERAL ST, 23	23 FEDERAL STREET RE	THE DOWNY FLAKE INC	0	-1	0	0	0.03	\$0.00	\$0.00	B
38409	4/14/2017	0068	4721	WITHERSPOON DR, 8A	RANSTATLER	OGREN	0	0	0	-1	0.00	\$550,000.00	\$1,000.00	M
38410	4/14/2017	0014	044	VILLAGE WY, 7	KOPFLER	PROVIDENCE ASSOC LLC	-1	0	0	0	0.30	\$3,100,000.00	\$62,000.00	
38411	4/14/2017	0040	070	SWIFT ROCK RD, 11	MARONEY/CARBONE	JAEGER	-1	0	0	0	1.00	\$1,400,000.00	\$28,000.00	
38412	4/14/2017	0041	216	PILGRIM RD, 9, L 27	SGB PILGRIM LLC	9 PILGRIM ROAD LLC	0	0	-1	0	0.42	\$2,512,685.00	\$50,253.70	
38413	4/14/2017	0041	2171	PILGRIM RD, 9, L 26	SGB PILGRIM LLC	FIVE ON A DIME LLC	0	0	-1	0	0.01	\$62,315.00	\$646.30	
38414	4/18/2017	0068	217	PINE TREE RD, 6	LAHEY	LARSON	-1	0	0	0	0.19	\$725,000.00	\$14,500.00	
38415	4/18/2017	4243	056	W CHESTER ST, 26	BLACKBERRY PROPERTIE	BOSCO/ORMOND	-1	0	0	0	0.49	\$0.00	\$0.00	I
38416	4/18/2017	0055	7024	FREEDOM SQ, 1 D 2-4	JAGOLTA	SANTANDER BANK, NA	0	0	0	-1	0.00	\$380,000.00	\$7,600.00	
38417	4/18/2017	0057	023	MILLBROOK RD, 78	BRANSFIELD	TAYLOR	-1	0	0	0	3.08	\$3,225,000.00	\$64,500.00	
38418	4/18/2017	0067	645	ESSEX RD, 49	BECKFORD	BECKFORD	-1	0	0	0	0.12	\$0.00	\$0.00	B
38419	4/18/2017	0055	3831	CHERRY ST, 10	WRIGHT	WRIGHT	0	0	0	-1	0.00	\$0.00	\$0.00	D
38420	4/19/2017	0080	004	SURFSIDE RD, 105	CLIFF DIVE, LLC	DOUGLAS A BRYANS TRU	-1	0	0	0	1.84	\$1,385,000.00	\$27,700.00	
38421	4/19/2017	0068	1871	GREGLEN AV, 15 B	DIMOV JR	COWGER	0	0	-1	0	0.23	\$335,000.00	\$0.00	M
38422	4/19/2017	0068	1871	MILES CT, GREGLEN 15	MILES COURT HOMEOWNE	COWGER	0	0	-1	0	0.05	\$0.00	\$0.00	D
38423	4/19/2017	0068	1871	GREGLEN AV, 15 A	BORNEMAN	COWGER	-1	0	0	0	0.23	\$635,000.00	\$12,700.00	
38424	4/19/2017	0055	090	HOOPER FARM RD, 29	29 HOOPER FARM ROAD	BACKUS	-1	0	0	0	0.29	\$0.00	\$0.00	D
38425	4/21/2017	0041	2791	WOODBURY LN, 32	32 WOODBURY LANE NAN	COLLAMORE	-1	0	0	0	0.11	\$0.00	\$0.00	D
38426	4/21/2017	0067	050	TICCOMA WY, 24	THURSTON REALTY TRUS	THURSTON	-1	0	0	0	1.06	\$0.00	\$0.00	D
38427	4/21/2017	0056	255	VESTAL ST, 79	GILBERTSON FAMILY LL	EST BERNICE CHARLOTT	0	0	-1	0	0.33	\$0.00	\$0.00	I
38428	4/21/2017	0056	187	DUKES RD, 34	GILBERTSON	EST BERNICE CHARLOTT	0	0	-1	0	0.33	\$0.00	\$0.00	E
38429	4/21/2017	0056	206	MILK ST, 51	KARAN	LARSON	-1	0	0	0	0.12	\$1,358,100.00	\$27,162.00	
38430	4/21/2017	7341	030	CLIFTON ST, 10	THE BLUE WHALE LLC	CRISP	-1	0	0	0	0.28	\$0.00	\$0.00	I
38431	4/21/2017	4242	103	N WATER ST, 9	FP9 N WATER LLC	9 NORTH WATER STREET	0	-1	0	0	0.06	\$2,500,000.00	\$50,000.00	
38432	4/23/2017	0067	655	CELTIC DR, 8	SMILEY	HADLEY	-1	0	0	0	0.20	\$0.00	\$0.00	C
38433	4/25/2017	7341	039	CLIFTON ST, 12	THE POND LILY COMPAN	WIND RIVER LTD	-1	0	0	0	0.14	\$0.00	\$0.00	I
38434	4/26/2017	5541	074	FAIR ST, 55	FAIRWAY NOMINEE LLC	FAIRWAY NOMINEE TRUS	-1	0	0	0	0.09	\$0.00	\$0.00	B
38435	4/26/2017	0039	405	FINTRY LN, 3	HUTCH BROTHERS REALT	HUTCHENS	-1	0	0	0	1.84	\$0.00	\$0.00	I
38436	4/26/2017	0030	173	SHERBURNE TNPk, 19	CARNEAL NANTUCKET TR	CARNEAL	-1	0	0	0	1.39	\$0.00	\$0.00	D
38437	4/26/2017	0030	168	SHADY LN, 3	CARNEAL NANTUCKET TR	CARNEAL	-1	0	0	0	0.72	\$0.00	\$0.00	D
38438	4/27/2017	0055	262	COBBLE CT, 6 AKA 8	MARKS	COBBLE COURT NOMINEE	-1	0	0	0	0.66	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
38439	4/27/2017	4241	041	E LINCOLN AV, 26	MARZO	MARZO	-1	0	0	0	0.22	\$0.00	\$0.00	C
38440	4/27/2017	0067	606	ESSEX RD, 13	BECKER	BECKER	-1	0	0	0	0.19	\$0.00	\$0.00	K
38441	4/27/2017	5541	741	JEFFERSON LN, 1	1 JEFFERSON STREET L	FAIRWAY NOMINEE LLC	-1	0	0	0	0.08	\$1,095,000.00	\$21,900.00	
38442	4/27/2017	5541	074	FAIR ST, 55	55 FAIR STREET LLC	FAIRWAY NOMINEE LLC	-1	0	0	0	0.09	\$1,155,000.00	\$23,100.00	
38443	4/28/2017	4241	622	S BEACH ST, 8	VALENTIS	MARY VALENTIS AND PA	-1	0	0	0	0.05	\$0.00	\$0.00	C
38444	4/28/2017	4241	621	MACKAY WY, 1	PATRICIA L WAZAN TRUS	MARY VALENTIS/ PATRI	0	0	0	-1	0.00	\$0.00	\$0.00	C
38445	4/28/2017	0054	145	MONOMOY RD, 20	MONOMOY LLC	GARRETT NOMINEE TRUS	-1	0	0	0	2.61	\$7,750,000.00	\$155,000.00	
38446	4/28/2017	4241	106	WALSH ST, 21	FANDREY	BRANT POINT PARTNERS	-1	0	0	0	0.14	\$3,750,000.00	\$75,000.00	
38447	4/28/2017	0076	086	SANDPIPER WY, 12	NANCY J KUBILUS 2006	KUBLIUS	-1	0	0	0	0.54	\$0.00	\$0.00	D
38448	4/28/2017	0038	073	RIDGE LN, 27	COWGER	HARPER	-1	0	0	0	0.24	\$1,250,000.00	\$25,000.00	
GRAND TOTALS							-51	-10				\$55,766,249.00		
							-3	-8	31.0191			\$1,086,024.98		

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2016						
FY16	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-15	100	55	45	\$76,650,262	\$75,052,762	\$1,512,844
Aug-15	100	57	43	\$81,283,162	\$78,833,162	\$1,577,651
Sep-15	109	49	60	\$100,449,002	\$95,949,002	\$1,925,880
Oct-15	138	54	84	\$147,434,422	\$139,134,422	\$2,782,688
Nov-15	71	32	39	\$75,870,039	\$68,777,539	\$1,375,551
Dec-15	108	55	53	\$72,494,950	\$70,983,375	\$1,428,346
Jan-16	93	41	52	\$98,369,206	\$92,706,025	\$1,862,120
Feb-16	59	32	27	\$30,033,729	\$27,523,729	\$550,475
Mar-16	100	49	51	\$78,894,324	\$76,444,325	\$1,537,553
Apr-16	68	34	34	\$68,631,755	\$63,457,378	\$1,269,148
May-16	85	50	35	\$69,498,627	\$62,815,751	\$1,256,315
Jun-16	103	51	52	\$92,768,837	\$89,962,837	\$1,799,923
THRU APR 16	946	458	488	\$830,110,850	\$788,861,718	\$15,822,257
Average	95	47	48	\$82,698,193	\$78,470,026	\$1,573,208
Low	59	32	27	\$30,033,729	\$27,523,729	\$550,475
High	138	57	84	\$147,434,422	\$139,134,422	\$2,782,688
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2017						
FY17	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-16	56	35	21	\$46,842,402	\$45,392,587	\$907,852
Aug-16	83	49	34	\$79,447,023	\$75,538,100	\$1,511,230
Sep-16	105	48	57	\$151,973,352	\$148,099,352	\$2,962,654
Oct-16	94	39	55	\$111,176,086	\$107,025,586	\$2,148,512
Nov-16	101	50	51	\$96,829,251	\$94,119,251	\$1,892,585
Dec-16	119	65	54	\$78,318,551	\$73,753,551	\$1,483,738
Jan-17	91	48	43	\$70,995,625	\$64,626,277	\$1,298,476
Feb-17	61	39	22	\$37,927,950	\$35,566,000	\$711,320
Mar-17	88	49	39	\$86,162,201	\$83,510,901	\$1,679,335
Apr-17	70	41	29	\$55,766,249	\$54,331,249	\$1,086,625
May-17						
Jun-17						
THRU APR 17	868	463	405	\$815,438,690	\$781,962,853	\$15,682,325
Average	87	46	41	\$81,543,869	\$78,196,285	\$1,568,233
Low	56	35	21	\$37,927,950	\$35,566,000	\$711,320
High	119	65	57	\$151,973,352	\$148,099,352	\$2,962,654

FISCAL YEAR TRANSFER REVENUE COMPARE 2013 - 2017

