

AGENDA
Nantucket Land Bank Commission
Regular Meeting of June 10, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/84728540736?pwd=OR451NIUHATLJ8ZNaS7UsK16llepV.1>

Webinar ID: 847 2854 0736

Passcode: 680678

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. PROPERTY MANAGEMENT
 - a. Sconset Trail – Naming Discussion
 - b. 41 Jefferson Avenue/Cliff Beach – Building Relocation Update
 - c. Lily Pond Easement – Barn Move Update
 - d. 44 Washington Street – Dinghy Dock Proposal
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of May 27, 2025
6. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. 2 Milestone Road/Creeks Preserve – Wedding Ceremony (9/20/25)
7. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 04/22/25.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:
 - a. 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)

3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of June 10, 2025

1. May 2025 Transfers – Record Nos. 47499 through 47569

a. Current “M” Exemption and Liens:

No. 47506 Christian A. Najera and Aria Najera
No. 47559 Alexander Kihiczak

b. Current “O” Exemption and Lien:

No. 47529 Ilkania M. Acosta

2. Unreported Transfer of Membership Interest: Waiver Request and Release of Liens:

No. 47002 20A Bishops Rise Investors LLC

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47499	5/1/2025	0015	048	WEETAMO RD, 7	SKYFALL LLC	CRESSMAN	-1	0	0	0	1.15	\$14,250,000.00	\$285,000.00	
47500	5/1/2025	0068	026	SESAPANA RD, 11	GEBHARDT	LAWSON/GNOJEWSKI	-1	0	0	0	0.88	\$2,549,000.00	\$50,980.00	
47501	5/1/2025	0067	1954	OTOKOMI RD, 1	SYDNEY FEE BARSANTI	ONE OTOKOMI ROAD NOM	-1	0	0	0	0.12	\$0.00	\$0.00	D
47502	5/1/2025	0041	203	CROOKED LN, 31	SYDNEY FEE BARSANTI	BARSANTI	-1	0	0	0	1.56	\$0.00	\$0.00	D
47503	5/1/2025	0069	226	PARK CI, 1A	HANDY-DALLAIRE REALT	GUEVARA/RUBINA	0	0	0	-1	0.00	\$1,195,000.00	\$23,900.00	
47504	5/2/2025	0041	355	PRISCILLA LN, 6	MACDONALD FAMILY TRU	MACDONALD	-1	0	0	0	0.25	\$0.00	\$0.00	D
47505	5/2/2025	0069	454	MILESTONE CROSSING 9	DANIEL H HOLDGATE RE	HOLDGATE	-1	0	0	0	3.61	\$0.00	\$0.00	D
47506	5/2/2025	0594	136	ARKANSAS AV, 14	NAJERA	FRIEDMAN	-1	0	0	0	0.14	\$1,100,000.00	\$0.00	M
47507	5/2/2025	0594	214	ARKANSAS AV, 1	LG NANTUCKET LLC	GEORGE/MCLEISH	-1	0	0	0	0.84	\$1,967,500.00	\$39,350.00	
47508	5/2/2025	0038	105	CREEK LN, 26	MCLEISH/GEORGE	FEE	-1	0	0	0	0.42	\$2,200,000.00	\$44,000.00	
47509	5/2/2025	0041	322	MADAKET RD, 44	WEBSTER, JR	CAROLE P WEBSTER REV	-1	0	0	0	0.50	\$0.00	\$0.00	D
47510	5/5/2025	0056	103	ROBERTS LN, 7	CHRIST	HAIGH, JR	-1	0	0	0	0.50	\$0.00	\$0.00	K
47511	5/2/2025	0066	1031-	MARBLE WY, 8	10 MARBLE WAY NOMINE	8A MARBLE WAY LLC	0	0	-1	0	0.23	\$0.00	\$0.00	D
47512	5/2/2025	0066	103-	MARBLE WY, 8	8A MARBLE WAY LLC	10 MARBLE WAY NOMINE	0	0	-1	0	0.23	\$0.00	\$0.00	I
47513	5/2/2025	0066	1031-	MARBLE WY, 8	10 MARBLE WAY NOMINE	8B MARBLE WAY LLC	0	0	-1	0	0.25	\$0.00	\$0.00	D
47514	5/2/2025	0066	1031-	MARBLE WY, 8	8B MARBLE WAY LLC	10 MARBLE WAY NOMINE	0	0	-1	0	0.25	\$0.00	\$0.00	I
47515	5/5/2025	0048	022+	BAXTER RD, 91, 92	D&M BAXTER ROAD NOMI	D&M BAXTER ROAD NOMI	-1	0	-1	0	0.88	\$0.00	\$0.00	C
47516	5/5/2025	0048	022+	BAXTER RD, 91, 92	D&M BAXTER ROAD NOMI	D&M BAXTER ROAD NOMI	-1	0	-1	0	0.88	\$0.00	\$0.00	C
47517	5/5/2025	0048	046+	SANKATY RD, 107	DLKMLD NOMINEE TRUST	DLKMLD NOMINEE TRUST	-1	0	0	0	0.70	\$0.00	\$0.00	C
47518	5/5/2025	0048	046	SANKATY RD, 107	DLKMLD NOMINEE TRUST	DLKMLD NOMINEE TRUST	-1	0	0	0	0.70	\$0.00	\$0.00	C
47519	5/5/2025	0048	046	SANKATY RD, 107	DLKMLD NOMINEE TRUST	DLKMLD NOMINEE TRUST	-1	0	0	0	0.70	\$0.00	\$0.00	E
47520	5/6/2025	0030	2543	CABOT LN, 2, UNIT #1	PARKIN	2 CABOT LANE LLC	0	0	0	-1	0.00	\$3,652,000.00	\$73,040.00	
47521	5/8/2025	0068	7121	EVERGREEN WY, 26B	ODCHAR LLC	THE SAVINGS BANK	-1	0	0	0	0.24	\$1,830,000.00	\$36,600.00	
47522	5/8/2025	0063	392	SHEEP POND RD, 35,37	ARLENE F HOGAN LIVIN	BURNS	-1	0	-1	0	2.60	\$400,000.00	\$8,000.00	
47523	5/8/2025	0067	008	BARTLETT RD, 19	KOLLOFF	KOLLOFF	-1	0	0	0	0.42	\$0.00	\$0.00	C
47524	5/8/2025	0424	092	LILY ST. 28	DIANE V ELLIOTT 2022	28 LILY STREET LLC	-1	0	0	0	0.51	\$0.00	\$0.00	D
47525	5/9/2025	0066	195	HENDERSONS DR, 3	PATRICK A LEVESQUE R	LEVESQUE REALTY TRUS	-1	0	0	0	0.45	\$0.00	\$0.00	D
47526	5/9/2025	4232	1622+	DARLING ST, 8A, 8B	8 DARLING STREET LLC	8 DARLING STREET LLC	0	0	0	-1	0.00	\$0.00	\$0.00	D
47527	5/9/2025	0063	029+	SHEEP POND RD, 14,16	CLINTON SAVINGS BANK	CLINTON SAVINGS BANK	-1	0	0	0	4.31	\$2,500,000.00	\$0.00	H

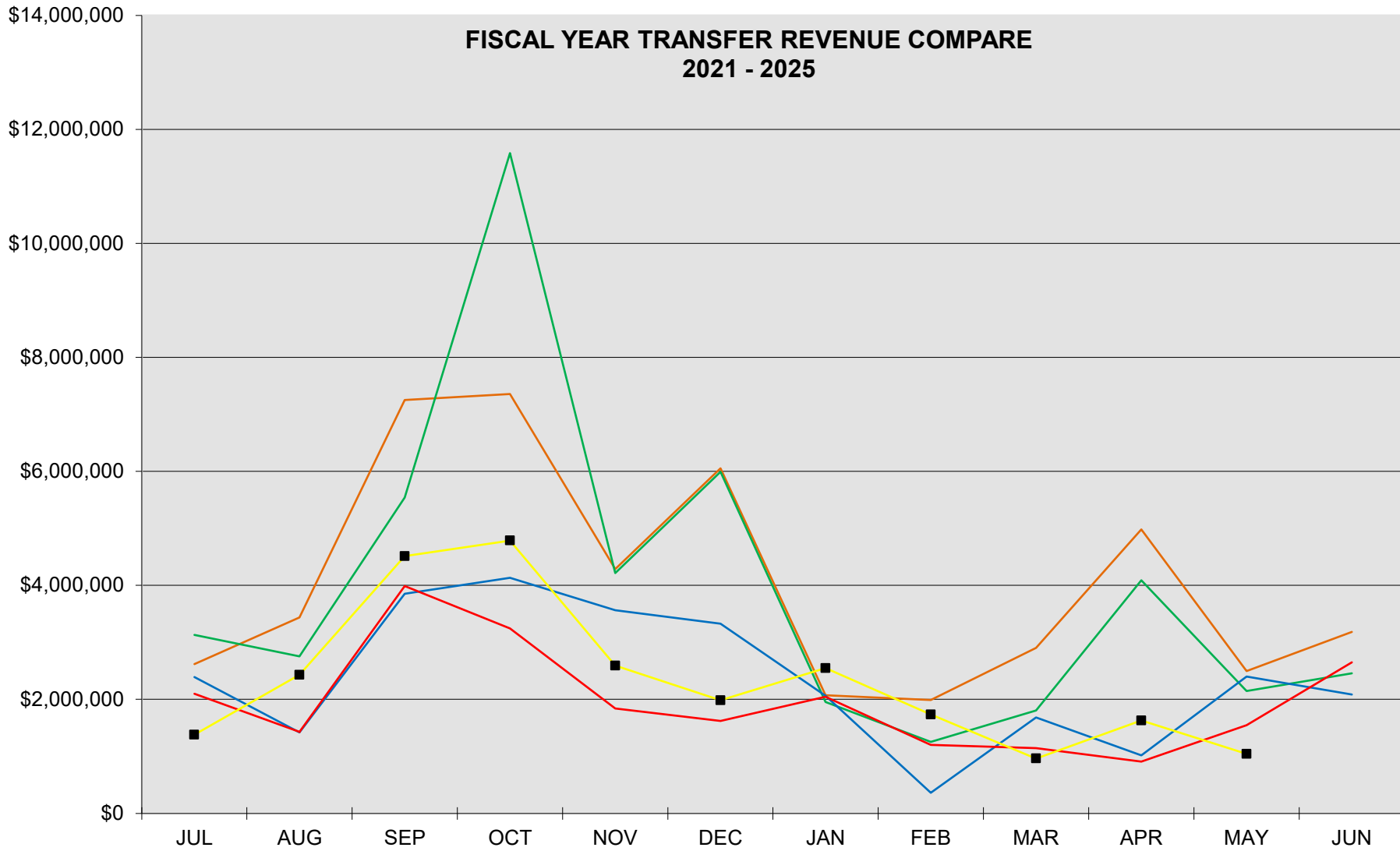
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47528	5/9/2025	0594	018	LONG POND DR, 27	27 LONG POND LLC	D'APRIX, EST, JAY	-1	0	0	0	0.67	\$2,560,000.00	\$51,200.00	
47529	5/9/2025	0068	350	SANDPLAIN DR, 7	ACOSTA	RICHMOND GREAT POIN	0	0	-1	0	0.12	\$284,000.00	\$0.00	O
47530	5/12/2025	7132	146	KENDRICK ST, 20	DAVID P SHARMAN REVO	SHARMAN	-1	0	0	0	1.84	\$0.00	\$0.00	D
47531	5/13/2025	0055	991	FIRST WY, 12	12 FIRST WAY REALTY	BLAIR-VALERO	-1	0	0	0	0.38	\$0.00	\$0.00	D
47532	5/12/2025	0068	588	BLUEBIRD LN, 18	SULLIVAN REALTY TRUS	SULLIVAN	-1	0	0	0	0.15	\$0.00	\$0.00	D
47533	5/12/2025	4243	043	LILY ST, 17	17 LILY REALTY TRUST	LANDRY/TREBBI	-1	0	0	0	0.12	\$0.00	\$0.00	D
47534	5/12/2025	0066	370	MIZZENMAST, 18	ANDREW AND MEGAN MAL	MALTBY	-1	0	0	0	0.49	\$0.00	\$0.00	D
47535	5/13/2025	0594	144	ARKANSA AV, 30	GRYCZYNSKI	WIKLINSKI FAMILY TRU	-1	0	0	0	0.06	\$4,000.00	\$80.00	
47536	5/13/2025	0068	088	SESAPANA RD, 29	KARINE ALEXANDER REV	CARTER, EST, RICHARD	-1	0	0	0	0.69	\$2,000,000.00	\$40,000.00	
47537	5/13/2025	0079	102	SKYLINE DR, 53	MOLLIE GLAZER TRUST	GLAZER	-1	0	0	0	2.76	\$0.00	\$0.00	D
47538	5/13/2025	0014	611	FARGO WY, 6	PEACOCK	VARNER	-1	0	0	0	2.98	\$6,595,000.00	\$131,900.00	
47539	5/14/2025	0040	315	BISHOPS RISE, 22	SECRET PASSAGES LLC	HORACE J ZONA III 20	-1	0	0	0	1.84	\$0.00	\$0.00	I
47540	5/14/2025	0011	032	WAUWINET RD, 122	MOONRAKER I DOMESTIC	GOLDENEYE LLC	-1	0	0	0	1.08	\$0.00	\$0.00	I
47541	5/16/2025	0594	068	MADAKET RD, 282	SCOTT W ANDERSEN REV	ANDERSEN	-1	0	0	0	0.66	\$0.00	\$0.00	D
47542	5/16/2025	0072	016	WOOD HOLLOW RD, 4	QBW LLC	BASBOUS	-1	0	0	0	1.50	\$2,150,000.00	\$43,000.00	
47543	5/16/2025	5541	063	PLEASANT ST, 23	ACK23 PLEASANT LLC	HELENE M BARTLETT RE	-1	0	0	0	0.36	\$0.00	\$0.00	D
47544	5/16/2025	0041	322	MADAKET RD, 44	JEMISON/JOHNSTON	WEBSTER, JR	-1	0	0	0	0.50	\$3,144,375.00	\$62,887.50	
47545	5/20/2025	5541	192	W DOVER ST, 10A	10A WEST DOVER NOMIN	SCHNEIDER	-1	0	0	0	0.12	\$0.00	\$0.00	D
47546	5/20/2025	4241	736	SWAIN ST, 15, A6	LEECH/REED	FEDE	0	0	0	-1	0.00	\$3,000.00	\$60.00	
47547	5/20/2025	0086	021	W MIACOMET RD, 52	BREGGIO	BREGGIO	-1	0	0	0	1.86	\$0.00	\$0.00	C
47548	5/21/2025	0067	151	FAIRGROUNDS RD, 25	FAIRGROUNDS LLC	DAVIS REALTY TRUST	0	0	-1	0	0.50	\$1,550,000.00	\$31,000.00	
47549	5/21/2025	0067	350	MIACOMET AV, 56	COREY M GAMMILL TRUS	GAMMILL	-1	0	0	0	0.54	\$0.00	\$0.00	D
47550	5/21/2025	0055	9001	ANNA DR, 2B, UNIT 2	RYAN	BURKE	0	0	0	-1	0.00	\$463,500.00	\$9,270.00	
47551	5/21/2025	0055	9001	ANNA DR, 2B, UNIT 2	RYAN	RYAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
47552	5/21/2025	0055	375	CHERRY ST, 5	MOBY ACK LLC	DWECK	-1	0	0	0	0.08	\$0.00	\$0.00	I
47553	5/21/2025	4243	042	LILY ST, 19	ELIZABETH B PAGNAM 2	PAGNAM	-1	0	0	0	0.21	\$0.00	\$0.00	D
47554	5/22/2025	0056	448	AURORA WY, 13	M&A HAYES LLC	HAYES	-1	0	0	0	0.21	\$0.00	\$0.00	I
47555	5/22/2025	7332	048	OCEAN AV, 33	33 OCEAN AVENUE REAL	DODGE	-1	0	0	0	0.44	\$0.00	\$0.00	D
47556	5/22/2025	7732	048	OCEAN AV, 33	33 OCEAN AVENUE REAL	DORINDA D SCHREIBER	-1	0	0	0	0.44	\$0.00	\$0.00	D
47557	5/23/2025	4241	738	SWAIN ST, 15, A8	MENERY	ROMAN	0	0	0	-1	0.00	\$19,000.00	\$380.00	
47558	5/23/2025	0924	244	WANOMA WY, 50	NIELSEN	50 WANOMA WAY LLC	-1	0	0	0	0.64	\$0.00	\$0.00	J
47559	5/27/2025	0594	261	L ST, 2	KIHICZAK	SIRACUSE	-1	0	0	0	0.46	\$1,900,000.00	\$14,000.00	M

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47560	5/28/2025	0086	261	MIACOMET PARK	NANTUCKET ISLANDS LA	PADDOCK/HAGG/HAGG	0	0	-1	0	0.14	\$24,000.00	\$0.00	A
47561	5/28/2025	5541	392	WARREN ST, 10	LINGER LONGER LLC	BERGHERS-SACKETT EST	0	0	0	-1	0.00	\$0.00	\$0.00	I
47562	5/29/2025	0068	002	OLD SOUTH RD, 27	27 OSR LLC	TWENTY-SEVEN OLD SOU	-1	0	0	0	0.38	\$2,595,000.00	\$51,900.00	
47563	5/29/2025	0080	132	PEQOUT ST, 21	KWM GROUP LLC	MUCCIA	-1	0	0	0	0.55	\$0.00	\$0.00	I
47564	5/29/2025	0067	243	PINE GROVE RD, 9	BAKER REALTY TRUST	BAKER	-1	0	0	0	0.23	\$0.00	\$0.00	D
47565	5/29/2025	0067	2224	SURFSIDE RD, 65B	CORSON	BISAILLON/CORSON	0	0	-1	0	0.11	\$0.00	\$0.00	K
47566	5/29/2025	0067	2223	SURFSIDE RD, 65A	65A SURFSIDE LLC	BISAILLON/CORSEN	-1	0	0	0	0.11	\$767,500.00	\$15,350.00	
47567	5/30/2025	7613	100	CLARENDON ST, 19	12 WEST SANKATY LLC	CABRAL	-1	0	0	0	0.46	\$1,442,000.00	\$28,840.00	
47568	5/30/2025	0055	2204-	CARTWRIGHT PL	PARTIDA	HFR 19R ACK LLC/HFR	0	0	-1	0	0.00	\$0.00	\$0.00	X
47569	5/30/2025	0055	2204-	CARTWRIGHT PL	PARTIDA	HFR 19 ACK LLC	0	0	-1	0	0.00	\$0.00	\$0.00	X
GRAND TOTALS							-53	-13				\$57,144,875.00		
							0	-8			47	\$1,040,737.50		

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2024						
FY24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,740
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,894
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
THRU MAY 24	861	530	331	\$1,100,821,248	\$1,052,056,018	\$21,058,322
Average	79	49	30	\$103,151,982	\$98,713,546	\$1,975,704
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	101	65	47	\$199,648,798	\$199,548,798	\$3,990,976
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025						
FY25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,626,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25						
THRU MAY 25	935	542	393	\$1,370,989,587	\$1,277,347,782	\$25,588,946
Average	85	49	36	\$124,635,417	\$116,122,526	\$2,326,268
Low	63	33	23	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134

FISCAL YEAR TRANSFER REVENUE COMPARE

2021 - 2025





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

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. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee, EXCEPT photo shoots and filming which require a \$250/day fee.

**PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER
APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.ⁱ**

APPLICANT NAME: Sean Davis & Halie Ciarmataro
MAILING ADDRESS: 51 South Shore Road
TELEPHONE: (508)-294-7675 / (508)-332-9518 **E-MAIL:** halieandsean97@gmail.com

Proposed Location of EVENT: CREEKS PRESERVE
DATE of EVENT: Sat. 9/20/2025 **TIME of EVENT:** 12:30-2:30 PM
Description / Anticipated # of attendees friends, family, catering staff: 25 Family & Friends

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

Wedding ceremony with approximately 25 guests, or less. 2 rows (12-16 max.) of chairs to seat grandparents and older family members. Additional guests standing behind chairs. Max. 2 hours on site for set up and breakdown including 10-minute ceremony. Set up of chairs and 2 small floral arrangements flanking altar. Proposed location of altar is near picnic tables and Adirondack chairs. Possible champagne toast after ceremony, but no necessary if advised against. No catering. Unamplified acoustic guitar played by family member.

Approved/Denied: _____ **Date:** _____
Special Projects Coordinator Approval date

Staff Comments: _____

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Cultural Affairs and Special Events Coordinator, Deana Weatherly at 508-228-7200 ext. 7314 or by email to dweatherly@nantucket-ma.gov