

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of December 12, 2023  
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
  - a. Sandplain Grassland Network Conference – “Mowing the Magical Meadow”
  - b. DCR Grant Cost Sharing Increase – Forestry Management Plans
2. PROPERTY MANAGEMENT
  - a. 50 Old South Road/New Community Garden – Neighbor Concerns
  - b. 9 Vesper Lane – Healing Garden Proposal
3. TRANSFER BUSINESS
  - a. Current “M” Exemptions
  - b. “M” Exemption Update – Release of Lien
4. REGULAR BUSINESS
  - a. 2024 Outreach Plan – Presentation
  - b. Annual “M” Exemption Amount - Adoption
5. APPROVAL OF MINUTES
  - a. Regular Meeting of November 28, 2023
6. CONSENT ITEMS
  - a. Warrant Authorization – Cash Disbursement
  - b. Monthly Transfer Statistics
  - c. 2024 Meeting Schedule
  - d. Various Locations – Geocaching Request
7. 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. Ongoing Litigation Matters:
  - 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)
  - b. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural

Access Board – Easy Street Park Variance denial

3. Real Estate Acquisition

C. ADJOURNMENT



Labyrinth

Animal Grazing  
1.0 acres

Community Garden Plots  
0.3 acres

Gravel Parking  
for  
Playground & Garden

Discovery Playground

50 Old South Road

0 62.5 125 250 Feet

**Legend**

-  Land Bank Property
-  Animal Grazing Area
-  Community Garden Area
-  Gravel Parking Area

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of December 12, 2023

1. November 2023 Transfers – Record Nos. 46015 through 46093

2. “M” Exemption Updates:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

No. 40285 Romelys M. Vasquez and Ronald O. Vasquez

No. 40346 Rita Nakarmi and Preetam M. Dangol

No. 40359 Beth Berry and Kristina Battisti



**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46015	11/1/2023	0066	230	ENTERPRISE CI, 7	BAEUCHLE IRREVOCABLE	BAEUCHLE	-1	0	0	0	0.47	\$0.00	\$0.00	D
46016	11/1/2023	0015	042	POCOMO RD, 88	88 POCOMO TRUST	88 POCOMO LLC	0	0	-1	0	1.43	\$19,200,000.00	\$384,000.00	
46017	11/1/2023	0076	010	LYONS LN, 6	DELANO	DELANO	-1	0	0	0	0.95	\$0.00	\$0.00	C
46018	11/1/2023	0057	028	NANAHUMACKE LN, 21	ABAGC LLC	ABAGC LLC	-1	0	0	0	0.29	\$0.00	\$0.00	C
46019	11/1/2023	0068	9382	MARY ANN DR, 11A, #2	ACK C&C LLC	CONSIDINE	0	0	0	-1	0.00	\$0.00	\$0.00	I
46020	11/1/2023	4233	107	HOWARD ST, 3	3 HOWARD ST LLC	MEISMER	-1	0	0	0	0.16	\$5,000,000.00	\$100,000.00	
46021	11/1/2023	0073	094	HYDRANGEA LN, 9	KENT	NANTUCKET DEVELOPME	-1	0	0	0	0.12	\$3,600,000.00	\$72,000.00	
46022	11/1/2023	5544	003	PROSPECT ST, 2	WOMBAT POINT LLC	ACOSTA/CARLISLE	-1	0	0	0	0.14	\$2,200,000.00	\$44,000.00	
46023	11/1/2023	0066	151-	SOMERSET RD, 126	WEBER/DEARING	FONES	-1	0	0	0	0.30	\$0.00	\$0.00	C
46024	11/1/2023	0066	151-	SOMERSET RD, 126	FONES	WEBER/DEARING	0	0	-1	0	0.32	\$0.00	\$0.00	C
46025	11/2/2023	0041	187	DUKES RD, 2	DUKES ROAD TRUST	DAISY HILL NOMINEE T	-1	0	0	0	1.70	\$5,501,100.00	\$110,022.00	
46026	11/2/2023	0041	905	VESTAL ST, 33	BABY GOT ACK LLC	33 VESTAL STREET LLC	-1	0	0	0	0.12	\$4,565,000.00	\$91,300.00	
46027	11/2/2023	7342	072	NEW ST, 17	SUMMER SHELTER LLC	211 ASHLEY PROJECT L	-1	0	0	0	0.20	\$0.00	\$0.00	I
46028	11/3/2023	0056	2061	MILK ST, 51A	SCOUT ACK LLC	CHRISTOPHER	-1	0	0	0	0.12	\$0.00	\$0.00	I
46029	11/3/2023	0056	288	HUMMOCK POND RD, 46	46 HPR NOMINEE TRUST	46 HPR NOMINEE TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	D
46030	11/3/2023	0055	584	WASHAMAN AV, 31	31 WASHAMAN TRUST	WEST	-1	0	0	0	0.12	\$2,600,000.00	\$52,000.00	
46031	11/6/2023	0055	258	SURFSIDE RD, 11	RYDER REALTY TRUST	J RYDER NOMINEE TRUS	-1	0	0	0	0.16	\$0.00	\$0.00	D
46032	11/6/2023	0068	262	WOODLAND DR, 21	21 WOODLAND DRIVE RE	SCHURM, EST, ERIC ED	-1	0	0	0	0.47	\$0.00	\$0.00	D
46033	11/6/2023	0066	311	THURSTONS WY, 1	HENEGHAN	VARIAN/HENEGHAN	-1	0	0	0	0.11	\$0.00	\$0.00	C
46034	11/6/2023	0066	2811	CLARA DR, 2	TOMAIOLO	3 RACEWAY LLC	-1	0	0	0	0.29	\$0.00	\$0.00	J
46035	11/6/2023	0041	3952	NEW LN, 24A	24A NEW LANE LLC	MORGAN	0	0	0	-1	0.00	\$300,000.00	\$6,000.00	C
46036	11/6/2023	5541	1602	EAGLE LN, 5A	BALLINGER/LEWIS	CORSAIR INVESTMENTS	-1	0	0	0	0.03	\$2,300,000.00	\$46,000.00	
46037	11/7/2023	4232	019	COFFIN ST, 7	7 COFFIN STREET REAL	HARRIET W BACKUS IRR	0	0	-1	0	0.00	\$0.00	\$0.00	B
46038	11/7/2023	0041	502	SUNSET HILL LN, 4	ACK 4 SUNSET HILL LL	ATLEE	-1	0	0	0	0.07	\$2,300,000.00	\$46,000.00	
46039	11/9/2023	0066	274	HATCH CI, 4	COLLIANDER NANTUCKET	COLLIANDER	-1	0	0	0	0.28	\$0.00	\$0.00	I
46040	11/9/2023	7314	033	BAXTER RD, 12	12 BAXTER ROAD LLC	TWELVE BAXTER ROAD	-1	0	0	0	0.52	\$0.00	\$0.00	I
46041	11/9/2023	0060	083+	MASSACHUSETTS AV, 9	FOUNDYLLER	FOUNDYLLER	-1	0	-1	0	2.07	\$0.00	\$0.00	C
46042	11/13/2023	4241	752	SWAIN ST, 15, D1	KRUEGER, SR	HEMMINGS	0	0	0	-1	0.00	\$2,000.00	\$40.00	
46043	11/13/2023	0066	337	REACHER LN, 2	REACHER LANE LLC	RICE	-1	0	0	0	0.38	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46044	11/13/2023	0038	095	CREEK LN, 6	6 CREEK LANE LLC	6 CREEK LANE LLC	-1	0	0	0	0.51	\$0.00	\$0.00	I
46045	11/13/2023	0593	063	STARBUCK RD, 8	SHELLEY J KELLY 2006	KELLY	-1	0	0	0	0.57	\$0.00	\$0.00	D
46046	11/13/2023	0068	176-	NANCY ANN LN, 12	J&J ACK HOLDING LLC	RICHMOND GREAT POINT	0	0	-1	0	0.70	\$1,700,000.00	\$34,000.00	
46047	11/13/2023	5541	070	LYON ST, 10	SEA LYON LLC	LESSER	-1	0	0	0	0.08	\$4,250,000.00	\$85,000.00	
46048	11/14/2023	0049	171	PLAINFIELD RD, 7	AUGUST NOMINEE TRUST	AUGUST NOMINEE TRUST	-1	0	0	0	0.51	\$0.00	\$0.00	C
46049	11/14/2023	0080	117+	S SHORE RD, 42, 44	KRISTEN M DUSSAULT R	DUSSAULT	-1	0	0	0	1.84	\$0.00	\$0.00	D
46050	11/14/2023	0066	333	RUDDER LN, 20	DAVID J RANERI 2023	RANERI	-1	0	0	0	0.39	\$0.00	\$0.00	D
46051	11/15/2023	5541	187	SILVER ST, 8	ANGELS' ROOST NOMINE	ANGELS' ROOST NOMINE	-1	0	0	0	0.39	\$0.00	\$0.00	B
46052	11/15/2023	5541	187	SILVER ST, 8	ANGELS' ROOST NOMINE	ANGELS' ROOST NOMINE	-1	0	0	0	0.39	\$0.00	\$0.00	D
46053	11/15/2023	0594	062	ARKANSAS AV, 23	KLEMENT	ROLLINS	0	0	0	-1	0.00	\$3,000.00	\$60.00	
46054	11/15/2023	0080	361	SURFISDE RD, 151	PHILLIP	CONNOLLY INVESTMENT	0	0	-1	0	0.92	\$2,750,000.00	\$55,000.00	
46055	11/15/2023	5541	187	SILVER ST, 8, LOT A	ACK MWG LLC	ANGELS' ROOST NOMINE	0	0	-1	0	0.16	\$1,515,000.00	\$30,300.00	
46056	11/15/2023	0068	030	PINE TREE RD, 18	SANTOS/MARTIN/COHEN	SANTOS/MARTIN	-1	0	0	0	0.19	\$382,500.00	\$7,650.00	
46057	11/15/2023	4321	000-	NEW WHALE ST, PAR A	ISLAND HARBOR FARM L	NIR RETAIL LLC	0	0	-1	0	0.02	\$0.00	\$0.00	B
46058	11/16/2023	5541	1581	JEFFERSON LN, 14	ALBERTA L UHRAN LIVI	UHRAN	-1	0	0	0	0.13	\$0.00	\$0.00	D
46059	11/16/2023	0080	001-	SHERBURNE CM, 143	FOWLKES, JR	BARRETT, EST, CAROL	0	0	0	-1	0.00	\$2,000,000.00	\$40,000.00	
46060	11/16/2023	0055	4962	CEDAR CI, 13B, #2	ZWA LLC	DUTRA	0	0	0	-1	0.00	\$1,110,000.00	\$22,200.00	
46061	11/17/2023	0594	019	LONG POND RD, 29	BERNARD	ROBERTS	-1	0	0	0	0.79	\$2,575,000.00	\$51,500.00	
46062	11/17/2023	6021	067	MADAKET RD, 308	308 MADAKET HOLDINGS	308 MADAKET ROAD LLC	-1	0	0	0	0.62	\$4,150,000.00	\$83,000.00	
46063	11/17/2023	0054	146	MONOMOY RD, 26	MADRON LAKE LLC	HOLDGATE	-1	0	0	0	2.60	\$9,542,000.00	\$190,840.00	
46064	11/17/2023	0030	164	SHERBURNE TP, 24	MAISON D'ETE LLC	SHERBURNE TWENTY-FOU	-1	0	0	0	0.12	\$0.00	\$0.00	I
46065	11/17/2023	0056	286	HUMMOCK POND RD, 50	BACK HOME REALTY TRU	BACK HOME REALTY TRU	-1	0	0	0	0.46	\$0.00	\$0.00	C
46066	11/17/2023	0068	654	KILLDEER LN, 5	LAURA ANNE WEBBER RE	WEBBER	-1	0	0	0	0.11	\$0.00	\$0.00	D
46067	11/17/2023	0080	121	GLADLANDS AV, 2	ANN G DALZELL REVOCA	DALZELL	-1	0	0	0	1.04	\$0.00	\$0.00	D
46068	11/17/2023	0054	096	KELLEY RD, 13	ANN G DALZELL REVOCA	DALZELL	-1	0	0	0	0.68	\$0.00	\$0.00	D
46069	11/20/2023	0075	107	PARSON LN, 7	ELAHMA LLC	JOHN JOSEPH HALE JR	-1	0	0	0	3.00	\$0.00	\$0.00	I
46070	11/20/2023	0087	116	CANONICUS ST, 4	CANONICUS STREET TRU	CONWAY FAMILY TRUST	0	0	-1	0	0.21	\$0.00	\$0.00	D
46071	11/20/2023	4232	2131	FAIR ST, 32	32 FAIR LLC	GUTMAN	-1	0	0	0	0.12	\$0.00	\$0.00	I
46072	11/21/2023	0054	008-	CATHCART RD, 4	39 MONOMOY TRUST	GOLDENYE LLC	0	0	-1	0	0.50	\$200,000.00	\$4,000.00	
46073	11/21/2023	0068	2512	YOUNGS WY, 4B	MCMANUS, JR	SEAPORT INVESTMENTS	0	0	0	-1	0.00	\$800,000.00	\$201.89	H
46074	11/22/2023	0041	160	N LIBERTY ST, 30	MONOMOY ACQUISITIONS	HOYT LIVING TRUST AG	-1	0	0	0	0.12	\$2,150,000.00	\$43,000.00	
46075	11/22/2023	0068	604	GOLDFINCH DR, 16	COULL	COULL/CHEW	-1	0	0	0	0.13	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46076	11/22/2023	0080	032+	SURFSIDE RD, 148B	CONNOLLY REALTY TRUS	CONNOLLY INVESTMENT	0	0	-1	0	1.68	\$0.00	\$0.00	D
46077	11/24/2023	4241	738	SWAIN ST, 15, A8	CUCCHIARO	HUMPHREYS, EST, KEIT	0	0	0	-1	0.00	\$12,000.00	\$240.00	
46078	11/24/2023	4241	762	SWAIN ST, 15, C2	CUCCHIARO	CUCCHIARO	0	0	0	-1	0.00	\$0.00	\$0.00	C
46079	11/24/2023	0083	021	OSPREY WY, 16	CAROL A KEEFE REVOCA	KEEFE	-1	0	0	0	0.52	\$0.00	\$0.00	D
46080	11/24/2023	7332	006	EVERETT LN, 4	MORGAN/CLAFFEY/FIERO	2005 DOROTHY H FIERO	-1	0	0	0	0.30	\$0.00	\$0.00	D
46081	11/24/2023	7332	006	EVERETT LN, 4	MORGAN/CLAFFEY/FIERO	2005 CHARLES E FIERO	-1	0	0	0	0.30	\$0.00	\$0.00	D
46082	11/27/2023	0068	644	KITTIWAKE LN, 17	KITTIWAKE LANE LLC	O'CALLAGHAN	-1	0	0	0	0.11	\$0.00	\$0.00	I
46083	11/27/2023	0059	581	MADAKET RD, 199	PARTY OF FIVE TRUST	MORSE	-1	0	0	0	0.46	\$0.00	\$0.00	D
46084	11/28/2023	5514	056	YORK ST, 6	MMS INVESTMENT TRUST	FLYNNE	-1	0	0	0	0.09	\$2,195,000.00	\$43,900.00	
46085	11/29/2023	0041	264	N LIBERTY ST, 38	SOUZA	SYLVIA	-1	0	0	0	0.23	\$0.00	\$0.00	C
46086	11/29/2023	0067	095	HELENS DR, 4	LUCCHINI FAMILY TRUS	LUCCHINI	-1	0	0	0	0.38	\$0.00	\$0.00	D
46087	11/29/2023	0069	203	PARK CI, 13A	JANINE M M MCMULLEN	MAULDIN	0	0	0	-1	0.00	\$0.00	\$0.00	D
46088	11/29/2023	0080	102	WEWEEDER AV, 4	SANDY PAWS N SALTY K	FOUR WEWEEDER REALTY	-1	0	0	0	1.27	\$4,187,500.00	\$83,750.00	
46089	11/29/2023	0075	661	CHUCK HOLLOW RD, 38	TOMACK LLC	NOTLIH LLC	0	0	-1	0	0.06	\$2,150,000.00	\$43,000.00	
46090	11/29/2023	5514	724+	MARINIER WY, 2, 4, 6	DOHERTY ACK LLC	S/P NORWELL LLC	0	0	-1	0	0.57	\$0.00	\$0.00	B
46091	11/29/2023	5514	722	MARINER WY, ROADWY	MARINER WAY HOMEOWNE	DOHERTY ACK LLC	0	0	-1	0	0.16	\$0.00	\$0.00	D
46092	11/30/2023	0073	085	HYDRANGEA LN, 2	NELSON	ANNETTE F PICERNE RE	-1	0	0	0	0.11	\$3,550,000.00	\$71,000.00	
46093	11/30/2023	7342	032	W SANKATY RD, 4	NANTUCKET HOUSE TRUS	JAMES E DUFFY TRUST	-1	0	0	0	0.37	\$0.00	\$0.00	D
<b>GRAND TOTALS</b>							<b>-56</b>	<b>-14</b>				<b>\$92,790,100.00</b>		
							<b>0</b>	<b>-10</b>	<b>35.1893</b>			<b>\$1,840,003.89</b>		

## "M" Exemption Statistics

Purchase Price	Jan-Nov 30, 2023 M Exemptions	2022 M Exemptions	2021 M Exemptions
\$200,000 - 299,999	1	2	1
\$300,000 - 399,999	0	1	6
\$400,000 - 499,999	0	1	2
\$500,000 - 599,999	1	0	2
\$600,000 - 699,999	3	2	1
\$700,000 - 799,999	0	1	7
\$800,000 - 899,999	1	2	5
\$900,000 - 999,999	0	1	4
\$1,000,000 - 1,099,999	1	0	3
\$1,100,000 - 1,199,999	0	3	2
\$1,200,000 - 1,299,999	1	1	4
\$1,300,000 - 1,399,999	1	2	3
\$1,400,000 - 1,499,999	3	1	2
\$1,500,000 - \$1,599,999	0	2	0
\$1,600,000 - \$1,699,999	0	1	2
\$1,700,000 - \$1,799,999	0	1	1
\$1,800,000 - \$1,899,999	1	0	0
\$1,900,000 - \$1,999,999	0	2	0
\$2,000,000 - \$2,800,000	1	0	0
<b>Total "M" Exemptions</b>	<b>14</b>	<b>23</b>	<b>45</b>
<b>Total "O" Exemptions</b>	<b>11</b>	<b>14</b>	<b>10</b>
<b>Total Exemptions</b>	<b>25</b>	<b>37</b>	<b>55</b>
<b>Average Price "M"</b>	<b>\$1,159,028.57</b>	<b>\$1,084,194.14</b>	<b>\$904,813.03</b>
<b>Median Price "M"</b>	<b>\$1,131,000.00</b>	<b>\$1,160,000.00</b>	<b>\$832,500.00</b>



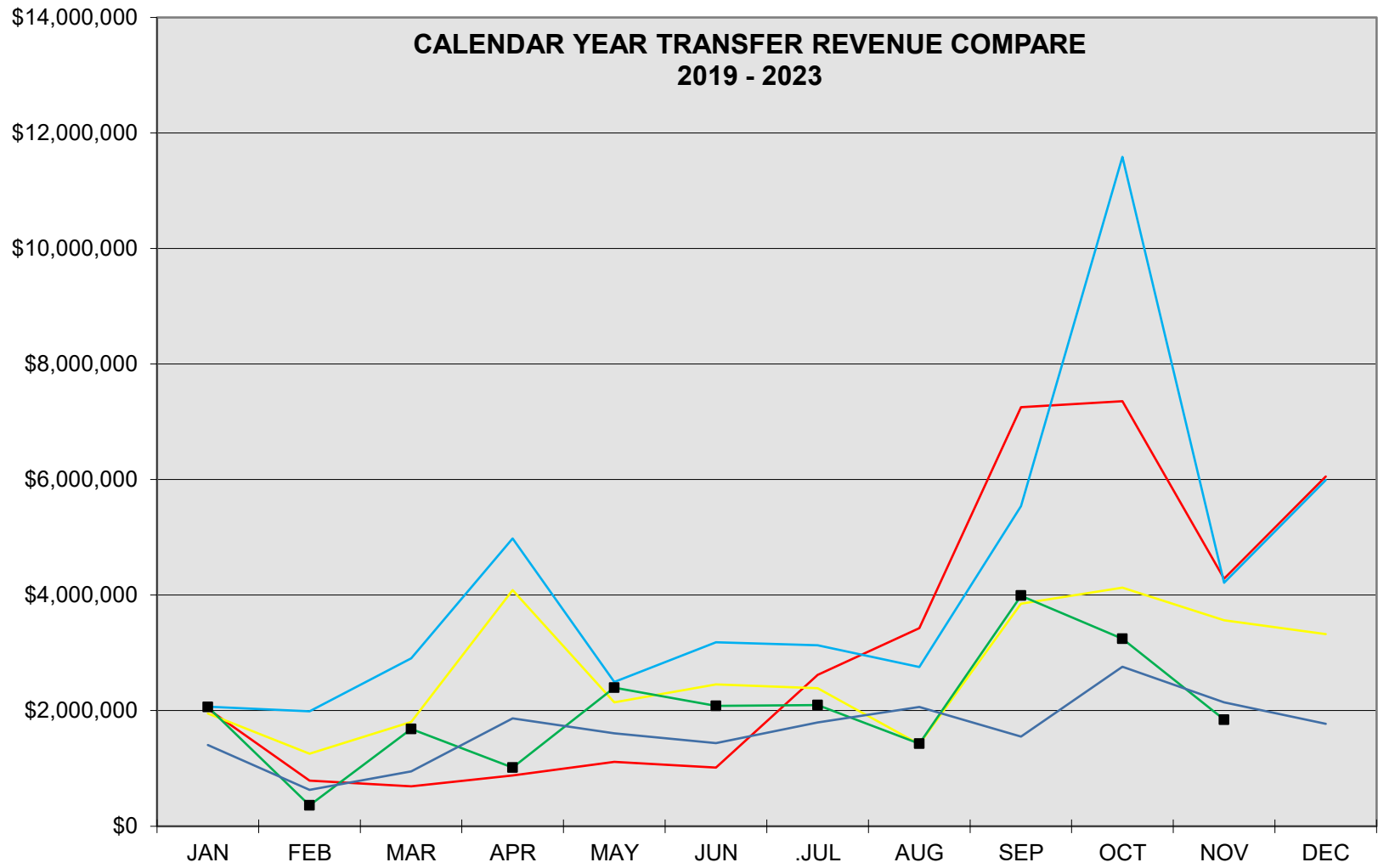
**MONTHLY TRANSFER STATISTICS CALENDAR 2022**

CAL22 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-22	81	42	39	\$111,899,100	\$97,499,100	\$1,950,732
Feb-22	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
Mar-22	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
<b>Nov-22</b>	<b>88</b>	<b>43</b>	<b>45</b>	<b>\$186,319,400</b>	<b>\$178,167,500</b>	<b>\$3,563,350</b>
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
<b>THRU NOV 22</b>	<b>927</b>	<b>503</b>	<b>424</b>	<b>\$1,549,828,122</b>	<b>\$1,450,176,536</b>	<b>\$29,045,949</b>
Average	87	47	40	\$144,033,123	\$134,680,908	\$2,697,634
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

**MONTHLY TRANSFER STATISTICS CALENDAR 2023**

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	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
<b>Nov-23</b>	<b>79</b>	<b>51</b>	<b>28</b>	<b>\$92,790,100</b>	<b>\$91,990,100</b>	<b>\$1,840,004</b>
Dec-23						
<b>THRU NOV 23</b>	<b>806</b>	<b>493</b>	<b>313</b>	<b>\$1,153,715,376</b>	<b>\$1,109,655,626</b>	<b>\$22,201,814</b>
Average	73	45	28	\$104,883,216	\$100,877,784	\$2,018,347
Low	50	32	13	\$19,474,665	\$17,669,500	\$361,890
High	101	56	47	\$199,648,798	\$199,548,798	\$3,990,976

### CALENDAR YEAR TRANSFER REVENUE COMPARE 2019 - 2023



- CAL 20
- CAL 21
- CAL 22
- CAL 23
- CAL 19

NANTUCKET LAND BANK COMMISSION

REGULARLY SCHEDULED MEETINGS FOR 2023

All of the following regular meetings will begin at 4 p.m.  
Any changes or additions to the following schedule will be posted at least 48 hours  
in advance of the meeting, exclusive of weekends and holidays.

January 9, 2024	July 9, 2024
January 23, 2024	July 23, 2024
February 13, 2024	August 13, 2024
February 27, 2024	August 27, 2024
March 12, 2024	September 10, 2024
March 26, 2024	September 24, 2024
April 9, 2024	October 8, 2024
April 23, 2024	October 22, 2024
May 14, 2024	November 12, 2024
May 28, 2024	November 26, 2024
June 11, 2024	December 10, 2024
June 24, 2024	<b>December 24, 2024*</b>

*\*2nd meeting of December is usually not held due to holiday travel*



**REQUESTS FOR TEMPORARY PRIVATE 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 filming which requires a \$250/day fee.*

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

**APPLICANT NAME:** Tue Nielsen  
**MAILING ADDRESS:** 29 So. Shore Road  
**TELEPHONE:** (508)-520-1624 **E-MAIL:** tuenielsen@hotmail.com

**Proposed Location of EVENT:** In arms reach of LB Trails  
**DATE of EVENT:** ONGOING **TIME of EVENT:** DAILY

**Description / Anticipated # of attendees** *friends, family, catering staff:* N/A

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

I am hoping to hide caches (treasures hidden in a waterproof box). The idea is to follow an app. On Geocaching.com. There is no money involved and no interfering with nature, digging, drilling, destruction of anything. It's an adventure game like a scavenger hunt. I'm hoping to hide a handful in different locations around the island to get people out and walking the trails. The caches stay indefinitely so people can find them year round. I would start placing a few as soon as you potentially allow me to. And then they would basically stay there for as long as possible.

\*\*\*\*\*

**Approved/Denied:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Executive Director Approval date

**Staff Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>i</sup> Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvoniak at 508-325-4166 or by email to [mdzvoniak@police.nantucket-ma.gov](mailto:mdzvoniak@police.nantucket-ma.gov)



**From:** [Tue Nielsen](#)  
**To:** [Emma Kantola](#); [Eleanor Antonietti](#)  
**Cc:** [Rachael Freeman](#)  
**Subject:** Re: Geocaching  
**Date:** Saturday, December 2, 2023 9:57:18 AM

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Hello again.

I'm reaching out again about the geocaching we discussed this spring.

Unfortunately, my mom passed away this summer and I spent most of it out of the country. I am definitely still hoping to start placing treasure on Land Bank property, but as mentioned before I'll need approval to do that.

I have published one on my own property but would like to start walking the trails again.

I have attached a few pics of where a potential cache would be located.

It's by Maxxcy's pond by the Madaket Road exit. It would be hidden on or by the wooden post in the photo. I obviously haven't placed it yet but that would be a place where people wouldn't have to veer from the trail and disturb nature.

Every cache would be placed in a place where potential finders would not have to impede on nature, within reach from the trail.

Looking forward to hear back from you.

Sincerely,

Tue Nielsen

Sent from [Outlook for iOS](#)

---

**From:** Emma Kantola <ekantola@nantucketlandbank.org>  
**Sent:** Monday, May 8, 2023 3:53:46 PM  
**To:** Eleanor Antonietti <eantonietti@nantucketlandbank.org>; Tue Nielsen <tuenielsen@hotmail.com>  
**Cc:** Rachael Freeman <rfreeman@nantucketlandbank.org>  
**Subject:** Re: Geocaching

Yes, I would love to feature this on our social media once the geocaches have been placed - please keep me in the loop as this project progresses!

Thank you all,

Emma

---

**From:** Eleanor Antonietti <eantonietti@nantucketlandbank.org>  
**Sent:** Sunday, May 7, 2023 12:03 PM  
**To:** Tue Nielsen <tuenielsen@hotmail.com>  
**Cc:** Rachael Freeman <rfreeman@nantucketlandbank.org>; Emma Kantola <ekantola@nantucketlandbank.org>  
**Subject:** RE: Geocaching

Great. We will be in touch soon – just complete that form I attached to Friday's email and send back.

We would very likely want to have this on our social media feeds in some fashion so I

am cc'ing our Social Media/Communications Outreach Guru, Emma.

**Eleanor Weller Antonietti**

*Special Projects Coordinator*  
Nantucket Islands Land Bank  
22 Broad Street  
Nantucket, MA 02554  
p (508) 228-7240 ext. 7111  
f (508) 228-9369  
[eantonietti@nantucketlandbank.org](mailto:eantonietti@nantucketlandbank.org)



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**From:** Tue Nielsen <tuenielsen@hotmail.com>  
**Sent:** Friday, May 5, 2023 9:10 PM  
**To:** Eleanor Antonietti <[eantonietti@nantucketlandbank.org](mailto:eantonietti@nantucketlandbank.org)>  
**Cc:** Rachael Freeman <[rffreeman@nantucketlandbank.org](mailto:rffreeman@nantucketlandbank.org)>  
**Subject:** Re: Geocaching

I would most certainly give you exact coordinates of the "treasures" and I'll be happy to bring you to the spots I would have in mind. This is simply a hobby and only a way for others to experience places that you wouldn't find without this little helpful game. There's no benefits in it for me, except for the pleasure of knowing that other people get out and play in the sun!  
I look forward to your response.

Sincerely,  
Tue

Sent from [Outlook for iOS](#)

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**From:** Eleanor Antonietti <[eantonietti@nantucketlandbank.org](mailto:eantonietti@nantucketlandbank.org)>  
**Sent:** Friday, May 5, 2023 5:51:42 PM  
**To:** Tue Nielsen <[tuenielsen@hotmail.com](mailto:tuenielsen@hotmail.com)>  
**Cc:** Rachael Freeman <[rffreeman@nantucketlandbank.org](mailto:rffreeman@nantucketlandbank.org)>  
**Subject:** RE: Geocaching

Thank you Tue. Let me check with Staff and get back to you. I think this will be okay, but we might want to be informed as to where you place the geocaches in case

someone out and about finds them and calls us inquiring about it. That could happen. In the meantime, please fill out the attached (either format is fine) and get back to me at your earliest convenience.

**Eleanor Weller Antonietti**

*Special Projects Coordinator*  
Nantucket Islands Land Bank  
22 Broad Street  
Nantucket, MA 02554  
p (508) 228-7240 ext. 7111  
f (508) 228-9369

[eantonietti@nantucketlandbank.org](mailto:eantonietti@nantucketlandbank.org)



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**From:** Tue Nielsen <[tuenielsen@hotmail.com](mailto:tuenielsen@hotmail.com)>

**Sent:** Thursday, May 4, 2023 8:53 PM

**To:** Eleanor Antonietti <[eantonietti@nantucketlandbank.org](mailto:eantonietti@nantucketlandbank.org)>

**Subject:** Geocaching

To whom it may concern,

I'm an avid walker, mostly with my dog (on leash), and was wondering who I would have to talk to about placing geocaches on your trails. I have discovered geocaches in many states and countries and it's one, if not my favorite, ways of learning about a new destinations. I'm a 25 year full time resident and I have currently found all but two of Nantucket's caches. I would like to add to the fun that this brings to individuals and families. I will need your approval in order to place the caches. It will obviously be done in the way following the official Geocaching rules and regulations. I would also like to hide multi caches which involves having to hike longer trips including not one, but several caches.

Let me know, if you'll allow me to do this.

Let the fun begin!

Sincerely,

Tue Nielsen

Sent from my iPhone

Close

# A different kind of farm



MY LOCATION

N 41° 17.035'  
W 70° 7.952'

MY DESTINATION

N 41° 16.410'  
W 70° 7.262'







