

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 9, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/82001169304?pwd=oea1bCwI97a7edG6uxmpKQAACSlA1W.1>

Webinar ID: 820 0116 9304

Passcode: 444422

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. AGRICULTURAL MANAGEMENT
 - a. Deer Damage Permits – Presentation
4. REGULAR BUSINESS
 - a. Nantucket Conservation Foundation’s Milestone Center – Presentation
5. PROPERTY MANAGEMENT
 - a. Sconset Trail – Naming Discussion
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Advisory Committee
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of August 26, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. NPS Cross Country Team Meets/Gardner Farm – Property Use Request
10. 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 08/26/25.

2. 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

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47763	8/1/2025	4232	073	UNION ST, 16	EBERT	ACK ISLAND LLC	-1	0	0	0	0.10	\$1,881,200.00	\$37,624.00	
47764	8/1/2025	0074	014	CANNONBURY LN, 20	KRAMAARZ	20 CANNONBURY LLC	-1	0	0	0	0.46	\$6,850,000.00	\$137,000.00	
47765	8/1/2025	0080	100	SURFSIDE RD, 145	WILLIAM CRAIG STREHL	STREHLOW	-1	0	0	0	0.78	\$0.00	\$0.00	D
47766	8/1/2025	4241	732	SWAIN ST, 15, A2	MANNION	RITCHIE	0	0	0	-1	0.00	\$1,000.00	\$20.00	
47767	8/4/2025	0049	185+	BAYBERRY LN, 5, 7	5 & 7 BAYBERRY LANE	WALLACE	-1	0	0	0	1.07	\$0.00	\$0.00	I
47768	8/4/2025	0054	260	MONOMOY RD, 19	NINETEEN MONOMOY ROA	NINETEEN MONOMOY RO	-1	0	0	0	0.97	\$0.00	\$0.00	E
47769	8/5/2025	0068	554	GOLDFINCH DR, 53	LORI B LEO 2005 TRUS	LEO	-1	0	0	0	0.13	\$0.00	\$0.00	D
47770	8/5/2025	0067	1126	PERRY LN, 11	MARKS, III	MONT	-1	0	0	0	0.22	\$1,850,000.00	\$37,000.00	
47771	8/6/2025	0594	011	MADAKET RD, 249	SUSAN STICKNEY ROHRE	BETSY DILLARD TRUST	-1	0	0	0	0.53	\$2,300,000.00	\$46,000.00	
47772	8/6/2025	0041	150	W CHESTER ST, 37	LINDSLEY S MATTHEWS	MATTHEWS	-1	0	0	0	0.16	\$0.00	\$0.00	D
47773	8/6/2025	0056	320	HUMMOCK POND RD, 69	TRIGGERS PARADISE LL	BIG PATCH LLC	-1	0	0	0	2.25	\$5,700,000.00	\$114,000.00	
47774	8/7/2025	5544	047	MILL ST, 17	SEVENTEEN MILL ST, L	SEVENTEEN MILL STREE	-1	0	0	0	0.19	\$0.00	\$0.00	E
47775	8/7/2025	0082	145	CUDWEED RD, 5	NACK LLC	MILLARD FAMILY REVOC	-1	0	0	0	1.84	\$12,800,000.00	\$256,000.00	
47776	8/7/2025	0593	080	MIDLAND AV, 1	LOSURDO	GIEBELHAUS/MUNDY	0	0	0	-1	0.00	\$25,000.00	\$500.00	
47777	8/7/2025	0924	1999	NICHOLS RD, 8	SPRUILL	TOWN OF NANTUCKET	0	0	-1	0	0.11	\$51,000.00	\$1,020.00	
47778	8/8/2025	0014	017	FARGO WY, 14	COTOCKTA LLC	COTOCKTA NOMINEE TRU	-1	0	0	0	1.62	\$0.00	\$0.00	I
47779	8/8/2025	4233	147	MAIN ST, 110	ACK LUKE 110 LLC	WRC/CCC REALTY LLC	-1	0	0	0	0.16	\$11,250,000.00	\$225,000.00	
47780	8/8/2025	0068	885	BEACH GRASS RD, 1	KUZMESKAS	NANTUCKET PROPERTY O	-1	0	0	0	0.11	\$2,192,500.00	\$43,850.00	
47781	8/8/2025	0066	275	HATCH CI, 5	STARR	PENNY S STARR REVOCA	-1	0	0	0	0.48	\$0.00	\$0.00	D
47782	8/11/2025	0056	1092	MARSH HAWK LN, 3	CURRY	CURRY	-1	0	0	0	0.79	\$0.00	\$0.00	K
47783	8/11/2025	0030	171	SHADY LN, 7	SMO PROPERTIES LLC	OLIVA	-1	0	0	0	0.46	\$0.00	\$0.00	I
47784	8/11/2025	0015	041	POCOMO RD, 86	86 PR TRUST	GOLDSMITH	-1	0	0	0	2.10	\$26,500,000.00	\$530,000.00	
47785	8/11/2025	0068	885	BEACH GRASS RD, 1	MARK AND KIMBERLY KU	KUZMESKAS	-1	0	0	0	0.11	\$0.00	\$0.00	D
47786	8/11/2025	0030	171	SHADY LN, 7	SUNNYSIDE HOLDINGS L	SMO PROPERTIES LLC	-1	0	0	0	0.46	\$6,950,000.00	\$139,000.00	
47787	8/11/2025	4334	021	INDIA ST, 21	TWENTY- ONE INDIA, L	TWENTY-ONE INDIA LLC	-1	0	0	0	0.12	\$0.00	\$0.00	D
47788	8/11/2025	0055	5208	AUTOPSCOT CI, 3	ALEXANDER/PEARCE	NADEL/MCCORMICK	-1	0	0	0	0.09	\$2,225,000.00	\$44,500.00	
47789	8/12/2025	4231	164	CENTRE ST, 28	YULE TIDE HOLDINGS L	ACK TREETOPS LLC	0	-1	0	0	0.05	\$5,250,000.00	\$105,000.00	
47790	8/12/2025	0086	293	MIACOMET PK, 178	MIACOMET SHACK NOMIN	MIACOMET SHACK NOMIN	-1	0	0	0	0.28	\$0.00	\$0.00	C
47791	8/12/2025	0067	162	TICCOMA WY, 21	CONWAY REALTY TRUST	CONWAY	-1	0	0	0	0.46	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47792	8/13/2025	4241	083	WALSH ST, 8	NANTUCKET LEMONADE L	WELLNER	-1	0	0	0	0.21	\$0.00	\$0.00	I
47793	8/13/2025	0056	012	HUMMOCK POND RD, 19	MCMORROW REVOCALBE T	MCMORROW	-1	0	0	0	0.21	\$0.00	\$0.00	D
47794	8/13/2025	0044	0256	POLPIS RD, 82	KENNEDY, JR/KENNEDY	OVER HERE OVER THERE	-1	0	0	0	1.22	\$0.00	\$0.00	D
47795	8/13/2025	0044	0256	POLPIS RD, 82	OVER HERE OVER THERE	KENNEDY JR/KENNEDY L	-1	0	0	0	1.22	\$0.00	\$0.00	I
47796	8/14/2025	0079	987	LOVERS LN, 38	B'WHALE LLC	HEY LOVER LLC	0	0	-1	0	0.70	\$3,500,000.00	\$70,000.00	
47797	8/15/2025	4224	010	COMMERCIAL WF, 13	13 COMMERCIAL WHARF	13 COMMERCIAL STREET	-1	0	0	0	0.18	\$7,500,000.00	\$150,000.00	
47798	8/15/2025	5541	006	PINE ST, 32	PLACK	LUCY	-1	0	0	0	0.06	\$3,262,500.00	\$65,250.00	
47799	8/15/2025	0055	045	NEW ST, 22	BALLOU	JOHNSTON/JAMISON	-1	0	0	0	0.12	\$3,395,000.00	\$67,900.00	
47800	8/15/2025	0087	157	NONANTUM AV, 24	24 NONANTUM AVENUE L	BURNS	-1	0	0	0	0.16	\$8,500,000.00	\$170,000.00	
47801	8/15/2025	0049	044	BAXTER RD, 72	HATCHER	MCAULIFFE	-1	0	0	0	0.18	\$4,050,000.00	\$81,000.00	
47802	8/15/2025	0055	076	NEWTOWN RD, 13 - 15	NANCY PEARSON REVOCA	PEARSON	-1	0	0	0	0.27	\$0.00	\$0.00	D
47803	8/15/2025	0055	169	W CREEK RD, 1	159 ORANGE STREET LI	BAMBER	0	-1	0	0	0.13	\$1,600,000.00	\$32,000.00	
47804	8/19/2025	0055	3011+	ORANGE ST, 118 #1,3,	BRENT B YOUNG REVOCA	YOUNG	0	0	0	-1	0.00	\$0.00	\$0.00	D
47805	8/19/2025	0011	004	WAUWINET RD, 151	SEA NIP KKC	SEA NIP LLC	-1	0	0	0	1.13	\$0.00	\$0.00	C
47806	8/19/2025	0066	317	KEEL LN, 9	9 KEEL LANE LLC	KEEL LANE NOMINEE TR	-1	0	0	0	0.38	\$0.00	\$0.00	I
47807	8/19/2025	0079	080	LOVERS LN, 54	SCHAEFER, JR	JANICE M DAVIS REVOC	-1	0	0	0	0.67	\$2,637,500.00	\$52,750.00	
47808	8/20/2025	0026	041	BASSETT RD, 14	14 BASSETT ROAD LLC	KAYTES	-1	0	0	0	2.26	\$16,434,000.00	\$328,680.00	
47809	8/20/2025	0593	101	MIDLAND AV, 1	LOSURDO	SARAVY	0	0	0	-1	0.00	\$25,000.00	\$500.00	
47810	8/20/2025	0593	101	MIDLAND AV, 1	LOSURDO	SARAVY	0	0	0	-1	0.00	\$25,000.00	\$500.00	
47811	8/20/2025	0087	033	NONANTUM AV, 44	44 NONANTUM LLC	NONANTUM 44 REALTY T	-1	0	0	0	0.58	\$8,250,000.00	\$165,000.00	
47812	8/21/2025	4232	030	UNION ST, 45	MARY ELLEN E PETERS	PETERS	-1	0	0	0	0.04	\$0.00	\$0.00	D
47813	8/21/2025	0030	133	LINCOLN AV, 15	SUSAN B AMBRECHT QPR	AMBRECHT	-1	0	0	0	0.43	\$0.00	\$0.00	D
47814	8/21/2025	0056	0061	MILK ST, 74	SIX DUNES LLC	DEWING	-1	0	0	0	0.51	\$0.00	\$0.00	I
47815	8/21/2025	0055	3014+	ORANGE ST, 118 B & D	BOW WOW LLC	TAIGH BHEAG TRUST	0	0	0	-1	0.00	\$3,100,000.00	\$62,000.00	
47816	8/21/2025	0081	010	POND VIEW DR, 10	SANDRA A MACDONALD R	MACDONALD	-1	0	0	0	1.84	\$0.00	\$0.00	D
47817	8/21/2025	0025	005	POLPIS RD, 298	MACLELLAN	MACLELLEN, ESTATE	-1	0	0	0	4.60	\$0.00	\$0.00	E
47818	8/21/2025	0025	005	POLPIS RD, 298	GRAY	MACLELLAN	-1	0	0	0	4.60	\$0.00	\$0.00	C
47819	8/21/2025	5541	169	ORANGE ST, 75	BENYUS JR/BENYUS	BENYUS	-1	0	0	0	0.15	\$0.00	\$0.00	C
47820	8/22/2025	4233	204	WASHINGTON ST, 80E	KNOTT FAIR TRUST	VITA	0	0	0	-1	0.00	\$3,250,000.00	\$65,000.00	
47821	8/21/2025	4242	0035	WHITE ELEPHANT WY 10	STOOL AND STARS REVO	WHITE ELEPHANT HOTEL	-1	0	0	0	0.12	\$8,500,000.00	\$170,000.00	
47822	8/22/2025	0040	0603	MADAKET RD, 117	HALE	117 MADAKET ROAD NOM	-1	0	0	0	4.35	\$0.00	\$0.00	D
47823	8/22/2025	0067	1126	PERRY LN, 11	PKMM LLC	MONT	-1	0	0	0	0.22	\$0.00	\$0.00	B

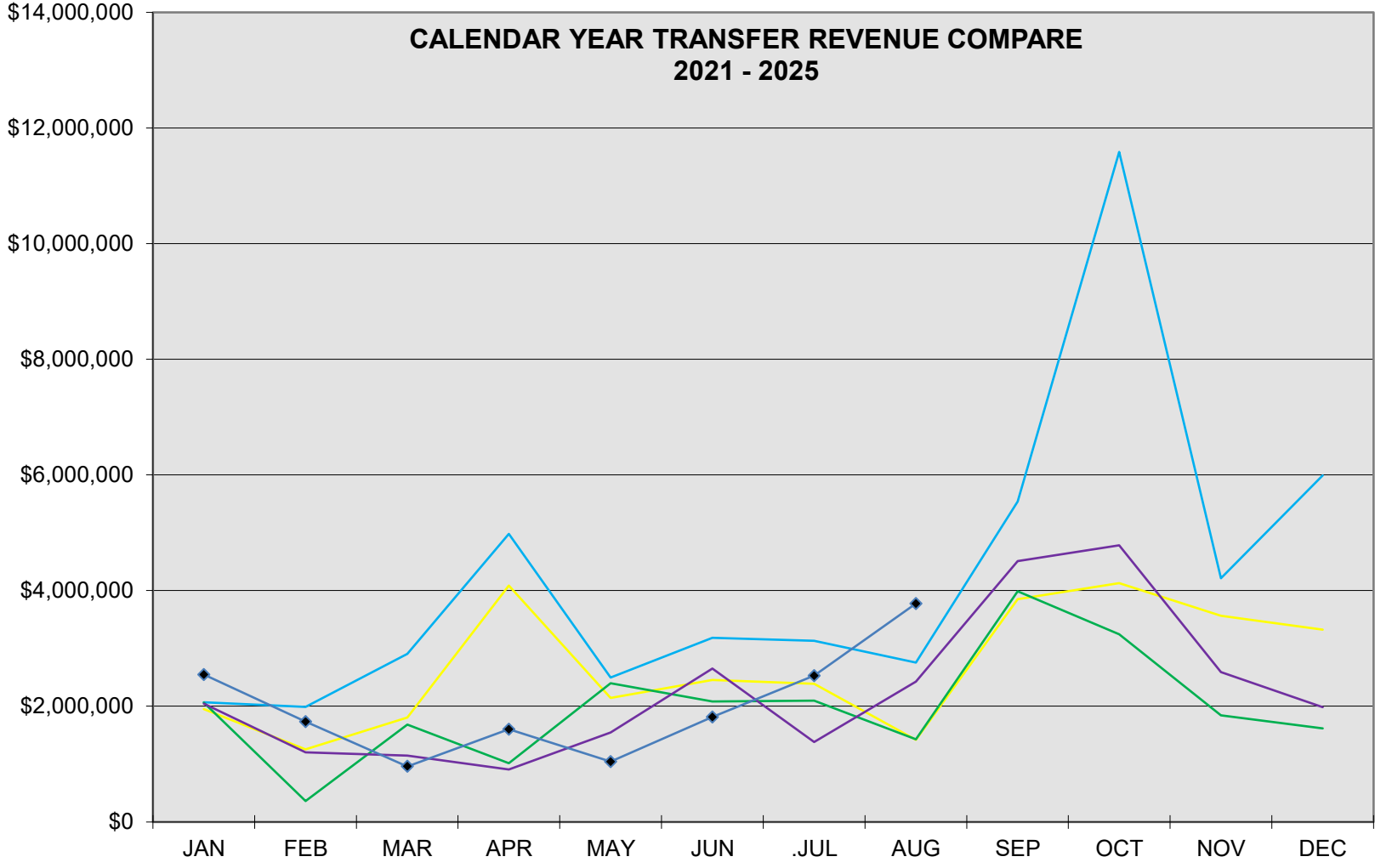
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47824	8/25/2025	0077	052	WIGWAM RD, 3	STUYVESANT LLC	MCDONOUGH	-1	0	0	0	1.16	\$0.00	\$0.00	I
47825	8/25/2025	4241	0731	SWAIN ST, 15 #A-3	KEAL PROPERTIES LLC	CAMPEAU CALFAT	0	0	0	-1	0.00	\$13,500.00	\$270.00	
47826	8/25/2025	0091	4233	COPPER LN, 5	URHAUSEN FAMILY TRUS	RUFUS REALTY TRUST	-1	0	0	0	0.08	\$2,712,000.00	\$54,240.00	
47827	8/25/2025	0067	155	LEWIS CT, 10	PESHNACHKI REALTY TR	PESHNACHKI/BOCHVARSK	-1	0	0	0	0.23	\$0.00	\$0.00	D
47828	8/25/2025	0055	075	LEWIS CT, 2	HUGHES REALTY TRUST	HUGHES	-1	0	0	0	0.25	\$0.00	\$0.00	D
47829	8/25/2025	5541	0011	CANDLE HOUSE LN, 2	LEVY	CANDLE HOUSE 2 LLC	-1	0	0	0	0.12	\$6,000,000.00	\$120,000.00	
47830	8/26/2025	5541	006	PINE ST, 32	PLACK/RANDOLPH	PLACK	-1	0	0	0	0.06	\$0.00	\$0.00	C
47831	8/26/2025	0068	425	PINE CREST DR, 22	PATRICK PARADIS REVO	PARADIS	-1	0	0	0	1.07	\$0.00	\$0.00	D
47832	8/26/2025	4233	120	PLEASANT ST, 9	MANGROVE PINE HOLDIN	CAROLYN CLINTON MILL	-1	0	0	0	0.28	\$0.00	\$0.00	I
47833	8/26/2025	7132	255	IPSWICH ST, 5	DANA LAKE REVOCABLE	LAKE	-1	0	0	0	0.18	\$0.00	\$0.00	D
47834	8/26/2025	0029	147	BRANT POINT RD, 8	FERRARI	8 BRANT POINT LLC	-1	0	0	0	0.44	\$5,800,000.00	\$116,000.00	
47835	8/27/2025	0049	082	SANKATY RD, 74	74 SANKATY ROAD LLC	74 SANKATY ROAD LLC	-1	0	0	0	1.65	\$0.00	\$0.00	E
47836	8/27/2025	0049	082	SANKATY RD, 8	74 SANKATY ROAD LLC	74 SANKATY ROAD LLC	-1	0	0	0	1.65	\$0.00	\$0.00	C
47837	8/27/2025	0026	0223	POLPIS RD, 224	YELLOW DOG NOMINEE T	YELLOW DOG NOMINEE T	-1	0	0	0	2.40	\$0.00	\$0.00	D
47838	8/27/2025	0026	0223	POLPIS RD, 224	BAILLIERE FAMILY LLC	YELLOW DOG NOMINEE T	-1	0	0	0	2.40	\$0.00	\$0.00	I
47839	8/27/2025	7313	0052	SHELL ST, 39	39 SHELL STREET LLC	GRUBBS	-1	0	0	0	0.12	\$0.00	\$0.00	I
47840	8/28/2025	4231	1622	CENTRE ST, 30 UNIT C	TEGTMEIER	HITCHCOCK FAMILY REA	0	0	0	-1	0.00	\$500.00	\$10.00	
47841	8/28/2025	7342	018	CHAPEL ST, 3	RICHARD E SADA REVOC	SADA/SECOND WIND	-1	0	0	0	0.06	\$0.00	\$0.00	D
47842	8/28/2025	0054	090	BREWSTER RD, 45	ELLESMERA LLC	KHW HOLDINGS LLC	-1	0	0	0	1.20	\$7,500,000.00	\$150,000.00	
47843	8/28/2025	0066	213	DOC RYDER DR, 9	NINA TALLON REVOCABL	NINE DOC RYDER LLC	-1	0	0	0	0.40	\$2,853,000.00	\$57,060.00	
47844	8/28/2025	0086	004+	W MIACOMET RD, 48 +	CAROL W DEAN GST EXE	CAROL W DEAN REVOCAB	-1	0	-1	0	2.86	\$0.00	\$0.00	D
47845	8/28/2025	0924	213	MAYHEW RD, 10	WILLIAM B TOPF REVOC	ANGELSON/TOPF	-1	0	0	0	0.11	\$0.00	\$0.00	D
47846	8/29/2025	0087	041	NONANTUM AV, 41	41 NONANTUM NOMINEE	41 NONANTUM NOMINEE	-1	0	0	0	0.69	\$0.00	\$0.00	C
47847	8/29/2025	0087	041	NONANTUM AV, 41	41 NONANTUM NOMINEE	41 NONANTUM NOMINEE	-1	0	0	0	0.69	\$0.00	\$0.00	C
47848	8/29/2025	0068	381	BEACH GRASS RD, 25	VILLA MELARAGNO LLC	OAKRIDGE REALTY TRUS	-1	0	0	0	0.10	\$2,272,500.00	\$45,450.00	
47849	8/29/2025	4244	0236	CLIFF RD, 8A UNIT 1	WRIGHT	ROF PROPERTIES LLC	0	0	0	-1	0.00	\$1,799,000.00	\$35,980.00	
GRAND TOTALS							-73		-3			\$188,805,200.00		
								-2		-10		60.84	\$3,776,104.00	

MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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
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
THRU AUG 24	606	392	215	702303224	663666044	13298311
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25						
Oct-25						
Nov-25						
Dec-25						
THRU AUG 25	670	409	261	\$856,715,418	\$800,406,048	\$16,001,121
Average	84	51	33	\$107,089,427	\$100,050,756	\$2,000,140
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	112	74	44	\$188,805,200	\$188,805,200	\$3,776,104





**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.¹**

APPLICANT NAME: Nantucket Public Schools /Athletic Department
(Travis Lombard, Athletic Director)

MAILING ADDRESS: 10 Surfside Road, Nantucket, MA 02554

TELEPHONE: (508)-228-7280 **E-MAIL:** lombardit@npsk.org

Proposed Location of EVENT: Gardner Farm

DATE of EVENT(s): 9/16, 9/19, 9/30, 10/9, 10/14 10/23 10/27 (more
meets potentially added)

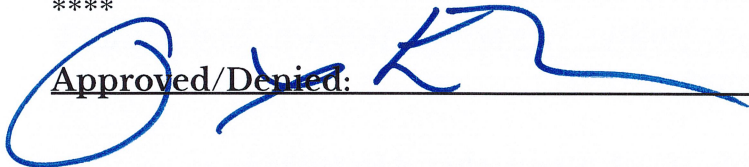
TIME of EVENT(s): 4:00pm

Description / Anticipated # of attendees *friends, family, catering staff:* Nantucket
XC teams, Visiting teams, and spectators. Estimated total for each meet - 50

¹ 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

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

We will be looking to host our High School and Middle School Cross Country meets at Gardner Farm this fall. These meets are scheduled to start at 4:00pm. The teams will be arriving at Gardner Farm at approximately 3:30pm and everything should be completed and broken down around 5:30pm. There will be a porta potty delivered in the early afternoon on each of the meet days and removed in the evening on the same day. We will also request that runners and spectators carpool to these meets.

Approved/Denied: 

Date: 8.28.25

Special Projects Coordinator

Approval date

Staff Comments: THIS WILL BE A CONSENT
ITEM FOR COMMISSION VOTE TO APPROVE
AT 9/9/25 MEETING.