

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 14, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/83076076436?pwd=yw7C13qyt4fXrWCj2oQxkzBl22MJZd.1>

Webinar ID: 830 7607 6436

Passcode: 020666

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 Processing Unit - Update
4. PROPERTY MANAGEMENT
 - a. 7 & 9 W. Sankaty Road/Field of Dreams – Bamboo Removal Proposal
 - b. 41 Jefferson Buildings Relocation – Authorization to Execute Contract for Owner’s Project Manager Services
5. REGULAR BUSINESS
 - a. Website Upgrades
 - b. First Meeting of November – Reschedule due to Federal Holiday
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director’s Working Group
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of September 23, 2025, and Special Meeting of September 4, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Town Request for Groundwater Mapping and Monitoring Wells
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 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.:

Relocation of Falmouth Road – Update

Petrel Landing – Update

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



Nantucket Land Bank Commission
Regular Meeting of October 14, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. AGRICULTURAL MANAGEMENT

a. Deer/Livestock Processing Update

Land Bank staff will be providing a budget (~\$165,000) and recommendations (hiring seasonal staff) for moving forward with process venison in the near future. The presentation for this agenda item is included in the meeting packet.

1. PROPERTY MANAGEMENT

a. 7 & 9 W. Sankaty Road / Field of Dreams – Bamboo Removal Proposal

The Land Bank and Sconset Trust are considering whether management of the Field of Dreams Park should include removal of the bamboo that runs along the eastern edge of the property line. Staff requested estimates for various types of treatment, and the cost of removal and replanting is estimated at approximately \$80,000. If approved by the Commission, this cost would be split between the Sconset Trust and the Land Bank. Staff are seeking the Commission's opinion on whether bamboo removal should be a priority at this site and if so, whether this cost is acceptable.

2. REGULAR BUSINESS

a. Website Upgrades

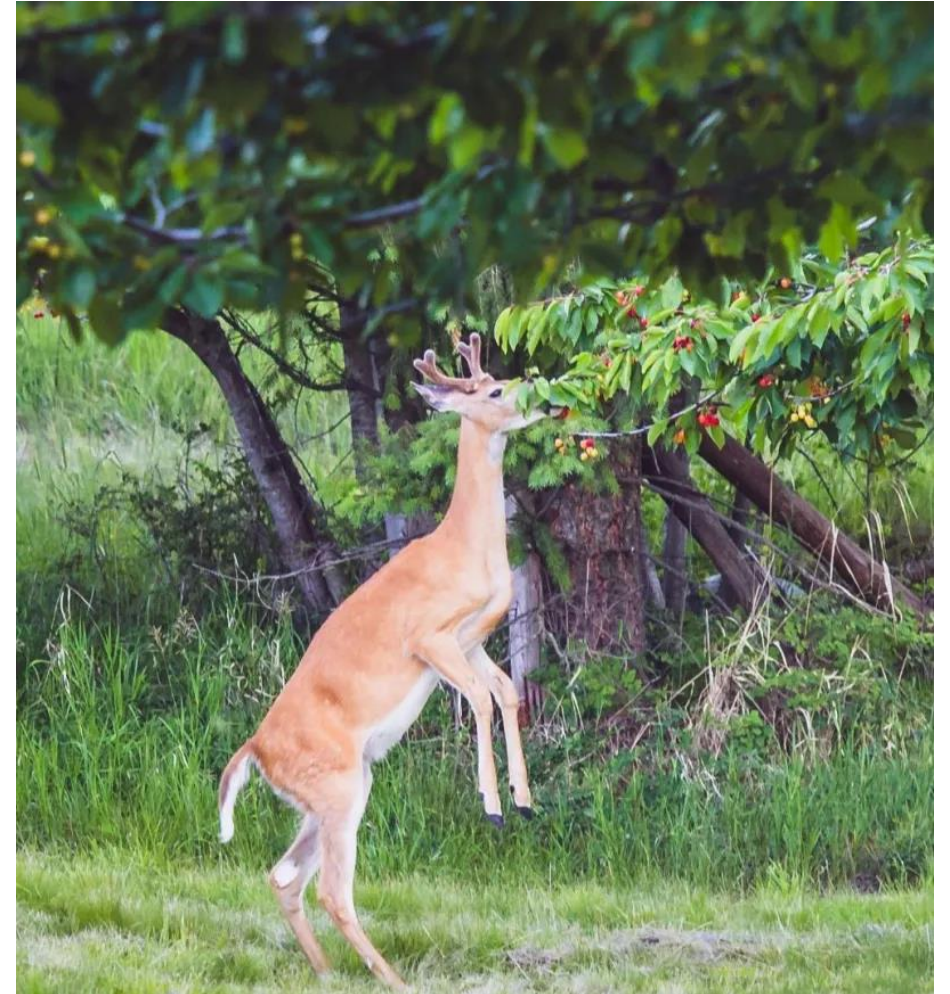
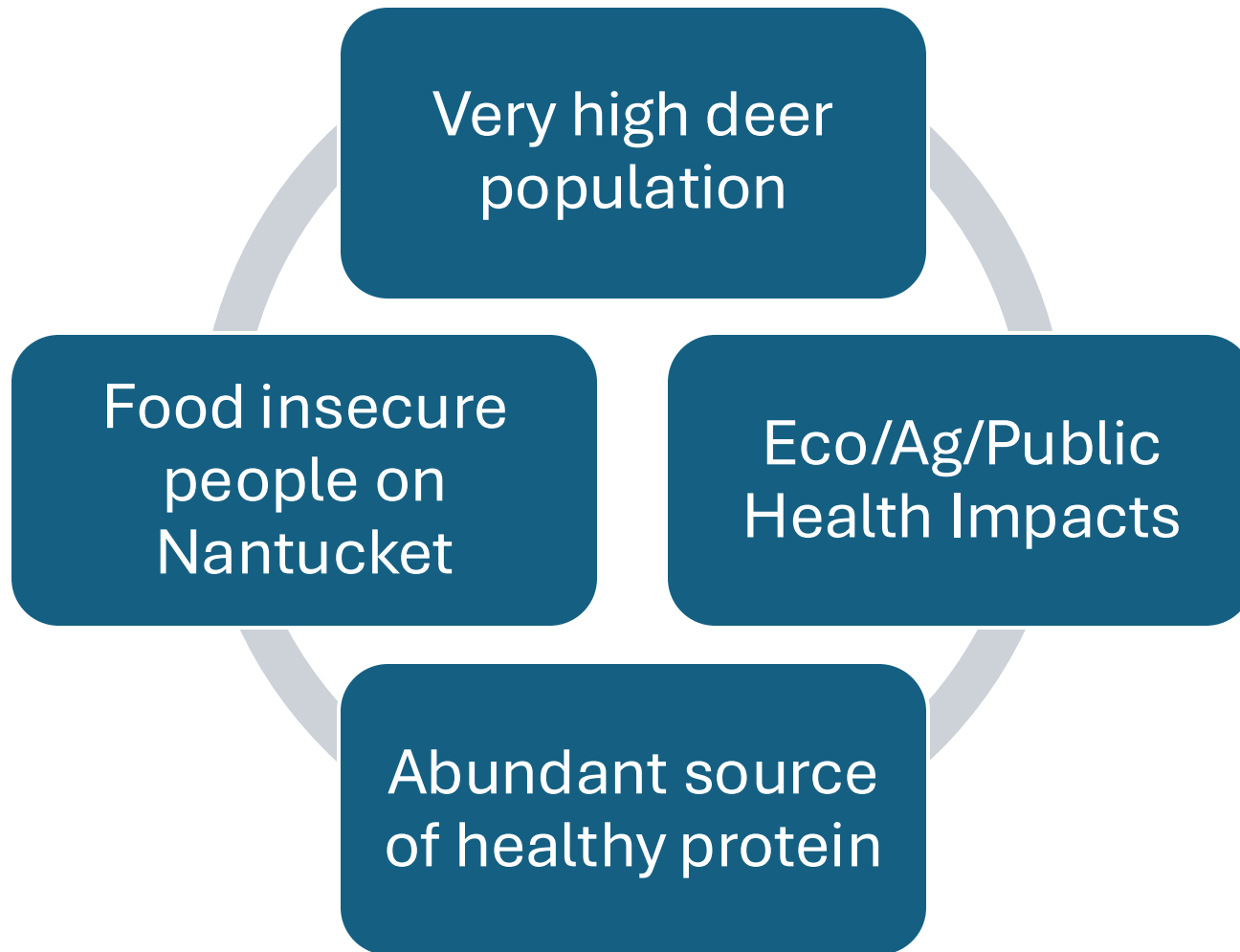
Staff are recommending hiring Temper and Forge to upgrade the Land Bank's website. The base cost of the website upgrade is \$38,000 and that does not include any additional messaging, design and branding efforts that would be outsourced. Staff are requesting approval to spend up to \$50,000 on the website redesign with the goal of having the new site completed by next summer.

Venison Processing Project

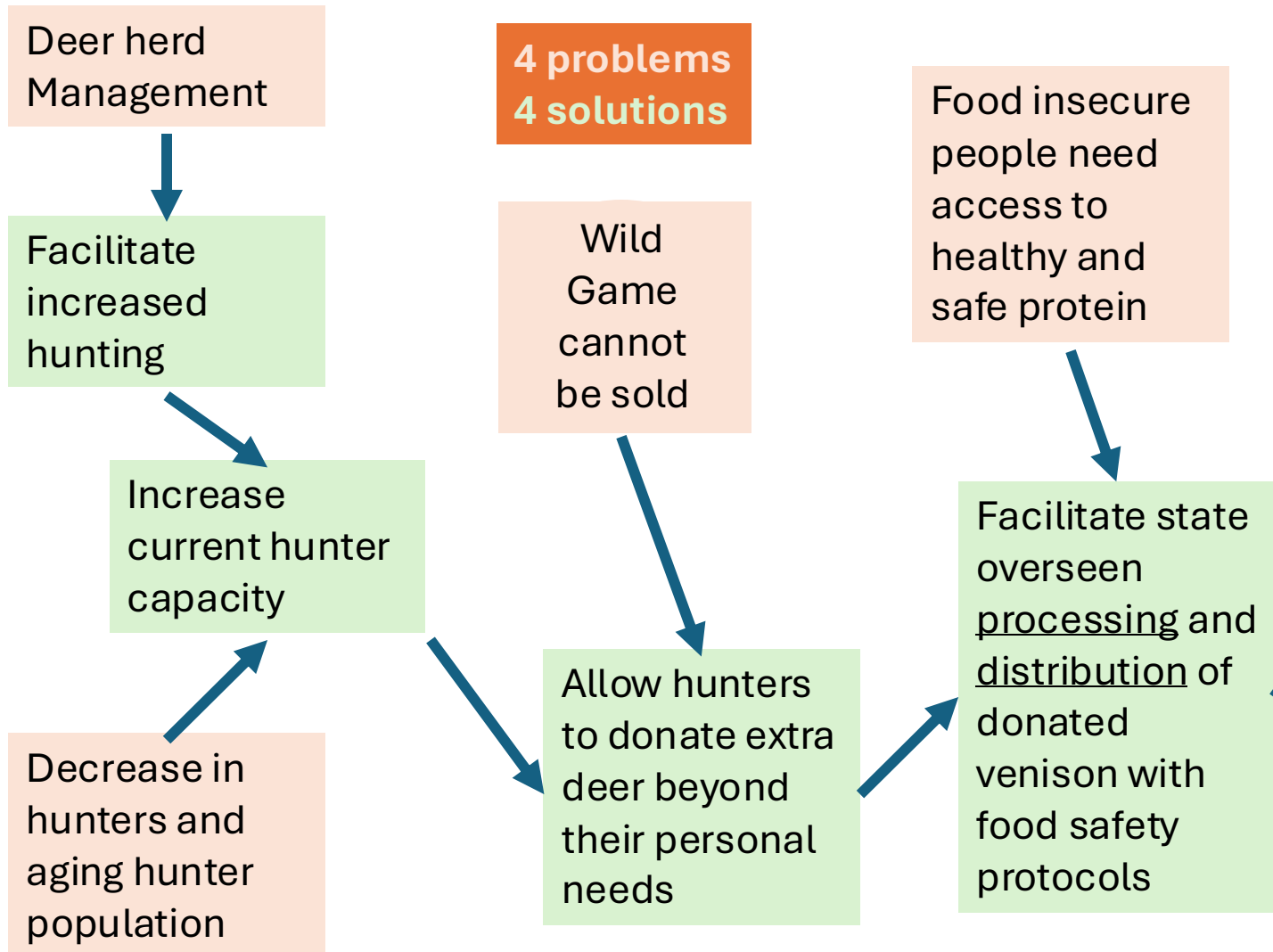
MassWildlife “Hunters Share the Harvest”

2025/2026 Deer Season

Motivations and Call to Action



Hunters Share the Harvest Program



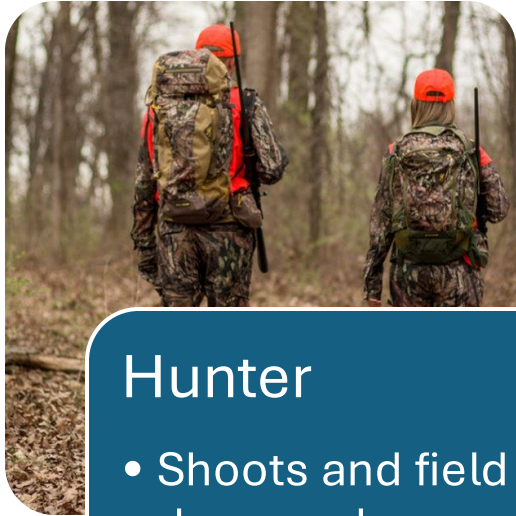
Current Participating Processors

- There are no approved processors on Nantucket
- A donation processor is needed to enable current hunters to take more deer than they need to help control the population
- Benefits:
 - Safe, healthy protein
 - Increased hunting
 - Community venison donation benefits community members
 - Reduction in deer numbers could result in ecological/agricultural/public health benefits



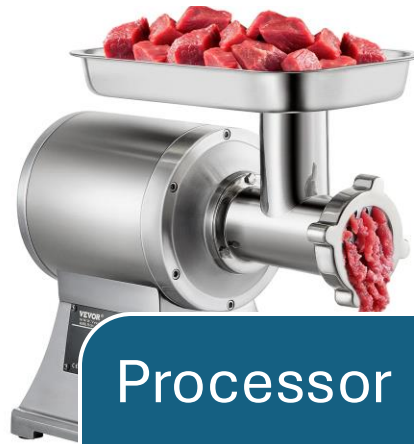
<https://www.mass.gov/info-details/masswildlifes-hunters-share-the-harvest-program#participating-processors>

Process



Hunter

- Shoots and field dresses deer
- Brings to processing facility



Processor

- 1° processing and tagging
- 2° butcher, package, label, freeze



Distributor

- Nantucket Food Pantry
- Nourish Nantucket
- Potential for more?!

Budget

Equipment

Outdoor processing set up (1^o tent and walk-in cooler): <\$40,000

Kitchen equipment/supplies set up (2^o butcher → package): \$6,000

Daily waste collection (4 months): \$4,000

Total: \$50,000

Staff

Employed seasonally by NLB for deer season

Full time Venison Processing Manager

Oversee scheduling, kitchen process, food safety, workflow, supply chain, program compliance

3-4 full time or equivalent Venison Processors

brought on and scheduled as needed for demand

Total (max): \$115,000 (Nov 1 - Feb 28)



Partnerships

MassWildlife

- Provides expertise, programmatic and hunter outreach support
- Pays processor (NLB) c. \$250/deer in season, c. \$350/deer off season
- Processor payments supported through Federal grant to MassWildlife

Nantucket Interfaith Council Food Pantry

- Distributes frozen venison to clients

Nourish Nantucket

- Cooks and distributes venison-based meals

Nantucket Conservation Foundation

- Supports control of deer population

AckDeer

- Supports control of deer population

Co-benefits

- An active venison facility allows NLB to apply for a Deer Damage Permit
- Facility could also be used for poultry processing
- Work towards USDA certification for livestock processing
- Space could be available to farmers for additional prep if needed outside of venison season.



TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of October 14, 2025

1. September 2025 Transfers – Record Nos. 47850 through 47970

a. Current “M” Exemption and Liens:

No. 47854 Luka Milisic and Tamara Oblescuk-Milisic
No. 47888 Ryan Andersen

2. “M” Exemption Update:

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

No. 42915 Elizabeth A. Baraldi and Daniel J. Weber

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47850	9/2/2025	0068	415	OLD SOUTH RD, 84	SIDALCEA ESTATES LLC	SIDALCEA ESTATES LLC	-1	0	0	0	1.25	\$300,000.00	\$6,000.00	
47851	9/2/2025	0067	180+	FAIRGROUNDS RD, 73	JOHN P MURRAY LIVING	MURRAY	-1	0	-1	0	0.74	\$0.00	\$0.00	D
47852	9/2/2025	0066	192	APPLETON RD, 4	JOHN P MURRAY LIVING	MURRAY	0	0	0	0	0.18	\$0.00	\$0.00	D
47853	9/2/2025	0087	100	WESTERN AV, 13	13 WESTERN AVENUE LL	169 SURFSIDE ROAD LL	-1	0	0	0	0.38	\$5,900,000.00	\$118,000.00	
47854	9/3/2025	0068	7721	DAFFODIL LN, UNIT 1	MILISIC/OBLESCUK-MIL	SUSANNAH VOORHIS NOL	0	0	0	-1	0.00	\$1,829,150.00	\$12,583.00	M
47855	9/3/2025	0067	052	TOMS WY, 8	MCINTOSH	8 TOMS WAY LLC	0	0	-1	0	0.18	\$0.00	\$0.00	J
47856	9/3/2025	7313	001	SHELL ST, 40	DAILLAK	40 SHELL STREET NOMI	-1	0	0	0	0.16	\$3,150,000.00	\$63,000.00	
47857	9/3/2025	0068	597	GOLDFINCH DR, 2	HOYT	ANTHONY P TRAPSSO JR	-1	0	0	0	0.12	\$1,750,000.00	\$35,000.00	
47858	9/3/2025	008	220	GLADLANDS AV, 16	ARMSTRONG, JR	CHEN/YU	-1	0	0	0	1.83	\$4,330,000.00	\$86,600.00	
47859	9/3/2025	0048	034	BAXTER RD, 116	LCN ASSOCIATES LLC	116 BAXTER ROAD BEAC	-1	0	0	0	0.28	\$2,324,755.32	\$0.00	H
47860	9/4/2025	0072	040	CHUCK HOLLOW RD, 11	LIND FAMILY TRUST	LIND	-1	0	0	0	1.50	\$0.00	\$0.00	D
47861	9/4/2025	0067	025	HOOPER FARM RD, 32	REID, JR	POP & LOLLI LLC	-1	0	0	0	0.42	\$2,995,000.00	\$59,900.00	
47862	9/4/2025	5514	055	INDEPENDENT WY, 5	ACK KKM LLC	PENELOPE A MACDONALD	-1	0	0	0	0.07	\$0.00	\$0.00	I
47863	9/4/2025	0030	635	DELANEY RD, 15	DELANEY RD LLC	DELANEY KEITH TRUST	-1	0	0	0	0.12	\$5,137,500.00	\$102,750.00	
47864	9/4/2025	0068	1761	NANCY ANN LN, 4	J&J ACK HOLDING LL	J&J ACK HOLDING LL	0	0	-1	0	0.71	\$1,964,243.15	\$39,284.86	
47865	9/4/2025	0068	1761	NANCY ANN LN, 4	4 NANCY ANNE LLC	J&J ACK HOLDING LLC	0	0	-1	0	0.71	\$0.00	\$0.00	I
47866	9/4/2025	0083	017	TAUTEMO WY, 7	7 TAUTEMO TRUST LLC	PAUL A CLARKE REVOCA	-1	0	0	0	0.44	\$3,825,000.00	\$76,500.00	
47867	9/4/2025	0040	031	BISHOPS RISE, 9	JOHN B PENROSE REVOC	PENROSE REVOCABLE TR	-1	0	0	0	1.84	\$0.00	\$0.00	D
47868	9/5/2025	0073	048	PACKET DR, 6	PAQUETELLE LLC	PIUGGI	-1	0	0	0	0.46	\$5,500,000.00	\$110,000.00	
47869	9/5/2025	0074	008	CANNONBURY LN, 8	SEAWARD FROM HERE LL	HATCHER	0	0	-1	0	0.46	\$2,895,000.00	\$57,900.00	
47870	9/5/2025	7324	322	GULLY RD, 1	JACKSON	JOHN P PEARL TRUST 2	0	0	0	-1	0.00	\$0.00	\$0.00	D
47871	9/5/2025	7324	321	MAIN ST, 10	JOHN P PEARL TRUST 2	JOHN P PEARL TRUST 2	0	-1	0	0	0.00	\$0.00	\$0.00	D
47872	9/5/2025	0075	109	CHUCK HOLLOW RD, 39	WATTS/CATMUR	WINDMOOR NOMINEE TRU	-1	0	0	0	1.51	\$7,250,000.00	\$145,000.00	
47873	9/5/2025	0055	5639	MAMACK LN, 14	HOFFMAN	RICHARDS	-1	0	0	0	0.13	\$2,600,000.00	\$52,000.00	
47874	9/8/2025	0054	040	SESAPANA RD, 4	ROUILLARD	O'KEEFE FAMILY TRUST	-1	0	0	0	0.69	\$2,200,000.00	\$44,000.00	
47875	9/8/2025	4231	844	STILL DOCK, 14E	ACK23 LLC	LAGARCE	0	0	0	-1	0.00	\$1,495,000.00	\$29,900.00	
47876	9/8/2025	0055	346	BACK ST, 7	JAY/HUDNUT	ROSE IRREVOCABLE INC	-1	0	0	0	0.14	\$1,600,000.00	\$32,000.00	
47877	9/8/2025	0056	286	HUMMOCK POND RD, 50	50 HUMMOCK POND ROAD	BACK HOME REALTY TR	-1	0	0	0	0.46	\$4,800,000.00	\$96,000.00	
47878	9/8/2025	7341	053	W SANKATY RD, 30	KIES	ROBINSON	-1	0	0	0	0.13	\$4,836,250.00	\$96,725.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47879	9/8/2025	4241	050	WALSH ST, 16	SURFSIDE REALTY INVE	EAST LINCOLN AVENUE	-1	0	0	0	0.15	\$2,825,000.00	\$56,500.00	
47880	9/9/2025	0041	213	SOPHIE'S WY, 4	MLACK6979 LLC	21 PILGRIM ROAD TRUS	0	0	-1	0	0.29	\$0.00	\$0.00	I
47881	9/9/2025	0031	331	E TRISTRAM AV, 18	TRISTRAM TRUST	STEINBERG	-1	0	0	0	0.41	\$0.00	\$0.00	D
47882	9/9/2025	0083	027	TAUTEMO WY, 2	CUMBERLAND BY THE SE	REACH BACK LLC	-1	0	0	0	0.54	\$6,550,000.00	\$131,000.00	
47883	9/9/2025	0055	304	NEWTOWN RD, 16	16 NEWTOWN ROAD LLC	HUGHES	-1	0	0	0	0.35	\$0.00	\$0.00	I
47884	9/9/2025	0066	200	HENDERSON'S DR, 13	FORE LEFT LLC	REDMOND	-1	0	0	0	0.44	\$4,675,000.00	\$93,500.00	
47885	9/10/2025	0066	371	MIZZENMAST RD, 16	RICHARD PINKOWSKI RE	PINKOWSKI	-1	0	0	0	0.41	\$0.00	\$0.00	D
47886	9/10/2025	0041	167+	LOWELL PL, 6, 8	AS WE LIKE IT LLC	JOSEPH CZAPP FAMILY	-1	0	0	0	0.41	\$0.00	\$0.00	D
47887	9/10/2025	0038	138	WEST WY, 1	MANANADIA	KLEINHENDLER	-1	0	0	0	0.23	\$0.00	\$0.00	I
47888	9/10/2025	0069	221	PARK CI, 3B	ANDERSEN	DEMERS/BARKER	0	0	0	-1	0.00	\$980,000.00	\$0.00	M
47889	9/11/2025	0066	318	KEEL LN, 11	MARK H FOULKES REVOC	FOULKES	-1	0	0	0	0.36	\$0.00	\$0.00	D
47890	9/11/2025	5541	059	S MILL ST, 4	4 SOUTH MILL LLC	ANDRADE	-1	0	0	0	0.17	\$2,700,000.00	\$54,000.00	
47891	9/11/2025	0068	972+	FAWN LN, 2	TIC T'ACK TOE LLC	TIC T'ACK TOE LLC	-1	0	-1	0	1.29	\$5,747,702.08	\$114,954.04	
47892	9/11/2025	0068	974	FAWN LN, 6	ROBERT L GRIGGS REVO	TIC T'ACK TOE LLC	-1	0	0	0	0.21	\$4,000,000.00	\$80,000.00	
47893	9/11/2025	0076	023	LYONS LN, 13	ANA I MARTINEZ TRUST	MARTINEZ	-1	0	0	0	1.00	\$0.00	\$0.00	D
47894	9/11/2025	0076	023	LYONS LN, 13	MARTINEZ	HOWARD B DICKLER TRU	-1	0	0	0	1.00	\$0.00	\$0.00	E
47895	9/12/2025	0067	571	TICCOMA WY, 27	WOOD 205 MANAGEMENT	WOOD	-1	0	0	0	0.46	\$0.00	\$0.00	D
47896	9/12/2025	0040	1271	BISHOPS RISE, 20B	FRITZ	20B BISHOPS RISE INV	-1	0	0	0	2.02	\$14,350,000.00	\$287,000.00	
47897	9/12/2025	0067	145	WAYDALE RD, 14	LOFTUS	VIGIL REVOCABLE TRUS	-1	0	0	0	0.58	\$2,200,000.00	\$44,000.00	
47898	9/15/2025	0055	395	ORANGE ST, 98	98 ORANGE STREET REA	FEINBERG	-1	0	0	0	0.12	\$0.00	\$0.00	C
47899	9/15/2025	0029	080	WALSH ST, 27	27 WALSH LLC	MARE PROPERTIES LLC	-1	0	0	0	0.11	\$4,427,500.00	\$88,550.00	
47900	9/15/2025	5514	101	YORK ST, 2	ACK 2 YORK LLC	YORKST LLC	-1	0	0	0	0.10	\$2,402,350.00	\$48,047.00	
47901	9/15/2025	0067	3033	MAPLE LN, 6	RUFUS REALTY TRUST	LOT 3 MAPLE LANE LLC	0	0	-1	0	0.46	\$2,225,000.00	\$44,500.00	
47902	9/15/2025	0081	188	ELLENS WY, 11	THE NORTH STAR 118 L	ACK NORTH STAR PROPE	-1	0	0	0	0.24	\$7,201,750.00	\$144,035.00	
47903	9/15/2025	7613	290	ARLINGTON ST, 22	BLAIR S SVIHRA AND	LYONS	-1	0	0	0	0.23	\$1,995,000.00	\$39,900.00	
47904	9/16/2025	0041	309	DUKES RD, 9	009CDLMBHT LLC	WELCOME	-1	0	0	0	0.50	\$0.00	\$0.00	E
47905	9/16/2025	0041	309	DUKES RD, 9	009CDLMBHT LLC	NINE DUKES ROAD REAL	-1	0	0	0	0.50	\$1,900,000.00	\$38,000.00	
47906	9/16/2025	7341	022	W SANKATY RD, 33	WHITLOCK 2015 REVOC	33 WEST SANKATY NOMI	-1	0	0	0	0.12	\$2,525,000.00	\$50,500.00	
47907	9/16/2025	4233	084	MILK ST,11	CAFFERELLI TRUST	11 MILK STREET REALT	-1	0	0	0	0.10	\$3,825,000.00	\$76,500.00	
47908	9/16/2025	4231	158	ROSE LN, 3	PAULA W GOLD TRUST	GOLD	-1	0	0	0	0.10	\$0.00	\$0.00	D
47909	9/16/2025	0076	012	LYONS LN, 10	SEASCAPE TOM NEVERS	SMITH	-1	0	0	0	0.52	\$0.00	\$0.00	I
47910	9/16/2025	0067	379	GREEN MEADOWS, 3	CONLON REAL ESTATE T	CONLON	-1	0	0	0	0.40	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47911	9/16/2025	0079	050	SKYLINE DR, 66	CONLON FAMILY LIVIIN	CONLON	-1	0	0	0	2.02	\$0.00	\$0.00	D
47912	9/16/2025	0080	306	S SHORE RD, 63	CONLON REAL ESTATE T	CONLON	-1	0	0	0	2.13	\$0.00	\$0.00	D
47913	9/17/2025	0068	509	GOLDFINCH DR, 17	DEMERS/BARKER	LYONS FAMILY REVOCAB	-1	0	0	0	0.13	\$2,595,000.00	\$51,900.00	
47914	9/17/2025	0079	014	POCHICK AV, 71	DOREEN B BRETTTLER RE	BRETTTLER	-1	0	0	0	1.40	\$0.00	\$0.00	D
47915	9/17/2025	0013	143+	SQUAM RD, 83	WETU REAL ESTATE INC	THOMAS C SUCCOP QUAL	-1	0	0	0	1.60	\$15,000,000.00	\$300,000.00	
47916	9/18/2025	0074	376	HAWKS CI, 5	PREVETE NOMINEE TRUS	PREVETE NOMINEE TRUS	-1	0	0	0	0.46	\$0.00	\$0.00	B
47917	9/18/2025	0030	039	SHERBURNE WY, 3	CLIFFSIDE 2 LLC	CLIFFSIDE 2 LLC	-1	0	0	0	1.97	\$0.00	\$0.00	D
47918	9/18/2025	0055	663-	CATO LN, 8	CATO LANE PROPCO LLC	MEDEIROS	0	0	-1	0	0.17	\$875,500.00	\$17,510.00	
47919	9/18/2025	0055	125-	VESPER LN, 35	CATO LANE PROPCO LLC	WILLIAM A MEDEIORS T	-1	0	0	0	0.11	\$1,625,000.00	\$32,500.00	
47920	9/18/2025	0055	125-	VESPER LN, 35	SANFORD	WILLIAM A MEDIEROS T	-1	0	0	0	0.11	\$849,999.00	\$16,999.98	
47921	9/18/2025	0055	125-	VESPER LN, 35	SANFORD	WILLIAM A MEDEIROS T	0	0	-1	0	0.00	\$1.00	\$0.02	
47922	9/18/2025	4231	184	SALEM ST, 1	KEVIN MCLAUGHLIN FAM	JAYKEV LLC	0	-1	0	0	0.05	\$0.00	\$0.00	J
47923	9/18/2025	4231	184	SALEM ST, 1	MCLAUGHLIN	KEVIN MCLAUGHLIN FAM	0	-1	0	0	0.05	\$0.00	\$0.00	D
47924	9/18/2025	4231	184	SALEM ST, 1	SALEM STREET NANTUCK	MCLAUGHLIN	0	-1	0	0	0.05	\$0.00	\$0.00	I
47925	9/18/2025	7324	322	GULLY RD, 1	SUNSHINE DAYDREAMS	JACKSON	-1	0	0	0	0.07	\$2,795,000.00	\$55,900.00	
47926	9/18/2025	0087	142	SURFSIDE RD, 155	FELTON	155 SURFSIDE ROAD LL	-1	0	0	0	0.26	\$3,995,000.00	\$79,900.00	
47927	9/19/2025	0080	251	SURFSIDE RD, 137	DSM SURFSIDE LLC	2019 REARDON FAMILY	-1	0	0	0	0.63	\$2,600,000.00	\$52,000.00	
47928	9/19/2025	0083	012	TAUTEMO WY, 12	GST EXEMPT RESIDUARY	MARY L PRICE REVOCAB	-1	0	0	0	0.43	\$0.00	\$0.00	E
47929	9/19/2025	0069	3002	YAWKEY WY, 3B	THREE YAWKEY WAY LLC	GINGRAS	0	0	0	-1	0.00	\$1,425,000.00	\$28,500.00	
47930	9/22/2025	5541	014	FAIR ST, 54	FAIR SHE GOES LLC	COOPER	-1	0	0	0	0.05	\$0.00	\$0.00	I
47931	9/23/2025	0055	663-	CATO LN, 8	ACK 33.5 VESPER LANE	SANFORD	0	0	0	0	0.00	\$50,000.00	\$1,000.00	
47932	9/23/2025	0067	265	FIFTH WY, 8	KORSAKAS/TARASOVA	KORSAKAS	-1	0	0	0	0.37	\$0.00	\$0.00	C
47933	9/23/2025	4241	058	EASTON ST, 45	HAROLD BROTHERS REAL	HAROLD	-1	0	0	0	0.11	\$0.00	\$0.00	I
47934	9/23/2025	0041	214	PILGRIM RD, 17	17 PILGRIM ROAD LLC	TWO PILGRIMS LLC	-1	0	0	0	0.33	\$6,825,000.00	\$136,500.00	
47935	9/23/2025	0041	4012	NEW LN, 10	GRUBER	SHEILA K GARGANO 201	-1	0	0	0	0.46	\$5,300,000.00	\$106,000.00	
47936	9/23/2025	0055	5188	AUTOPSCOT CI, 11	CHASING LIFE LLC	LAFONTAINE	-1	0	0	0	0.12	\$0.00	\$0.00	I
47937	9/23/2025	0080	196	DUNHAM ST, 9	KAREN Y KNUTSON REVO	KNUTSON	-1	0	0	0	0.58	\$0.00	\$0.00	D
47938	9/23/2025	0055	171	ORANGE ST, 161	BASSETT	JOAN J FISHER TRUST	-1	0	0	0	0.26	\$0.00	\$0.00	E
47939	9/23/2025	4231	1001	UNION ST, 8R	OKAY OKAY HOUSE LLC	MIDDLE CHILD LLC	0	0	0	-1	0.00	\$1,800,000.00	\$36,000.00	
47940	9/23/2025	0038	155	THE GROVE LN, 2	AUMAIS	AUMAIS	-1	0	0	0	0.26	\$0.00	\$0.00	K
47941	9/23/2025	4233	098	MAIN ST, 126	CASINO PARTNERS II L	K22S LLC	-1	0	0	0	0.12	\$10,000,000.00	\$200,000.00	
47942	9/23/2025	4233	981	MAIN ST, 126R	CASINO PARTNERS III	KMS 126 NOMINEE TRUS	-1	0	0	0	0.14	\$4,500,000.00	\$90,000.00	

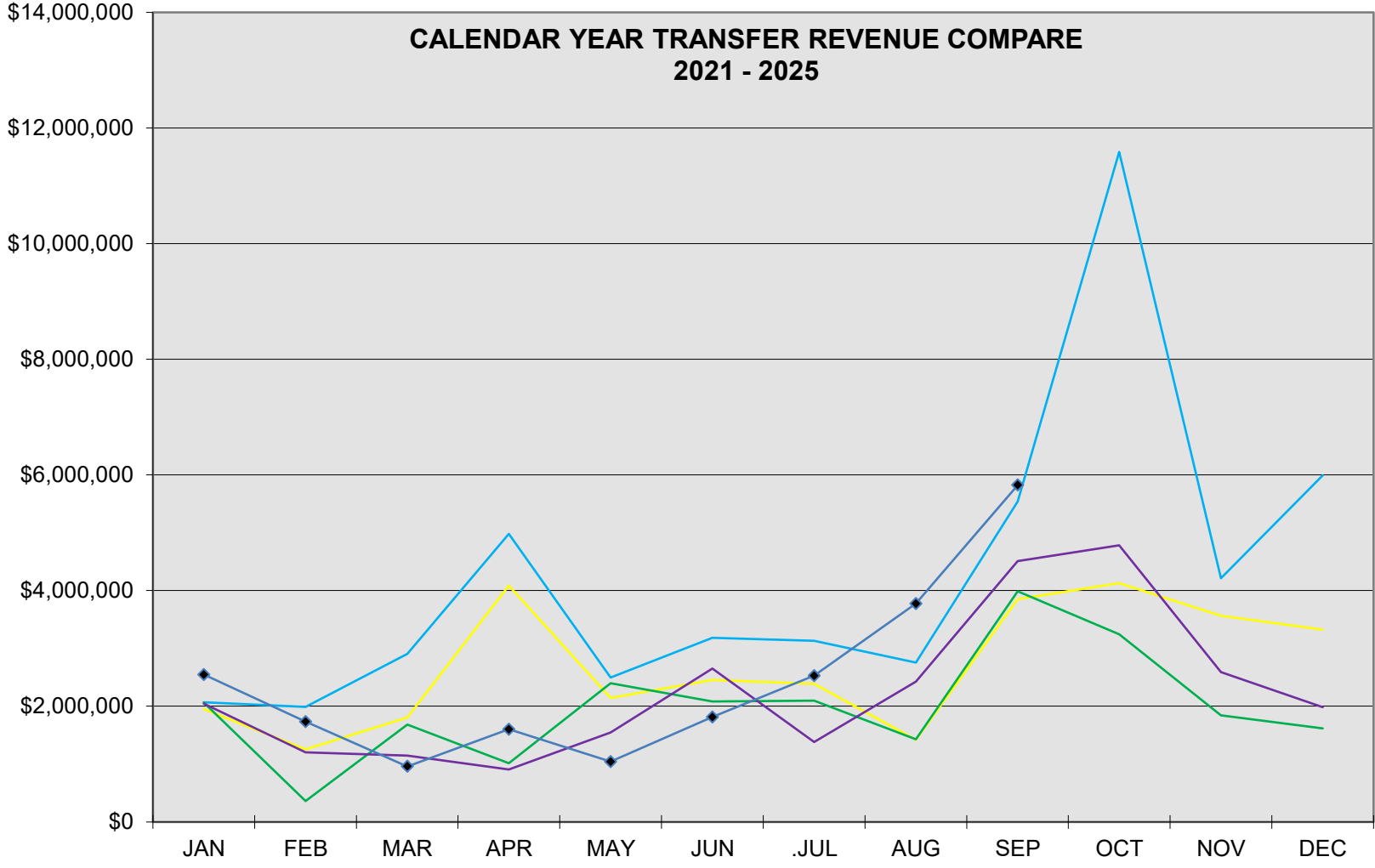
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47943	9/23/2025	0079	060	MONOHANSETT RD, 38	BROWNELL	38 MONOHANSETT LLC	-1	0	0	0	1.84	\$3,200,000.00	\$64,000.00	
47944	9/24/2025	4242	031	WHITE ELEPHANT WY, 2	2 WHITE ELEPHANT WAY	WHITE ELEPHANT HOTEL	-1	0	0	0	0.11	\$7,600,000.00	\$152,000.00	
47945	9/24/2025	0041	125	DERRYMORE RD, 13	LFP III, LLC	MAROCOCCO	-1	0	0	0	0.11	\$4,700,000.00	\$94,000.00	
47946	9/24/2025	0021	131	BRIER PATCH RD, 1	1 BRIER PATCH ROAD L	NICHOLS/HUBER	-1	0	0	0	0.58	\$3,375,000.00	\$67,500.00	
47947	9/24/2025	0000	000+	TOM NEVERS RD	TOWN OF NANTUCKET	MASSACHUSETTS DEPART	0	0	-1	0	0.00	\$0.00	\$0.00	A
47948	9/24/2025	0000	000+	TOM NEVERS RD	COUNTY OF NANTUCKET	TOWN OF NANTUCKET	0	0	-1	0	0.00	\$0.00	\$0.00	A
47949	9/24/2025	0095	014	TUCKERNUCK	COFFIN FAMILY TRUST	COFFIN FAMILY TRUST	-1	0	0	0	1.90	\$0.00	\$0.00	C
47950	9/24/2025	0049	167-	BURNELL ST, 50	TAMCHIN	COSTA'S AVALON LLC	0	0	-1	0	0.75	\$2,250,000.00	\$45,000.00	
47951	9/24/2025	0030	071	CLIFF RD, 78	LAKE, JR	CHILDREN'S TRUST UND	-1	0	0	0	0.51	\$8,750,000.00	\$175,000.00	
47952	9/24/2025	5541	107	PLEASANT ST, 33	PEANUT WITH GRATITUD	KASZA	-1	0	0	0	0.23	\$3,490,000.00	\$69,800.00	
47953	9/25/2025	0056	128	OAK HOLOW RD, 12	SCANLON	ROSS, JR	-1	0	0	0	0.97	\$3,400,000.00	\$68,000.00	
47954	9/25/2025	0067	372	GREEN MEADOWS, 17	17 GREEN MEADOWS NOM	HANSON	-1	0	0	0	0.22	\$0.00	\$0.00	D
47955	9/25/2025	7331	114	LILY ST, 7	LUCKY ENOUGH HOLDING	7 LILY STREET LLC	-1	0	0	0	0.12	\$5,025,000.00	\$100,500.00	
47956	9/25/2025	4932	153	TOWADDY LN, 12	HAILER FAMILY REVOCA	HAILER, JR	-1	0	0	0	0.19	\$0.00	\$0.00	D
47957	9/25/2025	7341	046	TOWADDY LN, 2	KRIEGER	IAN	-1	0	0	0	0.17	\$2,700,000.00	\$54,000.00	
47958	9/26/2025	0083	009	OSPREY WY, 27	OSPREY WAY LLC	HANSON	-1	0	0	0	0.25	\$4,200,000.00	\$84,000.00	
47959	9/26/2025	7341	018	COFFIN ST, 12	MURI TAI LLC	VAN DE VELDE	-1	0	0	0	0.35	\$0.00	\$0.00	I
47960	9/26/2025	0068	971	FAWN LN, 3	3 FAWN LANE LLC	TIC T'ACK TOE LLC	0	0	-1	0	0.20	\$1,000,000.00	\$20,000.00	
47961	9/29/2025	7324	029	ELBOW LN, 2	JEAN J O'HALLORAN LI	HAVILAND/HAVILAND ET	-1	0	0	0	0.05	\$2,075,000.00	\$41,500.00	
47962	9/29/2025	0065	029	HUMMOCK POND RD, 198	198 HP LLC	POWERS-TASCH	-1	0	0	0	2.00	\$5,250,000.00	\$105,000.00	
47963	9/29/2025	0083	020	TAUTEMO WY, 5	FIVE TAUTEMO REALTY	LENNON	-1	0	0	0	0.47	\$4,250,000.00	\$85,000.00	
47964	9/30/2025	0030	239	SACHEM RD, 8	NANTUCKET SOJOURN LL	SACHEM TRUST	-1	0	0	0	1.02	\$31,000,000.00	\$620,000.00	
47965	9/30/2025	0041	561	BARNABAS LN, 11	MACLAY	GEOFFREY G MACLAY JR	-1	0	0	0	0.15	\$0.00	\$0.00	D
47966	9/30/2025	0041	561	BARNABAS LN, 11	KAREN B MACLAY SURVI	MACLAY	-1	0	0	0	0.15	\$0.00	\$0.00	D
47967	9/30/2025	0041	561	BARNABAS LN, 11	KAREN B MACLAY SURVI	GEOFFREY G MACLAY RE	-1	0	0	0	0.15	\$0.00	\$0.00	D
47968	9/30/2025	0055	183	OLD SOUTH RD, 3	MAIN 4170 HOLDINGS L	MAINER	-1	0	0	0	0.25	\$0.00	\$0.00	J
47969	9/30/2025	0041	1772	SARATOGA LN, 2	FLFL REVOCABLE TRUST	BUTLER	-1	0	0	0	0.12	\$2,175,000.00	\$43,500.00	
47970	9/30/2025	7313	108	BROADWAY, 25	GREAT POINT ASSET MA	1620 CAPITAL LLC	-1	0	0	0	0.03	\$3,900,000.00	\$78,000.00	
GRAND TOTALS							-97	-14				\$295,786,700.55		
								-4	-6		56.062		\$5,825,638.90	

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 SEP 24	685	425	261	928182274	889261094	17810212
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	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25						
Nov-25						
Dec-25						
THRU SEP 25	791	462	329	\$1,152,502,118	\$1,091,687,993	\$21,826,760
Average	88	51	37	\$128,055,791	\$121,298,666	\$2,425,196
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	121	74	68	\$295,786,701	\$291,281,945	\$5,825,639



Town of Nantucket Groundwater Mapping and Monitoring Wells Request

- The project will support the Town's Nutrient Loading and Nantucket Harbor Watershed Groundwater Mapping project (NO.2023-NRD-0531). This requires the installation of new monitoring wells in the Quaise, Polpis, and Head of Harbor subwatersheds to provide groundwater quality data and groundwater elevations from areas where existing monitoring wells could not be identified and is slated to occur in October of this year.
- All three of our sites where they requested to put wells look like they will support installation and sampling.
- There would be one well at each of the following sites.
- 117 Polpis Rd: small parking lot on opposite side of bike path with trail that leads to Shawkemo Hills
- 231 Polpis Rd: Reyes Pond- there is a well already here (perhaps former drinking water?)
- 36 Wauwinet: "Chaos Corner"- parking lot overlooking mowed field and Polpis harbor
- There is only one sampling event planned, but the Town wants these to be permanent to allow sampling in the future
- I would recommend flush mounted wells at the perimeter of the parking lots because they will be easy to find and won't get in the way. If preferred, they can be "stick up" wells.