

AGENDA
Nantucket Land Bank Commission
Regular Meeting of November 14, 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. Reminder – Project Site Visits Meeting 11/21

2. AGRICULTURAL BUSINESS

- a. Ratify and Confirm Vote to Authorize Execution of Fog Town Farm License Agreement

3. PROPERTY MANAGEMENT

- a. Municipal Harbor Plan – Presentation & Solicitation of Feedback
- b. Maria Mitchell Association – Project Update & Lease Discussion
- c. 15 Burnt Swamp Ln – Naming Discussion
- d. Bike Park Project – Update & Designer Contract Award
- e. 81 Hinsdale Rd/Nantucket Racquet Sports Association – Safety Lighting Proposal
- f. 50 Old South Rd – Community Garden Update
- g. Forest Management Update & Equipment Request
- h. 70 Washington Street – Building Move Extension Request

4. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. “M” Exemption Update – Release of Lien

5. REGULAR BUSINESS

- a. Land Bank History – Book Proposal

6. APPROVAL OF MINUTES

- a. Regular Meeting of October 24, 2023

7. FINANCIAL BUSINESS

- a. Approval of FY23 Financial Statements
- b. FY23 Staff Prepared Financial Summary

8. CONSENT ITEMS

- a. Warrant Authorization – 2016A Refunding Bond
- b. Warrant Authorization – Cash Disbursement
- c. Monthly Transfer Statistics
- d. 168 Hummock Pond Road/Sustainable Nantucket – Wedding Ceremony Request (12/16/23)

9. 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



November 8, 2023

To: Land Bank / Jesse Bell

FROM: MMA / Joanna Roche

RE: Maria Mitchell Lease / Washington Street

As you know, our lease ends on November 15, 2023. We have developed formal plans for the relocation of our Aquarium at 27 Washington Street and are ready to begin that process. We sincerely appreciate your patience and support. We are saving two parts of the current configuration, the historic train ticket building, and the circle tank. The rest of the buildings, decking and equipment will be moved off site or disposed of. Ben Norman and Jascin Finger have begun the work of permitting that effort and we expect to begin that work early next year, if not sooner. We are writing to respectfully request additional time for that removal process and for approval to leave the two remaining structures on site for 24 months.

Our new plans are attached for your review, and we are happy to answer any questions, as is Ben and Jascin.

Many thanks for your consideration.



NEWS

For Immediate Release

October 7, 2023

Contact: Joanna Roche, Executive Director

Jroche@mariamitchell.org

The Nantucket Maria Mitchell Association Announces Future Aquarium & Discovery Center

NANTUCKET, MA—The Nantucket Maria Mitchell Association (MMA) announced preliminary plans to move and expand their Aquarium on October 7, 2023. The new expansion will be located at 33 Washington Street and will incorporate 4 of the existing buildings on the site. The reimagined space will feature hands-on and experiential learning opportunities, an expanded, state-of-the-art aquarium and marine biology lab, rotating exhibits highlighting the history of Maria Mitchell and her role in history, community gathering spaces, and improved residential housing for MMA staff. The MMA will permanently close the 28 Washington Street Aquarium site and open a temporary aquarium during the construction phase of the new MMA Aquarium and Discovery Center.

Due to its location on Washington Street, one of the most frequently flooded areas on the island, the MMA is uniquely positioned to adopt a leadership role in coastal resiliency. The Association has been working with resiliency experts, engineers, designers, and other experts to calculate a plan that would manage flooding and drainage in the area based on the 100-year storm. “We are committed to our role in scientific education, lifelong learning, and the preservation of Maria Mitchell’s legacy,” says Joanna Roche, Executive Director. The MMA Discovery Center and Aquarium will be the most visible, public-facing center for discovery and science focused on STEM education on Nantucket.

For more than forty years, the MMA Aquarium has inspired explorers of all ages to protect the Nantucket Sound’s natural ecosystem through living exhibits, marine science programming, and environmental education. Its mission is to connect people to nature through the sky, land, and sea of Nantucket Island. Within this time, the Maria Mitchell Association made a land swap with the Nantucket Islands Land Bank – 28 Washington Street, for 33 Washington Street – with the long-term intention of developing a larger aquarium and discovery center. In November 2023, the lease for 28 Washington Street will end and the MMA will begin their planning efforts to reimagine the 33 Washington Street property. The Maria Mitchell Association plans to formally announce its capital campaign in 2024 and has been working with CCS of Boston on campaign planning and feasibility.

The Maria Mitchell Association was founded in 1902 to preserve the legacy of Nantucket native astronomer, naturalist, librarian, and educator, Maria Mitchell. After she discovered a comet in 1847, Mitchell’s international fame led to many achievements and awards, including an appointment as the first

female professor of astronomy at Vassar College. Maria Mitchell believed in “learning by doing” and today that philosophy is reflected in the MMA’s mission statement, programs, research projects, and other activities. The Maria Mitchell Association operates two observatories, a natural science museum, an aquarium, a research center, and preserves the historic birthplace of Maria Mitchell. A wide variety of science and history-related programming is offered throughout the year for people of all ages.

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Meadow

Roof / Event Deck

Special Events Entry

Learning Garden

Boardwalk

Ticket Booth

Main Entry

Resilience Teaching Garden

STOS

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC.

LAURATI

Robert Scott
scottviz.com

The Maria Mitchell Aquarium and Discovery Center
33 Washington Street, Nantucket, MA



Nantucket Harbor

Main Entry

Learning Garden

Boardwalk

Special Events Entry

Resilience Teaching Garden

Ticket Booth

Roof / Event Deck

Staff and Accessible Parking

STOSS

BENJAMIN NORMAND RESIDENTIAL DESIGN, INC

SOURATI

Robert Scott scottVIZ.com

The Maria Mitchell Aquarium and Discovery Center
33 Washington Street, Nantucket, MA



Agenda Item Summary

Agenda Item #	3(d)
Date	11/14/2023

Staff

Eleanor W. Antonietti, Special Projects Coordinator

Subject

Bike Park – Update and Designer Contract Award

Executive Summary

Six proposals were submitted in response to a Request for Qualifications on 3/31/2023. After a period of due diligence whereby a suitable location on Milestone Road was designated by Staff, the 7-member Bike Park Planning Committee (“BPAC”) met several times to evaluate and rank the proposals pursuant to established criteria. Ray Dunetz Landscape Architects and Horsley Witten Group (“HWG”) were the two finalists selected for interviews during which the designer teams (each proposer will be working with a team of consultants specializing in bike park and related professional design services) gave PowerPoint presentations. The final selection of HWG was made at the BPAC meeting on 11/2.

Staff Recommendation

Approve the award of the contract to Horsley Witten Group pursuant to BPAC’s recommendation and authorize staff to execute the Agreement with HWG.

Impact: Environmental Fiscal Community Other

Additional information

Although the Commission previously approved a budget of \$700,000 for this project, Staff now considers \$1,000,000 to be more realistic and reasonable. HWG’s estimated fee of \$197,600 (inclusive of consultant team fees) is based upon an overall construction cost not to exceed \$1,000,000. That fee would be adjusted proportionally to the budget ultimately determined by the Commission. It may make sense to authorize design for a Concept Plan that could help us determine LB goals, expectations, and to come up with a reasonable construction budget. This approach would also allow the contractor to determine survey and design construction document costs.



BIKE PARK RFQ

PROPOSALS RECEIVED BY DEADLINE ON Friday, March 31, 2023 & **RANKED IN ORDER OF HIGHEST EVALUATIONS**

COMPANY	OVERALL SCORE	Notes
1. Horsley Witten Group, Inc. Brian Kuchar, RLA, P.E. Associate Principal Sandwich, MA	93	\$253,000 \$197,600 (updated 11/1/23) Collab. w/ Ironwood Design Grp. – bike park design experts Tulip Trails & IdeRide – hands-on knowledge & technical support
2. Ray Dunetz, PLA, ASLA RDLA Boston, MA.	89	Did not provide Insurance Info \$184,800 (updated 11/1/23) Collab. w/ Action Sports Design, Coastal Engineering, Lucas Environmental
3. Richardson & Associates, Landscape Architects Taylor Erwin Saco, ME.	61	\$178,878 projects primarily in Maine Did not provide affidavit re. no legal action Collab. w/ ARC, Blackwell, Young’s Bike Shop & NBGC
4. GroundView Eden Dutcher, Principal Charlestown, MA	61	\$140,500 Collab. w/ ARC Certified WBE and DBE
5. Bishop Land Design, LLC Laurie Hemingway Director of Marketing Quincy, MA	58	\$288,135 w/ caveat not covering al Collab. w/ARC Certified WBE and DBE
6. ACTIVITAS Patrick Maguire, RLA Managing Principal Benjamin Gleason, RLA Assoc. Project Manager Dedham, MA	54	\$185,580 Collab. w/ARC Have in house civil engineer

Only top 2 interviewed. FINAL RANKING and SELECTION at meeting of BPAC on 11/2/2023



Nantucket Racquet Sports Association
82 Hinsdale Rd.
Nantucket, MA 02554

November 9, 2023

Mr. Neil Paterson, Commission Chair
The Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

Dear Chairman Paterson,

Upon feedback from our membership and guests on the usage of our campus, and in consultation with our Board, the Nantucket Racquet Sports Association (NRSA), would like to request permission from the Commission to evaluate the existing driveway, pathways, and other miscellaneous lighting in order to maintain facility safety and ensure proper access to members and guests during the nighttime operating hours. At this time the NRSA does not seek to reevaluate the lighting for the existing courts/playing surfaces as the current set up is adequate for our eight courts: four (4) platform tennis and four (4) pickleball.

We would like to work with a lighting professional of the Land Bank's choosing and/or recommendation to provide for proper installation, appropriateness for the Hinsdale campus, as well as full compliance with the new outdoor lighting bylaw as passed at Nantucket Town Meeting this past May. The cost of the assessment and any installation of any additional lighting would be borne by the NRSA.

The NRSA Board is more than happy to furnish any additional information the Commission may request on this modification of the lighting at 82 Hinsdale Rd.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "T. Dixon", is written over the typed name.

Thomas M. Dixon
President, Nantucket Racquet Sports Association

Cc: Jesse A. Bell, Executive Director
Rachael Freeman, Director of Environmental and Agriculture Resources



115 Franklin St. Ext.
 Derry, NH 03038
 Phone: (603) 404-2286
 Fax: (603) 216-1278
 mteequipsolutions.com

QUOTE - DO NOT PAY

Quote: 03-64664
 Date: 11/9/2023

PO:
 CustId: QUOTE - BOSTON

Cust Email:
 Phone: () -
 Salesperson: ssmith
 User: ssmith

Bill To: Quote - Boston Customer MA US	Ship To: Quote - Boston Customer MA US
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Rob Earley
 Nantucket Land Bank
 rearley@nantucketlandbank.org
 508-332-9719

Quote for a Giant G1500 Mini Loader with Power Rotating Grapple, Bucket, Forks, and foam filling of the ties

Priced in Accordance with MA State Contract FAC116

\$58281.70 includes all freight, setup, and delivery to the Cape Cod Side of the Ferry Terminal

Item	Type	Description	Qty	Tax	Price	Discount	Net Price
59449	UN	Giant GIA.G1500 X-Tra Yr: 2022 S/N: XP5G1C1L3NT035048 GIA - G1500 X-Tra (26 HP) Drive: HD drive system Electronics: 1x work light on boom, LED (standard equipment) Hitch: Mini-skid universal hitch Hydraulics: 2x dual action hydraulic functions. (1x mechanical, 1x elec/hyd from joysti Miscellaneous: Counterweights under chassis (90 lbs each x 4 = 360 lbs.) Miscellaneous: Counterweight at rear, 200 lbs. Miscellaneous: 110V engine heating (coolant) Operator's Protection: Seat with safetybelt, armrest and extended backrest (standard equipment) Operator's Protection: Safety roof deluxe ROPS (2 LED Lights front & rear, 2 mirrors) Tires: 31x15.50-15 X-Trac (48") Line Discount: 5.00%	1.0000		\$51,394.00	\$2,569.70	\$48,824.30
64303	UN	Branch Manager BMG.T1010U Yr: 2023 S/N: 355 BMG - BMGR 56" Grapple, Powered Rotation, Mini-Uni Line Discount: 10.00%	1.0000		\$5,199.00	\$519.90	\$4,679.10
58586	UN	Blue Diamond BDA.108512-25 Yr: 2022 S/N: 143544 BDA - 48" Mini Bucket 12.09 cu ft. (Mini-uni) Line Discount: 2.00%	1.0000		\$1,200.00	\$24.00	\$1,176.00
63842	UN	Blue Diamond BDA.314000-25 Yr: 2023 S/N: 167317 BDA - 1 1/2" X 48" Tines, Pallet Fork, Mini uni mo Line Discount: 2.00%	1.0000		\$1,635.00	\$32.70	\$1,602.30
Remark	RE	Foam Fill of Loader Tires				(\$32.70)	



115 Franklin St. Ext.
 Derry, NH 03038
 Phone: (603) 404-2286
 Fax: (603) 216-1278
 mteequipmentsolutions.com

QUOTE - DO NOT PAY

Quote: 03-64664
 Date: 11/9/2023

PO:
 CustId: QUOTE - BOSTON

Cust Email:
 Phone: () -
 Salesperson: ssmith
 User: ssmith

Bill To:

Quote - Boston Customer
 , MA US

Ship To:

Quote - Boston Customer
 MA US

MISC SALE	MC	MISC SALE	1.0000	\$2,000.00	\$2,000.00
					Total: \$58,281.70

Totals					
				Sub Total:	\$58,281.70
				Total Tax:	\$0.00
				Invoice Total:	\$58,281.70

Signature: _____

PLEASE SIGN AND RETURN TO EXECUTE THIS CONTRACT. ALL PRICES QUOTED ARE REFLECTIVE OF A 3% CASH DISCOUNT. THERE WILL BE A 3% NON-CASH ADJUSTMENT ADDED FOR ANY NON-CASH PURCHASES. PAYMENT MUST BE MADE AT OR PRIOR TO DELIVERY. FOR ADDITIONAL TERMS AND CONDITIONS, PLEASE VISIT MTE.US.COM. FAX: 585-334-6332 OR EMAIL: BHOLMAN@MTE.US.COM. THIS DOCUMENT CONSTITUTES A LEGAL BINDING AGREEMENT.

From: [Nantucket Structures Unlimited, Inc.](#)
To: [Jesse Bell](#)
Subject: Structure Unltd - RE: 70 Washington St House Move
Date: Thursday, November 9, 2023 10:28:58 AM

Jesse,

I didn't forget you with regard to the status of the house move and can share with you the areas I function in.

Established the move dates - which are December 21, 2023 and a rain date of December 22, 2023.

I am handling the Over the Road Permit and the details that go with it, building permits, route, abutters notification, advertising move, sign-offs on the permits, police details. In addition, I am involved with the disconnects - water, sewer permit, and electricity.

All of the items noted above are in process now, some are done and ready for the finalization of the permit which happens when we have all the required signatures on the Over The Road Permit.

I recall you mentioned something to the effect that an extension was needed. I spoke to Kim and he definitely does want an extension through the end of the year.

As we move along I will keep you in the loop as to the progress. Meanwhile, call me if you have any questions.

Best,

Nancy

Nancy Drahzal

Structures Unlimited

20 Greglen Avenue
Nantucket, MA 02554
508-228-0689 office

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of November 14, 2023

1. October 2023 Transfers – Record Nos. 45914 through 46014

a. Current “M” Exemption and Liens:

No. 45920 Dylan Wallace and Caroline F. Borrelli
No. 45929 Max S. Perkins and Melanie R. Perkins
No. 45993 Orlando Barreto, Jr.

2. “M” Exemption Update:

a. Five -Year Domicile Compliance – Request for Confirmatory Release of Lien:

No. 13033 Vallerie A. Oliver

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45914	10/2/2023	0030	045-	JEFFERSON AV, 41	LIMULUS HOLDINGS LLC	PURPLE WAMPUM LLC	0	0	-1	0	0.02	\$0.00	\$0.00	J
45915	10/2/2023	4223	031	FAYETTE ST, 4	KUEHN NANTUCKET LLC	KUEHN, II	-1	0	0	0	0.16	\$0.00	\$0.00	I
45916	10/2/2023	0067	0571	TICCOMA WY, 27	WOOD	J & M REALTY HOLDING	-1	0	0	0	0.46	\$4,725,000.00	\$94,500.00	
45917	10/2/2023	6012	029	TENNESSEE AV, 26	HITHER CREEK HOLDING	HITHERVIEW HOLDINGS	-1	0	0	0	0.41	\$4,400,000.00	\$88,000.00	
45918	10/2/2023	5541	081	MULBERRY ST, 4	MUSTANG KENTUCKY TRU	LEWIS	-1	0	0	0	0.08	\$3,500,000.00	\$70,000.00	
45919	10/2/2023	0043	013	KELLEY RD, 2	TWO KELLEY ROAD NOMI	TWO KELLEY ROAD NOMI	-1	0	0	0	1.60	\$0.00	\$0.00	C
45920	10/2/2023	0043	013	KELLEY RD, 2	WALLACE/BORRELLI	TWO KELLEY ROAD NOMI	-1	0	0	0	1.60	\$2,800,000.00	\$42,000.00	M
45921	10/3/2023	0081	180	ELLEN'S WY, 27	27 ELLENS WAY LLC	27EW TRUST	0	0	-1	0	0.26	\$3,250,000.00	\$65,000.00	
45922	10/3/2023	0038	087	RIDGE LN, 9	CLAYTON/ECKERT	DAVID/POLICANSKY	-1	0	0	0	0.24	\$1,800,000.00	\$36,000.00	
45923	10/3/2023	0069	207	PARK CR, 11B	LEONE	MINER	0	0	0	-1	0.00	\$0.00	\$0.00	C
45924	10/4/2023	0049	051+	BAXTER RD, 64 & 66	GOLDEN POND LLC	64 BAXTER ROAD TRUST	0	0	-1	0	1.06	\$10,000,000.00	\$200,000.00	
45925	10/4/2023	0074	381	STONE POST RD, 6	PERPETUWHALE INVESTM	6 STONE POST WAY REA	-1	0	0	0	0.46	\$7,500,000.00	\$150,000.00	
45926	10/4/2023	0067	0761	RUGGED RD, 47	HARRY J ROBISHAW 202	ROBISHAW	-1	0	0	0	1.84	\$0.00	\$0.00	D
45927	10/5/2023	0054	026	POLPIS RD, 59	RANDOLPH G SHARP JR	COSGROVE/KOON	-1	0	0	0	0.97	\$1,975,000.00	\$39,500.00	
45928	10/5/2023	0593	102	S CAMBRDIGE ST, 49	KATHLEEN S MCALINDEN	MCALINDEN	0	0	0	-1	0.00	\$0.00	\$0.00	D
45929	10/5/2023	0080	420	FIELD AV, 5C	PERKINS	GERSTMAYER	-1	0	0	0	0.14	\$1,850,000.00	\$17,000.00	M
45930	10/5/2023	4231	098	COFFIN ST, 5	OKAY OKAY HOUSE LLC	BERRY REVOCABLE TRUS	-1	0	0	0	0.03	\$0.00	\$0.00	B
45931	10/6/2023	7641	001	KENDRICK ST, 21	21 KENDRICK LLC	LESTER-SWINDELL/BRUN	-1	0	0	0	3.70	\$4,250,000.00	\$85,000.00	
45932	10/6/2023	0082	142	WALBANG AV, 4	CONNOLLY	NANCY J CONNOLLY QUA	-1	0	0	0	1.84	\$0.00	\$0.00	E
45933	10/6/2023	0038	077	RIDGE LN, 19	LILLEY/PAGLIA	MARTIN	-1	0	0	0	0.26	\$2,800,000.00	\$56,000.00	
45934	10/11/2023	0066	294	TODD CR, 6	WINDSWEPT 6TC LLC	6 TODD CIRCKE LLC	-1	0	0	0	0.44	\$3,985,000.00	\$79,700.00	
45935	10/11/2023	0594	114	LONG POND DR, 42	STOTT	STOTT FAMILY REALTY	-1	0	0	0	0.46	\$0.00	\$0.00	D
45936	10/11/2023	0082	057	AUSTINE LOCKE WY, 19	19 ALW NOMINEE TRUST	SPF LADYS BEACH LLC	-1	0	0	0	0.72	\$9,600,000.00	\$192,000.00	
45937	10/11/2023	0073	003	NEW ST, 63	BOEHM	BOEHM	-1	0	0	0	1.40	\$0.00	\$0.00	C
45938	10/11/2023	0594	347	WASHINGTON AV, 56	MADAKET MARINE LLC	MADAKET MARINE LLC	-1	0	0	0	0.73	\$0.00	\$0.00	E
45939	10/12/2023	0056	182+	HAWTHORNE LN, 23 +	LARUE	LARUE/MARY LOU LARUE	0	0	-1	0	1.23	\$0.00	\$0.00	C
45940	10/12/2023	0056	180+	HAWTHORNE LN, 25/27	ROOTS AND WINGS SANC	MARY LOU LARUE REVOC	-1	0	0	0	1.08	\$0.00	\$0.00	I
45941	10/12/2023	7331	0773	COTTAGE AV, 15	15 COTTAGE AVENUE LL	BACHNER	-1	0	0	0	0.12	\$6,500,000.00	\$130,000.00	
45942	10/12/2023	4241	053	WILLARD ST, 12	6 TODD CIRCLE LLC	WORLD APART RESIDENC	-1	0	0	0	0.11	\$3,550,000.00	\$71,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45943	10/12/2023	0067	516	NORQUARTA DR, 4	BOUCHER	BOUCHER, JR.	-1	0	0	0	0.31	\$0.00	\$0.00	K
45944	10/12/2023	0068	424	PINE CREST DR, 27	SHEILA M CLINGER REV	CLINGER	-1	0	0	0	1.07	\$0.00	\$0.00	D
45945	10/12/2023	0041	1192	DERRYMORE RD, 25	SHEILA M CLINGER REV	CLINGER	-1	0	0	0	0.23	\$0.00	\$0.00	D
45946	10/12/2023	4242	051	SEA ST, 8	EIGHT SEA STREET LLC	JOHNSON PROPERTY, 8	-1	0	0	0	0.11	\$2,000,000.00	\$40,000.00	
45947	10/12/2023	4242	050	N WATER ST, 15	SMILEY 15 NORTH WATE	JOHNSON PROPERTY 15	-1	0	0	0	0.13	\$3,600,000.00	\$72,000.00	
45948	10/12/2023	4242	049	N WATER ST, 17	SMILEY 15 NORTH WATE	ROSS	-1	0	0	0	0.16	\$4,400,000.00	\$88,000.00	
45949	10/12/2023	4242	049-	N WATER ST, 17 PART	SMILEY 17 NORTH WATE	SMILEY 15 NORTH WATE	-1	0	0	0	0.12	\$0.00	\$0.00	I
45950	10/13/2023	4242	049+	N WATER ST, 15 & 17-	SMILEY SEA STREET LL	SMILEY 15 NORTH WATE	0	0	-1	0	0.12	\$0.00	\$0.00	I
45951	10/13/2023	5541	196	W DOVER, 13, LOT B	BEACH BUCKET LLC	SUMMER SALT LLC	0	0	-1	0	0.00	\$10.00	\$0.20	
45952	10/13/2023	5541	182	SILVER ST, 14	BEACH BUCKET LLC	PRATT	-1	0	0	0	0.20	\$1,475,000.00	\$29,500.00	
45953	10/13/2023	0059	037	LONG POND DR, 17	COYNE REVOCABLE TRUS	COYNE	-1	0	0	0	1.04	\$0.00	\$0.00	D
45954	10/13/2023	0069	229	PARK CR, 21A	PAVLOVA	FERRANTELLA	0	0	0	-1	0.00	\$965,000.00	\$19,300.00	
45955	10/16/2023	4233	010	HOWARD ST, 6	6 HOWARD STREET REAL	KAY	-1	0	0	0	0.18	\$7,295,000.00	\$145,900.00	
45956	10/16/2023	0055	604	FIRST WY, 19B	TOWN OF NANTUCKET	19 FIRST WAY NOMINEE	0	0	0	-1	0.00	\$950,000.00	\$0.00	A
45957	10/16/2023	4234	013	GAY ST, 12	ATLANTIC SILK LLC	RICHARD G FARRELL RE	-1	0	0	0	0.08	\$0.00	\$0.00	I
45958	10/16/2023	0040	072	SWIFT ROCK RD, 15	TARSHI	COWELL	-1	0	0	0	1.00	\$3,195,000.00	\$63,900.00	
45959	10/16/2023	0067	805	FOX GRAPE LN, 10	LAUDANO	FOX GRAPE LLC	-1	0	0	0	0.16	\$0.00	\$0.00	J
45960	10/16/2023	7313	064	FAWCETT WY, 7	NORMANDIN	LELIEVRE/MURPHY/WOOD	-1	0	0	0	0.06	\$0.00	\$0.00	C
45961	10/16/2023	7313	064	FAWCETT WY, 7	NORMANDIN	NORMANDIN	-1	0	0	0	0.06	\$0.00	\$0.00	C
45962	10/16/2023	0055	2456	ANNA DR, 8	AAOR81 LLC	8 ANNA DRIVE LLC	-1	0	0	0	0.36	\$2,300,000.00	\$46,000.00	
45963	10/16/2023	0083	014	TAUTEMO WY, 16	TAUTEMO WAY REALTY T	BAINS	-1	0	0	0	0.52	\$8,150,000.00	\$163,000.00	
45964	10/16/2023	4232	0068+	ORANGE ST, 29	GRAY MOUSE LLC	FAO NOMINEE TRUST	-1	0	-1	0	0.16	\$11,995,000.00	\$239,900.00	
45965	10/17/2023	0040	0315	BISHOPS RISE, 22	HORACE J ZONA III 20	ZONA	-1	0	0	0	1.84	\$0.00	\$0.00	D
45966	10/18/2023	0067	490-	FAIRGROUNDS RD, 68	68 FAIRGROUNDS LLC	AGUIAR	-1	0	0	0	1.07	\$1,500,000.00	\$30,000.00	
45967	10/18/2023	0055	5261	AUTOPSCOT CR, 32	32 AUTOPSCOT LLC	GALLUP	-1	0	0	0	0.12	\$2,895,000.00	\$57,900.00	
45968	10/18/2023	4241	0761+	SWAIN ST, 15 C2, D1	WALSH/WAGNER	REESE FAMILY TRUST	0	0	0	-1	0.00	\$60,000.00	\$1,200.00	
45969	10/19/2023	5544	088	PROSPECT ST, 17	NOONAN	REVOCABLE INDENTURE	-1	0	0	0	0.17	\$2,845,000.00	\$56,900.00	
45970	10/19/2023	4232	001	WASHINGTON ST, 32	NAC CONSERVATION INC	KOTOLAC JR	-1	-1	0	0	0.20	\$5,000,000.00	\$0.00	G
45971	10/19/2023	0068	0853+	OLD SOUTH RD, 60/62	VALERO	OLD SOUTH ROAD TRUST	0	-1	0	0	1.76	\$0.00	\$0.00	D
45972	10/19/2023	0068	0853	OLD SOUTH RD, 60	RG BETA LLC	VALERO	0	-1	0	0	1.18	\$0.00	\$0.00	I
45973	10/19/2023	0068	0852	OLD SOUTH RD, 62	RG GAMMA LLC	VALERO	0	-1	0	0	0.58	\$0.00	\$0.00	I
45974	10/19/2023	0068	0854+	OLD SOUTH RD, 66/68	VALERO	VALERO FAMILY LIMITE	0	-1	0	0	0.62	\$0.00	\$0.00	J

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45975	10/19/2023	0068	0854+	OLD SOUTH RD, 66/68	SBA ACK LLC	VALERO	0	-1	0	0	0.62	\$0.00	\$0.00	I
45976	10/19/2023	0068	085	OLD SOUTH RD, 64	VALERO	VALERO FAMILY LIMITE	0	0	-1	0	10.24	\$0.00	\$0.00	J
45977	10/19/2023	0068	085	OLD SOUTH RD, 64	RG ALPHA LLC	VALERO	0	0	-1	0	10.24	\$0.00	\$0.00	I
45978	10/19/2023	5541	1742	W DOVER RD, 8	SUNKISSED VACATION H	FORCHIELLI	-1	0	0	0	0.11	\$0.00	\$0.00	I
45979	10/20/2023	0081	052	W MIACOMET RD, 51	AREA 51 TRUST	MCGANNON FAMILY LIMI	-1	0	0	0	4.19	\$5,100,000.00	\$102,000.00	
45980	10/20/2023	7132	326	HUNTINGTON ST, 4	SUZANNE ZAPPALA 2021	MARK KING CROSNO AND	-1	0	0	0	0.23	\$2,310,000.00	\$46,200.00	
45981	10/20/2023	0029	082	WALSH ST, 24	24 WALSH LLC	OSMAN	-1	0	0	0	0.11	\$5,925,000.00	\$118,500.00	
45982	10/20/2023	7642	387	CLARENDON ST, 29	29 CLARENDON STREET	JONATHAN E PIERCE RE	-1	0	0	0	0.36	\$2,550,000.00	\$51,000.00	
45983	10/23/2023	4234	019	GAY ST, 4	SHELLACKED LLC	HELLMAN	-1	0	0	0	0.12	\$4,450,000.00	\$89,000.00	
45984	10/23/2023	7613	198	ARLINGTON ST, 27	27 ACK TOYS LLC	VTT MANAGEMENT INC	-1	0	0	0	0.37	\$0.00	\$0.00	I
45985	10/24/2023	0068	2392	YOUNGS WY, 6	BAR REALTY TRUST	BAR REALTY TRUST	0	-1	0	0	0.43	\$100,000.00	\$2,000.00	
45986	10/24/2023	0055	2205	HOOPER FARM RD, 17	HFR 17 ACK LLC	MABUCHI/NOYES	0	0	-1	0	0.11	\$300,000.00	\$6,000.00	
45987	10/24/2023	0055	2206	HOOPER FARM RD, 19	HFR 19 ACK LLC	MABUCHI	0	0	-1	0	0.11	\$300,000.00	\$6,000.00	
45988	10/24/2023	0055	220	HOOPER FARM RD, 19R	HFR 19R ACK LLC	MABUCHI	-1	0	0	0	0.16	\$1,300,000.00	\$26,000.00	
45989	10/24/2023	0029	153	BRANT POINT RD, 20	MASON CHARMS HEYDT	HEYDT NORTH BEACH NO	-1	0	0	0	0.96	\$0.00	\$0.00	D
45990	10/24/2023	0066	230	ENTERPRISE CR, 7	BAEUCHLE	BEAUCHLE TRUST	-1	0	0	0	0.47	\$0.00	\$0.00	D
45991	10/25/2023	0066	531	BARTLETT RD, 46 LOT	DONALD E DIMOCK TRUS	ARAUJO	-1	0	0	0	0.24	\$0.00	\$0.00	B
45992	10/25/2023	0066	529	BARTLETT RD, 44	ARAUJO	DIMOCK ESTATE	-1	0	0	0	0.16	\$0.00	\$0.00	B
45993	10/25/2023	0066	434	BARTLETT RD, 40	BARRETO	DIMOCK ESTATE	-1	0	0	0	0.17	\$1,012,000.00	\$240.00	M
45994	10/25/2023	0068	634	KILLDEER LN, 0	BOFL LLC	DOWLING	-1	0	0	0	0.15	\$1,565,000.00	\$31,300.00	
45995	10/25/2023	0077	0053	WIGWAM RD, 5	JOHN S PETTERSON REV	5 WIGWAM ROAD LLC	-1	0	0	0	1.16	\$2,995,000.00	\$59,900.00	
45996	10/25/2023	0924	087	LYFORD RD, 3	3 LYFORD LLC	BASSANO	-1	0	0	0	2.45	\$0.00	\$0.00	I
45997	10/25/2023	0040	002	N SWIFT ROCK RD, 1	1 NORTH SWIFT ROCK R	FRITSCH	-1	0	0	0	2.62	\$5,700,000.00	\$114,000.00	
45998	10/26/2023	0056	0181	SOMERSET RD, 3	O'CONNELL 15 LLC	O'CONNELL	-1	0	0	0	0.30	\$0.00	\$0.00	I
45999	10/26/2023	0054	079	MONOMOY RD, 39	39 MONOMOY TRUST	39 MONOMOY ROAD LLC	-1	0	0	0	0.62	\$3,750,000.00	\$75,000.00	
46000	10/27/2023	0924	254	OLD TOM NEVERS RD 26	CAMILLE C BRANCA IRR	T&C ACK HOLDINGS LLC	-1	0	0	0	1.03	\$0.00	\$0.00	J
46001	10/27/2023	0082	142	WALBANG AV, 4	PAUL K CONNOLLY JR 2	CONNOLLY	-1	0	0	0	1.84	\$0.00	\$0.00	D
46002	10/27/2023	4234	139	LIBERTY ST, 21	BLUE GREY PROPERTIES	JENNIFER B LOWRY REV	-1	0	0	0	0.07	\$0.00	\$0.00	I
46003	10/30/2023	0066	380	KEEL LN, 18	KATHLEEN A HICKSON 2	HICKSON	-1	0	0	0	0.37	\$0.00	\$0.00	D
46004	10/30/2023	0041	187	DUKES RD, 2	DAISY HILL NOMINEE T	DAISY HILL NOMINEE T	-1	0	0	0	1.70	\$0.00	\$0.00	C
46005	10/30/2023	0068	1872	MILES CT, 3	ACK BEACH LLC	DIMOV	-1	0	0	0	0.23	\$0.00	\$0.00	I
46006	10/30/2023	0060	061-	CORREIA LN, 4 PART	HUNT	DUNCOMBE ESTATE	0	0	-1	0	0.56	\$450,000.00	\$9,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46007	10/30/2023	0067	523	SEIKINNOW PL, 7	BRADFORD GILES REVOC	GILES	-1	0	0	0	0.46	\$0.00	\$0.00	D
46008	10/30/2023	4923	0234	SANKATY RD, 30B	30B SANKATY LLC	CYNTHIA H WEBBER 3-2	-1	0	0	0	0.12	\$0.00	\$0.00	D
46009	10/31/2023	0030	619	THE CAPTAINS LN, 6	TAKE IT EASH LLC	TAKE IT EASH LLC	-1	0	0	0	0.15	\$0.00	\$0.00	D
46010	10/31/2023	0055	2101-	NEWTOWN RD, 3R PART	WOODLEY	OLIVER	0	0	-1	0	0.02	\$0.00	\$0.00	B
46011	10/31/2023	0594	159	ARKANSAS AV, 15	MOLDEN FAMILY NOMINE	MOLDEN	0	0	0	-1	0.00	\$0.00	\$0.00	D
46012	10/31/2023	0067	384	GREEN MEADOWS, 14	SARA J MARTINIAN TRU	MARTINIAN	-1	0	0	0	0.30	\$0.00	\$0.00	D
46013	10/31/2023	0068	156	OLD SOUTH RD, 57	SHANTILAL LLC	RICHMOND GREAT POINT	0	-1	0	0	0.53	\$1,800,000.00	\$36,000.00	
46014	10/31/2023	0068	411-	HINSDALE RD, 33 PART	29 HINSDALE ROAD LLC	PARSONS	0	0	-1	0	0.27	\$70,000.00	\$1,400.00	
GRAND TOTALS							-75	-14				\$170,787,010.00		
							-8	-6			79.38	\$3,242,740.20		

Nantucket Islands Land Bank History

Betsy Tyler, October 19, 2023

I propose to write a history of the Nantucket Islands Land Bank from its inception in 1983 to the present, in the phases listed below, over the course of sixteen months or so spread out over the next two years. The scope of book will be determined in phase one.

The following phases are best guess scenarios, depending on the schedules of people involved.

Phase one: Research – 5 months

Examination of Land Bank archives, newspaper and other media stories and reports, oral history interviews with key players (Nancy Newhouse?)

Product: Detailed Outline (with reference to Alan Reinhard's "Potential Outline") for review

Phase two: First draft – 4 months

Product: historical narrative in a Word document

Phase three: Review – 3 months

Jesse, Emma, Alan (others?) to review and comment on first draft.

Product: Revised narrative based on input of reviewers

Phase four: Design – 4 months

Gather illustrations

Graphic designer lays out book.

Proof first iteration of design through final proof

Product: final book

I propose to spend approximately 15 hrs./week during the first two phases of the project. My fee, based on a rate of \$75/hr., would be \$1125 per week, for a total of \$40,500 for the research and writing. The other phases require less of my time, as other people are involved. I would expect the entire writing project from start to finish to be \$50,000, unless the parameters of the project change. If agreeable, that amount would be paid in installments when billed. A \$5000 retainer fee is due upon agreement.

Betsy Tyler

Jesse Bell

Land Bank Financial Summary at 6/30/23

Assets:

Undesignated Cash and Equivalents	\$36,269,722
Designated Cash and Equivalents	\$2,503,791
Designated Investments	\$1,520,422
Receivables	\$818,438
Inventory and Other Current Assets	\$766,203
Land and Conservation Rights	\$467,195,508
Buildings and Equipment	\$41,488,455
Deferred outflow of Resources	\$1,046,341
	<u>\$551,608,879</u>

Liabilities:

Notes Payable	\$2,700,000
Bonds Payable	\$8,226,518
Other Payables and Liabilities	\$6,311,229
Deferred Inflows of Resources	\$442,430
	<u>\$17,680,177</u>

Net Assets \$533,928,702

Revenues:

Land Bank Transfer Fee	\$28,278,756
Golf Operating	\$6,897,633
Contributions/Grants	101,142.00
Donated Land	151,916.00
Other Income	\$852,800
Interest Income	\$598,967
	<u>\$36,881,214</u>

Expenses:

Land Bank Operating	\$4,895,367
Golf Operating	\$7,217,102
Land Bank Interest	\$362,450
Golf Interest	\$27,229
Unrealized Gain	-\$2,669
	<u>\$12,499,479</u>

Net Income \$24,381,735

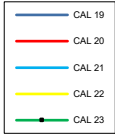
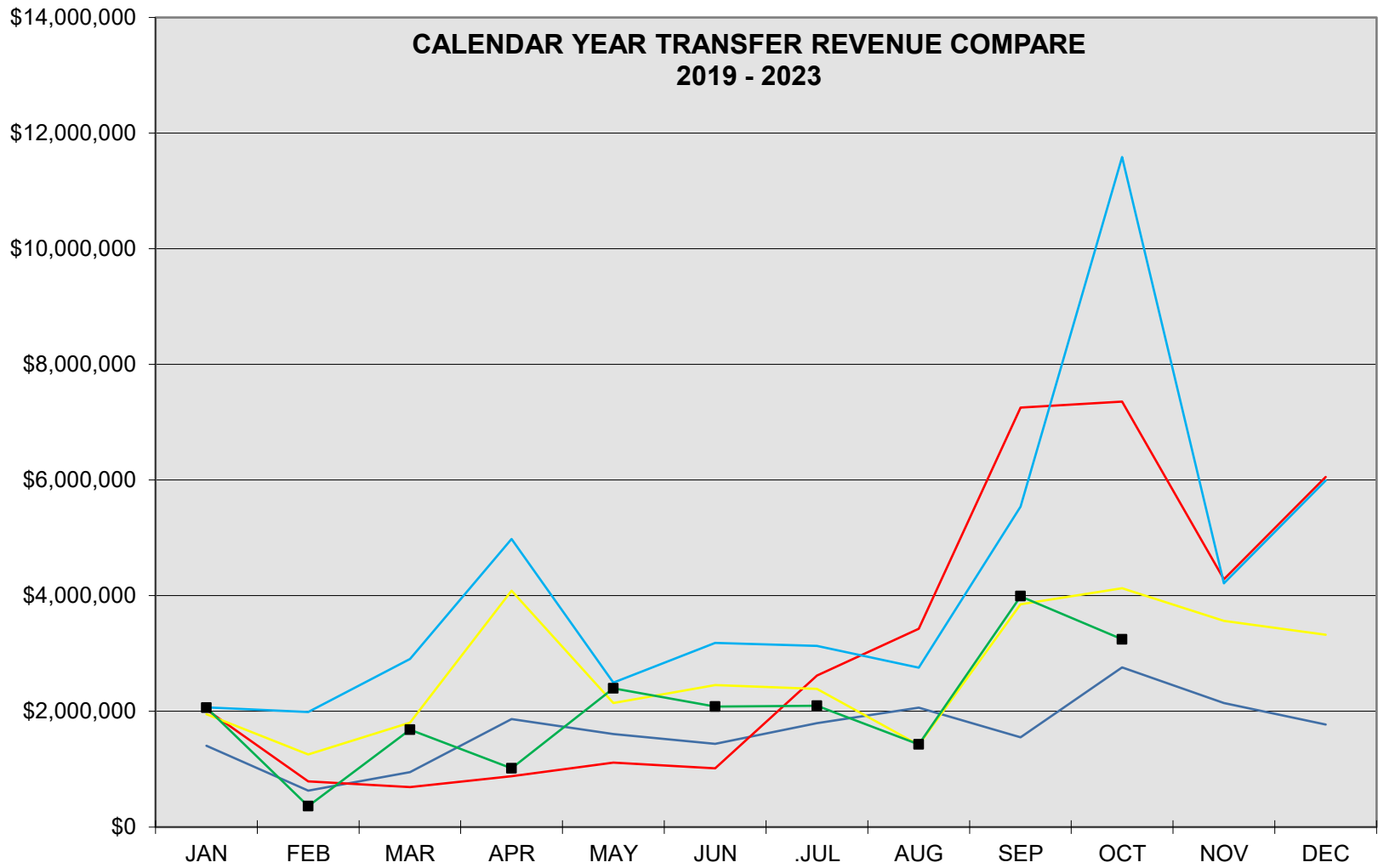
MONTHLY TRANSFER STATISTICS CALENDAR 2022

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
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
THRU OCT 22	839	460	379	\$1,363,508,722	\$1,272,009,036	\$25,482,599
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
Nov-23						
Dec-23						
THRU OCT 23	727	442	285	\$1,060,925,276	\$1,017,665,526	\$20,361,811
Average	73	44	29	\$106,092,528	\$101,766,553	\$2,036,181
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





**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: Caroline Borrelli & Dylan Wallace

MAILING ADDRESS: 19 Nobadeer Farm Road

TELEPHONE: (508) 332- 2121 **E-MAIL:** carolinefborrelli@gmail.com

Proposed Location of EVENT: Greenhouse at 168 Hummock Pond Road

DATE of EVENT: December 16th, 2023 **TIME of EVENT:** 2:30 pm - 4:30 pm

Description / Anticipated # of attendees *friends, family, catering staff:* 40-50

PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):
Simple wedding ceremony - no tent, no amplified music, raw bar, and champagne toast

*

Approved/Denied: _____
Executive Director

Date: _____
Approval date

Staff Comments: _____

1 Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations.

Contact Town of Nantucket Events Coordinator, Marina Dzvonik at 508-325-4166 or by email to

mdzvonik@police.nantucket-ma.gov



PO Box 1244
Nantucket, MA 02554
(508) 228-3399

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Sarah Johnson
Peter McEachern
Zacil "Sassy" Nash
Arthur Reade
Maryann Wasik

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**In Memoriam*

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Ella Potenza
Farm to School Manager
Allie Penta
Market Manager

November 6, 2023

Nantucket Islands Land Bank Commissioners
22 Broad Street
Nantucket, MA 02554

I have been asked to provide my blessings for a small private event to celebrate the wedding of Dylan Wallace and Caroline Borelli at the Sustainable Nantucket Farm at Mt. Vernon Farm, a Land Bank Property. As they are writing their request for Commission approval to you directly and have simply asked my approval to do so, I am in favor and am sure it will be a lovely ceremony.

The details that they have outlined for their ceremony are as follows:

Date: Saturday, December 16, 2023

Time: 2:30-4:30pm

Number of Guests: 40-50

Approximate number of cars: 20

Location on the farm: New Greenhouse

Entertainment: Raw bar and champagne toast. Music, either fiddle or violin, will be unamplified.

Town Licensing-not required as cited by Marina

Please feel free to let me know if I can provide any additional details.

Posie Constable
Managing Director

***Cultivating, Educating, and Promoting Environmentally Responsible Choices
...making a big difference on a small island***