

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of January 10, 2024  
Land Bank Conference Room, 22 Broad Street, Nantucket, MA *and via Zoom (see below) \**

CALL TO ORDER: 4:30 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. PROPERTY MANAGEMENT

- a. Amended Forestry Contract - Execution

3. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemption
- c. “M” Exemption Domicile Extension Request

4. APPROVAL OF MINUTES

- a. Regular Meeting of December 12, 2023

5. CONSENT ITEMS

- a. Warrant Authorization – Cash Disbursement
- b. Warrant Authorization – Owen Note Ratify and Confirm
- c. Monthly Transfer Statistics
- d. Monthly Financial Report – November
- e. 40 Western Avenue – Honorary Bench
- f. Various Properties – LLNF Birding Field Trips 2024
- g. Golf Committee – Approval of Membership Slate

6. 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

### **\*Join Zoom Meeting**

<https://us06web.zoom.us/j/86965245317?pwd=fBIXDAFbi22SVRU1f0ERtQYfygxA1y.1>

Meeting ID: 869 6524 5317

Passcode: 970407

One tap mobile

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Dial by your location

- +1 646 931 3860 US

- +1 646 558 8656 US (New York)

- +1 312 626 6799 US (Chicago)



## **AGREEMENT BETWEEN NANTUCKET ISLANDS LAND BANK AND ADAM MOORE**

THIS AGREEMENT made effective \_\_\_\_\_, 2023, by and between the **NANTUCKET ISLANDS LAND BANK**, NANTUCKET, MASSACHUSETTS, a body politic and corporate, acting by and through its Executive Director, with offices at 22 Broad Street, Nantucket, Massachusetts 02554 (hereinafter called the "LAND BANK"), and **ADAM MOORE** whose principal office address and state of incorporation are as set forth on Exhibit A (hereinafter called the "CONTRACTOR").

### **RECITALS:**

WHEREAS, the LAND BANK desires to retain the CONTRACTOR to provide certain services for the LAND BANK, as described below, and the CONTRACTOR is willing to accept such engagement, all on the terms hereinafter set forth,

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

### **ARTICLE 1 - ENGAGEMENT OF THE CONTRACTOR**

- 1.1 The LAND BANK hereby engages the CONTRACTOR, and the CONTRACTOR hereby accepts the engagement to perform certain services for the LAND BANK, as described in Article 2.
- 1.2 In the performance of any service under this Agreement, the CONTRACTOR acts at all times as an independent contractor. There is no relationship of employment or agency between the LAND BANK, on the one hand, and the CONTRACTOR, on the other, and the LAND BANK shall not have or exercise any control or direction over the method by which the CONTRACTOR performs its work or functions aside from such control or directions which are consistent with the independent contractor relationship contemplated in the Agreement.

### **ARTICLE 2 - SERVICES OF THE CONTRACTOR**

- 2.1 The CONTRACTOR will perform the services described in the Scope of Services set forth on Exhibit B (the "Work").

- 2.2 The CONTRACTOR shall report, and be responsible, to the LAND BANK and its designee (if any) as set forth on Exhibit A.
- 2.3 There shall be no amendment to the Scope of Services or Work provided for in this Agreement without the written approval of the LAND BANK. The LAND BANK shall be under no obligation to pay for any services performed by the CONTRACTOR which are not explicitly agreed to by the LAND BANK in writing.
- 2.4 The CONTRACTOR represents and warrants to the LAND BANK that the CONTRACTOR (including all of its personnel, whether employees, agents or independent contractors) will be qualified and duly licensed (if necessary) to perform the services required by this Agreement and further agrees to perform its services in a professional manner, and in accordance with the reasonable standard of care implied by law and all applicable local, state or federal ordinances, laws, rules and regulations, all of which are incorporated herein by reference. The CONTRACTOR will obtain and pay for any and all permits, bonds and other items required for the proper and legal performance of the Work.
- 2.5 The CONTRACTOR represents and warrants to the LAND BANK that it is not a party to any agreement contract or understanding which would in any way restrict or prohibit it from undertaking or performing its obligations hereunder in accordance with the terms and conditions of this Agreement.
- 2.6 All written materials and any other documents (whether in the form of “hard” copies, graphics, magnetic media or otherwise) which are received and produced by the CONTRACTOR pursuant to this Agreement shall be deemed to be “work for hire” and shall be and become the property of the LAND BANK upon the receipt and production of such items by the CONTRACTOR. The LAND BANK acknowledges that such materials are being prepared with respect to the specific project contemplated hereby and that any reuse of such materials by the LAND BANK in connection with any other project shall be at the LAND BANK’s sole risk, unless otherwise agreed to by the CONTRACTOR in writing.
- 2.7 The CONTRACTOR shall be responsible for the professional and technical accuracy, and for the coordination, of all designs, drawings, specifications, estimates and other work or services furnished by CONTRACTOR or its consultants and subcontractors. The CONTRACTOR shall perform its work under this Agreement in such a competent and professional manner that detail checking and reviewing by the LAND BANK shall not be necessary. The CONTRACTOR shall supervise and direct the Work, using its best skills and attention, which shall not be less than such state of skill and attention generally rendered by the design, engineering, and forest stewardship professions for projects similar to the subject project in scope, difficulty and location.
- 2.8 The CONTRACTOR shall not use any subcontractors or sub-consultants (not identified herein) for any work required under this Agreement unless such use has been approved in advance in writing by the LAND BANK.

- 2.9 Notwithstanding anything to the contrary in this Agreement, the CONTRACTOR shall not be relieved of its obligations under this Agreement by the LAND BANK's performance, or failure to perform, any of the LAND BANK's administrative duties under this Agreement, including, but not limited to, the LAND BANK's review and/or approval of plans, estimates, programs, documents, materials, work and services furnished by CONTRACTOR.

### **ARTICLE 3 - PERIOD OF SERVICES**

- 3.1 Unless otherwise provided on Exhibit A, the term of this Agreement shall commence on the date hereof and continue until the Work is completed to the LAND BANK's reasonable satisfaction.
- 3.2 The CONTRACTOR shall proceed with the Work promptly after receiving Notice to Proceed and will diligently and faithfully prosecute the Work to completion in accordance with the provisions hereof. In any event, the Work shall be completed no later than the date set forth on Exhibit A. The CONTRACTOR acknowledges that time is of the essence of this Agreement.
- 3.3 If the CONTRACTOR is delayed in the performance of any of its obligations under this Agreement by the occurrence of an unforeseen event beyond its control such as fire or other casualty, abnormal adverse weather conditions, acts of God (collectively, "Unavoidable Events") which materially and adversely affect its ability to perform the Work, then the time for the CONTRACTOR to perform the Work shall be extended for such time as the LAND BANK shall reasonably determine is necessary to permit the CONTRACTOR to perform in light of the effects of the Unavoidable Event.

If an Unavoidable Event occurs which, in the LAND BANK's reasonable determination, makes the performance of the Agreement impossible without the expenditure of additional LAND BANK funds, the LAND BANK may, at its option, elect to terminate this Agreement upon thirty (30) days written notice.

### **ARTICLE 4 - PAYMENTS TO THE CONTRACTOR**

- 4.1 The compensation due to the CONTRACTOR shall be paid in the amounts, and in the manner, set forth on Exhibit C, attached hereto.
- 4.2 The CONTRACTOR will bill the LAND BANK at the completion of the work unless otherwise provided on Exhibit C, with one or more invoices broken down to show the quantity of work performed and the percentage of the entire project completed, categories and amount of reimbursable expenses (if any), and provide such supporting data as may be required by the LAND BANK.
- 4.3 The LAND BANK will pay the CONTRACTOR upon review and approval of such invoices by the LAND BANK or its designee.

- 4.4 This engagement may be subject to budgetary restrictions which may limit the total amount of funds available for the Work. Accordingly, unless otherwise stated on Exhibit C, the LAND BANK will not be obligated to pay any amount in excess of the maximum project amount without the express written approval of the LAND BANK.
- 4.5 The CONTRACTOR and its sub-contractors shall not be compensated for any services involved in preparing changes that are required for additional work that should have been anticipated by the CONTRACTOR in the preparation of the documents, as reasonably determined by the LAND BANK.

## **ARTICLE 5 – TERMINATION**

- 5.1 This Agreement may be terminated, with cause, by either the LAND BANK or CONTRACTOR, upon written notice given by the non-defaulting party. For the purposes of this provision, "cause" shall include the failure of a party to fulfill its material duties hereunder in a timely and proper manner.
- 5.2 The LAND BANK shall have the right to terminate this Agreement for its convenience and without cause upon ten (10) days written notice.
- 5.3 Following termination of this Agreement, the parties shall be relieved of all further obligations hereunder except:
- (a) unless the LAND BANK terminates for cause under paragraph 5.1, in which event the LAND BANK shall be under no obligation to make any payments to CONTRACTOR except for those services satisfactorily provided, the LAND BANK shall remain responsible for payments for the services satisfactorily performed and, unless this Agreement is for a lump-sum, expenses of CONTRACTOR reasonably accrued prior to the effective date of the notice of termination in compliance with this Agreement (less the value of any claims of the LAND BANK), all as determined by the LAND BANK in its sole discretion, but for no other amounts, including, without limitation, claims for lost profits on Work not performed; and
  - (b) The CONTRACTOR shall remain liable for any damages, expenses or liabilities arising under this Agreement (including its indemnity obligations) with respect to WORK performed pursuant to the Agreement.

## **ARTICLE 6 - INSURANCE AND INDEMNIFICATION**

6.1 The CONTRACTOR agrees to indemnify and save the LAND BANK harmless from any and all manner of suits, claims, or demands arising out of any errors, omissions or negligence by CONTRACTOR (including all its employees, agents and independent contractors) in performing the Work, or any breach of the terms of this Agreement by such CONTRACTOR and shall reimburse the LAND BANK for any and all costs, damages and expenses, including reasonable attorney's fees, which the LAND BANK pays or becomes obligated to pay, by reason of such activities, or breach. The provisions of this Section 6.1 shall be in addition to, and shall not be

construed as a limitation on, any other legal rights of the LAND BANK with respect to the CONTRACTOR, in connection with this Agreement, and shall survive termination or expiration of this Agreement.

- 6.2 Before commencing work the CONTRACTOR shall obtain and maintain at its expense and from insurance companies of a Best Rating of A or better, which are licensed to do business in the Commonwealth of Massachusetts, insurance as set forth below. If the CONTRACTOR is permitted to sub-contract a material portion of the Work, or is otherwise identifying a third party to perform services for the LAND BANK, the CONTRACTOR shall assure that such sub-contractor or other third party also has such insurance.
- (a) Workers' Compensation, covering the obligations of the CONTRACTOR in accordance with applicable Workers' Compensation or Benefits laws.
  - (b) Commercial General Liability Insurance on an occurrence basis with a combined single limit of not less than \$1 million. Coverage is to include premises and operations, coverage for liability of subcontractors. The policy shall contain an endorsement stating that the aggregate limits will apply separately to the work being performed under this Agreement.
  - (c) Automobile Liability Insurance of not less than \$1 million combined single limit covering owned, hired and non-hired vehicle use.
  - (d) Errors and Omissions Insurance of not less than \$2 million per claim. The coverage shall be in force from the date of execution of the Agreement to the date when all design and construction work is completed and accepted by the LAND BANK, unless, however, the policy is a "claims made policy," in which event the policy shall remain effective and in full force for a period of six (6) years after completion of all design and construction work relating to the engagement.
  - (e) Such additional insurance as may be required to be carried by the CONTRACTOR by law.
  - (f) Such additional insurance as the LAND BANK may reasonably require, as set forth on Exhibit A.

CONTRACTOR shall maintain such insurance during the term of Agreement and give the LAND BANK twenty (20) days written notice of any change or cancellation of coverage. Each insurer providing policies hereunder shall waive its rights to subrogate claims against the LAND BANK. The LAND BANK will be added as an additional named insured with respect to each such policy and such endorsement shall be reflected on a Certificate of Insurance to be delivered to the LAND BANK upon the execution of this Agreement and at such times thereafter as the LAND BANK may reasonably request.

## ARTICLE 7 - GENERAL PROVISIONS

- 7.1 Upon the expiration or the termination of this Agreement for any reason, all data, drawings, specifications, reports, estimates, summaries and other work product which have been accumulated, developed or prepared by the CONTRACTOR (whether completed or in process) shall become the property of the LAND BANK upon payment for such to the CONTRACTOR and the CONTRACTOR shall immediately deliver or otherwise make available all such material to the LAND BANK.
- 7.2 Neither party may assign, transfer or otherwise dispose of this Agreement or any of its rights hereunder or otherwise delegate any of its duties hereunder without the prior written consent of the other party, and any such attempted assignment or other disposition without such consent shall be null and void and of no force and effect.
- 7.3 Except as otherwise expressly provided in this Agreement, any decision or action made by the LAND BANK relating to this Agreement, its operation, amendment or termination, shall be made by the Board, Committee or Authority of the LAND BANK specified in the initial paragraph of this Agreement, unless specifically authorized or delegated by a lawful vote of such body.
- 7.4 This Agreement, together with Exhibit A (Contractor, Term), Exhibit B (Scope of Work), Exhibit C (Payments), and Exhibit D (Tax Compliance Certificate), and any additional exhibits referred to therein, constitute the entire agreement of LAND BANK and CONTRACTOR with respect to the matters set forth therein and may not be changed, amended, modified or terms waived except by a writing signed by LAND BANK and CONTRACTOR. If there is any conflict among the terms set forth in the body of this Agreement and the terms or provisions set forth in Exhibit A, Exhibit B, or Exhibit C, or in any other attachment hereto, or in any other document or law incorporated by reference herein, such conflict shall be resolved by giving precedence to the party's address above by certified mail, return receipt requested Terms or provisions contained in the following documents in accordance with the following hierarchy, with the topmost document of the highest priority:
- A. Applicable federal, state and local laws, rules and regulations.
  - B. Amendments to this Agreement, if any.
  - C. Exhibits A, B, and C.
  - D. This Agreement.
  - E. Any other attachments to this Agreement.

To the extent the conflict is not resolved by applying the above hierarchy, the conflict shall be resolved in a manner that results in the highest quantity and best quality of goods and services to the LAND BANK.

- 7.5 This Agreement is governed by the law of The Commonwealth of Massachusetts and shall be construed in accordance therewith. The parties agree that exclusive jurisdiction



for any action arising out of or relating to this Agreement shall lie with the state and federal courts having jurisdiction over the county and state in which the LAND BANK is located and the parties hereby irrevocably waive, to the fullest extent permitted by law, any objection which they may now or hereafter have to the venue of any proceeding brought in such location and further irrevocably waive any claims that any such proceeding has been brought in an inconvenient forum.

- 7.6 Any notices required or allowed shall be to the person's address above by certified mail, return receipt requested.
- 7.7 Notwithstanding anything to the contrary in this Agreement, this Agreement is subject to the appropriation and availability of funds.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first written above.

CONTRACTOR:

NANTUCKET ISLANDS LAND BANK,  
NANTUCKET, MASSACHUSETTS:

\_\_\_\_\_  
Adam Moore

\_\_\_\_\_  
Jesse A. Bell  
Executive Director

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

Approved as to Funds Available:

\_\_\_\_\_  
Susan C. Campese  
Administrator/Finance Manager

DATE: \_\_\_\_\_

## **CONTRACT EXHIBIT A**

### **CONTRACTOR, TERM, COMPLETION**

1. **Name of Contractor:** Adam Moore
2. **State of Incorporation:** Massachusetts
3. **Principal Office Address:** 141 Quasnoo Road, Chilmark, MA 02535
4. **Person, Department, or Committee, if any, to whom CONTRACTOR reports (§ 2.2):**  
Emily Goldstein Murphy  
Research Ecologist  
Nantucket Islands Land Bank
5. **Term of Agreement (§3.1):** June 30, 2023 – April 30, 2024
6. **Completion Date (§3.2):** April 30, 2024 with ability to extend to June 30, 2024 subject to mutual agreement.
7. **Additional Insurance Coverage (§6.2(e)):** None

## **CONTRACT EXHIBIT B**

### **SCOPE OF SERVICES, DOCUMENTS INCORPORATED BY REFERENCE**

CONTRACTOR, a Massachusetts Licensed Forester, shall conduct a forest inventory and provide linked FOREST STEWARDSHIP CLIMATE PLANS consisting of guidelines for long term management of four pitch pine and scrub oak barrens to promote resilient understories and support state listed moth species and by extension the endangered Northern Long-Eared Bat. The subject forested areas are Gardner Farm, Miacomet Woods, Hinsdale, and the woods at “Milestone Corridor”, with a total forested area of roughly 292 acres on 463 acres of property, as shown on Map attached herewith as “EXHIBIT E”. CONTRACTOR will produce a clear implementation plan with protocols for the Southern Pine Beetle and Northern Long Eared Bat (and federal protections), recreational uses, local use standards for harvested wood, climate change risks, wildfire risks, among other relevant issues. The implementation plan will provide recommendations for methods to reduce tree stress, support pine barren habitat and biodiversity of species, restore vibrant understory, open canopies, increase airflow, decrease ladder fuel and connectivity. The CONTRACTOR will be available to give related presentations to the Land Bank Commission and Staff, to engage the public in guided forester walks to increase understanding of recommendations and enhance capacity to execute strategic measures based thereon. CONTRACTOR would be available to conduct meetings with Natural Heritage & Endangered Species Program &/or Forest Stewardship Program staff to gain their input.

## **CONTRACT EXHIBIT C**

### **PAYMENTS**

#### 1. **Lump Sum Method**

- a. **Maximum Project Amount: \$32,000**
  - i. \$16,000 – fieldwork, forest inventory, and production of Forest Stewardship Plan
  - ii. \$8,000 – up to 40 hours at \$200/hour for additional services to include but not be limited to meetings with Land Bank Commission &/or Staff, site walk, guided public walk, meetings with local, state, or federal permitting, regulatory, or educational agencies
  - iii. \$8,000 – up to 40 hours at \$200/hour for fieldwork, drafting, and amendment of Forest Stewardship Plans to Forest Stewardship Climate Plans
- b. **Payment Increments:** CONTRACTOR shall submit monthly invoices based on a percentage of work complete work as delineated in a progress report accompanying each invoice for approval and processing by the LAND BANK.
- c. **Reimbursable Expenses** (if any): Cost of transportation to/from Nantucket Island.
- d. **Other:** The Land Bank shall provide housing and, if applicable, a vehicle during the period of service on Nantucket Island.

**CONTRACT EXHIBIT D**

**TAX COMPLIANCE CERTIFICATION**

Pursuant to M.G.L. 62C, Sec.49A, the undersigned certifies under the penalties of perjury that it, to the best knowledge and belief of management, has filed all state tax returns and paid all state taxes required under law (if any, are so required).

By:

\_\_\_\_\_  
ADAM MOORE

\_\_\_\_\_  
Date

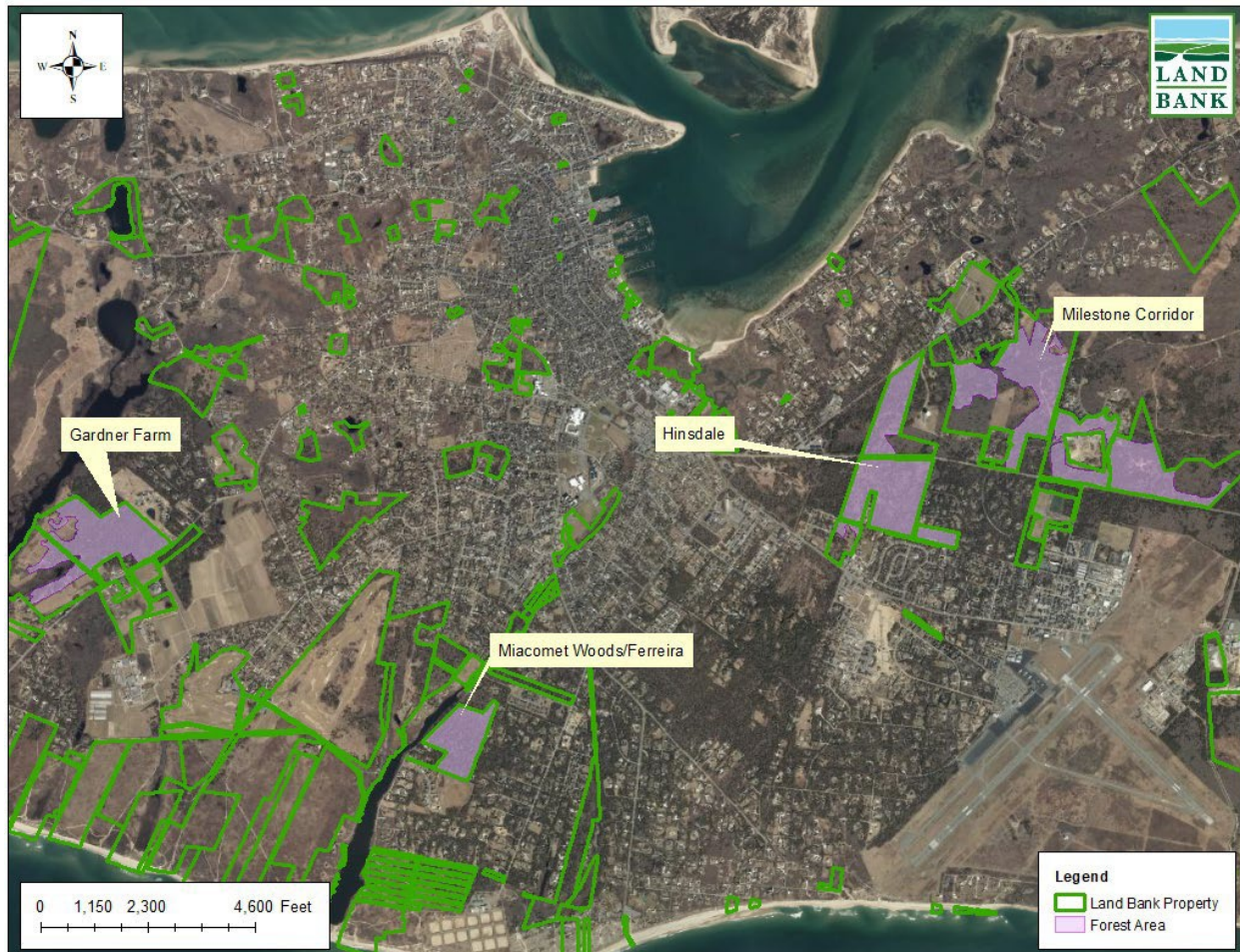
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FEIN:

## CONTRACT EXHIBIT E

### FOREST MAP

292 ac forest

463 ac property



TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of January 10, 2024

1. December 2023 Transfers – Record Nos. 46094 through 46169

a. Current “M” Exemptions and Liens:

No. 46135 36 Meadow LLC  
No. 46169 Rosalyn V. Tejada and Oscar Erazo

b. Current “O” Exemption and Lien:

No. 46146 Jessy Frank Villa and Alina T. Hidalgo de Villa

2. “M” Exemption Updates:

a. Two-Year Domicile Noncompliance – Extension Request:

No. 43648 Muddy Mares Nominee Trust

**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46094	12/1/2023	4234	133	HUSSEY ST, 12	ROSIE'S WAGER LLC	NELSON	-1	0	0	0	0.09	\$4,595,000.00	\$91,900.00	
46095	12/1/2023	0079	1761	IRVING ST, 21R	ROCKETT	ROCKETT	-1	0	0	0	1.52	\$2,158,000.00	\$43,160.00	
46096	12/1/2023	0079	143	MONOHANSETT RD, 16	SIXTEEN MONOHANSETT	SIXTEEN MONOHANSETT	-1	0	0	0	2.70	\$0.00	\$0.00	C
46097	12/1/2023	0075	142	TOM NEVERS RD, 66	ALTEST REALTY TRUST	ALTEST REALTY TRUST	-1	0	0	0	1.25	\$0.00	\$0.00	D
46098	12/1/2023	4243	902	LILY ST, 18	NANTUCKET UNION JACK	18 LILY LLC	-1	0	0	0	0.18	\$4,050,000.00	\$81,000.00	
46099	12/4/2023	0068	782-	ROSEBUD LN, 3	HOLDGATE	HOLDGATE	0	0	-1	0	0.22	\$0.00	\$0.00	C
46100	12/4/2023	0068	782-	ROSEBUD LN, 3	HOLDGATE	HOLDGATE	0	0	-1	0	0.22	\$0.00	\$0.00	C
46101	12/4/2023	0053	039	TETAWKIMMO DR, 19	PARR	PARR	-1	0	0	0	0.43	\$0.00	\$0.00	C
46102	12/4/2023	0053	039	TETAWKIMMO DR, 19	19 ACK TRUST LLC	PARR	-1	0	0	0	0.43	\$0.00	\$0.00	I
46103	12/4/2023	4231	078	EASY ST, 10	ACK EASY STREET LLC	TEN EASY STREET NOMI	-1	0	0	0	0.11	\$3,800,000.00	\$76,000.00	
46104	12/4/2023	0043	131-	NORTH RD, 11, LT 129	TREEROCK REALTY TRUS	11 NORTH ROAD REALTY	0	0	-1	0	0.40	\$0.00	\$0.00	D
46105	12/5/2023	0043	131-	NORTH RD, 11	5 NORTH ROAD TRUST	11 NORTH ROAD REALTY	0	0	-1	0	0.98	\$6,000,000.00	\$120,000.00	
46106	12/6/2023	0043	131-	NORTH RD, 11	NANTUCKET CONSERVATI	11 NORTH ROAD REALTY	0	0	-1	0	0.98	\$0.00	\$0.00	C
46107	12/6/2023	0043	131-	NORTH RD, 11	NANTUCKET CONSERVATI	5 NORTH ROAD TRUST	0	0	-1	0	0.98	\$0.00	\$0.00	C
46108	12/6/2023	0043	131-	NORTH RD, 11	NANTUCKET CONSERVATI	ANDERSON	0	0	-1	0	0.98	\$0.00	\$0.00	C
46109	12/6/2023	0043	131-	NORTH RD, 11	NANTUCKET CONSERVATI	SACHS/LEVINE	0	0	-1	0	0.98	\$0.00	\$0.00	C
46110	12/6/2023	0041	441	GROVE LN, 18	NANTUCKET CONSERVATI	18 GROVE LANE REALTY	0	0	-1	0	0.50	\$0.00	\$0.00	C
46111	12/6/2023	0029	072-	HULBERT AV, 32	32 HULBERT MIDDLE LO	32 HULBERT TRUST	0	0	-1	0	0.12	\$0.00	\$0.00	D
46112	12/6/2023	0029	072-	HULBERT, AV, 32	32 HULBERT REAR LOT	32 HULBERT TRUST	0	0	-1	0	0.12	\$0.00	\$0.00	D
46113	12/6/2023	0041	3801	WYERS WY, 3B	3WW NOMINEE TRUST	THE CEYLON ELVES LLC	0	0	-1	0	0.24	\$0.00	\$0.00	D
46114	12/6/2023	0041	380	WYERS WY, 3A	THANK YOU ALINE NOMI	THE CEYLON ELVES LLC	-1	0	0	0	0.17	\$0.00	\$0.00	D
46115	12/7/2023	4241	0733	SWAIN ST, 15, A3	TURLEY	COUGHLIN	0	0	0	-1	0.00	\$0.00	\$0.00	C
46116	12/7/2023	0055	247	VESPER LN, 18	NANTUCKET COTTAGE HO	TOWN OF NANTUCKET AF	0	0	-1	0	1.71	\$2,799,872.64	\$0.00	G
46117	12/7/2023	0055	2471	VESPER LN, 16 B,C,D	TOWN OF NANTUCKET AF	NANTUCKET COTTAGE HO	0	0	-1	0	0.64	\$1,605,464.64	\$0.00	A
46118	12/8/2023	0066	324	HALYARD LN, 1	PETER S PANCHY REVOC	PANCHY	-1	0	0	0	0.34	\$0.00	\$0.00	D
46119	12/8/2023	0055	097	SECOND WY, 7	BAKER/AMBROSE	ELDRIDGE, EST,MARCIA	-1	0	0	0	0.24	\$1,600,000.00	\$32,000.00	
46120	12/8/2023	0079	067	ADAMS ST, 11	NOBADEER LLC	RICHARD J DIAMOND RE	-1	0	0	0	0.57	\$2,250,000.00	\$45,000.00	
46121	12/11/2023	7641	094	IPSWICH ST, 17	MARK W REWEY LIVING	REWEY	-1	0	0	0	3.70	\$0.00	\$0.00	D
46122	12/11/2023	0020	059	EAT FIRE SPRING, 18	5 WIGWAM ROAD LLC	SARAH BRECKENRIDGE K	-1	0	0	0	3.24	\$3,625,000.00	\$72,500.00	



No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46123	12/12/2023	0044	081	N PASTURE LN, 37	BLOXAM/STROSNIDER	MERCER NOMINEE TRUST	-1	0	0	0	2.48	\$5,500,000.00	\$110,000.00	
46124	12/13/2023	0071	024	WHITETAIL CI, 6	GALEN AVENUE LLC	DEAN	-1	0	0	0	2.75	\$0.00	\$0.00	D
46125	12/13/2023	4932	014	BURNELL ST, 55	NOTLIH LLC	DAVIDSON	-1	0	0	0	0.50	\$2,750,000.00	\$55,000.00	
46126	12/13/2023	4242	541	N WATER ST, 11	CHALLDAM LLC/BL HOLD	BRASS LANTERN LLC	0	-1	0	0	0.17	\$0.00	\$0.00	I
46127	12/13/2023	4242	541	N WATER ST, 11	11 NORTH WATER STREE	CHALLDAM LLC/BL HOLD	0	-1	0	0	0.17	\$7,515,000.00	\$150,300.00	
46128	12/15/2023	5541	166	SILVER ST, 2	WHEAT LIVING TRUST	WHEAT	-1	0	0	0	0.12	\$0.00	\$0.00	D
46129	12/15/2023	4231	133	EASY ST, 14	BGG II-B HOLDINGS NO	BGG II-B HOLDINGS NO	0	0	0	-1	0.00	\$0.00	\$0.00	C
46130	12/15/2023	4231	134	EASY ST, 14	BGG II-A HOLDINGS NO	BBGG II-A HOLDINGS N	0	0	0	-1	0.00	\$0.00	\$0.00	C
46131	12/15/2023	4231	1002	UNION ST, 8, 8 1/2	CHICK UNION STREET	CHICK	0	0	0	-1	0.00	\$0.00	\$0.00	D
46132	12/15/2023	4231	1002	UNION ST, 8, 8 1/2	CHICK UNION STREET	CHICK	0	0	0	-1	0.00	\$0.00	\$0.00	D
46133	12/18/2023	0075	077	FLINTLOCK RD, 32	32 FLINTLOCK ROAD LL	OWEN REALTY TRUST	-1	0	0	0	2.20	\$3,825,000.00	\$76,500.00	
46134	12/18/2023	4241	026	HARBOR VIEW WY, 14	SKEFFINGTON-SILVA	SKEFFINGTON-SILVA	-1	0	0	0	0.15	\$0.00	\$0.00	C
46135	12/18/2023	0056	135	MEADOW VIEW DR, 36	36 MEADOW LLC	HINSON	-1	0	0	0	0.46	\$2,450,000.00	\$29,000.00	M
46136	12/18/2023	0055	431	NEW ST, 13	13 NEW LLC	FELDBERG	0	0	0	-1	0.00	\$0.00	\$0.00	I
46137	12/18/2023	6031	1241	RHODE ISLAND AV, 23B	FLAHERTY	PIPER/RING	0	0	0	-1	0.00	\$1,335,000.00	\$26,700.00	
46138	12/19/2023	0080	431	POCHICK AV, 4	DECAMBRA, TRUST AGRE	DECAMBRA, TRUST AGRE	-1	0	0	0	1.87	\$0.00	\$0.00	D
46139	12/19/2023	0055	392	BEAR ST, 3	CROWDIS	UMBERGER, EST, CONST	-1	0	0	0	0.20	\$1,590,000.00	\$31,800.00	
46140	12/19/2023	0027	342	CHADWICK CT, 1	ARIADNE LLC	ARIADNE LLC	-1	0	0	0	1.16	\$0.00	\$0.00	C
46141	12/19/2023	0041	103	DERRYMORE RD, 28	THOMAS AFFLECK, III	AFFLECK/AFFLECK, III	-1	0	0	0	0.37	\$0.00	\$0.00	D
46142	12/20/2023	0066	4451	MARBLE WY, 3, #2	COWELL/SHARPE	COWELL	0	0	0	-1	0.00	\$0.00	\$0.00	C
46143	12/20/2023	0055	014	W YORK LN, 6	TIFFANY	CAREY	-1	0	0	0	0.11	\$2,650,000.00	\$53,000.00	
46144	12/21/2023	4232	179	UNION ST, 28	EDP PROPERTIES LLC	HAFLER	-1	0	0	0	0.10	\$3,645,000.00	\$72,900.00	
46145	12/21/2023	6031	344	RHODE ISLAND AV, 5	KUNKEL FAMILY 2023 R	KUNKEL	-1	0	0	0	0.18	\$0.00	\$0.00	D
46146	12/21/2023	0068	874	INDIGO DR, 10	VILLA/ DE VILLA	NANTUCKET PROPERTY O	-1	0	0	0	0.09	\$306,500.00	\$0.00	O
46147	12/21/2023	5514	088	UNION ST, 53	MOYNIHAN	NOONAN	-1	0	0	0	0.05	\$1,775,000.00	\$35,500.00	
46148	12/21/2023	4233	241	PINE ST, 11	ACK 11 PINE LLC	SUMMER PINE LLC	-1	0	0	0	0.13	\$3,000,000.00	\$60,000.00	
46149	12/21/2023	7331	008	MAIN ST, 31	EDGEMOOR LLC	HOLT, JR/ HOLT	-1	0	0	0	0.35	\$0.00	\$0.00	I
46150	12/22/2023	0041	548	WOODBURY LN, 15	DRAPEAU	MCKELVEY WOODBURY L	-1	0	0	0	0.19	\$5,845,000.00	\$116,900.00	
46151	12/22/2023	0068	878	HONEYSUCKLE DR, 7	LIMA	NANTUCKET PROPERTY O	-1	0	0	0	0.11	\$2,200,000.00	\$44,000.00	
46152	12/22/2023	0040	074	EEL POINT RD, 11	11 EEL POINT LLC	ROBERT L SIMMONS NOM	-1	0	0	0	1.86	\$0.00	\$0.00	I
46153	12/22/2023	0067	421	PINE GROVE RD, 19	KOTALAC	KOTALAC	-1	0	0	0	0.23	\$0.00	\$0.00	C
46154	12/26/2023	0038	065	RIDGE LN, 41	SEA CALL TRUST	NIETSCH	-1	0	0	0	0.26	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46155	12/26/2023	0055	026	ATLANTIC AV, 22	CAZES	LAYDEN, JR	-1	0	0	0	0.07	\$2,361,700.00	\$47,234.00	
46156	12/27/2023	0049	166	BURNELL ST, 52	LA BARCA REALTY TRUS	LA BARCA REALTY TRUS	-1	0	0	0	2.00	\$425,000.00	\$8,500.00	
46157	12/28/2023	0066	201	SALROS RD, 3	SALROS 3 ACK LLC	DUNCOMBE, EST, KATHL	-1	0	0	0	0.22	\$1,650,000.00	\$33,000.00	
46158	12/28/2023	0069	1023	NOBADEER FARM RD 47C	47C NFR TRUST	47C NFR TRUST	0	0	0	-1	0.00	\$0.00	\$0.00	D
46159	12/28/2023	0041	1831	WINN ST, 2A	BANNON	BANNON	-1	0	0	0	0.19	\$0.00	\$0.00	C
46160	12/28/2023	0020	060	EAT FIRE SPRING, 16	ACKQUARIO LLC	RUBALTELLI	-1	0	0	0	3.22	\$0.00	\$0.00	I
46161	12/28/2023	4234	114	LIBERTY ST, 22	22 LIBERTY STREET TR	22 LIBERTY STREET TR	-1	0	0	0	0.17	\$0.00	\$0.00	C
46162	12/28/2023	5544	871	NEW MILL ST, 15	KILMARTIN FAMILY IRR	GLORIA W KILMARTIN Q	-1	0	0	0	0.12	\$0.00	\$0.00	D
46163	12/28/2023	0055	373-	CHERRY ST, 9	16 WILLIAMS LLC	PRS NOMINEE TRUST	0	0	-1	0	0.00	\$100,000.00	\$2,000.00	
46164	12/28/2023	4932	147	TOWADDY RD, 3	BRIGHTBILL	CASEY, EST, MARCIA	-1	0	0	0	0.19	\$2,300,000.00	\$46,000.00	
46165	12/29/2023	0054	121	POLPIS RD, 1	ISLAND LUMBER HOLDIN	ISLAND LUMBER HOLDIN	0	-1	0	0	8.49	\$0.00	\$0.00	C
46166	12/29/2023	0054	121	POLPIS RD, 1	ISLAND LUMBER HOLDIN	ISLAND LUMBER HOLIDN	0	-1	0	0	8.49	\$0.00	\$0.00	C
46167	12/29/2023	0012	023	CROWS NEST WY, 1-	HORNBEAM AND BEACHNU	HORNBEAM AND BEACHN	-1	0	0	0	1.86	\$0.00	\$0.00	C
46168	12/29/2023	5514	055+	BACK ST, 1, 3	1 & 3 BACK STREET LL	1 AND 3 BACK STREET	-1	0	0	0	0.24	\$2,900,000.00	\$58,000.00	
46169	12/29/2023	0069	236	PARK CI, 15B	TEJADA/ERAZO	GLACIER PARK LLC	0	0	0	-1	0.00	\$955,000.00	\$0.00	M
GRAND TOTALS							-47	-15				\$87,561,537.28		
							-4	-10			65.56		\$1,617,894.00	

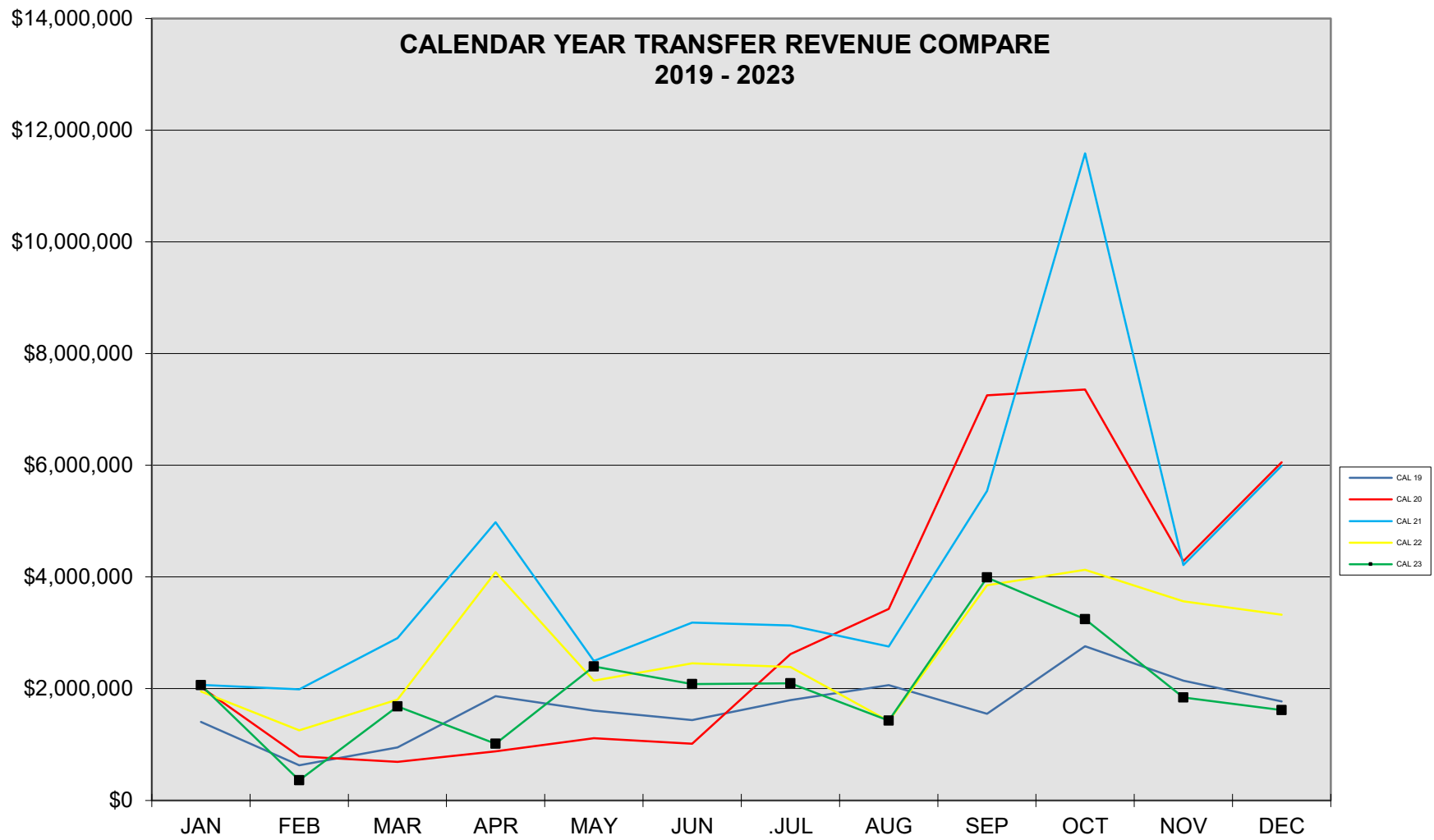
## MONTHLY TRANSFER STATISTICS CALENDAR 2022

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
<b>Dec-22</b>	<b>117</b>	<b>59</b>	<b>58</b>	<b>\$178,569,358</b>	<b>\$165,994,358</b>	<b>\$3,325,661</b>
TOTAL CY22	1044	562	482	\$1,728,397,480	\$1,450,176,536	\$32,371,610
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	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
<b>Dec-23</b>	<b>76</b>	<b>50</b>	<b>26</b>	<b>\$87,561,537</b>	<b>\$80,894,700</b>	<b>\$1,617,894</b>
TOTAL CY23	882	543	339	\$1,241,276,914	\$1,190,550,326	\$23,819,708
Average	74	45	28	\$103,439,743	\$99,212,527	\$1,984,976
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



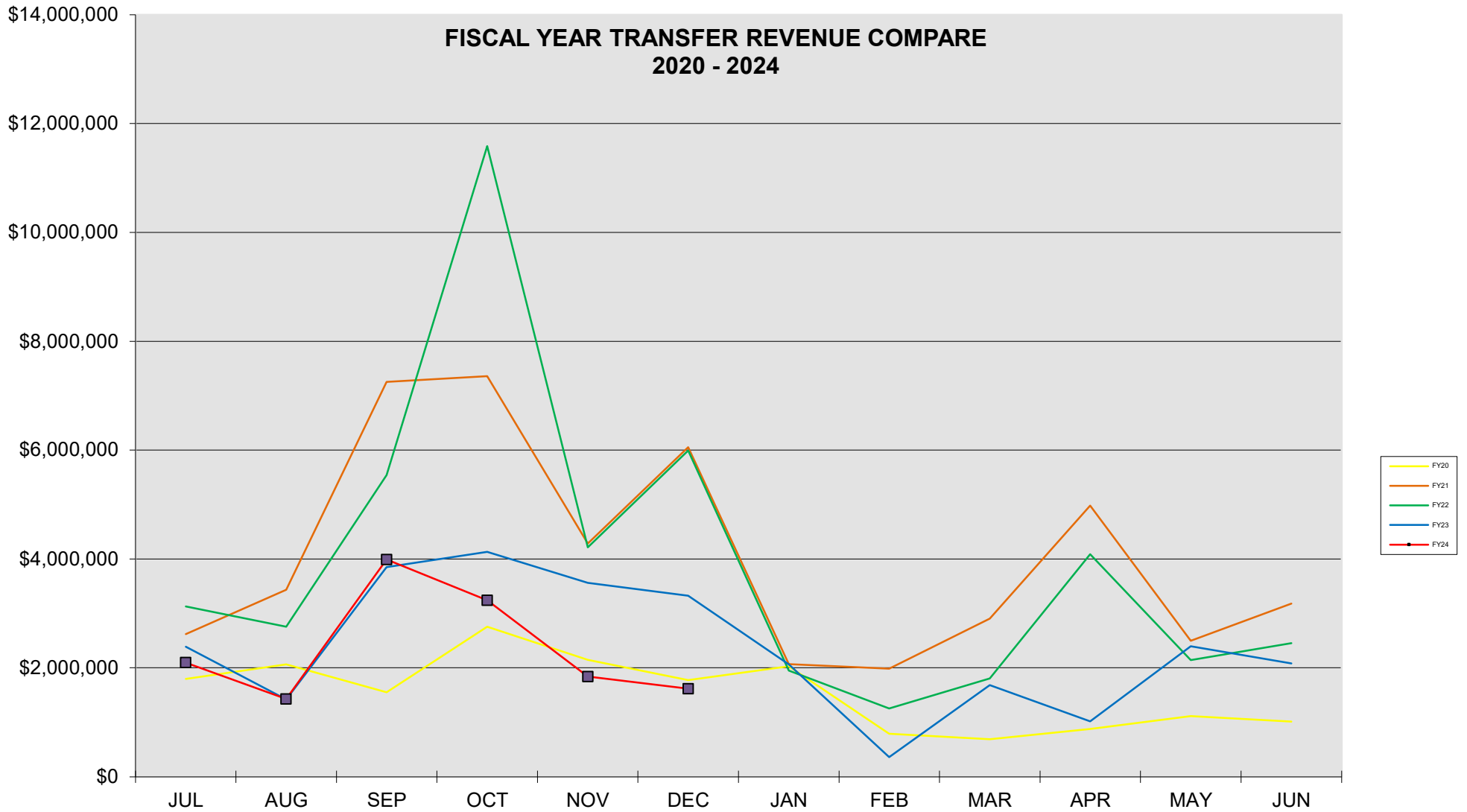
### MONTHLY TRANSFER STATISTICS FISCAL YEAR 2023

FY23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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
<b>Dec-22</b>	<b>117</b>	<b>59</b>	<b>58</b>	<b>\$178,569,358</b>	<b>\$165,994,358</b>	<b>\$3,325,661</b>
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
<b>THRU DEC 22</b>	<b>547</b>	<b>286</b>	<b>261</b>	<b>\$989,417,434</b>	<b>\$932,352,465</b>	<b>\$18,677,252</b>
Average	80	45	33	\$124,311,101	\$117,666,889	\$2,356,563
Low	50	33	13	\$19,474,665	\$17,669,500	\$361,890
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

### MONTHLY TRANSFER STATISTICS FISCAL YEAR 2024

FY24 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,740
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
<b>Dec-23</b>	<b>76</b>	<b>50</b>	<b>26</b>	<b>\$87,561,537</b>	<b>\$80,894,700</b>	<b>\$1,617,894</b>
Jan-24						
Feb-24						
Mar-24						
Apr-24						
May-24						
Jun-24						
<b>THRU DEC 23</b>	<b>488</b>	<b>284</b>	<b>204</b>	<b>\$738,961,138</b>	<b>\$710,900,123</b>	<b>\$14,218,204</b>
Average	81	47	34	\$123,160,190	\$118,483,354	\$2,369,701
Low	64	32	26	\$78,042,000	\$71,417,000	\$1,428,340
High	101	56	47	\$199,648,798	\$199,548,798	\$3,990,976

# FISCAL YEAR TRANSFER REVENUE COMPARE 2020 - 2024



**NANTUCKET LAND BANK COMMISSION WORKSHEET**  
**UNAUDITED FINANCIAL REPORT as of November 30, 2023**

<b>STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS</b>	<b>OCT YIELD</b>	<b>NOV YIELD</b>	<b>10/31/2023</b>	<b>11/30/2023</b>
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$49,975.21	\$49,740.86
Nantucket Bank / Collection Account x7653	4.07	4.07	\$31,081,304.25	\$31,495,517.78
Nantucket Bank / Special CD x1135 <i>matures 11/20/2024</i>	4.40	4.88	\$5,196,150.50	\$5,208,692.56
<b>TOTAL UNRESTRICTED FUNDS:</b>			<b>\$36,327,429.96</b>	<b>\$36,753,951.20</b>

<b>STATEMENT OF ACCOUNTS - RESTRICTED FUNDS</b>	<b>OCT YIELD</b>	<b>NOV YIELD</b>	<b>10/31/2023</b>	<b>11/30/2023</b>
US Bank / Series A Bonds Reserve Fund / SLGS <i>mature 12/1/27 &amp; 2/15/32 MktVal</i>	2.93	2.93	\$1,528,074.09	\$1,529,934.25
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$20,911.88	\$1,004,264.12
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$21,690.84	\$21,695.30
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,008.39	\$10,010.45
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,023.52	\$28,029.28
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,666.34	\$1,666.68
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$311,022.42	\$132,754.66
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$925,105.59	\$822,269.39
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$43,851.69	\$48,027.81
Hingham Savings / Marble Reserve CD <i>matures 7/3/2024</i>	4.97	4.97	\$233,928.39	\$234,885.92
Citizens Bank / Verrill Dana Acquisition Escrow			\$0.00	\$0.00
<b>TOTAL RESTRICTED FUNDS:</b>			<b>\$3,124,284.25</b>	<b>\$3,833,538.96</b>
<b>TOTAL FUNDS:</b>			<b>\$39,451,714.21</b>	<b>\$40,587,490.16</b>

<b>BONDS:</b>	<b>Principal Outstanding</b>	<b>Payment Due</b>	<b>Annual Payments</b>
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,435,000	<i>Principal and Interest due 2/15/24, Interest due 8/15/24</i>	\$424,912.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$4,890,000	<i>Principal and Interest due 12/1/23, Interest due 6/1/24</i>	\$1,043,050.00
<b>TOTAL BONDS:</b>	<b>\$8,325,000</b>	<b>TOTAL ANNUAL BOND PAYMENTS:</b>	<b>\$1,467,962.50</b>

<b>NOTES:</b>	<b>Principal Outstanding</b>	<b>Payment Due</b>	<b>Annual Payments</b>
Marble Note #19	\$1,700,000	<i>Principal due 1/10/24</i>	\$1,000,000.00
Owen Notes	\$1,000,000	<i>Interest of \$25,768.60 due 12/9/23, 3/9/24, 6/9/24, 9/9/24</i>	\$103,074.40
<b>TOTAL NOTES:</b>	<b>\$2,700,000</b>	<b>TOTAL ANNUAL NOTE PAYMENTS:</b>	<b>\$1,103,074.40</b>
<b>TOTAL DEBT:</b>	<b>\$11,025,000</b>	<b>TOTAL ANNUAL DEBT PAYMENTS:</b>	<b>\$2,571,036.90</b>



**POLICY FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,  
BENCHES & TREES ON NANTUCKET LAND BANK PROPERTIES  
ADOPTED: July 13, 2021**

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***I. Purpose***

This policy is implemented to ensure a thoughtful, consistent, and appropriate process for the consideration of requests for donated commemorative plaques, benches, and trees on Land Bank properties.

***II. Policy***

The design, language and location of the commemorative plaque, whether it is proposed on a bench, tree, or otherwise, must be reviewed by Land Bank staff and approved by the Commission. Requests will be considered for individuals with a demonstrable connection or established ties to the preferred location. Anything outside of the parameters of this policy may be approved at the sole discretion of the Commission.

***III. Process***

Applications may be submitted to the Nantucket Land Bank office at 22 Broad Street or *via* email to [assistant@nantucketlandbank.org](mailto:assistant@nantucketlandbank.org)

***IV. Costs***

The design and fabrication costs for the plaque, bench, or tree will be the responsibility of the applicant. Bench plaques must be ordered at the same time as the bench and embedded within the bench at the time of fabrication. Upon approval of the request, the Land Bank will place the order at the expense of the applicant.

***V. Violations***

Any commemorative plaque, bench, or tree installed on Land Bank property without prior approval by the Land Bank will be removed at the expense of the party who made the installation.

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APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,  
BENCHES & TREES ON NANTUCKET LAND BANK PROPERTIES

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APPLICANT NAME: Michael & Daniela ("nee Pernis") Muldowney

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MAILING ADDRESS: 47 Miller Hill Road Dover MA 02030

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NANTUCKET ADDRESS: 144 Surfside Road, Nantucket MA 02554

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TELEPHONE: ( 617 )-\_\_824\_-\_\_0056\_ cell ( \_\_508\_\_ )-\_\_785\_-2259 home  
(\_\_)-\_\_-\_\_ work

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E-MAIL: michaelp.muldowney@gmail.com and ddmuldowney@gmail.com

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Name of Person(s) on Plaque: Maria Grazia Pernis

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Please describe the connection of the person(s) to the preferred location:

My 95 year old Mother in Law, Maria Grazia, has enjoyed summering with us in Nantucket for over 20 years and in particular the past 9 since my wife Daniela and I have purchased a home on Surfside Road. The most favorite part of her visit has been to walk ½ mile to the Land Bank property and sit on a bench to treasure the view. As she was born and raised on the Italian island of Sardinia, she has commented that the view reminds her of her childhood. As her children, grandchildren, and great grandchildren are spread throughout Italy & the US, what brings us together are the annual family reunions on Nantucket. Maria has mentioned on multiple occasions her dream to possibly have a bench at the landbank property in her honor so her family can reflect on the fond memories of time with her on Nantucket after she has passed away. Daniela & I would love to be able to let her know while she is still with us that we have been able to receive approval from the Land Bank Commission such that her wish can come true.

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Daniela and I respectively request the Land Bank staff and Commission to approve the placement of a memorial bench to the left side of the property near the parking lot area at 40 Western Avenue if possible. (See staked location #1 as prepared and recommended by NLB staff)

Thank you very much in advance for your thoughtful consideration of this request. We would be delighted to answer any questions you may have or provide any additional information that may be necessary to further evaluate this request.

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With Gratitude, Daniela & Michael Muldowney

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**Please check type of plaque<sup>1</sup> etc... :**

☐ Plaque on existing bench

☐ New bench with plaque

☐ Plaque on existing tree

☐ Plaque on new tree

☐ OTHER: \_\_\_\_\_

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Wording on plaque: In honor of  
Maria G. Pernis

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To subsequently be changed upon her passing to “ In loving Memory of Maria Grazia Pernis  
1927-20XX” at the expense of the applicant

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Approved/Denied: \_\_\_\_\_

Date: \_\_\_\_\_

Executive Director

Comments:

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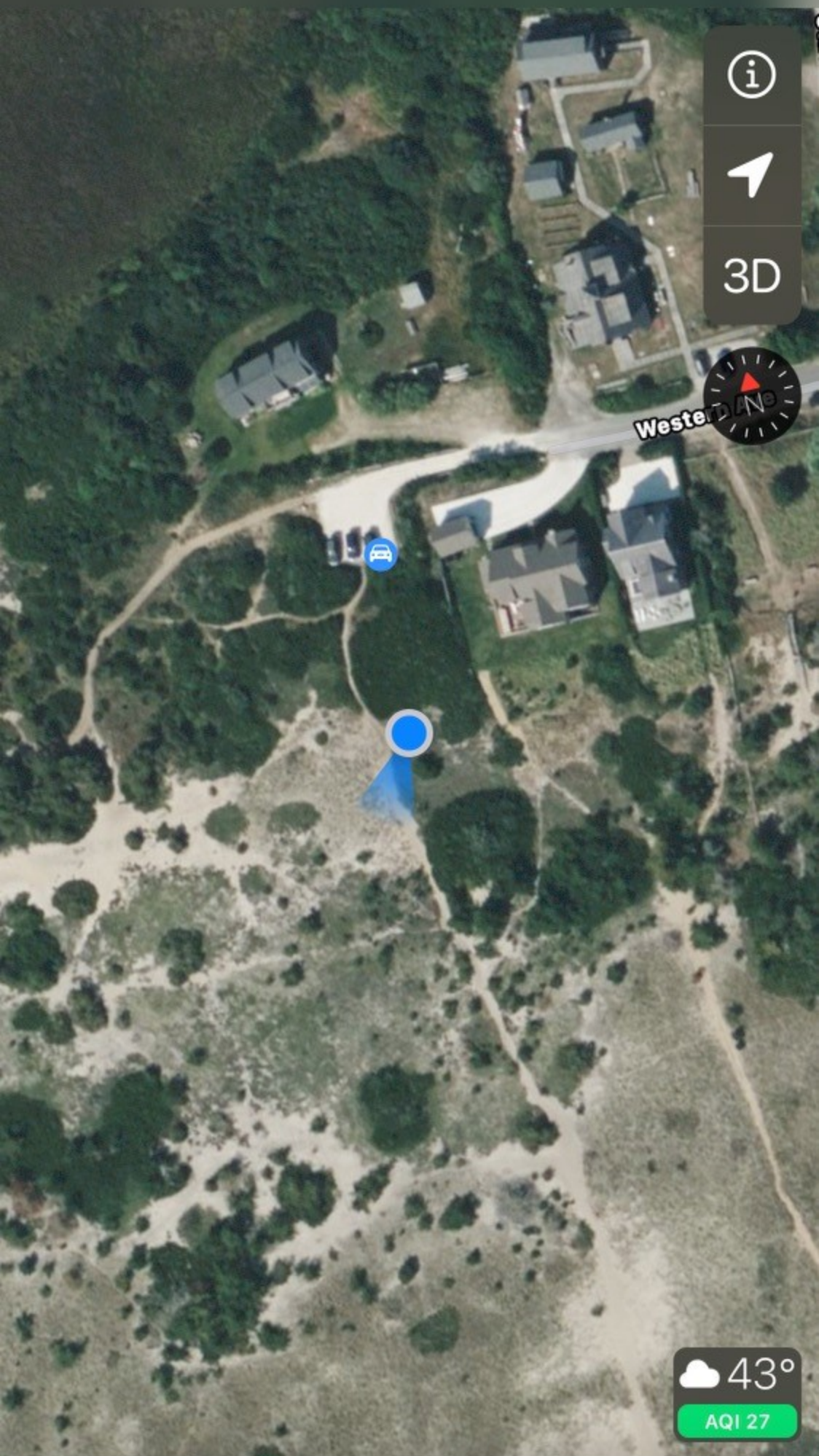
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<sup>1</sup> Land Bank Staff should be consulted as to type of plaque, bench, and tree to ensure compatibility with the environment of the preferred location.

1:07

LTE



3D



Western

43°

AQI 27

Search Maps











**THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.**

*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. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.*

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

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**APPLICANT NAME:** Linda Loring Nature Foundation

**MAILING ADDRESS:** PO Box 149, Nantucket, MA 02554

**TELEPHONE:** ( )- - cell ( )- - home ( )- - work

**E-MAIL:** sengelbourg@llnf.org

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**Location of EVENT:** All Land Bank properties with notice provided prior to Eleanor Antonietti

**DATE of EVENT:** Public Trips: Wednesdays, May-October  
Private Trips: scheduled based on requests

**TIME of EVENT:** Public Trips: 8-10:30am  
Private Trips: scheduled based on requests

**Description of attendees (i.e. friends, family, catering staff...):** Birdwatchers

**Anticipated number of attendees:** ~ 5 per outing is carpooling, 10 if using van

**PLEASE DESCRIBE THE EVENT:**

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**Other relevant information:**

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**Approved/Denied:**

Executive Director

**Date:**

Land Bank Meeting date

**Comments:**

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## **Miacomet Golf Committee Terms:**

### **Three-year terms**

#### **1/1/24 - 12/31/26 new cohort**

Demos Kouvaris	New nominee
Deborah Holdgate	New nominee
Hal Herrick	New nominee

#### **Term ending 12/31/24**

Deb Ramsdell	Incumbent
Robert Kiss	Incumbent
Linda Vollkommer Lynch	Incumbent

#### **Term ending 12/31/25**

Gretchen Callahan	Incumbent
Larry Flannery	Incumbent
Denise LaBombard	Incumbent