

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 23, 2024
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. 50 Old South Road/Community Garden – Planning
 - b. 19 East Creek Road – Presentation
 - c. Various Properties – Hunting Discussion
 - d. 8 Wesco Place – Lily Pond Easement Discussion
 - e. 40 Western Avenue – Bench Request
 - f. 65/67 Easton Street – Bid Award
 - g. Smooth Hummocks – Conservation Restriction Discussion
3. REGULAR BUSINESS
 - a. DEI Consulting Services – Discussion/Staff Recommendation
 - b. Classification/Compensation Study – Summary
 - c. Washington Street MOU – Approval and Execution
 - d. Creeks Preserve – Large Event Policy Discussion
4. TRANSFER BUSINESS
 - a. “M” Exemption Update – Release of Liens
 - b. “O” Exemption Update – Release of Lien
5. APPROVAL OF MINUTES
 - a. Regular Meeting of January 10, 2024
6. CONSENT ITEMS
 - a. Warrant Authorization – Cash Disbursement
 - b. Warrant Authorization – 2012 Series A Bond Payment
 - c. Monthly Financial Report – December
 - d. Smooth Hummocks – 2024 Half Marathon/Use Request
 - e. The Creeks – Nantucket New School Annual Duck Race Property Use Request
7. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Ongoing Litigation Matters:
 - a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of

Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)

- b. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural Access Board – Easy Street Park Variance denial
- 3. Real Estate Acquisition

C. ADJOURNMENT



PROPOSED FENCING PLAN LEGEND

Animal fencing (Valero's to select and install)

8-ft agricultural deer fencing - - -

Stockade fence (8 ft high) ———



Example of Stockade Fence



16 & 19 East Creek Road

1.23.24 Update

DESCRIPTION OF PROJECT: The redesign of a residential property in an environmentally mindful way to allow for public interaction with the waterfront. The project goals are as follows:

- Establish an accessible and inclusive waterfront experience for people
- Foster intergenerational waterfront opportunities
- Support and expand healthy coastal habitats
- Shape spaces that are resilient and adaptable to sea level rise

PROJECT STATUS AND CONSIDERATIONS: Pre-design and schematic design contract is complete, which has provided the Land Bank with a 30% construction design plan and associated cost estimate.

Considerations for this project include the fact that Our Island Home is moving but the timing of this Town project is unknown as is the move of the Saltmarsh Center. This design has substantial community benefits and is a good project to permit as it is relatively straightforward (single ownership and limited permitting scope) and could help with understanding potential challenges on other projects. May want to consider aligning construction timeline with Town schedule for OIH/Salt Marsh Center move.

TIMEFRAME AND COST ESTIMATE:

To date, the Land Bank has spent **\$376,669.75** on the project at 16 & 19 East Creek Road. SCAPE has completed their work under the pre-design and schematic design scopes. Before proceeding with additional design phases, acknowledging that the Commission would like to reduce the project costs, SCAPE is looking for feedback on ways to reduce the scope. The cost estimates at 30% design plan are on the following page. **Estimates range from \$3,620,000 to \$6,150,000.**



Construction Cost Opinion - Schematic Design
Based on "The Creeks Overlook" 100% Schematic Design Drawings
August 4, 2023

The opinions of cost presented in this document represent a Budgetary Level of Opinion of Cost. These opinions are based on year 2023 dollars, and should be considered accurate to plus 30% and minus 15%. Fuss & O'Neill has no control over the cost of labor, materials, equipment or services furnished by others or market conditions. Fuss & O'Neill's opinion of probable Total Project Costs and Construction Cost are made on the basis of Fuss & O'Neill's experience and qualifications and represent Fuss & O'Neill's best judgment as an experienced and qualified professional engineer, familiar with the construction industry. Fuss & O'Neill cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Fuss & O'Neill.

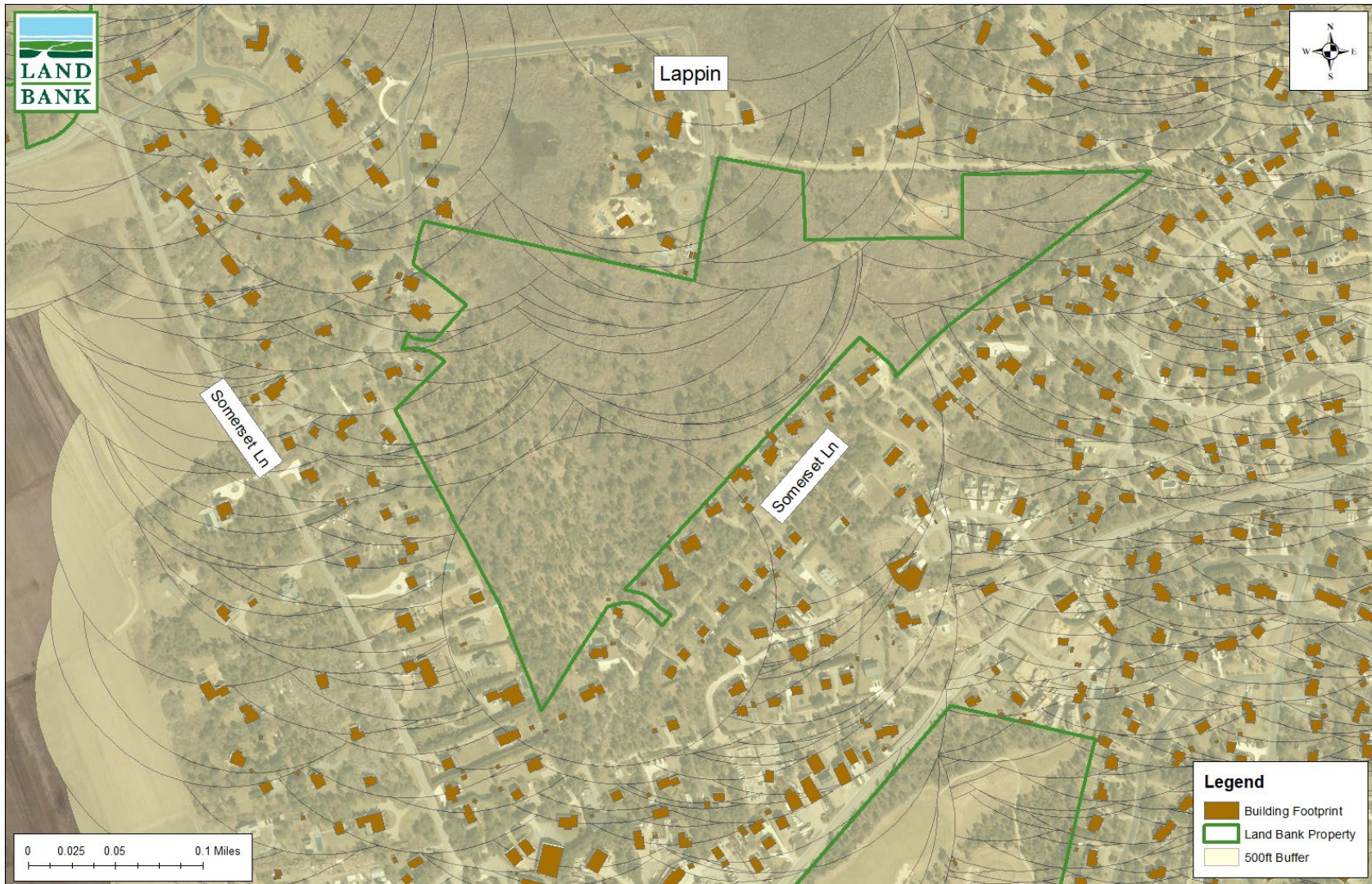
COST SUMMARY			
Scenario	Base	Base with Low Level Lighting	Base with High Level Lighting
Total, no contingency	\$ 3,620,000	\$ 3,810,000	\$ 3,940,000
Total, 20% contingency	\$ 4,350,000	\$ 4,580,000	\$ 4,730,000
(-15%)	\$ 3,700,000	\$ 3,900,000	\$ 4,030,000
(+30%)	\$ 5,660,000	\$ 5,960,000	\$ 6,150,000

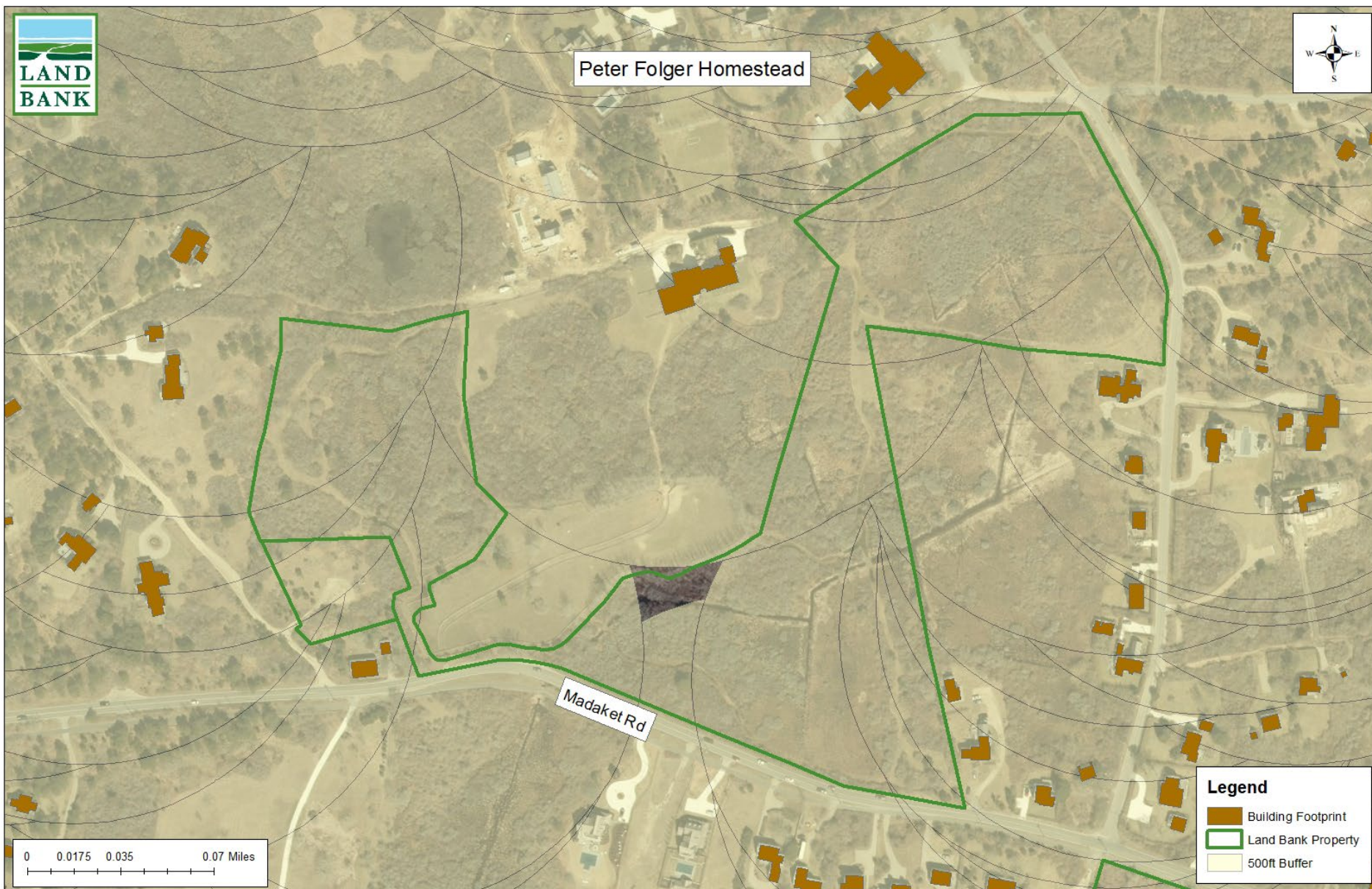
THE CREEKS OVERLOOK



Hunting Discussion – Various Properties

Land Bank staff examined the Lappin Property, between Somerset Road and Somerset Lane, and the Peter Folger Homestead, located at 63 Madaket Road, for the purposes of hunting. Using GIS, we created circles with a 500-foot radius around all buildings surrounding these properties. Next, we examined whether any area remained within Land Bank property but outside of the circles, which would designate where hunting could legally occur. At Lappin, there was no area outside of the overlapping circles and at the Peter Folger Homestead, only a very small space remains in the center of the property. As it is impossible to maintain a 500-foot buffer from buildings while on these properties, staff are recommending that these areas be posted as no hunting.





41-31
N/F
HAGEDORN LIMITED
PARTNERSHIP
34 WESTCHESTER ST.

APPROXIMATE LIMIT OF PUBLIC WAY
1975 TAKING, DBK 151/218

WESCO PLACE
(PUBLIC)

GRAVEL ROAD

WESCO (private) PLACE

BORDERING VEGETATED
WETLAND BOUNDARY
DELINEATED BY BRIAN
MADDEN, L.E.C.
ENVIRONMENTAL AND
SUBJECT TO REVIEW AND
APPROVAL OF THE
CONSERVATION
COMMISSION.

L.B. SIGN

GRAVEL ROAD

204.83'

REMOVE EXISTING
GRAVEL DRIVEWAY
REPLACE WITH
GRASS & COBBLE
TRACKS

REMOVE SPLIT
RAIL FENCING

PROPOSED SPLIT
RAIL FENCING

ISOLATED VEGETATED WETLAND
DELINEATED
BY BRIAN MADDEN,
LEC ENVIRONMENTAL

PLANTINGS

EXISTING
DRIVEWAY

GRAVEL DRIVEWAY

42.4.3-49
N/F
LAMPOON NOMINEE TRUST
MARCY & HUNTER
ZIESING, TRUSTEES
6 WESCO PLACE

42.4.3-55
N/F
2 WESCO PLACE NOMINEE TRUST
FLORENCE E. NORTON & NANCY N. FOSTER, TRUSTEES
2 WESCO PLACE

PROPOSED RESTORATION
AREA

ABANDON EXISTING
PATH. ALLOW AREA
TO NATURALLY
RE-VEGETATE.

76.04'

25'

22.9'±

20.5'±

STONE BORDER

LAWN

EXISTING STRUCTURE

STRUCTURE

27'±

THIS PLOT PLAN WAS PREPARED FOR PERMITTING PURPOSES
ONLY AND IS NOT TO BE CONSIDERED A PROPERTY LINE
SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH
PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY
STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN
RELY ON CURRENT DEEDS AND PLANS OF RECORD. THIS PLOT
PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF
THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES
ARE SHOWN ACCORDING TO CURRENT ASSESSOR RECORDS.

BUFFER ZONE ANALYSIS

25' BUFFER ZONE:
REMOVE 472± SF OF GRAVEL DRIVEWAY
REPLACE WITH 204± SF OF COBBLE TRACKS

	EXISTING STRUCTURE	PROPOSED STRUCTURE
0-25'	27±	28±
25'-50'	240±	239±
0'-50'	267±	267±

42.4.3-56
N/F
ROBERT E. FURDAK TRUST
ROBERT FURDAK, TRUSTEE
26 WESTCHESTER ST.

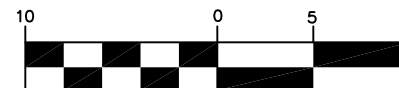
L.B. SIGN

PROPOSED 12' WIDE
UTILITY & ACCESS
EASEMENT WITH
"TWO TRACKS"
DRIVEWAY

**SITE PLAN TO ACCOMPANY
A NOTICE OF INTENT
PREPARED FOR
NANTUCKET ISLANDS
LAND BANK &
LAMPOON NOMINEE TRUST
6 WESCO PLACE
MAP 42.4.3 PARCEL 49
IN NANTUCKET, MA
DECEMBER 21, 2023
SCALE: 1"=10'**

42.4.3-47
N/F
NANTUCKET ISLANDS
LAND BANK
8 WESCO PLACE

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

NANTUCKET
ENGINEERING
& SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053



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

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

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.



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

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

MAILING ADDRESS: 47 Miller Hill Road Dover MA 02030

NANTUCKET ADDRESS: 144 Surfside Road, Nantucket MA 02554

TELEPHONE: (617)-__824_-__0056_ *cell* (__508__)-__785_-2259 *home*
(__)-__-__ *work*

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

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

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.

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.



With Gratitude, Daniela & Michael Muldowney

Please check type of plaque¹ etc... :

☐ Plaque on existing bench

☐ New bench with plaque

☐ Plaque on existing tree

☐ Plaque on new tree

☐ OTHER: _____

Wording on plaque: In honor of
Maria G. Pernis

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

Approved/Denied: _____

Date: _____

Executive Director

Comments:

¹ 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



Wester

43°

AQI 27

Search Maps

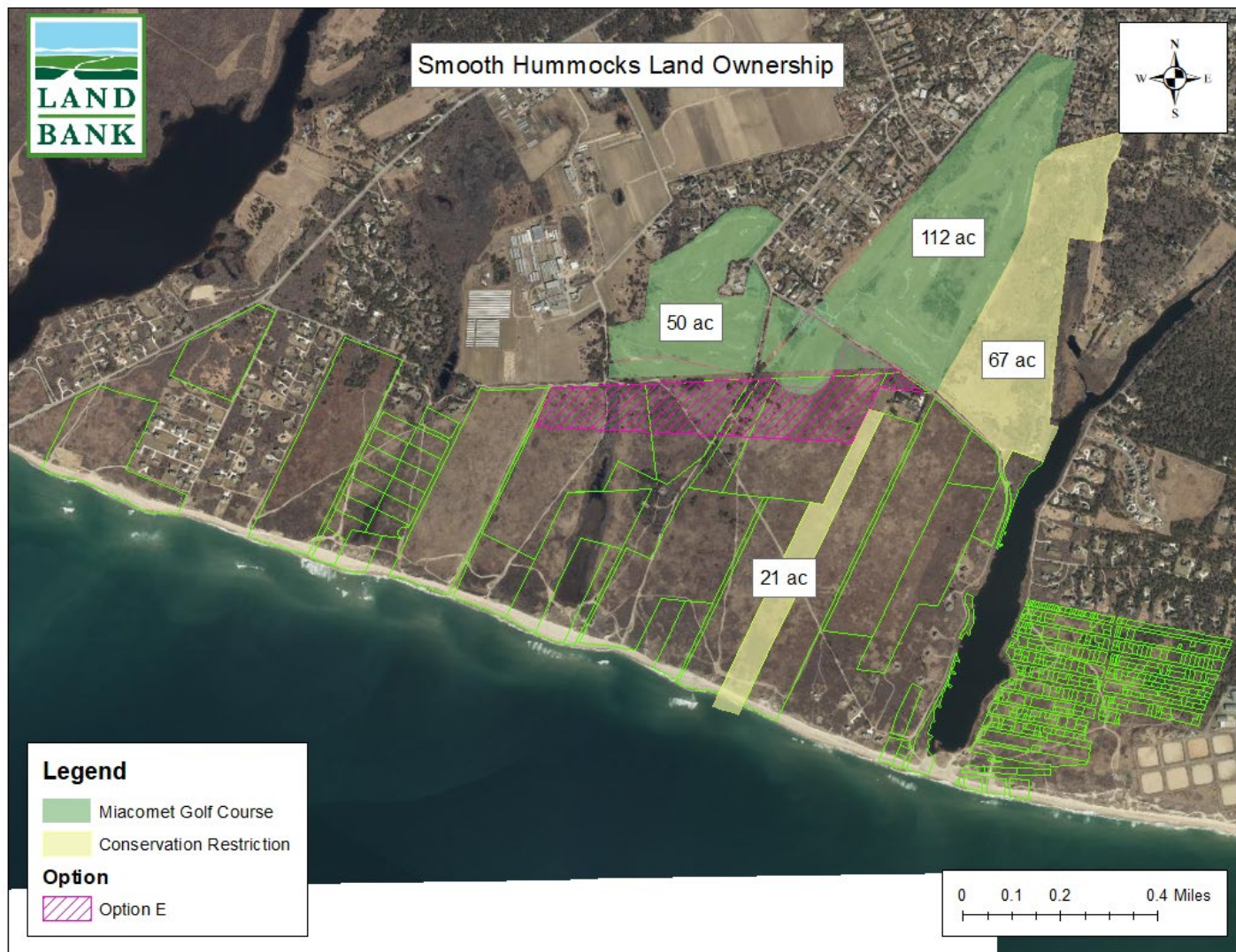




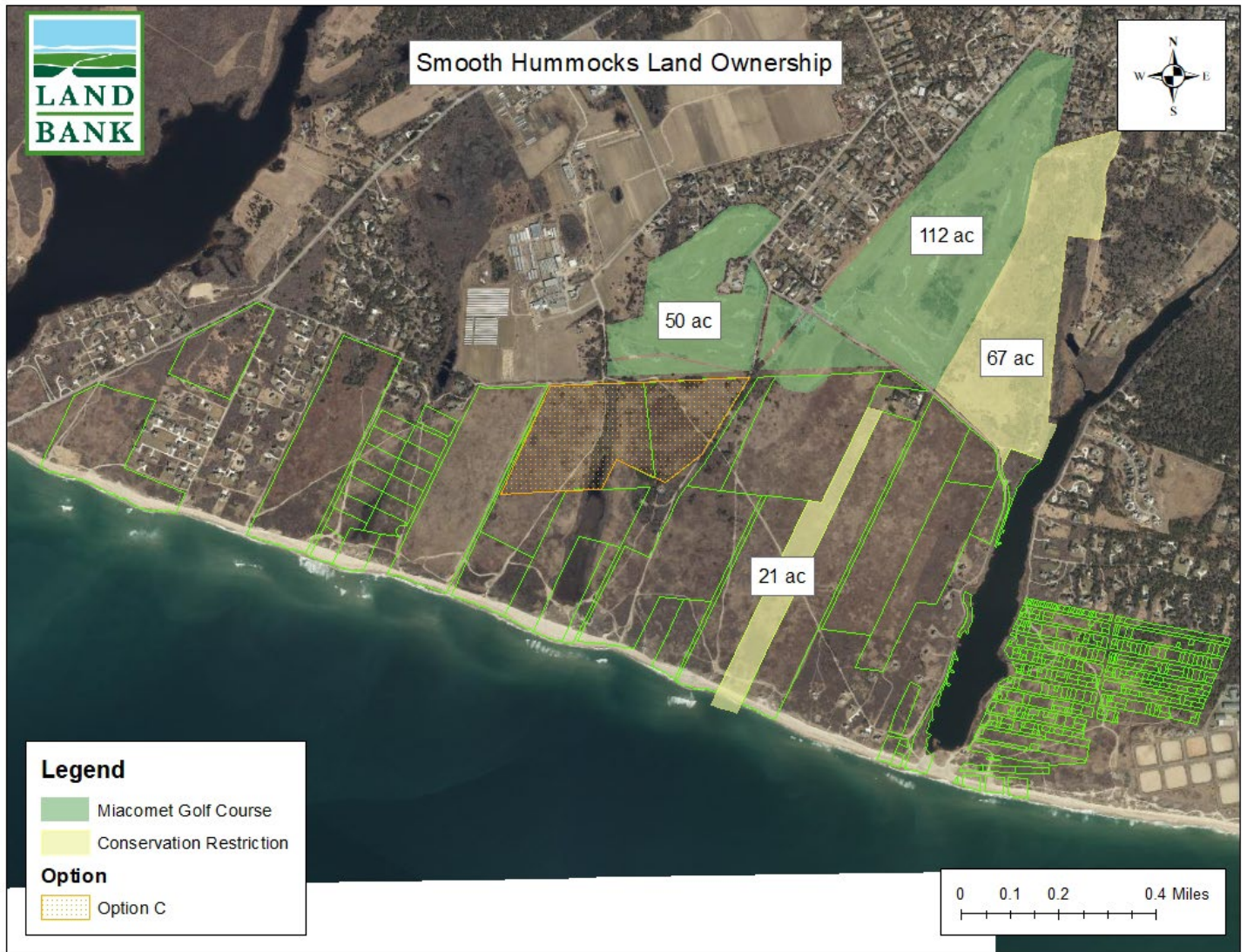
Smooth Hummocks CR



At the request of the Land Bank Commission, staff explored a variety of locations to reserve 50-acres from the proposed Conservation Restriction. The goal was to identify property that was both adjacent to the Miacomet Golf Course and within the Smooth Hummocks Coastal Preserve. Shown below are our top three options: Option E, Option B and Option C. Option E is the preferred alternative for the Massachusetts Natural Heritage and Endangered Species Program. I am happy to answer any questions at the meeting on Tuesday.







WASHINGTON STREET WORKING GROUP MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is effective this ____ day of January, 2024, between the Town of Nantucket, a Massachusetts municipal corporation (“Town”) acting by and through its Select Board, having an address of Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 and the Nantucket Islands Land Bank, a Massachusetts governmental body acting by and through its Commission (“Land Bank”), having an address of 22 Broad Street, Nantucket, Massachusetts 02554.

RECITALS

WHEREAS, the Town and the Land Bank (together, the “Parties”) have agreed that the municipal purposes and coastal resiliency interests of the Inhabitants of the Town of Nantucket will be benefitted and the conservation and recreational interests of the Land Bank will be served by the development of a coastal resiliency project (the “Project”) which will reduce the risks from flooding in an area along Washington Street between Commercial Street and Francis Street (the “Project Area”), which is generally shown on the sketch plan attached hereto as Exhibit A. The Project shall include stormwater management strategies and a coastal berm with an elevated multi-use path and recreation area that will function to reduce risks to the Project Area. The structure to be constructed is intended to offset or defer the imminent need to raise Washington Street caused by projected sea level rise, as originally contemplated in the Town of Nantucket Coastal Resilience Plan endorsed by the Select Board in January 2022, and to provide resilience for this flood-prone main thoroughfare.

WHEREAS, in order to facilitate the development of the Project, the Parties have agreed to equally share design costs and administrative duties while undertaking it.

NOW THEREFORE, in consideration of the foregoing and in consideration of other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Sharing of Design Costs: Phase 1 implementation of the Project represents a segment of the overall Project Area and is located on the corner of Francis and Union Streets. The schematic design costs for Phase 1 are estimated at this time to be \$500,000.00. The Town and the Land Bank have agreed to split the design costs evenly. To that end, the Parties agree that all contracts for schematic design services shall be executed by both the Town and the Land Bank, with the Parties being severally, but not jointly, liable under the contracts. Any contract shall provide for the vendor to render invoices showing all services rendered and charging fifty percent (50%) to each Party. The Parties shall jointly own all plans and designs produced pursuant to such contracts.

2. Administrative Duties: The Town and the Land Bank agree to share the administrative duties necessary to undertake the Project. The Land Bank staff is responsible for coordinating the meetings for the Project. The Town staff will create agendas and comply with Open Meeting Law requirements, including postings for meetings, preparing minutes of the meetings and undertaking general administration and organization of the Project. The Town and the Land Bank agree to divide any additional administrative duties for overseeing the Project as needed, with a goal of each Party bearing an approximately equal share of the work.
3. Grants: The Parties agree to jointly seek grant funding and collaborate on applications for grants with the understanding that work seeking the grants and all funds awarded would be shared equally and applied to the Project.

IN WITNESS WHEREOF the parties have hereto set their hands and seals as of the day referenced above.

TOWN OF NANTUCKET
acting by and through its
Select Board

NANTUCKET ISLANDS LAND BANK
acting by and through its
Commission

Dawn E. Hill Holdgate

Neil Paterson

Brooke Mohr

Kristina Jelleme

Matthew G. Fee

Allen B. Reinhard

Thomas M. Dixon

John J. Stackpole

Malcolm W. MacNab

Mark Donato

NLB DEI Consultants Summary

First Choice: [DEI Outdoors](#)

Cost: \$25,300

Program Details: Their framework is broken into 4 phases (16+ months):

- 1) **Organization Assessment and Foundational Coaching [4-8 months]** Comprehensive organizational assessment of our policies, processes, culture, and strategy; four 1-hour consulting sessions with the DEI Committee; foundational coaching sessions for staff. Deliverables include comprehensive report & roadmap on organization's needs.
- 2) **Base Camp Training for Internal Staff and Committee [4-8 months]** Four 90-minute workshops for internal staff; four 1-hour consulting sessions to continue strategic planning and debrief trainings.
- 3) **Learning Opportunities for the Commission and Coaching [4-6 months]** Four consulting sessions with the Commission; One 90-minute Custom workshop with the Commission.
- 4) **Strategic Planning - Turning Vision into Action [4-6 months]** Four 1-hour consulting sessions for action planning and outreach. Deliverables include a customized Action and Strategy Framework that outlines specific goals, measurable objectives, and impact areas.

Second Choice: [Parson Williams Group](#)

Cost: \$35,000

Program Details: Their framework is broken into 3 phases (6 months):

- 1) **Organizational DEI Assessment [2 months]** Meet with staff, commission, DEI Committee; review organizational strategic messaging and documents through DEI lens. Deliverables include an Assessment Overview and recommendations for Phase 2 learning based on the assessment.
- 2) **DEI Learning [5 months]** Facilitate DEI learning & dialogue; four 90-minute virtual or in-person workshops; provide instructional aids, handouts, and post-work activities.
- 3) **DEI Action Plan & Implementation Support [4 months]** Meet with internal team to develop DEI goals, objectives, and outcomes; draft DEI Action Plan; provide action plan implementation support and technical assistance.

Third Choice: Food Driven Strategies

Cost: \$25,000-57,000 (\$25K for 1 in person session + zoom, +\$16K for each additional in person session)

Program Details: Their framework is broken into 3 phases (12+ months):

- 1) **The Individual Journeys [3 months]** Listening sessions with staff, commissioners, and DEI Committee; 3 zoom calls for staff & commissioners (separately) to continue learning; staff & commissioners complete a confidential assessment of DEI at NLB.
- 2) **The Internal to the Organization Journey [9 months]** Facilitate DEI learning on 3 selected topics; three virtual or in-person meetings with staff and commission (held separately).
- 3) **The External to the Organization Journey [3 months – overlap with phase 2]** Meet with key stakeholders external to our organization to provide feedback on NLB to determine other topics we should address in this phase.

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 23, 2024

1. “M” Exemption Update:

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

No. 40429 William D. Ciarmataro and Bouchra A. Yates

No. 40432 Curren D. Huyser

No. 40834 Allyssa P. Randall and Nicholas L. Terino

2. “O” Exemption Update:

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

No. 40415 Mark Budaj

NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of December 31, 2023

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	NOV YIELD	DEC YIELD	11/30/2023	12/31/2023
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$49,740.86	\$49,196.95
Nantucket Bank / Collection Account x7653	4.07	4.07	\$31,495,517.78	\$32,810,475.81
Nantucket Bank / Special CD x1135 <i>matures 11/20/2024</i>	4.88	4.88	\$5,208,692.56	\$5,229,624.96
TOTAL UNRESTRICTED FUNDS:			\$36,753,951.20	\$38,089,297.72

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	NOV YIELD	DEC YIELD	11/30/2023	12/31/2023
US Bank / Series A Bonds Reserve Fund / SLGS <i>mature 12/1/27 & 2/15/32 MktVal</i>	2.93	2.93	\$1,529,934.25	\$1,531,856.44
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$1,004,264.12	\$20,914.21
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / WTCA Escrow	0.00	0.25	\$0.00	\$16,003.40
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$21,695.30	\$21,699.91
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,010.45	\$10,012.58
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$28,029.28	\$28,035.23
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,666.68	\$1,667.03
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$132,754.66	\$132,782.85
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$822,269.39	\$822,443.98
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$48,027.81	\$50,121.60
Hingham Savings / Marble Reserve CD <i>matures 7/3/2024</i>	4.97	4.97	\$234,885.92	\$235,879.49
Citizens Bank / Verrill Dana Acquisition Escrow			\$0.00	\$0.00
TOTAL RESTRICTED FUNDS:			\$3,833,538.96	\$2,871,417.82
TOTAL FUNDS:			\$40,587,490.16	\$40,960,715.54

BONDS:	Principal Outstanding	Payment Due	Annual Payments
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>	\$3,980,000	<i>Interest due 6/1/24, Principal and Interest due 12/1/24</i>	\$1,064,400.00
TOTAL BONDS:	\$7,415,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,489,312.50

NOTES:	Principal Outstanding	Payment Due	Annual Payments
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
TOTAL NOTES:	\$2,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$1,103,074.40
TOTAL DEBT:	\$10,115,000	TOTAL ANNUAL DEBT PAYMENTS:	\$2,592,386.90

January 12, 2024

Nantucket Land Bank Commission
Neil Paterson – Chairman
22 Broad Street
Nantucket, MA 02254

Dear Chairman Paterson,

On behalf of the Nantucket Triathlon Club, we are requesting that the Nantucket Land Bank once again support the running of the Nantucket Half Marathon (“NHM”) on certain roads and property controlled by the Nantucket Land Bank. The race is planned for an 8:00 am start on Sunday, October 13, 2024. We would ask for your review, comments and approval to run this community event on the Land Bank property as specified in the same plan that we filed in 2022.

We had over 735 registrants in the 2023 race but only 525 runners showed up to run. This has been a consistent pattern for this race - a significant number of no shows. So we will increase the registration to 900 with an expectation that we will have approximately 650-675 runners. Last year we sold out in August. We will have a local marketing campaign directed to get more year round Islanders to run the race. Currently approximately 180 runners with a Nantucket address run one of our three races. The Nantucket Half Marathon continues to draw rave reviews. Bartlett’s Farm is an historic and generous host. We made extra effort to highlight the support provided by the Land Bank for the race with the runners, the community and in social media and with the local press.

Once again we had no complaints from neighbors or abutters and left the properties in pristine shape. The Race is a great way to showcase the Smooth Hummocks Coastal Plain Preserve. The course and the Farm easily handled the number of entrants. We made arrangements to use parking at Cisco Brewery for overflow from Bartlett’s and parked approximately 35 cars in that lot in 2023. We use a wave start to avoid crowding and the course easily handled the race field. We added a free kids .25 mile run with a pumpkin prize for all entrants. The event concludes at 11:30 am and by noon all of the runners and family had left the race venue.

We are an all-volunteer effort and the net proceeds from these races goes to support local youth sports, such as Nantucket Swimming and Diving, Cross Country, and health related charities such as Addictions Solutions and Swim Across America. The Island running community act as volunteers for the event. We distributed \$18,000 in grants this year and paid for free family swim at the Community Pool with the proceeds from the race. This will be the thirteenth year of the Nantucket Half Marathon.

The plan is to have the same two loop course for the Half Marathon. We have a one loop 10K route. Parking and post-race awards will be held at Bartlett Farm. We will again have donated post-race refreshments and food but there is no alcohol. We expect most people will leave the area by 11:00 am. We have over 50 volunteers supporting the race so that we will have an adequate number of course marshals and aid stations. The course is patrolled and cleaned up after the race and have never had a complaint relating to litter or leaving anything behind. There really is not much to pick up since our runners are educated on the need to keep the course clean. Finally, we

have a detachment of three Nantucket police officers and a fully staffed Paramedic Unit from Nantucket Fire Department on site as well as a nurse practitioner. We also submit our plans to the Town of Nantucket for a Public Safety and Health Department review.

The race will be recognized by the United States Track and Field Association and a general liability policy with a \$4 million event aggregate will be issued. The race organizers and the host site, the Nantucket Land Bank and the Town of Nantucket are named as additional insureds. Runners are required to sign waivers of liability. We have never had a claim in our thirteen-year history.

The new race venue has energized the Half Marathon. This race will continue to highlight the beauty of Nantucket and especially the Smooth Hummocks. We think this proposal advances the goal of the Land Bank to encourage outdoor public recreation on our great open spaces.

We cannot say enough nice things about the Nantucket Land Bank staff, Guthrie Diamond, Rico Schraff and Jesse Bell. They continue to go above and beyond to make this event a success and represent the Land Bank professionally and with real passion.

Thank you for reviewing this request and we look forward to your suggestions and comments on this exciting event.

Sincerely,

James F. Meehan

Race Director

50 N. Liberty Street

Nantucket, MA 02554



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.

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

APPLICANT NAME: Nantucket New School - Kate Olson

MAILING ADDRESS: 15 Nobadeer Farm Road Nantucket, MA 02554

TELEPHONE: (732)- 492- 8133 *cell* ()- - *home* (508)- 228 - 8569 *work*

E-MAIL: kolson@nantucketnewschool.org

Location of EVENT: The Creeks

DATE of EVENT: May 11, 2024

TIME of EVENT: TBD (tide dependent)

Description of attendees (i.e. friends, family, catering staff...): NNS Faculty/Staff & NNS Parents/Students

Anticipated number of attendees: 25-30

PLEASE DESCRIBE THE EVENT:

Rubber duckies will be released and "race" to the finish line. Volunteers will stand on either side of the course with seine nets and handheld nets to ensure all duckies are collected.

Other relevant information:

Approved/Denied:

Executive Director

Date:

Land Bank Meeting date

Comments:
