

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of April 11, 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
2. AGRICULTURAL BUSINESS
  - a. Agricultural Logo – Update
  - b. Eat Fire Spring/19 Wauwinet Road – Hoop House Request
3. PROPERTY MANAGEMENT
  - a. Various Properties – Garden Maintenance Budgets
  - b. Petrel Landing/17 Commercial Street – Figawi Tent Request
  - c. Cisco Beach – Summer 2023 Concession Awards
  - d. Property Maintenance – UTV Request
  - e. Research Requests on Land Bank Properties – Draft Form Review & Discussion
  - f. Long Pond/Hummock Pond/Miacomet Pond – Avian Influenza Research Request
4. TRANSFER BUSINESS
  - a. Current “M” Exemptions
  - b. Current “O” Exemptions
5. APPROVAL OF MINUTES
  - a. Regular Meeting of March 28, 2023
6. FINANCIAL BUSINESS
  - a. Monthly Transfer Statistics
  - b. Warrant Authorization – Cash Disbursement
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. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer’s Way)
  - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
  - c. 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)
3. Real Estate Acquisition

C. ADJOURNMENT



**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:** Figawi Charities Inc Shelley Crawford  
**MAILING ADDRESS:** PO Box 486 W. Hyannisport, MA 02672  
**TELEPHONE:** (508)-221,6891 **E-MAIL:** shelley@figawi.com

**Proposed Location of EVENT:** Petrel Landing - New Whale/Commercial  
**DATE of EVENT:** Fri. May 26 - Mon. May 29 **TIME of EVENT:** Sat 9a-11p Sun 9a-11p

**Description / Anticipated # of attendees** *friends, family, catering staff.* 100

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

Saturday - Post race reception for sponsors and media on Saturday evening. Food and beverage service by EJ Harvey of the Seagrille. Entertainment 5-10p Brian Glowacki

Sunday - Sponsor activations, David Crawford High School Sailing Invitational cookout and awards, Winner's Circle Reception. Food and beverage service by EJ Harvey of the Seagrille, Entertainment 5-10p Brian Glowacki

Traditionally, the 32 x 50 Pole Tent installation occurs on Friday. Removal on Monday.

Town Permit for the tent - 100 ppl occupancy max

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**Approved/Denied:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Executive Director Approval date

**Staff Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>i</sup> Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvoniak at 508-325-4166 or by email to [mdzvoniak@police.nantucket-ma.gov](mailto:mdzvoniak@police.nantucket-ma.gov)



March 15, 2023

Nantucket Land Bank  
ATTN: Jesse Bell, Executive Director  
22 Broad St  
Nantucket, MA 02554

Dear Sirs:

I am writing on behalf of Figawi Charities Inc. to request the use of the Petrel Landing property for the upcoming Figawi race during Memorial Day weekend 2023. I would like to apologize if I am not following the correct procedure for this request. My father, David Crawford, who always used to handle this matter, passed away recently, and I am still learning the ropes. I believe he worked with John Stackpole on this matter, however, I was unable to find John's contact information. I went through the Land Bank minutes of prior years and from there was able to piece together the letter of request and the donation from Figawi Charities Inc.

The program would be the same as in the past:

- Friday, May 26 Nantucket Tents will set up a 32x50 tent
- Saturday, May 27 and Sunday, May 28 various events including Media & Sponsor Reception, Award presentation, meetings.
- All events are 21+, by invitation, and hosted by the Figawi Board of Governors
- Nantucket Land Bank would be named as additionally insured on the Figawi Insurance policy

Our organization is committed to preserving the natural beauty and resources of Nantucket, and we pledge to follow all guidelines and regulations set forth by the Land Bank. We will ensure that the property is left in its original condition after the event.

I appreciate your consideration of our request and would be happy to answer any questions you may have about our organization or the event. Thank you for your time and attention, and I look forward to hearing from you soon.

Sincerely,

Shelley Crawford  
Vice President, Figawi Charities Inc.  
508-221-6891  
shelley@figawi.com

Figawi Charities Inc PO Box 486 W.Hyannisport, MA 02672

# Nantucket Beach Dogs

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16 Hummock Pond Road  
Nantucket, MA 02554  
(508) 367-7061  
[Decker02554@gmail.com](mailto:Decker02554@gmail.com)

March 27, 2023

Dear Nantucket Island Land Bank,

As the owner and operator of Nantucket Beach Dogs, I believe this company is perfectly suited for a mobile food vending license for the 2023 summer season.

As a hard-working and dedicated owner of Nantucket Beach Dogs, I have been providing a service to the general public at Cisco Beach every fair-weathered day during the summer for the past 12 years. This mobile food unit is small and has a minimal impact on the parking lot given its size. The cart is operated off of a small Honda generator that on most days can't be heard over the wind or waves, further minimizing our impact and overall footprint left behind. Trash and recycling cans have and always will be provided for customers and carried out daily. Nantucket Beach Dogs has always been in full compliance with local, state and federal regulations regarding food safety, sanitation and COVID-19. As a food vendor geared towards kids, I believe Cisco Beach is the perfect location to operate given the demographic.

Nantucket Beach Dogs will be fully committed to operating between the dates of May 27th through September 16th, 2023. If the NILB approves NBD we will then seek out all the necessary permits to move forward for a May 27th start. The enclosed RFP will contain all the specifications of the equipment, a menu with prices, proof of proper licensing for past seasons, a proposal plan and resume. NBD is hopeful that you will approve us for our 13th season of providing a fun, friendly and affordable food option at Cisco Beach. I hope this finds you well and I look forward to hearing from you all.

Sincerely,

Jack Decker



References:  
Gary Kohner  
Nantucket Surf School  
(508) 560-1020

Tucker Harvey  
The Seagrille  
(508) 367-1564

Tyler Wheeler  
Surf Instructor  
(508)-524-8859



APPENDIX E

CONCESSION/FOOD PERMIT APPLICATION



APPLICATION FORM  
Cisco Beach Mobile Food Vendor Concession

I. Contact Information:

Jack Decker March 27, 2023  
Name (please print) Date

16 Hummock Pond Road Nantucket MA, 02554  
Address # and Street, PO Box City and State Zip Code

508-367-7061 Decker02554@gmail.com  
Telephone Daytime Evening E-mail address

II. BUSINESS INFORMATION:

Nantucket Beach Dogs 16 Hummock Pond Road  
Name & mailing address of business operation

13+ years 508-367-7061 nantucketbeachdogs@gmail.com  
Number of years in operation Business Phone Business email

Have you previously been granted approval to conduct mobile food vendor concessions by the Land Bank, Town, or County of Nantucket? IF YES, see Section III.

III. Prior Approvals (If applicable).

	GRANTING AUTHORITY	Time period of approval	Location(s) of approved activity
1	NILB	Summer 2022	Cisco Beach
2	NILB	Summer 2021	Cisco Beach
3	NILB	Summer 2020	Cisco Beach

IV. Description of Business:

PLEASE ATTACH PROPOSED PLAN OF OPERATION AND MENU OR LIST OF ALL FOOD ITEMS TO BE SOLD WITH A PRICE LIST

Description of Business: mobile-food unit (Hot Dog Cart)

Years of experience in managing a food service business: 13+ years Number of Employees: 1

Names & Titles of Employees:  
Jack Decker - owner/operator

**V. Business/Personal References:** (A minimum of three references are required. Please do not write "see resume.")

Name Gary Kohner	Address Cisco Beach	Phone 508-560-1020	Relationship Business owner at Cisco Beach
Name Tucher Harvey	Address The Seagrille	Phone 508-367-1564	Relationship Family friend
Name Tyler Wheeler	Address	Phone 508-524-8859	Relationship Surf instructor at Cisco Beach

believe your Mobile Food Unit offers that is unique from other providers of concessionaire services.

**VI. Supplemental:** Please list any other information you feel is relevant and describe how your Mobile Food Unit is unique:

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**VII. Signature:**

CAREFULLY READ ALL PARTS OF THIS APPLICATION FORM BEFORE SIGNING.

- A. I understand that acceptance of this application by the Nantucket Land Bank does not imply that my proposal will be accepted.
- B. The information that I have provided is true and complete. I understand that misrepresentation or omission of any fact in my application, or in any other materials, or as provided during interviews, can be justification for refusal of my proposal or can be justification for termination of License, if granted.
- C. In processing my application, the Nantucket Land Bank may verify all the information provided by me. I hereby agree to release the Land Bank from any and all liability arising out of the verification process.
- D. I authorize the Land Bank to take whatever steps deemed necessary to obtain information regarding my qualifications for the operation of a mobile food vendor concession, including contacting my present and former employers, by contacting individuals listed as business or personal references, and by contacting other individuals to provide or further clarify information about me.
- E. I hereby release my present and former employers and all individuals contacted for factual information about me from any and all liability damages arising from furnishing the requested information.
- F. I understand that the Land Bank may request that supplementary information be furnished to assure that I have the technical competence, the business and technical organization, and the financial resources adequate to successfully perform the necessary work.
- G. I understand that my License may be terminated with or without cause at any time.

My signature certifies that I have read and agree with the above statement and all statements contained in this Application.

Jack Decker  
Applicant Name (Please Print)

[Signature]  
Applicant Signature

March 27<sup>th</sup> 2023  
Date



# Commonwealth of Massachusetts

## Division of Standards Hawker / Peddler

For current status visit [www.mass.gov/standards](http://www.mass.gov/standards)

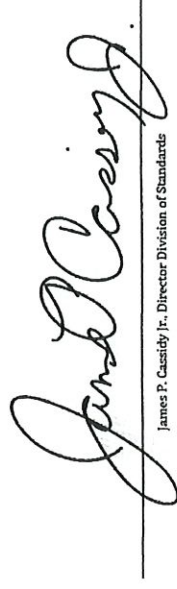
ROGER DECKER  
16 HUMMOCK POND ROAD  
NANTUCKET MA 02554

# 2023

License No: HP0128143

Date of Issue: February 18, 2022

Date of Expiration: February 9, 2023



James P. Cassidy Jr., Director Division of Standards

This license is not transferable

## **Plan of Operation:**

Nantucket Beach Dogs is a very simple operation, it has an easy set-up and break-down and takes up minimal space in the Cisco Beach parking lot. In years past NBD has reserved a single parking spot a few cars down from the surf school. NBD hours have varied throughout the years but the process has remained the same for nearly all twelve years of operation. Once the trailer arrives at the beach around 11 AM, the trailer is then removed from the trailer hitch, pushed through the wooden pylons and angled towards the beach for easy access to the public. The truck is then backed into a single parking spot giving easy access to the drink coolers. Once the trailer and truck are in place, the generator will get started to power the refrigerator. Next the propane, providing the heat to boil water and also create hot water for the sink. After that comes the cart's umbrella and all other cosmetic elements to show the public exactly what is sold as well as making the cart look visually appealing. (Picture of cart and a menu with prices will be attached at the end) During hours of operation, all COVID-19 protocols put in place by the state and town will be followed such as; ensuring people are staying 6 feet apart in line, masks are being worn over the nose, minimizing contact with food and others and providing hand sanitizer. All trash is properly sealed up and thrown away off-site to ensure plenty of space is left in the provided trash cans by the port-a-potties. At the end of the day, everything is broken down, packed back into the truck, hauled away and properly cleaned and sanitized to ensure no food-borne illness or contaminants grow.

Should the parking lot move further back this summer, NBD will adjust accordingly and the process stated above will be essentially the same.



## **Employee Rules/Guidelines:**

As the owner and operator of Nantucket Beach Dogs employees are something I do not have. However, as the owner, I hold myself to a higher standard than I could reasonably expect of an employee. I show up to the beach everyday fully prepared for a busy day with enough food, drinks, trash bags, napkins, etc. As a native to Nantucket and a college graduate with a Bachelor's degree in environmental science, I feel it is not only my job, but my responsibility to keep my work space and the surrounding beach and parking lot clean and free of trash, mine or not. I follow the rules put in place by the Board of Health, regarding wearing the proper clothing to safely serve food without contaminating it. With such a simple business model, attitude is everything for me. I treat the public with the same respect I would like to be treated with. Over the years I have built up a large base of regulars that have seen me grow as a business owner and person. Since I do not have a set list of rules or employees, I feel a moral obligation to provide everyone with the same experience, whether regular customers or not. Without customers my business would fail and if I treat a customer in a non-respectable manner I may lose that customer for life, which is unacceptable to me. By acting in a professional manner, understanding people's needs and complying fully within the rules put in place by the board of health, town of Nantucket, the commonwealth of Massachusetts and the Nantucket Island Land Bank I believe Nantucket Beach Dogs provides and excellent service at Cisco Beach that people have come to expect. On top of those rules put into place, just being an overall good person that is reliable and consistent and treats everyone with respect is how Nantucket Beach Dogs has been successful for so long.

**Equipment:**



All American Hot Dog Cart



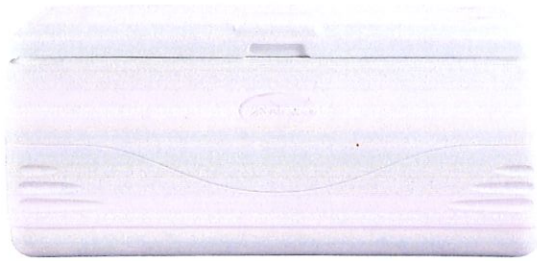
Honda EU1000i Portable Inverter Generator



Igloo 40-quart Electric Cooler



Coleman 50Q Wheeled Cooler



Coleman 150Q Marine Cooler



# Nantucket Beach Dogs



Hot Dog...5.50

Jumbo Dog...7.50

Chili or Cheese...1.00ea

Chili Cheese Bomb...5.00

Water...3.50

Soda...3.00

Gatorade...3.50

Chips...2.00

Candy...2./3.

\* Before placing your order, please inform your server if a person in your party has a food allergy.  
\* Consuming raw or undercooked meat, seafood, shellfish, poultry or eggs may increase your risk of foodborne illness.  
Per the Food Code, a copy of the most recent establishment inspection report is available upon request.



sit.

stay.

good dog.

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
 2000 John Deere Run  
 Cary, NC 27513  
 FED ID: 36-2382580  
 UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

United Ag & Turf  
 184 Broadway - Route 138  
 Raynham, MA 02767  
 508-824-4494  
 raynham@uatne.com

### Quote Summary

**Prepared For:**

NANTUCKET LAND BANK CORP ROB EARLEY  
 22 BROAD ST  
 NANTUCKET, MA 02554  
 Business: 508-228-7240

**Delivering Dealer:**

**United Ag & Turf**  
 Kevin Mccarthy  
 184 Broadway - Route 138  
 Raynham, MA 02767  
 Phone: 508-824-4494  
 kevin.mccarthy@uatne.com

**Quote ID:** 28505879  
**Created On:** 31 March 2023  
**Last Modified On:** 04 April 2023  
**Expiration Date:** 28 April 2023

Equipment Summary	Suggested List	Selling Price	Qty	=	Extended
2023 JOHN DEERE GATOR™ XUV835M (Model Year 2023) - 1M0835MNCPM060106	\$ 26,490.68	\$ 23,078.12	1	=	\$ 23,078.12
<b>Contract:</b> MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)					
<b>Price Effective Date:</b>					

<b>Equipment Total</b>	<b>\$ 23,078.12</b>
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Trade In Summary	Qty	Each	Extended
2019 XUV825M 825M - 1M0825MACKM020500	1	\$ 3,500.00	\$ 3,500.00
PayOff			\$ 0.00
Total Trade Allowance			\$ 3,500.00
<b>Trade In Total</b>			<b>\$ 3,500.00</b>

\* Includes Fees and Non-contract items

**Quote Summary**

Equipment Total	\$ 23,078.12
Trade In	\$ (3,500.00)
<b>SubTotal</b>	<b>\$ 19,578.12</b>
Est. Service Agreement Tax	\$ 0.00
<b>Total</b>	<b>\$ 19,578.12</b>
Down Payment	(0.00)

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



**JOHN DEERE**

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**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

United Ag & Turf  
184 Broadway - Route 138  
Raynham, MA 02767  
508-824-4494  
raynham@uatne.com

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Rental Applied

(0.00)

**Balance Due**

**\$ 19,578.12**

Salesperson : X \_\_\_\_\_

Accepted By : X \_\_\_\_\_



# Selling Equipment

Quote Id: 28505879      Customer Name: NANTUCKET LAND BANK CORP ROB EARLEY

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

United Ag & Turf  
184 Broadway - Route 138  
Raynham, MA 02767  
508-824-4494  
raynham@uatne.com

**2023 JOHN DEERE GATOR™ XUV835M (Model Year 2023) -**

Hours: 0	Suggested List *
Stock Number: 334460	\$ 26,490.68
Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)	Selling Price *
	\$ 23,078.12

**Price Effective Date:**

\* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
57L3M	2023 JOHN DEERE GATOR, XUV835M NO CAB HONOR	1	\$ 22,899.00	13.00	\$ 2,976.87	\$ 19,922.13	\$ 19,922.13
Standard Options - Per Unit							
001A	COUNTRY CODE- US/ CANADA	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
0505	BUILD TO ORDER	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
1009	MAXXIS BIGHORN 14" BLACK	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
2031	SEAT,FRONT,40/60 SPLIT, BLACK	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
2350	PARK POSITION IN TRANSMISSIO	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
2505	COMPNTS,XUV,835M, DESERT SAND	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
3003	BOX SPRAY LINERBRAKE/ TAILGHT	1	\$ 0.00	13.00	\$ 0.00	\$ 0.00	\$ 0.00
3101	CARGO BOX POWER LIFT	1	\$ 1,233.00	13.00	\$ 160.29	\$ 1,072.71	\$ 1,072.71
4018	HALF DOORS, 1R, DESERT SAND	1	\$ 902.75	13.00	\$ 117.36	\$ 785.39	\$ 785.39
4060	BLACK ROOF LESS SEAL	1	\$ 714.56	13.00	\$ 92.89	\$ 621.67	\$ 621.67
5006	FRONT BRUSH GUARD	1	\$ 501.15	13.00	\$ 65.15	\$ 436.00	\$ 436.00
<b>Standard Options Total</b>			<b>\$ 3,351.46</b>		<b>\$ 435.69</b>	<b>\$ 2,915.77</b>	<b>\$ 2,915.77</b>
Dealer Attachments/Non-Contract/Open Market							
Open Market	Delivery, install customer winch	1	\$ 240.22	0.00	\$ 0.00	\$ 240.22	\$ 240.22
<b>Dealer Attachments Total</b>			<b>\$ 240.22</b>		<b>\$ 0.00</b>	<b>\$ 240.22</b>	<b>\$ 240.22</b>



# Selling Equipment

Quote Id: 28505879      Customer Name: NANTUCKET LAND BANK CORP ROB EARLEY

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
2000 John Deere Run  
Cary, NC 27513  
FED ID: 36-2382580  
UEID: FNSWEDARMK53

**ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:**

United Ag & Turf  
184 Broadway - Route 138  
Raynham, MA 02767  
508-824-4494  
raynham@uatne.com

<b>Value Added Services</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	
<b>Total</b>				
<b>Total Selling Price</b>	<b>\$ 26,490.68</b>	<b>\$ 3,412.56</b>	<b>\$ 23,078.12</b>	<b>\$ 23,078.12</b>

# Trade-in

**Quote Id:** 28505879

**Customer Name:** NANTUCKET LAND BANK CORP ROB EARLEY

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company  
 2000 John Deere Run  
 Cary, NC 27513  
 FED ID: 36-2382580  
 UEID: FNSWEDARMK53

<b>2019 XUV825M 825M</b> <b>SN# 1M0825MACKM020500</b>	
<b>Machine Details</b>	
<b>Description</b>	<b>Net Trade Value</b>
2019 XUV825M 825M	\$ 3,500.00
SN# 1M0825MACKM020500	
Your Trade In Description	
UTILITY VEHICLE RUSTY AND WEAK ON POWER	
<b>Additional Options</b>	
Hour Meter Reading	1189
<b>Total</b>	<b>\$ 3,500.00</b>





### Research and Monitoring Agreement

Thank you for your interest in conducting research, monitoring, and/or data and sample collection on properties owned by the Nantucket Islands Land Bank (NLB). The NLB encourages research and monitoring that furthers scientific knowledge for the public benefit of conservation, recreation, and agriculture on NLB properties. Please note that NLB manages its properties for public use and benefit. To ensure equitable and appropriate use of NLB properties, permission is required before research can be conducted.

**Please fill out this form completely. At least 1 month\* prior to the proposed project start date, return this completed form to (email preferred):**

Dr. Emily Goldstein Murphy, Research Ecologist  
Nantucket Islands Land Bank  
22 Broad Street  
Nantucket MA 02554  
508-228-7240  
[egmurphy@nantucketlandbank.org](mailto:egmurphy@nantucketlandbank.org)

\* This time restriction may be waived if the project does not require NLB Commission approval, please contact Dr. Goldstein Murphy with any questions.

**Project Title:**

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#### Applicant Details

Name of Lead Researcher/Principal Investigator	
Mailing Address	
E-mail	
Office Phone	

Cell Phone (accessible when on island)	
Affiliation/Institution	
Department	
Are you applying as an Independent Investigator, Faculty, Post-Doctoral Fellow, Graduate Student, or other (please explain)?	
Anticipated Dates of Field Work on NLB property	
Names/addresses of NLB properties where field work is proposed	
List names of all persons who will be assisting with work on NLB property	
Expected Deliverables to NLB	

**Project Description – Attachment A:**

Provide a detailed outline of the research or monitoring to be performed, including project introduction, objectives, **methods (particularly related to NLB property)**, expected outcomes, and project timeline. If a project proposal and description exist, please attach this. If applicable, please include copies of specimen collection permits. **Maps of intended work locations are required.**

.....  
**Expected Conduct and Deliverables**

Researchers shall comply with all local, state, and federal laws and regulations including those concerning the transport, use, storage, and disposal of hazardous materials, the treatment of living, vertebrate animals, or requirements for working with state or federally listed endangered species.

\_\_\_\_\_  
**Researcher Initials**

Researchers shall conduct themselves in a professional and appropriate manner while conducting research on NLB property. Researchers will likely come in contact with visitors who may be curious about what they are doing. While researchers may not always have time to answer in much detail, it is expected that researchers will address questions from visitors in an appropriately respectful and polite manner.

\_\_\_\_\_  
**Researcher Initials**

NLB may feature research conducted on its properties in public outreach documents and/or social media. NLB may seek comment, information, or images from the researcher to enhance

this public communication or NLB staff may arrange to accompany the researcher on field work occurring on NLB property.

\_\_\_\_\_  
**Researcher Initials**

NLB requires that all introduced materials (e.g. sampling equipment) be removed at the completion of field work unless other arrangements are made with NLB staff.

\_\_\_\_\_  
**Researcher Initials**

NLB requires access to and a copy of any collected data, in digital form, to be submitted at the end of the project. This data will be stored on the NLB computer server as a record of work conducted and not used by NLB without the express permission of the researcher. For information that is particularly sensitive, such as the location of endangered species, the researcher must abide by state and federal guidelines and/or regulations.

\_\_\_\_\_  
**Researcher Initials**

Papers, reports and/or presentations prepared for publication or presentation based on work conducted on NLB properties shall acknowledge the use of NLB property and any additional support given to the project. NLB shall receive a copy of any published reports or publications created from data collected during the course of this project. Electronic files can be submitted to Dr. Emily Goldstein Murphy.

\_\_\_\_\_  
**Researcher Initials**

Upon submission, all applications, plans and data will become the property of the Nantucket Islands Land Bank and will be subject to disclosure in accordance with the Massachusetts Public Records Law.

\_\_\_\_\_  
**Researcher Initials**

After NLB staff reviews this application and determines that the project is permissible on NLB properties, a signed copy of this Research Agreement will be returned to the applicant. **This signed Research Agreement is required before work can begin.**

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
NLB Staff

\_\_\_\_\_  
Date



**Research and Monitoring Agreement**

Thank you for your interest in conducting research, monitoring, and/or data and sample collection on properties owned by the Nantucket Islands Land Bank (NLB). The NLB encourages research and monitoring that furthers scientific knowledge for the public benefit of conservation, recreation, and agriculture on NLB properties. Please note that NLB manages its properties for public use and benefit. To ensure equitable and appropriate use of NLB properties, permission is required before research can be conducted.

**Please fill out this form completely. At least 1 month\* prior to the proposed project start date, return this completed form to (email preferred):**

Dr. Emily Goldstein Murphy, Research Ecologist  
 Nantucket Islands Land Bank  
 22 Broad Street  
 Nantucket MA 02554  
 508-228-7240  
**egmurphy@nantucketlandbank.org**

\* This time restriction may be waived if the project does not require NLB Commission approval, please contact Dr. Goldstein Murphy with any questions.

**Project Title:**

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**Understanding the drivers of avian influenza virus transmission in wildlife**

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**Applicant Details**

Name of Lead Researcher/Principal Investigator	Nichola Hill
Mailing Address	100 Morrissey Boulevard Boston, MA 02125
E-mail	Nichola.hill@umb.edu
Office Phone	617-447-8036



Cell Phone (accessible when on island)	617-447-8036
Affiliation/Institution	UMass Boston
Department	Biology
Are you applying as an Independent Investigator, Faculty, Post-Doctoral Fellow, Graduate Student, or other (please explain)?	Faculty
Anticipated Dates of Field Work on NLB property	Dates will be subject to weather but we are intending on being there for the spring migration (June to August) as well as intermittently during the fall each year from June 2023 to December 2023.
Names/addresses of NLB properties where field work is proposed	Long Pond, Hummock Pond, Miacomet Pond.
List names of all persons who will be assisting with work on NLB property	Nichola Hill, Jonathan Dain, Melba TorresSosa
Expected Deliverables to NLB	Refer to 'Expected outcomes' below.

### **Project Description – Attachment A:**

Provide a detailed outline of the research or monitoring to be performed, including project introduction, objectives, **methods (particularly related to NLB property)**, expected outcomes, and project timeline. If a project proposal and description exist, please attach this. If applicable, please include copies of specimen collection permits. **Maps of intended work locations are required.**

*Project objectives:* The movement of highly pathogenic avian influenza (HPAI) into North America in late 2021 highlights how wild birds play an increasing role in viral spread. Within the US, there are over 1,000 species of wild birds, and ~150 species have become infected with HPAI to date (U.S. Department of Agriculture, 2023). Depending on the host species, HPAI can cause disease ranging from mild to severe, or in extreme cases death. Despite the catastrophic consequences to wildlife, poultry, and human health, much is unknown about how the ecological divergence of wild birds may be influencing the spread of HPAI. The goal of this study is to address: which ecological traits (taxonomic relatedness, migration, trophic niche, breeding strategy) of wild birds predict HPAI transmission?

*Method:* This study will focus on active surveillance, to better characterize the continuum of mild to severe disease in HPAI-infected wild birds. Fieldwork will focus on two main host taxa that based on prior analysis play a key role in HPAI transmission [10]: Anseriformes (ducks and

geese) and Charadriiformes (gulls and terns). Bird captures will be performed in collaboration with state and non-profit partners at long-term field sites in Massachusetts [11]. Within Massachusetts, the following species will be targeted: Herring Gull (*Larus smithsonianus*), Ring-billed Gull (*Larus delawarensis*), Great Black-backed Gull (*Larus marinus*), Mallard (*Anas platyrhynchos*), American Black Duck (*Anas rubripes*), Canada Goose (*Branta canadensis*) and Common Terns (*Sterna hirundo*). A quota of 200 samples from each species will ensure detection of a positive case with 95% confidence, based on a prevalence of 10% in waterbirds [12]. Where collections are limited, aggregating species into larger taxonomic groups (genera or family) will be performed.

We will capture birds using only methods, approved by the IACUC at UMass Boston and the U.S. Geological Survey Bird Banding Lab. Ducks and waterfowl will be captured using funnel ‘cloverleaf’ traps. Waterfowl swim into the traps attracted by bait (corn, barley, millet) through a narrow passage (funnel) that inhibits birds from exiting. Traps are constructed from wire cages with one or more funnel entrances and fine mesh over the top to prevent birds from flying out. These traps will be set for 4-6 hour periods during daylight hours and monitored using binoculars. Gulls and larger birds will be captured with a net launcher as follows. Large nets that are triggered remotely to capture 1-200 birds, usually shorebirds, gulls or ducks. Uses air as the driving power for shooting nets that are weighted at each corner to assist even projection through the air and entangle birds. Birds are removed and held in plastic poultry crates or breathable mesh bags prior to processing. For all captured birds, we will determine age from plumage and collect blood samples (<10% circulating blood volume) for transcriptomic and genetic analysis as well as collect oral and cloacal swabs. Body condition scores of captured birds will be calculated based on morphometrics using weight, wing, and body length measurements. All captured birds will be marked with federal bands and released at the site of capture. Total processing time is ~10 minutes per bird. We will engage the community to report observations of banded birds online via a website.

Swab samples collected from captured birds and fecal collections will be screened for IAV by the Hill Lab using real-time PCR. Viral titer will be quantified using standard curve analysis. PCR-positive samples will be amplified using viral culture and whole-genome sequences will be generated using next-generation platforms (Illumina MiSeq). This sample-to-sequence pipeline will follow methods routinely performed by the Hill Lab (Hill et al. 2017, Ineson et al. 2021). Blood serum collected from captured gulls will be screened for IAV antibodies using blocking ELISA. The breadth of the antibody response will be tested using hemagglutination inhibition assay against a panel of all contemporary HA viral subtypes circulating in the North Atlantic, including low pathogenic H13, H16 and the recently introduced strain of highly pathogenic H5. Integrating the host-pathogen data described above we will describe trait distributions for host species as follows:

- Superspreader: low antibody titer, low antibody breadth, high viral titer, high genetic shift, high genetic drift, average within-host viral diversity, high body condition score.
- Superdiluter: high antibody titer, high antibody breadth, low viral titer, low genetic shift, low genetic drift, low within-host viral diversity, high body condition score.

- Superevolver: low antibody titer, low antibody breadth, high viral titer, high genetic shift, high genetic drift, high within-host viral diversity, low body condition score.

*Expected outcomes:* The current North American outbreak poses catastrophic consequences for wildlife conservation, the agricultural industry, as well as elevated public health risks. However, these outbreaks have highlighted a lack of basic information on the disease ecology of wild birds, including host range, epidemiology and infection risk beyond poultry. A rapid response is crucial to identify the wild bird species that are driving geographic range expansion with the goal of developing models to predict the risk of cross-species spillover. The nature of this outbreak requires rapid and immediate action. Insights gained will have direct application to developing targeted strategies to prevent or mitigate spillover risk involving wildlife and improve the efficiency of surveillance efforts by state and federal agencies that are currently overwhelmed and under-resourced. Additionally, Nantucket hosts multiple shorebirds and seabirds of concern which are vulnerable to HPAI. Understanding the transmission pathways in known spreaders of HPAI will inform policy decisions on how to best manage and protect the biodiversity of Nantucket. Lastly, these outbreaks in North America provide an unparalleled opportunity to advance knowledge of disease ecology and evolution.

Project timeline: June 2023 - December 2025.

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**Expected Conduct and Deliverables**

Researchers shall comply with all local, state, and federal laws and regulations including those concerning the transport, use, storage, and disposal of hazardous materials, the treatment of living, vertebrate animals, or requirements for working with state or federally listed endangered species.

NH

**Researcher Initials**

Researchers shall conduct themselves in a professional and appropriate manner while conducting research on NLB property. Researchers will likely come in contact with visitors who may be curious about what they are doing. While researchers may not always have time to answer in much detail, it is expected that researchers will address questions from visitors in an appropriately respectful and polite manner.

NH

**Researcher Initials**

NLB may feature research conducted on its properties in public outreach documents and/or social media. NLB may seek comment, information, or images from the researcher to enhance this public communication or NLB staff may arrange to accompany the researcher on field work occurring on NLB property.

NH

**Researcher Initials**

NLB requires that all introduced materials (e.g. sampling equipment) be removed at the completion of field work unless other arrangements are made with NLB staff. NH

**Researcher Initials**

NLB requires access to and a copy of any collected data, in digital form, to be submitted at the end of the project. This data will be stored on the NLB computer server as a record of work conducted and not used by NLB without the express permission of the researcher. For information that is particularly sensitive, such as the location of endangered species, the researcher must abide by state and federal guidelines and/or regulations.

NH

**Researcher Initials**

Papers, reports and/or presentations prepared for publication or presentation based on work conducted on NLB properties shall acknowledge the use of NLB property and any additional support given to the project. NLB shall receive a copy of any published reports or publications created from data collected during the course of this project. Electronic files can be submitted to Dr. Emily Goldstein Murphy.

NH

**Researcher Initials**

Upon submission, all applications, plans and data will become the property of the Nantucket Islands Land Bank and will be subject to disclosure in accordance with the Massachusetts Public Records Law.

NH

**Researcher Initials**

After NLB staff reviews this application and determines that the project is permissible on NLB properties, a signed copy of this Research Agreement will be returned to the applicant. **This signed Research Agreement is required before work can begin.**

  
Applicant

April-5-2023

Date

\_\_\_\_\_  
NLB Staff

Date



TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of April 11, 2023

1. March 2023 Transfers – Record Nos. 45418 through 45489

a. Current “M” Exemption and Lien:

No. 45472 Cory A. Piper

b. Current “O” Exemption and Lien:

No. 45474 Heidi Weddendorf

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2022						
FY22	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-21	86	34	52	\$160,463,031	\$156,448,031	\$3,128,961
Aug-21	94	52	42	\$147,307,536	\$137,682,536	\$2,753,651
Sep-21	120	41	79	\$279,227,463	\$277,117,463	\$5,542,349
Oct-21	197	56	141	\$582,600,629	\$579,326,185	\$11,586,524
Nov-21	129	56	73	\$213,581,181	\$210,102,666	\$4,214,053
Dec-21	177	103	74	\$312,971,054	\$299,536,054	\$5,990,721
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
<b>Mar-22</b>	<b>93</b>	<b>58</b>	<b>35</b>	<b>\$108,126,499</b>	<b>\$89,777,499</b>	<b>\$1,805,550</b>
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
<b>THRU MAR 22</b>	<b>1,026</b>	<b>472</b>	<b>554</b>	<b>1,980,810,652</b>	<b>1,910,251,193</b>	<b>38,227,024</b>
Average	108	52	57	\$202,927,578	\$195,335,947	\$3,909,218
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2023						
FY23	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	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
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
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
<b>Mar-23</b>	<b>72</b>	<b>46</b>	<b>26</b>	<b>\$90,080,762</b>	<b>\$84,013,251</b>	<b>\$1,680,265</b>
Apr-23						
May-23						
Jun-23						
<b>THRU MAR 23</b>	<b>749</b>	<b>430</b>	<b>319</b>	<b>\$1,204,922,360</b>	<b>\$1,137,195,630</b>	<b>\$22,782,615</b>
Average	83	48	35	\$133,880,262	\$126,355,070	\$2,531,402
Low	61	38	13	\$19,474,665	\$17,669,500	\$361,890
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

# FISCAL YEAR TRANSFER REVENUE COMPARE 2019 - 2023

