

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of June 13, 2023  
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

- a. Island Coastal Conference – June 12, 2023

2. TRANSFER BUSINESS

- a. Transfer of Corporate Interest – Request for Waiver/Release of Lien
- b. Current “M” Exemptions

3. PROPERTY MANAGEMENT

- a. Various Properties - Forest Management Proposal
- b. 17 Commercial Wharf/Petrel Landing – Request for Oyster Upweller
- c. Inclusive Work Opportunities Nantucket – Request for Summer 2023 Tasks
- d. Multiple Locations – Filming Request
- e. 220 Hummock Pond Road – Conservation Restriction Enforcement
- f. 4 Polpis Harbor Road/Holly Farm – Boat Storage Discussion
- g. 5 Miacomet Road/Dog Park – Management Discussion
- h. Nantucket Racquet Sports Association/82 Hinsdale Rd – RFP Process Vote
- i. 40<sup>th</sup> Pole – Management Discussion
- j. Capital Projects Review Continued – Long-Term Projects

4. AGRICULTURAL BUSINESS

- a. 168 Hummock Pond Road – Sustainable Nantucket License Renewal
- b. 19 Wauwinet Road – License Execution
- c. 168 Hummock Pond Road/Mt. Vernon Farm – RFR Award of Farmland License
- d. 19 Wauwinet Road/166 Hummock Pond Road – Replacement of Greenhouses Discussion

5. REGULAR BUSINESS

- a. Outreach & Technical Support Contracts
- b. Annual Election of Officers

6. APPROVAL OF MINUTES

- a. Regular Meeting of May 23, 2023
- b. Special Meeting of May 15, 2023

7. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement

8. 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 potential and 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 Lampooon 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

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of June 13, 2023

1. Transfer of Corporate Interest – Request for Waiver/Release of Lien:

No. 45616 Richmond Great Point Development, LLC and  
The Richmond Company Inc.

2. May 2023 Transfers – Record Nos. 45540 through 45621

a. Current “M” Exemption and Liens:

No. 45547 Kyle Daley and Lindsay Daley  
No. 45592 Pamella James Bloise and Keith Bloise

3. “M” Exemption Update:

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

No. 28953 Timothy Shea

THE COMMONWEALTH OF MASSACHUSETTS  
CHAPTER 669 Acts and Resolves  
In the Year One Thousand Nine Hundred Eighty-Three  
An Act RELATIVE TO THE NANTUCKET ISLANDS LAND BANK  
(Compiled through Chapter 407 of 2016)

**EXCERPT OF DEFINITIONS APPLICABLE TO THE RICHMOND COMPANY, INC.**

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Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. For purposes of this act, the words and phrases set forth in this section shall have the following meanings:

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"Purchase price", **all consideration paid or transferred by or on behalf of a purchaser to a seller** or his nominee, or for his benefit, for the transfer of any real property interest, and shall include, but not be limited to, **all cash** or its equivalent so paid or transferred; all cash or other property paid or transferred by or on behalf of the purchaser to discharge or reduce any obligation of the seller; the principal amount of all notes or their equivalent, or other deferred payments, given or promised to be given by or on behalf of the purchaser to the seller or his nominee; **the outstanding balance of all obligations of the seller** which are assumed by the purchaser or **to which the real property interest transferred remains subject after the transfer, determined at the time of transfer**, but excluding real estate taxes and other municipal liens or assessments which are not overdue at the time of transfer; the fair market value, at the time of transfer, of any other consideration or thing of value paid or transferred by or on behalf of the purchaser, including, but not limited to, any property, goods or services paid, transferred or rendered in exchange for such real property interest.

"Real property interest", any present or future legal or equitable interest in or to real property, and any beneficial interest therein, including the interest of any beneficiary in a trust which holds any legal or equitable interest in real property, **the interest of a partner or member in a partnership or limited liability company**, the interest of a stockholder in a corporation, the interest of a holder of an option to purchase real property, the interest of a buyer or seller under a contract for purchase and sale of real property, and the transferable development rights created under chapter 183A of the General Laws; but shall not include any interest which is limited to any of the following: the dominant estate in any easement or right of way; the right to enforce any restriction; any estate at will or at sufferance; any estate for years having a term of less than 30 years; any reversionary right, condition, or right of entry for condition broken; and the interest of a mortgagee or other secured party in any mortgage or security agreement.

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**THE  
RICHMOND  
COMPANY, INC.**

23 Concord Street  
Wilmington, MA 01887  
(978) 988-3900 • Fax (978) 988-3950

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June 9, 2023

**VIA ELECTRONIC MAIL ONLY**  
**TO: jbell@nantucketlandbank.org**

Jesse A. Bell, Executive Director  
Nantucket Islands Land Bank  
22 Broad Street  
Nantucket, MA 02554

RE: Record No. 45616  
100% LLC Membership Interest in Richmond Great Point Development, LLC  
Transferor(s): JST Nantucket, LLC, Arthur J. Epstein 2015 Revocable Trust u/d/t dated  
March 23, 2015, and Joseph D. Prendergast  
Transferee(s): The Richmond Company, Inc.

Dear Ms. Bell:

As you know, on May 30, 2023, the Transferee filed a revised Nantucket Islands Land Bank Form 1 with your office which was processed as Record No. 45616 in consideration of certain agreements reached between our respective attorneys. Also on May 30, Transferee paid a transfer fee and interest in the cumulative amount of \$287,544.94.

It is my understanding that in consideration of the release and waiver hereinafter set forth below the Nantucket Islands Land Bank Commission (the "Commission"), at its public meeting scheduled to occur on June 13, 2023, has agreed (i) to consider Transferee's request to waive Penalties assessed on May 23, 2023 in the amount of \$54,339.20 pursuant to Section 13(b) of the Land Bank Act (the "Act"), and (ii) to reconsider the method used to calculate the "Purchase Price" as defined in the Act according to the valuation methodology presented in Transferee's original Form 1 dated February 8, 2023, which was rejected as being inconsistent with the Act.

This letter confirms Transferee's agreement to release the Commission from liability arising out of, and to waive rights or privileges it may otherwise benefit from under the Act or the Commission's rules and regulations to seek a hearing before the Commission, judicial review or appeal of the Commission's determination of the applicable transfer fee and assessment of accrued interest more particularly set forth in the Notice of Assessment dated May 23, 2023, and Notice of Lien registered as Nantucket Land Court Document No. 177119. This release is intended to bind Transferee, Richmond Great Point Development LLC and any of their officers, agents or representatives.

Very truly yours,

Philip Pastan  
President



**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45540	5/1/2023	0068	872	HONEYSUCKLE DR, 11	HONEYSUCKLE NANTUCKE	NANTUCKET PROPERTY O	-1	0	0	0	0.12	\$2,135,670.00	\$42,713.40	
45541	5/1/2023	0068	186	BEVERLY CT, 6	MAX D ACK LLC	GLOWACKI	-1	0	0	0	0.14	\$1,475,000.00	\$29,500.00	
45542	5/1/2023	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
45543	5/1/2023	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
45544	5/1/2023	0080	069	SURFSIDE RD, 109	PETER S MCCUSKER REV	MCCUSKER	-1	0	0	0	1.84	\$0.00	\$0.00	D
45545	5/1/2023	0055	372	WILLIAMS ST, 16	16 WILLIAMS LLC	WILLIAMS	-1	0	0	0	0.17	\$1,734,000.00	\$34,680.00	
45546	5/1/2023	0068	365	LILAC CT, 4	IVEY	SCRIMSHAW PROPERTIES	-1	0	0	0	0.11	\$1,650,000.00	\$33,000.00	
45547	5/2/2023	0080	418	FOLGER AV, 6C	DALEY	STRUNCIS/STRUNCIS JR	-1	0	0	0	0.14	\$1,475,000.00	\$9,500.00	M
45548	5/2/2023	0067	305	BRINDA LN, 12	ALAN E RUSCH TRUST	RUSCH	-1	0	0	0	0.56	\$0.00	\$0.00	D
45549	5/2/2023	0055	7012+	PLEASANT ST, 96	ALAN E RUSCH TRUST	RUSCH	0	0	0	-1	0.00	\$0.00	\$0.00	D
45550	5/2/2023	4231	035-	NEW WHALE ST, 1	NIR NEW WHALE ST LLC	WINTHROP NANTUCKET	0	0	-1	0	0.01	\$0.00	\$0.00	X
45551	5/2/2023	0066	526	BARTLETT RD, 35	ONE BROAD ST LLC T/A	REITH/REITH/GROSS	-1	0	0	0	0.23	\$1,485,000.00	\$29,700.00	
45552	5/2/2023	5541	145	YORK ST, 20	MCEE LLC	MEA LLC	-1	0	0	0	0.10	\$0.00	\$0.00	I
45553	5/3/2023	4233	176	MILK ST, 3	3 MILK STREET NOMINE	GLASER	-1	0	0	0	0.13	\$5,300,000.00	\$106,000.00	
45554	5/3/2023	0033	171-	EEL POINT RD, 119R	EPR RGH LLC	SCANNELL	0	0	-1	0	0.04	\$189,699.42	\$3,793.98	
45555	5/3/2023	0033	172-	EEL POINT RD, 119	SCANNELL	EPR RGH LLC	0	0	-1	0	0.09	\$372,856.76	\$7,457.14	
45556	5/4/2023	0068	002	OLD SOUTH RD, 27	SANTOS/MCINTOSH/SANT	SANTOS FAMILY PROPER	-1	0	0	0	0.38	\$0.00	\$0.00	J
45557	5/4/2023	0068	002	OLD SOUTH RD, 27	SANTOS	SANTOS	-1	0	0	0	0.38	\$0.00	\$0.00	C
45558	5/5/2023	4232	195	FAIR ST, 30	BOLOGNA 2022 LIVING	BOLOGNA/THOMAS A BOL	-1	0	0	0	0.07	\$0.00	\$0.00	D
45559	5/5/2023	4233	077	PLEASANT ST, 17	LAURA A BENCH TRUST	BENCH	-1	0	0	0	0.09	\$0.00	\$0.00	D
45560	5/5/2023	0021	273	QUIDNET RD, 35	ANDERSEN FAMILY INVE	ANDERSEN FAMILY INVE	-1	0	0	0	2.53	\$0.00	\$0.00	D
45561	5/5/2023	0021	273	QUIDNET RD, 35	ANDERSEN FAMILY INVE	ANDERSEN FAMILY INVE	-1	0	0	0	2.53			I
45562	5/5/2023	0021	273	QUIDNET RD, 35	CREW REST LLC	ANDERSEN FAMILY INVE	-1	0	0	0	2.53	\$0.00	\$0.00	I
45563	5/5/2023	0021	273	QUIDNET RD, 35	CREW REST LLC	CREW REST LLC	-1	0	0	0	2.53	\$0.00	\$0.00	C
45564	5/5/2023	0080	310	TRIPP DR, 14	14 TRIPP DRIVE LLC	O'NEILL	-1	0	0	0	2.04	\$3,188,800.00	\$63,776.00	
45565	5/8/2023	5541	136	ORANGE ST, 68	68 ORANGE REALTY LLC	WONG LAIRD	-1	0	0	0	0.06	\$0.00	\$0.00	I
45566	5/8/2023	5544	024+	SOUTH MILL ST, 7 & 9	CAROLYN HUGHES CROWL	CROWLEY	-1	0	0	0	0.92	\$0.00	\$0.00	D
45567	5/8/2023	0067	138	WAYDALE RD, 18	KELLY A NOLL REVOCAB	NOLL	-1	0	0	0	0.32	\$0.00	\$0.00	D
45568	5/9/2023	0041	267	FRANKLIN ST, 3	LITTLEFIELD	MARGARET R HOYT REVO	-1	0	0	0	0.12	\$3,350,000.00	\$67,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45569	5/9/2023	0055	091	WEST YORK LN, 12	TRUE ISLAND PROPERTI	OLD GRAY BARN TRUST	-1	0	0	0	0.12	\$1,375,000.00	\$27,500.00	
45570	5/9/2023	0076	084	SANDPIPER WY, 13	DARRELL L GUSTAFSON	GUSTAFSON	-1	0	0	0	0.47	\$0.00	\$0.00	D
45571	5/9/2023	4244	053	CLIFF RD, 20	20 CLIFF LLC	SHERBOURNE PROPERTIE	-1	0	0	0	0.15	\$5,100,000.00	\$102,000.00	
45572	5/10/2023	0067	375	GREEN MEADOWS, 11	HUNTER-BARRETT/BARRE	HUNTER	-1	0	0	0	0.17	\$0.00	\$0.00	B
45573	5/10/2023	0066	292	TODD CR, 2	ANNE L CHURNS REVOCA	CHURNS	-1	0	0	0	0.38	\$0.00	\$0.00	D
45574	5/10/2023	0041	2132+	PILGRIM RD, 21 & SOP	21 PILGRIM ROAD TRUS	SOPHIE WINS LLC	-1	0	0	0	0.46	\$8,780,000.00	\$175,600.00	
45575	5/11/2023	0088	025	MADEQUECHAM VLY, 49	SOURIAN	LEOBOY LLC	0	0	-1	0	0.13	\$0.00	\$0.00	J
45576	5/11/2023	0067	228	MIACOMET AV, 24	24 MIACOMET AVENUE R	CONWAY	-1	0	0	0	0.18	\$0.00	\$0.00	C
45577	5/11/2023	0593	102	S CAMBRIDGE ST, 49	BRANDON S ARNOLD NOM	FOG ISLAND LLC	0	0	0	-1	0.00	\$0.00	\$0.00	D
45578	5/12/2023	0068	392	HONEYSUCKLE DR, 23	CA'NOSTRA LLC	23 HONEYSUCKLE LLC	-1	0	0	0	0.09	\$1,690,000.00	\$33,800.00	
45579	5/12/2023	0080	256	NAUSHON WY, 22	LEEANNE C RICHARD RE	RICHARD	-1	0	0	0	0.52	\$0.00	\$0.00	D
45580	5/12/2023	0055	811	SANFORD RD, 2F, # 6	FOGGYSBB LLC	VANILLA DAY LLC	0	-1	0	0	0.00	\$560,000.00	\$11,200.00	
45581	5/15/2023	0056	805	HAWTHORNE LN, 4B	BE RIGHT B-ACK LLC	2 CHESTNUT STREET AC	-1	0	0	0	0.17	\$5,600,000.00	\$112,000.00	
45582	5/15/2023	0055	441	MACLEAN LN, 4	PALLIATIVE AND SUPPO	BELL	-1	0	0	0	0.18	\$1,657,500.00	\$0.00	G
45583	5/16/2023	0068	4391	MARY ANN DR, 4A	MILES	MILES TRUST	0	0	0	-1	0.00	\$0.00	\$0.00	D
45584	5/16/2023	0056	281	MEADOW VIEW DR, 19	19 MVD NOMINEE TRUST	MARK	-1	0	0	0	0.46	\$0.00	\$0.00	D
45585	5/17/2023	4243	034	GAY ST, 9	9 GAY STREET NOMINEE	DEBORAH B BEALE TRUS	-1	0	0	0	0.07	\$3,747,562.50	\$74,951.25	
45586	5/18/2023	4241	752	SWAIN ST, 15, D-1	BICKNELL	BICKNELL, EST, PETER	0	0	0	-1	0.00	\$0.00	\$0.00	E
45587	5/18/2023	4241	752	SWAIN ST, 15, D-1	BICKNELL	ANDRE	0	0	0	-1	0.00	\$0.00	\$0.00	C
45588	5/18/2023	0000	000	SHADY MAPLE LN, RD	SHADY MAPLE LANE HOM	ALLEN	0	0	-1	0	0.20	\$0.00	\$0.00	D
45589	5/18/2023	0066	4471	SOMERSET RD, 68, #2	MACIVER	PILLSBURY FAMILY REV	0	0	0	-1	0.00	\$0.00	\$0.00	J
45590	5/18/2023	0066	4472	SLEEPY HOLLOW RD, 18	PILLSBURY FAMILY REV	PILLSBURY FAMILY REV	0	0	0	-1	0.00	\$0.00	\$0.00	J
45591	5/18/2023	0066	4472	SLEEPY HOLLOW RD, 18	PEACHES AND MANGO LL	PILLSBURY FAMILY REV	-1	0	0	0	0.26	\$2,650,000.00	\$53,000.00	
45592	5/19/2023	0067	1733	PARKER LN, 13	BLOISE	61 FAIRGROUNDS LLC	-1	0	0	0	0.23	\$1,385,000.00	\$7,700.00	M
45593	5/23/2023	0067	3152-	BRINDA LN, 1-	DON ALLEN AUTO SERVI	REINEMO	-1	0	0	0	0.23	\$2,000,000.00	\$40,000.00	
45594	5/23/2023	0068	4391	MARY ANN DR, 4A	MILES FAMILY IRREVOC	MILES	0	0	0	-1	0.00	\$0.00	\$0.00	D
45595	5/23/2023	0068	359	LILAC CT, 1	1 LILAC LLC	POCOMO LLC	-1	0	0	0	0.12	\$1,625,000.00	\$32,500.00	
45596	5/23/2023	0041	256	W CHESTER ST, 41	NANCY ARCHER-MARTIN	MARTIN	-1	0	0	0	0.12	\$0.00	\$0.00	D
45597	5/23/2023	0030	071	CLIFF RD, 78	T MCGRATH 2012 QUALI	T MCGRATH 2012 QUALI	-1	0	0	0	0.51	\$0.00	\$0.00	D
45598	5/24/2023	4232	009	ORANGE ST, 23	23 ORANGE STREET LLC	TRES SORELLA 2 LLC	-1	0	0	0	0.08	\$4,137,000.00	\$82,740.00	
45599	5/24/2023	4231	163	INDIA ST, 10	10 INDIA BES LLC	WORD OF MOUTH REALTY	-1	-1	0	0	0.03	\$2,800,000.00	\$56,000.00	
45600	5/25/2023	0594	051	ARKANSAS AV, 21	HANF	HARPER	0	0	0	-1	0.00	\$36,800.00	\$736.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45601	5/25/2023	4243	013	W CHESTER ST, 7	FITZGERALD	7 WEST CHESTER STREE	-1	0	0	0	0.06	\$1,600,000.00	\$32,000.00	
45602	5/25/2023	0056	367	AUSTIN FARM DR, 8	8 AUSTIN FARM LLC	STAHL	-1	0	0	0	0.92	\$0.00	\$0.00	I
45603	5/25/2023	0068	530	SPARROW DR, 5	SEA SPARROW NOMINEE	FIVE SPARROW NOMINEE	-1	0	0	0	0.13	\$2,295,000.00	\$45,900.00	
45604	5/25/2023	4241	767	SWAIN ST, 15, C7	CUCCHIARO	GREALY	0	0	0	-1	0.00	\$1,400.00	\$28.00	
45605	5/25/2023	4241	733	SWAIN ST, 15, A3	CUCCHIARO	GREALY	0	0	0	-1	0.00	\$2,500.00	\$50.00	
45606	5/25/2023	4233	981	MAIN ST, 126 R	K22S LLC	KMS126 NOMINEE TRUST	0	0	-1	0	0.15	\$0.00	\$0.00	I
45607	5/26/2023	0055	3012+	ORANGE ST, 118, B,D	TAIGH BHEAG TRUST	GALLOWGLASS & DERRIN	0	0	0	-1	0.00	\$2,000,000.00	\$40,000.00	
45608	5/26/2023	0041	511	LOWELL PL, 3	PERLA	ROSENBERG	-1	0	0	0	0.05	\$2,600,000.00	\$52,000.00	
45609	5/26/2023	4231	151	FAIR ST, 6	CAROLYN M HIGGINS RE	THE MOTHER CHURCH, T	-1	0	0	0	0.06	\$2,500,010.00	\$50,000.20	
45610	5/26/2023	0075	042	JONATHAN WY, 11	ANG/SETTERBERG	ANG	0	0	-1	0	1.24	\$0.00	\$0.00	C
45611	5/26/2023	0066	071	SOMERSET LN, 30	BOATHOUSE PARTNERS N	ISLAND DOG HOLDINGS	-1	0	0	0	0.49	\$2,137,000.00	\$42,740.00	
45612	5/30/2023	0066	180	FARMVIEW DR, 7	7 FARMVIEW DRIVE NOM	MORRIS FAMILY INVEST	0	0	-1	0	0.45	\$2,200,000.00	\$44,000.00	
45613	5/30/2023	0074	033	LOW BEACH RD, 37	QTIP TRUST MA FBO VA	JEFFREY PALEY 2017 R	-1	0	0	0	0.46	\$0.00	\$0.00	E
45614	5/30/2023	4244	111	W CHESTER ST, 11	ALLEN HUNTINGTON BRE	ALLEN HUNTINGTON BRE	-1	0	0	0	0.15	\$0.00	\$0.00	F
45615	5/30/2023	4244	028	W CHESTER RD, 13	ROBERT TAYLOR BREED	ALLEN HUNTINGTON BRE	-1	0	0	0	0.21	\$0.00	\$0.00	F
45616	5/30/2023	0068	156+	OLD SOUTH RD, 57 +	THE RICHMOND COMPANY	JST NANTUCKET LLC/AR	-1	-1	-1	0	12.70	\$13,584,800.00	\$271,696.00	
45617	5/31/2023	5541	091	COTTAGE CT, 2	2 COTTAGE COURT LLC	FIFTY-ONE ORANGE STR	-1	0	0	0	0.19	\$0.00	\$0.00	I
45618	5/31/2023	4231	1624	CENTER ST, 30E	TETTEMER	MANCHESKI	0	0	0	-1	0.00	\$6,000.00	\$120.00	
45619	5/31/2023	0067	635	ESSEX RD, 18	18 ESSEX RD LLC	GETTER	-1	0	0	0	0.17	\$0.00	\$0.00	I
45620	5/31/2023	0087	054+	NONAMTUM AV, 25, 27+	NONANTUM 25 LLC	ELIEMI LLC/25 NONANT	-1	0	-1	0	6.24	\$26,875,000.00	\$537,500.00	
45621	5/31/2023	0068	402+	MACYS LN, 3, C1+	MONARCA LLC	GEM REALTY TRUST	0	0	0	-1	0.00	\$2,200,000.00	\$44,000.00	
<b>GRAND TOTALS</b>							<b>-57</b>	<b>-12</b>				<b>\$123,501,598.68</b>		
							<b>-3</b>	<b>-14</b>			<b>108.88</b>	<b>\$2,396,881.97</b>		



# Creating Resilient Forests

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Planning for the future in  
Land Bank pitch pine habitat

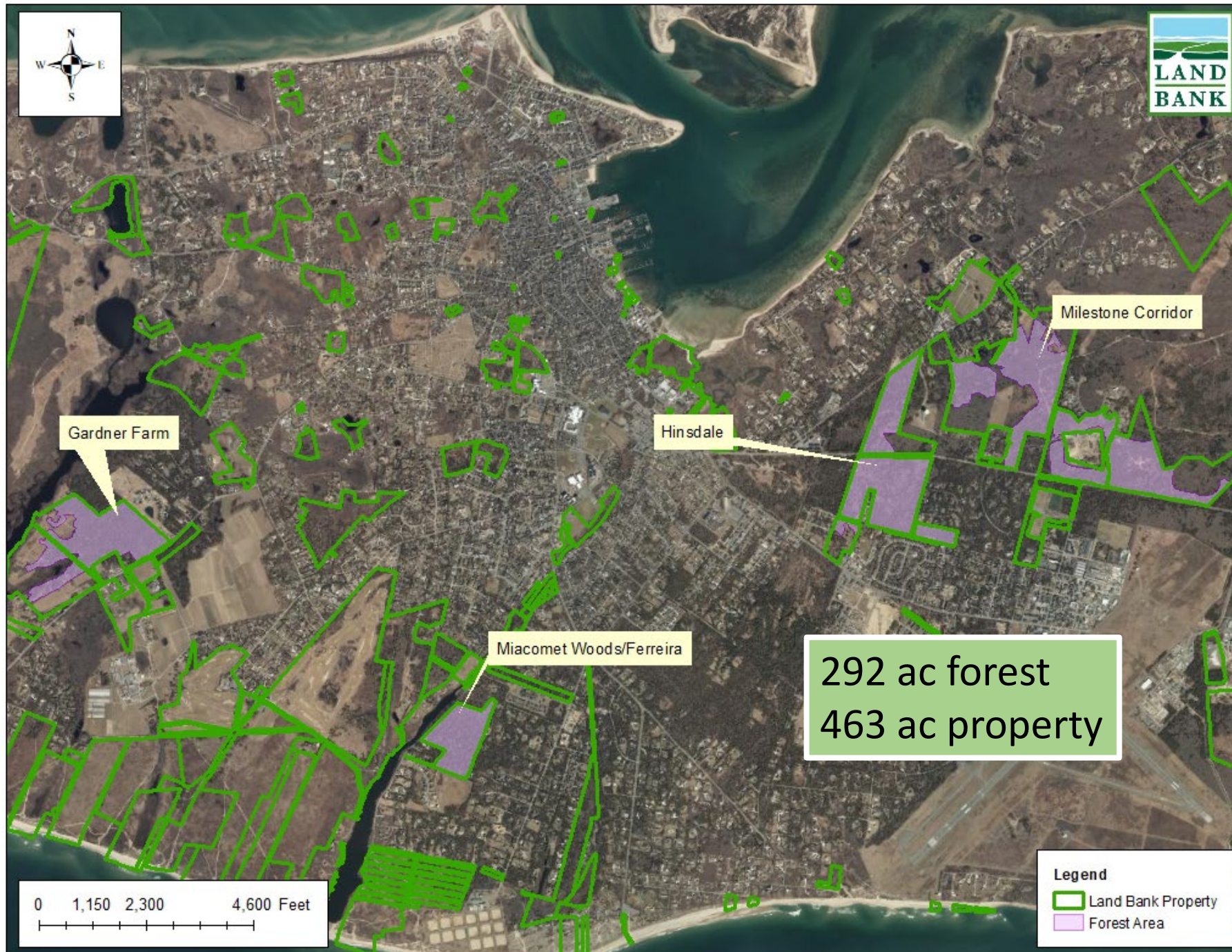




# The Problems

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Gardner Farm

Hinsdale

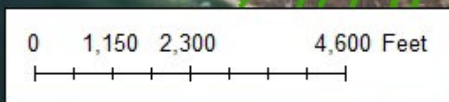
Miacomet Woods/Ferreira

Milestone Corridor

292 ac forest  
463 ac property

**Legend**

-  Land Bank Property
-  Forest Area



# The Solution

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- Reduce tree stress
- Encourage pine barren habitat & species
  - Open canopy
  - Vibrant understory
  - Biodiversity
- Increase airflow
- Decrease ladder fuel and connectivity



# Before and After

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**Gardner Farm**

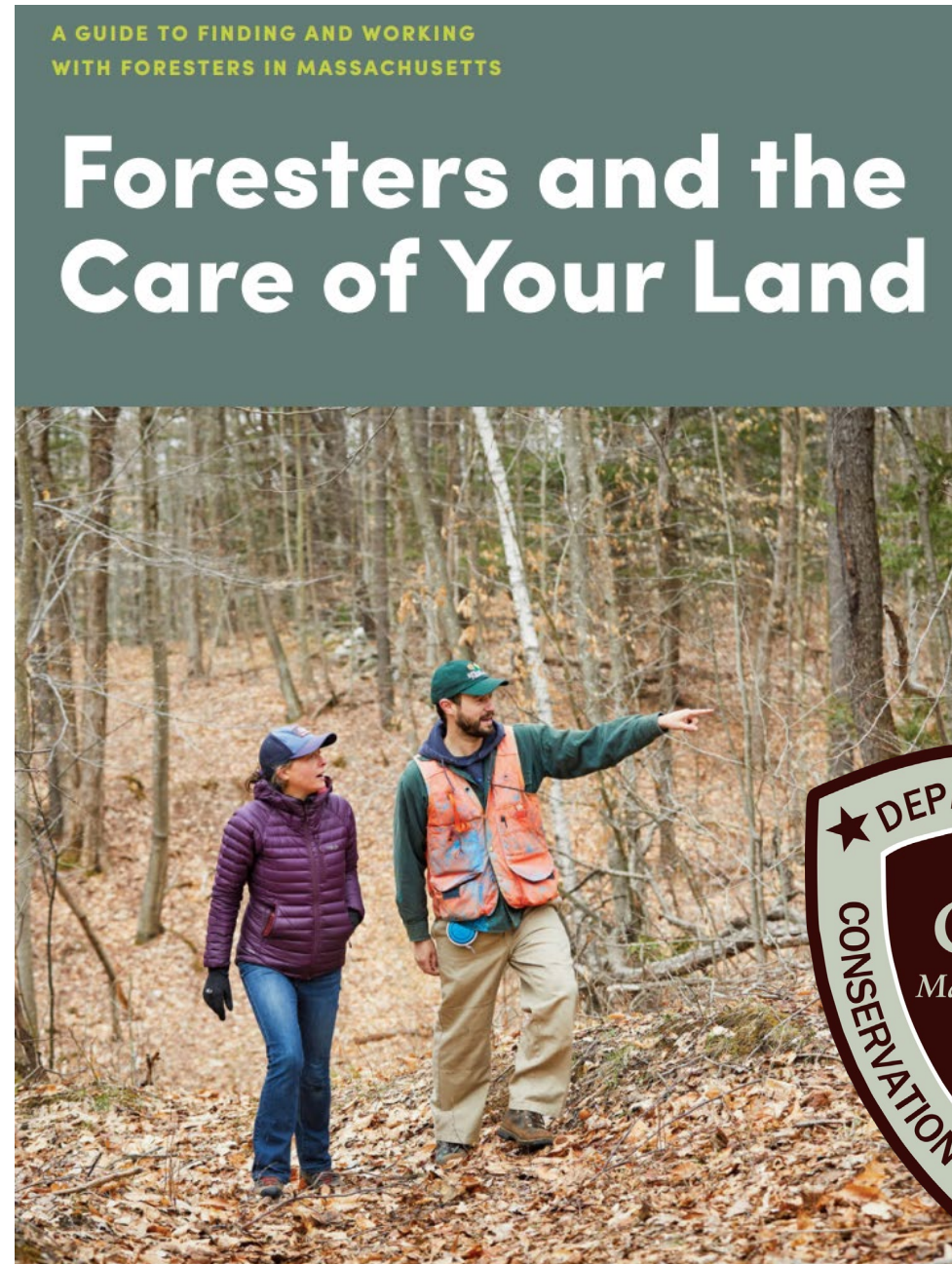


**Post-management example habitat**



# The Process

- Background research ✓
- Apply for Cost-Share grant ✓
- Choose MA Licensed Forester ⚠
- Forest Stewardship Plan
- Plan Management Actions
- Seek grants for implementation (Natural Heritage, DCR, USDA...)
- Implement management actions under forester guidance



# Choosing a forester

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- Expert in Pitch Pine habitat and management
- Excellent communicator and partner
- Familiarity with protected species protocols
- Creative problem solver
- Open to engagement



# Choosing a forester

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- Adam Moore (MV) Staff Recommendation
- Tom Farrell (Roots Forest Tree)
- Rupert Grantham (Walden Forest)
- Jessica Bakowski (Northeast Forestry and Design)
- Kate Marquis (New England Forestry Consultants)

Cost share estimate: \$5,707- \$10,126

- Expert in Pitch Pine habitat and management
- Excellent communicator and partner
- Familiarity with protected species protocols
- Creative problem solver
- Open to engagement







# Adam Moore: Staff recommendation

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- Located in MV – ED of Sheriff’s Meadow Foundation
- Former Land Superintendent of MV Land Bank
- Current President New England Soc. Of American Foresters
- Relevant experience with habitat, SPB, Bats, Natural Heritage, USFW
- Engagement with Commission/Staff/Public
- Creative ideas for local use of timber
- Excellent writer and communicator

Forester	Company	Quote	Perks	Staff Recommendation
Adam Moore*	Sherriff's Meadow Foundation Exec. Dir. (current president of NE Soc. American Foresters; former Land Superintendent MV Land Bank)	Up to \$24,000	Experience with Southern Pine Beetle, Northern Long Eared Bat (and federal protections), recreational uses, local use recommendations for harvested wood, clear implementation plan, climate change risks, wildfire risk. Extra presentations to Commission/Staff, public forester walks to increase understanding and comfort with recommendations. Would conduct meetings with Natural Heritage staff to gain their input. Excellent writing style and communicator. Keen interest in the project and future collaboration on SPB and bat habitat strategies.	1 <sup>st</sup> Choice
Tom Farrell*	Roots Forest Tree	\$7,600-8000 +T&E	Produce maps in ArcGIS and would share shapefiles	NO
Rupert Grantham*	Walden Forest	\$5,600 +T&E		NO
Jessica Bakowski	Northeast Forestry and Design	\$10,600 +T&E		NO
Kate Marquis*	New England Forestry Consultants	Cost-share+10% +T&E	Public/staff/commission forester walks. Would seek input from Natural Heritage.	2 <sup>nd</sup> Choice

Anticipated DCR cost-share grant award \$5,707-10,126 depending on acreage accepted to the program. We will hear from DCR in July.

\*Sample Forest Stewardship or Chapter 61 plan reviewed by staff. Email Emily if you wish to review the sample plan.

## Susan Campese

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**From:** Jesse Bell  
**Sent:** Friday, May 26, 2023 5:00 PM  
**To:** Susan Campese  
**Cc:** Rachael Freeman  
**Subject:** Fwd: Request for 6/13 Agenda Item

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Susan,

Can you please put this on the next agenda for consideration?

Thx,  
Jesse

Begin forwarded message:

**From:** Emily Molden <emily@nantucketlandcouncil.org>  
**Date:** May 26, 2023 at 4:54:47 PM EDT  
**To:** Jesse Bell <jbell@nantucketlandbank.org>  
**Cc:** Leah Hill <lhill@nantucket-ma.gov>  
**Subject:** Request for 6/13 Agenda Item

Dear Jesse,

I am writing to request an opportunity to present a project to the Commission at the June 13, 2023 meeting. Please see the general project proposal below, and we can provide additional materials in advance of the meeting.

### **Oyster Upweller at Petrel Landing**

In 2021 the Nantucket Land Bank Commission granted permission for the Nantucket Land Council to temporarily place an oyster upweller at your 17 Commercial Wharf property. We did not proceed with the project in 2021, but are returning to seek re-approval with some exciting new partners.

Carley Ray is a Nantucket Girl Scout who is pursuing her Gold Award for the construction, installation and operation of an Oyster Upweller this summer. Oyster upwellers are essentially an incubator for oysters that allows them to grow in public view as an educational opportunity. Carley is working with Leah Hill, Town of Nantucket Coastal Resilience Coordinator, as her Advisor. She is also coordinating with the Nantucket Land Council and Mass Oyster Project to facilitate the effort. Oyster seed will be provided from Nantucket's very own shellfish hatchery, and once the oysters are grown they will be placed on the Nantucket Conservation Foundation's oyster reef restoration project in Polpis Harbor. The Nantucket High School Woodshop Program will be assisting with the construction of the upweller.

We are requesting permission to site the upweller at 17 Commercial Wharf from approximately June 19 through September. We are also requesting to power the necessary pump from the house that remains at 15 Commercial Wharf. We would also ask permission to access small amounts of fresh water from an outdoor hose for our regular cleaning of the tank. The Nantucket Land Council will be organizing volunteers to open the upweller for 2-3 hours up to 3 or 4 days per week throughout the summer. The upweller will be covered and locked when it is not attended.

The tank itself will be approximately 8 feet long, 2 feet wide, and 3-4 feet high.

<https://massoyster.org/upwellers>

Carley Ray, Leah Hill, and RJ Turcotte or myself can appear to present to the Commission on June 13th. Please let me know if it is appropriate to prepare a brief powerpoint presentation. We can provide additional materials prior to the meeting.

Many thanks,  
Emily Molden

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**Emily Molden**  
Executive Director

**Nantucket Land Council**

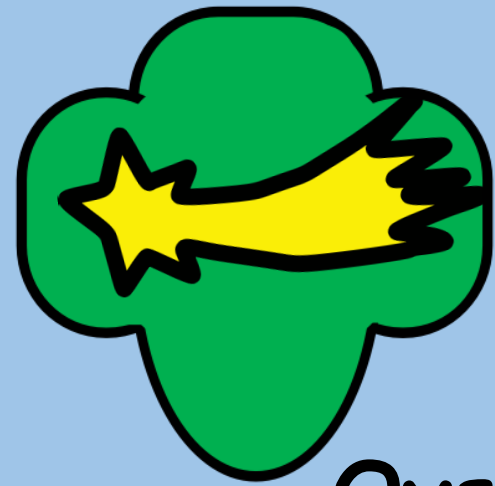
*planning - protecting - preserving*

6 Ash Lane

(508) 228-2818

[emily@nantucketlandcouncil.org](mailto:emily@nantucketlandcouncil.org)





# Oysters In Acktion Project

Made by Carley Ray with help from Leah Hill and RJ Turcott

# Gold Award Info

- Highest award a Girl Scout can earn
- This award is earned through a process that each girl must follow
- Each project must be girl lead, sustainable, have an education piece as well as hands on learning.



# About My Project

**For my gold award I will be:**

- Making an Oyster Upweller
- Creating Surveys for the community to help them and ensure they have learned something from my project
- Setting up tours that enables the public to view and work hands on with my upweller
- Growing healthy oysters
- Cleaning our harbor



# Construction Of Upweller

- Pump water from the harbor through the tank back out into the harbor
- Oysters will grow from the algae they eat from the water
- We will have 3-4 silos for the oysters to grow in plus a few spat on shell bags
- The trough will be built in the refitted tank

# Building Of Upweller

- New tank stand(help from High school shop teacher)
- Refit tank to fit 3-4 silos and trough for water to flow
- Piping throughout upweller and into the harbor





# Petrel Landing

- Site of upweller
- Source of freshwater
- Electricity availability

(possible hookup to nearby house)

- Spot in public view
- Will be there in the summer
- Need to find winter tank storage



## Weekly Tasks

- Cleaning the tank
- Sieving the oysters
- Measuring oysters(to know when to take them out, and if upweller is working)
- Water quality parameters(looking for the temperature, ph levels,etc)

## Helping Organizations

- Nantucket Land Council
- Nantucket Natural Resources
- Mass Oyster Project
- Nantucket Conservation Foundation

# Development

Any way after Petrel Landing is fully developed with all the plans going in, that we could have a permanent spot for the upweller that is able to hook up to electricity and have a freshwater source?

June 8, 2023

Joshua Malitsky  
253 Madaket Rd, Nantucket, MA 02554  
([jmalitsk@iu.edu](mailto:jmalitsk@iu.edu); 773 919-1809)

**Project Title and Description:**

**Inclusive Work Opportunities Nantucket, Summer 2023**

Inclusive Work Opportunities Nantucket (hereafter, IWON) began in summer 2022 as the Community Cleanup Crew, a partnership between Nantucket nonprofits, the town of Nantucket, and the disabilities community. That summer, Nantucket Town Manager Libby Gibson and Joshua Malitsky created the Community Cleanup Crew, which consisted of 3 young adults between the ages of 18-20 spending 4 mornings a week (3 hours per day) picking up trash across the island—at beaches, fields, cemeteries, bike paths, parking lots, and protected lands. The program was a great success. For the young adults, having paid (\$15/hr) work experience while they are still in school greatly increases their chances of finding full time work and living independently as adults. And the town benefited immensely from the work the young men did to support the cleanliness of the island.

For summer 2023, we propose to grow the partnerships in order to expand the benefits for all stakeholders. We have expanded the number of young and older adults the program supports by reaching out to and inviting participation among a broader community of island families who have young adult/adult children with developmental disabilities. As of May 15th, we have 11 young adults who are interested in participating in IWON 2023.

In collaboration with the town of Nantucket, the Nantucket Land Bank, and the Nantucket Land Council, we propose to expand the types of work that the young adults do. We have already identified a number of work opportunities, ranging from cleanup to town landscape work to environmental conservation to office work, which align with our community's needs and skills. We have connected with the Nantucket Public Schools to be sure that IWON both aligns with and supports their students and the summer educational/vocational programs they offer. We also propose to work closely with Charlie Polachi of the Nantucket Department of Public Works (DPW) to support that division's needs.

For summer 2023, we propose to run IWON from June 21—September 7 with a daily schedule that consists of two 3-hour sessions. From 8:30-11:30 am, a group of workers will engage in outdoor efforts, supporting the DPW, the Land Bank, and the Land Council in any way they need. From 1:00-4:00 pm, another group of workers will do office work such as data entry, scanning files, and any other office-related work that the town, the Land Bank, and the Land Council requests.

**Goals of the Program:**

- To provide a safe, productive work environment for young adults with disabilities

- To provide paid work experience for young adults with disabilities to help grow their skills and capacities to engage in paid work in the future
- To support our partners by providing them substantive value through our community's efforts
- To establish practices and protocols that we can continue to refine as the program grows
- To build and strengthen the disabilities community on the island, providing a space of camaraderie, friendship, and partnerships for families and those who support us.

**Evaluation Tool:**

- At the conclusion of the summer, we will provide the town and our partners a Program Report that will consist of evaluations of the program by:
  - the supervisors
  - the young adult workers
  - the parents of workers
  - the directors of the organizations with whom we partner
- We will measure the success of the program based on how well the evaluators determine we met the goals established at the outset.

**Resource Needs:**

**Staffing:**

- **Lead Supervisor:** one full-time employee, 40 hours a week, to lead the program, serve as a supervisor during both morning and afternoon sessions, organize schedules, communicate with families, and communicate with the town liaisons.
  - **The town of Nantucket has contributed \$10k towards the supervisor's salary. We are requesting an additional \$3k to cover the full cost.**

**Indoor work:**

- The indoor work will consist of scanning important Land Council documents, saving them appropriately, and providing the Land Council with memory drives with the files.
  - 4 people from June 20-July 7 (2.66 weeks) and Aug 14-Sept 1 (6 weeks)
    - 520 hours
  - 3 people from July 10-Aug 11 (5 weeks)
    - 225 hours
    - **Total is 745 hours at x per hour but this will be split with the Nantucket Land Council so approximately 372.5 hours**

**Outdoor work:**

- **The outdoor work will consist of cleaning specified Land Bank properties and weeding/cleaning Land Bank trails.**
  - 4 people from June 20-July 7 (2.66 weeks) and Aug 14-Sept 1 (6 weeks)
    - 208 hours
  - 2 people from July 10-Aug 11 (5 weeks)
    - 60 hours
    - **Total is 268 hours at x per hour**

Total labor costs for summer = 640.5 labor hours for summer

Scanner costs TBD, depending on how you want them done.



**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:** Jeffrey Blondes / Tracey Grace

**MAILING ADDRESS:** LA PETITE CARTINIÈRE, 37460 ORBIGNY, FRANCE / GBS Fine Art, 1<sup>st</sup> Floor, 13 Sadler Street, Wells, Somerset, BA5 2PE, United Kingdom / 209 Polpis Road, Nantucket, MA 02554

**TELEPHONE:** (33)6 82 58 57 98 cell - Jeffrey +44 (0)7595921078 or (781)-929-0723 cell - Tracey

**E-MAIL:** [info@jeffreyblondes.com](mailto:info@jeffreyblondes.com) or [tracey@gbsfineart.com](mailto:tracey@gbsfineart.com)

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**Location of EVENT:** Various locations

**DATE of EVENT:** Multiple **TIME of EVENT:** sunrise to sunset

**Description of attendees (i.e. friends, family, catering staff...):** artist + assistant

**Anticipated number of attendees:** 1-2

**PLEASE DESCRIBE THE EVENT:**

Four times over the course of the year - once in each of the four seasons - starting in September, I would like to make a landscape video across multiple sites in Nantucket. The video, a meditation on the Nantucket landscape, would be approximately 96 - 192 hours in length. Please see the attached project outline for a more detailed description.

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**Other relevant information:**

We would also like to request a waiver of the daily filming fee; with the fee included the project is not financially viable. Upon completion of the project we would be happy to explore the contribution of a print related to the work, similar to what has been done for other works such as [Lunar Perigee](#) to the Land Bank.

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\*\*\*\*\*



**Approved/Denied:** \_\_\_\_\_  
Executive Director

**Date:** \_\_\_\_\_  
*Land Bank Meeting date*

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



## Jeffrey Blondes - Nantucket Landscape Meditation

Originally a landscape painter, Jeffrey Blondes' last 18 years have been devoted to making high definition films in length (to date) from 9 to 104 hours. Similar to his paintings, where his primary instinct has always been to watch, wait and record *en plein air* the subtleties of nature at play in any given landscape, the preoccupation of these films is the point at which landscape and time meet. Writing on his work, Drs Bray and Ede observed "Although Blondes is still the mediator..., film provides [the viewer] with such direct exposure to his subject that it is as though a veil has been lifted. Nature has essentially been brought inside our domestic space and because we see landscape out of its normal context, the viewer is even more acutely aware of it. Watching the films, time seems to pass inexorably slowly with the effect that one is transfixed when at last we see some movement in the landscape."

The work Blondes intends to create on Nantucket builds on this tradition in his work. He will film from sunrise to sunset at various points around the island capturing both the quiet natural beauty found in the center as well as the coastline. The filming will take place four times over the course of a year - once in each season. Blondes usually dedicates a week to the filming process as to minimize the risk of challenging weather conditions. As he will be revisiting the same sites four times over the course of the year his preference is to mark the location of his tripod with a wooden stake (driven flush into the ground, and removed once the project is finished), though it is entirely possible for the place to be marked solely with GPS technology. The potential filming locations Blondes explored in his scouting trip in March are attached.

Regarding the filming practice, Blondes has swapped his easel for a tripod but still tends to work independently though, when possible, with the help of an assistant to help with set-up each morning ahead of sunrise. The focus of the work is the landscape, however exclusive use of the land and its vistas is not required especially as Blondes tends to seek out places that are off the beaten path. The eventual appearance of, for example, hikers or bikes in the background is not an issue as these events are both natural, and so far away that the individuals who might eventually pass will be fleeting at most and unrecognisable to the observer of the finished work.



## Susan Campese

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**From:** Jesse Bell  
**Sent:** Wednesday, May 31, 2023 3:20 PM  
**To:** Jeffrey Pollock  
**Subject:** Fwd: Polpis harbor dinghies  
**Attachments:** IMG\_0911.HEIC

Here is some more background

Begin forwarded message:

**From:** Mark Donato <m.donato@comcast.net>  
**Date:** May 31, 2023 at 1:20:22 PM EDT  
**To:** Jesse Bell <jbell@nantucketlandbank.org>, Rachael Freeman <rffreeman@nantucketlandbank.org>  
**Subject:** Polpis harbor dinghies

Last Wednesday there were 58 kayaks and 28 dinghies at Polpis. This is only 1 parking place in the picture and is getting eroded and destroyed. I think there could be a dinghy rack built here.

Sent from my iPhone





LAND BANK



LAND BANK  
LAND BANK

## CAPITAL PROJECTS - FINANCIAL FORECASTING

### LONG-TERM PROJECTS

Not Started	Washington Street (Various Properties)	Coastal Resiliency Planning & Design Exploration	\$25,000,000	01/01/26	10+ yrs
Ready	Commercial Wharf, 13 & 15	Petrel Landing	\$10,000,000	01/01/25	5 yrs
Not Started	Union St (Consue Springs)	Consue Marsh Restoration, Resiliency Planning, Public Recreation	\$5,000,000	01/01/26	5 yrs
Not Started	East Creek Rd, 16 & 19 (Phase 2)	Spruce Street Connection	\$5,000,000	09/01/24	10 yrs
Not Started	Orange St, 158-174 / Milestone Rd, 2	Merging of Properties	\$1,500,000	01/01/35	10+ yrs
Not Started	Hummock Pond Rd, 201	Dock Repair and Property Improvements	\$250,000	01/01/25	3 yrs
Not Started	Eel Point Rd, 189	Viewing Deck, Parking, etc.			
Not Started	Polpis Rd, 271	Boardwalks, maintenance on historic house			
Not Started	Polpis Rd, 244	House move, dock reno, etc			
<b>Subtotal of Long-Term Projects</b>			<b>\$46,750,000</b>		

## **LONG-RANGE PROJECTS**

**244 Polpis Rd (White)**: Subject to a lease back to the sellers until 10/19/2027. Property ideas include moving and reusing the small house, dock refurbishment, and additional racks for kayaks. This could help alleviate the pressure on the overwhelmed racks at the Holly Farm property which currently serve the mooring field. In other words, kayak launching from this property could be encouraged/promoted in favor of prioritizing dinghy storage for the boating community at Holly Farm. Contains existing grandfathered dock rights but will require a Chapter 91 license to create a new public dock which could take two years or more to plan and permit.

**189 Eel Point Rd (Osorio)**: Seller responsible for moving house at the end of the lease term (1/21/2027). Over the next few years, plan/permit property for public use. Agreement with seller to design/install viewing deck overlooking Eel Point with memorial plaque for his mother. A bocce court is also currently on the property – query whether we want to remove this or not (we have had several requests for croquet, and this seems like a similar recreational activity?). Additional parking will help supplement existing parking for beach access to Madaket Harbor & Eel Point. Driveway will likely need to be relocated as it is shared with a private residential neighbor.

**Petrel Landing**: Recently received positive decision from Office of Appeals & Dispute Resolution (highest level of agency review) at DEP. That decision was appealed to Superior Court by an abutter on Commercial Wharf. Project design needs to be reviewed and updated in consideration of the recommended elevations for flood risk reduction in the long-term Washington St framework plan and Town CRP. Unfortunately, the timeline for this project is unknown due to the constant abutter appeals and slow pace of the court system.

**Consue Spring**: Conceptual plan to be presented by SCAPE in-person on June 27. This project is an ecological restoration that will improve hydrologic flow (dredging channel and culvert replacement), mitigate future flooding issues, eliminate invasives, improve native biodiversity and habitats, increase stormwater filtration capacity (with sediment forebays), and enhance public use of the site through a network of connected walkways which are designed to showcase views of the creeks. The permitting roadmap is more intense than other projects because it includes significant work in a wetland. Timeline is expected to take at least five (5) years and will require extensive coordination with the Town regarding stormwater infrastructure.

**Washington Street Framework Plan**: This is a long-term phased strategy that we will require significant coordination with Town and private property owners to implement. Expected to take 10-20+ years to plan, permit, coordinate, and fully construct. This project is a good candidate for grant funding due to the collaboration required and significant public benefits provided (downtown flood risk reduction, comprehensive stormwater management, enhanced public beach recreation, ADA compliance, restoration of coastal habitats, protection of essential transportation infrastructure, pedestrian/bike safety improvements, etc.). Accordingly, staff

plans to work collaboratively with the Town and other stakeholders (for example, Maria Mitchell) in applying for grant funding throughout the duration of this project.

**Spruce Street/Harbor Walk Connection:** The Harbor Walk has been a planning goal for decades, and town meeting has now authorized all town-owned wetland parcels from Consue to 19 East Creek to be conveyed to the Land Bank, making this idea more viable. Depending on how much the Commission wants to prioritize this project, it might make sense to combine with other permitting efforts at Consue and 19 East Creek.

**201 Hummock Pond Rd (Dooley):** Subject to a lease running in favor of Jeanne Dooley for the rest of her life. Purchased for pond access, there are grandfathered rights with the existing dock. However, it is likely to take at least two years to permit a new public dock, so it would be advisable to get the planning and permitting going soon on this. We may want to consider (and discuss with the neighbor) rerouting the driveway easement so that the private residential access is separated from the public and does not bisect the lot as it does today.

**271 Polpis Rd (Green):** Subject to a lease running to the benefit of Lindsay Green for the rest of her life. Some permitting and carpentry work will be required in the future. Historic horse paddock on the property and abundant wetlands, including a state-certified vernal pool. Abuts NCF land in Middle Moors. Potential for trail connectivity to Moors but will require boardwalks over wetland areas.



**SCAPE LANDSCAPE ARCHITECTURE DPC**

**277 BROADWAY NINTH FLOOR NEW YORK NY 10007**

**T 212 462 2628 SCAPESTUDIO.COM**

**PROPOSAL FOR ON-CALL LANDSCAPE ARCHITECTURAL SERVICES**

Nantucket Island Land Bank On-Call Services

May 12, 2023

Nantucket Islands Land Bank

Jesse Bell, Executive Director

**SUMMARY**

SCAPE is excited for the opportunity to continue our work together with the Nantucket Islands Land Bank (“Land Bank” or “client”) through On-Call Landscape Architecture services to support the ongoing development of public space, conservation, and resiliency projects. As expressed throughout our previous efforts, SCAPE is committed to the design and greater landscapes on Nantucket Island. It would be a great pleasure for us to collaborate with you on the development of this great place.

Per our prior conversations with Rachel Freeman and Jesse Bell, SCAPE is pleased to submit the following request for additional services for on-call services for the Land Bank. We understand the on-call services will be strategically used for implementation planning and design advisory services.

**PROJECT TEAM**

**Consultants to client team.** SCAPE assumes the Land Bank will continue to contract directly with others for site investigations & surveys; coastal, geotechnical, and structural engineering including foundation design; and any environmental review and permitting if required for the tasks.

**Subconsultants to Scape.** SCAPE may need the support of subconsultants depending on the scope of certain tasks. If necessary, SCAPE will identify these support needs and preferred subconsultants and provide fees for their services that would be in-addition-to SCAPE’s fee allowance for on-call services. We also understand that the Land Bank may have on-call contracts with other consultants whom we may coordinate with on specific tasks.

**PROCESS**

Within 5 business days of receiving notice of a new task, and sooner if possible, SCAPE will prepare a brief memo describing the scope, deliverables, and estimated hours / fee for completion. We will also provide a schedule for completion and a timeframe for mobilization.

Upon receipt of a signed proposal or written notice to proceed, SCAPE will mobilize staff and perform the work required by the task.

We will bill our efforts as time and materials (T/M) and we will notify the Land Bank in writing if any active task will require more hours / fee than originally estimated. Furthermore, once 80% of the total Not to Exceed (NTE) allowance for the on-call services has been expended, we will notify the Land Bank to discuss possible extension of services.

**FEES FOR PROFESSIONAL SERVICES**

<b>Project Phase</b>	<b>Duration</b>	<b>SCAPE Fee</b>	<b>Payment Term</b>
On-Call Services	On-going	<b>\$10,000</b>	T/M + NTE

***PAYMENT TERMS:***

**Time and Materials (T/M) with Not to Exceed (NTE):** Time and Materials (T/M) phases shall be invoiced monthly according to SCAPE scheduled rates effective on the date of this proposal. Please see hourly rates table below. Services rendered within the billing period will be separately described for each hourly task invoiced. Not to Exceed (NTE) amounts will not be increased without Client's prior approval.

**Reimbursable Expenses (estimate):** Project expenses may include in-house printing costs for presentation materials, model supplies, travel costs for site and potential nursery visits. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. Additional renderings and physical models shall incur additional fees. SCAPE will add a 10% mark-up on all reimbursable project expenses.

***HOURLY BILLING RATES:***

Estimated fees for services for each new task will be calculated based on our then-current hourly billing rates. 2023 rates are as follows:

Founding Principal	\$350/Hour
Principal	\$300/Hour
Director	\$220/Hour
Senior Associate	\$190/Hour
Associate	\$150/Hour
Senior Designer	\$135/Hour
Designer	\$110/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice.

Services outlined under the Scope of Services shall be provided per the Terms and Conditions in the Agreement for Professional Services.

**SIGNATURE PAGE**

SCAPE requires a signed proposal, a Notice-to-Proceed to start work. Upon acceptance of this proposal, this scope for additional services will be under the already existing terms and agreement between SCAPE and the Client team.

*Landscape Architect*

Client

SCAPE / LANDSCAPE ARCHITECTURE DPC

Nantucket Islands Land Bank

 *ALandes*

By: Alexis Landes

By: \_\_\_\_\_

Title: Managing Principal

Title: \_\_\_\_\_

Date: 5/12/2023

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

June 6, 2023

2023-0119

Jesse A. Bell, Esq.  
Executive Director  
Nantucket Islands Land Bank  
22 Broad Street  
Nantucket, MA 02554

## Coastal Resilience On-Call

Woods Hole Group is pleased to submit the following proposal for on-call support of Nantucket Land Bank’s ongoing coastal resilience work. This contract will provide a mechanism for the Land Bank to access Woods Hole Group’s input and advice on matters including (but not limited to) sea level rise, coastal storms, coastal wetlands and/or coastal processes as they may apply to Land Bank owned properties or prospective acquisitions.

Additionally, this On-Call contract may facilitate direct field support, mapping and/or modeling as needed, understanding that if there is a scope request requiring significant project work, then a separate proposal will be provided (at the discretion of Woods Hole Group and with Land Bank agreement). Woods Hole Group will continue to serve as a subcontractor to SCAPE on their formal design projects with separate scopes and budgets, but will use this On-Call arrangement with Land Bank to collaborate with SCAPE on certain inquiries related to their own similar On-Call contract with the Land Bank.

This contract will not exceed \$10,000 unless otherwise approved by the Land Bank. The table below presents current ranges of rates that typically apply to labor categories and codes anticipated to be required for this on-call work; the rate structure is subject to increase as soon as 2024:

Labor Categories	Labor Codes	Rate
Administrative Support	AD02	\$85/hr
Coastal/Wetlands Technicians Coastal/Civil Engineering Technicians Resiliency Technicians Permitting Technicians	SET3	\$115/hr
Coastal Modelers Coastal/Civil Engineers Coastal/Wetlands Scientists Resiliency Specialists Permitting Specialists	SET4 SET5 SET6	\$130/hr \$145/hr \$165/hr
Senior Coastal/Civil Engineers Senior Coastal/Wetland Scientists Senior Resiliency Specialists Senior Permitting Specialists	SET7 SET8 SET9 SET10	\$190/hr \$205/hr \$225/hr \$250/hr



This proposal for **On-Call Services** was assembled under the guidelines for a **Time & Materials “Not to Exceed”** contract. Total charges for our services through this on-call contract **will not exceed \$10,000 without written authorization** from The Nantucket Islands Land Bank. The actual cost for our services will be invoiced based on the amount of time it takes to complete all requested tasks. Materials and other direct costs will be invoiced at cost plus our standard markup. **Woods Hole Group reserves the right to increase hourly rates** used by the contract with advance notice to Land Bank; the rates shown in the above table are current as of June 2023, but may be subject to increase over the duration of this contract based on Woods Hole Group’s most current rate table (which may be updated annually, and as soon as 2024). Invoices for services rendered will be submitted monthly. Unless otherwise agreed to in writing, payment is due within 30 days following the date of our invoice. In the event of payments that are significantly or routinely late, Woods Hole Group retains the right to withhold work products and stop work until payment issues are redressed. In case of refusal to address payment issues, Woods Hole Group retains the right to use appropriate legal measures to obtain rightful payment.

If you have any questions, or need any additional information, please don’t hesitate to contact us.

Regards,  
The Woods Hole Group

Joseph J. Famely  
Climate & Sustainability Team Lead

**Acceptance and Authorization to Proceed:**

“I authorize Woods Hole Group, Inc. to proceed with the above On-Call contract for coastal resilience support.”

Representative of Woods Hole Group, Inc.

Client Representative

\_\_\_\_\_  
Name Date

\_\_\_\_\_  
Name Date

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
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
<b>May-22</b>	<b>85</b>	<b>50</b>	<b>35</b>	<b>\$114,937,121</b>	<b>\$107,212,121</b>	<b>\$2,144,242</b>
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
THRU MAY 22	1,202	561	641	2,304,432,483	2,221,354,308	44,457,076
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
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
<b>May-23</b>	<b>82</b>	<b>46</b>	<b>36</b>	<b>\$123,501,599</b>	<b>\$119,844,099</b>	<b>\$2,396,882</b>
THRU MAY 23	881	509	372	\$1,380,954,569	\$1,307,850,538	\$26,195,713
Average	80	46	34	\$125,541,324	\$118,895,503	\$2,381,428
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

### FISCAL YEAR TRANSFER REVENUE COMPARE 2019 - 2023

