

AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 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. 60 Millbrook Road/Apple Orchard – Educational Workshop Proposal
3. PROPERTY MANAGEMENT
 - a. 8 Wesco Place/Lily Pond – Wedding Request (10/14/23)
 - b. 22 Tennessee Avenue/Sharpe – Request for Weekly Donation Collections (Hospital Thrift Shop)
 - c. 231 Polpis Road/Reyes Pond – Egan Maritime Institute Parking Request (7/14/23)
 - d. 2 Milestone Road/Creeks Preserve – Planting Request
 - e. Capital Project Planning Process – Review
 - f. Consue Spring Restoration Plan – Review
 - g. Capital Projects Review Continued – Long-Range Projects
4. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. Current “O” Exemptions
5. REGULAR BUSINESS
 - a. Strategic Plan - Consideration
 - b. Review of Conservation Commission Regulation Changes
6. APPROVAL OF MINUTES
 - a. Regular Meeting of June 27, 2023
7. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
 - c. Warrant Authorization – Fiscal Year 2023 Cash Disbursements
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 convene 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. RECONVENE IN OPEN SESSION

1. PERSONNEL MANAGEMENT

a. Executive Director – Annual Review

D. ADJOURNMENT

Susan Campese

From: Emma Kantola
Sent: Wednesday, July 5, 2023 11:34 AM
To: Susan Campese
Subject: [For Commission Agenda] Fw: Orchard - public workshops

Hi Susan,

Jordan would like to host a workshop at the Apple Orchard. Below (highlighted) is the description of her event - could we add this to the Commission meeting agenda for them to review?

When I write back to her, I'll let her know that July 11 won't be possible, since we don't have a commission meeting before then. I also wanted to ask you if she should plan to attend the meeting to answer any questions they might have?

Thank you!
Emma

From: Jordan Mchugh <jordanleemchugh@icloud.com>
Sent: Wednesday, July 5, 2023 8:40 AM
To: Emma Kantola <ekantola@nantucketlandbank.org>
Subject: Re: Orchard - public workshops

Land bank

The Land Bank would like to introduce the Millbrook Heritage orchard to our Nantucket community. We would love to share the history and progress of Nantucket's first public orchard. Come join us at (xx) Millbrook road at (11am on Tuesday July 11) to say hello to this special place.

During this program we will be going over the importance and purpose of heirloom varieties, methods and maintenance of organic orcharding, and public information about the orchard going forward.

We hope to see you there!



**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: Emma Kantola
MAILING ADDRESS: 153 Hummock Pond Road, Nantucket, MA 02554
TELEPHONE: (978)-886-8350 **E-MAIL:** ekantola@nantucketlandbank.org

Proposed Location of EVENT: Lily Pond Park
DATE of EVENT: 10/14/2023 **TIME of EVENT:** 2:30 PM - 4:30 PM

Description / Anticipated # of attendees *friends, family, catering staff.* 80-90 attendees (pending RSVPs)

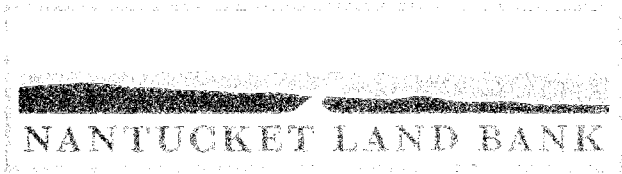
PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):

The event is a wedding ceremony. The ceremony will be roughly 20 minutes (4:00-4:20 PM). We likely will rent ~20 chairs, which will get set up at roughly 2:30 PM prior to the ceremony, and be taken down directly afterwards. We will have a friend play acoustic guitar for the ceremony. The wedding party would take some photos on the boardwalk afterwards, and everyone will walk to the reception (at Lemon Press) from the park. For those who are unable to walk, they may order ubers / taxis from the park parking lot. There will be no food or drink offered.

Approved/Denied: _____ **Date:** _____
Executive Director Approval date

Staff Comments: _____

ⁱ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvoniik at 508-325-4166 or by email to mdzvoniik@police.nantucket-ma.gov



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

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

REQUESTS FOR TEMPORARY PRIVATE EVENT USE ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME: Hospital Thrift Shop, Inc.

MAILING ADDRESS: Po Box 3 Nantucket MA 02524

TELEPHONE: () - () - cell () - () - home () - 224 - 1125 work

E-MAIL: manager@hospitalthriftshop@gmail.com

Location of EVENT: 22 Tennessee Avenue parking lot

DATE of EVENT: Thursday 7/16-9/17 **TIME of EVENT:** 7:45am-9am

Description of attendees (i.e. friends, family, catering staff...): Hospital Thrift Shop Volunteers will be on site to accept donations - people in & out.

Anticipated number of attendees: unknown -

PLEASE DESCRIBE THE EVENT:

The Hospital Thrift Shop would like to offer a donation drop-off site in Nantucket similar to what we do in Scituate on Tuesdays. We have found having satellite drop-off locations helps our potential donors & keeps our donations well stocked!

Other relevant information:

We look forward to partnering with the Land Bank & hope our request will be approved.
Thank you, Mary Casan,

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Susan Campese

From: Jesse Bell
Sent: Thursday, July 6, 2023 4:47 PM
To: Carlisle Jensen
Cc: Susan Campese
Subject: RE: 231 Polpis Rd

Hi Carlisle!

I hear you (aahhh!!). I think it would be okay but just to be sure I'd like to run it by the Commission on 7/11. Would that work? Then I can give you a definite answer on 7/12. There are also a couple of spots closer to you at our Eilert property (listed as "0 Polpis Rd" on the Nantucket GIS). I don't think that parking area can fit 5 cars though.

Best,
Jesse

From: Carlisle Jensen <cbjensen@eganmaritime.org>
Sent: Thursday, July 6, 2023 4:27 PM
To: Jesse Bell <jbell@nantucketlandbank.org>
Subject: 231 Polpis Rd

Hi Jesse,

Happy Summer - ah!

I am reaching out to see if it is at all possible to use the parking area at 231 Polpis Rd during our annual event on July 14th.

We have two auxiliary parking lots but naturally, it is never enough :(I would love to have my staff (5 cars MAX) park at the Reyes Pond lot from 5 - 8pm on July 14th.

Is this possible?

Thanks

--

Carlisle Barron Jensen

Executive Director

Egan Maritime Institute

3 Freedom Square | PO Box 2923

Nantucket, MA 02584

(W): 508-228-2505 (M): 508-577-5514

cbjensen@eganmaritime.org

[Learn More about Membership Opportunities](#)



Surfing Hydrangea Nursery, Inc.
 Post Office Box 2819
 Nantucket, MA 02584-2819
 (508) 228-6828 Phone
 (508) 228-3085 Fax
 www.surfinghydrangea.com

Quote
 Quote expires
 August 4, 2023 12:00 am

Ticket #: 1-1000745
Ticket date: 7/5/23
Customer #: NALABA
Sales Rep: CRAIG
Station: BO7

Bill to: Nantucket Land Bank
 22 Broad Street
 Nantucket, MA 02554
 508-228-7240

Ship to:

Per:
Job Details: Quote for Fall 2023

Item Lookup Code	Description	Quantity	List Price	Net Price	Extended
MYPE-F7'H	Myrica pennsylvanica Bayberry	3	425.00	340.00	1,020.00
ILOPDAFE-F8'P	Ilex opaca 'Dan Fenton' Dan Fenton American Holly <i>8/10' Premium Grade - Ship best typical native cultivar or species type if approved</i>	3	1,295.00	1,036.00	3,108.00
JUVI-F8'	Juniperus virginiana (seedling grown) Eastern Red Cedar <i>8/10'</i>	3	575.00	460.00	1,380.00

User: CRAIG

Total line items: 3

Sale subtotal: 5,508.00

Tax: 0.00

Total: 5,508.00

- NURSERY STOCK CARRIES NO WARRANTY.
 - PLANTS LEFT UNCLAIMED BEYOND ONE WEEK WILL
 AUTOMATICALLY BE RETURNED TO OUR OPEN
 INVENTORY.

- NO RETURNS OR EXCHANGES.
 - PLEASE MONITOR THE WATER REQUIREMENTS OF
 NEWLY INSTALLED PLANTS REGULARLY.



A UNIFIED VISION - NEAR TERM



Nantucket Harbor

BEACH ACCESS

MARSH PERCH

EXPANDED BIKE ENTRY

GOOSE POND STEPPED EDGE

DUCK LAWN

ELEVATED CAUSEWAY

CONNECTIVE BRIDGE

MARSH OVERLOOK

HABITAT RESTORATION

CONNECTIVE TIDE GATE

COASTAL CANOPY

CONNECTIVE WALKWAYS

COASTAL GARDENS

WELCOMING ENTRY

EXPANDED BIKE ENTRY

A UNIFIED VISION - LONG TERM POTENTIAL



Nantucket Harbor

BEACH ACCESS

MARSH PERCH

EXPANDED BIKE ENTRY

GOOSE POND STEPPED EDGE

DUCK LAWN

ELEVATED CAUSEWAY

CONNECTIVE BRIDGE

MARSH OVERLOOK

HABITAT RESTORATION

CONNECTIVE TIDE GATE

COASTAL CANOPY

CONNECTIVE WALKWAYS

COASTAL GARDENS

WELCOMING ENTRY

BOARDWALKS

EXPANDED BIKE ENTRY

A RESTORED SALT MARSH HABITAT



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.

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

1. June 2023 Transfers – Record Nos. 45622 through 45681

a. Current “M” Exemption and Liens:

No. 45636 Liliana Kovacevik and Dalibor Kovacevic

No. 45650 Ezequiel Portillo Sandoval and Maria I. Pineda De Portillo

b. Current” O” Exemptions and Liens:

No. 45651 Aaron McAuley and Heather McAuley

No. 45668 Petar A. Kanchev and Nadya V. Kancheva

Nantucket Islands Land Bank

Transfers by Month Report

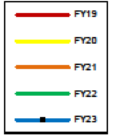
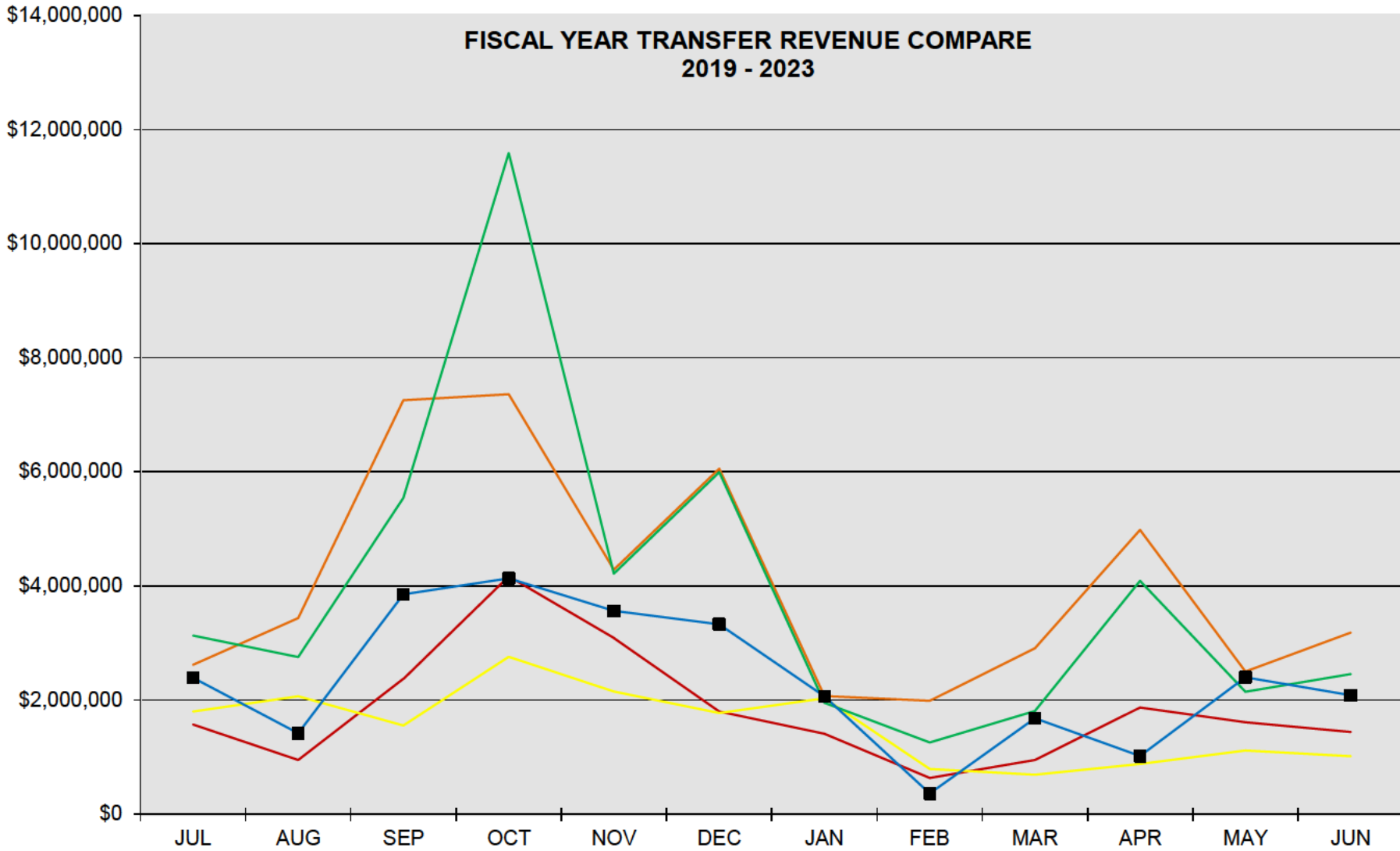
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45622	6/1/2023	4232	187	FAIR ST, 41	KESSLER	ISTANBULLU/TROUTMAN	-1	0	0	0	0.04	\$2,850,000.00	\$57,000.00	
45623	6/1/2023	4241	046	E LINCOLN AV, 14	14 EAST LINCOLN LLC	14 EAST LINCOLN LLC	-1	0	0	0	0.12	\$0.00	\$0.00	C
45624	6/1/2023	5541	1742	W DOVER ST, 8	FORCHIELLI	BRINKERHOFF,EST, ELI	-1	0	0	0	0.11	\$0.00	\$0.00	E
45625	6/1/2023	4234	143	LIBERTY ST, 20	ACK 2022 LLC	SANGUINETTI	-1	0	0	0	0.17	\$5,156,287.50	\$103,125.75	
45626	6/1/2023	0060	103	MADAKET RD, 328	ACK ATLAS LLC	HERNANDEZ	-1	0	0	0	0.36	\$0.00	\$0.00	I
45627	6/6/2023	0593	2705	S CAMBRIDGE ST, 34	CHRISTIAN/REID/CHRIS	CHRISTIAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
45628	6/7/2023	0072	018	WOOD HOLLOW RD, 2	OYSTERCATCHER HOLDIN	STERNICK	-1	0	0	0	1.50	\$0.00	\$0.00	I
45629	6/7/2023	0066	536	WHITE WHALE LN, 6	MALFATI/DENCHEVA	MCDONOUGH	0	0	-1	0	0.23	\$935,000.00	\$18,700.00	
45630	6/7/2023	0066	354	LUFF RD, 11	ANTHONY C BARILA REV	BARILA	-1	0	0	0	0.55	\$0.00	\$0.00	D
45631	6/8/2023	0066	188	GOLFVIEW DR, 16	OWEN FAMILY TRUST	OWEN	-1	0	0	0	0.45	\$0.00	\$0.00	D
45632	6/8/2023	0066	019	BARTLETT RD, 32	32 BARTLETT LLC	MICHAEL H KALMAN REV	-1	0	0	0	0.14	\$2,100,000.00	\$42,000.00	
45633	6/8/2023	0087	153-	NONANTUM AV, 25	BRANDT, JR	BRANDT, EST, ELAINE	0	0	-1	0	0.21	\$0.00	\$0.00	E
45634	6/8/2023	0087	153-	NONANTUM AV, 25	25 NONANTUM LLC	BRANDT, JR	0	0	-1	0	0.21	\$0.00	\$0.00	I
45635	6/8/2023	0087	153-	NONANTUM AV, 25	NONANTUM 25 LLC	25 NONANTUM LLC	0	0	-1	0	0.21	\$0.00	\$0.00	B
45636	6/9/2023	0068	373	ASTER CT, 3	KOVACEVIC	DEXTER STREET REALTY	0	0	-1	0	0.10	\$625,000.00	\$0.00	M
45637	6/9/2023	0056	104-	SOMERSET RD, 14, L10	BITTERSWEET LANE HOM	SOMERSET NOMINEE TRU	0	0	-1	0	0.48	\$0.00	\$0.00	D
45638	6/12/2023	0067	6142	ESSEX RD, 29B, #2	FLORES DE ESTRADA	FLORES DE ESTRADA/GU	0	0	0	-1	0.00	\$0.00	\$0.00	K
45639	6/12/2023	0029	133	N BEACH ST, 50	50 N BEACH STREET LL	HEALEY	-1	0	0	0	0.11	\$0.00	\$0.00	I
45640	6/12/2023	0068	704	EVERGREEN WY, 10	DAVID M AND LINDA M	CHARNES	-1	0	0	0	1.86	\$0.00	\$0.00	D
45641	6/12/2023	7313	099	FRONT ST, 11	ARVAY REALTY TRUST	ARVAY	-1	0	0	0	0.12	\$0.00	\$0.00	D
45642	6/12/2023	7313	078	FOLGERS CT, 3	ARVAY REALTY TRUST	ARVAY	-1	0	0	0	0.01	\$0.00	\$0.00	D
45643	6/13/2023	5514	391	WASHINGTON ST, 115A	STASIOWSKI 115 WASHI	KESSLER	0	0	0	-1	0.00	\$3,090,000.00	\$61,800.00	
45644	6/13/2023	0068	167	OLD SOUTH RD, 111B	111 OSR LLC	BUNTING	0	0	-1	0	0.33	\$1,332,500.00	\$26,650.00	
45645	6/13/2023	0055	804	SPARKS AV, 16E	HIMY/USICH	HIMY	0	0	0	-1	0.00	\$0.00	\$0.00	C
45646	6/14/2023	0030	105	HINCKLEY LN, 17	17 HINCKLEY NOMINEE	17 HINCKLEY NOMINEE	-1	0	0	0	0.65	\$0.00	\$0.00	D
45647	6/14/2023	0055	673	SHADY MAPLE LN, 9	ALLEN	ALLEN	0	0	-1	0	0.12	\$360,000.00	\$5,400.00	C
45648	6/14/2023	0041	568	BARNABAS LN, 8	PHILIP G CONDON REV	CONDON	0	0	-1	0	0.18	\$0.00	\$0.00	D
45649	6/15/2023	0066	426	BARTLETT RD, 73	NOL-JACK SHACK LLC	73 BARTLETT ROAD LLC	0	-1	0	0	0.26	\$1,825,000.00	\$36,500.00	
45650	6/15/2023	0069	222	PARK CI, 3A	SANDOVAL/DE PORTILLO	PARK CIRCLE TRUST	0	0	0	-1	0.00	\$837,500.00	\$0.00	M

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45651	6/15/2023	0066	234	EQUATOR DR, 14A	MCAULEY	LONG	-1	0	0	0	0.50	\$767,511.00	\$0.00	O
45652	6/15/2023	0073	086	HYDRANGEA LN, 4	PISANO	DEPALMA	-1	0	0	0	0.12	\$3,750,000.00	\$75,000.00	
45653	6/16/2023	4232	212	WASHINGTON ST, 25B	373 LONGLEY NOMINEE	KOLB	-1	-1	0	0	0.11	\$3,250,000.00	\$65,000.00	
45654	6/16/2023	0593	098	MIDLAND AV, 7	7 MIDLAND NOMINEE TR	FIVE K REALTY TRUST	0	0	0	-1	0.00	\$151,300.00	\$3,026.00	
45655	6/20/2023	0067	555	SURFSIDE RD, 71	AYOTTE	GREIM	-1	0	0	0	0.11	\$0.00	\$0.00	K
45656	6/20/2023	0593	029	S CAMBRIDGE ST, 25	BTM VENTURES LLC	O'HEARN	-1	0	0	0	0.14	\$0.00	\$0.00	I
45657	6/20/2023	0080	315	SURFSIDE RD, 146	146 SURFSIDE LLC	146 SURFSIDE ROAD LL	-1	0	0	0	1.26	\$5,250,000.00	\$105,000.00	
45658	6/20/2023	0030	617	DELANEY RD, 14	RINNIER	NANTUCKET BOB LLC	-1	0	0	0	0.11	\$4,295,000.00	\$85,900.00	
45659	6/21/2023	4242	090	N WATER ST, 4	FP 4 NORTH WATER LLC	OBED JOY LLC	-1	0	0	0	0.18	\$5,650,000.00	\$113,000.00	
45660	6/22/2023	0041	800	MADAKET RD, 88	MARIKO G LEBARON RE	88 MADAKET ROAD REAL	-1	0	0	0	1.84	\$0.00	\$0.00	D
45661	6/27/2023	7132	247	IPSWICH ST, 9	MARIANO-MOYNIHAN	MOYNIHAN/MARIANO-MO	-1	0	0	0	0.18	\$0.00	\$0.00	C
45662	6/27/2023	0020	021+	WAUWINET RD, 38	NASSIF	LAMB	-1	0	0	0	0.27	\$120,000.00	\$2,400.00	
45663	6/27/2023	4241	652	DOLPHIN CT, 4	THE BRANT RE LLC	BPC 4 DOLPHIN COURT	0	-1	0	0	0.14	\$0.00	\$0.00	I
45664	6/27/2023	4241	065	N BEACH ST, 6	THE BRANT RE LLC	BPC 6 NORTH BEACH ST	0	-1	0	0	0.14	\$0.00	\$0.00	I
45665	6/27/2023	4241	651	N BEACH ST, 8	THE BRANT RE LLC	BPC 8 NORTH BEACH ST	0	-1	0	0	0.15	\$0.00	\$0.00	I
45666	6/28/2023	4233	157	PLEASANT ST, 4	PLEASANT SUMMER ISLA	JOHN G TOLAND REVOCA	-1	0	0	0	0.16	\$0.00	\$0.00	I
45667	6/28/2023	0067	6931	FAIRGROUNDS RD, 71R	GALL	FAIRGROUNDS PROPERTI	0	0	-1	0	0.26	\$2,500,000.00	\$50,000.00	
45668	6/28/2023	0068	877	HONEYSUCKLE DR, 9	KANCHEV/KANCHEVA	NANTUCKET PROPERTY O	-1	0	0	0	0.10	\$306,500.00	\$0.00	O
45669	6/28/2023	0054	172	BREWSTER RD, 31	TEARDOWN LLC	MOHLER	-1	0	0	0	1.37	\$0.00	\$0.00	I
45670	6/29/2023	0067	1782	GRAY AV, 10A	KEAY	HUMPHRIES	-1	0	0	0	0.24	\$5,745,000.00	\$114,900.00	
45671	6/29/2023	0043	220	MOORS END LN, 3	GORDON	MOORS END TRUST	-1	0	0	0	0.58	\$2,984,000.00	\$59,680.00	
45672	6/29/2023	0080	145-	MASQUET AV, LOT B	ZEVNIK	TOWN OF NANTUCKET	0	0	-1	0	0.71	\$59,019.70	\$1,180.40	
45673	6/29/2023	0080	245	MASQUET AV, 3	3 MASQUET LLC	ZEVNIK	-1	0	-1	0	2.95	\$3,500,000.00	\$70,000.00	
45674	6/29/2023	0080	245-	MASQUET AV, LOT D	DISIBIO	TOWN OF NANTUCKET	0	0	-1	0	0.07	\$6,522.70	\$130.46	
45675	6/30/2023	0054	160	BERKELEY AV, 21	NANTUCKET MOUNTAIN L	JONES	-1	0	0	0	3.56	\$38,127,500.00	\$762,550.00	
45676	6/30/2023	0040	085	DEACONS WY, 6	FALL	LEACH	-1	0	0	0	1.85	\$9,400,000.00	\$188,000.00	
45677	6/30/2023	0068	2503	OLD SOUTH RD, 41C	ACK CONDO LLC	SHEA	0	0	0	-1	0.00	\$605,000.00	\$12,100.00	
45678	6/30/2023	4243	991	CENTER ST, 74	NANTUCKET GRACELAND	BRIAND	0	0	0	-1	0.00	\$1,200,000.00	\$24,000.00	
45679	6/30/2023	0068	727	EVERGREEN WY, 1	NANTUCKET SAFE HARBO	VALERO	-1	0	0	0	1.84	\$4,000,000.00	\$0.00	G
45680	6/30/2023	0056	073	HUMMOCK POND RD, 70	BERNARD	BERNARD REALTY TRUST	-1	0	0	0	1.58	\$0.00	\$0.00	D
45681	6/30/2023	0080	145-	ATLANTIC AVE, LOT A	NANTUCKET ISLANDS LA	TOWN OF NANTUCKET	0	0	-1	0	0.00	\$0.00	\$0.00	A

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
						GRAND TOTALS	-35		-14			\$110,778,640.90		
								-5		-8	29.04		\$2,083,042.61	

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
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
FY22 TOTALS	1,300	618	682	2,435,130,939	2,344,031,363	46,910,617
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
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
FY23 TOTALS	941	545	396	\$1,491,733,210	\$1,412,002,668	\$28,278,756
Average	78	45	33	\$124,311,101	\$117,666,889	\$2,356,563
Low	50	33	13	\$19,474,665	\$17,669,500	\$361,890
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

FISCAL YEAR TRANSFER REVENUE COMPARE 2019 - 2023



MONTHLY TRANSFER STATISTICS CALENDAR 2022

CAL22 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-22	81	42	39	\$111,899,100	\$97,499,100	\$1,950,732
Feb-22	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
Mar-22	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
THUR JUN 22	497	276	221	\$738,980,046	\$683,818,428	\$13,694,359
Average	87	47	40	\$144,033,123	\$134,680,908	\$2,697,634
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

MONTHLY TRANSFER STATISTICS CALENDAR 2023

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23						
Aug-23						
Sep-23						
Oct-23						
Nov-23						
Dec-23						
THRU JUN 23	394	259	135	\$502,315,776	\$479,650,203	\$9,601,504
Average	66	43	23	\$83,719,296	\$79,941,701	\$1,600,251
Low	50	33	13	\$19,474,665	\$17,669,500	\$361,890
High	82	50	36	\$123,501,599	\$119,844,099	\$2,396,882

CALENDAR YEAR TRANSFER REVENUE COMPARE 2019 - 2023

