

AGENDA
Nantucket Land Bank Commission
Regular Meeting of October 10, 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. Donation Acknowledgement

2. PROPERTY MANAGEMENT

- a. 65/67 Easton Street/Land Bank Rain Garden – Proposal
- b. 14 Cathcart Road/House Repairs – Bid Award
- c. 125 Somerset Road/Farmhouse - Discussion
- d. Magnolia Avenue Stairs – Update and Discussion
- e. 15 Burnt Swamp Lane – No Hunting Request

3. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemptions

4. REGULAR BUSINESS

- a. Policy for Indoor Recreation Use Requests

5. APPROVAL OF MINUTES

- a. Regular Meeting of September 26, 2023, and Special Meeting of September 14, 2023

6. PERSONNEL MANAGEMENT

- a. Executive Director - Compensation

7. CONSENT ITEMS

- a. Monthly Transfer Statistics - September
- b. Warrant Authorization – Cash Disbursements
- c. Sustainable Nantucket Letter of Support – Nantucket Golf Club Grant

8. COMMISSIONER/STAFF 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. Nantucket Superior Court, C.A. No. 2275CV00024:NILB v. Architectural Access Board – Easy Street Park Variance denial
- b. 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

65 & 67 Easton Street

Update 09.27.23

DESCRIPTION OF PROJECT: This project involves the creation of an accessible pocket park on a busy, downtown corner that includes a rain garden and the naturalization of an existing, previously disturbed wetland. The rain garden has multiple functions that include storing stormwater during rain and flooding events as well as providing an educational opportunity for the public.

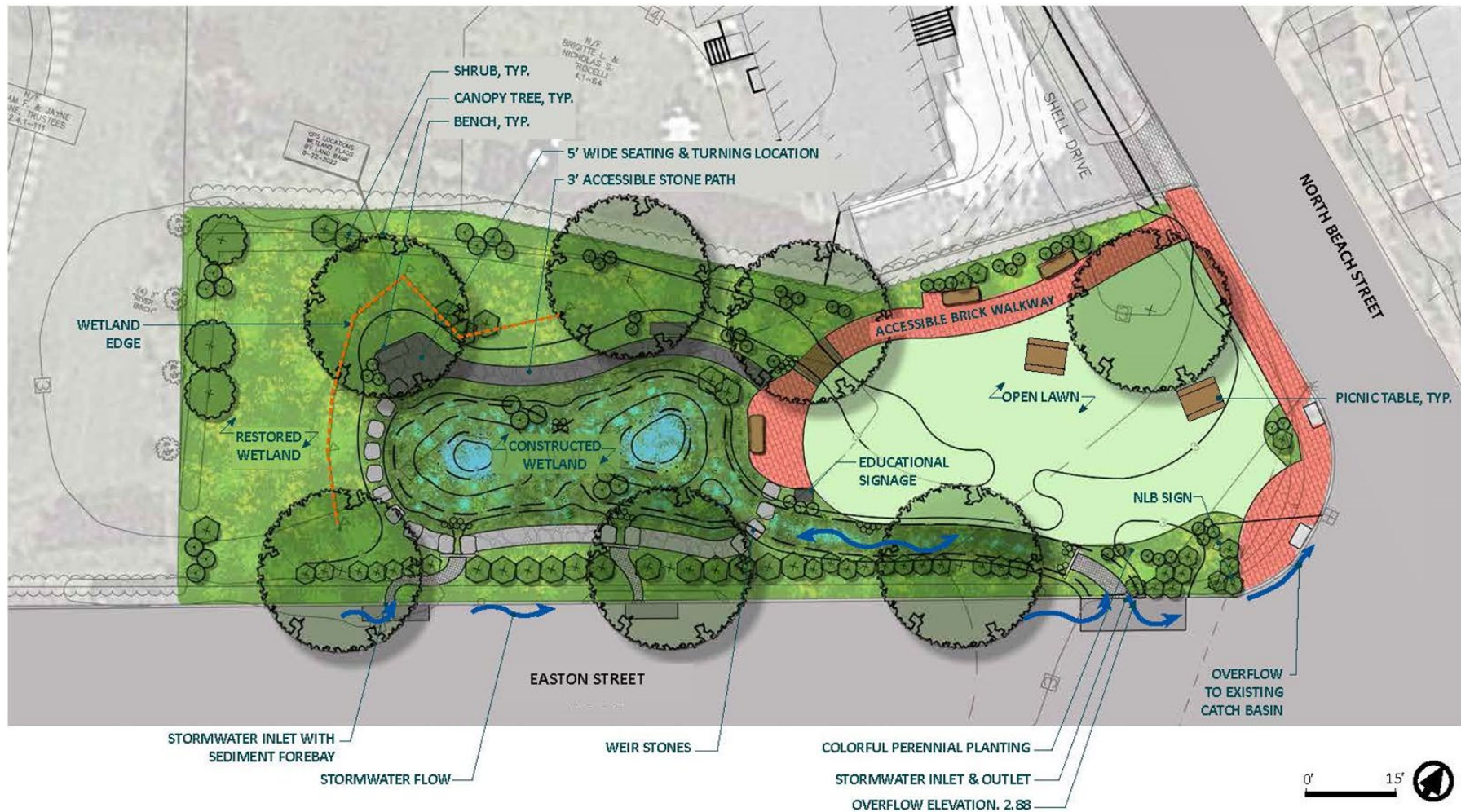
PROJECT STATUS AND CONSIDERATIONS: All permits have been obtained. Staff and Horsley-Witten are initiating bed specifications.

TIMEFRAME AND COST ESTIMATE:

Bid specifications and bid package to be developed this fall. Earliest start of construction could be spring 2024.

Expenses to Date: \$53,353.05

Project cost estimate: \$530,000



EASTON STREET POCKET PARK - CONCEPT PLAN
 NANTUCKET, MA

JANUARY 2022



MULTI-SITE BUILDING IMPROVEMENT PROJECTS

UPDATED 10/02/23

LOCUS: 14 Cathcart Road

48,300± s.f. lot in LUG-1 with 1 ½ story 3BR Dwelling Unit (840 s.f. ground cover)

Purpose: Y.R. EMPLOYEE HOUSING & Overflow beach parking

DESCRIPTION OF PROJECT: Deleading, interior renovations, potential HVAC upgrades – consisting of 2 Phases:

Scope

Phase 1

- Connect to sewer
- Replace entry door
- Replace garage door with Andersen Frenchwood 6068 door
- Reglaze windows at east elevation
- Paint doors at floor 2 deck
- New architectural asphalt roof (1,200 SF +/-) evaluate presumed rigid / SIP insulation assembly
- Lead paint evaluation / mitigation
- Replace trim and gutters at roof as needed
- Remove finish from window and door casings
- All trim to be natural to weather
- Explore heating options
 1. Refurbish existing electric base board
 2. Add LP Rinnai units
 3. Convert to ducted air with air source heat pump
- Evaluate and replace appliances as needed
- Evaluate water filtration system
- Cleaning
- Interior paint (white) all walls, ceiling, trim
- Evaluate fireplace
- Evaluate fire suppression system
- Pest control / mitigation
- Create patio at basement level utilizing existing timbers and new landscape elements

Phase 2

- Replace doors at West elevation with comparable Andersen Frenchwood units
- Integrate entire basement (840 SF +/-) into thermal envelope with insulation and finished wall at CMU wall
- Option: Create additional bedroom and / or family room at basement
- Option: Add bathroom at basement
- Option: Create separate apartment at basement
- Replace deck brackets with braced posts to new footings

PROGRESS: HDC approval. A portion of Phase 1 has been completed to prepare for seasonal/summer housing. Septic was abandoned and sewer connection has been installed. Entry door has been replaced. Lead paint evaluation has occurred. Some interior painting completed. Land Bank field crew installed a public parking area and perimeter post and rail fence within the southwestern portion of the property.

MULTI-SITE BUILDING IMPROVEMENT PROJECTS

ESTIMATED COSTS: \$1,062,000 ± NOTE: THE SCOPE OF THIS PROJECT CHANGED PRIOR TO BEING PUT OUT TO BID.

SPENT TO DATE: \$59,065.64 (design, procurement, connection to sewer)

CONSIDERATIONS AND OPTIONS: We are concerned that this price seems high for the work proposed. Costs could be cut if aspects of Phase 2 were trimmed or eliminated altogether. In addition, there are certain components of this project which could be accomplished in-house. Standard specification plan set will lead to more reliable construction estimate – 60% design completion / known and other 40% design contingency. Moving forward with this project will provide housing for a Land Bank employee and family.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date: 10/1/2023 Time Needed: 6 mo.s Completion Date: 4/1/2024

**based on bidding timeliness*

NEXT STEPS:

- Two bids were received:
 - \$357,000 Mike's Construction Company (Dudley, MA)
 - \$460,000 Drizos Contracting, LLC (Burlington, MA)

Building Photo



MULTI-SITE BUILDING IMPROVEMENT PROJECTS

UPDATED 10/02/23

LOCUS: 125 Somerset Road – Marble Farmhouse Basement Apartment

5 acre lot in LUG-3 w/ 2-story 1,004± s.f. “farmhouse” DU.

Purpose: EMPLOYEE HOUSING

DESCRIPTION OF PROJECT: convert unfinished basement into 2-BR apartment and add retaining wall. Could involve upgraded septic system &/or at the least an additional leach pit.

Scope

1. Finish 900 SF +/- of basement to create apartment
2. Add egress and window wells as needed
3. Separation assembly from existing dwelling above
4. Independent mechanical system

PROGRESS: HDC pending. Need survey to assess potential need for septic upgrades.

ESTIMATED COSTS: \$880,000 OR \$910,000 ± (with septic upgrade)

SPENT TO DATE: \$30,313.51 (Design and procurement)

STAFF RECOMMENDATIONS: Whether this apartment is necessary is an ongoing discussion. However, if additional Land Bank staff housing is needed, this could provide both seasonal and YR employee housing as well as potentially enable us to provide ‘free’ lodging to off-island contractors, thus reducing our own overhead.

ESTIMATED TIME FRAME* FOR COMPLETION: Start date:10/1/2023

Time Needed: 6 mos

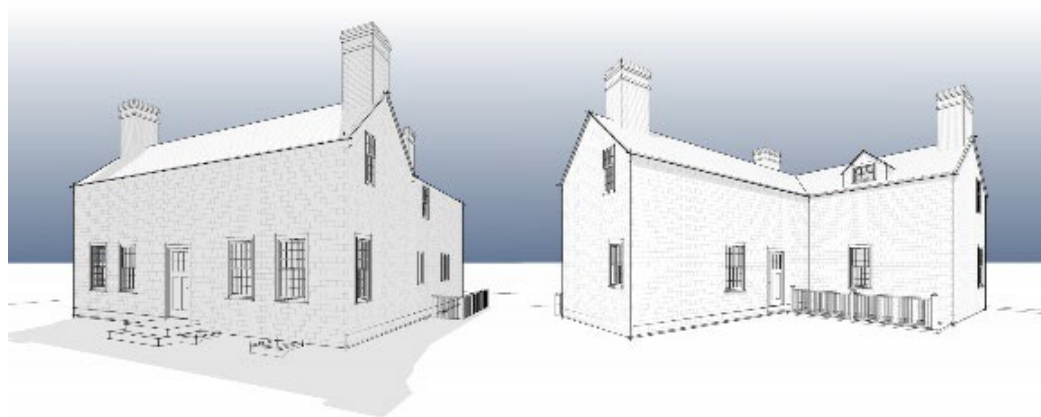
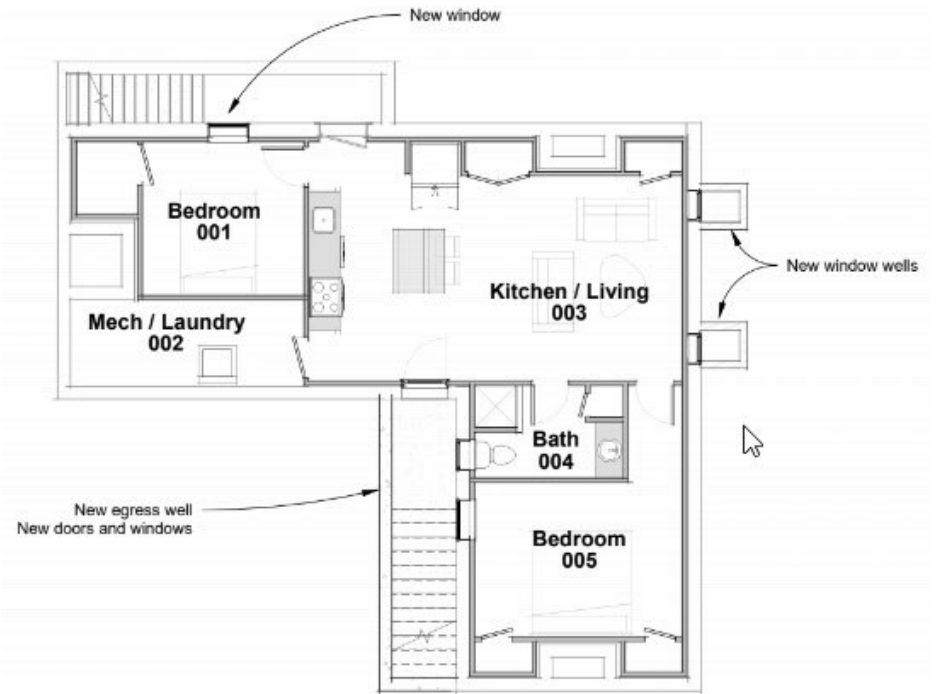
Completion Date: 4/1/2024

**based on bidding timeliness*

NEXT STEPS:

- **One Bids Received: \$925,000 Drizos Contracting, LLC (Burlington, MA) this includes filed sub-bid or \$99,000 from Glionna Plumbing Heating Services, Inc. (Middleton, MA)**

MULTI-SITE BUILDING IMPROVEMENT PROJECTS





NANTUCKET ISLANDS LAND BANK
POLICY FOR INDOOR RECREATION USE REQUESTS

Adopted: _____, 2023

Applicability: This policy shall apply to all requests to directly or indirectly create or facilitate indoor recreation use of Land Bank property.

I. **Purpose.**

This policy is adopted to promote consistent application of the meaning of the Land Bank Act (Chapter 669 of the Massachusetts Acts of 1983, as amended) with respect to use of Land Bank property for indoor recreation purposes.

II. **Policy.**

This policy states that indoor recreation or uses ancillary to indoor recreation are not appropriate uses for real property owned or managed by the Land Bank.

As used herein “indoor recreation” means any recreational activity which is primarily conducted or occurs in an enclosed structure. As such is it distinguished from ancillary uses supporting outdoor recreation, such as a changing facility at a golf course.

The policy is derived from the general sense of the Land Bank Act, with particular attention to these provisions:

- A. Section 5 enumerates the types of land which may be acquired by the Land Bank. The list is dominated by outdoor features of the land, such as pond frontage, beaches, heathlands, and moors. The list includes land “for future public recreational facilities”, which in context we infer refers to outdoor recreational facilities.
- B. Section 6 states that the primary activity of the Land Bank is to “. . .retain any real property interest relating to land and water areas acquired pursuant to this act predominantly in a natural, scenic or open condition. . .”. Exceptions from this primary activity require State approval. Leading the list of exceptions is “construction or placing of buildings”, an activity which necessarily is required to accommodate indoor recreation.

- C. Section 4 enumerates the powers of the Land Bank Commission. Management of Land Bank property is to be done “in a manner which allows public access and enjoyment consistent with the natural and scenic resources thereof”.

In summary, the Land Bank Act emphasizes providing natural lands for enjoyment by the public. At its essence, indoor recreation is activity conducted in a built environment, which is contrary to that stated priority.

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45821	9/1/2023	0056	446	AURORA WY, 16	16 AURORA WAY LLC	DYSON	-1	0	0	0	0.19	\$4,300,000.00	\$86,000.00	
45822	9/1/2023	0030	163	CLIFF RD, 77	PATRICIA P BURNS 202	77 CLIFF ROAD REALTY	-1	0	0	0	0.26	\$0.00	\$0.00	D
45823	9/1/2023	0593	101	MIDLAND AV, 1	SARAVAY	BENTIVEGNA	0	0	0	-1	0.00	\$20,000.00	\$400.00	
45824	9/1/2023	0593	145	ARKANSAS AV, 84	KETTERER-ODEN	KETTERER	0	0	0	-1	0.00	\$0.00	\$0.00	C
45825	9/5/2023	0029	022	HULBERT AV, 31	HULBERT AVENUE 2004	HULBERT AVENUE 2004	0	0	-1	0	0.34	\$0.00	\$0.00	D
45826	9/5/2023	0029	074	SANDY DR, 5	ELOISE NOMINEE TRUST	ELOISE NOMINEE TRUST	-1	0	0	0	0.35	\$0.00	\$0.00	D
45827	9/5/2023	0029	073	SANDY DR, 1	ELOISE NOMINEE TRUST	ELOISE NOMINEE TRUST	0	0	-1	0	0.14	\$0.00	\$0.00	D
45828	9/5/2023	4241	733	SWAIN ST, 15, A3	GULLEY	KISELYAK	0	0	0	-1	0.00	\$1,000.00	\$20.00	
45829	9/5/2023	0041	192	DUKES RD, 12	12 DUKES ROAD LLC	WAGNER	-1	0	0	0	0.40	\$2,700,000.00	\$54,000.00	
45830	9/5/2023	6031	344	RHODE ISLAND AV, 5	KUNKEL	KUNKEL	-1	0	0	0	0.18	\$0.00	\$0.00	C
45831	9/5/2023	0056	189	DUKES RD, 30	WEBB	NANTUCKETSHIRE LLC	-1	0	0	0	1.06	\$0.00	\$0.00	J
45832	9/6/2023	0040	106	MAXEY POND RD, 3	XXII YEARS LLC	R PENELOPE SCHEERER	-1	0	0	0	2.00	\$5,100,000.00	\$102,000.00	
45833	9/6/2023	4231	150	ORANGE ST, 9	LITTLE BIG BUILDINGS	DOYLE/ROBERT C KULI	-1	0	0	0	0.06	\$1,875,000.00	\$37,500.00	
45834	9/7/2023	0075	044	JONATHAN WY, 10	CLAIRE H SEAQUIST TR	SEAQUIST	-1	0	0	0	1.00	\$0.00	\$0.00	D
45835	9/7/2023	0082	371	MATTAPOISETT AV, 5	BITTER EAST NORTH LL	KIRBY	-1	0	0	0	0.18	\$6,600,000.00	\$132,000.00	
45836	9/8/2023	0056	090	MEADOW VIEW DR, 7	MARY P LOCKLEY TRUST	LOCKLEY	-1	0	0	0	0.46	\$0.00	\$0.00	D
45837	9/8/2023	0068	686	GOLDFINCH DR, 74	PAVEN LLC	FALL HOLDING TRUST	-1	0	0	0	0.11	\$2,927,000.00	\$58,540.00	
45838	9/8/2023	4231	851	STILL DOCK ST, 18	IAN/BLANCO	ACK18SD LLC	0	0	0	-1	0.00	\$3,700,000.00	\$74,000.00	
45839	9/8/2023	0066	190-	GOLFVIEW DR, 12	DEL COL	PALENSKI	0	0	-1	0	0.06	\$57,028.50	\$1,140.57	
45840	9/8/2023	0043	946	PIPPENS WY, 10	10 PIPPENS LLC	DIETRICH	-1	0	0	0	0.92	\$7,800,000.00	\$156,000.00	
45841	9/11/2023	0593	170	MIDLAND AV, 4	CHARLES G ST JOHN RE	ST JOHN	-1	0	0	0	0.56	\$0.00	\$0.00	D
45842	9/12/2023	0021	115+	QUIDNET RD, 65, 88	RED HORSE LLC	QUINLISK	-1	0	-1	0	0.32	\$5,500,000.00	\$110,000.00	
45843	9/12/2023	0056	320	HUMMOCK POND RD, 69	BIG PATCH LLC	ILLER	-1	0	0	0	2.25	\$3,400,000.00	\$68,000.00	
45844	9/12/2023	0079	2081	SKYLINE DR, 30	THERESA M SMITH 2023	SMITH	-1	0	0	0	2.00	\$0.00	\$0.00	D
45845	9/13/2023	0056	360+	NEW HUMMOCK CI, 2+	BARNSIDE REALTY CORP	AUSTIN FARM REALTY T	-1	0	-1	0	32.94	\$0.00	\$0.00	E
45846	9/13/2023	0068	012	FORREST AV, 6A	6 FORREST AVENUE LLC	LUNDIN FAMILY NOMINE	0	0	-1	0	0.26	\$0.00	\$0.00	I
45847	9/13/2023	0068	013	FORREST AV, 8	8 FORREST AVENUE LLC	LUNDIN FAMILY NOMINE	-1	0	0	0	0.52	\$0.00	\$0.00	I
45848	9/14/2023	0056	221	HAWTHORN LN, 10	JUSITH A MORAN REVOC	MORAN	-1	0	0	0	1.06	\$0.00	\$0.00	D
45849	9/14/2023	0073	045	CANNONBURY LN, 17	17 CANNONBURY LANE L	READY REAL ESTATE LL	0	0	-1	0	0.46	\$1,950,000.00	\$39,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45850	9/14/2023	4241	762	SWAIN ST, 15, C2,C3	WALSH/WAGNER	BENLIAN	0	0	0	-1	0.00	\$16,000.00	\$320.00	
45851	9/14/2023	4231	162	CENTRE ST, 30A	LAMOTHE	HITCHCOCK FAMILY REA	0	0	0	-1	0.00	\$0.00	\$0.00	C
45852	9/14/2023	4231	1623	CENTER ST, 30D	KARAA	FOUR HOLLYWOOD TRUST	0	0	0	-1	0.00	\$500.00	\$10.00	
45853	9/15/2023	0029	033	WILLARD ST, 25	O SPRAY LLC	HELLZAPOPPIN TRUST	-1	0	0	0	0.46	\$3,850,000.00	\$77,000.00	
45854	9/15/2023	0056	388	HIGH BRUSH PA, 5	SOMERSACK LLC	COBURN	-1	0	0	0	1.44	\$4,750,000.00	\$95,000.00	
45855	9/15/2023	0092	013	WANOMA WY, 60	HARFORD/HARFORD, JR	GREGORY	-1	0	0	0	3.03	\$9,200,000.00	\$184,000.00	
45856	9/15/2023	7342	014+	NEW ST, 5, 7	SELDOM INN LLC	ROBERT B JOHNSON AND	-1	0	0	0	0.18	\$2,600,000.00	\$52,000.00	
45857	9/15/2023	0069	083	NOBADEER FARM RD, 19	GREAT HARBOR YACHT C	WALLACE	-1	0	0	0	0.99	\$2,700,000.00	\$54,000.00	
45858	9/15/2023	0067	4251	PERRY LN, 10	MADLE/DAY	DAY, EST, HUNTER	-1	0	0	0	0.22	\$0.00	\$0.00	E
45859	9/18/2023	0594	347	WASHINGTON AV, 56	MADAKET MARINE LLC	KILLEN	-1	0	0	0	0.73	\$3,343,000.00	\$66,860.00	
45860	9/18/2023	5514	101	YORK ST, 2	YORKST LLC	HALLIDAY//HERMANDSOR	-1	0	0	0	0.10	\$0.00	\$0.00	I
45861	9/18/2023	0055	806	SANFORD RD, 2A	GLI SANFORD RD LLC	LOWER PLEASANT TRUST	0	0	0	-1	0.00	\$450,000.00	\$9,000.00	
45862	9/18/2023	0074	022	CANNONBURY LN, 11	11 CANNONBURY HOLDIN	ALBRIGHT	0	0	-1	0	0.46	\$0.00	\$0.00	I
45863	9/19/2023	0044	005	SHAWKEMO RD, 68	WINDSONG OF SHAWKEMO	WINDSONG OF SHAWKEM	-1	0	0	0	4.99	\$0.00	\$0.00	C
45864	9/19/2023	0044	005	SHAWKEMO RD, 68	WINDSONG OF SHAWKEMO	WINDSONG OF SHAWKEM	-1	0	0	0	4.99	\$0.00	\$0.00	C
45865	9/19/2023	0056	3242	MILLBROOK RD, 13	NANTUCKET ISLANDS LA	LARRABEE	0	0	-1	0	3.52	\$100,000.00	\$0.00	A
45866	9/19/2023	0068	7682	DAFFODIL LN, 14B	KISMET TRUST	SECRET	0	0	0	-1	0.00	\$0.00	\$0.00	D
45867	9/19/2023	0044	005	SHAWKEMO RD, 68	CNV SURF LLC	WINDSONG OF SHAWKEM	-1	0	0	0	0.11	\$6,595,000.00	\$131,900.00	
45868	9/19/2023	0029	9013	STONE BARN WY, 5C	TENNESEA STABLE LLC	LENSING	0	0	0	-1	0.00	\$0.00	\$0.00	I
45869	9/19/2023	0041	352	PRISCILLA LN, 9	FRECHETTE	TOWNSEND, IV	-1	0	0	0	0.22	\$3,250,000.00	\$65,000.00	
45870	9/19/2023	0594	292	MADAKET RD, 281	JOHNSON	LESLIE REVOCABLE TR	0	0	-1	0	0.39	\$0.00	\$0.00	D
45871	9/20/2023	0055	5708	WASHAMAN AV, 34	LYONS	LYONS	-1	0	0	0	0.11	\$0.00	\$0.00	B
45872	9/20/2023	0088	012	WEWEEDER AV, 51	DALGAARD	ACK T.O.W. LLC	-1	0	0	0	0.93	\$3,700,000.00	\$74,000.00	
45873	9/21/2023	0056	002	BURNT SWAMP LN, 14	14 BURNT SWAMP LANE	C&R FAMILY TRUST	-1	0	0	0	9.66	\$0.00	\$0.00	D
45874	9/21/2023	0038	070	RIDGE LN, 33	RICHARD J HUSSEY REV	HUSSEY	-1	0	0	0	0.25	\$0.00	\$0.00	D
45875	9/21/2023	0055	5799	NETOWA LN, 4	REVOCABLE LIVING TRU	FALCONE	-1	0	0	0	0.11	\$0.00	\$0.00	D
45876	9/21/2023	0029	056	HULBERT AV, 64	63 HULBERT LLC	ALMOST THERE LLC	-1	0	0	0	0.45	\$10,837,500.00	\$216,750.00	
45877	9/21/2023	0041	317	MADAKET RD, 34	DAVID KNOUF LIVING T	METZ	-1	0	0	0	0.51	\$0.00	\$0.00	D
45878	9/21/2023	0041	410+	MADAKET RD, 35, GROV	DAVID KNOUF LIVING T	KNOUF	-1	0	-1	0	5.59	\$0.00	\$0.00	D
45879	9/21/2023	0030	175	SHERBURNE TP, 10	WHITLOCK 2015 REVOCA	WHITLOCK	-1	0	0	0	0.17	\$0.00	\$0.00	D
45880	9/21/2023	0079	053	SKYLINE DR, 84	84 SKYLINE DRIVE REA	VONKAMPEN	-1	0	0	0	2.24	\$0.00	\$0.00	D
45881	9/21/2023	0066	250	FRIENDSHIP LN, 7	7 FRIENDSHIP LANE RE	BRICKLEY	-1	0	0	0	0.46	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45882	9/22/2023	0067	349	SURFSIDE RD, 104	DONOVAN 2014 TRUST	FERRO	-1	0	0	0	2.46	\$4,400,000.00	\$88,000.00	
45883	9/22/2023	0055	455	TASHAMA LN, 30	4 BROTHERSACK LLC	MATSON	-1	0	0	0	0.26	\$2,600,000.00	\$52,000.00	
45884	9/22/2023	4233	332	NEW MILL ST, 8	SHERMAN/BASILE	FISHTALES LLC	-1	0	0	0	0.17	\$0.00	\$0.00	J
45885	9/22/2023	0055	803	SPARKS AV, 16D	SIXTEEN D SPARKS LLC	YOUNG/COLLETTE	0	0	0	-1	0.00	\$254,769.00	\$5,095.38	
45886	9/22/2023	0068	4812	WITHERSPOON DR, 5B	SAMANTHA P COLLUM LI	COLLUM	0	0	0	-1	0.00	\$0.00	\$0.00	D
45887	9/22/2023	4923	052	EMILY ST, 5	GOLDFINCH LLC	RUNDE	-1	0	0	0	0.19	\$0.00	\$0.00	I
45888	9/25/2023	0054	259	SHIMMO POND RD, 3	JOSEPH G GAMBERONI R	GAMBERONI	-1	0	0	0	0.92	\$0.00	\$0.00	D
45889	9/25/2023	4241	732	SWAN ST, 15, A-2	LEVIE, JR	LEVIE	0	0	0	-1	0.00	\$11,000.00	\$220.00	
45890	9/25/2023	4241	732	SWAIN ST, 15, A-2	ROODS	LEVIE	0	0	0	-1	0.00	\$13,500.00	\$270.00	
45891	9/25/2023	4241	737	SWAIN ST, 15, A-7	IRVINE	LEVIE	0	0	0	-1	0.00	\$13,500.00	\$270.00	
45892	9/25/2023	0068	334+	MACY LN, 9, 11, 13	RED CARDINAL REALTY	KASCHULUK	-1	-1	0	0	0.57	\$0.00	\$0.00	K
45893	9/25/2023	0041	4861	N LIBERTY ST, 29, 31	NATOCKETE REALTY TRU	KASCHULUK	-1	0	0	0	0.26	\$0.00	\$0.00	K
45894	9/25/2023	0041	214	PILGRIM RD, 15-17	TWO PILGRIMS LLC	GLENDENING	-1	0	0	0	0.66	\$8,300,000.00	\$166,000.00	
45895	9/25/2023	0068	589	BLUEBIRD LN, 16	NANTUCKET GOLDEN GIR	16 BLUEBIRD LLC	-1	0	0	0	0.15	\$1,650,000.00	\$33,000.00	
45896	9/26/2023	0079	090	SKYLINE DR, 21	PATRICK W HANCOCK 20	HANCOCK	-1	0	0	0	2.34	\$0.00	\$0.00	E
45897	9/26/2023	0055	4012	ORANGE ST, 110B	SOURATI	CLAYTON	0	0	0	-1	0.00	\$1,000,000.00	\$20,000.00	
45898	9/27/2023	0056	390	MEADOW VIEW DR, 49	DYSON	RANDOLPH G SHARP, JR	-1	0	0	0	2.09	\$6,100,000.00	\$122,000.00	
45899	9/27/2023	0030	165	CLIFF RD, 81	MARGARET ELIZABETH M	CLIFF LANE 81 LLC	-1	0	0	0	0.48	\$11,500,000.00	\$230,000.00	
45900	9/28/2023	0068	4491+	MARY ANN DR, 24A/B	MARY ANN DRIVE REALT	JORDAN, III	0	0	0	-1	0.00	\$0.00	\$0.00	I
45901	9/28/2023	0593	101	MIDLAND AV, 1	KASPER	WILDER, EST, MICHAEL	0	0	0	-1	0.00	\$25,000.00	\$500.00	
45902	9/28/2023	0015	037	POCOMO RD, 72	72 POCOMO NOMINEE TR	72 POCOMO ROAD LLC	-1	0	0	0	4.00	\$18,000,000.00	\$360,000.00	
45903	9/28/2023	0055	5679	MAMACK LN, 1	GLENDENING/DELAUNE-G	1 MAMACK LANE LLC	-1	0	0	0	0.09	\$2,495,000.00	\$49,900.00	
45904	9/28/2023	5544	047	MILL ST, 17	SEVENTEEN MILL STREE	SEVENTEEN MILL STREE	-1	0	0	0	0.19	\$400,000.00	\$8,000.00	
45905	9/28/2023	0068	326	YOUNGS WY, 19	YOUNGS WAY CORP	JOHNSON, JR	-1	0	0	0	0.24	\$0.00	\$0.00	I
45906	9/28/2023	4242	102	S WATER ST, 21	SOUTH WATER REALTY I	JOHNSON	0	-1	0	0	0.04	\$0.00	\$0.00	I
45907	9/29/2023	0030	078-	HINCKLEY LN, 6, PARC	WOODS/LUBIN	HINCKLEY LANE 2010 N	0	0	-1	0	0.17	\$65,000.00	\$1,300.00	
45908	9/29/2023	0030	078-	HINCKLEY LN, 6, PARC	111 CLIFF ROAD TRUST	WOODS/LUBIN	0	0	-1	0	0.17	\$0.00	\$0.00	D
45909	9/29/2023	0067	5542	BOYNTON LN, 16B	DON ALLEN AUTO SERVI	BECKFORD	0	0	0	-1	0.00	\$899,000.00	\$17,980.00	
45910	9/29/2023	0067	2481	TROTTERS LN, 13	MAILLOUX	MAILLOUX	-1	0	0	0	0.24	\$0.00	\$0.00	K
45911	9/29/2023	0043	149	MONOMOY RD, 68	FERRY VIEWS LLC	MAK SHACK TRUST	-1	0	0	0	0.40	\$15,000,000.00	\$300,000.00	
45912	9/29/2023	0043	115	MONOMOY RD, 72	FERRY VIEWS LLC	MAK DADDY TRUST	-1	0	0	0	0.80	\$27,000,000.00	\$540,000.00	
45913	9/29/2023	5514	077	BEAVER ST, 6	MONOMOY HOLDINGS LLC	ACKVENTURES LLC	-1	0	0	0	0.08	\$2,600,000.00	\$52,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
						GRAND TOTALS	-63	-13			\$199,648,797.50			
							-2	-19			107.36	\$3,990,975.95		

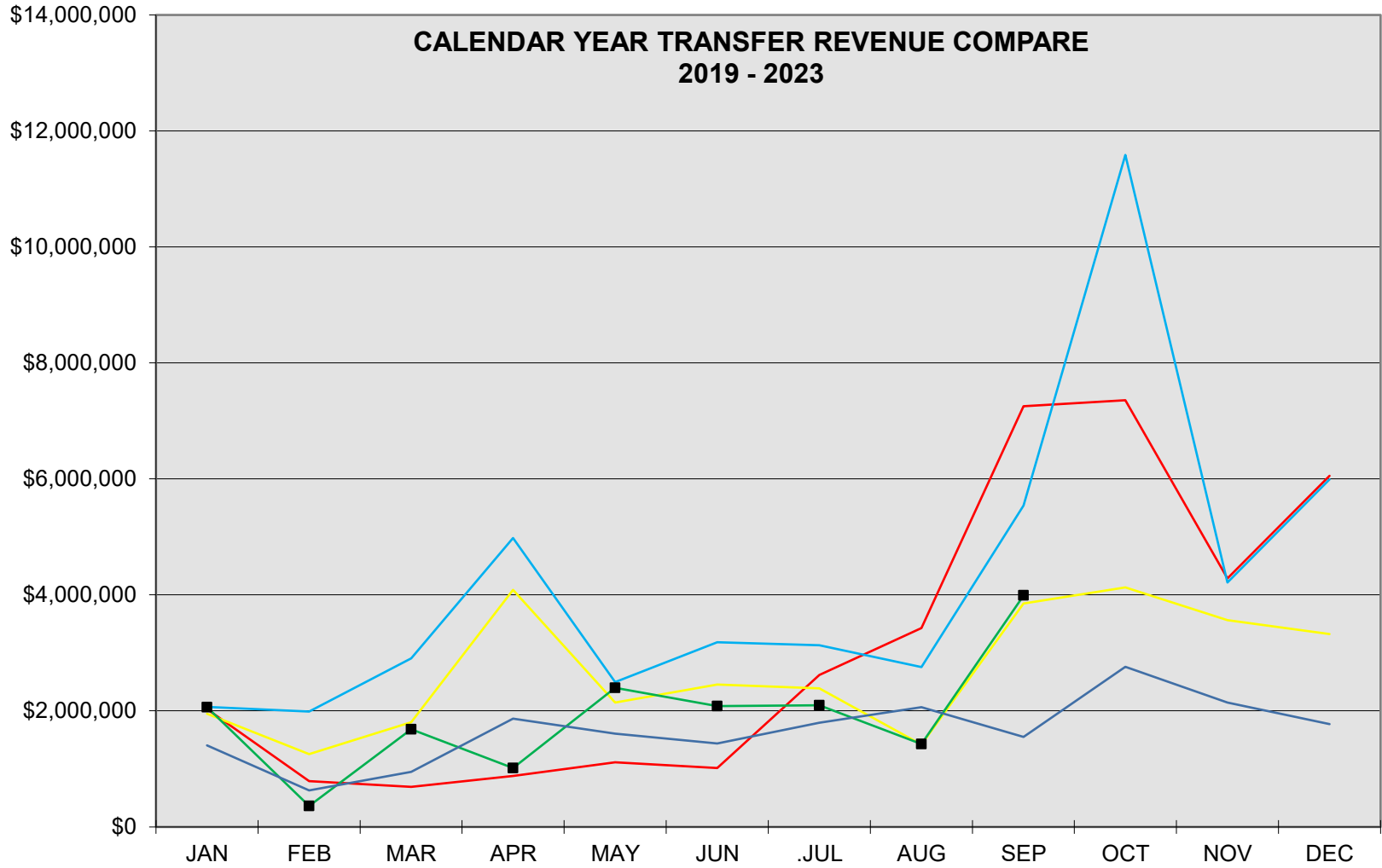
MONTHLY TRANSFER STATISTICS CALENDAR 2022

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
THRU SEP 22	742	422	320	\$1,147,347,772	\$1,065,398,086	\$21,350,380
Average	87	47	40	\$144,033,123	\$134,680,908	\$2,697,634
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

MONTHLY TRANSFER STATISTICS CALENDAR 2023

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23						
Nov-23						
Dec-23						
THRU SEP 23	626	386	240	\$890,138,266	\$855,528,516	\$17,119,070
Average	70	43	27	\$98,904,252	\$95,058,724	\$1,902,119
Low	50	32	13	\$19,474,665	\$17,669,500	\$361,890
High	93	50	47	\$199,648,798	\$199,548,798	\$3,990,976

CALENDAR YEAR TRANSFER REVENUE COMPARE 2019 - 2023



- CAL 20
- CAL 21
- CAL 22
- CAL 23
- CAL 19

October 4, 2023

Nantucket Golf Club Foundation
250 Milestone Road
Nantucket, MA 02554

Dear Officers of the Nantucket Golf Club Foundation,

I am writing to you in support of Sustainable Nantucket's application for a grant to partially fund their new initiative to provide high school students with courses in Sustainable Agriculture for the winter term of 2024.

As a licensee of Land Bank land since 2014, Sustainable Nantucket (SN) has provided resources for new and seasoned farmers to expand locally grown agricultural products. Their mission includes a strong educational component, including their Mentor Farmer Program at the Sustainable Nantucket Farm at Mt. Vernon Farm, A Land Bank Property, where seasoned farmers provide guidance for new growers in an incubator capacity. Some of the mentored farmers have progressed to become today's professional farmers, including Dan Southey at Washashore Farm. Dylan Wallace of Eat Fire Farm was the organization's first Mentor Farmer.

The proposed grant request will support SN's effort to create a "farm team," by teaching high schoolers about soil science, farm plant planning and propagation, and marketing their produce. These fundamentals will hopefully inspire high school students to pursue farming as a career.

With a newly hired Mentor Farmer Program Manager who is passionate about teaching and is already lining up the necessary credentials to secure her teaching licenses, the Sustainable Agriculture class and curriculum can be expanded on as interest grows.

We at The Land Bank look forward to a working with Sustainable Nantucket, helping to provide additional land for new farmers who have achieved the skills and knowhow to farm on their own, and expand food production on Nantucket.

We hope you will look favorably upon Sustainable Nantucket's request.

Sincerely,

Jesse Bell
Executive Director
Nantucket Islands Land Bank