

AGENDA
Nantucket Land Bank Commission
Regular Meeting of February 14, 2023
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

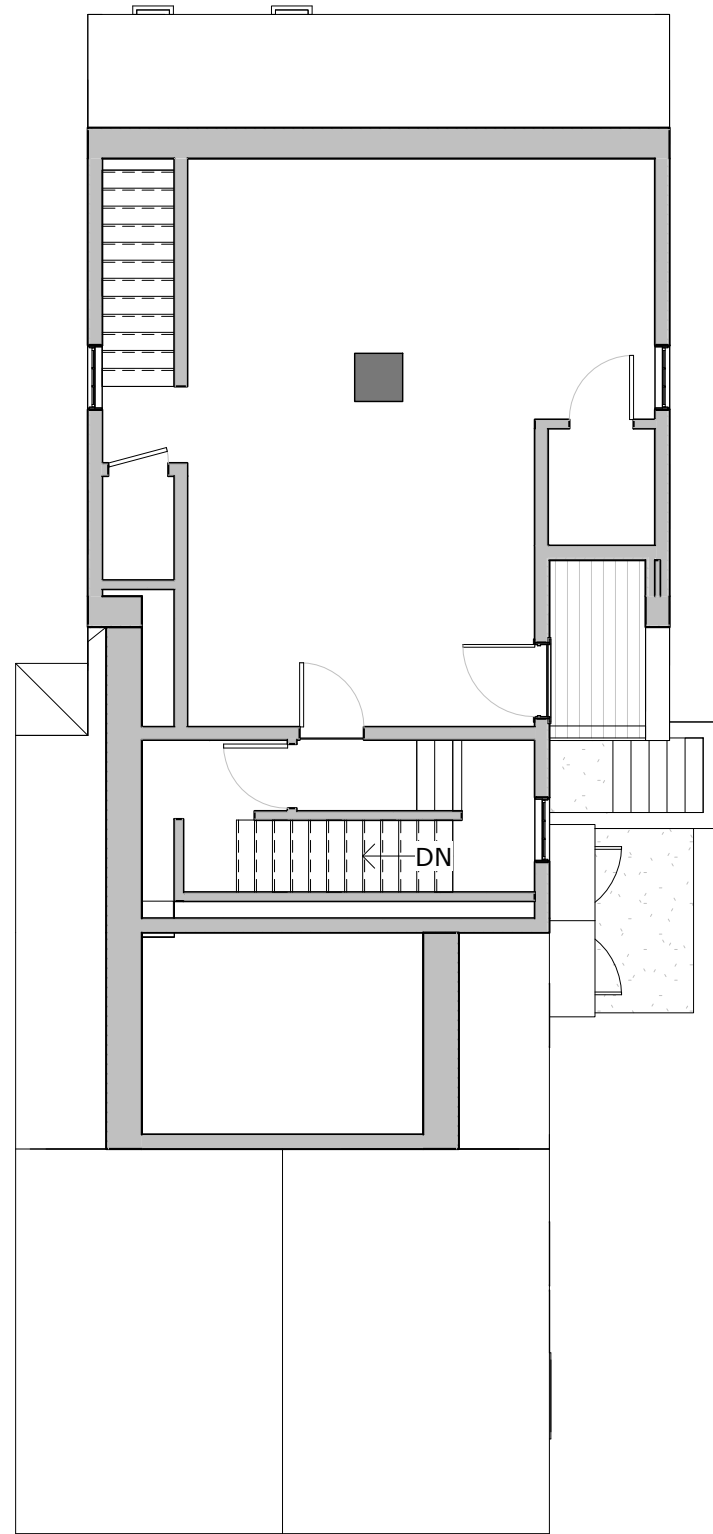
1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. 22 Broad Street – 2nd Floor Expansion Proposal
 - b. Owner’s Project Manager – Proposal
 - c. Property Naming – Discussion
 - d. New Equipment – Request
 - e. Head of the Plains – NCF Fencing
 - f. 101 Hummock Pond Road/5 Millbrook Road – Electrical Easement Request
 - g. 19 East Creek Road – Design Services Proposal
3. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. “M” Exemption Update – Release of Liens
 - c. “O” Exemption Update – Release of Liens
4. APPROVAL OF MINUTES
 - a. Regular Meeting of January 24, 2023
5. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
6. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

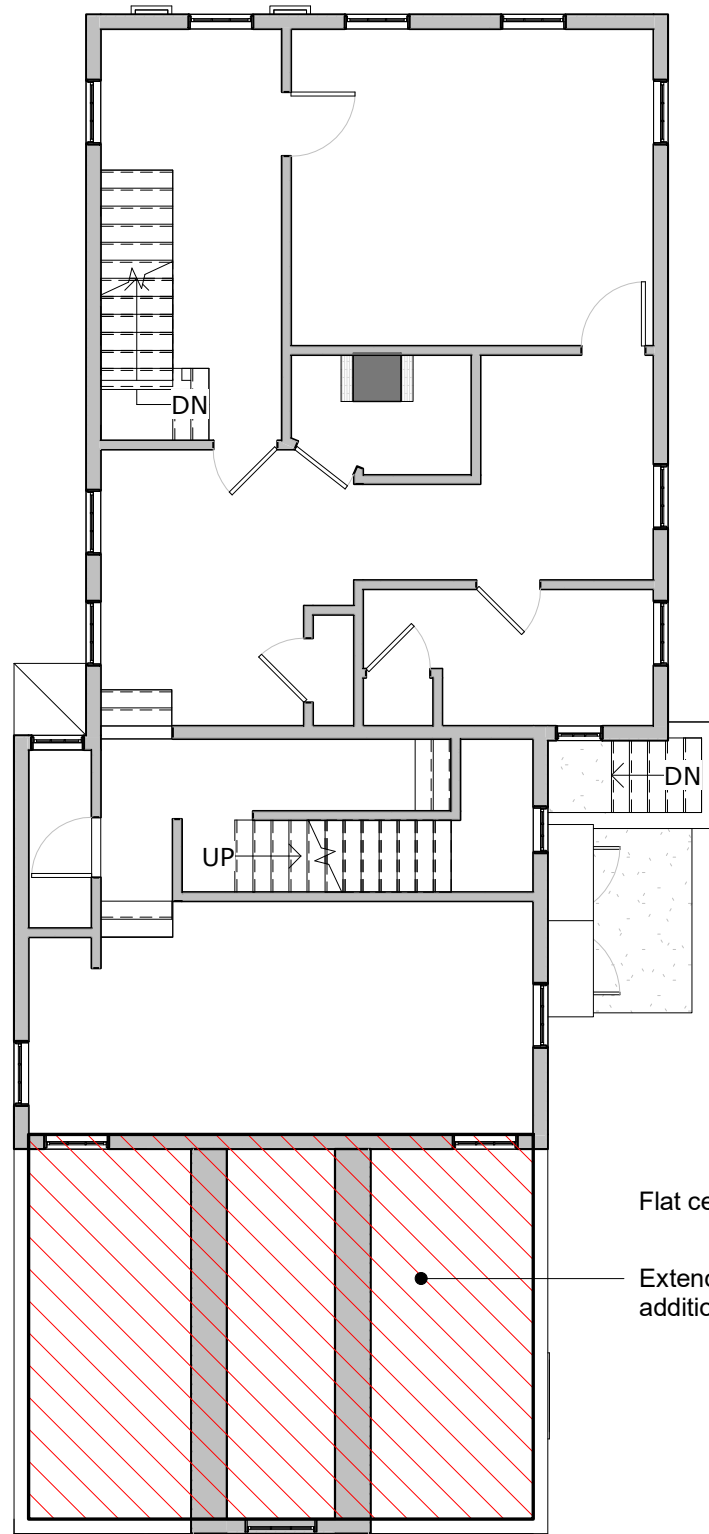
1. Approval of Executive Session Minutes
2. Ongoing Litigation Matters:
 - a. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer’s Way)
 - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
 - c. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
3. Real Estate Acquisition

C. ADJOURNMENT

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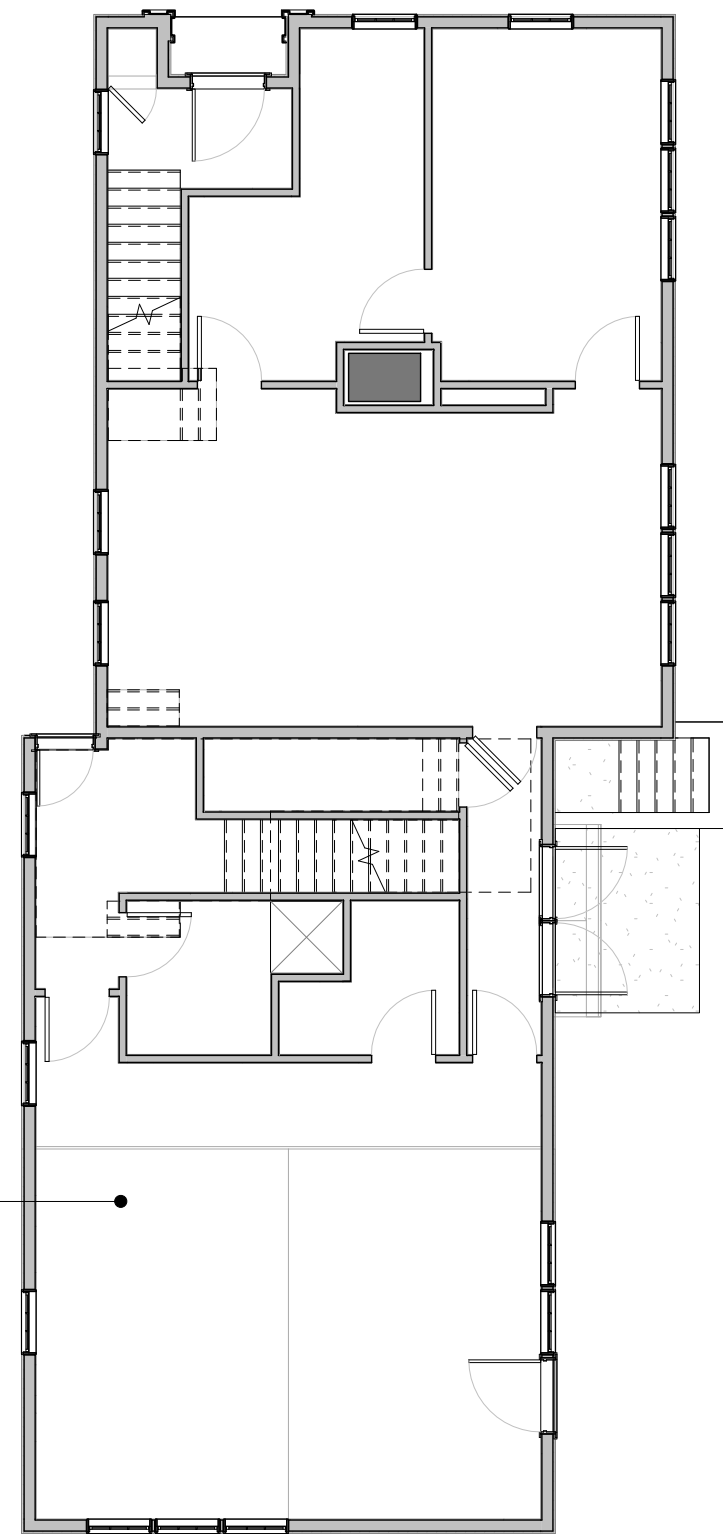


3 Floor 3 - Existing
1/8" = 1'-0"



1 Floor 2 - Existing
1/8" = 1'-0"

Flat ceiling at conference room
Extend gable to create an additional 340 SF+/- of space



2 Floor 1 - Existing
1/8" = 1'-0"

Nantucket Islands Land Bank

22 Broad Street
Nantucket MA

42.4.2 / 34

SD



WWW.GRYPHONARCHITECTS.COM 508 228 2820

No.	Description	Date
1	SD1	2022.12.21

SD1.1

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④ **West - Existing**
1/8" = 1'-0"



① **North - Existing**
1/8" = 1'-0"



③ **South - Existing**
1/8" = 1'-0"



② **East - Existing**
1/8" = 1'-0"

**Nantucket Islands Land
Bank**

22 Broad Street
Nantucket MA

42.4.2 / 34

SD

No.	Description	Date
1	SD1	2022.12.21

SD1.2

 **gryphon**
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February 07, 2023

Jesse A. Bell, Executive Director

Nantucket Land Bank
22 Broad St
Nantucket, MA 02554

Pursuant to our meeting and multiple site tour of Monday, February 6, 2023, we are pleased to submit our estimated cost proposal. After discussion with you and the architect, we are willing to manage and augment the process of providing bid document components as necessary for the design team to produce final bid documents for the purpose of General Bidding.

I have estimated the amount of our time needed to provide the required services over the next seven months which will allow the start of construction on October 1, 2023.

Our involvement without limiting our services, will be assisting in developing the specifications, estimates. Provide coordination of third-party consultants, design development reviews, meetings, site visits, etc.

Phase 1. Design/ Bidding

PERSONNEL COSTS:

Project Director <i>M. Josefek</i>	\$150.00 per hr.	*
Senior Project Manager <i>D. Velozo</i>	\$140.00 per hr.	*
Project Manager	\$125.00 per hr.	N/A
Assistant Project Manager <i>Greg Devlin</i>	\$110.00 per hr.	*
Office Manager	\$ 55.00 per hr.	
Clerk of Works	\$ 95.00 per hr.	

March 2023, through September 2023, months will utilize approximately 60 hrs. per month involvement for Phase 1 Design/Bidding

.

* Total Labor \$56,000.00

REIMBURSABLE EXPENSES:

TRAVEL	\$ COST OF TICKETS	*
PARKING	\$ COST	*
GROUND TRANSPORT	\$ COST TAXI-UBER	*
OVERNIGHT IF REQUIRED	\$ COST OF LODGING, MEALS	*
THIRD PARTY CONSULTANT	\$ COST TO ACG	

* Seven months travel, lodging allowance \$7,000.00

Total Not to Exceed Estimate \$63,000.00

We appreciate the opportunity to work with you again. We will do all in our ability to help make your projects a success.

Respectfully ,

Michael Josefek, AIA, LEED AP, MCPPO
President

Properties without voted names	Allen's Suggestions	Mark's Suggestions	Staff Suggestions
55 Warren's Landing Road (Wood)	Sunset Beach & Trail Loop	Sunset Trail or Harbor Overlook	Madaket Harbor Overlook
Sewer Beds (South Shore Road)		South Shore Loop	South Shore Loop
70 Miacomet Rd (Ferreira)	Miacomet Woodlands		
40, 41 & 45 Cato Lane (Trimpi)	Old Stable Walk		Trimpi Trails, Cato Commons



EQUIPPED TO
DO MORE.®

Quotation

Quote: Q-01995
Date: 2/9/2023
Expiration Date: 3/9/2023
Purchase Order:

Bill To: Nantucket Land Bank
Rob Unknown
22 Broad St
Nantucket, MA 02554

Ship To: Nantucket Land Bank
Rob Unknown
22 Broad St
Nantucket, MA 02554



Mobile: 508-332-9717

Email: rearley@nantucketlandbank.org

Please review the below quote for your consideration.

Qty	Product Name	Product Details	Net Total
1	VERMEER BC1000XL44VP	BC1000XL 74HP DEUTZ TIER 4 FINAL 12" CAPACITY DRUM STYLE BRUSH CHIPPER INCLUDES 74 HP DEUTZ TD2.9L DIESEL ENGINE; ISOLATED ENGINE AND CUTTER HOUSING; 12" X 17" FEED OPENING; HIGH COOLANT TEMPERATURE AND LOW OIL PRESSURE AUTOMATIC SHUTDOWN; LED TRAILER LIGHTING; LIVE HYDRAULICS; HORIZONTAL FEED ROLLER; SMARTFEED; ECO IDLE; 25 GALLON FUEL TANK; LOCKABLE STEEL ENGINE SHIELDS; JACK AND INFEED TABLE WITH LOWER FEED STOP BAR, 5200LBS (DOM) AXLE, 16" TIRES, TONGUE, HITCH INCLUDES 5200 LBS TORFLEX AXLE WITH ELECTRIC BRAKES; TELESCOPING TONGUE; PINTLE HITCH; BREAK-AWAY SWITCH AND 6-BOLT ST235/80R16 LRE, BASIC DISCHARGE DEFLECTOR, BASIC SOUND REDUCTION SINGLE-LAYER INFEED CURTAIN AND STANDARD DISCHARGE CHUTE, 2.9L T4F DEUTZ INSTRUMENTATION PANEL INCLUDES MULTIFUNCTION ELECTRONIC DISPLAY AND FUEL GAUGE, FEED ROLLER ASSEMBLY WITH WHITE DRIVE HYD MOTOR.	\$50,358.00
1	CONFIDENCE PLUS 3 YRS (BC1000XL)-BASE COV NO MAINT		\$3,335.00

Machine	\$50,358.00
Warranty	\$3,335.00
Subtotal	\$53,693.00
Grand Total	\$53,693.00
Total Due	\$53,693.00

Thank you for your consideration.

Sincerely,

Collin Scott

Accepted by: _____

Date: _____

Private & Confidential

BC1000XL BRUSH CHIPPER



OPERATOR SAFETY. Combined with the patented bottom feed stop bar is the four-position upper feed control bar with dual stop positions and forward/reverse feed positions. Mounted over the feed table, it enables the operator to stop the feed rollers and select forward or reverse operations. Dual reset/hold-to-run buttons allow the operator to readily reset the bottom feed stop bar.



LARGE FEED OPENING. A large rectangular 12" x 17" (30.5 cm x 43.2 cm) feed opening helps boost productivity by reducing the need to trim material before feeding it into the chipper.

ECOIDLE™

ECOIDLE™ ENGINE CONTROL SYSTEM.

The EcoIdle engine control system can help aid in noise reduction, as well as help consumer less fuel if the feeding process has frequent interruptions.



EXTENDED WARRANTY. The 3-year/3000-hour extended limited warranty on drum housing, cutter drum, shaft and hubs offers peace of mind, in addition to the 1-year/1000-hour Vermeer equipment limited warranty.



SMARTFEED. The patented SmartFeed system helps increase operator productivity while reducing strain on vital engine parts. The feedsensing control system monitors engine rpm and automatically stops and reverses the feed roller when feeding larger, hardwood material.



CLUTCHLESS PTO. The throttle integrated with the belt drive engagement process helps ensure that the PTO can only be engaged while the engine is at low idle/low rpm. Automatically, the engine throttles up to full rpm after the belt drive is fully engaged. This system helps to reduce premature wear to the belt drive system by preventing high idle engagement of the cutter drum.



VERMEER.COM

Vermeer



EQUIPPED TO
DO MORE.™

BC1000XL BRUSH CHIPPER

GENERAL

Length: 150" (381 cm)
Width: 66.5" (168.9 cm)
Height: 101" (256.5 cm)
Weight: 4995 lb (2265.7 kg)

ENGINE OPTION ONE

Make and model: Deutz D2.9L Tier 4 Final
Horsepower: 49 hp (36.5 kW)
Max torque: 108 ft-lb (146.2 Nm)
Fuel type: Diesel
Number of cylinders: 4
Cooling medium: Liquid

ENGINE OPTION TWO

Make and model: Deutz TD2.9L Tier 4 Final
Horsepower: 74 hp (55 kW)
Max torque: 181 ft-lb (245.4 Nm)
Fuel type: Diesel
Number of cylinders: 4
Cooling medium: Liquid

FEED SYSTEM

Chipping capacity (max): 12" (30.5 cm)
Infeed opening height: 12" (30.5 cm)
Infeed opening width: 17" (43.2 cm)
Feed roller orientation: Single horizontal
Feed table height: 26" (66 cm)
Feed speed (max): 105 fpm (32 m/min)
Feed roller dimensions: 20" x 17" (50.8 cm x 43.2 cm)

CUTTING SYSTEM

Drum dimensions: 20" diameter x 20" wide (50.8 cm x 50.8 cm)
Drum speed: 2050 rpm
Knives: Two A8 chipper steel reversible
Shear bar: Four usable edges
Engagement system: Clutchless belt drive PTO

CAPACITIES/ELECTRICAL

Fuel tank: 25 gal (94.6 L)
Hydraulic tank: 7 gal (26.5 L)
Hydraulic flow (max): 2.7 gpm (10.2 L/min)
Electrical: 12 Volt
Lights: LED stop, turn, tail, license

CHASIS/BRAKES

Frame: .25" x 7" (63.5 cm x 17.8 cm) Z channel
Tires: ST235/80/R16 load range E
Axle/Suspension: 5200 lb (2359 kg)/Torsion
Optional axle/suspension: 7000 lb (3175.1 kg)/Torsion
Electric brakes with breakaway switch

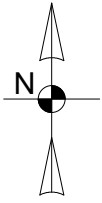
OPTIONS

Extended warranty
Special paint
Planned maintenance
Vermeer Confidence Plus® Asset Protection Program
Hydraulic surge brakes
Tree Commander™ remote control

NOTES:

Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



Pad 41-1

101 Hummock Pond Rd

5 Millbrook Rd

Pole 41

Hummock Pond Rd

WR 30623179

ELECTRIC DISTRIBUTION EASEMENT

LEGEND



Existing Pole



Proposed Transformer



Property Line



Proposed Wire

nationalgrid

Owner(s):
Nantucket Land Bank

Address:
101 Hummock Pond Rd
Nantucket, MA 02554

Sketch to Accompany Easement for:

- Conduit, Cable, and Transformer

Date: 9/1/22

Drawn By: Tim L

DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE.

GRANT OF EASEMENT

NANTUCKET ISLANDS LAND BANK, a body politic and corporate, having an address of 22 Broad Street, Nantucket, Massachusetts 02554 (hereinafter referred to as the Grantor), for consideration of One (\$1.00) Dollar, grants to **NANTUCKET ELECTRIC COMPANY**, a Massachusetts corporation with its usual place of business at 170 Data Drive, Waltham, Massachusetts 02451 (hereinafter referred to as the Grantee) with quitclaim covenants, the perpetual right and easement to install, construct, reconstruct, repair, replace, add to, maintain and operate for the transmission of high and low voltage electric current and for the transmission of intelligence, an "UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM" (hereinafter referred to as the "UNDERGROUND SYSTEM") located in Nantucket, Nantucket County, Massachusetts, consisting of lines of buried wires and cables and lines of wires and cables installed in underground conduits, together with all equipment and appurtenances thereto for the transmission of intelligence and the furnishing of electric service to the herein described premises and to service others, and without limiting the generality of the foregoing, but specifically including the following equipment; namely: bollards, handholes, junction boxes, transformers, padmount transformers and all housings, connectors, switches, conduits, cables and wires all located within the easement area of the hereinafter described property.

Said "UNDERGROUND SYSTEM" is located in, through, under, over, across and upon certain portions of parcels of land situated on the westerly side of Hummock Pond Road, being more particularly shown as **Lot 1** on a Plan of Land recorded with the Nantucket County Registry of Deeds in **Plan Book 24, Page 62**, and also a certain portion of **Lot 1** on a Plan of Land recorded with the Nantucket County Registry of Deeds in **Plan Book 22, Page 34**.

WR#30623179

Address of Grantee:
Nantucket El. – 170 Data Drive, Waltham, Massachusetts 02451

04 NANTMA GEN

Return to:
Lori Loughlin
National Grid
1250 Brayton Point Rd
Somerset, MA 02725

And further, said "UNDERGROUND SYSTEM" (locations of the electrical equipment and other facilities on the hereinbefore referred to premises of the Grantor) is approximately shown on a sketch entitled: "Electric Distribution Easement, National Grid, Owner: Nantucket Land Bank, 101 Hummock Pond Rd Nantucket, MA 02554, Date: 9/1/22, Drawn By: Tim L. " a reduced copy of said sketch is attached hereto as "Exhibit A", copies of which are in the possession of the Grantor and Grantee herein, but the final definitive locations of said "UNDERGROUND SYSTEM" shall become established by and upon the installation and erection thereof by the Grantee.

Also with the further perpetual right and easement from time to time to pass and repass over, across and upon said land of the Grantor as is reasonable and necessary in order to renew, replace, repair, remove, add to, maintain, operate, patrol and otherwise change said "UNDERGROUND SYSTEM" and each and every part thereof and to make such other excavation or excavations as may be reasonably necessary in the opinion and judgment of the Grantee, its successors and assigns, and to clear and keep cleared the portions and areas of the premises wherein the "UNDERGROUND SYSTEM" is located as shown on the sketch herein referred to, of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces, as may in the opinion and judgment of the Grantee interfere with the safe and efficient operation and maintenance of the "UNDERGROUND SYSTEM" and other related electrical equipment. However, said Grantee, its successors and assigns, will properly backfill said excavation or excavations and restore the surface of the land to as reasonably good condition as said surface was in immediately prior to the excavation or excavations thereof.

If said herein referred to locations as approximately shown on the sketch herein also referred to are unsuitable for the purposes of the Grantee, its successors and assigns, then said locations may be changed to areas mutually satisfactory to both the Grantor and the Grantee herein; and further, said newly agreed to locations shall be indicated and shown on the sketch above referred to by proper amendment or amendments thereto. The Grantor, for itself, its successors and assigns, covenant and agrees with the Grantee, for itself, its successors and assigns, that this Grant of Easement and the location of the "UNDERGROUND SYSTEM" may not be changed or modified without the written consent of the Grantee, its successors and assigns, which consent may be withheld by the Grantee in its sole discretion.

It is the intention of the Grantor to grant to the Grantee, its successors and assigns, all the rights and easements aforesaid and any and all additional and/or incidental rights needed to install, erect, maintain and operate within the Grantor's land an "UNDERGROUND SYSTEM" for the transmission of intelligence and for supplying electric service for the building, buildings or proposed buildings shown on the last herein referred to sketch or amended sketch and the right to service others from said "UNDERGROUND SYSTEM".

It is agreed that said "UNDERGROUND SYSTEM" and all necessary appurtenances thereto, shall remain the property of the Grantee, its successors and assigns, and that the Grantee, its successors and assigns, shall pay all taxes assessed thereon.

For Grantor's title, see deed dated December 23, 2019, recorded with the Nantucket County Registry of Deeds in **Book 1727, Page 193**.

IN WITNESS WHEREOF, NANTUCKET ISLANDS LAND BANK has caused its seal to be hereto affixed and these presents to be signed in its name and behalf by its Board of Commissioners, being thereto duly authorized this _____ day of _____, 2023.

NANTUCKET ISLANDS LAND BANK

By: Its Commissioners

NEIL PATERSON

ALLEN B. REINHARD

MARK DONATO

KRISTINA JELLEME

JOHN J. STACKPOLE

Commonwealth of Massachusetts

County of _____} ss.

On this the _____ day of _____, _____, before me,
Day Month Year

Name of Notary Public

the undersigned Notary Public,
personally appeared NEIL PATERSON, ALLEN B. REINHARD, MARK DONATO,
KRISTINA JELLEME and JOHN J. STACKPOLE, proved to me through satisfactory evidence
of identity, which was/were

Description of Evidence of Identity

to be the persons whose names are signed on the preceding Grant of Easement, and
acknowledged to me that they signed it voluntarily for its stated purpose as duly authorized
members of the Board of Commissioners for the Nantucket Islands Land Bank.

Signature of Notary Public

Printed Name of Notary

My Commission Expires_____

Place Notary Seal and/or Any Stamp Above

04 NANTMA GEN

NANTUCKET ISLANDS LAND BANK

TO

NANTUCKET
ELECTRIC COMPANY

GRANT OF EASEMENT

RETURN TO:

LORI LOUGHLIN
NATIONAL GRID
1250 BRAYTON POINT RD
SOMERSET, MA 02725

Approved By: _____



February 14, 2023

Proposal Number: P20220507.10

Nantucket Islands Land Bank
Attn: Jesse Bell
22 Broad Street
Nantucket, MA 02554
T: 508-228-7240
VIA EMAIL: jbell@nantucketlandbank.org

**RE: Professional Engineering and Permitting Services for the
Pre-design and Schematic Design Engineering Services
EAST CREEK BOARDWALK PROJECT
16-19 East Creek Road, Nantucket**

Dear Jesse:

Pursuant to your recent request, Coastal Engineering Company (CEC), is pleased to provide the Nantucket Islands Land Bank (NILB) with this proposal for Professional Engineering and Permitting Services for the proposed waterfront park as shown in the schematic drawings by SCAPE Landscape Architecture, DPC.

As discussed and reviewed at our recent meeting with the project team on Monday, February 13th and preceding meetings we understand that the proposed work generally consists of the redevelopment of an existing residential property into a waterfront park. This includes the demolition of an existing residential dwelling, razing and replacing an existing residential dock, construction of a new accessible boardwalk and viewing platforms, redesign of an existing parking area, and restoration of the existing habitat on the property.

As requested by NILB, this proposal is limited to the following phases of the project, additional phases will be proposed on at the end of Phase 2:

- ☐ PHASE 1 – PRE-DESIGN and PERMIT EVALUATION
- ☐ PHASE 2 – SCHEMATIC DESIGN

Based on our understanding of the proposed project and the scope of work requested at this time, we propose to provide professional engineering services in accordance with the following scope of services:

SCOPE OF SERVICES

PHASE 1 – PRE-DESIGN and PERMIT EVALUATION

During this phase, we propose to assess existing site conditions to develop the engineering scope of work. Once the scope of work is developed, we propose to meet with local, state, and federal officials to review the scope of work, assess the feasibility of permitting, and prepare a project permitting outline.

Task 1: Project Management, Meetings, and Administration.....\$10,000

- Attendance at project kickoff meeting;
- Preparation of project management plan including development of project scope, delegation of internal design team, and preparation and maintenance of an internal project schedule;
- Correspondence with the design team; and
- Attendance at biweekly design team coordination meetings, assuming (5);

Task 2: Site Investigation and Engineering Assessment.....\$23,000

- Review of reference project documents including schematic design plans, reference survey plans, reference license plans, and record documentation;
- Visit the site on one occasion to gather photographic documentation of existing conditions of the project site and structures, evaluate access to and from project site, gather and mark proposed locations of geotechnical explorations, and delineate the extent of Dig Safe flagging;
- Conduct Standard Penetration Test Borings.
 - Coordinate and arrange for a drilling rig to perform up to five (5) SPT test borings over a two-day period maximum, including the installation of one (1) groundwater monitoring well.
 - Prepare a test boring diagram of the proposed boring locations.
 - Coordinate with Dig Safe to mark site utilities.
 - Provide staff to continuously monitor boring operations, conduct SPT program per ASTM D-1586, collect test data, and collect sediment samples for potential laboratory testing
 - Prepare a SPT soil boring log.
- Conduct Test Pits.
 - Coordinate and arrange a backhoe excavator to perform test pits (assumes one-day)
 - Coordinate with the Civil Engineer to prepare a test pit diagram of the proposed test pit locations.
 - Coordinate with Dig Safe to mark site utilities.
 - Provide staff to continuously monitor test pit operations, make visual observations, and collect sediment samples for potential laboratory testing
 - Prepare a test pit log.
- Prepare a limited geotechnical exploration memorandum for use in schematic design (Phase 2);
- Review of the geotechnical exploration memorandum with the design team

Assumptions:

1) This proposal provides allowances for contractors to perform borings and test pits. Allowances are based on previous engagements and do not necessarily reflect actual cost for this project.

2) This proposal does not include testing of subsurface materials or an in-depth geotechnical analysis. If unexpected and unsuitable conditions are encountered during the investigation, additional testing may be required at an additional cost.

Task 3: Preliminary Permitting Feasibility Assessment\$16,000

- Prepare an initial project narrative including conceptual plans prepared by SCAPE Landscape Architects to share with local, state, and federal agencies of which have jurisdiction over the proposed project;
- Coordinate and schedule virtual pre-application meetings with the following agencies to assess the regulatory review and permitting requirements and procedures
 - Town of Nantucket Conservation Commission staff
 - Determine local Conservation Commission interests and opinions

- Massachusetts Environmental Policy Act (MEPA) staff, including the Massachusetts Department of Environmental Protection (DEP)
 - Determine state environmental protection interests and opinions.
 - Determine whether a new Ch 91 license is required.
- U.S. Army Corps of Engineers (USACOE) staff
 - Determine federal environmental protection interests and opinions
- Architectural Access Board (AAB) and the Nantucket Building Department staff
 - Determine state and local safety and accessibility interests and opinions
- Nantucket Historic District Commission (HDC) staff
 - Determine local aesthetics and material choices interests and opinions.
- Prepare a permitting feasibility assessment narrative with requirements, procedures and approximate schedule of the regulatory review and permitting process for use in schematic design (Phase 2); and
- Review of the permitting assessment narrative with the design team

SUBTOTAL BUDGET ESTIMATE for PHASE 1\$49,000

PHASE 2 – SCHEMATIC DESIGN

Upon completion of Phase 1, we propose to perform preliminary engineering design and schematic plan preparation of the pier and boardwalk structures. The deliverable for this phase consists of approximately 30% complete waterfront structural plans and details. We propose the following Tasks will be required as part of this phase.

Task 1 – Project Management, Meetings, and Administration\$6,000

Review the engineering and permitting assessments from Phase 1 to develop the scope of work to be included in schematic design.

- Correspondence with the design team; and
- Attendance at three to five design team coordination meetings.

Task 2 – Schematic Waterfront Structural Design\$13,000

- Perform a preliminary gravity and lateral load analysis of the boardwalk and pier structures.
- Perform a preliminary foundation and framing design of the boardwalk and pier structures.
- Evaluation of alternatives for re-using existing piles.
- Prepare preliminary waterfront structural plans, sections, and details with about 30% complete level of detail.

Task 3 – Preliminary Construction Cost Estimate\$4,000

- Preparation of a preliminary cost estimate of the waterfront structural components, including a 25% contingency; and
- Review of schematic design plans with the design team
- Review and preparation of Engineering SOW for future phases of the project as identified by the Team

SUBTOTAL BUDGET ESTIMATE for PHASE 2\$23,000

TOTAL BUDGET ESTIMATE for PHASES 1 AND 2.....\$72,000

PRELIMINARY PROJECT SCHEDULE

Based on the Scope of Work Outlined above, CEC proposes the following durations for the Project Schedule as follows:

- ☐ Phase 1 – Pre-Design and Permit Evaluation: 10 weeks
- ☐ Phase 2 – Schematic Design: 12 weeks

CLARIFICATIONS and EXCLUSIONS (overall)

These Professional Services will be performed on a time and expense basis and will be invoiced monthly as the work progresses. Not included in this estimate are filing fees, advertising fees, recording fees, mailing fees, nor any fees incurred by or for the agencies mentioned above or any other out-of-pocket expense and preparation for and attendance at additional public hearings and meetings outside the Scope of Services listed above.

Reimbursable Expenses: The above budget estimate includes reimbursable expenses for travel and lodging, but does not include any lab fees for soils testing if and when required.

Additional Services: In the event that unforeseen circumstances arise that would significantly increase the cost, we would contact you and review additional costs at that time. The conditions that our services will be provided are delineated on our attached Standard Conditions for Engagement. Therefore, if you are in agreement with the above approach and wish us to proceed with the above stated services, kindly acknowledge acceptance of this agreement by returning one signed copy of this letter.

As expressed in our previous meetings, we sincerely appreciate the request to be part of this project team and hope that we may be selected to assist.

If you have any questions, please do not hesitate to contact me.

Sincerely,
Coastal Engineering Company, Inc.



Todd D. Turcotte, P.E.
Waterfront / Marine Division Manager

TDT/ntb
Enclosure

AUTHORIZATION

Signature

Date

Printed Name

Title

PLEASE SIGN AND RETURN ONE COPY



July 1, 2022

COMPENSATION FOR ENGINEERING SERVICES: Fees for engineering services performed by Coastal Engineering Co., Inc. (CEC) for the CLIENT are based upon the time worked on a given project and are billed according to CEC's current fee schedule or are based upon a fixed fee given for a project. CLIENTS are advised that all fees are subject to increases and can vary due to complexity and staff demand. Fee estimates for professional services are prepared to the best of CEC's ability based on facts available at the time of submission and are subject to revisions from time to time by CEC. CLIENTS are also advised that Additional Services performed beyond the Scope covered by the fixed fee proposal or change orders attached thereto will be based upon the time input according to our current hourly fee rate schedule.

TRANSPORTATION: Time and travel expenses incurred, when travel is in the interest of the project, will be charged for in accordance with CEC's fee schedule.

SUBCONTRACT SERVICES: CEC may engage subcontractors and/or other professionals to perform required services such as soil borings, drilling, construction, etc. That subcontractor's charge plus a service charge will be added to CEC's fee.

REIMBURSABLE EXPENSES: Expenses will be billed at CEC's cost plus a service charge. Examples of expenses ordinarily charged to CLIENT are printing and reproduction, special fees, permits, and licenses.

PAYMENT: Invoices will be rendered monthly or as work progresses. Invoices are due and payable upon receipt. Amounts over 30 days past due are subject to a service charge of 1.5% per month (18% annually). The CLIENT agrees to pay reasonable attorney's fees and any collection fees incurred in the collection of any amount owed hereunder and not paid when due. CEC shall have all rights available to it pursuant to M.G.L. Chapter 254 to file a lien on the property for which CEC provided services hereunder. The risk of loss and damage with respect to attempted payments to CEC, including, but not limited to, loss attributable to cyber-theft, shall be and remain with Client until payment is received and accepted by CEC. Said loss shall not relieve Client of its obligation to pay CEC all amounts owed it under this Agreement.

CHANGE OF SCOPE: If, during the performance of services under this Agreement, a change in the Scope of Services is requested on the basis of an oral or written order by the CLIENT or CLIENT's Agent, or is required in CEC's sole discretion by circumstances to address contingencies, or CLIENT requests revisions of the plans, CEC will perform such additional services in accordance with its fee schedule. CEC reserves the right, at its discretion, to issue a Change Order to this Agreement. However, a Change Order is not required prior to rendering such services and the CLIENT agrees to pay for such additional services.

SUSPENSION OF SERVICES: If the CLIENT fails to make payment of invoices when due, CEC may suspend performance of services under this Agreement. In the event of a suspension of services, CEC shall have no liability to the CLIENT for delay or damage caused by such suspension of services or for any consequential damages.

TERMINATION PROVISION: This Agreement may be terminated by either party upon five (5) days written notice in the event of breach of performance of terms and conditions of this Agreement by the other party through no fault of the terminating party. CEC shall be compensated for services performed up to the time of termination.

INDEPENDENT CONTRACTOR: In the performance of its services hereunder, CEC will be acting as an independent consultant and not as the Client's agent or fiduciary. No other relationship outside of that contemplated by the terms of this agreement shall be created. Nothing in this agreement shall imply or give rise to an agency or fiduciary relationship between Client and CEC.

INSURANCE: CEC is covered by Worker's Compensation Insurance and Public and Professional Liability Insurance. CEC will furnish certification upon request. CEC will not be responsible for any loss, damage, or liability beyond the amounts, limits, and conditions of such insurance available at the time of claim and/or beyond the limitation of liability established in these General Terms and Conditions. CEC will not be responsible for any loss, damage, or liability arising from Client's acts, errors, and omissions.

RIGHT OF ENTRY: Unless otherwise agreed, the CLIENT furnishes right-of-entry on the land for CEC to make measurements, soil tests, or other required explorations. CEC will take reasonable precautions to minimize damage to the land from the use of equipment, but CEC has not included in its fee the cost of restoration from damage that may result from its operations. If CEC is required to restore the land to its former conditions, the cost of doing so will be added to its fee.

OWNERSHIP OF DOCUMENTS: All documents, including original drawings, estimates, specifications, field notes, and data, are and shall remain the sole and exclusive property of CEC as instruments of service and CLIENT shall have no right to such documents. The CLIENT may, at his/her own expense obtain record prints of drawings, which the CLIENT will use solely in connection with the project to which this Agreement applies and not for the purpose of making subsequent extensions or enlargements thereto. All photographic documentation shall remain the property of CEC and may be used in marketing materials (electronic and print) unless otherwise specified by CLIENT. The CLIENT hereby consents to CEC's use of the CLIENT's name and general project description in marketing materials (electronic and print) unless otherwise specified by CLIENT.

USE OF DOCUMENTS: Services performed and documents prepared by CEC under this agreement shall be for the benefit of CLIENT only and may not be relied upon by any third party(ies) unless specifically agreed to in advance by CEC and CLIENT. Any unauthorized use of the documents prepared by CEC or any use of the documents which is not in strict compliance with the documents shall be at the sole risk of the CLIENT or the unauthorized user and CEC shall have no liability for the misuse or unauthorized use of such documents. The Client may retain copies for information and reference in connection with the occupancy and use of the project. In the event of Client reuse of documents without engaging CEC, Client shall, to the fullest extent permitted by law, hold harmless and indemnify CEC for all claims and/or damages generated by said reuse.



July 1, 2022

USE OF STAKES: CLIENT, CLIENT's contractor, or any third party may not use stakes or other markers set at the site by CEC before obtaining verification from CEC that the stakes or other markers were set for the intended purpose and are in place to the accuracy appropriate for the intended use.

ELECTRONIC FILES: Electronic files are transmitted for informational purposes only and at the request of the CLIENT or CLIENT's agent. CEC's official product is limited to its signed and sealed hard copy of plans, specifications, and/or studies. The CLIENT agrees to hold CEC harmless for any damages from inappropriate or illegal uses by third parties from any electronic transfer of information by CEC requested by the CLIENT or CLIENT's agent.

CONSTRUCTION SERVICES: On request, CEC can provide personnel to observe construction in order to ascertain that the construction, in general, is being performed in accordance with CEC's plans and/or specifications. CEC shall under no circumstances be a guarantor of any contractor's means and methods of work and shall bear no responsibility with respect to the performance of such construction. The CLIENT and CLIENT's agent will continue to be responsible for the accuracy and adequacy of all construction performed. It is understood that, in accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for working conditions on the job site, including safety of all persons and property, during the performance of the work and compliance with OSHA Regulations, and that these requirements shall apply continuously and not be limited to normal working hours. Any observation of the contractor's performance conducted by CEC personnel is not intended to include review of the adequacy of the contractor's safety measures in, on, or near the construction site.

INDEMNIFICATION AND LIMITATION OF LIABILITY: CEC agrees to indemnify and hold CLIENT harmless against damages and liability to the extent caused by the negligent acts, errors, or omissions of CEC. The CLIENT agrees to limit CEC's liability, resulting from errors and/or omissions in engineering design information furnished to the CLIENT, to those portions of the design prepared by CEC and in an amount not to exceed CEC's fee. The CLIENT agrees to require a like limitation from any contractor engaged to perform work for which CEC has provided reports, plans, and/or specifications. The CLIENT shall further indemnify and hold CEC harmless from any liability resulting from the acts, errors, or omissions of the CLIENT or CLIENT's agents, contractors, or assigns from any breach of this Agreement or from any unauthorized use of CEC's documents or use of CEC's documents other than as set forth in the Use of Documents section hereof. Such indemnification shall include the cost of defense including without limitation attorney's fees, arising in any way with claims connected with any such liability excepting only such liability as may arise out of CEC's sole negligence in performance of services. CLIENT agrees that any and all damages arising from a negligent act, error, or omission shall be made against CEC directly and shall not be made personally against any of CEC's directors, officers, agents, or employees.

CONSEQUENTIAL DAMAGES: Notwithstanding any other provision hereof, CEC shall not be liable to the CLIENT for any incidental, indirect, or consequential damages arising out of or connected in any way to the services rendered hereunder, including, but not limited to, loss of use, loss of profit, loss of business, loss of income, or loss of reputation.

STANDARD OF CARE: CEC's professional services will be performed consistent with the skill and care ordinarily exercised by similar members of the engineering profession practicing under similar circumstances at the same time and in the same locality. CEC makes no warranties, express or otherwise, in connection with CEC's services hereunder.

CLAIMS AND DISPUTE RESOLUTION: Any claim, dispute, or other matter in question arising out of or related to this Agreement shall be subject to mediation. If such matter relates to or is the subject of a lien arising out of CEC's services, CEC may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

MISCELLANEOUS:

- A. It is recognized that CEC has no control over the cost of labor, materials, or equipment for construction, over any contractor's methods of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, CEC cannot, and does not, warrant or represent that bids or negotiated prices will not vary from any cost estimate or evaluation prepared by CEC.
- B. Should any representative of CEC be requested, required, ordered, or subpoenaed to give any testimony, either at trial, deposition, hearing, or otherwise, concerning services performed under this agreement, or concerning the subject matter of this retainer, then Client shall compensate CEC for all reimbursables and time incurred in connection with the preparation for and giving of such testimony at the rates prevalent at the time of the Service.
- C. In the event that any part of this Agreement or proposal shall be held invalid, such invalidity shall not invalidate the whole of this Agreement or proposal, and the remaining provisions thereof shall continue to be valid and binding.



FEE SCHEDULE STANDARD PROJECTS

January 1, 2023

Project Executive/Principal	\$270/hour
Discipline Lead	\$240/hour
Expert Witness	\$325/hour
Senior Project Manager	\$210/hour
Project Manager	\$180/hour
Senior Project Engineer / Senior Project Land Surveyor	\$150/hour
Project Engineer / Project Land Surveyor	\$140/hour
Engineer / Land Surveyor	\$125/hour
CAD Technician	\$125/hour
Permitting Specialist	\$120/hour
Field Personnel	\$120/hour
Field Personnel with specialized equipment	\$195/hour
Clerical / Word Processing	\$80/hour

NOTE: Actual invoicing on some projects may vary due to complexity.

- Travel, where applicable, will be charged at 65.5 cents per mile or by expense incurred.
- Consultants, subcontractors, equipment, and other expenses are billed at direct costs plus service charge.

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of February 14, 2023

1. January 2023 Transfers – Record Nos. 45287 through 45356

a. Current “M” Exemption and Lien:

No. 45320 Santos Jorge Chinchilla

No. 45321 Viachaslau Samusevich

2. “M” Exemption Update:

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

No. 39393 Jose Regalado and Blanca Tejada De Regalado

No. 39414 Christopher V. Johnson and Ceon Moodie Johnson,
Glenna Hope Williams and Orrville A. Graham

No. 39418 Jacob F. Visco and Tessandra N. de Alberdi Visco

No. 39445 Kirk A. Baker and Jennifer L. Benzie

3. “O” Exemption Update:

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

No. 39406 Laurie W. Richards

No. 39441 John D. Hedden and Marilyn Vaughn

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45287	1/3/2023	0080	275	WOODBINE ST, 25	ONE MORE DAY LLC	WISPELWEY	-1	0	0	0	0.32	\$0.00	\$0.00	I
45288	1/3/2023	0073	107	BLACKFISH LN, 13	FLORENCE BLOCK LEVIS	LEVISON	-1	0	0	0	0.46	\$0.00	\$0.00	D
45289	1/3/2023	0079	144-	MONOHANSETT RD, 20	SHARON W FLYNN REVOC	FLYNN	-1	0	0	0	2.47	\$0.00	\$0.00	D
45290	1/3/2023	5514	024	ORANGE ST, 80	BRUCE D LAWLER REVOC	LAWLER/CLAREY-LAWLER	-1	0	0	0	0.15	\$0.00	\$0.00	D
45291	1/4/2023	4241	0733	SWAIN ST, 15, A3	ROODS	TOMPKINS	0	0	0	-1	0.00	\$9,000.00	\$180.00	
45292	1/4/2023	4241	762	SWAIN ST, 15, C2	WILSON	SILVESTRO	0	0	0	-1	0.00	\$0.00	\$0.00	B
45293	1/4/2023	0054	286	BREWSTER RD, 7	7 BREWSTER ROAD LLC	BURRELL	0	0	-1	0	0.96	\$0.00	\$0.00	I
45294	1/4/2023	5514	741	BEAVER ST, 1	MCLAVE, III/MCLAVE	VON SOOSTEN	-1	0	0	0	0.07	\$1,900,000.00	\$38,000.00	
45295	1/5/2023	0015	022	POCOMO RD, 44	DOROTHY A FALLON QPR	44 POCOMO NOMINEE TR	-1	0	0	0	1.27	\$0.00	\$0.00	D
45296	1/5/2023	0054	288	BREWSTER RD, 34	DONNA M LYON REVOCAB	GOLDBERG/TRUSTMAN	-1	0	0	0	0.93	\$12,010,500.00	\$240,210.00	
45297	1/6/2023	0029	581	HULBERT AV, 60	STROBIE/DORSETT, III	TROPMAL LLC	-1	0	0	0	0.33	\$11,150,000.00	\$223,000.00	
45298	1/6/2023	0067	531	SEIKINNOW PL, 16	SEIKINNOW PLACE NOMI	CARUSO	-1	0	0	0	0.46	\$2,400,000.00	\$48,000.00	
45299	1/6/2023	0041	1192	DERRYMORE RD, 25	CLINGER	CRANSTON FAMILY NOMI	-1	0	0	0	0.15	\$0.00	\$0.00	D
45300	1/6/2023	0041	1194-	PAUL JONES RD, 6	BELL	CRANSTON FAMILY NOMI	0	0	-1	0	0.15	\$0.00	\$0.00	D
45301	1/6/2023	0004	839-	PAUL JONES RD, 8	O'KEEFE	CRANSTON FAMILY NOMI	0	0	-1	0	0.15	\$0.00	\$0.00	D
45302	1/6/2023	0041	1193-	PAUL JONES RD, 4	CRANSTON	CRANSTON FAMILY NOMI	-1	0	0	0	0.15	\$0.00	\$0.00	D
45303	1/6/2023	0041	119-	DELANEY RD, 12	CRANSTON FAMILY NOMI	CRANSTON FAMILY NOMI	-1	0	0	0	0.29	\$0.00	\$0.00	D
45304	1/6/2023	7332	074	STONE POST WY, 11	MARITAL TRUST UNDER	ALEXANDRE, EST	-1	0	0	0	0.46	\$0.00	\$0.00	D
45305	1/6/2023	0073	022	CANNONBURY LN, 28	28 CANNONBURY LANE L	MACKETHAN	-1	0	0	0	0.46	\$0.00	\$0.00	I
45306	1/6/2023	7614	007	FAIRFIELD ST, 2	ELAINE B RUSSELL REV	RUSSELL	-1	0	0	0	0.99	\$0.00	\$0.00	D
45307	1/6/2023	0056	061	MILK ST, 74	SIX DUNES LLC	DEWING	-1	0	0	0	0.51	\$0.00	\$0.00	I
45308	1/9/2023	0068	076	TOMS WY, 15	LSTACKY REALTY TRUST	STACKPOLE	-1	0	0	0	0.58	\$0.00	\$0.00	D
45309	1/9/2023	0068	031	RUPERTS WY, 10	LYNVIC REAL ESTATE T	STACKPOLE	0	0	-1	0	0.13	\$0.00	\$0.00	D
45310	1/9/2023	0068	761	TOMS WY, 13	LSTACKY REALTY TRUST	STACKPOLE	-1	0	0	0	0.14	\$0.00	\$0.00	D
45311	1/9/2023	0067	687	TOMS WY, 9	VICSTACK REALTY TRUS	STACKPOLE	-1	0	0	0	0.17	\$0.00	\$0.00	D
45312	1/9/2023	0068	762	TOMS WY, 11	VICSTACK REALTY TRUS	STACKPOLE	-1	0	0	0	0.14	\$0.00	\$0.00	D
45313	1/9/2023	0067	481+	TOMS WY, 5, 7	LYNVIC REAL ESTATE T	LYNVIC REAL ESTATE T	-1	0	-1	0	0.48	\$0.00	\$0.00	D
45314	1/10/2023	0055	103-	LARRABEE LN, 12A	YOUNG	WHALEBONE REALTY TRU	-1	0	0	0	0.11	\$0.00	\$0.00	C
45315	1/10/2023	0055	103-	LARRABEE LN, 12B	YOUNG	WHALEBONE REALTY TRU	-1	0	0	0	0.12	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45316	1/10/2023	0075	046	JONATHAN WY, 6	6JW LLC	HAGEDORNS HAPPY HACI	-1	0	0	0	1.18	\$2,175,000.00	\$43,500.00	
45317	1/10/2023	4243	511+	W CHESTER ST, 32A, B	32 W CHESTER LLC	32 W CHESTER LLC	-1	0	0	0	0.27	\$0.00	\$0.00	E
45318	1/11/2023	0055	246	VESPER LN, 22	TWENTY TWO VESPER LA	TWENTY TWO VESPER LA	-1	0	0	0	4.00	\$0.00	\$0.00	D
45319	1/11/2023	0041	1202	DELANEY RD, 10B	RLKLKK2023 TRUST	ARI REAL ESTATE LLC	-1	0	0	0	0.16	\$5,990,000.00	\$119,800.00	
45320	1/12/2023	7642	318	EXETER ST, 32	CHINCHILLA	AVERY	-1	0	0	0	0.46	\$1,400,000.00	\$8,000.00	M
45321	1/12/2023	0594	036	ARKANSAS AV, 66	SAMUSEVICH	66 ARKANSAS AVENUE N	-1	0	0	0	0.03	\$650,000.00	\$0.00	M
45322	1/12/2023	0029	036	WALSH ST, 22	22 WALSH STREET REAL	JOHNSON	-1	0	0	0	0.11	\$0.00	\$0.00	I
45323	1/13/2023	0041	017	DERRYMORE RD, 34	JBC NANTUCKET LLC	DEFEO	-1	0	0	0	0.17	\$2,500,000.00	\$50,000.00	
45324	1/13/2023	0030	213	N STAR LN, 6	SIX NORTH STAR LANE	SIX NORTH STAR LANE	-1	0	0	0	0.42	\$0.00	\$0.00	I
45325	1/17/2023	4232	481	PINE ST, 25C	REGINA M RICH REVOCA	2020 RICH FAMILY IRR	-1	0	0	0	0.12	\$0.00	\$0.00	D
45326	1/17/2023	0012	009	WAUWINET RD, 123	HART/TURNIPSEED	GALE H ARNOLD REVOCA	-1	0	0	0	0.36	\$0.00	\$0.00	C
45327	1/17/2023	0012	009	WAUWINET RD, 123	HART	HART	-1	0	0	0	0.36	\$0.00	\$0.00	C
45328	1/17/2023	4231	113	LIBERTY ST, 4	FOUR LIBERTY STREET	FOUR LIBERTY STREET	-1	0	0	0	0.07	\$0.00	\$0.00	E
45329	1/18/2023	4231	113	LIBERTY ST, 4	FOUR LIBERTY STREET	FOUR LIBERTY STREET	-1	0	0	0	0.07	\$0.00	\$0.00	C
45330	1/18/2023	0056	370+	HIGH BRUSH PA, 8, 12	8 HIGH BRUSH PATH LL	RICHARD/LINDA ALDERS	-1	0	0	0	3.91	\$7,250,000.00	\$145,000.00	
45331	1/18/2023	0080	189	MASQUET AV, 18	18 MASQUET AVE LLC	JILL A LANGSTON NANT	-1	0	0	0	1.10	\$0.00	\$0.00	I
45332	1/18/2023	0040	651	PRIMROSE LN, 17	GREEN ACRES NOMINEE	MCINTOSH	-1	0	0	0	1.89	\$0.00	\$0.00	D
45333	1/19/2023	0069	307+	SPEARHEAD RD, 2, 6	2 SPEARHEAD LLC	NANTUCKET HOUSEWORK	0	0	-1	0	0.22	\$110,000.00	\$2,200.00	
45334	1/19/2023	0069	308+	ARROWHEAD DR, 9 +	4 SPEARHEAD LLC	NANTUCKET HOUSEWORK	0	0	-1	0	0.22	\$110,000.00	\$2,200.00	
45335	1/19/2023	0086	131	W MIACOMET RD, 41	41 WMR TRUST	41 WMR TRUST	-1	0	0	0	2.90	\$0.00	\$0.00	I
45336	1/19/2023	0044	011	POLPIS RD, 146	BLUESTEM LLC	BLUESTEM LLC	-1	0	0	0	0.73	\$0.00	\$0.00	D
45337	1/19/2023	0044	011	POLPIS RD, 146	BLUESTEM LLC	BLUESTEM LLC	-1	0	0	0	0.73	\$0.00	\$0.00	D
45338	1/20/2023	0074	006	CANNONBURY LN, 4	ERICA L DRAZEN TRUST	JEFFREY DRAZEN AND E	0	0	-1	0	0.47	\$0.00	\$0.00	D
45339	1/20/2023	4231	891-	SALEM ST, 9, PORTION	ISLAND HARBOR FARM L	WINTRHOP NANTUCKET	0	0	-1	0	0.35	\$2,400,000.00	\$48,000.00	
45340	1/20/2023	7341	008	SCONSET AV, 1	SPITZER	WSTT HOLDINGS, LLC	-1	0	0	0	0.24	\$2,200,000.00	\$44,000.00	
45341	1/23/2023	0073	025	CANNONBURY LN, 34	34 CANNONBURY LANE L	THIRTY-TWO CANNONBUR	0	0	-1	0	0.46	\$1,900,000.00	\$38,000.00	
45342	1/23/2023	0067	103	NOBSKA WY, 12	CRIB LLC	ROBIN M KUHN 2007 TR	-1	0	0	0	0.39	\$2,000,000.00	\$40,000.00	
45343	1/23/2023	0056	339	EQUATOR DR, 34	FRASER	THREE MUSKETEERS NOM	-1	0	0	0	0.46	\$1,700,000.00	\$11,218.29	K
45344	1/25/2023	0069	260	TEASDALE, CI, 11A	GALVIN/KENNY	KENNY	0	0	0	-1	0.00	\$0.00	\$0.00	C
45345	1/26/2023	0069	340+	TOMAHAWK RD, 34	GO STORE IT NANTUCKE	GO STORE IT NANTUCKE	0	-1	0	0	0.95	\$42,000,000.00	\$840,000.00	
45346	1/26/2023	0014	562	LAURETTA LN, 11	11 LAURETTA LANE LLC	11 LAURETTA LANE LLC	-1	0	0	0	3.34	\$120,000.00	\$2,400.00	
45347	1/27/2023	4244	028	W CHESTER ST, 13	ALLEN HUNTINGTON BRE	13 WEST CHESTER STRE	-1	0	0	0	0.14	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45348	1/27/2023	5541	071	LYON ST, 8B	LESSER	JAMES J HARTMANN REV	-1	0	0	0	0.04	\$1,400,000.00	\$28,000.00	
45349	1/30/2023	0594	273	MADAKET RD, 266	MILLAR	TRUE & COMPANY LLC	-1	0	0	0	0.33	\$0.00	\$0.00	J
45350	1/30/2023	0040	651	PRIMROSE LN, 17	GREEN ACRES NOMINEE	GREEN ACRES NOMINEE	-1	0	0	0	1.89	\$0.00	\$0.00	D
45351	1/30/2023	0040	441	EEL POINT RD, 30	30 EEL POINT LLC	CLAUSSON	-1	0	0	0	2.65	\$0.00	\$0.00	I
45352	1/30/2023	0067	146	WAYDALE RD, 12	12 WAYDALE ROAD REAL	GLIDDEN	-1	0	0	0	0.52	\$0.00	\$0.00	D
45353	1/30/2023	7324	031	ELBOW LN, 6	VILLAGE KEEPERS LLC	SARA SHLOSSER O'REIL	-1	0	0	0	0.14	\$2,800,000.00	\$56,000.00	
45354	1/30/2023	0069	213	PARK CI, 7A	MONTALBANO	MONTALBANO	0	0	0	-1	0.00	\$0.00	\$0.00	C
45355	1/30/2023	0091	014	TOM NEVERS RD, 85	FONG FAMILY REALTY T	FONG	-1	0	0	0	0.51	\$0.00	\$0.00	D
45356	1/31/2023	4932	028	SCONSET AV, 8	NANTUCKET DEVELOPMEN	OTTO	-1	0	0	0	0.18	\$1,775,000.00	\$35,500.00	
GRAND TOTALS							-56		-10			\$105,949,500.00		
								-1		-4		45.14	\$2,063,208.29	

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
THRU JAN 22	884	384	500	1,808,049,994	1,757,712,035	35,166,991
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						
Mar-23						
Apr-23						
May-23						
Jun-23						
THRU JAN 23	616	336	280	\$1,095,366,934	\$1,035,512,879	\$20,740,460
Average	88	48	40	\$156,480,991	\$147,930,411	\$2,962,923
Low	69	38	19	\$84,455,392	\$70,037,323	\$1,417,575
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

FISCAL YEAR TRANSFER REVENUE COMPARE 2019 - 2023

