

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 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. Mt. Vernon Farm/166 Hummock Pond Road – Sustainable Nantucket Request for Farm Fresh Feast
 - b. Property Naming – 70 Miacomet Road (Ferreira)
 - c. Dog Park/5 Miacomet Road – NISDA Request
 - d. Commercial Property Use Policy – Fee Thresholds/Amended Policy
 - e. 7 Nobadeer Farm Road – Nantucket Racquet Sports Association Plan Update
3. REGULAR BUSINESS
 - a. Hinsdale Road – Deed Acceptance
 - b. Magnolia Avenue – Deed Acceptance
 - c. 112 Orange Street – Acquisition Update
4. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. Current “O” Exemptions
 - c. “M” Exemption Update – Release of Liens
 - d. “O” Exemption Update – Release of Liens
5. APPROVAL OF MINUTES
 - a. Regular Meeting of February 14, 2023
6. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Monthly Financial Report - January
 - c. Warrant Authorization – Cash Disbursement
7. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

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

C. ADJOURNMENT



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: Nantucket Island Safe Harbor for Animals (NiSHA)

MAILING ADDRESS: PO Box 2844, Nantucket, MA 02584

TELEPHONE: (978)-996-1117 *cell* (508)-825-2287 *ext 4 work*

E-MAIL: jlucchini@nishanimals.org, Contact: Jillian Lucchini

Location of EVENT: Dog Park, Miacomet Road

DATE of EVENT: Saturday's TBD.

TIME of EVENT: 10:00 AM - 2:00 PM

Description of attendees: Open to Community Members who need pet food and supplies.

Anticipated number of attendees: NiSHA Staff (2-3), Guests (unknown)

PLEASE DESCRIBE THE EVENT:

We have a FREE Pet Food Pantry for the Nantucket Community that needs a better location to service the community who needs it. NiSHA staff members would set up one 6 ft table in the parking lot of the dog park and display the available pet foods (dry, canned, treats) as well some basic supplies like litter for cats, dog collars/leashes and toys. Maybe a few dog or cat beds. Everything is free to our community to take for their pet care needs. We would always have a staff member present to help anyone with questions or loading food into their car. We offer this service to our community, but we think our location hinders people from traveling out to us. We have tried offering small events at the shelter, but not much is taken so we thought the dog park might be a nice central location for everyone to access the supplies. We would advertise on social media once dates and times are determined.

Other relevant information: _____

QUITCLAIM DEED

The **TOWN OF NANTUCKET**, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of Nantucket Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 (“Grantor”) for consideration of One Dollar (\$1.00) hereby grants with QUITCLAIM COVENANTS to the **NANTUCKET ISLANDS LAND BANK**, established pursuant to Chapter 669 of the Acts of 1983, as amended (the “Land Bank Act”), acting by and through the Nantucket Islands Land Bank Commission, having an address of 22 Broad Street, Nantucket, Massachusetts 02554 (“Grantee”) for the purposes stated below a certain parcel of land being an unconstructed portion of Hinsdale Road in Nantucket, Massachusetts (the “Premises”) being more particularly described as follows:

A certain parcel of land shown as “Hinsdale Road, Parcel 31, 39,869 q.ft.” (sic) on a plan of land entitled “Transfer of Property to the Nantucket Island Land Bank,” dated July 31, 2014, prepared by ACKME Survey LLC and recorded in Nantucket Registry of Deeds as Plan 2014-77. Reference is made to said plan for more particular description.

This parcel may be used for open space purposes and recreational purposes. Grantee agrees to accept the Premises in its “as is” condition, which may include encroachments thereon.

Grantor reserves an easement on the conveyed Premises for the development of walking trails and bicycle paths over a portion of the Premises for use by the general public, and for the installation of underground utilities and drainage at the Grantor’s discretion. Grantor shall not undertake any construction until it has (i) notified Grantee of its plans and Grantee has approved of a mutually acceptable design, the approval of which shall not be unreasonably withheld, and (ii) obtained all necessary permits and approvals. All work by Grantor shall be performed in a safe, diligent and workmanlike manner and in compliance with all laws, rules and regulations. In the event of any damage to the land, Grantor shall restore the land to its condition immediately preceding the work as is reasonably practicable.

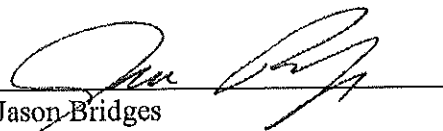
For Grantor's title see the Order of Taking recorded with said Deeds in Book 1437, Page 280 and the Amended Order of Taking recorded with said Deeds in Book, 1444, Page 53. For Grantor's authority for the conveyance of said parcel of land see Article 81 adopted at the 2013 Annual Town Meeting, a certified copy of which is attached.

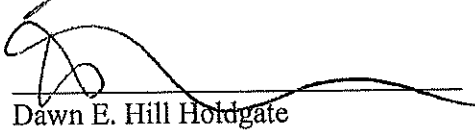
[Signatures are on the following page.]

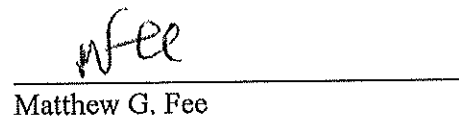
No deed stamps are due on this conveyance pursuant to G.L. c.64D, § 1.

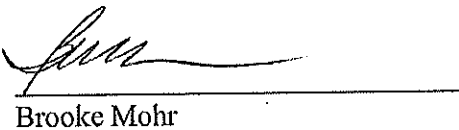
Executed under seal this 22 day of February, 2023.

TOWN OF NANTUCKET
SELECT BOARD


Jason Bridges


Dawn E. Hill Holdgate


Matthew G. Fee

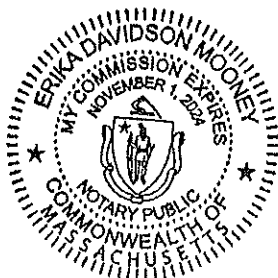

Brooke Mohr


Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 22 day of February, 2023, before me, the undersigned Notary Public, personally appeared, Jason Bridges, Dawn E. Hill Holdgate, Matthew G. Fee, Brooke Mohr and Malcolm W. MacNab, members of the Town of Nantucket Select Board and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as members of the Town of Nantucket Select Board.




Notary Public
My Commission Expires: Nov. 1, 2024

ACCEPTANCE BY NANTUCKET ISLANDS LAND BANK

We, the undersigned being a majority of the members of the Nantucket Islands Land Bank Commission, hereby certify that at a meeting of the Commission held on the ____ day of _____, 2023, upon motion duly made and seconded, it was voted to accept the foregoing Deed of the Town of Nantucket.

NANTUCKET ISLANDS LAND BANK
By its Commission

Neil Paterson

Allen B. Reinhard

Kristina Jelleme

John J. Stackpole

Mark Donato

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared the above-named Commissioners, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily in their capacity as Commissioners of the Nantucket Islands Land Bank for its stated purpose.

Notary Public
My Commission Expires:



Town of Nantucket

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OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216

FAX (508) 325-5313

Home: (508) 228-7841

Email: estover@nantucket-ma.gov

flanagnastover@yahoo.com

townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

◆◆◆◆◆

April 3, 2013

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 2, 2013 ANNUAL TOWN MEETING adopted **Article 81: "Real Estate Conveyance: Various "Paper" Streets and Misc. Parcels"** at the April 2, 2013 adjourned session when "...the adoption of all articles not heretofore acted upon as recommended by the Finance Committee, or as recommended by the Planning Board, was duly motioned, seconded, and voted in accordance with the motions recommended by the Finance Committee or, in the absence of a Finance Committee motion, then in accordance with the motions as recommended by the Planning Board, as printed in the Finance Committee Report, with technical amendments brought forward during the course of the meeting..."

VOTE: The vote on the motion pursuant to Article 81 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ATTEST: TRUE COPY

NANTUCKET TOWN & COUNTY CLERK

ARTICLE 81

(Real Estate Conveyance: Various "Paper" Streets and Misc. Parcels)

To see if the Town will vote to authorize the Board of Selectmen to (1) sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land pursuant to Chapter 30B of the Massachusetts General Laws and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office, (2) dedicate all or any portion of the subject land for open space and recreational purposes, and/or (3) sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the subject land to the Nantucket Islands Land Bank, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in regard to the following land:

- Macy Street, New York Avenue and Clinton Street (Monomoy) from the southern sideline of Monomoy Road (f.k.a. DeWolfe Avenue) to their southern termini;
- Tennessee Avenue (Madaket) between the eastern sideline of C Street and the western sideline of D Street;
- Saccacha Avenue (Cisco) from a line across said street approximately 300 feet from its terminus to its terminus;
- South Miacomet Road (Cisco) from the western sideline of Westerwyck Way to its terminus;
- California and New Hampshire Avenues (Madaket) between the eastern sideline of Ames Avenue and the western sideline of Massachusetts Avenue;
- Massachusetts Avenue (Madaket) between the a line extending the southern sideline of Rhode Island Avenue and the southern sideline of California Avenue;
- Hinsdale Road (Mid-Island) between a line extending the westerly sideline of a Proprietors Road across said street to a line extending the western lot line of a property shown as Assessor Map 68, Parcel 404 (72A Old South Road) across said street;
- Weweeder Avenue between the eastern sideline of and the western sideline of Barker Street (Maddequecham);
- Monomoy Street between the northern sideline of East Lincoln Street to the southern sideline of Northern Avenue; a portion of Galen Street from a line extending the easterly property line of Assessor Map 29 Parcel 116 across Galen Street to the eastern sideline of Monomoy Street and all of Northern Avenue as shown on Land Court Plan 14993A (Brant Point);
- 5 (Lot 3 containing 38,010 square feet shown on Plan 2010-35 on file at the Nantucket Registry of Deeds) and 9 (Lot 2 containing 26,461 square feet shown on Plan 2010-35 on file at the Nantucket Registry of Deeds) Miacomet Road, Assessor Map 67 Parcels 680 and 679;

- 143B Surfside Road, Map 80 Parcel 101.3;
- 143A Surfside Road, Map 80 Parcel 101.2;
- 2 Ames Avenue, Map 60 Parcel 138 (Madaket);
- 15 Ames Avenue, Map 60.2.4 Parcels 27 and 29 (Madaket);
- Parcel G and a portion of Parcel C on Plan No. 2012-20 (formerly part of the Boulevardde (Madequecham));

All as shown on a map entitled "2013 Annual Town Meeting Warrant Article 81 Acquisition and Disposition of Various "Paper" Streets and Misc. Parcels" dated January 2013 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Board of Selectmen is hereby authorized to (1) sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the following subject land pursuant to Chapter 30B of the Massachusetts General Laws and guidelines established under the "Nantucket Yard Sales" program on file at the Board of Selectmen's office or (2) dedicate all or any portion of the following land for open space and recreational purposes, any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions, in regard to the following subject land:

- Macy Street, New York Avenue and Clinton Street (Monomoy) from the southern sideline of Monomoy Road (f.k.a. DeWolfe Avenue) to their southern termini;
- Tennessee Avenue (Madaket) between the eastern sideline of C Street and the western sideline of D Street;
- Saccacha Avenue (Cisco) from a line across said street approximately 300 feet from its terminus to its terminus;
- South Miacomet Avenue(Cisco) from the western sideline of Westerwyck Way to its terminus;
- California and New Hampshire Avenues (Madaket) between the eastern sideline of Ames Avenue and the western sideline of Massachusetts Avenue;
- Massachusetts Avenue (Madaket) between the a line extending the southern sideline of Rhode Island Avenue and the southern sideline of California Avenue;
- Weweeder Avenue between the eastern sideline of and the western sideline of Barker Street (Maddequecham);
- Monomoy Street between the northern sideline of East Lincoln Street to the southern sideline of Northern Avenue; a portion of Galen Street from a line

extending the easterly property line of Assessor Map 29 Parcel 116 across Galen Street to the eastern sideline of Monomoy Street and all of Northern Avenue as shown on Land Court Plan 14993A (Brant Point);

- 143B Surfside Road, Map 80 Parcel 101.3;
- 143A Surfside Road, Map 80 Parcel 101.2;
- 2 Ames Avenue, Map 60 Parcel 138 (Madaket);
- 15 Ames Avenue, Map 60.2.4 Parcels 27 and 29 (Madaket);
- Parcel G and a portion of Parcel C on Plan No. 2012-20 (formerly part of the Boulevardde (Madequecham));

And further that the Board of Selectmen is authorized to (1) dedicate all or any portion of the following subject land for open space and recreational purposes, and/or (2) sell, convey or otherwise dispose of the fee or lesser interests of all or any portion of the following subject land to the Nantucket Islands Land Bank,

- Hinsdale Road (Mid-Island) between a line extending the westerly sideline of a Proprietors Road across said street to a line extending the western lot line of a property shown as Assessor Map 68, Parcel 404 (72A Old South Road) across said street provided that an easement to retain or develop walking trails for use by the general public is retained over any portion of the land that is conveyed to the Nantucket Islands Land Bank;
- 5 (Lot 3 containing 38,010 square feet shown on Plan 2010-35 on file at the Nantucket Registry of Deeds) and 9 (Lot 2 containing 26,461 square feet shown on Plan 2010-35 on file at the Nantucket Registry of Deeds) Miacomet Road, Assessor Map 67 Parcels 680 and 679;

All as shown on a map entitled "2013 Annual Town Meeting Warrant Article 81 Acquisition and Disposition of Various "Paper" Streets and Misc. Parcels" dated January 2013 and filed herewith at the Office of the Town Clerk.

Invoice #43914001

Feb 23, 2023

Paid on Feb 23, 2023 7:49:00 PM (UTC)

Description	Billing Period	Months	Amount
Standard Monthly Plan	Feb 23, 2023 - Mar 22, 2023	1	\$99
Tax			\$6.19
			Total: \$105.19

Billing Details

Rachael Freeman
 Nantucket
 Massachusetts
 02554
 United States
 Username: rfreeman@nantucketlandbank.org

Notes

Subscription Renewal Charge

How to Pay

Payment made on
 Feb 23, 2023 7:49:00 PM (UTC).

Payment Method: MASTERCARD
Card Number(last 4 digits): 0884

Momentive Inc. FKA SurveyMonkey Inc.
 One Curiosity Way, San Mateo CA 94403, USA
 Our Tax ID (EIN): 37-1581003
 Contact: billing@surveymonkey.com

QUITCLAIM DEED

The **TOWN OF NANTUCKET**, a Massachusetts municipal corporation, acting by and through its Select Board, having an address of Nantucket Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 ("Grantor") for consideration of One Dollar (\$1.00) hereby grants with QUITCLAIM COVENANTS to the **NANTUCKET ISLANDS LAND BANK**, established pursuant to Chapter 669 of the Acts of 1983, as amended, acting by and through the Nantucket Islands Land Bank Commission, having an address of 22 Broad Street, Nantucket, Massachusetts 02554 ("Grantee"), full fee simple title of five (5) certain parcels of vacant land on Magnolia Avenue located from Ocean Avenue to the Atlantic Ocean, in Nantucket, Massachusetts, being more particularly described as follows.

Five certain parcels of land, together with all improvements thereon, if any, shown as:

1. Parcel P-1 containing 998 ± square feet,
2. Parcel P-2 containing 2,340 ± square feet,
3. Parcel P-3 containing 2,512 ± square feet,
4. Parcel P-4 containing 4,825 ± square feet, and
5. Parcel P-5 containing 995 ± square feet

(collectively, the "Parcels") on a plan of land entitled "Taking and Easement Disposition Plan, Magnolia Ave./East of Ocean Ave., Siasconset, Nantucket, Mass., Prepared for: Town of Nantucket," dated October 26, 2022, prepared by Blackwell & Associates, Inc. and recorded with the Nantucket County Registry of Deeds as Plan No. 2022-51 (the "Plan"), a reduced copy of which is attached hereto.

The Parcels are conveyed together with the two easement areas on Magnolia Avenue shown on said Plan as:

1. E-1 containing 502± square feet, and
2. E-2 containing 542 ± square feet.

The Parcels and the Easements together are referred to as the "Premises." The Premises are conveyed for coastal access and open space purposes.

By accepting this deed, the Grantee agrees to use and maintain the Premises consistent with the purposes of the Land Bank Act and consistent with its usual management practices.

Grantor conveys the Parcels and Easements subject to the rights of the public to access the Premises from Ocean Avenue over Magnolia Avenue to the beach only by foot or non-motorized means of transportation except for the use of motorized wheelchairs or other mobility devices for the disabled, or vehicles used by the Grantee in its construction, maintenance and repair or replacement of the stairs or boardwalk to the beach and maintenance and management of the Premises.

For Grantor's title see Order of Taking by Eminent Domain of Portions of Magnolia Avenue, dated December 21, 2022, recorded with Nantucket County Registry of Deeds in Book 1925, Page 307 and filed with Nantucket Registry District of the Land Court as Document No. 176100 noted on Certificates of Title Nos. 12345 and 19945.

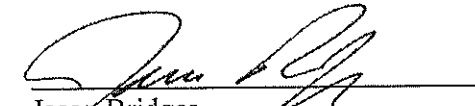
For Grantor's authority to make this conveyance, see Articles 72 and 78 of the Town of Nantucket 2018 Annual Town Meeting, certified copies of which are attached hereto and Chapter 190 of the Acts of 2018.

No deed stamps are due on this conveyance pursuant to G.L. c.64D, §1.

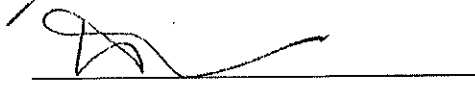
<Signature Page to Follow>

Executed under seal this 22 day of February, 2023.


TOWN OF NANTUCKET
By its Select Board



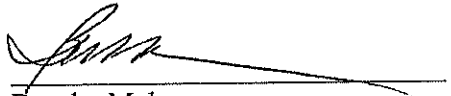
Jason Bridges



Dawn E. Hill Holdgate



Matthew G. Fee



Brooke Mohr

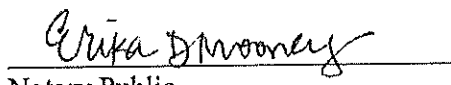
Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 22 day of February, 2023, before me, the undersigned Notary Public, personally appeared, Jason Bridges, Dawn E. Hill Holdgate, Matthew G. Fee, Brooke Mohr and ~~Malcolm W. MacNab~~, members of the Town of Nantucket Select Board and proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose as members of the Town of Nantucket Select Board.





Notary Public
My Commission Expires: Nov. 1, 2024

ACCEPTANCE BY NANTUCKET ISLANDS LAND BANK

We, the undersigned being a majority of the members of the Nantucket Islands Land Bank Commission, hereby certify that at a meeting of the Commission held on the ___ day of March, 2023, upon motion duly made and seconded, it was voted to accept the foregoing Deed of the Town of Nantucket.

NANTUCKET ISLANDS LAND BANK
By its Commission

Neil Peterson

Allen B. Reinhard

Kristina Jelleme

John J. Stackpole

Mark Donato

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this _____ day of _____, 2023, before me, the undersigned notary public, personally appeared the above-named Commissioners, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it in their capacity as Commissioners of the Nantucket Islands Land Bank voluntarily for its stated purpose.

Notary Public
My Commission Expires:



Town of Nantucket

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OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216
FAX (508) 325-5313
Home: (508) 228-7841

Email: cstover@nantucket-ma.gov
flanaganstover@yahoo.com
townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

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April 4, 2018

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 3, 2018 ANNUAL TOWN MEETING adopted **Article 72: "Home Rule Petition: Real Estate Conveyances to Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc'"** at the April 3, 2018 adjourned session.

TECHNICAL CORRECTION VIA THE MODERATOR: REMOVE:

82	Formerly 17 (portion of)	Smooth Hummocks portion of Share 8, all or portions Lots 133-162,193,195,197,199, 201, 203, 207,209,211,213, 216- 222 223, and all or portions of Thorndike, Goddard, Division, Hummock, Manter, and Pitman Streets as shown in Plan Book 2 Pg 6 (1874)
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VOTE: The vote on the motion pursuant to Article 72 recommended by the Finance Committee with a Technical Correction brought forward through the Moderator, was by Majority Voice Vote. The motion was adopted.

ATTEST: TRUE COPY

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

NANTUCKET TOWN & COUNTY CLERK

ARTICLE 72

(Home Rule Petition: Real Estate Conveyances to Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc.)

To see if the Town will vote to authorize the Board of Selectmen to petition the General Court consistent with the requirements of Article 97 of the Amendments to the Massachusetts Constitution to enact special legislation to authorize the transfer and conveyance of certain parcels of land in the Town of Nantucket held for open space, recreational or conservation purposes, as described in more detail below and as shown on a map entitled "2018 Annual Town Meeting Warrant Article 72" dated January, 2018 and filed with the Office of the Town Clerk, to the Town of Nantucket for purposes of conveyance; and further to authorize the Board of Selectmen to convey the respective parcels described below to the Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc.; provided, however, that the General Court may with the approval of the Board of Selectmen, make constructive changes in language as may be necessary or advisable towards perfecting the intent of this legislation in order to secure passage:

AN ACT AUTHORIZING THE TOWN OF NANTUCKET TO SELL, CONVEY OR OTHERWISE DISPOSE OF CERTAIN LAND SITUATED IN THE TOWN OF NANTUCKET HELD FOR OPEN SPACE, RECREATIONAL OR CONSERVATION PURPOSES TO THE NANTUCKET ISLANDS LAND BANK, NANTUCKET CONSERVATION FOUNDATION, INC., AND/OR 'SCONSET TRUST, INC. FOR THE SAME PURPOSES

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

Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Town of Nantucket may transfer, sell, convey or otherwise dispose of certain parcels of land situated in the Town of Nantucket to the Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc. for open space, recreational or conservation purposes and described as follows:

Map	Lot	Number	Address
42.2.3	19	76	Washington Street
58	9.3		Peat Swamp
73	7	49	Main Street, Siasconset
73.2.4	15	10	Ocean Avenue, Siasconset
			Linden and Magnolia Streets, Siasconset
75	20		Low Beach Road
75	119	3	Sandsbury Road
75	145		Low Beach Road
82	13		Smooth Hummocks

82	Formerly 17 (portion of)		Smooth Hummocks portion of Share 8, all or portions Lots 133-162,193,195,197,199, 201, 203, 207,209,211,213, 216-222, and all or portions of Thorndike, Goddard, Division, Hummock, Manter, and Pitman Streets as shown in Plan Book 2 Pg 6 (1874)
92	7		Low Beach Road
92	22		Tom Nevers

Any such disposition shall be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of restrictions and easements, all as shown on a map entitled "2018 Annual Town Meeting Warrant Article 72" dated January, 2018 and filed with the Office of the Town Clerk.

Section 2. This act shall take effect upon its passage.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the Town's representatives to the General Court are hereby requested to introduce legislation as set forth below; and, that the General Court, with the approval of the Board of Selectmen, make constructive changes in the text hereof as may be necessary or advisable to accomplish the intent of this proposed legislation in order to secure its passage, as follows:

AN ACT AUTHORIZING THE TOWN OF NANTUCKET TO SELL, CONVEY OR OTHERWISE DISPOSE OF CERTAIN LAND SITUATED IN THE TOWN OF NANTUCKET HELD FOR OPEN SPACE, RECREATIONAL OR CONSERVATION PURPOSES TO THE NANTUCKET ISLANDS LAND BANK, NANTUCKET CONSERVATION FOUNDATION, INC., AND/OR 'SCONSET TRUST, INC. FOR THE SAME PURPOSES

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

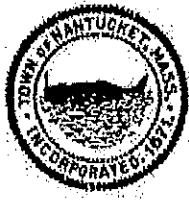
Section 1. Pursuant to Article 97 of the Amendments to the Constitution of the Commonwealth of Massachusetts and notwithstanding the provisions of any general or special law to the contrary, the Town of Nantucket may transfer, sell, convey or otherwise dispose of certain parcels of land situated in the Town of Nantucket to the Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc. for open space, recreational or conservation purposes and described as follows:

Map	Lot	Number	Address
42.2.3	19	76	Washington Street
58	9.3		Peat Swamp

73	7	49	Main Street, Siasconset
73.2.4	15	10	Ocean Avenue, Siasconset
			Linden and Magnolia Streets, Siasconset
75	20		Low Beach Road
75	119	3	Sandsbury Road
75	145		Low Beach Road
82	13		Smooth Hummocks
82	Formerly 17 (portion of)		Smooth Hummocks portion of Share 8, all or portions Lots 133- 162,193,195,197,199, 201, 203, 207 ,209,211,213, 216-222, and all or portions of Thorndike, Goddard, Division, Hummock, Manter, and Pitman Streets as shown in Plan Book 2 Pg 6 (1874)
92	7		Low Beach Road
92	22		Tom Nevers

Any such disposition shall be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of restrictions and easements, all as shown on a map entitled "2018 Annual Town Meeting Warrant Article 72" dated January, 2018 and filed with the Office of the Town Clerk.

Section 2. This act shall take effect upon its passage.



Town of Nantucket

♦♦♦♦♦

OFFICE OF THE TOWN & COUNTY CLERK

16 Broad Street
NANTUCKET, MASSACHUSETTS 02554-3590

Catherine Flanagan Stover, MMC, CMMC
Town & County Clerk

(508) 228-7216
FAX (508) 325-5313
Home: (508) 228-7841

Email: estover@nantucket-ma.gov
flanaganstover@yahoo.com
townclerk@nantucket-ma.gov

WEBSITE: <http://www.nantucket-ma.gov>

♦♦♦♦♦

April 4, 2018

TO WHOM IT MAY CONCERN:

I, Catherine Flanagan Stover, duly elected Clerk of the Town and County of Nantucket, hereby certify that the April 3, 2018 ANNUAL TOWN MEETING adopted **Article 78: "Real Estate Conveyance: Open Space: Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc.)"** at the April 3, 2018 adjourned session.

VOTE: The vote on the motion pursuant to Article 78 as moved by the Finance Committee, was by Unanimous Voice Vote. The motion was adopted.

Catherine Flanagan Stover, MMC, CMMC
Town and County Clerk

ATTEST: TRUE COPY

NANTUCKET TOWN & COUNTY CLERK

ARTICLE 78

(Real Estate Conveyance: Open Space: Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc.)

To see if the Town will vote to transfer the care, custody, management and control of the parcels listed below from the Board of Selectmen held for open space, recreational and conservation purposes, or from the Town Treasurer held for tax title purposes, to the Board of Selectmen for the purpose of conveyance; and further to authorize the Board of Selectmen to sell, convey or otherwise dispose of the fee or lesser interests in the following properties to the Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., and/or 'Sconset Trust, Inc., any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions:

Map	Lot	Number	Street
55.1.4	71 (portion of)	111	Washington Street
58	9.3		Peat Swamp
73	7	49	Main Street, Siasconset
73.2.4	15	10	Ocean Avenue, Siasconset
			Linden and Magnolia Streets, Siasconset
75	20		Low Beach Road
75	119	3	Sandsbury Road
75	145		Low Beach Road
82	13		Smooth Hummocks
82	Formerly 17 (portion of) and 17.8		Smooth Hummocks portion of Share 8, all or portions of Lots 133-162, 193, 195, 197, 199, 201, 203, 207, 209, 211, 213, 216-223, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245 and 247, and all or portions of Thorndike, Goddard, Division, Hummock, Manter, and Pitman Streets as shown in Plan Book 2 Pg 6 (1874)
88	67 (portion of)		Surfside
92	7		Low Beach Road
92	22		Tom Nevers

All as shown on a map entitled "2018 Annual Town Meeting Warrant Article 78" dated January, 2018 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

(Board of Selectmen)

FINANCE COMMITTEE MOTION: Moved that the care, custody, management and control of the parcels listed below from the Board of Selectmen held for open space, recreational and conservation purposes, or from the Town Treasurer held for tax title purposes, is hereby transferred to the Board of Selectmen for the purpose of conveyance; and further that the Board of Selectmen is hereby authorized to sell, convey or otherwise dispose of the fee or lesser interests in the following properties to the Nantucket Islands Land Bank, Nantucket

Conservation Foundation, Inc., and/or 'Sconset Trust, Inc., any such disposition to be on such terms and conditions as the Board of Selectmen deem appropriate, which may include the reservation of easements and restrictions:

Map	Lot	Number	Street
55.1.4	71 (portion of)	111	Washington Street
58	9.3		Peat Swamp
73	7	49	Main Street, Siasconset
73.2.4	15	10	Ocean Avenue, Siasconset
			Linden and Magnolia Streets, Siasconset
75	20		Low Beach Road
75	119	3	Sandsbury Road
75	145		Low Beach Road
82	13		Smooth Hummocks
82	Formerly 17 (portion of) and 17.8		Smooth Hummocks portion of Share 8, all or portions of Lots 133-162, 193, 195, 197, 199, 201, 203, 207, 209, 211, 213, 216-223, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245 and 247, and all or portions of Thorndike, Goddard, Division, Hummock, Manter, and Pitman Streets as shown in Plan Book 2 Pg 6 (1874)
88	67 (portion of)		Surfside
92	7		Low Beach Road
92	22		Tom Nevers

All as shown on a map entitled "2018 Annual Town Meeting Warrant Article 78" dated January, 2018 and filed herewith at the Office of the Town Clerk.

Quantum of vote required for passage of the motion is 2/3

Acts (2018)

Chapter 190

AN ACT AUTHORIZING THE TOWN OF NANTUCKET TO SELL, CONVEY OR OTHERWISE DISPOSE OF CERTAIN LAND SITUATED IN THE TOWN OF NANTUCKET HELD FOR OPEN SPACE, RECREATIONAL OR CONSERVATION PURPOSES TO THE NANTUCKET ISLANDS LAND BANK, NANTUCKET CONSERVATION FOUNDATION, INC. OR SCONSET TRUST, INC. FOR THE SAME PURPOSES.

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

SECTION 1. Notwithstanding any general or special law to the contrary, the town of Nantucket may transfer, sell, convey or otherwise dispose of all or a portion of any of the following parcels of land situated in said town to the Nantucket Islands Land Bank, Nantucket Conservation Foundation, Inc., or Sconset Trust, Inc. for open space, recreational or conservation purposes:

Map	Lot	Number	Address
42.2.3	19	76	Washington street
58	9.3		Peat Swamp
73	7	49	Main street, Siasconset
73.2.4	15	10	Ocean avenue, Siasconset
			Linden avenue and Magnolia avenue, Siasconset
75	20		Low Beach road
75	119	3	Sandsbury road
75	145		Low Beach road
82	13		Smooth Hummocks

82	Formerly 17 (portion of)		Smooth Hummocks portion of Share 8 conveyed to the town by deed recorded with the Nantucket county registry of deeds at book 538, page 272; all or portions of lots 133-162,193,195,197,199,201,203,207, 209,211,213, 216 to 223 and all or portions of Thorndike, Goddard, Division, Hummock, Manter and Pitman streets as shown in plan book 2 page 6 (1874)
92	7		Low Beach road
92	22		Tom Nevers

Any disposition shall be on such terms and conditions as the board of selectmen of the town of Nantucket deems appropriate which may include the reservation of restrictions and easements as shown on a map entitled "2018 Annual Town Meeting Warrant Article 72" dated January, 2018 and filed in the office of the town clerk.

SECTION 2. This act shall take effect upon its passage.

Approved, August 9, 2018.

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

1. February 2023 Transfers – Record Nos. 45357 through 45417

a. Current “M” Exemption and Lien:

No. 45372 Maria Lucia Abreu

b. Current “O” Exemptions and Liens:

No. 45374 Nathaniel R Leibowitz and Margaret M. McGovern

No. 45401 Richard Ho-Shue and Kiki Ho-Shue

No. 45402 Evelyn E. Dwyer

c. Amended Lien:

No. 42844 Adan A. Rodriguez Flores and Zoila Judith Flores De Estrada

2. “O” Exemption Update:

b. Four-Year Domicile Non-Compliance – Notice of Assessment:

No. 40322 Snezhana Ivanova

Nantucket Islands Land Bank

Transfers by Month Report

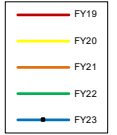
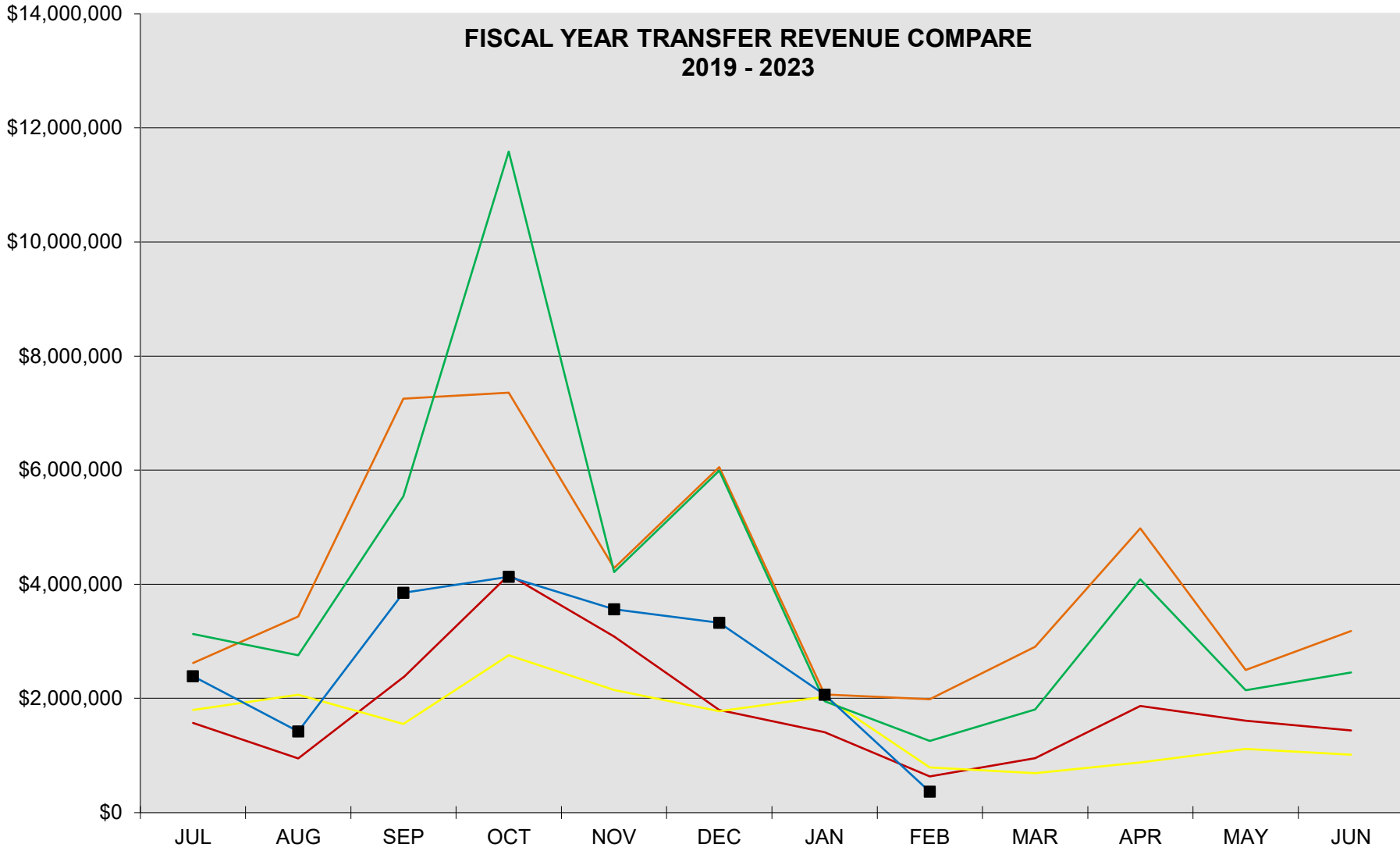
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45357	2/1/2023	0067	296	FAIRGROUNDS RD, 44	BEAL/MILLER	MILLER	-1	0	0	0	0.80	\$0.00	\$0.00	C
45358	2/1/2023	0068	725	DAFFODIL LN, 1	PALCHANIS	PALCHANIS	-1	0	0	0	1.84	\$0.00	\$0.00	C
45359	2/1/2023	0087	118	SURFSIDE RD, 167	CONWAY/SWEENEY	CONWAY	0	0	-1	0	0.29	\$0.00	\$0.00	C
45360	2/2/2023	0054	187	POLPIS RD, 4	4 POLPIS ROAD REALTY	VON KAMPEN NOMINEE T	-1	0	0	0	0.46	\$0.00	\$0.00	D
45361	2/2/2023	0056	469	HIAWASEE LN, 2	MCNAMARA	MILLS	-1	0	0	0	0.46	\$3,525,000.00	\$70,500.00	
45362	2/6/2023	0067	091	BARTLETT RD, 17B	ELIZABETH A FLYNN RE	FLYNN	-1	0	0	0	0.23	\$0.00	\$0.00	D
45363	2/6/2023	0072	038	LYONS LN, 36	MOUNTAINS TO SEA LLC	WARE	-1	0	0	0	1.80	\$0.00	\$0.00	I
45364	2/6/2023	0053	049	MIDDLE TAWPAWSHAW, 2	EDWARD A CHIBARO REV	CHIBARO	-1	0	0	0	0.40	\$0.00	\$0.00	D
45365	2/7/2023	0079	134	SKYLINE DR, 4	SKYLINE DR LLC	SKYLINE DR LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
45366	2/7/2023	0079	134	SKYLINE DR, 4	SKYLINE DR LLC	SKYLINE DR LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
45367	2/7/2023	0079	243	SKYLINE DR, 4	SKYLINE DR LLC	SKYLINE DR LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
45368	2/7/2023	0079	134	SKYLINE DR, 4	SKYLINE DR LLC	SKYLINE DR LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
45369	2/7/2023	0079	134	SKYLINE DR, 4	SKYLINE DR LLC	SKYLINE DR LLC	-1	0	0	0	2.59	\$0.00	\$0.00	C
45370	2/8/2023	4231	1622	CENTER ST, 30C	HITCHCOCK FAMILY REA	MARINER HOUSE CONDO	0	0	0	-1	0.00	\$500.00	\$10.00	
45371	2/8/2023	0056	061	MILK ST, 74	DEWING	SIX DUNES LLC	-1	0	0	0	0.51	\$0.00	\$0.00	D
45372	2/8/2023	0068	372	ASTER CT, 1	ABREU	RICHMOND GREAT POINT	-1	0	0	0	0.10	\$271,900.00	\$0.00	M
45373	2/8/2023	0068	4812	WITHERSPOON DR, 5B	COLLUM	MCMASTER	0	0	0	-1	0.00	\$0.00	\$0.00	C
45374	2/10/2023	0068	7012	EVERGREEN WY, 4A	LIEBOWITZ/MCGOVERN	APTHORP JR	-1	0	0	0	0.57	\$835,000.00	\$0.00	O
45375	2/10/2023	0029	074	SANDY DR, 5	ELOISE NOMINEE TRUST	5 SANDY DRIVE REALTY	-1	0	0	0	0.35	\$0.00	\$0.00	D
45376	2/10/2023	4233	057	GARDNER ST, 9	DWYER	ALBERT G BROCK SPECI	0	0	-1	0	0.05	\$0.00	\$0.00	C
45377	2/10/2023	4233	054	GARDNER ST, 9	AMY D BROCK REVOCABL	BROCK/EST/AMY D	0	0	-1	0	0.05	\$0.00	\$0.00	C
45378	2/10/2023	4233	057	GARDNER ST, 9	DWYER	AMY D BROCK REVOCABL	0	0	-1	0	0.05	\$0.00	\$0.00	C
45379	2/13/2023	6021	035	MADAKET RD, 321	PCM LLC	MCGEOGHEGAN	-1	0	0	0	0.38	\$0.00	\$0.00	I
45380	2/13/2023	0029	080	WALSH ST, 27	MARE PROPERTIES LLC	RUSHMORE	-1	0	0	0	0.11	\$0.00	\$0.00	I
45381	2/13/2023	4242	542	SEA ST, 3	THREE SEA STREET LLC	SANDRA G FEE TRUST	-1	0	0	0	0.15	\$0.00	\$0.00	B
45382	2/14/2023	0056	385	AUSTIN FARM DR, 3	CHRISTOPHER C PERRY	AUSTIN FARM REALTY T	-1	0	0	0	0.93	\$0.00	\$0.00	B
45383	2/14/2023	4241	752	SWAIN ST, 15 D	BICKNELL	PULLIAM/AMARAL	0	0	0	-1	0.00	\$12,500.00	\$250.00	
45384	2/14/2023	5541	153	PLEASANT ST, 41	LANIGAN	PLEASANT DREAMS 1 LL	-1	0	0	0	0.23	\$0.00	\$0.00	J
45385	2/14/2023	0068	061	OLD SOUTH RD, 35 B	JOHN E SARGENT REVOC	SARGENT	0	0	0	-1	0.00	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45386	2/14/2023	0076	005	TOM NEVERS RD, 43	MARTHA A SARGENT REV	SARGENT	-1	0	0	0	1.10	\$0.00	\$0.00	D
45387	2/14/2023	0055	1765	ORANGE ST, 163	KFH NANTUCKET 2 LLC	163 ORANGE STREET RE	-1	0	0	0	0.14	\$2,350,000.00	\$47,000.00	
45388	2/15/2023	7342	105	KING ST, 21	SHORTLIDGE	MCDONNELL	-1	0	0	0	0.15	\$2,925,000.00	\$58,500.00	
45389	2/15/2023	0080	401	FIELD AV, 1	HANSON	HANSON	-1	0	0	0	0.15	\$0.00	\$0.00	K
45390	2/15/2023	4241	027	HARBOR VIEW WY, 12	EUGENE P COLLATZ TRU	JUDITH ANN COLLATZ T	-1	0	0	0	0.10	\$0.00	\$0.00	C
45391	2/15/2023	0044	233	POLPIS RD, 79	MARCUS	79 POLPIS ROAD RE HO	-1	0	0	0	1.37	\$3,800,000.00	\$76,000.00	
45392	2/16/2023	5541	096	BOYERS ALLEY WY, 5	TIME AND TIDE ACK LL	GOWEN	-1	0	0	0	0.13	\$0.00	\$0.00	I
45393	2/17/2023	0594	051	ARKANSAS AV, 21	TARTE/DOSTALER	PORTER	0	0	0	-1	0.00	\$20,000.00	\$400.00	
45394	2/17/2023	4932	154	TOWADDY LN, 10	JANET WHALEY ZIMMERM	ZIMMERMAN	-1	0	0	0	0.19	\$0.00	\$0.00	D
45395	2/17/2023	4233	017	MAIN ST, 93	CALDER	RUFIO ACK HOLDINGS L	-1	0	0	0	0.22	\$0.00	\$0.00	J
45396	2/22/2023	0594	218	ARKANSAS AV, 9	MILLER	MILLER	0	0	0	-1	0.00	\$0.00	\$0.00	C
45397	2/22/2023	0038	133	WEST WY, 4	EJL 2022 IRREVOCABLE	CLYNE	-1	0	0	0	0.26	\$0.00	\$0.00	D
45398	2/22/2023	0041	4481-	MEADOW LN, 11A	2 MA CHICKADEE LLC	2 MA CHICKADEE LLC	-1	0	0	0	0.46	\$1,255,000.00	\$25,100.00	
45399	2/22/2023	0041	4481-	MEADOW LN, 11A	2 MA CHICKADEE LLC	2 MA CHICKADEE LLC	-1	0	0	0	0.46	\$1,255,000.00	\$25,100.00	
45400	2/22/2023	0041	4481	MEADOW LN, 11A	2 MA CHICKADEE LLC	2 MA CHICKADEE LLC	-1	0	0	0	0.46	\$2,510,000.00	\$50,200.00	
45401	2/23/2023	0068	378-	BEACH GRASS, 31A	HO-SHUE	HABITAT FOR HUMANITY	0	0	0	-1	0.00	\$353,808.00	\$0.00	O
45402	2/23/2023	0068	378-	BEACH GRASS, 31B	DWYER	HABITAT FOR HUMANITY	0	0	0	-1	0.00	\$344,457.00	\$0.00	O
45403	2/23/2023	0055	106	ADJ TO # 42844	DE ESTRADA	DE ESTRADA/RODRIGUEZ	-1	0	0	0	0.00	\$0.00	\$8,500.00	
45404	2/23/2023	4241	731	SWAIN ST, 15, A1	BRANT POINT CONDOMIN	HAMILTON, EST, SUSAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
45405	2/23/2023	0068	564	DOVEKIE CT, 2	JAMES HOWARD HOLMES	HOLMES	-1	0	0	0	0.15	\$0.00	\$0.00	D
45406	2/24/2023	0041	232	N LIBERTY ST, 60	60 NORTH LIBERTY LLC	SCHIFF	-1	0	0	0	0.29	\$0.00	\$0.00	I
45407	2/24/2023	0067	3141+	BRINDA LN, 3-	CARL H SJOLUND TRUST	SJOLUND	-1	0	0	0	1.12	\$0.00	\$0.00	D
45408	2/24/2023	0593	2705-	S CAMBRIDGE ST, 34,	HOULAHAN	PARKVIEW AUTO SALES	0	0	0	-1	0.00	\$4,000.00	\$80.00	
45409	2/24/2023	7641	610	KENDRICK ST, 50	BRUGGER	HAYWARD, MARY ELLEN	-1	0	0	0	1.93	\$0.00	\$0.00	D
45410	2/24/2023	7342	111	KING ST, 26	PEACOCK	PEACOCK	-1	0	0	0	0.19	\$0.00	\$0.00	C
45411	2/24/2023	0068	004-	OLD SOUTH RD, 33	26 TICCOMA LLC	NANTUCKET OLD SOUTH	0	0	-1	0	1.92	\$0.00	\$0.00	I
45412	2/24/2023	0068	004-	OLD SOUTH RD, 33	33 OLD SOUTH LLC	NANTUCKET OLD SOUTH	0	0	-1	0	1.38	\$0.00	\$0.00	I
45413	2/24/2023	0067	376	GREEN MEADOWS, 9	MCLAUGHLIN	MCLAUGHLIN	-1	0	0	0	0.34	\$0.00	\$0.00	C
45414	2/24/2023	0066	227	ENTERPRISE CI, 1	SABRINA S ELWELL REV	ELWELL	-1	0	0	0	0.46	\$0.00	\$0.00	D
45415	2/27/2023	0593	100	MIDLAND AV, 3	LEYDEN	SMYSANSKI	0	0	0	-1	0.00	\$12,500.00	\$250.00	
45416	2/28/2023	0056	269	VESTAL ST, 92	JAF TRUST 2017	FITZGERALD	-1	0	0	0	0.93	\$0.00	\$0.00	D
45417	2/28/2023	0593	102	S CAMBRIDGE ST, 49	RUSSELL	MOORE	0	0	0	-1	0.00	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
						GRAND TOTALS	-43		-6			\$19,474,665.00		
							0		-12		36.61		\$361,890.00	

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 FEB 22	933	414	519	1,872,684,153	1,820,473,694	36,421,474
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						
Apr-23						
May-23						
Jun-23						
THRU FEB 23	677	384	293	\$1,114,841,599	\$1,053,182,379	\$21,102,350
Average	85	48	37	\$139,355,200	\$131,647,797	\$2,637,794
Low	61	38	13	\$19,474,665	\$17,669,500	\$361,890
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

FISCAL YEAR TRANSFER REVENUE COMPARE 2019 - 2023



NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of January 31, 2023

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Dec YIELD	Jan YIELD	12/31/2022	1/31/2023
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$45,452.70	\$46,558.57
Nantucket Bank / Collection Account x7653	0.81	1.33	\$28,957,686.59	\$27,611,045.17
Nantucket Bank / Special CD x1135 <i>matures 5/20/2023*</i>	0.75	0.75	\$5,079,804.16	\$5,083,040.92
TOTAL UNRESTRICTED FUNDS:			\$34,082,943.45	\$32,740,644.66

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Dec YIELD	Jan YIELD	12/31/2022	1/31/2023
US Bank / Series A Bonds Reserve Fund / SLGS <i>mature 12/1/27 & 2/15/32 MktVal</i>	2.93	2.93	\$1,509,099.52	\$1,511,026.36
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$20,910.80	\$408,567.14
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$22,011.67	\$22,016.34
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,012.61	\$10,014.74
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$32,087.16	\$32,093.97
Nantucket Bank / Nabalus Escrow x1473	0.21	0.25	\$1,662.90	\$1,663.25
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$84,733.00	\$20,847.93
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$604,208.99	\$604,337.28
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$22,946.78	\$25,035.21
Hingham Savings / Marble Reserve CD <i>matures 10/2/2023</i>	2.23	2.23	\$229,107.22	\$229,541.55
Citizens Bank / Verrill Dana Acquisition Escrow			\$100,000.00	\$100,000.00
TOTAL RESTRICTED FUNDS:			\$2,636,781.75	\$2,965,144.87
TOTAL FUNDS:			\$36,719,725.20	\$35,705,789.53

BONDS:

	Principal Outstanding	Payment Due	Annual Payments
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$3,780,000	<i>Principal and Interest due 2/15/23, Interest due 8/15/23</i>	\$426,862.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$4,890,000	<i>Principal and Interest due 12/1/23, Interest due 6/1/23</i>	\$1,056,700.00
TOTAL BONDS:	\$8,670,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,483,562.50

NOTES:

	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Principal due 1/10/24</i>	\$1,000,000.00
Owen Notes	\$1,000,000.00	<i>Interest of \$25,768.60 due 3/9/23, 6/9/23, 9/9/23, 12/9/23</i>	\$103,074.40
TOTAL NOTES:	\$2,700,000	TOTAL ANNUAL NOTE PAYMENTS:	\$1,103,074.40
TOTAL DEBT:	\$11,370,000	TOTAL ANNUAL DEBT PAYMENTS:	\$2,586,636.90

*A 12-month CD with the benefit of withdrawing at any time, if needed, without penalty.