

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of May 9, 2023  
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL BUSINESS
  - a. 168 Hummock Pond Road – Sustainable Nantucket License Renewal
  - b. Community Garden – Survey Results and Next Steps
3. PROPERTY MANAGEMENT
  - a. Town Wastewater Treatment Facility – Execution of License Pursuant to Request for Assistance with Natural Heritage Mitigation Obligations
  - b. 70 Washington Street – Amendment to Escrow Agreement
  - c. Various Locations – Maria Mitchell Association Discovery Camp Request
  - d. 113 Madaket Road – Schedule Site Visit
  - e. Land Bank Properties – Horse Pasturing Discussion
  - f. 69R Surfside – Encroachment Matter
  - g. Capital Projects - Discussion
  - h. Creeks Preserve/174 Orange Street - ACKlimate Event Request (9/14/23)
4. REGULAR BUSINESS
  - a. Island Coastal Conference - Discussion
5. TRANSFER BUSINESS
  - a. Current “M” Exemptions
  - b. Current “O” Exemptions
6. APPROVAL OF MINUTES
  - a. Regular Meeting of April 25, 2023
7. FINANCIAL BUSINESS
  - a. Monthly Transfer Statistics
  - b. Warrant Authorization – Cash Disbursement
  - c. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment
8. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

1. Approval of Executive Session Minutes
2. Ongoing Litigation Matters:
  - a. Land Court Department Action No. 20MISC000058: The Ceylon Elves, LLC v. Nantucket Islands Land Bank Commission (3 & 3B Wyer’s Way)
  - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the 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

## LICENSE AGREEMENT

This License Agreement (this "License") is entered into on this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the **Town of Nantucket** (the "Town"), a Massachusetts municipal corporation acting by and through its Select Board, having an address of Town & County Building, 16 Broad Street, Nantucket, Massachusetts 02554 and 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 ("Licensee").

WHEREAS, the Town is the owner of a certain parcel of land off South Shore Road, Nantucket, Massachusetts shown as "Parcel B Conservation Area" containing 16.1853 ± acres (the "Parcel") as shown on a plan of land entitled "Division Plan of Surfside Waste Water Treatment Facility Land in Nantucket, MA showing Parcels A & B, ," dated April 23, 2023, prepared by Blackwell & Associates, Inc., recorded with the Nantucket County Registry of Deeds as Plan No. \_\_\_\_\_ (the "Plan") by virtue of an Order of Taking by Eminent Domain of Land in Nantucket for Municipal Sewage Treatment Purposes dated February 27, 1986, recorded with said Deeds in Book 246, Page 263 (the "Property") and said Parcel being a portion of said Property;

WHEREAS, a portion of the Property contains important habitat for state-listed species which are protected pursuant to the Massachusetts Endangered Species Act (MESA) (G.L. c. 131A:3 and 321 CMR 10.23);

WHEREAS, the Town agrees to protect an area of the Property, namely Parcel B, for conservation and open space purposes;

WHEREAS, the Town agrees as a condition of a Conservation and Management Permit # XXXXXXXX (the "CMP") issued by the Commonwealth of Massachusetts Division of Fisheries and Wildlife's Natural Heritage of Endangered Species Program ("Division") and recorded with the Nantucket County Registry of Deeds at Book \* Page \*, that the Town shall convey the fee title of Parcel B to the Nantucket Islands Land Bank to be held for the sole purpose of conservation of natural resources, including but not limited to, the conservation of state-listed species referenced in the CMP pursuant to G.L. c. 131A et. seq. Parcel B is to be used to meet a long-term Net Benefit pursuant to 321 CMR 10.23 associated with the expansion of the Surfside Wastewater Treatment Facility on the Property, as further described in the CMP;

WHEREAS, the Town, as a condition of the CMP, agrees to grant a license to the Nantucket Islands Land Bank (the "Licensee"), at its sole cost and expense, for the protection, maintenance and management of Parcel B for the sole purpose of conservation of natural resources, including but not limited to, the conservation of the state-listed species referenced in the CMP until such time as the Nantucket Special Town Meeting votes in the Fall of 2023 to authorize the Select Board to convey to the Licensee the fee title in Parcel B for the conservation of natural resources and open space purposes and the deed of Parcel B to the Licensee is recorded with the Barnstable County Registry of Deeds..

NOW THEREFORE, in consideration of the mutual promises and covenants herein made, the parties hereto agree as follows:

1. USE, PURPOSE. The Town hereby grants Licensee and its employees, agents and

**Commented [LJ(1)]:** Should clarify that this is also until such time as the conveyance occurs.

representatives (the “Licensee Parties”) the right to enter upon and use Parcel B (the “License Area”) for the sole purpose of protection, maintenance and management of the License Area for conservation of natural resources, including but not limited to the protection of state-listed species referenced in the CMP, at its sole cost and expense. The maintenance and repair of the License Area shall also include the existing parking lot, access road and trails located in the License Area. The Licensee is prohibited from using or conducting any activity in the License Area which would materially impair or are inconsistent with the conservation of natural resources. This License is also granted subject to and together with the rights of the public to access the License Area, including the existing parking lot, access road and trails for passive recreation purposes. Except for the public’s right to access the existing parking lot and access road by vehicular and motorized means of transportation, the public’s use of the License Area is restricted to use only by foot or non-motorized means of transportation except for the use of motorized wheelchairs or other mobility devices for the disabled, or handicapped (the “Permitted Uses”).

**Commented [VM2]:** Is the public allowed access on the License Area, and may it use it for passive recreation?

**Commented [LJ(3R2):** Property contains an existing parking lot / access road / trails, so should probably include ongoing use and maintenance of those (as existing). Should also clarify that public access is protected for existing lot / road / trails, as opposed to granting right to construct new facilities.

**Commented [LJ(4):** For simplicity, could refer to Title II.

Licensee shall comply with, and shall cause its use and activities under this License to comply with all federal, state and local laws, regulations, ordinances and by-laws, and the Licensee agrees that it shall be solely responsible for obtaining any and all permits and/or approvals necessary to carry out the activities permitted hereunder at its sole cost and expense with the approval of the Division.

2. **TERM.** The rights granted to the Town and the Licensee, respectively, hereunder, may be exercised from the date of the execution of this License and shall continue hereunder until such time as the Nantucket Special Town Meeting votes to authorize the Town to convey Parcel B to Licensee and the associated deed is recorded with the Nantucket County Registry of Deeds, unless sooner revoked or terminated in accordance with this License (the “Term”).

**Commented [LJ(5):** The CMP will already have been recorded when this license is executed, so reworded to avoid confusion.

3. **ENFORCEABILITY.** Licensee shall not construct, install or place any temporary or permanent structures or objects, undertake any grading or excavation, or perform any other activity that shall materially impair or is otherwise inconsistent with the purpose of the License and the conditions of the CMP within the License Area without the Town and Division’s consent. The Town and the Division shall have the right to enter the License Area, in a reasonable manner and at reasonable time for the purposes of inspecting the License to determine compliance with the License and enforcing this License.

4. **MAINTENANCE.** Licensee shall maintain the License Area at its sole cost and expense in good, safe and clean order and condition, reasonable wear and tear excepted. If Licensee or Licensee Parties damage the License Area or any portion thereof, Licensee shall promptly repair and restore the License Area and/or any property with the review and approval of such repairs and restoration by the Town and the Division, and at Licensee’s sole cost and expense. Licensee shall use, maintain and manage the License Area in a manner consistent with its usual management practices, the purpose of this License, and the conditions of the CMP.

**Commented [LJ(6):** This should specify that repair/restoration should be with review/approval by the Town and the Division.

5. **INDEMNIFICATION.** Licensee shall indemnify, defend, and hold the Town and any of its agents, employees, representatives, successors or assigns (the “Town Parties”) harmless from and against any and all claims, demands, losses, costs, damages, causes of action or liabilities whatsoever, including but not limited to mechanic’s liens and reasonable attorneys’ fees and expenses, demands, judgments of any nature whatsoever, which may be imposed upon, incurred by or asserted against the

Town or its Town Parties by reason of (a) any failure on the part of the Licensee and its Licensee Parties to comply with any provision or term required to be performed or complied with by Licensee and by Licensee Parties under this License; (b) for the death, injury or property damage suffered by any person on account of or based upon the act, omission, fault, negligence or misconduct of any person whomsoever, other than the Town relating in any way, to the Licensee's exercise of its rights under this License; and (c) failure on the part of the Licensee or any of the Licensee Parties to comply with applicable laws, rules, regulations and/or by-laws. Notwithstanding the foregoing, Licensee shall not be required to indemnify the Town to the extent that the foregoing liabilities are caused directly by the gross negligence or willful misconduct of the Town or its Town Parties. Licensee's obligations hereunder shall survive the expiration or termination of this Agreement.

6. TERMINATION. This License may be terminated by either party upon written notice of revocation at least ninety (90) days prior to the termination date stated within said notice. At the expiration of the Term of this License or its prior termination, Licensee shall forthwith remove all its equipment, markings, materials, and any other personal property from the Licensed Area. This License shall automatically terminate upon a deed of the fee title to the Parcel by the Town to the Licensee pursuant to a Town Meeting vote authorizing the deed of the Parcel and its recording with the Nantucket County Registry of Deeds.

7. NOTICE. Any notice required or permitted to be given under this License shall be in writing and signed by the party or the party's attorney or agent and shall be deemed to have been given: (a) when delivered by hand, or (b) when sent by Federal Express or other similar overnight courier service, or (c) when mailed by certified mail, return receipt requested, to the party at the address set forth above. These addresses are subject to change, and the parties hereto agree to inform each other of such changes as soon as practicable.

8. INSURANCE. The Licensee shall maintain during the term of this License public liability insurance, including coverage for bodily injury, wrongful death and property damage, in the minimum amount set forth herein to support the obligations of the Licensee under the terms and conditions of this License to indemnify, defend and hold harmless the Town pursuant to insurance coverage on the License Area held by the Licensee; General Liability \$1,000,000.00 per occurrence; Bodily Injury Liability \$2,000,000.00 per occurrence and Property Damage Liability or a combined single limit of \$2,000,000.00 annual aggregate limit. Prior to entering upon the License Area, and thereafter on or before January 1 of each year of the term of this License, Licensee shall provide the Town with a certificate of insurance in each case naming the Town as an additional insured on the policy and showing compliance with the foregoing provisions. Licensee shall require the insurer to give at least thirty (30) days written notice of termination, reduction or cancellation of the policy to the Town. Licensee or Licensee's contractors shall maintain workmen's compensation insurance during any site work, maintenance or repair on the License Area as required by law. Licensee agrees that while any contractor is performing work on behalf of the Licensee at the License Area the contractor shall carry liability insurance and automobile liability insurance in amounts of General Liability and Automobile Liability insurance in amounts of \$1,000,000.00 combined single limit and shall name the Town as an additional insured party and deliver a copy of its certificate of insurance prior to the commencement of any work on the License Area.

9. MISCELLANEOUS.

- (a) This License contains the entire agreement of the parties and there are no other agreements or understandings between the parties regarding the subject matter of this License.
- (b) Modifications or amendments to this License shall be in writing and duly executed by both parties hereto to be effective.
- (c) This License shall not be construed as creating or vesting in Licensee any estate in the License Area, but only the limited right of use as hereinabove stated.
- (d) Licensee is not authorized to bind or involve the Town in any contract or to incur any liability for or on the part of the Town.
- (e) If any portion of this License is declared to be illegal, unenforceable or void, then all parties to this License shall be relieved of all obligations under that portion; provided, however, that the remainder of this License shall be enforced to the fullest extent permitted by law.
- (f) The captions in this License are inserted for convenience of reference only and in no way define, describe or limit the scope or intent of this License or any of the provisions thereof.
- (g) All appropriate terms and provisions relating to indemnification and the restoration of the property affected hereby shall survive the expiration or termination of this License.
- (h) This License may not be assigned without the prior written approval of the Town.
- (i) This License shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts, and any and all legal actions brought in connection with this License shall be brought in courts within the Commonwealth of Massachusetts.
- (j) This License is to take effect as a sealed instrument.

[Remainder of Page Intentionally Blank; Signature Page Follows]

The parties hereto have caused this License Agreement to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

TOWN OF NANTUCKET,  
By its Select Board

LICENSEE: NANTUCKET ISLANDS  
LAND BANK  
By its Commissioners

\_\_\_\_\_  
Jason Bridges

\_\_\_\_\_  
Neil Paterson

\_\_\_\_\_  
Dawn E. Hill Holdgate

\_\_\_\_\_  
Allen B. Reinhard

\_\_\_\_\_  
Matthew G. Fee

\_\_\_\_\_  
Kristina Jelleme

\_\_\_\_\_  
Brooke Mohr

\_\_\_\_\_  
John J. Stackpole

\_\_\_\_\_  
Malcolm W. MacNab

\_\_\_\_\_  
Mark Donato

DRAFT

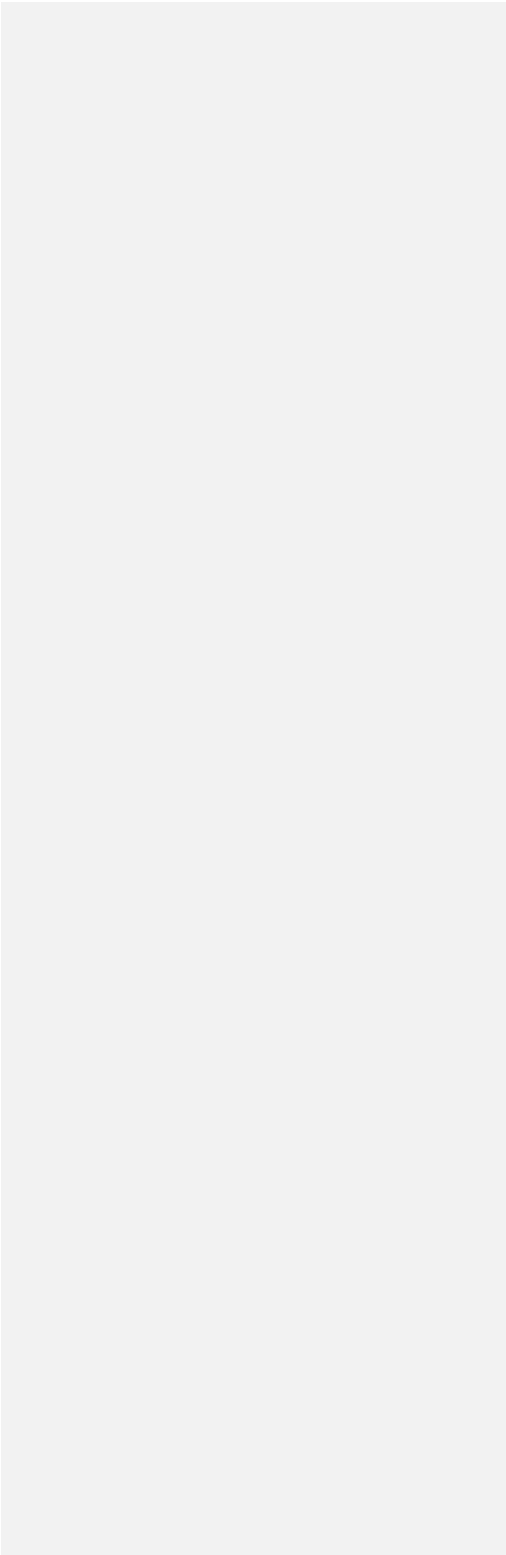
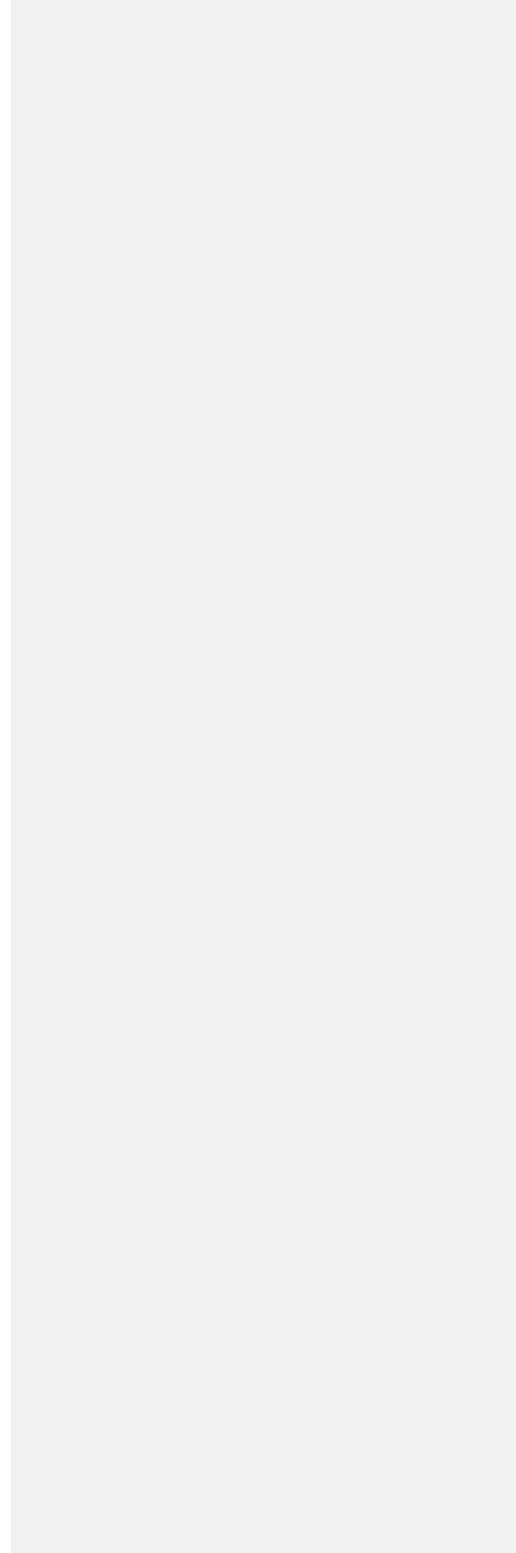


Exhibit A

Plan

DRAFT





# DIVISION PLAN OF SURFSIDE WASTE WATER TREATMENT FACILITY LAND

in  
**NANTUCKET, MA.**  
showing  
**PARCELS A & B**

1"=120' APRIL 23, 2023

**BLACKWELL & ASSOCIATES, Inc.**  
Professional Land Surveyors  
20 TEASDALE CIRCLE  
NANTUCKET, MASS. 02554  
(508) 228-9026

**BUILDINGS and STRUCTURES KEY**

- 1 ADMINISTRATION BUILDING
- 2 PROCESS ANALYSIS BUILDING
- 3 EQUIPMENT STORAGE BUILDING
- 4 SLUDGE PROCESSING BUILDING
- 5 ADVANCED TREATMENT BUILDING
- 6 PRIMARY TREATMENT BUILDING
- 7 CHEMICAL STORAGE BUILDING

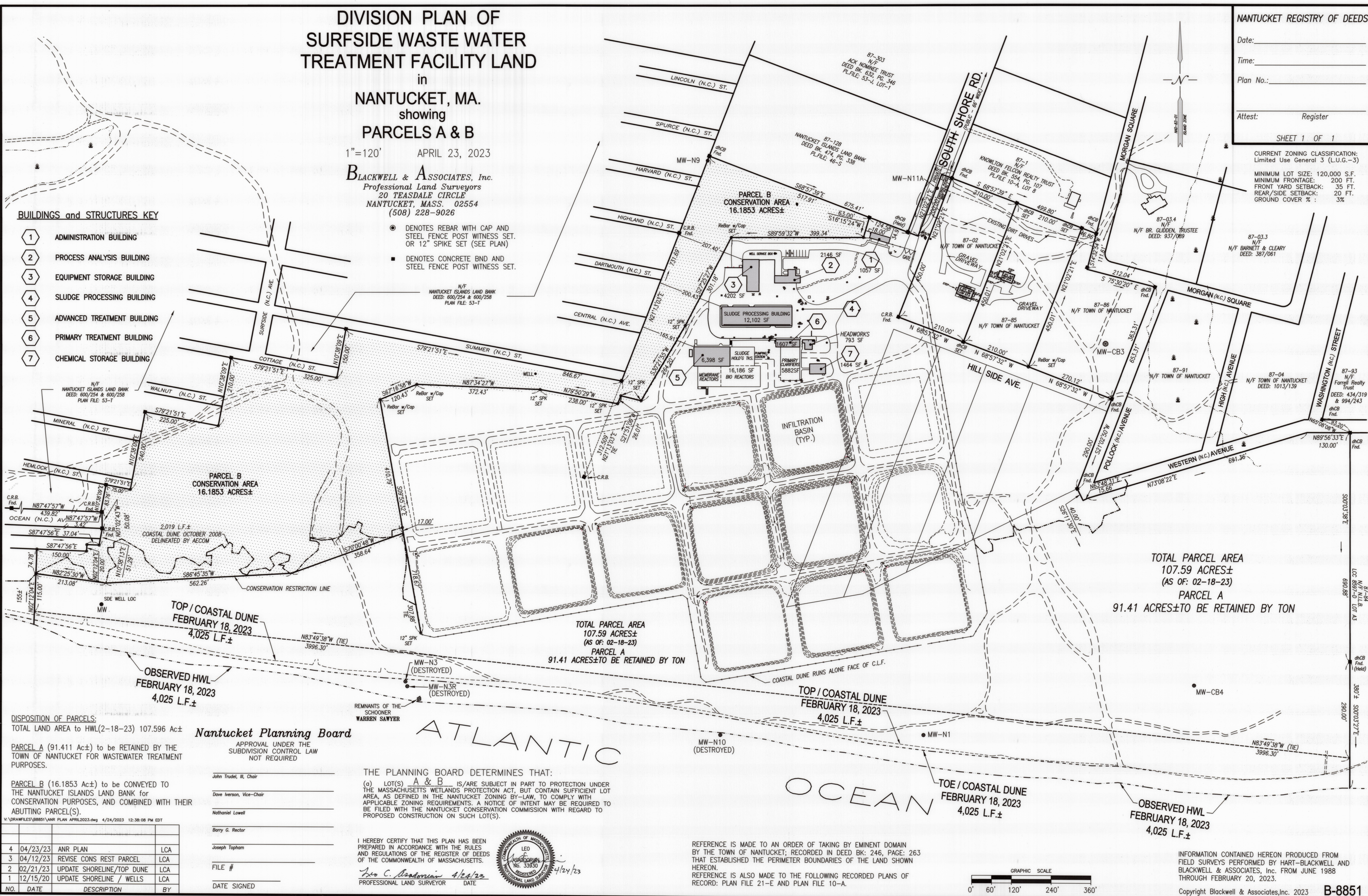
- DENOTES REBAR WITH CAP AND STEEL FENCE POST WITNESS SET. OR 12" SPIKE SET (SEE PLAN)
- DENOTES CONCRETE BND AND STEEL FENCE POST WITNESS SET.

NANTUCKET REGISTRY OF DEEDS

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Plan No.: \_\_\_\_\_  
Attest: Register

SHEET 1 OF 1

CURRENT ZONING CLASSIFICATION:  
Limited Use General 3 (L.U.G.-3)  
  
MINIMUM LOT SIZE: 120,000 S.F.  
MINIMUM FRONTAGE: 200 FT.  
FRONT YARD SETBACK: 35 FT.  
REAR/SIDE SETBACK: 20 FT.  
GROUND COVER % : 3%



TOTAL PARCEL AREA  
107.59 ACRES±  
(AS OF: 02-18-23)  
PARCEL A  
91.41 ACRES± TO BE RETAINED BY TON

TOTAL PARCEL AREA  
107.59 ACRES±  
(AS OF: 02-18-23)  
PARCEL A  
91.41 ACRES± TO BE RETAINED BY TON

TOP / COASTAL DUNE  
FEBRUARY 18, 2023  
4,025 L.F.±

OBSERVED HWL  
FEBRUARY 18, 2023  
4,025 L.F.±

TOP / COASTAL DUNE  
FEBRUARY 18, 2023  
4,025 L.F.±

TOE / COASTAL DUNE  
FEBRUARY 18, 2023  
4,025 L.F.±

OBSERVED HWL  
FEBRUARY 18, 2023  
4,025 L.F.±

DISPOSITION OF PARCELS:  
TOTAL LAND AREA to HWL(2-18-23) 107.596 Ac±

**Nantucket Planning Board**  
APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
NOT REQUIRED

PARCEL A (91.411 Ac±) to be RETAINED BY THE TOWN OF NANTUCKET FOR WASTEWATER TREATMENT PURPOSES.

PARCEL B (16.1853 Ac±) to be CONVEYED TO THE NANTUCKET ISLANDS LAND BANK for CONSERVATION PURPOSES, AND COMBINED WITH THEIR ADJUTING PARCEL(S).

John Trudel, III, Chair  
Dave Iverson, Vice-Chair  
Nathaniel Lowell  
Barry G. Rector  
Joseph Topham

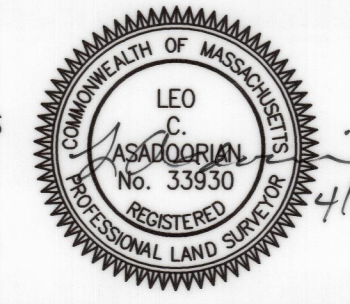
FILE # \_\_\_\_\_  
DATE SIGNED \_\_\_\_\_

ATLANTIC OCEAN

THE PLANNING BOARD DETERMINES THAT:  
(a) LOT(S) A & B IS/ARE SUBJECT IN PART TO PROTECTION UNDER THE MASSACHUSETTS WETLANDS PROTECTION ACT, BUT CONTAIN SUFFICIENT LOT AREA, AS DEFINED IN THE NANTUCKET ZONING BY-LAW, TO COMPLY WITH APPLICABLE ZONING REQUIREMENTS. A NOTICE OF INTENT MAY BE REQUIRED TO BE FILED WITH THE NANTUCKET CONSERVATION COMMISSION WITH REGARD TO PROPOSED CONSTRUCTION ON SUCH LOT(S).

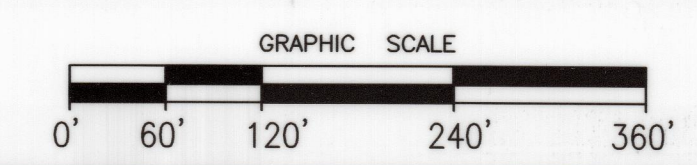
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

*Leo C. Adamian* 4/24/23  
PROFESSIONAL LAND SURVEYOR DATE



REFERENCE IS MADE TO AN ORDER OF TAKING BY EMINENT DOMAIN BY THE TOWN OF NANTUCKET; RECORDED IN DEED BK: 246, PAGE: 263 THAT ESTABLISHED THE PERIMETER BOUNDARIES OF THE LAND SHOWN HEREON.

REFERENCE IS ALSO MADE TO THE FOLLOWING RECORDED PLANS OF RECORD: PLAN FILE 21-E AND PLAN FILE 10-A.



INFORMATION CONTAINED HEREON PRODUCED FROM FIELD SURVEYS PERFORMED BY HART-BLACKWELL AND BLACKWELL & ASSOCIATES, Inc. FROM JUNE 1988 THROUGH FEBRUARY 20, 2023.

Copyright Blackwell & Associates, Inc. 2023 **B-8851**



**REQUESTS FOR TEMPORARY PRIVATE EVENT USE  
ON NANTUCKET LAND BANK PROPERTIES**

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*The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Depending upon the size and scope, your request will either be reviewed internally by Staff or at a Land Bank Commission meeting after which you will be notified regarding approval status. All commercial events require payment of a \$100 fee, EXCEPT filming which requires a \$250 fee.*

**PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.**

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**APPLICANT NAME: Camden Palm with Maria Mitchell Association**

**MAILING ADDRESS: 4 Vestal Street, Nantucket, MA 02554**

**TELEPHONE: (508 )-228 \_\_\_ - 9198\_x 105\_\_ E-MAIL: cpalm@mariamitchell.org**

**Proposed Location of EVENT: MMA Discovery Camp Programs**

**DATE of EVENT: June 5- August 25**

**TIME of EVENT: Times Vary**

**Description / Anticipated # of attendees friends, family, catering staff. Campers**

**PLEASE DESCRIBE THE EVENT (theme, scope, duration, installation, food and beverage ...):  
DISCOVERY CAMP TAKES CAMPERS TO DIFFERENT LOCATIONS EVERY DAY WITH DIFFERENT ENVIRONMENTAL EDUCATION THEMES. THE PROGRAM FOLLOWS THE MMA MISSION TO CONNECT CAMPERS WITH NANTUCKET'S LAND, SEA, AND SKY THROUGH HANDS ON LEARNING AND EXPLORATION. THE INTENTION OF USING THESE PROPERTIES FOR CAMP IS TO SHARE OPEN SPACES WITH CAMPERS, AND INVESTIGATE THE CRITTERS, PLANTS, AND ANIMALS, AND TO SHARE THE IMPORTANCE OF LEAVING NO TRACE AND RESPECTING OPEN SPACE.**

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

**Date:** \_\_\_\_\_  
*Approval date*

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

<sup>i</sup> Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvonic at 508-325-4166 or by email to [mdzvonic@police.nantucket-ma.gov](mailto:mdzvonic@police.nantucket-ma.gov)



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

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

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**REQUESTS FOR TEMPORARY PRIVATE EVENT USE  
ON NANTUCKET LAND BANK PROPERTIES**

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**APPLICANT NAME:** \_\_\_\_\_

**MAILING ADDRESS:** \_\_\_\_\_

**TELEPHONE:** ( )- - cell ( )- - home ( )- - work

**E-MAIL:** igaw@ackclimate.org \_\_\_\_\_

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**Location of EVENT:** Creeks Preserve

**DATE of EVENT:** September 14th **TIME of EVENT:** 4 pm

**Description of attendees (i.e. friends, family, catering staff...):** ACKclimate Partners

**Anticipated number of attendees:** 15-30 \_\_\_\_\_

**PLEASE DESCRIBE THE EVENT:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other relevant information:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

**Approved/Denied:** \_\_\_\_\_

Executive Director

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

*Land Bank Meeting date*

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

## Susan Campese

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**From:** Jesse Bell  
**Sent:** Friday, April 28, 2023 1:43 PM  
**To:** Rachael Freeman; Susan Campese; Emma Kantola; Guthrie Diamond  
**Subject:** FW: Island Coastal Conference  
**Attachments:** ICC pdf.pdf

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**From:** Jeff Carlson <JCarlson@nantucket-ma.gov>  
**Sent:** Friday, April 28, 2023 10:55 AM  
**To:** Jeff Carlson <JCarlson@nantucket-ma.gov>  
**Subject:** Island Coastal Conference

Hello,

I am reaching out on behalf of the Town of Nantucket Natural Resources Department, Massachusetts Office of Coastal Zone Management Sea Grant WHOI and the County of Barnstable. On June 12<sup>th</sup>, these organizations will be holding the Islands Coastal Conference with this year's theme of Climate Action Planning, please see the attached save the date. This is a free conference open to any member of the public. We are reaching out to your organization specifically as we are hoping to be able to provide lunch, coffee, and snacks in the morning and to be able to film and potentially live stream the event. To do so we are seeking some sponsorship for the event. If you wish to provide one of the food options or contribute to the overall budget any contribution would be greatly appreciated. If you are interested, please reply and we are happy to discuss this with you further. As a sponsor your organization will be added to any materials generated for the conference and will be listed on the permanent recording of the conference. Thank you in advance for any consideration and have a great weekend.

Best regards,  
*Jeff Carlson*  
*Town of Nantucket*  
*Natural Resources Director*  
*131 Pleasant Street*  
*Nantucket, MA 02554*  
*508-228-7230*

# Islands Coastal Conference

## Nantucket Atheneum, June 12th

### 1 India Street, Nantucket, MA



[REGISTER NOW](#)

The Islands Coastal Conference will be held in-person on Monday, June 12th, from 9:30am - 4:30pm. The theme of this year's conference is Climate Action Planning. Lunch, snacks, and coffee will be provided.

Who should attend: coastal managers, environmental organizations, town officials and staff, conservation commissions, planning boards, consultants, researchers, and the general public.

An optional poster session will be held during lunch. Please indicate on your registration if you are interested in presenting a poster on one of the topics listed below.

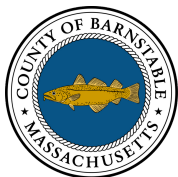
## TOPICS

- ▶ Around the Cape and Islands
- ▶ Nature-Based Solutions
- ▶ Coastal Resilience on Nantucket
- ▶ Climate Action Planning

## QUESTIONS? PLEASE CONTACT:

**SHELLY MCCOMB**  
**WHOI SEA GRANT**  
shelly.mccomb@whoi.edu

**LEAH HILL**  
**TOWN OF NANTUCKET**  
lhill@nantucket-ma.gov



TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of May 9, 2023

1. April 2023 Transfers – Record Nos. 45490 through 45539

a. Current “M” Exemption and Lien:

No. 45531 Allison G. Robbins and Ryan J. Lanagan

b. Current “O” Exemption and Lien:

No. 45499 Jeynny A. Vargus Osorio

No. 45521 Dennis Reid and Shannon Reid

No. 45522 Forest Edwin Bell

No. 45523 Elizah Tripp

2. “M” Update:

a. Release of Lien:

No. 44337 Alexandra Moskovitz

b. Notice of Lien:

No. 44337 Alexandra Moskovitz

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
<b>Apr-22</b>	<b>91</b>	<b>39</b>	<b>52</b>	<b>\$208,684,710</b>	<b>\$203,890,995</b>	<b>\$4,085,810</b>
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
<b>THRU APR 22</b>	<b>1,117</b>	<b>511</b>	<b>606</b>	<b>2,189,495,362</b>	<b>2,114,142,188</b>	<b>42,312,834</b>
Average	108	52	57	\$202,927,578	\$195,335,947	\$3,909,218
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2023						
FY23	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
<b>Apr-23</b>	<b>50</b>	<b>33</b>	<b>17</b>	<b>\$52,530,610</b>	<b>\$50,810,810</b>	<b>\$1,016,216</b>
May-23						
Jun-23						
<b>THRU APR 23</b>	<b>799</b>	<b>463</b>	<b>336</b>	<b>\$1,257,452,970</b>	<b>\$1,188,006,440</b>	<b>\$23,798,831</b>
Average	80	46	34	\$125,745,297	\$118,800,644	\$2,379,883
Low	50	33	13	\$19,474,665	\$17,669,500	\$361,890
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219



### FISCAL YEAR TRANSFER REVENUE COMPARE 2019 - 2023

