

AGENDA
Nantucket Land Bank Commission
Regular Meeting of November 12, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/84597477497?pwd=LfTU7MVyxYa8fz2HjqFb7DhOYcMpSx.1>

Webinar ID: 845 9747 7497

Passcode: 746691

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. AGRICULTURAL MANAGEMENT
 - a. Agricultural Department – Quarterly Update
 - b. Venison Processing Unit - Update
4. PROPERTY MANAGEMENT
 - a. Environmental Department – Quarterly Update
 - b. 41 Jefferson – Dune System Proposal
 - c. 19 E. Creek Road – Proposal
 - d. Milestone Road/Sheep Common – Holdgate Partners Expansion Discussion
 - e. 166 Hummock Pond Road – Approval of Contract for Modular Installation
 - f. 76 Millbrook Road Garage – Use Request
 - g. Various Properties – Review of current Leasebacks and Life Rights
 - h. Award of 1-Year Contract for On Call Tree Trimming Services
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director’s Working Group
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of October 28, 2025
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – 2016 Refunding Bond Semi-Annual Payment
 - d. Event Request – Linda Loring Nature Foundation Field Trips (11/22/25 & 12/12/25)
9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the conclusion of executive session.*

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 10/28/25.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:
 - Relocation of Falmouth Road – Update
 - Petrel Landing – Update
3. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of November 12, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. AGRICULTURAL MANAGEMENT

a. Agricultural Department Quarterly Update –

Department of Environmental and Agricultural Resources

Land Bank Commission Agricultural Update

Isaac Basibe, Agricultural Specialist

This update covers March 2025 - November 2025. I am providing a list of topics that I will review at the upcoming Commission meeting and will be available to answer any questions you may have about agriculture at the Land Bank.

- Projects
 - Well drilling and installation
 - Water expansion for 168 Hummock Pond Rd Community Garden (10 new spigots).
 - Compost container construction at 168 Hummock Pond Rd
- Training and Certifications
 - Poultry processing
 - Hoisting license
 - Wildland fire fighter training (S130/190)
 - Chainsaw class
 - First aid and CPR training
- Outreach
 - Seed starting workshop
 - Germination class (Nantucket Elementary School)
 - Soil and climate resilience and biochar workshop.
 - Millbrook heritage orchard apple picking (Girl scouts)
- Farmer update (with emphasis on Mt. Vernon Farm new fields)
 - Fog Town Farm
 - Washashore Farm

- Eat Fire Farm
- Current and future projects
 - Venison processing at 19 Boynton Lane
 - USDA compliant poultry processing facility
 - Exploring biochar production possibilities in conjunction with forest management

2. PROPERTY MANAGEMENT

a. Environmental Department – Quarterly Update

Department of Environmental and Agricultural Resources

Land Bank Commission Environmental Update

Emily Goldstein Murphy PhD, Department Director

This update covers March 2025 - November 2025. Please see below a list of topics for the packet that I will discuss during the meeting. I am happy to take any questions on these topics before, during, or after the meeting.

- Summer field work update
 - Community Sampling
 - Forest Management Monitoring Plots
 - Rare Species Surveys
 - Shorebird monitoring
 - Invasive Species Management
- Collaborative Environmental Projects
- Water Sampling
- Projects and Permitting - current list
- Forest Management work for 2025/26
- Staff Recognition

b. 41 Jefferson Avenue – Dune System Proposal

Land Bank staff have met with the Woods Hole Group to define a scope of work that explores sand movement and sand capture at the 41 Jefferson property. Since purchasing the property, staff have become very aware of the impact of north winds on the beachfront. The stockade fence defining the western property line was left in place throughout the summer to prevent sand migration. Similar to the stockade fence, the housing units on the property are ensuring that sand is retained. These buildings are scheduled for removal in the early spring 2026, which will likely result in sand blowing into the parking lot and potentially onto adjacent properties. Land Bank staff are requesting Commission approval

to contract with the Woods Hole Group to explore sand movement and existing dunes on and adjacent to the 41 Jefferson property, propose a dune design to aid in trapping blowing sand, identify potential permitting hurdles resulting from the creation of a dune system and landscape wall, and develop an operations and management plan for a proposed dune and the beach. The proposal is included in your meeting packet and is priced at \$22,500.

c. 19 East Creek Road – Proposal

Land Bank staff are working with PARE engineering and SCAPE landscaping to finalize a scope to move forward with the Conservation Commission permitting and design for this property. We hope to be presenting the scope of work at the upcoming Land Bank meeting, but at this time, the information is not ready to be included in the meeting packet.

d. 166 Hummock Pond Road – Approval of Contract for Modular Installation

Representatives from ACG, SMRT and the Land Bank reviewed proposals from Triumph and Pearl for the modular installation of a duplex at 166 Hummock Pond Road. Included in the meeting packet is a recommendation from ACG, Owner's Project Manager for this project, to award the contract to Pearl Construction, the lowest qualified bidder, with a price of \$2,165,500.

e. Various Properties Review of Leasebacks and Life Rights

The following table lists properties owned by the Land Bank with short-term licenses and life rights. The "NLB Access Date" is when the license concludes, and Land Bank takes over physical responsibility for the property.

**SHORT
TERM
LICENSE**

Owner's Name	Property Address	NLB Access Date	Length of Agreement
White	244 Polpis Rd.	10/19/2027	5 years
Osorio / Margolies	189 Eel Point Rd	1/21/2027	5 years
Owen	Berry Patch Farm - Cottage	12/28/2029	7 years
Ottison	160, 162, Orange St. - Lobster Shack	9/26/2030	
Ottison	162 Orange St	9/26/2037	

**LIFE
RIGHTS**

Owner's Name	Property Address	Agreement Description
Dooley	201 Hummock Pond Rd	lease with life rights
Owens	80, 84 Vestal St Ext, 5,7 Hawthorne Ln	lease with life rights (main house)
Greene	271 Polpis Rd	lease with life rights
Ottison	170 Orange Street/Parcel 1 & 2	lease with life rights
Walsh	Massasoit Bridge Rd	lease with life rights
Gardner	Gardner Farm (Cottage) HP Rd	lease with life rights
Heyer	Burchell Pond	lease with life rights

November 6, 2025

Job No. 2025-0187

Liz Phelps
Environmental Permitting Coordinator
Nantucket Islands Land Bank
22 Broad Street
Nantucket, MA 02554

Sent via Email: ephelps@nantucketlandbank.org

RE: Dune Design and Beach Management Guidance, 41 Jefferson Ave, Nantucket, MA

Dear Liz,

The following is a proposal to assist the Nantucket Islands Land Bank (NILB) with development of a dune restoration design and beach operations, maintenance, and management planning assistance for the parcel located at 41 Jefferson Avenue, Nantucket, MA. Woods Hole Group understands that NILB recently acquired the parcel and plans to remove and relocate structures currently found on-site, restore the beach and dune to a more natural condition, and facilitate public access to the shore. To achieve these goals, NILB plans to file a Notice of Intent with the Nantucket Conservation Commission and proceed with building relocation in March 2026, prior to the start of the Time of Year (TOY) Restriction for nesting shorebirds. Restoration of the beach and dune would occur later in 2026, once the TOY ends. To assist NILB, Woods Hole Group proposes the following Tasks.

Task 1 – Site Visit & Field Data Collection

Woods Hole Group Coastal Scientists will conduct a site visit to the 41 Jefferson Avenue parcel to document existing conditions found at the site, evaluate the adjacent, undisturbed dune system located east of the parcel, and review extents of coastal resource areas shown on existing conditions plan sheets (prepared by others). The site visit includes time to collect survey profiles of the undisturbed dune and the NILB parcel to inform development of an appropriate dune restoration footprint and profile that is consistent with the undisturbed coastal dune found adjacent to the site. Point data collected during the site visit will be used to develop conceptual plan views and cross-sections of dune restoration alternatives.

Task 2 – Development and Selection of Dune Restoration Alternative

Task 2 includes time for Woods Hole Group to leverage the results of field data collection effort to develop and evaluate a suite of conceptual alternatives to improve the long-term resilience and habitat value of the site to coastal storms, while maintaining public access to the shore. It is anticipated that 2-3 dune restoration alternatives will be developed in addition to the “do nothing” alternative. This Task does not include time to evaluate alternative configurations for NILB and/or Town assets located landward of the proposed dune restoration (i.e., parking lot, picnic areas, pavilions, public access pathways, stormwater



infrastructure, roadways, etc.) that may be proposed or altered in concert with building relocation and dune restoration.

Conceptual design plan views and cross-sections will be drafted for each alternative in Adobe Illustrator. Once alternative configurations have been established, planting recommendations, areas of impact, and estimated volumes of material needed for construction will be calculated. It is anticipated that the conceptual alternatives will be discussed and a preferred alternative will be selected during 1 scheduled update meeting with NILB. Once a preferred alternative has been selected, the dune footprint and profile will be exported and sent to NILB's engineer for inclusion on the site restoration plan sheet(s) (prepared by others).

Task 3 – Operations, Maintenance, and Management Planning Assistance

Woods Hole Group will collaborate with NILB to develop an Operations & Maintenance Plan (OMP) for 41 Jefferson Avenue to establish a clear and consistent framework for ongoing management, maintenance, and protection of the parcel. The OMP will ensure that routine operations are conducted in a manner that supports ecological resilience and is consistent with the Massachusetts Wetlands Protection Act (310 CMR 10.00) and Nantucket Wetland Protection Regulations (Ch. 390). The OMP will establish baseline conditions, site-specific management protocols, and monitoring methods required for Notice of Intent (NOI) submission that can be expanded, if required, to meet Massachusetts Natural Heritage and Endangered Species Program (NHESP) requirements for a full Beach Management Plan (BMP) or Plover Protection Plan (PPP) consistent with the Massachusetts Division of Fisheries and Wildlife guidelines.

The proposed OMP will:

- Define regular maintenance and operational procedures to preserve the site's coastal resource areas, including coastal dune and coastal beach.
- Identify environmental and regulatory best practices for vegetation, debris, and access management.
- Support efficient coordination among NILB staff.
- Serve as a foundational management framework that will inform and accelerate future development of a comprehensive BMP or PPP.

The following Sub-Tasks outline the scope of work that can be completed prior to NILB filing the Notice of Intent (NOI) on January 2, 2026. If NILB determines that additional assistance is needed during the NOI process (i.e., revisions to filing materials, attendance at hearings, or additional NHESP coordination), or if consultation with NHESP indicate that a full BMP or PPP will be required (see Sub-Task 3.3), those services can be provided at an additional cost.

Sub-Task 3.1 – Baseline Documentation

- Gather and review existing spatial data, plans, and aerial imagery to prepare a baseline conditions map delineating habitat zones, access routes, and key landmarks. It is assumed that Nantucket Land Bank staff can supply existing wetland delineation polygons for integration into ArcGIS mapping.



- Identify areas requiring regular maintenance or restoration (e.g., erosion repair, vegetation gaps, storm debris).
- Document how the proposed OMP activities relate to, and are consistent with, previously permitted work at 41 Jefferson Avenue, ensuring that maintenance practices remain compliant with existing Orders of Conditions and MESA determinations.

Sub-Task 3.2 – Develop Routine Operations and Maintenance Framework

- Woods Hole Group will meet virtually with NILB staff to review current site practices, identify ongoing maintenance needs, and discuss opportunities to align existing procedures with regulatory guidance and long-term management goals. This work will include discussion surrounding:
 - Operational needs for access path maintenance, fencing, signage, and boardwalks.
 - Equipment limitations (e.g., hand removal vs. mechanical) to minimize habitat disturbance.
 - Procedures for debris, wrack, and vegetation management consistent with Wetlands Protection Act and NHESP guidance.
 - Pre- and post-storm procedures for securing access paths, conducting safety inspections, and redistributing overwash sand.
 - Guidance on seasonal restrictions for shorebird nesting (April 1–September 30) into work schedules.
 - Steps for obtaining an Emergency Certification under 310 CMR 10.06 when warranted.

Sub-Task 3.3 – Coordination with NHESP

- Coordination outlined in Sub-Task 3.3 is intended to initiate communication with NHESP and help inform the scope, sequencing, and content of a future work focused on completing a comprehensive BMP and/or PPP.
 - Initiate coordination with NHESP to confirm expectations for ongoing management and maintenance at 41 Jefferson Avenue. The project team and NILB will make all reasonable efforts to schedule a meeting with NHESP to discuss the project scope, site context within mapped Priority Habitat, and requirements for a comprehensive BMP and/or PPP. While a meeting will be requested as early as possible, NHESP availability may not align with the current pre-filing timeline. If a meeting cannot occur before the NOI submission, the Woods Hole Group will establish communication in advance of the filing (via e-mail). Coordination topics will include but not be limited to:
 - Confirming requirements for BMP and/or PPP development for protection of state-listed species (Piping Plover) within 200 meters of the project area.
 - Identifying how the OMP can be leveraged for future BMP and/or PPP development consistent with NHESP guidance.
 - Identifying any additional materials or data required by NHESP such as rare species records, or historical monitoring results.



Once all Sub-Tasks are complete, Woods Hole Group will issue a draft of the OMP which will include standard operating procedures for the long-term maintenance and protection of a site's resource areas. The OMP will include activities that require a Conservation Commission Order of Conditions. Woods Hole Group will incorporate one consolidated round of edits from NILB staff. Woods Hole Group expects that all comments and revisions will be provided comprehensively in a single document or tracked-change file to ensure efficient and cohesive integration prior to finalization for Conservation Commission submittal.

Budget

Costs for Tasks 1-3 are included, below:

Task	Description	Cost
1	Site Visit & Field Data Collection	\$4,000
2	Develop and Select Dune Alternative	\$9,050
3	Ops., Maint., Mgmt. Planning Assistance	\$9,450
Project Total		\$22,500

This proposal was assembled under the guidelines for "Fixed Fee" contract. Based on the preceding scope of work the total charge for our services on Tasks 1-3 will be \$22,500. Materials and other direct costs will be invoiced at cost plus our standard markup. Invoices for services rendered will be submitted monthly. Unless otherwise agreed to in writing, payment is due within 30 days following the date of our invoice. In the event of payments that are significantly or routinely late, Woods Hole Group retains the right to withhold work products and stop work until payment issues are redressed. In case of refusal to address payment issues, Woods Hole Group retains the right to use appropriate legal measures to obtain rightful payment.

We look forward to supporting you on this project. If you have any questions and/or requirements for additional information, please do not hesitate to contact me directly at afinkle@woodsholegroup.com or 508-495-6272.

Sincerely,

Adam Finkle, PWS, CERP
Senior Coastal Scientist – Project Manager



Acceptance and Authorization to Proceed:

"I authorize Woods Hole Group, Inc. to proceed with the above scope of work."

Client Name

Date

Woods Hole Group President
Robert P. Hamilton, Jr.

Date



November 6, 2025

Rachael Freeman, Executive Director
Nantucket Islands Land Bank
22 Broad Street, Nantucket, MA 02577

RE: Employee Housing Modular Construction Project No. 2025-LB-06

Dear Ms. Freeman,

As a member of the RFP Review Committee, I found the proposal submitted by Pearl Construction, LLC. the most advantageous to the Land Bank for price and compliance with the project requirements. On behalf of ACG, I recommend the general contract for the Employee Housing Modular Construction Project be awarded to Pearl Construction, LLC for the proposed price of (\$2,165,500.00) two million, one hundred and sixty-five thousand, five hundred dollars.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Donald Velozo', with a large, stylized loop at the end.

Donald Velozo
Associate Principal

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47971	10/1/2025	0594	157	ARKANSAS AV, 58	PANICUM PROPERTIES L	STEWART/NAYLON	-1	0	0	0	0.14	\$1,250,000.00	\$25,000.00	
47972	10/1/2025	0040	441	EEL POINT RD, 30	SOPRIS 715 LLC	30 EEL POINT LLC	-1	0	0	0	2.65	\$19,000,000.00	\$380,000.00	
47973	10/1/2025	0039	243	DOUGLAS WY, 29	ANDRADE	JAN TAUSCH	-1	0	0	0	0.63	\$3,200,000.00	\$64,000.00	
47974	10/1/2025	0041	823	OLD WESTMOOR FARM,10	10 OWF LLC	MILLS	-1	0	0	0	0.55	\$9,570,000.00	\$191,400.00	
47975	10/1/2025	0043	156	SHIMMO RD, 33	ZEHNER	33 SHIMMO POND ROAD	-1	0	0	0	1.25	\$0.00	\$0.00	J
47976	10/1/2025	0068	336+	ORCHID PL, 2+	RICHMOND MEADOWS 103	PRENDERGAST	-1	0	0	0	7.28	\$262,906.00	\$5,258.12	
47977	10/1/2025	0068	337+	ORCHID PL, BEACH GRA	RICHMOND MEADOWS 103	JST NANTUCKET LLC	-1	0	0	0	7.28	\$1,552,532.00	\$31,050.64	
47978	10/2/2025	0031	033	N SWIFT ROCK RD, 7	7 NORTH SWIFT ROCK L	COULON REALTY NOMINE	-1	0	0	0	2.56	\$10,800,000.00	\$216,000.00	
47979	10/2/2025	0080	2976	S PASTURE LN, 10	GIRD JOINT REVOCABLE	GIRD	-1	0	0	0	1.84	\$0.00	\$0.00	D
47980	10/2/2025	0076	021	LYONS LN, 17	QBW LLC	BJM2 LLC	0	0	-1	0	1.55	\$2,365,000.00	\$47,300.00	
47981	10/2/2025	0056	244	HAWTHORNE LN, 21	GIRVIN FAMILY TRUST	GIRVIN	-1	0	0	0	0.46	\$0.00	\$0.00	D
47982	10/2/2025	0068	856	BEACH GRASS RD, 12	ALPHA WAVE TRUST	NANTUCKET PROPERTY O	-1	0	0	0	0.09	\$2,754,000.00	\$55,080.00	
47983	10/2/2025	0055	2391+	FIRST WY, 11, COW PO	ANDERSON	THE CROW PASTURE TRU	-1	0	0	0	1.80	\$1,880,000.00	\$37,600.00	
47984	10/2/2025	0076	041	DRISCOLL WY, 2	DRISCOLL	TWO DRISCOLL WAY REA	-1	0	0	0	3.41	\$0.00	\$0.00	D
47985	10/3/2025	5541	131	ORANGE ST, 69	ROE	LEE	-1	0	0	0	0.12	\$4,800,000.00	\$96,000.00	
47986	10/3/2025	0068	174-	OLD SOUTH RD	MIYC LLC	MCLAUGHLIN	0	0	-1	0	0.22	\$1,440,000.00	\$28,800.00	
47987	10/3/2025	6031	408	NEW JERSEY AV, 9	BAG NOMINEE REALTY T	GANDHI	-1	0	0	0	0.37	\$0.00	\$0.00	D
47988	10/3/2025	0049	166	OLIVERS WY, 2	POWELL	LA BARCA REALTY TRUS	0	0	-1	0	0.46	\$2,300,000.00	\$46,000.00	
47989	10/3/2025	0045	004	POLPIS RD, 181	181 POLPIS NOMINEE T	181 POLPIS ROAD REAL	-1	0	0	0	1.95	\$2,150,000.00	\$43,000.00	
47990	10/3/2025	0045	014	POLPIS RD, 185	MACK	181 POLPIS ROAD REAL	0	0	-1	0	0.26	\$0.00	\$0.00	C
47991	10/3/2025	0067	329-	HOOPER FARM RD, 75R	OUTER HOOPER LLC	LENTOWSKI	0	0	-1	0	0.40	\$0.00	\$0.00	I
47992	10/6/2025	0067	052	TOM'S WY, 8	8 TOMS WAY LLC	MCINTOSH	0	0	-1	0	0.18	\$0.00	\$0.00	I
47993	10/6/2025	0069	224	PARK CI, 2A	SILVA	GREENLEAF	0	0	0	-1	0.00	\$0.00	\$0.00	K
47994	10/6/2025	4233	123	PLEASANT ST, 15	15 PLEASANT LLC	CAVU PLEASANT LLC	-1	0	0	0	0.24	\$15,450,000.00	\$309,000.00	
47995	10/6/2025	0026	261+	POLPIS RD, 249, 251	MARTHA L BERMAN 2017	BERMAN	-1	0	0	0	6.65	\$0.00	\$0.00	D
47996	10/6/2025	0056	157	POND RD, 6	SHEEHAN LIVING TRUST	SHEEHAN	-1	0	0	0	0.48	\$0.00	\$0.00	D
47997	10/6/2025	0924	263	HOLLISTER RD, 5	MAJCZAK	5 HOLLISTER ROAD TRU	-1	0	0	0	0.46	\$3,192,500.00	\$63,850.00	
47998	10/6/2025	0055	4235	POLLIWOG POND RD, 8	ASHDON/WOODS	MCNAMARA	-1	0	0	0	0.18	\$2,900,000.00	\$58,000.00	
47999	10/7/2025	4232	891	UNION ST, 40A	LAGARCE	PICKERING PROPERTIES	0	0	0	-1	0.00	\$1,900,000.00	\$38,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48000	10/7/2025	0083	022	TAUTEMO WY, 3	THREE TAUTEMO WAY RE	JACOBY	-1	0	0	0	0.46	\$7,875,000.00	\$157,500.00	
48001	10/7/2025	0049	167-	BURNELL ST, 50	NANTUCKET PEANUT LLC	COSTA'S AVALON LLC	0	0	-1	0	0.77	\$1,925,000.00	\$38,500.00	
48002	10/7/2025	0056	035	ROBERTS LN, 15	GIFFIN REALTY TRUST	GIFFIN	-1	0	0	0	1.32	\$0.00	\$0.00	D
48003	10/7/2025	5514	107	SPRING ST, 14, #2	13 SPRING STREET CON	PEARCE PROPERTIES AC	0	0	0	-1	0.00	\$1,900,000.00	\$38,000.00	
48004	10/7/2025	0054	135	CHATHAM RD, 3	BUONAIUTO	3 CHATHAM ROAD LLC	-1	0	0	0	0.44	\$3,575,000.00	\$71,500.00	
48005	10/7/2025	0066	539	SOMERSET RD, 86 1/2	86 AND A HALF SOMERS	86 AND A HALF SOMERS	-1	0	0	0	0.11	\$0.00	\$0.00	D
48006	10/7/2025	0068	250	OLD SOUTH RD, 41C	ACK CONDO LLC	ACK CONDO LLC	0	0	0	-1	0.00	\$0.00	\$0.00	D
48007	10/7/2025	0067	282	BRINDA LN, 6	6 BRINDA LANE LLC	6 BRINDA LANE LLC	-1	0	0	0	0.25	\$0.00	\$0.00	D
48008	10/7/2025	0066	005	CATHERINE LN, 2	2 CATHERINE LANE LLC	2 CATHERINE LANE LLC	-1	0	0	0	0.56	\$0.00	\$0.00	D
48009	10/7/2025	0056	3201	HUMMOCK POND RD, 71	B.A.C.E REALTY TRUST	B.A.C.E REALTY TRUST	-1	0	0	0	5.70	\$0.00	\$0.00	D
48010	10/7/2025	4244	071	CLIFF RD, 13	LUCKY FLUKE LLC	DE ZALDUONDO, II/BRI	-1	0	0	0	0.45	\$6,000,000.00	\$120,000.00	
48011	10/8/2025	0030	039	SHERBURNE WY, 3	3 SHERBURNE WAY NOMI	CLIFFSIDE 2 LLC	-1	0	0	0	1.97	\$37,750,000.00	\$755,000.00	
48012	10/8/2025	0067	829	BLAZING STAR RD, 6	ROBERT L BUCKLEY, II	6 BLAZING STAR ROAD	-1	0	0	0	0.14	\$0.00	\$0.00	D
48013	10/9/2025	0056	178	PINKHAM CI, 3	DONNELLY JOINT TRUST	MONTGOMERY	-1	0	0	0	0.95	\$4,775,000.00	\$95,500.00	
48014	10/9/2025	0055	5909	NETOWA LN, 12	AN NETOWA LLC	FRANK J SIBLEY DECLA	-1	0	0	0	0.15	\$2,350,000.00	\$47,000.00	
48015	10/9/2025	0056	029	VESPER LN, 48	CHARDELLI	COX	-1	0	0	0	0.47	\$3,550,000.00	\$71,000.00	
48016	10/10/2025	0055	620	ORANGE ST, 107R	PEARCE PROPERTIES AC	107R ORANGE LLC	-1	0	0	0	0.12	\$3,450,000.00	\$69,000.00	
48017	10/10/2025	0054	791	MONOMOY RD, 41	BERRY	SOPRIS 715, LLC	-1	0	0	0	0.75	\$15,000,000.00	\$300,000.00	
48018	10/10/2025	0594	142	ARKANSAS AV, 26	GLUCK	DICRISTOFARO	-1	0	0	0	0.07	\$1,300,000.00	\$26,000.00	
48019	10/10/2025	0055	122	CATO LN, 19	NANTUCKET LAND AND W	LENDWAY	-1	0	0	0	0.48	\$2,593,500.00	\$0.00	G
48020	10/10/2025	0082	096	AHAB DR, 19	MILLER	DLS AHAB LLC	-1	0	0	0	0.64	\$3,325,000.00	\$66,500.00	
48021	10/10/2025	0067	882	GRAY AV, 7	SUBY	BENDIKSEN	0	0	-1	0	0.23	\$1,625,000.00	\$32,500.00	
48022	10/14/2025	0054	242	MONOMOY RD, 32	NASHI	COPLEY MONOMOY LLC	-1	0	0	0	0.15	\$4,250,000.00	\$85,000.00	
48023	10/14/2025	0066	1061	MARBLE WY, 16	LITTLE MOHR CURRY LL	LITTLE MOHR CURRY LL	-1	0	0	0	0.23	\$0.00	\$0.00	K
48024	10/14/2025	4233	182	MILK ST, 8	DALEY	GRIFFITHS/STEINERR-G	-1	0	0	0	0.15	\$6,100,000.00	\$122,000.00	
48025	10/15/2025	0030	2741	CLIFF RD, 61	61 CLIFF ROAD LLC	SIXTY-ONE CLIFF ROAD	-1	0	0	0	0.15	\$5,515,000.00	\$110,300.00	
48026	10/15/2025	0025	251	POLPIS RD, 258	258 POLPIS REALTY TR	STEPHANIE 2009 REVOC	-1	0	0	0	4.01	\$16,850,000.00	\$337,000.00	
48027	10/15/2025	0030	154	HIGHLAND AV, 3	FOURLEAF ACK HOLDING	3 HIGHLAND NOMINEE T	-1	0	0	0	0.12	\$6,955,000.00	\$139,100.00	
48028	10/15/2025	0593	102	S CAMBRIDGE ST, 49	LOSURDO	TOOMASIAN FAMILY TRU	0	0	0	-1	0.00	\$25,000.00	\$500.00	
48029	10/15/2025	0043	121	CATHCART RD, 18	SHORE LEAVE HOLDINGS	ROSENTHAL	-1	0	0	0	1.05	\$0.00	\$0.00	I
48030	10/15/2025	0038	101	CREEK LN, 18	18 CREEK LANE LLC	CREEK LANE TRUST	-1	0	0	0	0.52	\$4,350,000.00	\$87,000.00	
48031	10/15/2025	4241	734	SWAIN ST, 15, A4	MAST	MAST	0	0	0	-1	0.00	\$1.00	\$0.02	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48032	10/15/2025	0067	624	ESSEX RD, 40	F.E.R.LLC	VORCE	-1	0	0	0	0.13	\$1,750,000.00	\$17,500.00	M
48033	10/16/2025	0055	927	OLD MILL CT, 3	3 OMC LLC	BRODERICK	-1	0	0	0	0.28	\$9,600,000.00	\$192,000.00	
48034	10/16/2025	0063	063	SHEEP POND RD, 36	HONEY AND PAPER LLC	MMC PROPERTIES LLC	-1	0	0	0	2.10	\$2,995,000.00	\$59,900.00	
48035	10/16/2025	0076	042	DRISCOLL WY, 6	DRISCOLL NOMINEE TRU	DRISCOLL, II	-1	0	0	0	2.84	\$0.00	\$0.00	D
48036	10/16/2025	0060	037	STARBUCK RD, 37	37 STARBUCK NOMINEE	37 STARBUCK LLC	-1	0	0	0	1.66	\$2,000,000.00	\$40,000.00	
48037	10/16/2025	0041	227	W CHESTER ST, 47	ANGELL	BEVIS-NISHIMURA LIVI	-1	0	0	0	1.17	\$2,850,000.00	\$57,000.00	
48038	10/17/2025	0074	081	STONE POST WY, 3	3 STONE POST WAY TRU	WILLIAM C DOBLE REAL	0	0	-1	0	0.46	\$3,575,000.00	\$71,500.00	
48039	10/20/2025	4241	734	SWAIN ST, 15, A4	BRANT POINT CONDOMIN	MURPHY	0	0	0	-1	0.00	\$1.00	\$0.02	
48040	10/20/2025	0072	031	CHUCK HOLLOW RD, 8	8CHLLB LLC	ACK15CHR LLC	-1	0	0	0	1.50	\$7,100,000.00	\$142,000.00	
48041	10/21/2025	0040	100	MAXEY POND RD, 10	10 MAXEY POND LLC	VELLE	-1	0	0	0	3.07	\$13,500,000.00	\$270,000.00	
48042	10/21/2025	0040	104	MAXEY POND RD, 7	GRECO QUALIFIED PERS	GRECO	-1	0	0	0	2.37	\$0.00	\$0.00	D
48043	10/21/2025	4244	047	CLIFF RD, 34	HOPESTAR LAUREL LLC	STAR	-1	0	0	0	0.09	\$0.00	\$0.00	I
48044	10/21/2025	0053	031	TETAWKIMMO DR, 5	WHAT SUN LLC	WATSON	-1	0	0	0	0.46	\$0.00	\$0.00	I
48045	10/21/2025	0072	055	MILESTONE RD	TOWN OF NANTUCKET	UNITED STATES OF AME	0	-1	0	0	3.78	\$0.00	\$0.00	A
48046	10/21/2025	0032	002	EEL POINT RD, 113	WMASKCS LLC	FREDRIC C SLATER 201	-1	0	0	0	1.89	\$16,500,000.00	\$330,000.00	
48047	10/21/2025	0049	022	BAXTER RD, 63	TIGER LILY PROPRTIE	64 BAXTER ROAD REALT	-1	0	0	0	0.57	\$11,900,000.00	\$238,000.00	
48048	10/22/2025	0041	036	VESTAL ST, 21R	CASEY	CANTELLA	-1	0	0	0	0.11	\$2,750,000.00	\$55,000.00	
48049	10/22/2025	0593	100	MIDLAND AV, 3	LOSURDO	DEL PIANO/WAITE	0	0	0	-1	0.00	\$30,000.00	\$600.00	
48050	10/22/2025	0041	057	VESTAL ST, 57	FIFTY SEVEN VESTAL L	RAY	-1	0	0	0	1.04	\$6,250,000.00	\$125,000.00	
48051	10/22/2025	0068	615	GOLDFINCH DR, 38	GOLDFINCH NOMINEE TR	GOLDFINCH NOMINEE TR	-1	0	0	0	0.15	\$0.00	\$0.00	C
48052	10/22/2025	0055	581	NETOWA LN, 10	LEWIS	MARJORIE LEWIS TRUST	-1	0	0	0	0.14	\$0.00	\$0.00	E
48053	10/23/2025	0055	171	ORANGE ST, 161	SHARON L BASSETT REV	BASSETT	-1	0	0	0	0.26	\$0.00	\$0.00	D
48054	10/23/2025	0056	146	MEADOW VIEW DR, 10	10 MEADOW VIEW DRIVE	FALLS-ARONCHICK/FALL	-1	0	0	0	0.48	\$2,850,000.00	\$57,000.00	
48055	10/24/2025	4244	028-	W CHESTER ST, 13	ALLEN HUNTINGTON BRE	13 WEST CHESTER STRE	0	0	-1	0	0.01	\$125,000.00	\$2,500.00	
48056	10/24/2025	0087	140	NONANTUM AV, 6	6 NONANTUM LLC	TIMMERMAN	-1	0	0	0	0.27	\$4,950,000.00	\$99,000.00	
48057	10/24/2025	4244	028-	W CHESTER ST, 13	NO MAN LAND LLC	13 WEST CHESTER LLC	-1	0	0	0	0.21	\$3,800,000.00	\$76,000.00	
48058	10/24/2025	0593	048	STARBUCK RD, 41	CONSOLINI/TONAN	TOOMASIAN FAMILY TRU	0	0	0	-1	0.00	\$75,000.00	\$1,500.00	
48059	10/24/2025	0044	255	POLPIS RD, 84	POLPIS 3M, LLC	MAURY	-1	0	0	0	1.42	\$0.00	\$0.00	I
48060	10/24/2025	0066	349	LUFF RD, 1	W AND D KENNEY FAMIL	KENNEY	-1	0	0	0	0.33	\$0.00	\$0.00	C
48061	10/24/2025	0055	125-	VESPER LN, 35, LOT 3	ALFRED SANFORD LLC	SANFORD	-1	0	0	0	0.11	\$0.00	\$0.00	I
48062	10/27/2025	0082	102	AHAB DR, 34	34 AHAB DRIVE REALTY	34 AHAB DRIVE REALTY	-1	0	0	0	0.57	\$0.00	\$0.00	K
48063	10/27/2025	0039	133	MADAKET RD, 154	HIGHT	HIGHT	-1	0	0	0	2.32	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
48064	10/27/2025	0068	4421	MARY ANN DR, 10A	PROPS DIGS LLC	PROPS DIGS LLC	0	0	0	-1	0.00	\$514,716.03	\$10,294.32	
48065	10/27/2025	0055	2454	ANNA DR, 3	BEAUDETTE	BEAUDETTE	-1	0	0	0	0.26	\$0.00	\$0.00	C
48066	10/27/2025	4243	094	LILY ST, 36B	ROSEN	36 LILY STREET LLC	-1	0	0	0	0.12	\$6,300,000.00	\$126,000.00	
48067	10/27/2025	5541	009	LYON ST, 7	BEL INVESTMENT LLC	SEVEN LYON STREET RE	-1	0	0	0	0.10	\$0.00	\$0.00	I
48068	10/28/2025	5541	114	LYON ST, 14	LYON HEARTED LLC	HALSTED	-1	0	0	0	0.05	\$1,950,000.00	\$39,000.00	
48069	10/28/2025	0041	406	MEADOW LN, 18	13 WEST CHESTER STRE	SDW 18 MEADOW LLC	-1	0	0	0	0.46	\$4,050,000.00	\$81,000.00	
48070	10/28/2025	0594	051	ARKANSA AV, 21	DOSTALER-TOUCHETTE/B	LUZINSKI	0	0	0	-1	0.00	\$20,000.00	\$400.00	
48071	10/28/2025	0067	541	STRUGIS PINES LN, 3	DANIEL E MACK REVOCA	MACK	-1	0	0	0	1.84	\$0.00	\$0.00	D
48072	10/28/2025	0040	251	CLIFF RD, 196	BONIFACE	DALEY	-1	0	0	0	1.84	\$7,500,000.00	\$150,000.00	
48073	10/28/2025	4231	041	COFFIN ST. 3	2019 LARRY B WHELDEN	LBW NOMINEE TRUST	-1	0	0	0	0.03	\$0.00	\$0.00	D
48074	10/28/2025	4231	041	COFFIN ST, 3	2019 ELIZABETH M WHE	2019 LARRY B WHELDEN	-1	0	0	0	0.03	\$0.00	\$0.00	D
48075	10/28/2025	0065	013	HUMMOCK POND R, 171A	POWERS	POWERS	0	0	0	-1	0.00	\$253,851.16	\$5,077.02	
48076	10/28/2025	0065	013	HUMMOCK POND R, 171B	POWERS	POWERS DAILY	0	0	0	-1	0.00	\$0.00	\$0.00	E
48077	10/28/2025	0065	131	HUMMOCK POND RD, 164	POWERS	POWERS	-1	0	0	0	3.08	\$0.00	\$0.00	E
48078	10/29/2025	0068	186	BEVERLY CT, 6	BEVERLY COURT LLC	MAX D ACK LLC	-1	0	0	0	0.14	\$1,900,000.00	\$38,000.00	
48079	10/30/2025	0067	145+	BOYNTON LN, 17,19,21	NANTUCKET ISLANDS LA	REED	0	-1	0	0	0.63	\$6,500,000.00	\$0.00	A
48080	10/30/2025	7613	299	ARLINGTON ST, 18	STEWART	RIDGE	-1	0	0	0	0.18	\$2,000,000.00	\$40,000.00	
48081	10/30/2025	0055	012	VESPER LN, 19	19VESPERLANE LLC	MOORE	-1	0	0	0	0.11	\$2,450,000.00	\$49,000.00	
48082	10/30/2025	4232	098	ORANGE ST, 55	NANTUCKET AGS ON ORA	55 ORANGE STREET LLC	-1	0	0	0	0.10	\$6,600,000.00	\$132,000.00	
48083	10/30/2025	0065	056	AHAB DR, 14	14 AHAB DRIVE REALTY	BULCZYNSKI/KOMAROMI	-1	0	0	0	0.54	\$0.00	\$0.00	D
48084	10/30/2025	4244	028	W CHESTER ST, 13	LEFT HAND MAN LLC	13 WEST CHESTER STRE	-1	0	0	0	0.21	\$0.00	\$0.00	B
48085	10/31/2025	0066	324	HALYARD LN, 1	BLUE SAILS LLC	PETER S PANCHY REVOC	-1	0	0	0	0.34	\$2,750,000.00	\$55,000.00	
48086	10/31/2025	5514	072	MARINER WY, 4	4 MARINER WAY LLC	DOHERTY ACK LLC	-1	0	0	0	0.15	\$6,300,000.00	\$126,000.00	
48087	10/31/2025	0068	852	OLD SOUTH RD, 62	RG GAMMA LLC	RG GAMMA LLC	0	-1	0	0	0.58	\$1,333,333.33	\$26,666.67	
48088	10/31/2025	0068	853	OLD SOUTH RD, 60	RG BETA LLC	RG BETA LLC	0	-1	0	0	1.18	\$1,333,333.33	\$26,666.67	
48089	10/31/2025	0068	085	OLD SOUTH RD, 64	RG ALPHA LLC	RG ALPHA LLC	0	-1	0	0	10.24	\$1,333,333.33	\$26,666.66	
48090	10/31/2025	0068	854+	OLD SOUTH RD, 66, 68	SBA ACK LLC	SBA ACK LLC	0	-1	0	0	0.62	\$1,025,000.00	\$20,500.00	
48091	10/31/2025	0041	033	GROVE LN, 1	HANNA/RENKES	CHOQUETTE	-1	0	0	0	0.13	\$3,900,000.00	\$78,000.00	
48092	10/31/2025	7314	151	SANKATY AV, 3	WEEP WOMP REALTY LLC	HIERS-CONLEY REALTY	-1	0	0	0	0.18	\$0.00	\$0.00	I
48093	10/31/2025	4231	642	CENTRE ST, 40C	40C CENTRE HOLDINGS	CENTERLOFT LLC	0	0	0	-1	0.00	\$1,855,000.00	\$37,100.00	

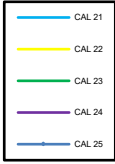
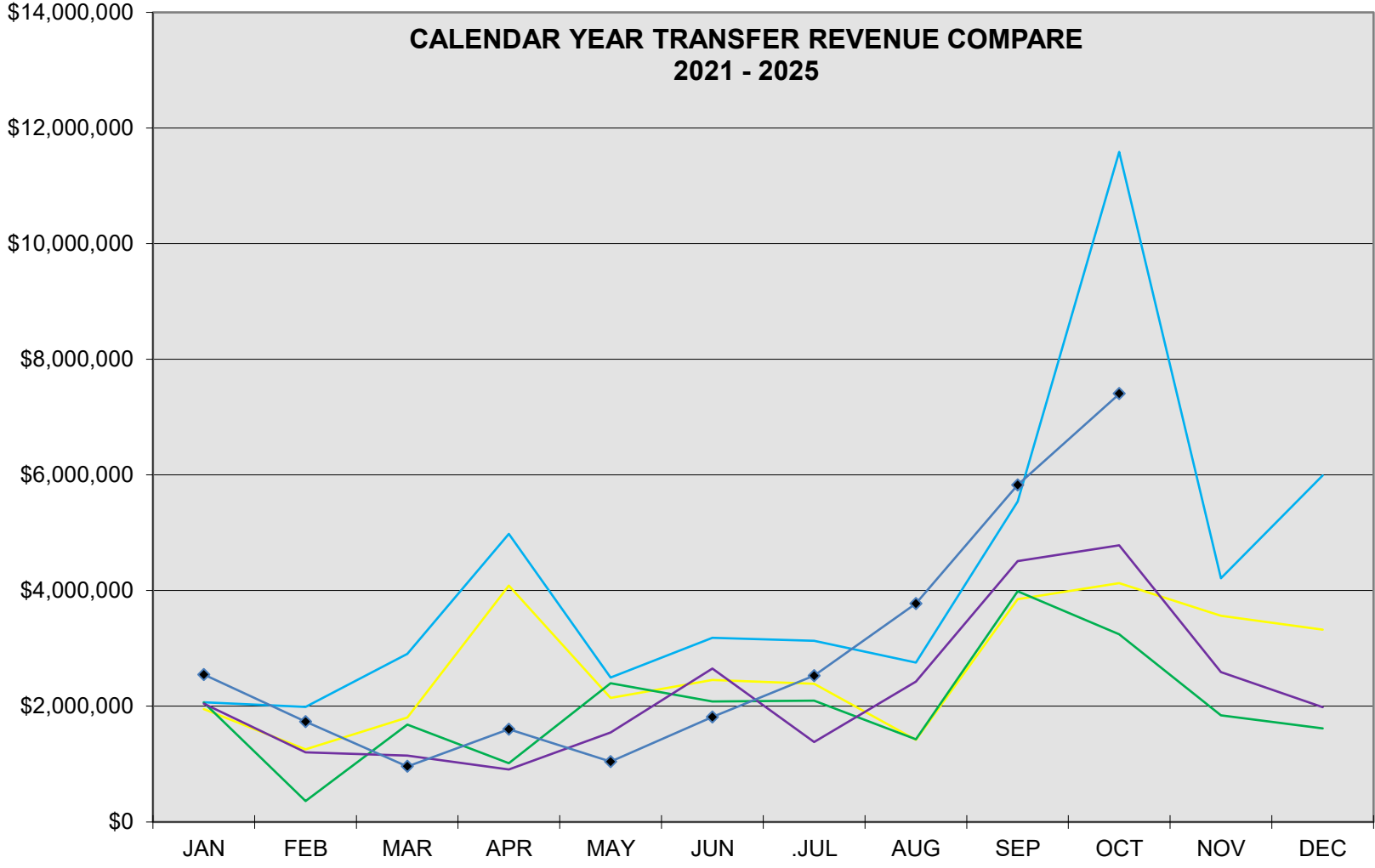
GRAND TOTALS	-93	-10	\$380,274,007.18
	-6	-14	\$7,406,110.14

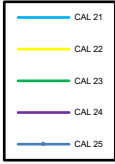
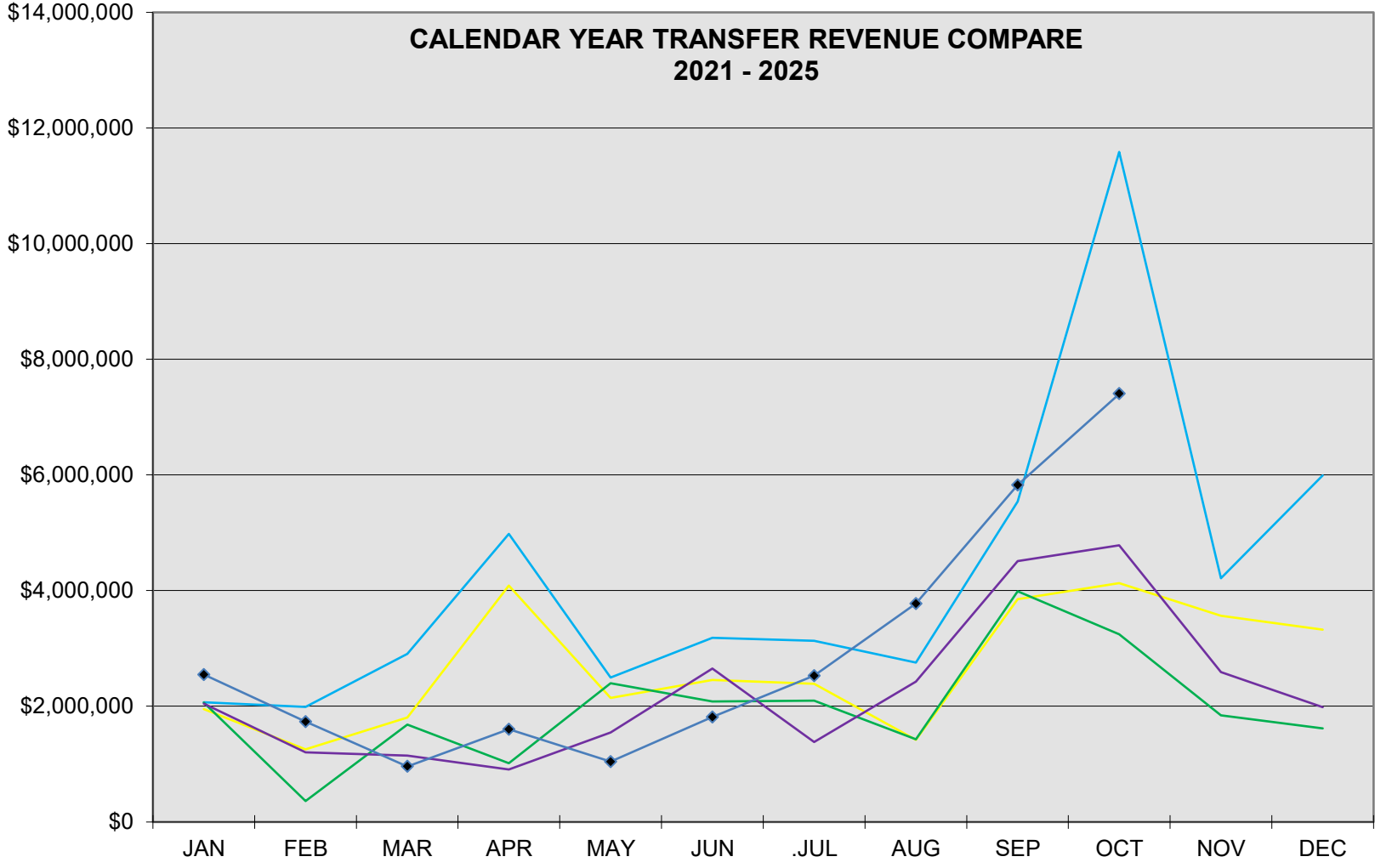
MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
THRU OCT 24	811	484	328	\$1,172,533,489	\$1,128,617,809	\$22,597,346
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25						
Dec-25						
THRU OCT 25	914	508	406	\$1,532,776,126	\$1,461,993,500	\$29,232,871
Average	91	51	41	\$153,277,613	\$146,199,350	\$2,923,287
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	123	74	77	\$380,274,007	\$370,305,507	\$7,406,110







REQUESTS FOR TEMPORARY PRIVATE EVENT USE ON NANTUCKET LAND BANK PROPERTIES

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

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

APPLICANT NAME: Sarah Bois, Linda Loring Nature Fondation

MAILING ADDRESS: P.O. Box 149, Nantucket, MA 02554

TELEPHONE: (508)-560 -0683 **E-MAIL:** stbois@llnf.org

Proposed Location of EVENT: Several stopping points along Madaket Ditch

DATE of EVENT: Saturday 11/22 and Friday, 12/12 **TIME of EVENT:** 10am-noon

Description / Anticipated # of attendees *friends, family, catering staff:* 10 participants plus LLNF staff

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

The Madaket ditch field trip would take participants through this important estuary from the North Head of Long Pond where it is the least saline, to Hither Creek (the most saline) with stops along the way. Participants will learn about the unique history of this area; the ecological and biological importance and research projects being conducted in and around the area. We will take salinity data along the route and explore the flora and fauna at each stop. Participants will meet at Linda Loring (110 Eel Point Road) and we will drive our 12-passenger van to each stop (no parking or carpooling issues on Land Bank property). The goal is to showcase this unique habitat to the public exploring one of Nantucket's only true estuaries with a particularly unique history. Nantucket Land Bank participation is welcome but not necessary. Previous trips (spring of 2025) were very successful and in-demand. We hope a Saturday trip will make it available to more people. Our trips are always free.

Approved/Denied: _____

Special Projects Coordinator

Date: _____

Approval date

Staff Comments: _____

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