

AGENDA
Nantucket Land Bank Commission
Regular Meeting of April 12, 2022
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 PROPERTY MANAGEMENT

a. Agricultural Planning – Update

3. PROPERTY MANAGEMENT

- a. Land Art Project – Request
- b. Shorebird Monitoring and Planning
- c. 204 Cliff Rd/Maxcy Pond – Kids Fishing Event 4/16/22 (Angler's Club)
- d. Cisco Beach Concession – Awarding Licenses
- e. 5 Miacomet Road/Dog Park Maintenance – Discussion
- f. 60 Millbrook Rd/Apple Orchard – Progress Update
- g. Update on Map with New Property Names
- h. Barn Owl Box – Request
- i. 8 Wesco Pl/Lily Pond – Donation of Public Access Rock
- j. 8 Wesco Pl/Lily Pond Planning and Permitting – Price Proposal
- k. Ladies Beach – Cookout Request (6/23/22)

4. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemption
- c. Two-Year Non-Compliance – Request for Extension
- d. “M” Exemption Update – Release of Lien

5. APPROVAL OF MINUTES

- a. Regular Meeting of March 22, 2022

6. REGULAR BUSINESS

- a. Housing and Hiring – Update

7. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement

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. The Commission will not reconvene in open session at the conclusion of executive session.*

- 1. Approval of Executive Session Minutes
- 2. Real Estate Acquisition

C. ADJOURNMENT



Vision

Date TBD, 9:30-12, NLB's Gardner Farm. \$20 Suggested Donation. Help create a Pine Needle River. Video cameras and audio equipment will be available to document the project. Bring a snack, water, gloves, and a rake if you have one. Alternate date incase of winds over 20mph, temperatures below 32, or heavy rain.

Goals

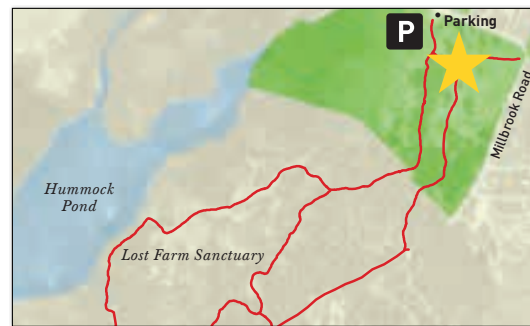
Bring community together safely outdoors, build camaraderie and shared memory through art, offer art and its process to those interested.

Location

Gardner Farm - Millbrook Entrance, near apple orchard

Tools used

Rakes, wheelbarrow, twine



Land Art

Land art is made with on-site materials, decays or transforms with nature and time, accents or highlights surrounding environment and climate.

Peripheral Classes Offered

Date TBD, 10-11. Barnaby's Toy Art Shack. Landscape Sketching. Visualize and map route of Pine Needle River.

Date TBD. NCTV18. Documentary Editing Class. Learn basic video editing by cutting Pine Needle Documentary.

Advertising

Classes will be offered through social media, local events calendars, NCTV18, Barnaby's Toy Art Shack, NLB, and WACK. All advertising will mention NLB.

Documentary & Photos

Documentary will air on NCTV18. NLB will have a full title card in credits. All photos of project posted will acknowledge NLB.

Mark Carapezza
Project Director
mlcarapezza@me.com
508-596-4443

Dear Land Bank Committee Members,

My imagination was rolling while walking the Land Bank trails recently. The recent storms have left plenty of material for land artists to create with.

I look forward to hearing what you think of the Pine Needle River idea. I'm available for questions and open to ideas on improvement.

Mark





Vision

Land Art Class: Saturday, Date TBD, 9-11:30, location TBD. All students will help create a pine needle river that flows through the trees as well as have access to a professional video camera and audio equipment to document the project. Bring a snack, water, and a rake or shovel if you have one.

Goals

- bring community together safely outdoors
- build camaraderie and a positive shared memory through art
- introduce art and its process to those who may not have regular access to it

Pre-production

Photograph property

Map and sketch river route for Land Owner's approval

Mark river route with twine on property

Production

Rake pine needles into river, photograph and video production

Post-Production

Edit photos & video



Dear Land Owner,

Last year I was fortunate to have taught creativity and art at The Nantucket New School. I had no art room and was told we couldn't sing, so, after a couple weeks studying land art and the works of Andy Goldsworthy I took the kids outside and watched them turn a year of restrictions into creative freedom while connecting with nature and time on a deeper level.

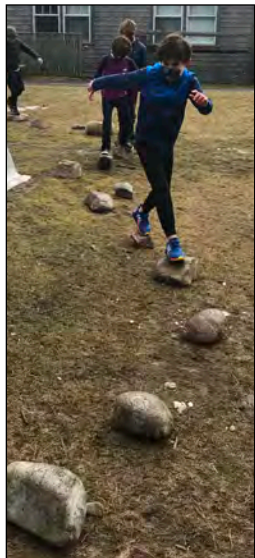
I stood with the students this year where their work used to be and reflected on how much fun it was. It looks like nothing ever happened there, like there was never revolving rock, stick, pinecone and leaf sculptures in the bends and along the banks of a river of pine needles that meandered through the playground. The gathering and sorting of material, the failures, the decay and destruction caused by wind, rain, snow and stray gaga balls, the maintenance and rebuilding, the break throughs of creative plateaus - we now share that beautiful memory.

In these times I am confident there are Nantucket community members that could benefit in the process, teamwork, and lessons from creating land art. Offering your land for such a project and opportunity, I am also confident, will be greatly appreciated by all who participate.

Thank you for considering,

Mark Carapezza
mlcarapezza@me.com

Photos from NNS '20-'21



From: [Mark Carapezza](#)
To: [Eleanor Antonietti](#)
Subject: Re: Nantucket Land Bank Website Inquiry
Date: Monday, February 21, 2022 9:14:18 PM

Hi Eleanor,

I was so happy to receive your email with the news that The Land Bank sees the value of land art created by the community and is willing to consider the use of their land. I have answered your questions below intros email chain.

On Feb 15, 2022, at 4:03 PM, Eleanor Antonietti
<eantonietti@nantucketlandbank.org> wrote:

Good afternoon Mark:

Thank you for your email and the narrative description with photos. We would be able to give this proposal proper consideration with additional detail. Some of the questions that the Commission is likely to need answers to are:

1. What time of year would you like to carry out this project? You indicate Saturday, 9-11:30am. Is this a one day affair or several visits?

For now I think it is best to hold 1 class and produce an artwork that can be completed within 2.5 hours. If well attended and successful, which I'm sure it will be, I would be interested in holding another class or even a series. Land Art Class could take place any time of year with the exception of freezing or severe weather.

- 1.
2. Where (what property) are you contemplating conducting it? You indicate "location TBD" but do you have a sense of a particular location?

The exact property is not yet determined. Land Art can be made almost anywhere - beach, woods, field. I was hoping to first see who was interested in leading land before I chose a location. Now that I know LB is interested I will research specific properties and photograph the ones I am interested in using. Are there any that you know would be a definite NO or a more likely YES?

- 2.
3. How long would you intend to leave the finished product *in situ*?
From prior land art projects, it sounds like it is intended to simply fade with weather and time.

Correct, land art fades, that's the beauty and lesson in it. However, the timing of deterioration depends on the permanence of the materials used. In this case a river of pine needles will be gone within months.

- 3.
4. What is the plan for clean up if any were to be necessary? Who would bear responsibility for said clean up?

Land Art isn't necessarily cleaned up; however, if in any case clean up would be needed that responsibility would be the students' and ultimately mine.

- 4.
5. Who is your intended 'land artist', and how will you enlist participants? You indicate "community members" - are you targeting a certain age group?

I want Land Art Class to be open to anyone who is on Nantucket at the time of class.

- 5.
6. Do you intend to charge a fee or will this be open to the public and free? If the latter, how many will you allow to take part?

This first class would have a suggested donation of \$10-20. If Land a Art Class were to become a continued offering through LB I would love to get paid for my vision, time, and coordinating. I'm not yet sure how that would work. I'm just an artist in love with a vision right now. The amount of participants allowed would depend on the size of land but I imagine no more than 25.

- 6.
7. What type of advertising will you engage in for this project?

Social media, local events calendars, WACK, Barnaby's Toy Art Shack.

- 7.
8. Where will you show/post the photographs and video of the project?
Would you acknowledge the Land Bank in doing so?

I would be happy and proud to acknowledge the Land Bank in all media posts including social media and video.

- 8.

These are a few of the questions that come to mind at this stage. I realize this is rather nascent at this point, but in order for the Commission to grant approval to this interesting idea of community oriented land art

projects on LB land, they would need some greater precision upon which they could base their decision. I look forward to receiving that information and any other details or documentation you feel is relevant. We hold our next meeting on March 16th. If you could get us something supplemental to what you have submitted below no later than March 2nd, that would enable us to discuss at that March meeting.

Eleanor Weller Antonietti

Executive Assistant

Nantucket Islands Land Bank

22 Broad Street

Nantucket, MA 02554

p (508) 228-7240 ext. 7111

f (508) 228-9369

eamonietti@nantucketlandbank.org



Think before you print!

Begin forwarded message:

From: Mark Carapezza <mlcarapezza@me.com>

Date: February 6, 2022 at 6:25:09 PM EST

To: Eric Savetsky <esavetsky@nantucketlandbank.org>

Subject: Nantucket Land Bank Website Inquiry

Attachment available until Mar 8, 2022

Hi Jesse,

Ever since last year watching the NNS students create and love land art I've had the idea of facilitating Land Art for the public - either classes/meet-ups or, even better, a plot of land used as a public Land Art Garden. Would you take a look at the attached proposal and let me know what you think, if it's something the Land bank could get behind?

Thank you,
Mark

[Click to Download](#)

LAND ART CLASS PROPOSAL.pdf

72.5 MB



COASTAL WATERBIRD MANAGEMENT AGREEMENT

Nantucket Islands Land Bank

COASTAL WATERBIRD MANAGEMENT AGREEMENT dated as of April 4th, 2022 (the “Agreement”), by and between Massachusetts Audubon Society, Inc., a Massachusetts non-profit corporation exempt from Federal taxes under Section 501(c)(3) of the Internal Revenue Code with an address of Mass Audubon, 208 South Great Road, Lincoln, MA 01773 (“Mass Audubon”), and the Nantucket Land Bank, 22 Broad Street, Nantucket, MA 02554 19 (the “Client”).

WHEREAS, Mass Audubon, through its coastal waterbird protection program and activities, has expertise in coastal nesting bird monitoring and management; and

WHEREAS, Client desires the services of Mass Audubon to assist in monitoring and management of coastal nesting birds at eight Nantucket Land Bank properties across Nantucket and Muskeget Islands.

WHEREAS, Mass Audubon, through its Coastal Waterbird Program, desires to perform such services for the Client; and

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Mass Audubon and the Client, Mass Audubon and the Client hereby agree as follows:

(1) Services:

- (a) The Client hereby engages Mass Audubon, through its Islands Coastal Waterbird Program (hereinafter “Mass Audubon”), to perform the services described in Exhibit A attached hereto (the “Services”). Mass Audubon hereby agrees to devote its best efforts to the performance of the Services. All Services shall be performed by Mass Audubon at times that are mutually agreeable to Mass Audubon and the Client.
- (b) Either Mass Audubon or the Client may terminate the engagement of Mass Audubon under this Agreement at any time by giving written notice at any time to the other party stating its election to terminate this Agreement thirty (30) days after the date of receipt by the other party of such written notice. In the event of such termination, Mass Audubon shall be entitled to be paid through such thirty (30) day period and any compensation paid to Mass Audubon for services to be performed by Mass Audubon beyond such thirty (30) day period shall be returned by Mass Audubon to the Client.



The terminating party shall also provide notice to Mass Wildlife, US Fish and Wildlife Service and MA Natural Heritage and Endangered Species Program.

- (c) Unless terminated by one of the parties as provided above, this contract shall be in effect as of the date it is executed and shall run through January 1, 2023.

- (2) **Compensation:** For the performance of the Services by Mass Audubon, the Client hereby agrees to pay to Mass Audubon the compensation set forth in Exhibit B attached hereto in accordance with the payment schedule and procedures set forth therein.

(3) **Indemnification:**

- (a) Mass Audubon hereby agrees to indemnify and hold harmless the Client from and against any and all claims, liabilities, and obligations (including, without limitation, reasonable attorneys' fees) arising out of or resulting from any material breach by Mass Audubon of this Agreement.
- (b) The Client hereby agrees to indemnify and hold harmless Mass Audubon and its officers, directors, agents, volunteers and employees (including, but not limited to, the personnel of Mass Audubon) from and against any and all claims, liabilities, and obligations (including, but not limited to, reasonable attorneys' fees) arising out of or resulting from the performance by Mass Audubon of the Services. Mass Audubon assumes no liability or obligation for any omissions from any work performed for the Client.
- (c) Mass Audubon shall be an independent contractor, with the sole responsibility of directing the work of its employees to be performed under this contract. Mass Audubon shall hold harmless the Client for any actions undertaken by Mass Audubon while on the Client's premises.
- (d) Mass Audubon agrees to carry all necessary insurance including, but not limited to, comprehensive general liability and Worker's Compensation and shall provide certificates of same to the Client. Mass Audubon will provide the Client with a certificate of Workmen's Compensation Insurance for employees used to perform the work requirements of the Contract if requested. Mass Audubon shall also provide a certificate of comprehensive general liability coverage with limits of at least one million (\$1,000,000) dollars coverage per occurrence and \$2,000,000 in the aggregate, wherein Client shall be named as an additional insured if requested.

Notice: Any and all notices under this Agreement shall be in writing and, if to Mass Audubon, shall be duly given if sent to Mass Audubon by registered or certified mail, postage prepaid, return receipt requested, addressed to Attention: Sam Kefferstan, skefferstan@massaudubon.org and if to the Client addressed to the Client at the address set forth above. The primary contact person of the Client will be Jesse Belle



(jbell@nantucketlandbank.org), and all notices under this Agreement shall be addressed to the Client to the attention of such person.

(4) Miscellaneous:

- (a) This Agreement or any of the rights and obligations under this Agreement may not be assigned in whole or in part by any party hereto.
- (b) The provisions of Exhibit A and Exhibit B shall be incorporated in this Agreement by reference as if set forth in their entirety in this Agreement.
- (c) Insofar as it pertains to said work, including maintenance dredging and beach nourishment this Agreement shall be binding upon, and shall inure to the benefit of, the respective heirs, legal representatives, successors, and assigns of the parties hereto. This Agreement constitutes the entire agreement of the parties hereto as to the subject matter hereof and supersedes all previous oral or written agreements between the parties hereto as to the subject matter hereof. This Agreement may be changed or amended only in writing signed by both parties hereto.
- (d) This Agreement shall be governed by, and construed in accordance with, the internal laws of The Commonwealth of Massachusetts without regard to its conflict of laws principles.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as an instrument under seal, all as of the day, month, and year first written above.

MASSACHUSETTS AUDUBON SOCIETY, INC

By: _____

By: Bancroft R. Poor
Title: Assistant Treasurer/CFO

By: _____

By: Jesse Belle
Nantucket Land Bank



EXHIBIT A

Description of Services

1. The Services to be performed by Mass Audubon for the Client shall be as follows:
 - a. Mass Audubon staff will be available to monitor the presence of and minimize disturbance to state and federally listed coastal nesting birds (defined here as Piping Plovers, Least, Common, and Roseate Terns). The tasks involved in this work include, the following, according to state and federal guidelines:
 - i. Monitoring and management, including symbolic fencing and signage to protect nests and scrapes, as needed, on all sites based on presence of potential nesting habitat and/or presence of birds, as determined by MA NHESP.
 - ii. Annual reporting to permitting agencies by September 30th of each year of the contract.
2. Client agrees to grant or secure for the personnel of Mass Audubon sufficient permission to enter public and/or private properties to permit Mass Audubon to perform properly the Services described herein for the Client. The Client shall immediately inform Mass Audubon if proper permission to enter the property or perform the proposed work cannot be obtained.
3. Mass Audubon is not obligated to perform any work beyond that described in this contract. If unforeseen circumstances results in the need to complete additional work, the parties will execute an amendment to this contract.
4. Mass Audubon retains rights to data collected during the course of this contract including for purposes of scientific publication and other educational outlets. Mass Audubon will inform the Client of plans to publish or disseminate data, and acknowledge the Client as requested in publications.

EXHIBIT B

Description of Compensation and Payment Schedule

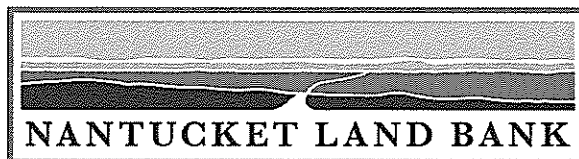
The base fee for the Services set forth in Exhibit A to this Agreement is \$16,000.

If threatened coastal birds require additional monitoring and reporting (e.g. for monitoring raking of nesting beaches, beach nourishment, or beach grass plantings) the cost for the additional monitoring and reporting will be billed at \$75/hour plus travel to and from the site at the rate of \$0.50/mile. All invoices will include an accounting of hours spent and mileage incurred.



The total due under this Agreement (base fee plus additional monitoring and reporting cost), shall not exceed [\$22,000].

All payments will be due within thirty (30) days of receipt of invoice.



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 Angler's Club (Joe Tormay - President)
MAILING ADDRESS: 1 New Whale St, Nantucket MA 02554
TELEPHONE: (860)-877-5777 cell ()- - home (508)-680-3304 work
E-MAIL: joseph.tormay@nationalgrid.com

Location of EVENT: Maxey Pond
DATE of EVENT: 4/14/22 TIME of EVENT: 8-12
Description of attendees (i.e. friends, family, catering staff...): Public, Kids + Adults
Anticipated number of attendees: 20-30

PLEASE DESCRIBE THE EVENT:

Nantucket Angler's Club kids fishing day at Maxey Pond location. Approx 25 people (adults and children). Low key fishing day to promote youth fishing and conservation. May plan to bring a portable grill for hotdogs/hamburgers for the kids.

Other relevant information:

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____

Pros & Cons for 2022 CISCO MFU Concession APPLICANTS

1. Nantucket Beach Dogs – Jack & Roger DECKER

- APPLICATION received on time and complete *except for:*
 - *TON permit will be renewed if LB approves application*
 - 10 Years of experience at Cisco
 - Established business
 - Known to LB
 - Small footprint in parking lot – hot dog cart
 - Type of food (classic American fast food) may be geared towards younger demographic
 - Prices are very affordable
-

2. Sushi Sean 11:11 – Sean DURNIN

- APPLICATION received on time and complete *except for:*
 - *Town permit pending – PH with SB on 4/13*
 - 15 Years of experience
 - Established business
 - Type of food (Asian/Sushi) may be geared more towards older (not kids) demographic
 - Healthy food
 - Served cold so no heat exhaust
 - Uses eco-friendly containers/utensils
 - Use local fish purveyor
 - Prices are slightly higher than other vendors but not atypical for this type of food
 - 1st year with LB
 - Large footprint in parking lot – repurposed FedEx style truck
-

3. Nantaco – Biju JOSHI

- APPLICATION complete *except for:*
 - *Town permit pending – PH with SB in mid-May*
 - *Liability Insurance Certificates – to be provided by insurer*
 - *Corporate Vote – to be provided by applicant*
- GM and chef have 10 years of experience in restaurant business
- Type of food (Mexican) geared towards broad age demographic
- Healthy food said to be locally sourced when possible
- Prices are affordable
- 1st year with LB
- Moderately large footprint in parking lot – vintage 16' x 7' wide vintage trailer

NANTUCKET

BEACH DOGS

APPLICATION

Nantucket Beach Dogs

16 Hummock Pond Road
Nantucket, MA 02554
(508) 367-7061
Decker02554@gmail.com

March 25, 2022

Dear Nantucket Island Land Bank,

As the co-owner (Jack and Roger Decker) manager and operator (Jack) of Nantucket Beach Dogs, I believe this company is perfectly suited for a mobile food vending license for the 2022 summer season.

As a hard-working and dedicated owner of Nantucket Beach Dogs, I have been providing a service to the general public at Cisco Beach every fair-weathered day during the summer for the past 10 years. This mobile food unit is small and has a minimal impact on the parking lot given its size. The cart is operated off of a small Honda generator that on most days can't be heard over the wind or waves, further minimizing our impact and overall footprint left behind. Trash and recycling cans have and always will be provided for customers and carried out daily. Nantucket Beach Dogs has always been in full compliance with local, state and federal regulations regarding food safety, sanitation and COVID-19. As a food vendor geared towards kids, I believe Cisco Beach is the perfect location to operate given the demographic.

Nantucket Beach Dogs will be fully committed to operating between the dates of May 28th through September 15th, 2021. If the NILB approves NBD we will then seek out all the necessary permits to move forward for a May 28th start. The enclosed RFP will contain all the specifications of the equipment, a menu with prices, proof of proper licensing for past seasons, a proposal plan and resume. NBD is hopeful that you will approve us for our 11th season of providing a fun, friendly and affordable food option at Cisco Beach. I hope this finds you well and I look forward to hearing from you all.

Sincerely,



Jack Decker, Roger Decker

References:

Gary Kohner
Nantucket Surf School
(508) 560-1020

Tucker Harvey
The Seagrille
(508) 367-1564

Annelise Kinney
Nantucket Lifeguard
(484)-264-9905

APPENDIX E

Concession/Food Permit Application



APPLICATION FORM
Cisco Beach Mobile Food Vendor Concession

I. Contact Information:

ROGER & JACK DECKER 3.25.2022
Name (please print) Date
P: 508.332.0193 decker4@comcast.net
J: 508.367.7061 decker02554@gmail.com
Telephone Daytime Evening E-mail address

II. BUSINESS INFORMATION:

NANTUCKET BEACH DOGS / 16 HUMMOCK POND RD., ACK, MA 02554
Name & mailing address of business operation
11 508.367.7061 decker02554@gmail.com
Number of years in operation Business Phone Business email

Have you previously been granted approval to conduct mobile food vendor concessions by the Land Bank, Town, or County of Nantucket? IF YES, see Section III.

YES.

III. Prior Approvals (If applicable).

	GRANTING AUTHORITY	Time period of approval	Location(s) of approved activity
1	NANTUCKET LAND BANK	2021 SEASON	CISCO BEACH
2	"	2020 "	"
3	"	2019 "	"

IV. Description of Business:

PLEASE ATTACH PROPOSED PLAN OF OPERATION AND MENU OR LIST OF ALL FOOD ITEMS TO BE SOLD WITH A PRICE LIST

Description of Business: SMALL MOBILE FOOD CART
Years of experience in managing a food service business: 11 Number of Employees: 0
Names & Titles of Employees: N/A.

V. Business/Personal References: (A minimum of three references are required. Please do not write "see resume.")

Name GARY KOHNER	Address CISCO BEACH	Phone 508 560-1020	Relationship FRIEND / CUSTOMER
Name TUCKER HARVEY	Address SEAGRILLE	Phone 508 367-1564	Relationship BUSINESS ASSOC.
Name ANNELISE KINNEY	Address CISCO BEACH	Phone 484 264-9905	Relationship FRIEND / CUSTOMER

believe your Mobile Food Unit offers that is unique from other providers of concessionaire services.

VI. Supplemental: Please list any other information you feel is relevant and describe how your Mobile Food Unit is unique:

PLEASE SEE COVER LETTER.

VII. Signature:

CAREFULLY READ ALL PARTS OF THIS APPLICATION FORM BEFORE SIGNING.

- I understand that acceptance of this application by the Nantucket Land Bank does not imply that my proposal will be accepted.
- The information that I have provided is true and complete. I understand that misrepresentation or omission of any fact in my application, or in any other materials, or as provided during interviews, can be justification for refusal of my proposal or can be justification for termination of License, if granted.
- In processing my application, the Nantucket Land Bank may verify all the information provided by me. I hereby agree to release the Land Bank from any and all liability arising out of the verification process.
- I authorize the Land Bank to take whatever steps deemed necessary to obtain information regarding my qualifications for the operation of a mobile food vendor concession, including contacting my present and former employers, by contacting individuals listed as business or personal references, and by contacting other individuals to provide or further clarify information about me.
- I hereby release my present and former employers and all individuals contacted for factual information about me from any and all liability damages arising from furnishing the requested information.
- I understand that the Land Bank may request that supplementary information be furnished to assure that I have the technical competence, the business and technical organization, and the financial resources adequate to successfully perform the necessary work.
- I understand that my License may be terminated with or without cause at any time.

My signature certifies that I have read and agree with the above statement and all statements contained in this Application.

ROGER DECKER
Applicant Name (Please Print)


Applicant Signature

3.25.2022
Date

Commonwealth of Massachusetts

Division of Standards Hawker / Peddler

For current status visit www.mass.gov/standards

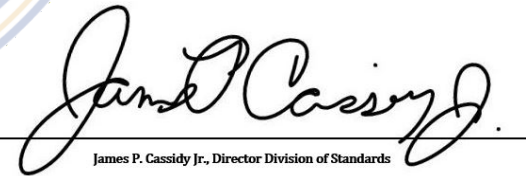
ROGER DECKER
16 HUMMOCK POND ROAD
NANTUCKET MA 02554

License No: HP0128143

Date of Issue: February 18, 2022

Date of Expiration: February 9, 2023

2023


James P. Cassidy Jr., Director Division of Standards

This license is not transferable

Plan of Operation:

Nantucket Beach Dogs is a very simple operation, it has an easy set-up and break-down and takes up minimal space in the Cisco Beach parking lot. In years past NBD has reserved a single parking spot a few cars down from the surf school. NBD hours have varied throughout the years but the process has remained the same for nearly all ten years of operation. Once the trailer arrives at the beach around 11 AM, the trailer is then removed from the trailer hitch, pushed through the wooden pylons and angled towards the beach for easy access to the public. The truck is then backed into a single parking spot giving easy access to the drink coolers. Once the trailer and truck are in place, the generator will get started to power the refrigerator. Next the propane, providing the heat to boil water and also create hot water for the sink. After that comes the cart's umbrella and all other cosmetic elements to show the public exactly what is sold as well as making the cart look visually appealing. (Picture of cart and a menu with prices will be attached at the end) During hours of operation, all COVID-19 protocols put in place by the state and town will be followed such as; ensuring people are staying 6 feet apart in line, masks are being worn over the nose, minimizing contact with food and others and providing hand sanitizer. All trash is properly sealed up and thrown away off-site to ensure plenty of space is left in the provided trash cans by the port-a-potties. At the end of the day, everything is broken down, packed back into the truck, hauled away and properly cleaned and sanitized to ensure no food-borne illness or contaminants grow.

Employee Rules/Guidelines:

As the owner and operator of Nantucket Beach Dogs employees are something I do not have. However, as the owner, I hold myself to a higher standard than I could reasonably expect of an employee. I show up to the beach everyday fully prepared for a busy day with enough food, drinks, trash bags, napkins, etc. As a native to Nantucket and a college graduate with a Bachelor's degree in environmental science, I feel it is not only my job, but my responsibility to keep my work space and the surrounding beach and parking lot clean and free of trash, mine or not. I follow the rules put in place by the board of health regarding wearing the proper clothing to safely serve food without contaminating it. With such a simple business model, attitude is everything for me. I treat the public with the same respect I would like to be treated with. Over the years I have built up a large base of regular customers that have seen me grow as a business owner and person. Since I do not have a set list of rules or employees, I feel a moral obligation to provide everyone with the same experience, whether regular customers or not. Without customers my business would fail and if I treat a customer in a non-respectable manner I may lose that customer for life, which is unacceptable to me. By acting in a professional manner, understanding people's needs and complying fully within the rules put in place by the board of health, town of Nantucket, the commonwealth of Massachusetts and the Nantucket Island Land Bank I believe Nantucket Beach Dogs provides and excellent service at Cisco Beach that people have come to expect. On top of those rules put into place, just being an overall good person that is reliable and consistent and treats everyone with respect is how Nantucket Beach Dogs has been successful for so long.

Equipment:



All American Hot Dog Cart



Honda EU1000i Portable Inverter Generator



Igloo 40-quart Electric Cooler

Nantucket Beach Dogs



Hot Dog...\$5.00

Jumbo Dog...\$7.00

Chili and/or Cheese...\$1.00

Chili Cheese Bomb...\$4.00

Water...\$3.50

Soda...\$3.00

Gatorade...\$3.50

Chips...\$1.50

Candy...\$2.00

* Before placing your order, please inform your server if a person in your party has a food allergy.
* Consuming raw or undercooked meat, seafood, shellfish, poultry or eggs may increase your risk of foodborne illness.
Per the Food Code, a copy of the most recent establishment inspection report is available upon request.



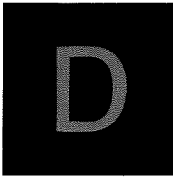
sit.

stay.

good dog.

Sushi Sean 11:11

APPLICATION



Sean Durnin

508-685-6123

sushisean1111@gmail.c

om

Nantucket, MA 02554

March 28, 2022

Eleanor Antonietti
Nantucket Island Land Bank
Nantucket, MA 02554
508-228-7240

RE: Cisco Beach Concession Proposal

Dear Nantucket Island Land Bank Committee,

My name is Sean Durnin, owner and operator of Sushi Sean 11:11. I am writing to you in regard to the recent Cisco Beach Concession opportunity. As a well-seasoned sushi chef and entrepreneur, I am confident I am a valuable candidate for this exciting project.

With 15 years of working at prestigious sushi establishments and my apprenticeship in Japan, we set the sanitary practices and standards of cleanliness at the highest levels.

Executing fresh sushi requires experience and passion. We take pride in offering a healthy alternative for our customers and the visitors of Nantucket.

We believe that with our proven track record with the health department, our sustainability and profitability as a business, and last but not least our dependability and drive for success, we have what this Landbank's Project is looking for.

Attached is the paperwork required by the Nantucket Island Land Bank. Please feel free to contact me with any questions that might arise.

I am looking forward to hearing back
from you!

Sincerely,
Sean Durnin

APPENDIX E

Concession/Food Permit Application



APPLICATION FORM
Cisco Beach Mobile Food Vendor Concession

I. Contact Information:

SEAN DURBIN 4/4/22
Name (please print) Date

(508) 685-6123 SAME SAME SUSHISEAN1111@GMAIL.COM
Telephone Daytime Evening E-mail address

II. BUSINESS INFORMATION:

SUSHI SEAN 11:11 LLC PO Box 2224 NANTUCKET MASS 02584
Name & mailing address of business operation
7 (508)-685-6123 SUSHISEAN1111@GMAIL.COM
Number of years in operation Business Phone Business email

NO
Have you previously been granted approval to conduct mobile food vendor concessions by the Land Bank, Town, or County of Nantucket? IF YES, see Section III.

III. Prior Approvals (If applicable).

	GRANTING AUTHORITY	Time period of approval	Location(s) of approved activity
1			
2			
3			

IV. Description of Business:

PLEASE ATTACH PROPOSED PLAN OF OPERATION AND MENU OR LIST OF ALL FOOD ITEMS TO BE SOLD WITH A PRICE LIST

Description of Business: SUSHI CATERING & RAMEN SHOP
Years of experience in managing a food service business: 7 Number of Employees: 1
Names & Titles of Employees: ATSUSHINE MIRAAU - ASSISTANT CHEF

V. Business/Personal References: (A minimum of three references are required. Please do not write "see resume.")

Name GREG MARCOLIS OWNER OF CORNER TABLE.	Address 22 FEDERAL ST. NANTUCKET	Phone (970) 846-2383	Relationship FORMER EMPLOYER
Name MAGGIE CARRO OWNER OF GERONIMO'S	Address 119 PLEASANT ST. NANTUCKET	Phone (508) 901-3011	Relationship FRIEND
Name NIKO PETKOV	Address 5 MACY LANE, NANTUCKET	Phone (508) -332-0593	Relationship FRIEND

believe your Mobile Food Unit offers that is unique from other providers of concessionaire services.

VI. Supplemental: Please list any other information you feel is relevant and describe how your Mobile Food Unit is unique:

- ① WE OFFER A HEALTHY ALTERNATIVE OPTION
- ② SUSHI IS SERVED COLD, NO HEAT EXHAUST EMITTER FROM THE TRUCK
- ③ ~~WE~~ WE ARE KNOWN FOR UTILIZING BEST ~~AND~~ ECO FRIENDLY TAKE-AWAY CONTAINERS & UTENSILS. WE SPEND MORE ON THIS FOR GOOD REASON.
- ④ WE USE A LOCAL FISH PURVEYOR (NANTUCKET SEA FOODS) FOR ALL LOCAL FISH. ALSO SUSHI IS RICE/FISH/NORI + SAUCE. A MINIMAL FOOTPRINT.

VII. Signature:

CAREFULLY READ ALL PARTS OF THIS APPLICATION FORM BEFORE SIGNING.

- A. I understand that acceptance of this application by the Nantucket Land Bank does not imply that my proposal will be accepted.
- B. The information that I have provided is true and complete. I understand that misrepresentation or omission of any fact in my application, or in any other materials, or as provided during interviews, can be justification for refusal of my proposal or can be justification for termination of License, if granted.
- C. In processing my application, the Nantucket Land Bank may verify all the information provided by me. I hereby agree to release the Land Bank from any and all liability arising out of the verification process.
- D. I authorize the Land Bank to take whatever steps deemed necessary to obtain information regarding my qualifications for the operation of a mobile food vendor concession, including contacting my present and former employers, by contacting individuals listed as business or personal references, and by contacting other individuals to provide or further clarify information about me.
- E. I hereby release my present and former employers and all individuals contacted for factual information about me from any and all liability damages arising from furnishing the requested information.
- F. I understand that the Land Bank may request that supplementary information be furnished to assure that I have the technical competence, the business and technical organization, and the financial resources adequate to successfully perform the necessary work.
- G. I understand that my License may be terminated with or without cause at any time.

My signature certifies that I have read and agree with the above statement and all statements contained in this Application.

SEAN DURNIN
Applicant Name (Please Print)

Sean Durnin
Applicant Signature

4/4/22
Date

APPENDIX D

Mobile Food License from Town of Nantucket

Eleanor Antonietti

From: Licensing <licensing@police.nantucket-ma.gov>
Sent: Friday, March 25, 2022 12:13 PM
To: Eleanor Antonietti
Subject: Sean Durnin

Hi Eleanor,

This is to confirm that I have received a Mobile Food Unit application for Sushi Sean and I have submitted a request to Erika Mooney for Public Hearing on April 13, 2022.

Best regards,

*Ann Ciarmataro
Licensing & Permitting
Nantucket Police Department
508-325-4100 X5832 or 508-325-4157*

SEAN DURNIN

CONTACT

@ sushisean1111@gmail.com

☎ 508-685-6123

📍 5 Chuck Hollow, Nantucket, Massachusetts.

EXPERIENCE

G.W. Fins , New Orleans, Louisiana.

May 2004 - June 2005

Line cook

Cook fresh seafood on wood fed grill nightly.

Prep food, and expedite.

Fairmont Hotel, Big Island, Hawaii

October 2005 - October 2006

Line cook

Saute station and garde Manger. Assist with banquets and private parties.

Mizu Sushi, Jackson Hole, Wyoming

December 2006 - December 2008

Sushi apprentice

Apprenticed under sushi chef. Learned basic rice preparation, vegetable preparation, basic fish cleaning and butchering. Sushi rolling and knife skills.

Four Seasons , Whistler, Canada.

January 2009 - February 2010

Line cook

Responsibilities included saute, grill and banquets . Private functions and weddings.

Nobu Matsuhisa, Vail, Colorado

Feb 2010 - January 2011

Line cook

Grill cook and saute .

Lola 41 , Nantucket, Massachusetts

May 2011 - October 2015

Sushi Chef

Manage 2 sushi chefs , menu development, food costing, fish fabrication, day to day sushi bar operations.

Sushi Sean 11:11

May 2016 - Present

Owner, sushi chef

Sushi catering and private parties.

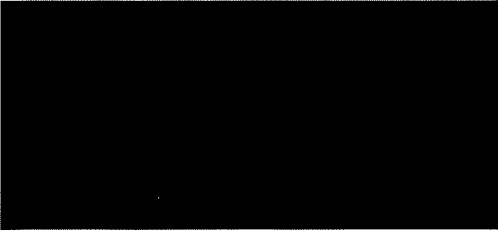
EDUCATION

Algonquin College, Ottawa, Ontario, Canada

2002-2004

Culinary Management

2 Year course



Tokyo Sushi Academy

2018

Sushi and Japanese Cuisine

Graduate

PLAN OF OPERATION @ CISCO BEACH

9:30 AM -3:30 PM
Open 6 Days a week

DAILY ROUTINE

Arrive and set up @ 9:30 am
Business hours: 10 am - 3:00pm
Departure: 3:30 pm

FOOD TRUCK STAFFING

Martina Durnin - takes orders & handles money
Sean Durnin (owner and operator) – prepare sushi menu items

CUSTOMER QUEING

2 lines – one for ordering & one for pick up

STAFF RESTROOM ACCESS PLAN

Porta potties provided by Cisco beach, Nantucket Island Land Bank

TRASH & RECYCLING PLAN

1 large trash bin with bags and lid on site
2 recycle bins – 1 glass – 1 cans with bags and lids on site

MENU

Appetizers

Chilled edamame with sea salt \$7

Pickled veggies \$7

Assorted sea weed salad \$8

Korean Tuna poke: fresh local tuna, avocado, daikon, scallion, sea greens, chili citrus
soy \$17

Sushi Rolls

Cisco Disco - daikon, cucumber, spicy avocado topped with tuna sashimi, pickled fresno
& chives \$18

Slammin Salmon – chili miso salmon, grilled asparagus, shredded beets, splash of lime
\$17

B-ACK to Cali - crab, avocado, cucumber \$13

Crunchy garlic & spicy tuna - chili tuna, scallions, crunchy garlic, smoked sea salt \$17

Yasai Bonzai - arugula, daikon, beets, avocado, cucumber \$14

EMPLOYEE RULES

1. Employee dress code

- wear proper kitchen footwear (no open toe shoes)
- appropriate clothing and clean apron every day
 - hats

2. Wash hands before shift starts and after restroom use

3. Wear kitchen gloves while handling food and change them accordingly

4. Keep working area clean and organized. Quat sanitizer bucket (200pmm) at each workstation

5. Follow current COVID-19 Rules and regulations set by the Town of Nantucket

6. Comply with safety regulations and procedures





NANTACO

APPLICATION

Date: 04/08/2022

To:
The Commissioners,
Nantucket Island Land Bank
Nantucket MA

Subject: Application for the mobile food vendor concession at Cisco Beach, Nantucket

Dear Sir/ma'am,

My name is Biju Joshi, I am writing this letter on behalf of our company Nantaco ACK LLC because we wish to apply for the license to operate our mobile food unit at the Cisco Beach Nantucket.

I am Nantucket MA resident since February of 2012. I live in 2 Boynton Ln, have been living in the same address for almost eight years. I have worked a lot of different jobs in Nantucket in last 10 years from dish washing, cooking, cleaning the streets at the Naushop, landscaping, painting, dog walking to managing several businesses: particularly in the food service industry. I had always enjoyed and taken pride in being a part of Nantucket community in every little way.

Nantaco is a brand-new business. However, our team brings many years of hands-on Nantucket business experience on the table. In following pages, you will learn about what Nantaco is and what our goals are. You will also be introduced to the founding team members.

We have very close relationship with the Nantucket community, as well as the regular visitors. These relationships are built over the last decade both professionally and personally. We believe that our business will be the perfect fit for Nantucket for the following reasons:

We represent Nantucket:

Our business is a lifestyle brand. We understand what "Nantucket" means to people. Nantucket isn't just an island, but an experience! Whether you are a seasonal worker, resident, or a visitor, the word "Nantucket" triggers some of the warmest feelings to anyone who have ever been here. We want to be a positive addition to "the Nantucket experience".

Professional experience:

Each of our founding members have a long professional experience working in Nantucket. We have all learnt through our hustle and mistakes. We understand the patterns and challenges. We have dealt with them and successfully overcome in our career multiple times.

We are a part of the community:

Besides being business owners, we are part of the Nantucket community. We live here year-round. We have friends, families, roommates, colleagues who live and work here. We go out to eat at Glidden's, we drink beer at the Cisco brewery, we shop at Bartlett, we go to our local beaches, we interact with people, and we support our local businesses and economy.

Quality of the food/service:

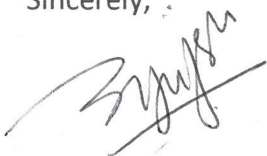
None of the above mentioned would matter if we can't put out a good product. Our chef, Mr. Chad Norman is a Culinary Institute of America, NY graduate and has worked in some of the best restaurants in the country. He is particularly passionate about the Mexican food. Hence despite the background of the fine dine restaurants, he is in our team committed to make best tacos on island and possibly in the east coast. We are committed to provide the tastiest food and the best service at an affordable price.

Responsibility:

Our job will not only be about selling food and calling it a day; we will also train our employees to be responsible and respectful to the venue. We will keep noise to the minimum, we will be clean and organized, we will keep the plastic out of our beaches. We will have all the necessary contact numbers handy just in case anything needs to be reported to the concerned authority.

I am very excited to submit this application to you. I believe that the decision you will be making in a few days will be for the best of our island, its residents, and the visitors. I appreciate your time and consideration.

Sincerely,



Biju Joshi
General Manager

Nantaco ACK LLC
biju@nan-taco.com
Cellphone: (508) 680-4471

WHAT IS NANTACO?

NanTaco is a lifestyle brand.

If you've spent any time on Nantucket, you know what this means. There are many businesses on the island that thrive because they evoke a "Nantucket Lifestyle". For Example: People will wait two hours at the Juice Bar for ice cream. We've all been to Cisco Brewery and have seen people spend as much money on merch as they would spend at Prada! Good luck getting a table at Millie's in July or August! And don't forget to buy a Millie's hat to wear when you get back to Greenwich, so everyone knows you went to Nantucket!

NanTaco is a Taqueria.

Our concept is simple. Quality Food, Clean Presentation and Fast Service. NanTaco is located on the busiest corner of downtown Nantucket at 21 South Water St. Our menu will be crisp, tasty, and simple. Our menu will be easy to read and understand. Our service will be fast and fun!

In addition to our downtown location, we will have a mobile food trailer that will be located at Cisco Beach and will be available for parties in your back yard or country club.

WHAT MAKES NANTACO DIFFERENT?

In simple terms, we know Nantucket very well. We are close to the local community. Besides being business owners, we are also customers and supporters of small businesses.

The founding members of NanTaco have spent many years doing business in Nantucket. General Manager Biju Joshi has managed food establishments for over 10 years on Nantucket. Executive chef Chad Norman has worked in some of the finest restaurants in Nantucket for over 10 years. Owner Lee Milazzo is one of the most creative and artistic figures in Nantucket who owns and operates Samuel Owen Gallery.

We understand the advantages and limitations of running small business in Nantucket. We also understand the problems associated with food business and have solutions. We are well equipped and experienced to handle these limitations.

Nantucket food problems:

- TOO EXPENSIVE:** There are few places on Nantucket where you can get quality food at an affordable price.
- LATE NIGHT FOOD:** There is very little late- night food on Nantucket. If you're rolling out of a bar at midnight your options are limited. (Does not apply for food trailer)
- SPEED:** Most restaurants in our category are very slow. It can take 10 - 15 minutes to get a simple meal.
- GAP IN MARKET:** There is currently no good authentic Mexican food in Nantucket. We are not talking about the modified "Mexican-ish" food. We are talking about a gourmet taco in a corn tortilla with delicious protein, cilantro, onion, and lime.

Our Solution:

- AFFORDABLE:** This is a word not commonly used on Nantucket, but we plan on changing that. Our food will be good, simple, and affordable.
- FAST:** Our food will be fast! Our plan is to streamline the process of getting fresh food into the hands of our customers in minutes!
- FILL THE GAP:** There is no high quality Mexican food in Nantucket. Quite Simply, we are going to change that in a big way.
- OPEN LATE:** Open until 2:00 AM. If you're going to eat something after midnight you shouldn't regret in the morning. Soak up that last drink with a fresh taco! (Doesn't apply for the food trailer)

APPENDIX E

Concession/Food Permit Application



APPLICATION FORM
Cisco Beach Mobile Food Vendor Concession

I. Contact Information:

BIJU JOSHI 04/08/2022
Name (please print) Date

(508) 680-4471 SAME BIJU@NAN-TACO.COM
Telephone Daytime Evening E-mail address

II. BUSINESS INFORMATION:

NANTACO ACK LLC 21 S WATER ST. NANTUCKET MA 02554
Name & mailing address of business operation

NEW BUSINESS (508) 901-5253 CONTACT@NAN-TACO.COM
Number of years in operation Business Phone Business email

NO

Have you previously been granted approval to conduct mobile food vendor concessions by the Land Bank, Town, or County of Nantucket? IF YES, see Section III.

III. Prior Approvals (If applicable).

	GRANTING AUTHORITY	Time period of approval	Location(s) of approved activity
1			
2			
3			

IV. Description of Business:

PLEASE ATTACH PROPOSED PLAN OF OPERATION AND MENU OR LIST OF ALL FOOD ITEMS TO BE SOLD WITH A PRICE LIST

Description of Business: MEXICAN RESTAURANT / TAQUERIA

Years of experience in managing a food service business: 11 Number of Employees: 20-25

Names & Titles of Employees: BIJU JOSHI, GENERAL MANAGER
CHAD E. NORMAN, EXECUTIVE CHEF

V. Business/Personal References: (A minimum of three references are required. Please do not write "see resume.")

Name MR. SCOTT KOPP	Address 8 BROAD ST. NANTUCKET	Phone (508) 228-0028	Relationship FORMER EMPLOYER (BIJU)
Name MR. EDWIN CLAFLIN	Address 2 S. BEACH ST NANTUCKET	Phone (508) 228-8655	Relationship FORMER EMPLOYER (CHAD)
Name MR. JASON BRIDGES	Address NANTUCKET MA	Phone (508) 367-1976	Relationship FRIEND / ADVISOR

believe your Mobile Food Unit offers that is unique from other providers of concessionaire services.

VI. Supplemental: Please list any other information you feel is relevant and describe how your Mobile Food Unit is unique:

- The only vintage style mobile food trailer
- The only authentic mexican street tacos
- Each of the founding members have at least 10 yrs. of experience.
- We are very close to the nantucket surfing community & community in general.
- The fastest pick-up time. No long wait after ordering.

VII. Signature:

CAREFULLY READ ALL PARTS OF THIS APPLICATION FORM BEFORE SIGNING.

- A. I understand that acceptance of this application by the Nantucket Land Bank does not imply that my proposal will be accepted.
- B. The information that I have provided is true and complete. I understand that misrepresentation or omission of any fact in my application, or in any other materials, or as provided during interviews, can be justification for refusal of my proposal or can be justification for termination of License, if granted.
- C. In processing my application, the Nantucket Land Bank may verify all the information provided by me. I hereby agree to release the Land Bank from any and all liability arising out of the verification process.
- D. I authorize the Land Bank to take whatever steps deemed necessary to obtain information regarding my qualifications for the operation of a mobile food vendor concession, including contacting my present and former employers, by contacting individuals listed as business or personal references, and by contacting other individuals to provide or further clarify information about me.
- E. I hereby release my present and former employers and all individuals contacted for factual information about me from any and all liability damages arising from furnishing the requested information.
- F. I understand that the Land Bank may request that supplementary information be furnished to assure that I have the technical competence, the business and technical organization, and the financial resources adequate to successfully perform the necessary work.
- G. I understand that my License may be terminated with or without cause at any time.

My signature certifies that I have read and agree with the above statement and all statements contained in this Application.

BIJU JOSHI

Applicant Name (Please Print)

Applicant Signature

Date

04/08/2022

APPENDIX D

Mobile Food License from Town of Nantucket

IMPORTANT NOTICE

Dear commissioners,

I regret to inform you that we are unable to provide the complete documentations with this application. Unfortunately, we do not have the mobile food unit license from the Select Board yet. Let me explain you the reason why:

All mobile food unit requires the base of operations. Ours is going to be Nantaco taqueria located at **21 S Water Street**. Our lease started on the 1st of March 2022, which was only 28 (weekdays) ago from today. To get the Mobile Food Unit License applications to be complete, we had to complete the applications from the Health Department first.

To complete the health forms, it was required that we submit the detailed drawings of the base of operations. The drawings couldn't be completed because we had to do some major changes in the building including the floors, wall, electricals, plumbing and most importantly we had to re-do the gas lines (because we found out that the gas lines were in very bad shape which could be a major health hazard).

Each had to be done carefully with the related departments coordination. We did not want to take short-cut over these important issues. We have it all figured out finally; and the drawing will be ready next week. That's when we plan on submitting the forms. However, that will be past the NILB application deadline.

We have had health inspector Mr. John Hedden and licensing director Mrs. Amy Baxter on site for consulting to make sure things are going according to the code and are continuing to do so to ensure the license will be granted to us.

As soon as we submit the application, I will forward them to Eleanor, who had been very kind and patient with the whole process to us.

We appreciate your patience and understanding



Biju Joshi
General Manager

Nantaco ACK LLC
biju@nan-taco.com
Cellphone: (508) 680-4471

MEET THE TEAM

		
BIJU JOSHI General Manager	LEE MILAZZO Owner / Operator	CHAD NORMAN Executive Chef
10 yrs. Experience in the restaurant business on Nantucket GM at Lemonpress GM at Nantucket Coffee Roasters GM at Stubbys GM at Island Coffee	Serial Entrepreneur 29 yrs. of business experience Owner & Operator of Samuel Owens Gallery Contemporary Artist	10 yrs. Experience in restaurant business on Nantucket Opened & Operated Afterhouse (Executive Chef) Chef de Cuisine at Oran Mor

We are bringing in many years of diverse business experience in Nantaco including the operations, entrepreneurship, and the cuisine. We are also partnering with very talented Nantucket professionals in architecture, design, social media, and photography to represent the Nantucket essence in our business.



We are excited about making our dream a reality on the island of Nantucket! Our goal is to make sure that NanTaco becomes apart of the fabric of the island. If you vacation on Nantucket, you always take a part of the island with you. You crave those unique summer experiences like a Cisco Beach Sunset, a cold Juice Bar Ice cream or your morning coffee at the Handlebar Café. We hope to be apart of those summer experiences this year!

BIJU JOSHI

2 Boynton Ln, Nantucket MA 02554 | (508) 680-4471 | biju@nan-taco.com

SUMMARY

Experienced Management Analyst with a demonstrated history of working in the food & beverages industry. Skilled in Icon Design, Analytical Skills, Brand Implementation, XHTML, and Information Gathering. Strong business development professional with a bachelor's degree focused on Graphic Communications from Minnesota State University, Moorhead.

SKILLS & ABILITIES

Demonstrated decision-making and the leadership skills on different levels of management. Ability to operate efficiently in a fast-paced environment with the positive attitude and attention to the details. Able to advice based on prediction and quick problem-solving techniques.

EXPERIENCE

December 2021- **General Manager, *Nantaco ACK LLC***

Present

- Part of the initial business plan.
- Designing the operational layout of both the restaurant and mobile units.
- Established relationship with the local boards/departments and the community to facilitate the business establishment.
- Facilitating the team involved in planning, construction, and execution.
- Designing the roles, hiring, training, and scheduling.
- Overlooking the day-to-day operations and troubleshooting.

December 2019- **Small Business Consultant, *Biju Joshi Co***

Present

- Initial business consulting (Planning, budgeting, system design, equipment specification, payroll recommendation, cost analysis, target audience, business identification, establishing company policies)
- Existing business consulting (Problem analysis, suggest correction, cost analysis, propose efficiency, streamline the operation)

May 2020 -
September 2021

General Manager, *Lemon Press*

- Overlooking the daily operations of the business
- Ensuring incoming staff complies with company policy.
- Planning the events for business promotion and marketing
- Hiring and scheduling Front of the house and the Back of the house employees (excluding the kitchen training).
- Managing the cost of operations and updating the prices.
- Establishing relationship with the vendors and ordering (excluding food)
- Motivating and disciplining employees as needed.

April 2018 -
April 2020

General Manager of Operations, *Nantucket Coffee Roasters*

- Overlooking the daily operations of two coffee shops.
- Ensuring incoming staff complies with company policy
- Hiring and scheduling Front of the house and the Back of the house employees (excluding the kitchen training).
- Managing the cost of operations and updating the prices.
- Establishing relationship with the vendors and ordering (excluding food)
- Motivating and disciplining employees as needed.

May 2016 -
April 2020

Management Analyst, *Dreadlock Holidays*

- In parallel with General Manager at the Island Coffee**
- Review, analyze the report and transactions
- Analyze the strength and weakness of existing systems of three businesses.
- Propose the action-plan to improve the efficiency of the organization.
- Identify the operational problems and propose solutions.

April 2016 -
April 2018

General Manager, *Island Coffee*

- Part of Dreadlock Holidays**
- Overlooking the daily operations of the business
- Hiring and scheduling Front of the house and the Back of the house employees (excluding the kitchen training).
- Perform the general duties of cashier, baker, barista, prep-staff.
- Managing the cost of operations and updating the prices.
- Establishing relationship with the vendors and ordering (excluding food)
- Motivating and disciplining employees as needed.

- April 2014 - **General Manager/Shift supervisor, Stubbys**
- April 2016
- Performed various roles as needed (cashier/cook/prep/expedite)
 - Overlooking the daily operations of the business.
 - Opening and closing the daily transactions, cash drawers, print reports.
 - Managing the cost of operations and updating the prices.
 - Establishing relationship with the vendors and ordering (excluding food)
 - Ensuring the quality of food and service.

EDUCATION

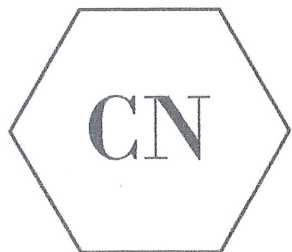
- Spring 2007 - **Bachelor's Degree: Graphic Communications & Information Technology**
Fall 2011 *Minnesota State University, Moorhead MN*
- Fall 2004 - **Master of Business Administration (MBA)**
Fall 2006 *Everest College, Kathmandu, Nepal*
- Spring 2001 - **Bachelor of Computer Applications (BCA)**
Fall 2004 *College of Information Technology, Kathmandu, Nepal*

COMMUNICATION

- Empathic listener with excellent written and verbal communication skills.
- Confident and articulate in person, as well as in electronic media.
- Able to relay unbiased messages in tough situations.
- Respectful and good negotiation skills.
- Fluent in English, Nepalese, Newari, Hindi; Basic Spanish

LEADERSHIP

- Able to motivate positively by being a good role model.
- Capable of making tough decisions under pressure.
- Believe in team-work and fair treatment to the employees.
- Capable of communicating the company's vision by proper methods of communications.
- Emphasize on the common goals and overall efficiency by boosting team morale over micromanagement.



CHAD NORMAN

Chad@Nan-Taco.com

7142644567

Nantucket, MA 02554

Summary

Passionate Executive Chef skilled in menu creation, kitchen staff management and culinary direction. Creative and artistic professional recognized for upholding highest standards and developing compelling seasonal menus.

Skills

- Safe Food Handling
- BOH Operations
- Staff Scheduling
- Inventory Management
- Quality Assurance
- Vendor Relations
- Hiring, Training and Development
- Food Stock and Supply Management
- Ingredients Selection
- Recipe Development
- Sanitation and Cleaning
- Supply Ordering

Education and Training

Associate

Culinary Institute of America
Hyde Park, NY

Culinary Arts, 04/2014

- Honor Roll
- Perfect Attendance Recipient
- Level One Sommelier (Culinary Institute of America 14')

Experience

Nantaco

Executive Chef | Nantucket, MA 12/2021 to Current

Afterhouse

Executive Chef | Nantucket, MA 04/2021 to 12/2021

- Created new menu items, managed food expenses and supervised quality to ensure adherence to standards.
- Trained kitchen workers on culinary techniques.

Antico

Executive Sous Chef | City of Los Angeles, CA 01/2019 to 03/2020

- Coordinated and executed menu planning, recipe development and daily restaurant operations.
- Monitored quality, presentation and quantities of plated food across line.

Oran Mor

Chef De Cuisine | Nantucket, MA 07/2017 to 12/2018

- Purchased ingredients from local farms to benefit environment and reduce costs.
- Streamlined kitchen processes to shorten wait times and serve additional guests.

Ataula

Executive Sous Chef | Portland, OR 06/2015 to 07/2017

- Created new menu items, managed food expenses and supervised quality to ensure adherence to standards.
- Coordinated and executed menu planning, recipe development and daily restaurant operations.
- Supervised [Number] BOH staff members and delivered mentorship to strengthen kitchen skills.

PT, Le Pigeon

Line Cook | Portland, OR 07/2015 to 11/2015

- Cooked multiple orders simultaneously during busy periods.

- Prepared dishes in fast-paced environment working with teammates to maintain high customer satisfaction rate.
- Set up workstations with needed ingredients, utensils and cooking equipment.

Monsieur Benjamin

Line cook | San Francisco 08/2014 to 06/2015

- Operated fryers and grills according to instructions to maintain safety and food quality.

Benu

San Francisco 05/2014 to 07/2014

Del Posto

Line Cook | New York City 04/2013 to 03/2014

- Followed proper food handling methods and maintained correct food temperature for high scores on health inspections.
- Maintained hygienic kitchen with regular mopping, disinfecting workspace and washing utensils and glassware.
- Maintained safe operations of food prep equipment to reduce complications and retain safety procedures.

References

Melissa Rodriguez Executive Chef, Del Posto (212)497-8090
 Yutaro Tichibe Chef De Cuisine, Insitu (818)657-9166
 Edwin Claflin Executive Chef, Oran Mor (508)680-6969
 Jose Chesa Executive Chef, Ataula (503)853-1253
 Scott Osiff, Exectutive Chef, Galley Beach (646)322-1737
 Chad Colby, Exectutive Chef, Anitico (323)630-2000

Languages

Spanish:

■■■■■ ■■■■■ ■■■■■ ■■■■■ ■■■■■

Limited

PLAN OF OPERATION:

Executive Summary:

Nantaco is a small business in Nantucket, owned and operated by a group of Nantucket residents. Our goals are simply to become a part of “the Nantucket experience” for its residents, natives, and visitors. We love the island and are passionate about what we produce: which is tasty, fresh, and healthy food with local sourced ingredients as much as possible. We are designed to leave as small of a footprint and as less of the pollution to our town and beaches.

Products and Services:

We believe in simplicity. Our goal is to provide gourmet tacos made with the fresh ingredients, at an affordable price. Our menu is short and easy to understand. This will help us reduce unnecessary stock and streamline the process. We will also train our employees to prioritize the customers and maintain the consistency.

Most of the protein will be cooked at the downtown restaurant in a proper grill, which will be loaded in the truck. The big pieces of meat will be cut and prepared in the trailer, so the freshness is maintained. A dedicated staff will be re-supplying the trailer a few times a day depending on the volume of sales on that day.

Besides the food, we will sell a few merchandises; like hats, stickers, etc.

Marketing:

The best marketing in Nantucket, as we know it, is the word of mouth. We spend a lot of time in the community. Constantly talking, listening, and brainstorming. We have a catchy name that people are talking about. We are also very active in the social media culture, which is a great way to reach the mass with no geographic boundaries. Recent posts on Nantucket Current, and Nantucket Magazines have brought a lot of attention to our business. We have emails requesting to reserve our taco trailers for their wedding in the fall 2022 already. Also, the local businesses and schools are interested in having us for their events. We believe, Nantaco can be happily recognizable and add to the good vibes at Cisco Beach.

Operations:

Health and public safety will be the priority for us. We have been working closely with the health department, licensing department, the town of Nantucket prior to making any key decisions. We also have prior experience from managing multiple food businesses in Nantucket.

The mobile unit will be loaded at our 21 S Water St location. Safe temperatures will be maintained through the transportation process. We have made proper investment in the warmers and coolers that will hold the temperatures or more than adequate amount of time.

Staff qualification and selection:

At Nantaco, we are committed to provide good food and great service. We are employing and training our supervisors/managers well ahead of the opening date. Every supervisor and manager must have experience in the food and/or hospitality industry. We will have a proper hierarchy so every employee will have the superior who will instruct them.

We do not believe in micromanagement. However, we will have a daily checklists and suggestion boards so our employee can perform their duties without any confusion. Any new issues will be recorded, the management will come up with the solutions and train the employees for future occurrence.

All employees are expected to learn the menu, the ingredients, the allergy information. There will also be handouts available for any specific questions.

Number of staff per shift:

Nantaco mobile food unit will have two staff scheduled for allowed operations hours. One person will primarily be responsible to take the orders, payment and deliver the food. The second staff will be responsible for handling of the food. Depending on the situation, the staff will be trained to switch the roles or support one another. It is also possible that they will switch the roles.

The third staff will be on call in the events where more food product needs to be brought in from the restaurant downtown or in case of other emergency.

Management:

Nantaco has a base of operations at the 21 S Water St. The advantage of having a full restaurant in the back end is the proper management hierarchy. We also have a strong group of founding members, each with extended management background. We have a proper work division each specializing in different curtail parts of the business. We are also able to train the employees on site, in the kitchen for food preparation and handling before employing them to run the food truck.

Employees Checklist:

Before Service:

- Load the trailer with the food and supplies (Go through the checklist)
- Make sure the temperature is maintained as per the health code (especially for the hazardous food)
- Drive to the location and park conveniently. Please make sure not to occupy more space than you need to. (One parking space)
- Run the generators, set up and prep before opening the window.
- Check the cash register and make sure you have enough change.
- Check the Wi-Fi hotspot to confirm the internet service for credit card transactions.
-

During Service:

- Greet the customers, answer any questions they have.
- Cashier takes the order on the hand-held POS device.
- Politely ask them to step away from the window and get ready for other customer.
- Practice the situational priority. If someone is waiting for their order for a while and there are more customers waiting to order. You may have to stop one to fulfill other job.
- Be honest about the wait times to the customers. Especially for the big orders.
- Use the down time to clean the station, clean the surroundings and restock.
- Don't wait till the last minute to call for back up. If you're running low on something, make sure you call the restaurant before you completely run out.

After Service:

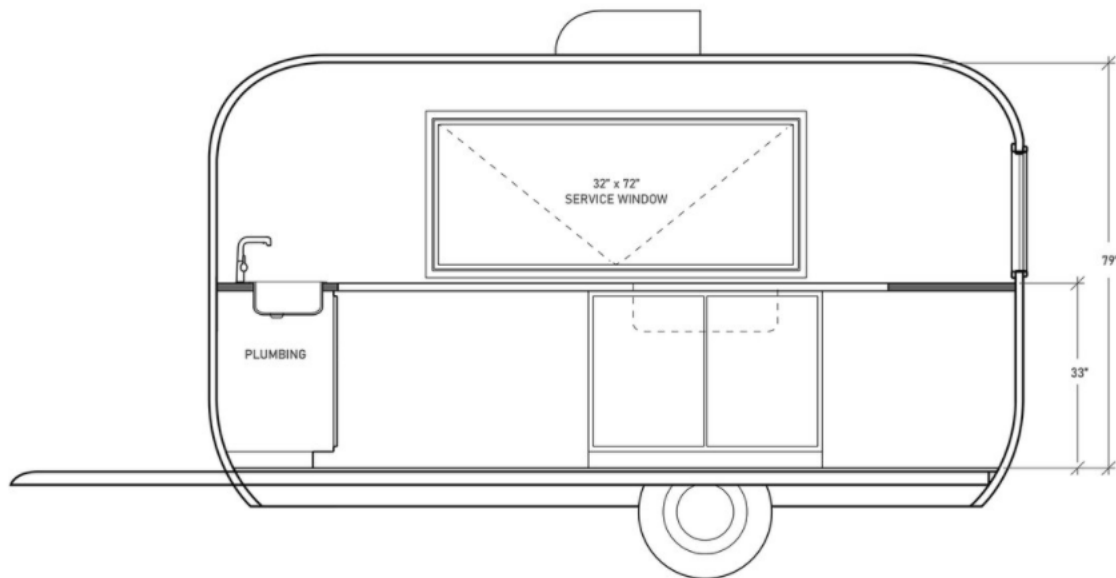
- Fulfill the last order, then close the window. Politely inform the customers there's a time limit and you'd be happy to serve them next day.
- Once the window is closed, clean the inside first. Maintain the log of the stock for the next day.
- Once the inside is closed, count the cash, and close the register.
- Clean outside of any trash on the general area near the trailer.
- Trash should be the last thing to be removed.

NANTACO TRAILER



UNIQUE | SIMPLE | TASTY | FUN

Nantaco will have the only vintage style mobile food trailer on the island. Our trailer will be simple and agile. We have hired one of the best companies to build our trailer for us. It will be small enough to fit in any location. The trailer will add a positive vibe with happy faces to the beachside location or private events. Everyone will smile when they see this rig! Most importantly delicious and affordable tacos and hydration.



NANTACO FOOD TRUCK MENU

- One Taco \$6
- Two Tacos \$10
- Four Tacos \$20
- Six Tacos \$30



TACOS: NO SUBSTUTION

* Choice of Salsa Rojo or Salsa Verde *

Carne Asada	: Onions, cilantro, guacamole.
Al Pastor	: Marinated pork, onions, cilantro, pineapple.
Grilled Chicken	: Onions, cilantro, pickled veg.
Chorizo Style Carnitas	: Slow braised pork, onions, cilantro.
Ground Shrimp	: Cabbage, onion, cilantro, chipotle aioli.
Fried Potato	: Onions, cilantro, crispy cheddar.

BREAKFAST TACO

Corn tortilla, fried egg, potato, choice of meat, onions, cilantro, crispy cheddar, salsa.

SIDES

Freshly fried tortilla chips	\$7
Guacamole 8oz 12oz	\$11 \$15
Salsa Verde 8oz 12oz	\$9 \$13
Salsa Rojo 8oz 12oz	\$9 \$13
Side of Cheddar Cheese	\$3

From: [Lisa Bell](#)
To: [Eleanor Antonietti](#)
Cc: [Griff Harris](#)
Subject: FW: NanTaco ACK LLC - Food Truck Permit
Date: Friday, April 8, 2022 3:53:09 PM

Hi Eleanor

Thank you for speaking with me today. **As we discussed, my office will forward to your attention the current Certificate of Insurance on Monday.**

Our certificate will reflect General Liability Insurance coverage with limit of \$1,000,000 each occurrence and \$2,000,000 aggregate.

Additionally, the certificate of insurance will evidence the Massachusetts Statutory Workers Compensation insurance with Employers Liability limits of \$500,000/\$500,000/\$500,000.

Please don't hesitate to contact me if you have any questions or concerns.

Thank you.

Regards,

Griff

Griffith E. Harris, CIC
President
Griffith E Harris Insurance Services LLC
137 East Putnam Avenue
PO Box 500
Cos Cob, CT 06807

Office: 203.869.9200 ext 21
Cell: 203.253.4743

www.griffitheharris.com

Investigating the possibility of a funded barn owl box on Land Bank property

Background for Land Bank Commissioners

Background: The barn owl on Nantucket

Nantucket is at the northeastern limit of the species range. Barn owls are listed as a Species of Special Concern in MA though they are found on all continents except Antarctica. A Special Concern Species occurs in small numbers, has specialized habitat requirements or a restricted range, or has a declining population in the state. Barn owls arrived on Nantucket in 1968 and have been monitored ever since by Edith and Ginger Andrews and Bob Kennedy of the Maria Mitchell Association. They are not tolerant of cold winters and their population on Nantucket decreases following colder or snowy winters. These owls mainly utilize owl boxes on Nantucket but have also been found nesting in chimneys. They feed on small rodents, especially meadow voles and forage at night in grassy habitats such as meadows, agricultural fields, and salt marshes.



Photo by Bill Byrne, MassWildlife

Environmental Pros and Cons

Barn owls are mainly dependent on owl boxes for nesting and roosting habitat on Nantucket due to the lack of old barns or other natural vertical habitats, such as the cliff faces they utilize on Martha's Vineyard. There are several barn owl boxes on Nantucket, which are not always occupied. Another owl box would provide additional nesting options in a new territory but may not be utilized by owls every year as they are not nest site limited. Owl pairs forage within about 0.5 mi of their nest in the summer and within about 2.5 mi of their nest in the winter. They consume two small rodents per day per bird so could conceivably have a small local impact on small rodent populations – a benefit for humans and a con for the rodents! In addition to meadow voles owls do prey on wood mice, which carry Lyme disease and ticks.

Public Benefit

The proposed location of an owl box on Land Bank property is on the small rarely visited property at the corner of Grove Lane and New Lane (former skating pond). An owl box may draw curious passersby to the property and interpretive signage could provide an opportunity for education about the site and species.



Other Considerations

The barn owl box program is a fundraising program for the Maria Mitchell Association. The costs to install (\$1,200 one-time cost) and sponsor (\$250 annually) are not insignificant even though they are proposed to be paid by a donor. These fees cover Bob Kennedy's expenses and time, time for his assistants and significant overheads to the Maria Mitchell Association.

(Photo credit: Yesterday's Island)



VIA EMAIL

March 18, 2022

Rachael Freeman
Environmental Coordinator
The Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

Re: Revised Proposal
Lily Pond Park Improvements
Schematic Design and Pre-permitting

Dear Rachael:

The Horsley Witten Group (HW) is pleased to provide this revised proposal to advance the conceptual design for Lily Pond Park improvements as indicated in the Lily Pond Park Master Plan (August 2021) completed by HW as Phase 1 of the project (Figure 1).



Figure 1- Proposed Master Plan Improvements for Lily Pond Park

Based on our most recent conversations, it is our understanding that a current topographic and property line survey and existing conditions plan of the project site (Figure 2), stamped by a Massachusetts Registered Land Surveyor, will be provided by an on-island surveyor. We assume the CAD file and a stamped electronic copy will be provided to HW prior to starting the design. The Nantucket Land Bank (NLB) is also requesting a planning level budget proposal to advance the project through the following five phases.

- Phase 1 - Master Plan Concept Design (COMPLETE)
- Phase 2 - Schematic Design and Pre-permitting
- Phase 3 – Design Development and Permitting
- Phase 4 - Construction Documents and Bidding
- Phase 5 – Construction Oversight

As requested, we are providing a scope and fee for Phase 2 of the project, which includes advancing the concept design from the Master Plan (Figure 1) to a schematic design level (25%) to further assess the constructability and permitting of the project. The work performed under Phase 2 will provide a strong foundation to build upon and allow the Project Team to further refine the complete scope, budget, and schedule, based upon the data collected, schematic design and pre-permitting meeting. Upon completion of Phase 2, it is anticipated the project would advance to the design development and permitting phase. Therefore, as requested, we are also including scope and budget estimates for the Phases 3-5. Our estimated design task budgets for Phase 3-5 are for planning purposes only and are based on a percentage of the estimated total construction cost of \$3.26 million. Following completion of Phase 2, we will have a much better understanding of the ultimate project requirement; therefore, we recommend that the NLB and Project Team re-evaluate the Phase 3-5 design and construction budgets at that time.

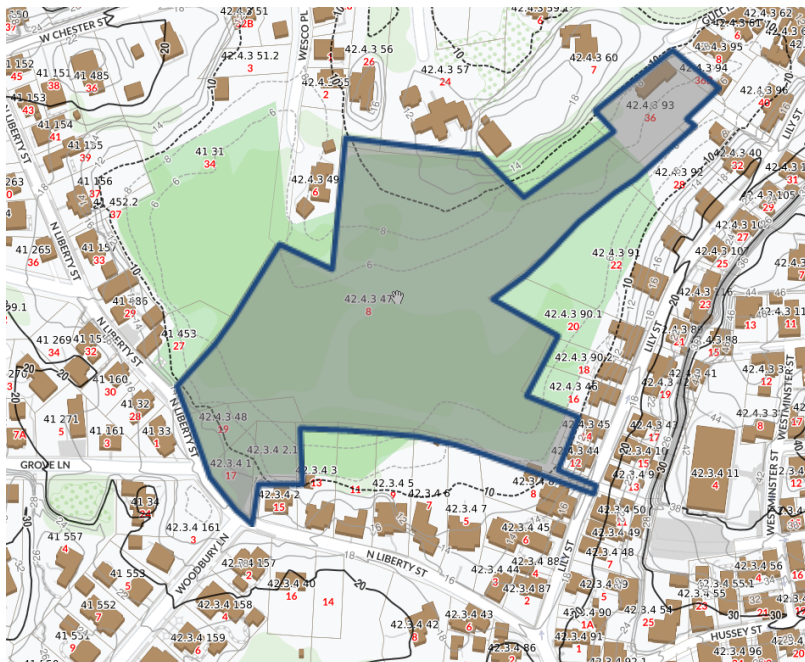


Figure 2 – Survey Boundary

PHASE 2 – SCHEMATIC DESIGN AND PRE-PERMITTING

Task 1: Project Meetings and Coordination

Members of HW staff will attend the following design team meetings throughout the duration of the project.

1. One - Kickoff Meeting (assumed to be virtual)
 - a. Meet with NLB staff and other identified stakeholders prior to commencement of work. This meeting will provide an opportunity to discuss the Master plan design, goals, objectives, future meetings, schedule and any other areas of concern.
2. Weekly Progress Check-in Meetings (virtual)
 - a. Update NLB staff on the progress and discuss the schedule and pertinent issues for advancing the design (assume 18 weeks).
3. Two Schematic Design Review Meetings (in person)
 - a. Draft design review with NLB staff and identified stakeholders.
 - b. Final schematic design with NLB staff and identified stakeholders.
4. One Public Meeting (information only) at NLB's discretion (in person)
 - a. This will include the attendance of two HW staff and the preparation of a presentation.

This task also includes project coordination (internal meetings) and correspondence (phone calls and emails) between HW staff and NLB staff.

Task Budget: \$ 12,205

Task 2: Resource Delineation

HW's wetland scientists will identify and delineate the boundaries of wetland resource areas within the property boundary. This property boundary will be survey-located by others and presented on the project existing conditions mapping.

HW will follow the methodology outlined in the Massachusetts Department of Environmental Protection (DEP) handbook entitled Delineating Bordering Vegetated Wetlands Under the Massachusetts Wetlands Protection Act (March 1995) as well as the definitions under the Massachusetts Wetlands Protection Act implementing Regulations at 310 CMR 10.00. Up to two sets of DEP BVW (310 CMR 10.55) Delineation Field Data Forms will be completed in support of the wetland boundary determination. This information will be compiled and presented to the Town regulatory departments.

Task Budget: \$ 4,275

Task 3: Site Soil Evaluations

HW will perform on-site soil evaluation, which will include up to four test pits for evaluation in the locations of proposed stormwater management practices. The test pits will be used to determine subsurface soil conditions to assess the soil's suitability for the proposed green stormwater infrastructure practices and the estimated depth to seasonal high groundwater. A summary

memo of the test pit evaluations and findings will be prepared by a certified Massachusetts Soil Evaluator. This task DOES NOT include the fee for backhoe services required for excavation of test pits.

Task Budget:

\$ 2,320

Task 4: Environmental Desktop Review

HW will conduct research and an on-site evaluation of Lily Pond to identify potential environmental concerns. The following tasks will be undertaken as part of the Environmental Desktop Review:

- Reconnaissance of Lily Pond to observe and document present conditions and indications of potential environmental concerns (stressed vegetation, stained soil, sheens, odors, solid waste disposal, oil and/or hazardous materials [OHM] disposal, etc.);
- Reconnaissance of the general vicinity, within approximately a 500-foot radius of Lily Pond for indications potential off-site environmental concerns;
- Interview stakeholder(s) to help document current and former uses of the Subject Property;
- Review available environmental reports and other pertinent documents regarding previously conducted assessments and/or investigations on Lily Pond;
- Review relevant federal and state regulatory records and databases available on-line to identify potential environmental concerns at Lily Pond;
- Review historical information including aerial photographs, topographical maps and/or Sanborn Fire Insurance Maps to identify potential environmental concerns at Lily Pond; and
- Contact local municipal agencies to request information regarding the environmental and regulatory history of Lily Pond.

HW will document the results of the Environmental Desktop Review in a memo. Depending on the results, the analytical testing detailed below in Task 5 may require modification. If additional testing is required, we will inform NLB of additional costs.

Task Budget:

\$ 5,050

Task 5: Preliminary Sediment Sampling and Testing

HW will complete field sediment sampling and laboratory analysis for up to seven sample locations within the proposed Lily Pond habitat restoration area (wetlands). HW will provide two staff to collect sediment samples and we assume that the field work will be completed within two days. There are many unknowns that can affect the amount of sediment testing required to support permitting of this project. In recognition of these difficulties, our proposal and associated costs for this task are for a screening-level preliminary assessment of potential sediment quality issues that can then be used to inform restoration design options, sediment impacts to proposed

water quality improvements, and range of sediment disposal costs. Please note that the sampling and analysis are not sufficient for full dredging, disposal and permitting purposes.

Under this task the following work will be completed.

Health and Safety Plan

Consistent with the requirements of the Occupational Safety and Health Administration (OSHA) 29 CFR 1910.120, HW will prepare a site-specific health and safety plan (HASP). The HASP will be utilized by HW personnel involved with sediment sampling. HW assumes that Level D Personnel Protective Equipment (PPE) will be suitable for all field staff who will encounter sediment at the project site. Level D PPE will consist of safety glasses, disposable nitrile gloves, work boots, long sleeve shirts and pants, hard hat, and a high visibility vest. Additionally, HW staff will follow all applicable guidelines for field work during the COVID 19 pandemic.

Sediment Sample Collection

Prior to the sample collection, HW will coordinate with NLB staff to mark the work area at the project site in white paint and contact Dig Safe a minimum of 72 hours prior to conducting the sampling. HW will also pre-mark all sampling locations in the field. HW will also request copies of any available utility plans from the property owner prior to contacting Dig Safe.

HW proposes to collect seven composite sediment samples at the project site. Five of the composite samples will be collected with hand tools to a maximum depth of up to six feet below grade or to refusal, whichever comes first. The remaining two samples will be collected from test pits that will be excavated with a backhoe and operator provided by NLB. Consistent with the document titled Interim Policy Comm 94-007: *Dredged Sediment Reuse or Disposal* prepared by the Massachusetts Department of Environmental Protection (MassDEP) and dated February 15, 1995 (Comm-94), each composite sample will be created from up to three samples that will field screened for total organic vapors (TOV) with a photoionization detector (PID). The discrete samples will be collected with hand tools or directly from the backhoe bucket and the sediment sample exhibiting the highest TOV PID will be selected for analysis of Volatile Organic Compounds (VOCs). The discrete samples will then be composited and submitted for laboratory analysis. Non-disposable field sampling equipment will be decontaminated between samples by scrubbing/scraping all loose materials before washing the equipment in a solution of alconox and water. The equipment will then be rinsed with potable water followed by a final rinse with deionized water. HW assumes that Task 4 will not identify the need to analyze analytical samples beyond what is recommended in Comm-94 (i.e., no testing of pesticides, herbicides, per and polyfluoroalkyl substances, etc).

The sediment samples will be analyzed consistent with Comm-94 by a Massachusetts certified laboratory for the following:

- RCRA 8 Metals;
- Polychlorinated biphenyls;
- Semi-volatile organic compounds;
- Total petroleum hydrocarbons;

- Volatile Organic Compounds;
- pH;
- Flash Point; and
- Reactivity.

Letter Report

HW will review the analytical data and compare them to the disposal criteria for sediment reuse documented in Com-94. The letter report will include a brief description regarding the sediment characterization process, figures, data tables, laboratory reports and a conclusion. If the soil is not classified as “unregulated” additional testing and/or regulatory reporting to the MassDEP may be necessary.

<i>HW Labor (sampling and site visit)</i>	<i>\$ 8,495</i>
<i>Laboratory Costs:</i>	<i>\$ 7,475</i>

Task Budget: *\$ 15,970*

Task 6: Draft Schematic Design (25%)

Based upon the field data collected in Tasks 2 through 7, HW will work closely with NLB staff, identified stakeholders, and town and state agencies staff to refine the Master Plan design to a draft schematic design (25%) level. This will include the sizing and location of the proposed constructed wetlands, the cascading bioswale, improved wetland habitat, development of the four identified gateway nodes, pathway circulation, boardwalks and rough grading. Preliminary details and sediment disposal options will also be provided for preliminary budgeting and permitting review purposes. Upon completion of the draft plans, HW will update the opinion of probable construction cost (OPCC).

Task Budget: *\$ 13,500*

Task 7: Pre-Permitting/Pre-Application Review and Coordination

HW will review applicable regulations, provide recommendations and support for pre-permitting coordination which includes up to six meetings (online and in-person) with the following town and state staff and agencies:

- Two meetings with Conservation Agent
 - On site meeting to review the survey, wetland flagging, site soil evaluation and overall design.
 - Follow up meeting (online) to review the draft schematic design.
- Two Meetings with MassDEP
 - Meeting (in-person) to review the site conditions, design and sediment analysis after the completion of Task 4
 - Meeting (virtual) to review the draft schematic design
- One meeting (virtual) with Town DPW to review the draft schematic design.
- Two miscellaneous (virtual) meetings for any additional town staff or identified stakeholders.

For budgeting purposes, HW assumes on-island meetings will last up to 5-hours (including travel time) and all other meetings will last no more than 3-hours. If it is determined that HW representation is needed for any additional permitting/and or coordination meetings, attendance by HW personnel will be billed at HW standard hourly rates with prior written client approval. This task also includes project coordination and correspondence (phone calls and emails) with town and state staff.

Task Budget: \$ 9,660

Task 8: Final Schematic Design (25%)

Upon receiving all of the NLB, town and state staff, and public/stakeholder comments, HW will update the schematic design to create a final plan and updated OPCC. We will also make recommendations for the proposed phasing. A brief narrative will be provided as a companion document to the plans. This plan will be used as the basis of advancing the design and permitting the project under Phase 3.

Task Budget: \$ 6,935

Phase 2 Deliverables:

- *Wetlands Delineation and Field Data Forms*
- *Desktop Review memo (PDF)*
- *Site Soil Evaluation and Summary of Findings memo (PDF);*
- *Sediment Sampling and Assessment Letter Report (PDF);*
- *Meeting Summaries*
- *Draft and Final Schematic Design Plans*

<i>Phase 2 Lump Sum Fee:</i>	\$ 69,915
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<i>Phase 2 Reimbursables:</i>	\$ 950
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<i>Total Phase 2 Lump Sum Fee:</i>	<i>\$ 70,865</i>
<i>(2% of Construction estimate)</i>	

PHASE 3 – DESIGN DEVELOPMENT AND PERMITTING (6%)

Based upon the Phase 2 findings including pre-permitting review and approval of the schematic design by NLB, the wetland restoration, green stormwater infrastructure (GSI), constructed wetlands, bioswales and bioretention areas, as well as the site amenities will be advanced to 50% and 75% Design Development Drawings suitable for permitting. This will include the plans, details and construction notes for the following:

Design Development

- Site Design and Layout
 - Parking Area
 - Trail heads
 - Park amenities including:
 - Boardwalks and overlooks
 - Pathways
 - Signage
 - Benches
- GSI Design
 - Constructed Wetland
 - Bioswales and bioretention
- Soil Characterization and Disposal Plan
 - Additional Soil Sampling and Analysis
 - Site Soil Characterization Report
- Dredging and Wetland Restoration
 - Dredging plans
 - Grading plans
 - Restoration

Permitting

- There are several permits that we anticipate may be required for the project:
 - Conservation Commission - Notice of Intent
 - Department of Environmental Protection and
 - Corps of Engineers – 404 Permit (unlikely to be an Individual Permit)

Phase 3 Deliverables:

- *Draft and Final Design Development Plans and supporting calculations*
- *Permit applications, meeting/hearing attendance, and supporting documents*
- *Meeting Summaries*

Planning Level Phase 3 Proposal Fee Estimate:
(6% of Construction estimate)

\$ 193,500

PHASE 4 – CONSTRUCTION DRAWINGS

Upon review and approval of the 75% design plans by NLB and all permitting agencies, HW will finalize the site design and develop a 100% construction plan set and construction specifications for the site layout, grading and drainage, and utility layout design plans. HW assumes that the 3-Part format will be used for construction specifications.

The 100% Site Engineering Construction documents will include site design, construction layout plans, and details for the following:

- Erosion Control
- Site Layout
- Grading and Drainage
- Construction notes and details
- Planting Plan and Details
- Invasive Species management methods and details
- Site restoration measures
- Corresponding bid specifications.

Phase 4 Deliverables:

- *100% Plans, Specifications and OPCCs;*
- *Meeting Summaries*
- *Bidding Support Documents*

Planning Level Phase 4 Proposal Fee Estimate:
(1.75% of Construction estimate)

\$ 56,500

PHASE 5 – CONSTRUCTION OVERSIGHT

HW estimates the following scope of work will be required to provide engineering support during construction may be required.

- Meetings
 - On Site Start of Construction Meeting
 - On Site Construction Meetings
 - We assume a 12 month construction period and HW attendance at biweekly on site construction meetings.
- Shop Drawing Review
- Request for Information (RFI) review
- Periodic Observation of Construction at critical construction benchmarks as identified on the construction drawings and bid documents.
 - Field visits will be conducted as necessary and as requested by the contractor and/or the owners site representative. These services shall not be construed to be full-time construction oversight. HW will provide reports to the Owner and will

note any known defects in construction. HW will not be liable for any defects in construction whether known or unknown.

- Closing Documents
 - Includes punchlists, engineer confirmation of substantial completion of work and DEP certification of compliance. .

Phase 5 Deliverables:

- *Field Reports*
- *Punchlist*
- *Engineer's certificate of substantial completion*
- *Confirmation of substantial completion.*
- *Stormwater management O&M Manual*

Planning Level Phase 5 Proposal Fee Estimate:
(3.5% of Construction estimate)

\$ 115,000

PROPOSAL ELEMENTS AND ASSUMPTIONS

The Phase 2 scope of work and budget were developed using the following series of assumptions. Phase 3-5 scope and budgets are planning level and subject to refinement upon completion of our Phase 2 services.

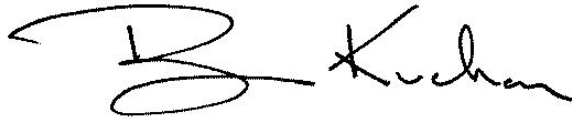
Exclusions

1. The Phase 2 scope of work does not include the following:
 - a. Surveying services
 - b. Permit preparation or submission of permits to regulatory agencies;
 - c. Any fees that may be required to conduct the above work, unless noted otherwise
 - d. Backhoe services;
 - e. Structural design; or
 - f. Geotechnical studies and/or reports.
2. One set of revisions to the final schematic design plans.
3. Reimbursable expenses as noted (copies, printing, travel mileage, survey staking materials, etc.) are included in our fee estimate. Additional copies or other reimbursable can be provided at our standard rates.
4. Any meetings, additional work items, extension of the duration of work items, or additional materials not specifically outlined in this proposal will be billed at HW standard rates, with prior client approval.
5. If any of the above assumptions prove to be false, or if work is required beyond the scope as proposed, HW will discuss those needs with you and develop any necessary contract amendments

If you are in agreement with the above scope of work and budget, please sign in the space provided below and execute the attached contract amendment form. HW is prepared to begin work immediately upon receipt of the signed contract amendment. We look forward to continuing to work with the NLB staff on this transformative project. If you have any questions or require any additional information, please do not hesitate to contact us directly.

Sincerely,

HORSLEY WITTEN GROUP, INC.

A handwritten signature in black ink, appearing to read "B. Kuchar". The signature is fluid and cursive, with a large initial "B" and a stylized "Kuchar".

Brian Kuchar, RLA, P.E
Associate Principal

Attachment

ACKNOWLEDGED AND APPROVED:

Name

Title

Date

Proposed Project Schedule

Lily Pond Park Improvements

Tasks	May-22			Jun-22				Jul-22				Aug-22				Sep-22				Oct-22				Nov-22				Dec-22			
* Assumed NTP May 1, 2022	*																														
Phase 2: Schematic Design and Pre-Permitting (3- months)			m	m	m	m	m	m	m	m	m	m	m	m	m	m	m														
Task 1: Project Meetings and Coordination	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div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m Weekly 1/2 hour progress meetings

✕ Project Team Meetings (Kickoff, Two Design Reviews)

✕ DEP meetings (2)

✕ Town Meetings - Con Com (2), DPW (1)

✕ Deliverable to NLB

Public Meeting (TBD)



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: William Williams

MAILING ADDRESS: Post Office Box 877 Portland Maine 04104-0877

TELEPHONE: (207)-232-0224 cell

E-MAIL: wwilliams@mmc.org

Location of EVENT: Ladies Beach Nantucket Island

DATE of EVENT: 23 June 2022 or Rain Date 22 June 2022 TIME of EVENT: 6pm-8:30pm

Description of attendees (i.e. friends, family, catering staff...): only family

Anticipated number of attendees: 50 +/- 3; one-half adults and one-half children (age 1-18)

PLEASE DESCRIBE THE EVENT:

The event is a family gathering for a beach picnic in association with the Jacqueline Williams (a year-round resident of Nantucket for twenty years) memorial service during the same week. Her four surviving children, thirteen grandchildren, and twenty-five great grandchildren are anticipated to attend. We plan to have a single grilled item (lamb chop appetizer), picnic sandwiches, and cake for the picnic. Our only "set up" will be a single portable table, from which the food will be served. I will; facilitate carpooling of family members to the beach, remove from the beach any cinders or ash left in the grill, remove all discarded matter and refuse from the beach, and assure that the beach is left in pristine condition. The plan is for family members to depart shortly after sunset (8:17pm).

Other relevant information: Notably, there will be no tent, no amplified music, no dance floor, no beach sports, no food vendors, no food trucks, no catering staff, no commercial interests, no beer, and no "hard" liquor; associated with our beach picnic.

Approved/Denied: _____

Executive Director

Date: _____

Land Bank Meeting date

Comments: _____

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of April 12, 2022

1. March 2022 Transfers – Record Nos. 44363 through 44452

a. Current “M” Exemptions and Liens:

No. 44400 Corbet Campbell

No. 44411 Julian Jade Robinson and Vanesha Williams

b. Current “O” Exemptions and Liens:

No. 44444 Hafsa Lewis

c. Two-Year Domicile Non-Compliance – Request for Extension

No. 42510 Cesar Moreno, Ariana Costakes and Riley Fusaro

2. Transfer Update

a. Release of Lien

No. 42510 Cesar Moreno, Ariana Costakes and Riley Fusaro

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44363	3/1/2022	0030	288+	HIGHLAND AV, 4, 6	CLARK	2 HIGHLAND AVENUE LL	0	0	-1	0	0.04	\$0.00	\$0.00	J
44364	3/1/2022	0030	288+	HIGHLAND AV, 4, 6	CLARK	ISAACS	0	0	-1	0	0.04	\$100,000.00	\$2,000.00	
44365	3/1/2022	0030	288+	HIGHLAND AV, 4, 6	CLARK	CLARK	0	0	-1	0	0.04	\$100,000.00	\$2,000.00	
44366	3/1/2022	0030	288+	HIGHLAND AV, 4, 6	CLARK/IRWIN	CLARK	0	0	-1	0	0.04	\$0.00	\$0.00	
44367	3/1/2022	0030	187+	HIGHLAND AV, 2, 4, 6	TWO HIGH LLC	2 HIGHLAND AVENUE LL	-1	0	0	0	0.64	\$10,250,000.00	\$205,000.00	
44368	3/1/2022	0088	025	MADEQUECHAM VLY RD	SOURIAN	MARK SOURIAN REVOCAB	0	0	-1	0	0.13	\$0.00	\$0.00	C
44369	3/1/2022	5541	095	WARREN ST, 9	ROSENTHAL	9 WARREN STREET NANT	0	0	-1	0	0.00	\$30,000.00	\$600.00	
44370	3/1/2022	0056	446	AURORA WY, 16	DYSON	SHUKIS/BLAIR	-1	0	0	0	0.19	\$3,510,000.00	\$70,200.00	
44371	3/1/2022	0074	036	LOW BEACH RD, 31	MARY E CLAUS REVOCAB	BLOCK/LAUTENBACH NAN	-1	0	0	0	0.77	\$0.00	\$0.00	D
44372	3/1/2022	0074	036	LOW BEACH RD, 31	IREN HOLLO 2020 FAMI	MARY E CLAUS REVOCAB	-1	0	0	0	0.77	\$4,750,000.00	\$95,000.00	
44373	3/1/2022	0038	050	WARRENS LANDING, 35	BEAUMONT, IV	BEAUMONT/HOSFORD BE	-1	0	0	0	1.87	\$0.00	\$0.00	K
44374	3/2/2022	0041	841	GINGY LN, 4	MINELLA	FOUR GINGY LANE REAL	0	0	-1	0	0.12	\$1,400,000.00	\$28,000.00	
44375	3/2/2022	7331	019	OCEAN AV, 23	BEAM REACH LLC	BROWNE/CLARK	-1	0	0	0	0.09	\$0.00	\$0.00	I
44376	3/2/2022	5544	041	PROSPECT ST, 9	REUNION ACK LLC	MYERS	-1	0	0	0	0.09	\$0.00	\$0.00	I
44377	3/3/2022	0593	094	MIDLAND AV, 13	GARVEY	13 MIDLAND AVENUE RE	-1	0	0	0	0.48	\$2,895,000.00	\$57,900.00	
44378	3/3/2022	0056	118	HUMMOCK POND RD, 91	WANIAK/FAUSNACHT	NINETY-ONE HUMMOCK P	-1	0	0	0	0.37	\$0.00	\$0.00	D
44379	3/3/2022	0068	010	OLD SOUTH RD, 40	40 OLD SOUTH RD, LLC	GAUCHER/NIEMITZ	0	0	-1	0	0.59	\$1,306,999.00	\$26,139.98	
44380	3/4/2022	4223	411+	WASHINGTON ST, 71	NANTUCKET ISLANDS LA	NANTUCKET ISLAND SCH	-1	0	0	0	0.09	\$2,100,000.00	\$0.00	A
44381	3/7/2022	7313	080	SHELL ST, 12	WULLSCHLEGER/CASON	NORTHBOUND HOLDINGS	-1	0	0	0	0.05	\$100,000.00	\$2,000.00	J
44382	3/7/2022	0055	495	CEDAR CI, 11	HILMER	NIRAULA/MAHAT	-1	0	0	0	0.23	\$1,405,000.00	\$28,100.00	
44383	3/7/2022	0048	043	BAXTER RD, 98	SUNRISE BASIN LLC	PISCHDOTCHIAN	-1	0	0	0	0.22	\$2,050,000.00	\$41,000.00	
44384	3/7/2022	0081	017	MIACOMET RD, 146	TWO WATERS REALTY	TWO WATERS REALTY TR	-1	0	0	0	1.85	\$0.00	\$0.00	I
44385	3/8/2022	7643	031	KENDRICK ST, 43	JEANETTE AND BOB LLC	JEANETTE AND BOB LLC	-1	0	0	0	3.70	\$0.00	\$0.00	C
44386	3/8/2022	0030	076	HINCKLEY LN, 2	JOHN M SALMANOWITZ T	SALMANOWITZ FAMILY T	-1	0	0	0	0.38	\$0.00	\$0.00	K
44387	3/8/2022	0030	076	HINCKLEY LN, 2	2 HINCKLEY LLC	JOHN M SALMANOWITZ T	-1	0	0	0	0.38	\$0.00	\$0.00	I
44388	3/9/2022	7342	332	BUNKER HILL RD, 5B	URBAN	EDNA NOMINEE TRUST	0	0	-1	0	0.07	\$0.00	\$0.00	D
44389	3/9/2022	0067	678-	PADDOCK LN, PORTION	HF2 ACK LLC	68 HOOPER FARM ROAD	0	0	-1	0	0.05	\$0.00	\$0.00	I
44390	3/9/2022	0067	6781-	PADDOCK LN, PORTION	HF3 ACK LLC	68 HOOPER FARM ROAD	0	0	-1	0	0.02	\$0.00	\$0.00	I
44391	3/9/2022	4243	051	W CHESTER ST, 23A	COWDEN FAMILY LIVING	COWDEN, JR/COWDEN	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
44392	3/11/2022	0067	046	TOMS WY, 14	ROSEMARY RULEY ATKIN	ATKINS	-1	0	0	0	0.18	\$0.00	\$0.00	D
44393	3/11/2022	0041	039	VESTAL ST, 22	22 VESTAL LLC	D'AGOSTINO FAMILY TR	-1	0	0	0	0.14	\$0.00	\$0.00	I
44394	3/11/2022	0068	368	BEACH GRASS RD, 39	NANTUCKET COTTAGE HO	LOCAL BUOY PROPERTIE	-1	0	0	0	0.11	\$1,850,000.00	\$0.00	G
44395	3/11/2022	0068	367	BEACH GRASS RD, 41	NANTUCKET COTTAGE HO	41 BEACH GRASS LLC	-1	0	0	0	0.12	\$1,850,000.00	\$0.00	G
44396	3/11/2022	0067	179-	GRAY AV, 12	WARN/SALAMONE	MATCHMAN LLC	-1	0	0	0	0.24	\$3,565,000.00	\$71,300.00	
44397	3/11/2022	0924	225	OLD TOM NEVERS RD 15	AMBLER/ALEXANDER/KEE	ALEXANDER	-1	0	0	0	0.20	\$1,800,000.00	\$36,000.00	
44398	3/11/2022	0067	017-	ALLENS LN, 21	TORNOVISH REALTY TRU	TORNOVISH, JR	0	0	-1	0	0.10	\$0.00	\$0.00	D
44399	3/11/2022	0038	118	RIDGE LN, 20	PROCH REALTY TRUST	PROCH	-1	0	0	0	0.30	\$0.00	\$0.00	D
44400	3/11/2022	0068	357	BEACH GRASS RD, 45A	CAMPBELL	RICHMOND GREAT POINT	0	0	0	-1	0.00	\$695,000.00	\$0.00	M
44401	3/14/2022	4241	767	SWAIN ST, 15, C7	TROJA	TROJA	0	0	0	-1	0.00	\$0.00	\$0.00	C
44402	3/14/2022	0041	1843	MADAKET RD, 6	6 MADAKET ROAD TRUST	6 MADAKET ROAD TRUST	-1	0	0	0	0.12	\$0.00	\$0.00	I
44403	3/14/2022	0055	924	MILL HILL LN, 11	BURRELL	1641 DEVELOPMENT LLC	-1	0	0	0	0.18	\$5,350,000.00	\$107,000.00	
44404	3/15/2022	0066	336	REACHER LN, 4	4 REACHER LANE LLC	SULLIVAN	-1	0	0	0	0.27	\$0.00	\$0.00	I
44405	3/15/2022	4223	016	WASHINGTON ST, 70	NANTUCKET ISLANDS LA	GLOWACKI, EST,WALTER	-1	0	0	0	0.08	\$4,800,000.00	\$0.00	A
44406	3/15/2022	0067	557	SURFSIDE RD, 54	DIAS	MANUEL F DIAS REVOCA	0	0	-1	0	0.18	\$0.00	\$0.00	C
44407	3/15/2022	0054	252	POLPIS RD, 32	PAUSHTER NOMINEE TRU	PAUSHTER	-1	0	0	0	0.93	\$0.00	\$0.00	D
44408	3/15/2022	0088	013	NOBADEER AV, 68	NANTUCKET ISLANDS LA	ACK TOW LLC	0	0	-1	0	2.29	\$2,800,000.00	\$0.00	A
44409	3/15/2022	0066	1031	MARBLE WY, 8	6A MARBLE WAY LLC	8 MARBLE WAY LLC	0	0	-1	0	0.34	\$775,000.00	\$15,500.00	
44410	3/15/2022	7332	054	MOREY LN, 51	ELMER	ELMER	-1	0	0	0	0.34	\$1,000,000.00	\$20,000.00	
44411	3/16/2022	0055	9004	ANNA DR, 2E	ROBINSON/WILLIAMS	LARRIVEE	0	0	0	-1	0.00	\$799,000.00	\$0.00	M
44412	3/16/2022	4243	996	CENTER ST, 76A, #1	UNIT 1, 76A CENTRE S	MARY L CAVANAUGH TRU	0	0	0	-1	0.00	\$1,235,000.00	\$24,700.00	
44413	3/17/2022	0071	041	LONGWOOD DR, 19	CASA LINDA ACK LLC	FLANAGAN	-1	0	0	0	2.75	\$0.00	\$0.00	I
44414	3/17/2022	0055	087	HOOPER FARM RD, 22	SANDOLE	SANDOLE	-1	0	0	0	0.25	\$0.00	\$0.00	C
44415	3/17/2022	0068	783	ROSE BUD LN, 5	5 ROSE BUD LANE LLC	HILL	0	0	-1	0	0.43	\$850,000.00	\$17,000.00	
44416	3/17/2022	0065	761+	BARTLETT FARM RD, 20	BUNGALOW DEUX'S LLC	TACO 1 LLC/OCEAN'S D	0	0	-1	0	0.68	\$0.00	\$0.00	I
44417	3/18/2022	0054	250	POLPIS RD, 28	28 POLPIS TRUST	28 POLPIS TRUST	-1	0	0	0	0.93	\$0.00	\$0.00	B
44418	3/21/2022	0067	116+	BARTLETT RD, 12, 12R	TOWN OF NANTUCKET AF	BEAR VAULT LLC	-1	0	0	0	0.70	\$2,750,000.00	\$0.00	A
44419	3/21/2022	0072	020	WOOD HOLLOW RD, 7	KELLY	KELLY	-1	0	0	0	1.50	\$0.00	\$0.00	B
44420	3/21/2022	0055	1074	SEA FOX CI, 2	DUTRA	CLOVER DEVELOPMENT I	-1	0	0	0	0.24	\$1,850,000.00	\$37,000.00	
44421	3/21/2022	0072	003	SEVEN MILE LN, 6	ROLFE	GEORGIES GETAWAY LLC	-1	0	0	0	0.47	\$3,695,000.00	\$73,900.00	
44422	3/21/2022	0593	098	MIDLAND AV, 7	KRAUSE	KRAUSE	0	0	0	-1	0.00	\$0.00	\$0.00	C
44423	3/21/2022	7313	079	FOLGERS CT, 5	SCONSET HOLDINGS LLC	DELGRECO	-1	0	0	0	0.03	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44424	3/21/2022	0068	4421	ADJ TO #39862	MCPOLAND		0	0	0	0	0.00	\$0.00	\$10,000.00	
44425	3/22/2022	0068	4421	MARY ANN DR, 10A	PROPS DIGS LLC	MCPOLAND	0	0	0	-1	0.00	\$1,300,000.00	\$26,000.00	
44426	3/22/2022	4932	032	SCONSET AV, 16	RSAM SCONSET LLC	RSAM SCONSET LLC	-1	0	0	0	0.30	\$0.00	\$0.00	C
44427	3/23/2022	4241	732	SWAIN ST, 15, A2	HEISS	GREALY	0	0	0	-1	0.00	\$0.00	\$0.00	C
44428	3/23/2022	0068	7651	DAFFODIL LN, 20A	TWENTY DAFFODIL LANE	TWENTY DAFFODIL LANE	-1	0	0	0	0.13	\$0.00	\$0.00	J
44429	3/23/2022	0068	7652	DAFFOSIL LN, 20B	HANLON	TWENTY DAFFODIL LANE	-1	0	0	0	0.48	\$0.00	\$0.00	J
44430	3/23/2022	4241	034	EASTON ST, 78	MOONTIDE LLC	BLOOMFIELD	-1	0	0	0	0.13	\$3,050,000.00	\$61,000.00	
44431	3/23/2022	0059	042	MADAKET RD, 221	HALIK	HALIK	-1	0	0	0	0.65	\$0.00	\$0.00	C
44432	3/23/2022	0059	042	MADAKET RD, 221	ROBIN E HALIK FAMILY	HALIK	-1	0	0	0	0.65	\$0.00	\$0.00	D
44433	3/24/2022	0071	026	WHITETAIL CI, 10	SUSAN P MCFARLAND FA	MCFARLAND	-1	0	0	0	2.75	\$0.00	\$0.00	D
44434	3/24/2022	0076	020	LYONS LN, 19	CHRISTMAS FOREVER LL	NORMA L KRAUS REVOCA	-1	0	0	0	0.94	\$0.00	\$0.00	I
44435	3/24/2022	0068	415	OLD SOUTH RD, 84	SIDALCEA ESTATES LLC	GAYNOR	-1	0	0	0	1.25	\$1,400,000.00	\$28,000.00	
44436	3/24/2022	4234	077	GARDNER ST, 14	NANTUCKET WELLINGTON	GALIK	-1	0	0	0	0.19	\$0.00	\$0.00	I
44437	3/24/2022	5514	025	ORANGE ST, 76	THAYER	ANN AND FREDERICK TH	-1	0	0	0	0.10	\$0.00	\$0.00	D
44438	3/25/2022	0014	101	LAURETTA LN, 15	HANLEY HIDEOUT LLC	LOCAL BUOY PROPERTIE	-1	0	0	0	1.70	\$3,250,000.00	\$65,000.00	
44439	3/25/2022	0038	091	RIDGE LN, 1	JACKOWITZ	JACKOWITZ	-1	0	0	0	0.24	\$0.00	\$0.00	C
44440	3/28/2022	0080	2121	POCHICK AV, 43	THE EDAN TRUST	WALSH	-1	0	0	0	1.49	\$0.00	\$0.00	D
44441	3/28/2022	0030	043	LINCOLN AV, 21	21 LINCOLN AVENUE NO	21 LINCOLN AVENUE NO	-1	0	0	0	1.22	\$0.00	\$0.00	C
44442	3/28/2022	0067	266	ALLENS LN, 29	CEDAR REST REALTY TR	PEARCE	-1	0	0	0	0.30	\$0.00	\$0.00	D
44443	3/28/2022	0040	601	MADAKET RD, 121	SHEEP SHEAR FARM LLC	HOHLT	-1	0	0	0	3.40	\$0.00	\$0.00	I
44444	3/28/2022	0068	357	BEACH GRASS RD, 45B	LEWIS	RICHMOND GREAT POINT	-1	0	0	0	0.13	\$705,000.00	\$0.00	O
44445	3/28/2022	5514	044	SPRING ST, 3	CARDARELLI	THREE SPRING STREET	-1	0	0	0	0.17	\$2,065,000.00	\$41,300.00	
44446	3/29/2022	0030	1641	SHERBURNE TP, 22	22 SHERBURNE TURNPIK	SEITER	-1	0	0	0	0.12	\$4,100,000.00	\$82,000.00	
44447	3/29/2022	5514	098	BEAVER ST, 5	HAZELWOOD/YANES	FRANKEL	-1	0	0	0	0.15	\$3,700,000.00	\$74,000.00	
44448	3/30/2022	4231	1624	CENTRE ST, 30E	GOULART FAMILY REVOC	MANCHESKI	0	0	0	-1	0.00	\$1,500.00	\$30.00	
44449	3/30/2022	4232	043	TWIN ST, 1	1 TWIN STREET LLC	GREEN	-1	0	0	0	0.22	\$9,850,000.00	\$197,000.00	
44450	3/30/2022	0020	032	OLD QUIDNET MILK ROU	BLOOMFIELD	DUCHAIINE/RADDING	-1	0	0	0	5.00	\$4,100,000.00	\$82,000.00	
44451	3/30/2022	0080	094	PEQUOT ST, 18	18 PEQUOT HOLDINGS L	MNT 2008 TRUST/JPT	-1	0	0	0	1.24	\$0.00	\$0.00	I
44452	3/30/2022	0075	661	CHUCK HOLLOW RD, 38	NOTLIH LLC	SNOW	0	0	-1	0	2.76	\$2,100,000.00	\$42,000.00	
44453	3/31/2022	0056	807+	HAWTHORNE LN, 2A, 2B	BLUEBIRD-HAWTHORNE L	HANLEY	-1	0	0	0	0.37	\$500,000.00	\$10,000.00	
44454	3/31/2022	0056	807	HAWTHORNE LN, 2A, 2B	BLUEBIRD-HAWTHORNE L	MNW HAWTHORNE LLC	-1	0	0	0	0.37	\$6,344,000.00	\$126,880.00	
44455	3/31/2022	0069	326	TOMAHAWK LN, 37	37 TOMAHAWK LLC	BURTON	0	-1	0	0	0.11	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44456	3/31/2022	0055	432	ALLENS LN, 9	SEASHELL4 REALTY TRU	BEANS	-1	0	0	0	0.23	\$0.00	\$0.00	D
GRAND TOTALS							-65	-18			\$108,126,499.00			
							-1	-9			54.2	\$1,805,549.98		

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2021

FY21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20	104	49	55	\$176,375,099	\$171,288,925	\$3,435,779
Sep-20	159	42	117	\$363,276,137	\$362,676,137	\$7,253,523
Oct-20	201	68	133	\$373,250,751	\$367,511,350	\$7,359,923
Nov-20	121	40	81	\$218,588,228	\$214,313,827	\$4,286,277
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
Jan-21	118	60	50	\$108,513,635	\$102,961,135	\$2,069,223
Feb-21	87	48	39	\$107,677,305	\$99,427,305	\$1,988,546
Mar-21	125	62	63	\$149,643,408	\$144,563,748	\$2,903,275
Apr-21	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991
May-21	113	47	66	\$129,395,513	\$124,775,513	\$2,495,510
Jun-21	111	44	67	\$162,548,991	\$159,052,699	\$3,181,054
THRU MAR 21	1,272	572	692	1,942,716,260	1,895,894,958	37,968,096
Average	138	61	75	\$207,368,266	\$202,339,393	\$4,052,138
Low	87	40	39	\$107,677,305	\$99,427,305	\$1,988,546
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

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						
May-22						
Jun-22						
THRU MAR 22	1,026	472	554	\$1,980,810,652	\$1,910,251,193	\$38,227,024
Average	114	52	62	\$220,090,072	\$212,250,133	\$4,247,447
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

