

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 14, 2021
Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. PROPERTY MANAGEMENT

- a. Cisco Homeowners Association – Cisco Beach Parking Lot and Falmouth Avenue Concerns
- b. Nantucket Dog Park – Naming Discussion
- c. Larrabee/101 & 103 Hummock Pond Rd, 5 Millbrook Rd – Sign Logo & Placement
- d. 174 Orange St/2 Milestone Rd – Naming Discussion
- e. 174 Orange St/2 Milestone Rd – Ribbon Cutting Ceremony (November 26)
- f. *Phragmites* Eradication Projects – Update
- g. Gardner Farm – NHS Cross-Country Team Meets Request

3. REGULAR BUSINESS

- a. Cross-Island Hike – Update

4. GOLF BUSINESS

- a. Golf Committee Recommendation – Membership Freeze Discussion

5. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemptions
- c. “M” Exemption Update – Release of Lien

6. APPROVAL OF MINUTES

- a. Regular Meeting of August 24, 2021 and Special Meeting of September 2, 2021

7. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement
- c. Fiscal Year 2022 Draft Budget – Discussion/Approval

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

*Join Zoom Meeting

<https://us06web.zoom.us/j/82143569098?pwd=U1M5cGM1c0xnaHNvT3FSbVN2V0tDUT09>

Meeting ID: 821 4356 9098

Passcode: 130181

One tap mobile

+16465588656,,82143569098#,,,,*130181# US (New York)

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Dial by your location

+1 646 558 8656 US (New York)

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Meeting ID: 821 4356 9098

Passcode: 130181

Find your local number: <https://us06web.zoom.us/j/82143569098?pwd=MTNlYXh98Ds=>

Cisco Civic Association

September 8, 2021

Nantucket Islands Land Bank
22 Broad Street
Nantucket, MA 02554

Dear Commissioners:

On behalf of the 60 homeowners of the Cisco Civic Association, we respectfully submit the following concerns regarding the proposed redesign of the Cisco Beach parking lot and the use of the access road to Falmouth Avenue.

The Members of the Cisco Civic Association:

- * Support the removal of the front row of parking along the beach bluff.
- * Propose future expansion of the parking lot to the West and North of the existing lot (utilizing the triangular space between Hummock Pond Road and the beach access road).
- * Propose eliminating vehicular access between the parking lot and Falmouth Avenue so that the public may enjoy the fragile dune area via walking, biking or horseback riding without the adverse environmental impact of vehicular traffic.
- * Request the Land Bank to share its studies regarding environmental concerns of the area in question (including parcels on either side of Hummock Pond Road and the parcels East and West of the bike path).
- * Request the Land Bank to share any documentation by deed or otherwise for the necessity of a public vehicular access road between the parking lot and Falmouth Avenue (excluding emergency access).
- * Request an explanation of “active” and “passive” use of the access roads and paths of the area in question.
- * Request the Commission to consider independent environmental and/or legal review of the Association’s concerns.

We thank you in advance for your consideration of these matters. As neighbors, we want to work collaboratively with the Land Bank to ensure that the beaches, dunes, vegetation and habitats are successfully maintained for the benefit and enjoyment of all islanders for years to come.

Respectfully,
The Cisco Civic Association

Rachael Freeman
Nantucket Island Land Bank
21 Broad Street
Nantucket MA 02554

Sept. 7, 2021

RE: Cisco Parking Lot Redo

Dear Ms. Freeman

I have been following the potential redo of the Cisco parking lot with great interest and am very sorry I was not able to attend the meeting in person.

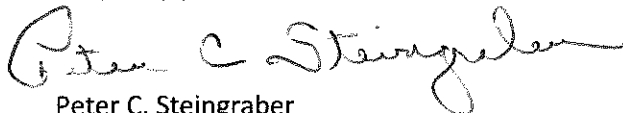
I know there has been some discussion about also closing down Falmouth Ave. This is of great concern to me because I am the owner of 3 Falmouth. There are only two homes that have driveways that run off of Falmouth and it is the only access to the property. I understand that you are looking into closing the road and my only agenda is to maintain a way for vehicles to get in and out of my driveway. Besides my own cars, there are landscape trucks, trash removal, cleaners, UPS, FedEx and some need for emergency services.

When I purchased the house in 1995, there were extensive negotiations with the Conservation Foundation about maintaining my access. The original road was moved once and we were told it needed to remain open for those emergency services, (fire, police, ambulance and life guard) and to insure access to fire lane number 8.

As I said my only interest is insuring you can get to my house by car and I'm sure that the new owners of 9 Falmouth feel the same way.

All my contact information is listed below. I'd appreciate you keeping me informed on this matter before any final decisions are made.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Peter C. Steingraber". The signature is fluid and cursive, with the first name "Peter" and last name "Steingraber" clearly legible.

Peter C. Steingraber

617-312-3098

Cico3ack@aol.com

Dog Park – Name Ideas

Miacomet Dog Park

Nantucket Dog Park

Surfside Dog Park

Sandy Paws Dog Park

Park for Pups

Land Bank's Park for Pups

Land Bank Dog Park



Pooch Pocket Park

The Ruff Zone



Sign Placement

Legend

-  Property Line
-  Rock Sign Placement

174 Orange St/2 Milestone Rd – Proposed Names

The Creeks

Hays Overlook

Hays Harbor Overlook

Hays Park

Creeks Overlook

Hays Harborview Park

Hays Creeks Overlook

Harborview Park

Hays Harborview Preserve

Harbor Overlook



**Join us for the 2nd Annual
Cross-Island Hike**

**Celebrating the opening
of the Coast to Coast Trail**

Saturday, October 2nd
Rain date Sunday, October 3rd



Hike just a segment or clear across the island!

**Meet at 8:00 a.m. on the beach at Hoicks Hollow Road in Sconset.
Hike ends around 5:00 p.m. at Settler's Landing in Madaket.**

For more information visit nantucketlandbank.org or call (508) 228-7240

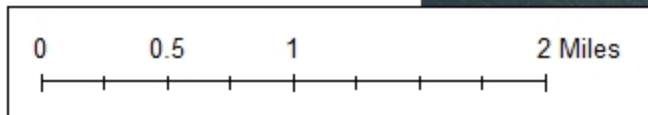


Total length: 24.7mi



Legend

- P** Parking
- Restroom
- Checkpoint
- Coast to Coast Trail
- Land Bank Property
- Mass Audubon Property
- Nantucket Conservation Foundation Property



MIACOMET GOLF COMMITTEE RECOMMENDATIONS

AUGUST 2021

1. The Miacomet Golf membership should be frozen for a period of two years. After two years, the recommendation would be reviewed.

Rationale. There are currently too many members for the available number of tee times. The USGA recommends 188 members per nine holes. Miacomet Golf effectively has more than twice the recommended ratio. Freezing the membership should help to reduce the total number of members to a more manageable level through natural attrition.

2. The Wait List for membership should also be frozen for a period of two years. After two years, the recommendation would be reviewed.

Rationale. There are over 600 names on the wait list. There is no reason to allow additional sign ups at a time when the membership is already too large.

3. Miacomet Golf should offer weekly opportunities to play in "Leagues/Groups" that will be open to both members and the general public. The proposed League/Group tee times would be available through Miacomet Golf's web site and the Pro Shop and would include: Women's 9 hole; Women's 18 hole; Men's 9 hole; Men's 18 hole; Senior 9 hole.

Rationale. These League/Group tee times would offer golfers an opportunity to secure weekly tee times for a game with friends on a first come first serve basis, open equally to members and the public. A Miacomet Golf Pro would be assigned to run the Leagues/Groups.

4. Eliminate the practice of reserving advance, preferential tee times for ad-hoc groups and individuals.

Rationale. The scarcity of tee times has necessitated changes in allocation procedures. The proposed "League/Group" tee times, combined with improvements to the present reservation software, would continue opportunities for weekly games among friends while affording all golfers an equal opportunity to secure tee times.

5. The Miacomet Golf Committee, in close coordination with Al Costa and his staff, will continue to review and evaluate various topics and suggestions aimed at improving the overall golfing experience for members and the public. These topics include:

- * Making tee sheets public
- * Upgrade present software
- * Expand the successful "Wait List" program presently used for tee times
- * Continue discussion regarding "Leagues/Groups", e.g. Nine and Dine
- * Continue to explore expansion of course facilities to enhance the Land Bank's recreational amenities available to residents and visitors

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 14, 2021

1. August 2021 Transfers – Record Nos. 43509 through 43603

a. Current “M” Exemptions and Liens:

No. 43555 Alexander M. Woodley

b. Current “O” Exemptions and Liens:

No. 43544 Theodore J. Fossa and Nicole A. Fossa

2. “M” Exemption Update:

a. Release of Lien for Refinance:

No. 40601 Martin I. Anguelov and Desi V. Anguelova

b. Reinstatement of Lien:

No. 40601 Martin I. Anguelov and Desi V. Anguelova

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43509	8/2/2021	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
43510	8/2/2021	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
43511	8/2/2021	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
43512	8/2/2021	4243	041	ACADEMY LN, 17	SOJOURN REALTY TRUST	BOLTHOLE LLC	-1	0	0	0	0.05	\$2,250,000.00	\$45,000.00	
43513	8/2/2021	0054	072	MONOMOY RD, 44	44 MONOMOY LLC	SIDEREWICZ/KINNEY	-1	0	0	0	1.27	\$15,100,000.00	\$302,000.00	
43514	8/2/2021	0056	447	AURORA WY, 15	DUDLEY LLC	HAWKINS	0	0	-1	0	0.30	\$812,000.00	\$16,240.00	
43515	8/3/2021	0066	368	MIZZENMAST RD, 22	WOODLEY	WOODLEY	-1	0	0	0	0.40	\$0.00	\$0.00	C
43516	8/3/2021	0086	004+	W MIACOMET RD, 48,49	CATHERINE W DEAN RE	BARBIERI	-1	0	-1	0	2.86	\$12,995,000.00	\$259,900.00	
43517	8/3/2021	0030	129	JEFFERSON AV, 21	OYSTER PROPERTIES LL	RIDOLFI FAMILY LIMIT	-1	0	0	0	0.12	\$3,000,000.00	\$60,000.00	
43518	8/3/2021	4241	026	HARBOR VIEW WY, 14	SKEFFINGTON-SILVA	SKEFFINGTON-SILVA	-1	0	0	0	0.15	\$0.00	\$0.00	C
43519	8/4/2021	7132	271	IPSWICH ST, 1	MCKINNEY	1 IPSWICH STREET REA	0	0	-1	0	0.24	\$0.00	\$0.00	D
43520	8/4/2021	7132	266	IPSWICH ST, 1	SHARON L MCKINNEY RE	MCKINNEY	0	0	-1	0	0.24	\$0.00	\$0.00	D
43521	8/5/2021	4241	010	WALSH ST, 20	DENISE S NESI 2020 I	DENISE S NESI 2017 I	-1	0	0	0	0.14	\$0.00	\$0.00	D
43522	8/6/2021	0048	036	BAXTER RD, 112	112 BAXTER ROAD LLC	FURROW	-1	0	0	0	0.25	\$2,700,000.00	\$54,000.00	
43523	8/6/2021	5514	004-	FRANCIS ST, 2	DKE REALTY TRUST	BERLYN	-1	0	0	0	0.13	\$0.00	\$0.00	C
43524	8/6/2021	0594	158	ARKANSAS AV, 13	MONTANA HEAVEN LLC	MAHAN	-1	0	0	0	0.46	\$1,825,000.00	\$36,500.00	
43525	8/6/2021	0055	6511	SKIFF LN, 3A	RICE, JR	MCLAUGHLIN	0	0	0	-1	0.00	\$1,200,000.00	\$24,000.00	
43526	8/6/2021	0068	410	OLD SOUTH RD, 78A	78A OLD SOUTH ROAD	12 WEST CREEK ROAD R	0	0	-1	0	0.46	\$0.00	\$0.00	I
43527	8/9/2021	0055	2343	ALLENS LN, 5	COOPER	ROBERTS	-1	0	0	0	0.23	\$1,395,000.00	\$27,900.00	
43528	8/9/2021	5514	027	E DOVER ST, 8	HENLEY REACH LLC	WILSON	-1	0	0	0	0.07	\$2,400,000.00	\$48,000.00	
43529	8/9/2021	0032	027	EEL POINT RD, 56	KIMBERLY K WALIN REV	WALIN	-1	0	0	0	1.94	\$0.00	\$0.00	D
43530	8/9/2021	7313	060	BANK ST, 19	2538970 ONTARIO INC	19 BANK STREET TRUST	-1	0	0	0	0.08	\$2,900,000.00	\$58,000.00	
43531	8/10/2021	4223	204	WASINGTON ST, 80E	VITA	DOLCEAMORE, JR	0	0	0	-1	0.00	\$1,700,000.00	\$34,000.00	
43532	8/10/2021	0067	1131	BARTLETT RD, 18B	ACKED LLC	THOMPSON, EST, STEPH	-1	0	0	0	0.19	\$0.00	\$0.00	B
43533	8/10/2021	0080	215	WHITE ST, 4	FREDERICKS	FREDERICKS REALTY TR	-1	0	0	0	2.01	\$0.00	\$0.00	D
43534	8/10/2021	0041	854	SARATOGA LN, 6A	6A SARATOGA LLC	HAHN	-1	0	0	0	0.12	\$3,281,500.00	\$65,630.00	
43535	8/11/2021	0067	355	MIACOMET AV, 66	SUMMER SIDECAR 66 LL	ANZOVINO	-1	0	0	0	0.54	\$1,807,511.00	\$36,150.22	
43536	8/11/2021	5541	001	PLEASANT ST, 21	21 PLEASANT STREET N	TLJ PROPERTIIES LLC	-1	0	0	0	0.22	\$0.00	\$0.00	D
43537	8/11/2021	0068	035	MACYS LN, 35	CA'NOSTRA LLC	ROY	-1	0	0	0	0.15	\$1,756,000.00	\$35,120.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43538	8/11/2021	5541	154	PLEASANT ST, 39	ISABELLA BROOKE VIRT	VIRTUE	-1	0	0	0	0.24	\$400,000.00	\$8,000.00	
43539	8/12/2021	0067	568	WAPPOSSETT CI, 8	WILLIAMS	WILLIAMS	-1	0	0	0	0.13	\$0.00	\$0.00	C
43540	8/12/2021	4231	027	OLD NORTH WF, 17	COBB-HAYES REALTY TR	TENIR LLC	-1	0	0	0	0.00	\$0.00	\$0.00	D
43541	8/13/2021	0073	541	NEW ST, 45	OUTER MARKER LLC	OUTER MARTKET LLC	-1	0	0	0	0.70	\$2,383,125.00	\$47,662.50	
43542	8/13/2021	0039	004	ALLIANCE LN, 12	HOLTS' HILL LLC	BARBARA R HOLT 2009	-1	0	0	0	1.09	\$0.00	\$0.00	C
43543	8/13/2021	0039	004	ALLIANCE LN, 12	HOLTS' HILL LLC	RICHARD N HOT 2009 Q	-1	0	0	0	1.09	\$0.00	\$0.00	C
43544	8/13/2021	0068	377	ASTER CT, 2	FOSSA	RICHMOND GREAT POINT	-1	0	0	0	0.11	\$775,000.00	\$0.00	O
43545	8/13/2021	0066	712	GREY LADY LN, 5	SHATZKAMER	MAURY ASSOCIATES INC	-1	0	0	0	0.12	\$1,250,000.00	\$25,000.00	
43546	8/13/2021	0066	365	RUDDER LN, 11	RUDDER AND REINS LLC	BARONE	-1	0	0	0	0.40	\$2,250,000.00	\$45,000.00	
43547	8/16/2021	4232	136	UNION ST, 19	CARACCILO ACK LLC	CARACCILO	-1	0	0	0	0.12	\$0.00	\$0.00	I
43548	8/17/2021	0066	075	MIKES DR, 2	D'ALTON	ELDRIDGE	-1	0	0	0	0.46	\$3,475,000.00	\$69,500.00	
43549	8/18/2021	0073	028	CANNONBURY LN, 40	12SCONSETWEST LLC	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$1,350,000.00	\$27,000.00	
43550	8/18/2021	0041	175	VESTAL ST, 21	MID CENTURY MODERN L	SUTRO, EST, MARINA J	-1	0	0	0	0.21	\$2,930,000.00	\$58,600.00	
43551	8/18/2021	4241	762+	SWAIN ST, 15	SLINGERLAND	BRADY	0	0	0	-1	0.00	\$10,000.00	\$200.00	
43552	8/18/2021	0055	212	NEWTOWN CT, LOT D	NEWTOWN COURT ASSOCI	FREDERICKS	0	0	-1	0	0.08	\$0.00	\$0.00	C
43553	8/18/2021	0055	2101-	NEWTOWN RD, 3R	NEWTOWN COURT ASSOCI	VALHALLA NOMINEE TRU	0	0	-1	0	0.01	\$0.00	\$0.00	C
43554	8/18/2021	0055	2101-	NEWTOWN RD, 3R	PERKINS	VALHALLA NOMINEE TRU	0	0	-1	0	0.03	\$0.00	\$0.00	C
43555	8/18/2021	0055	2101-	NEWTOWN RD, 3R	WOODLEY	VALHALLA NOMINEE TRU	0	0	-1	0	0.23	\$350,000.00	\$0.00	M
43556	8/19/2021	0053	030	TETAWKIMMO DR, 3	3 TETAWKIMMO DRIVE L	BALLING	0	0	-1	0	0.37	\$1,050,000.00	\$21,000.00	
43557	8/19/2021	0067	4681	SOUTH SHORE RD, 11	WEBSTER REALTY TRUST	11 S SHORE ROAD NOMI	-1	0	0	0	0.92	\$0.00	\$0.00	D
43558	8/19/2021	0594	331+	MADAKET RD, 274	GOLD POODLE LLC	COHEN	-1	0	0	0	0.28	\$2,362,500.00	\$47,250.00	
43559	8/19/2021	0068	788	MACYS LN, 38	DOBYNS FAMILY 2021 I	DOBYNS	-1	0	0	0	0.12	\$0.00	\$0.00	D
43560	8/19/2021	0067	664+	BOYNTON LN, 1,3	DOBYNS FAMILY 2021 I	DOBYNS	-1	0	0	0	0.24	\$0.00	\$0.00	D
43561	8/19/2021	0068	149	LOVERS LN, 20	DOBYNS	DOBYNS	-1	0	0	0	0.53	\$0.00	\$0.00	C
43562	8/19/2021	0053	045	UPPER TAWPAWSHAW, 11	11 UPPER TAWPAWSHAW	11 UPPER TAWPAWSHAW	0	0	-1	0	0.37	\$0.00	\$0.00	D
43563	8/19/2021	0066	538	WHITE WHALE LN, 2,#1	BROADBENT	POUR LA TABLE LLC	0	0	0	-1	0.00	\$1,075,000.00	\$21,500.00	
43564	8/20/2021	4241	734	SWAIN ST, 15	YOUNG	MCMANUS	0	0	0	-1	0.00	\$7,500.00	\$150.00	
43565	8/20/2021	0087	095	STATION ST, 1	AMES SURFSIDE LLC	AMES SURFSIDE LLC	-1	0	0	0	0.46	\$750,000.00	\$15,000.00	
43566	8/20/2021	4223	044	MEADER ST, 21	ACK HANG TEN LLC	LEGG/BELANGER	0	0	-1	0	0.12	\$500,000.00	\$10,000.00	
43567	8/20/2021	0054	278	SHEEP COMMONS LN, 5	RAITH	IN GRATITUDE NOMINEE	0	0	-1	0	0.62	\$605,400.00	\$12,108.00	C
43568	8/20/2021	0081	026	POND VIEW DR, 19	NINETEEN POND VIEW D	FELDMAN	-1	0	0	0	1.80	\$0.00	\$0.00	D
43569	8/23/2021	0594	034	ARKANSAS AV, 62	CONWAY	SAND BETWEEN MY TOES	-1	0	0	0	0.05	\$0.00	\$0.00	J

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43570	8/23/2021	0055	4011	ORANGE ST, 110A	GALLEY ARCS RE LLC	MCKENNA	0	0	0	-1	0.00	\$852,000.00	\$17,040.00	
43571	8/24/2021	4241	731	SWAIN ST, 15 A-1	BRANT POINT COURTYAR	SHERMAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
43572	8/24/2021	4241	734	SWAIN ST, 15 A-4	BRANT POINT COURTYAR	SHERMAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
43573	8/24/2021	4223	201	WASHINGTON ST, 80B	CANDACE L ALEXANDER	ALEXANDER	0	0	0	-1	0.00	\$0.00	\$0.00	D
43574	8/24/2021	0068	7261	EVERGREEN WY, 3	BUTLER	FEELEY/SCHWARTZ	-1	0	0	0	0.92	\$1,010,000.00	\$20,200.00	
43575	8/24/2021	0068	757	MILLER LN, 10	O'SHEA	10 MILLER LANE REALT	-1	0	0	0	0.60	\$1,265,000.00	\$25,300.00	
43576	8/25/2021	0067	361	DENNIS DR, 10	HARNISHFEGER	SUSAN HEALY FRANCO R	-1	0	0	0	0.23	\$850,000.00	\$17,000.00	
43577	8/25/2021	0068	515	CURLEW CT, 5	CROWLEY NOMINEE TRUS	CROWLEY	-1	0	0	0	0.12	\$0.00	\$0.00	D
43578	8/25/2021	0080	2011	POCHICK AV, 37	37 BREATHE LLC	ELIZABETH M SHEPARD	-1	0	0	0	1.99	\$0.00	\$0.00	I
43579	8/25/2021	0038	076	RIDGE LN, 21	KANE, III	KANE FAMILY TRUST	-1	0	0	0	0.25	\$0.00	\$0.00	D
43580	8/26/2021	0030	083	GOSNOLD RD, 14	AIRACK LLC	14 GOSNOLD ROAD LLC	-1	0	0	0	0.47	\$11,100,000.00	\$222,000.00	
43581	8/26/2021	4241	652	DOLPHIN CT, 4	BPC 4 DOLPHIN COURT	4 DOLPHIN REALTY TRU	0	-1	0	0	0.14	\$3,160,000.00	\$63,200.00	
43582	8/26/2021	4241	651	NORTH BEACH ST, 8	BPC 8 NORTH BEACH ST	4 DOLPHIN REALTY TRU	0	-1	0	0	0.15	\$3,981,053.00	\$79,621.06	
43583	8/26/2021	4241	065	NORTH BEACH ST, 6	BPC 6 NORTH BEACH ST	6 NORTH BEACH REALTY	0	-1	0	0	0.14	\$2,858,947.00	\$57,178.94	
43584	8/26/2021	0065	021	HUMMOCK POND RD, 201	NANTUCKET ISLANDS LA	DOOLEY FAMILY TRUST	-1	0	0	0	4.69	\$8,500,000.00	\$0.00	A
43585	8/26/2021	0056	2061	MILK ST, 51A	CHRISTOPHER	MUTMA, LINDSAY BELLE	-1	0	0	0	0.12	\$0.00	\$0.00	D
43586	8/30/2021	0041	2002	MADAKET RD, 68	SAMANTHA C BARNES TR	BARNES	-1	0	0	0	0.47	\$0.00	\$0.00	D
43587	8/30/2021	0068	4811	WITHERSPOON DR, 5A	WEINER FAMILY TRUST	WEINER	0	0	0	-1	0.00	\$0.00	\$0.00	D
43588	8/30/2021	0021	148	SQUAM RD, 10	SQUAM HOLDINGS LLC	10 SQUAM ROAD TRUST	0	0	-1	0	3.97	\$0.00	\$0.00	I
43589	8/30/2021	0021	057	SQUAM RD, 10	SQUAM HOLDINGS LLC	12 SQUAM ROAD TRUST	-1	0	0	0	3.77	\$0.00	\$0.00	I
43590	8/30/2021	0021	045	SQUAM RD, 14	SQUAM HOLDINGS, LLC	14 SQUAM ROAD TRUST	0	0	-1	0	3.23	\$0.00	\$0.00	I
43591	8/30/2021	0021	042	SQUAM RD, 19	SQUAM HOLDINGS LLC	NINETEEN SQUAM ROAD	0	0	-1	0	4.72	\$0.00	\$0.00	I
43592	8/30/2021	0021	039	SQUAM RD, 20	SQUAM HOLDINGS LLC	FIDDLER CRAB TRUST	-1	0	0	0	6.39	\$0.00	\$0.00	I
43593	8/30/2021	0021	403	SQUAM RD, 22	SQUAM HOLDINGS LLC	HANKMAN TRUST	0	0	-1	0	0.93	\$0.00	\$0.00	I
43594	8/30/2021	0021	402	SQUAM RD, 24	SQUAM HOLDINGS LLC	24 SQUAM ROAD REALT	0	0	-1	0	0.93	\$0.00	\$0.00	I
43595	8/30/2021	0021	005	SQUAM RD, 25	SQUAM HOLDINGS LLC	SEA REALTY TRUST	-1	0	0	0	13.83	\$0.00	\$0.00	I
43596	8/30/2021	0021	003	SQUAM RD, 31	SQUAM HOLDINGS LLC	THIRTYONE SQUAM ROAD	-1	0	0	0	5.36	\$0.00	\$0.00	I
43597	8/30/2021	0054	111	CATHCART RD, 7	7 CATHCART LLC	TIPPERARY NOMINEE TR	0	0	-1	0	0.92	\$3,250,000.00	\$65,000.00	
43598	8/30/2021	0030	037	SHERBURNE WY, 9	LIONS FOOT LLC	WINDYSIDE REALTY TRU	-1	0	0	0	0.75	\$16,000,000.00	\$320,000.00	
43599	8/31/2021	0030	111	SHERBURNE TPK, 9	PORCUPINE GRASS LLC	EASTMAN JOHNSON REAL	-1	0	0	0	0.28	\$6,500,000.00	\$130,000.00	
43600	8/31/2021	0029	059	HULBERT AV, 54	ACK SKIBO NOMINEE TR	CONNELLY, JR	-1	0	0	0	0.18	\$9,100,000.00	\$182,000.00	
43601	8/31/2021	7313	034	NEW ST, 2	DAISY COT LLC	HUSSEY-WHITE	-1	0	0	0	0.08	\$0.00	\$0.00	I

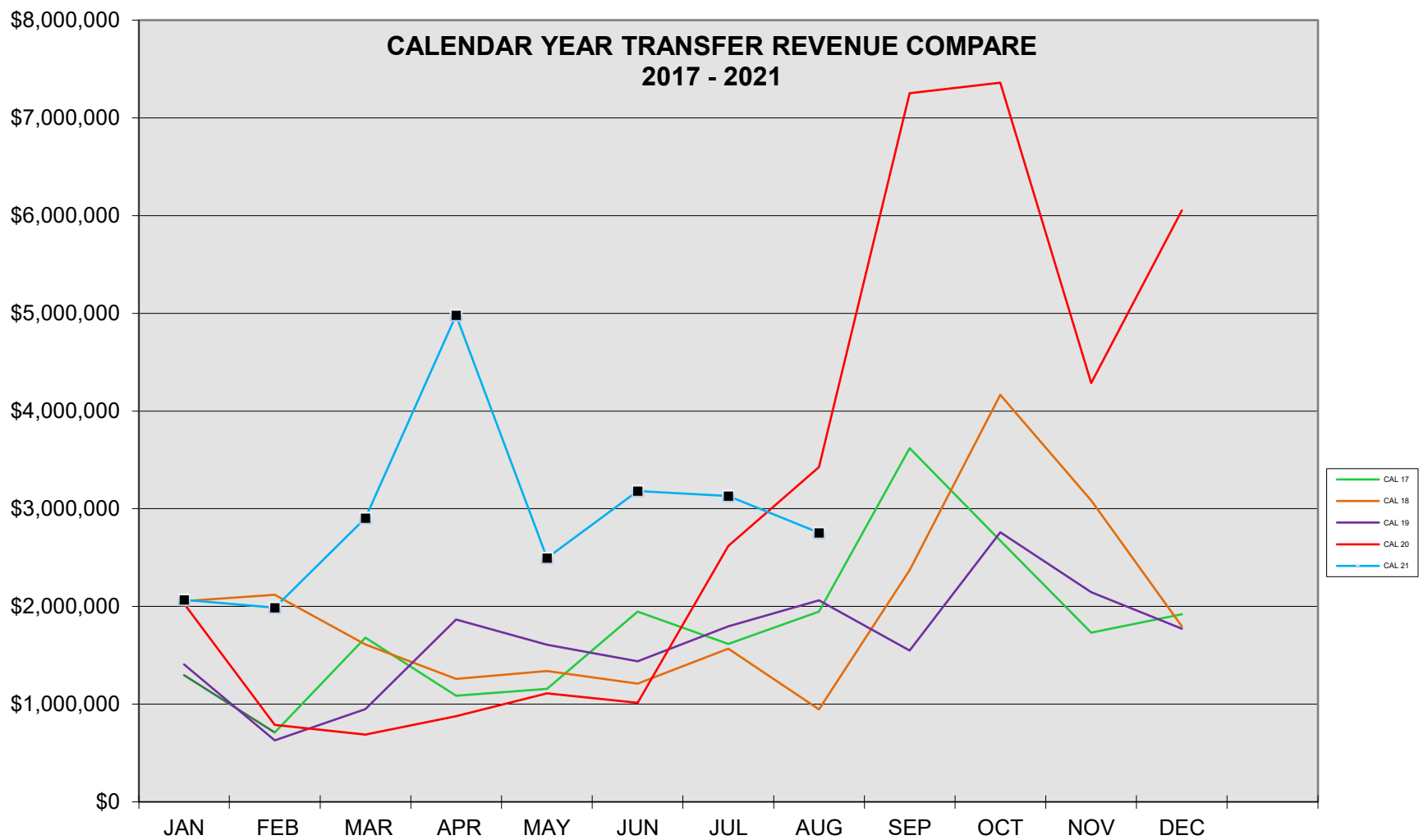
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43602	8/31/2021	0068	543	GOLDFINCH DR, 31	GRAHAM	PSICHOS/BIAMONTI	-1	0	0	0	0.12	\$1,900,000.00	\$38,000.00	
43603	8/31/2021	0068	361	LILAC CT, 5	DUBOIS	RICHMOND GREAT POINT	0	0	-1	0	0.11	\$335,000.00	\$6,700.00	
GRAND TOTALS							-59		-24			\$147,307,536.00		
								-3		-10		172.39		\$2,753,650.72

MONTHLY TRANSFER STATISTICS CALENDAR 2020

CAL20	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
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	\$3,425,779
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
THRU AUG 20	545	301	244	\$654,115,748	\$626,786,789	\$12,551,586
Average	107	50	57	\$159,757,784	\$156,128,804	\$3,125,413
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

MONTHLY TRANSFER STATISTICS CALENDAR 2021

CAL21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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
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						
Oct-21						
Nov-21						
Dec-21						
THRU AUG 21	888	421	459	\$1,219,307,846	\$1,173,260,516	\$23,501,210
Average	111	53	57	\$152,413,481	\$146,657,564	\$2,937,651
Low	86	34	39	\$107,677,305	\$99,427,305	\$1,988,546
High	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991



NANTUCKET LAND BANK COMMISSION

FY22 Draft Budget

A. PERSONNEL EXPENSES			2021 Budget	2021 Actual	2022 Budget
	7110	Executive Director (E. Savetsky)	\$147,300.00	\$154,453.16	\$0.00
	7110	Executive Director (J. Bell)	\$0.00	\$0.00	\$135,491.00
	7112	Assistant Director (J. Bell)	\$119,000.00	\$118,301.99	\$0.00
	7111	Executive Assistant (E. Antonietti)	\$0.00	\$0.00	\$93,600.00
	7127	Director of Property Management (J. Kuszpa)	\$0.00	\$0.00	\$67,000.00
	7114	Property Manager (R. Earley)	\$108,000.00	\$97,724.68	\$112,500.00
	7115	Administrator/Finance Manager (S. Campese)	\$112,000.00	\$115,931.90	\$121,700.00
	7116	Property Foreman (J. Pollock)	\$125,000.00	\$125,458.58	\$130,500.00
	7117	Property Maintenance Technician (T. Geras)	\$0.00	\$34,770.55	\$91,000.00
	7118	Part-Time Assistant Administrator (M. Wilson)	\$55,650.00	\$54,442.43	\$58,500.00
	7119	Environmental & Agricultural Coordinator (R. Freeman)	\$84,000.00	\$86,832.75	\$91,175.00
	7119-10	Field Ecologist (G. Diamond)	\$64,250.00	\$57,274.88	\$72,800.00
	7119-20	Field Ecologist	\$64,250.00	\$32,240.18	\$65,000.00
	7120	Seasonal Property Field Assistant	\$4,000.00	\$8,169.75	\$10,000.00
	7121	Assistant Property Steward (Christiano)	\$8,000.00	\$14,278.50	\$8,000.00
	7122	Property Steward (R. Schraff)	\$87,000.00	\$84,469.27	\$88,692.73
	7123	Seasonal Gardener	\$0.00	\$0.00	\$10,000.00
	7113	Burn Boss Hourly (Schuerman)	\$7,000.00	\$0.00	\$7,000.00
	7124	Burn Boss - Per Diem (Schuerman)	\$5,000.00	\$0.00	\$5,000.00
	7130	Barnstable Pension Fund Employer	\$182,000.00	\$191,429.08	\$195,000.00
	6742	Medical Insurance (BCBS)	\$247,000.00	\$252,252.36	\$320,000.00
	6743	Life Insurance/Disability Insurance	\$24,000.00	\$15,402.89	\$20,000.00
	6754	FICA Employer	\$15,000.00	\$13,947.49	\$16,900.00
		TOTAL PERSONNEL EXPENSES	\$1,458,450.00	\$1,457,380.44	\$1,719,858.73
B. EXPENSES					
	6210	Heat	\$9,000.00	\$7,947.54	\$9,000.00
	6211	Electric	\$9,000.00	\$10,332.49	\$12,000.00
	6215	Water/Sewer	\$14,000.00	\$16,086.87	\$20,000.00
	6237	Property Management Research	\$1,200.00	\$5,000.00	\$2,000.00
	6238	Property Management Equipment/Supplies	\$16,000.00	\$23,543.34	\$25,000.00
	6239	Property Management Equipment Maintenance	\$10,000.00	\$17,745.74	\$18,000.00
	6240	Office Equipment Maintenance	\$1,000.00	\$450.00	\$900.00
	6244+	Property Maintenance	\$100,000.00	\$100,308.48	\$316,600.00
	6250	Cleaning and Trash Removal	\$14,000.00	\$16,072.86	\$16,000.00
	6308	Golf Consulting Services	\$50,000.00	\$0.00	\$10,000.00
	6309	Legal Services Golf	\$40,000.00	\$6,902.50	\$15,000.00
	6310	Professional Services (misc.)	\$8,000.00	\$2,650.00	\$5,000.00
	6311	Accounting/Auditing/Bank Charges	\$20,000.00	\$15,335.00	\$16,000.00
	6312	Legal Services General/Disbursements	\$40,000.00	\$38,302.43	\$40,000.00
	6313	Legal Litigation	\$75,000.00	\$94,766.57	\$100,000.00
	6314	Legal Acquisition	\$110,000.00	\$124,234.15	\$135,000.00
	6315	Acquisition Expenses	\$10,000.00	\$900.00	\$50,000.00
	6316	Map Production	\$2,000.00	\$536.38	\$5,000.00
	6318	Bond Trustee Expenses	\$2,300.00	\$4,350.00	\$4,350.00
	6321	Outreach	\$6,000.00	\$92,693.27	\$95,000.00
	6322	Advertising	\$1,500.00	\$12,221.77	\$13,000.00
	6323	Printing	\$1,200.00	\$1,047.34	\$1,200.00
	6341	Telephone/Fax/Cell Phones	\$4,200.00	\$4,314.69	\$8,000.00
	6342	Postage and Meter Rental	\$2,300.00	\$1,713.02	\$1,800.00
	6350	Water Quality Monitoring	\$60,000.00	\$37,374.13	\$50,000.00
	6351	Invasive Species Work	\$40,000.00	\$18,537.84	\$40,000.00
	6352	Environmental Consultants	\$5,000.00	\$38,169.30	\$50,000.00
	6355	Environmental - Supplies/Equipment	\$1,000.00	\$503.54	\$1,000.00
	6356	Agricultural Consultants	\$0.00	\$0.00	\$30,000.00
	6360	Encroachment Expenses	\$12,000.00	\$13,527.25	\$20,000.00
	6377	Special Projects-Restoration/Environmental	\$12,000.00	\$0.00	\$12,000.00
	6378	Special Projects-Property Improvements	\$30,000.00	\$94,278.30	\$100,000.00
	6379	Road Maintenance	\$115,000.00	\$116,578.71	\$117,000.00
	6380	Burn Program General (Labor & Non-Capital Expenses)	\$8,000.00	\$135.00	\$8,000.00
	6381	General Property Maintenance	\$45,000.00	\$67,783.26	\$70,000.00
	6383	Licenses/Property Taxes/Fees/Permits	\$9,000.00	\$10,894.52	\$12,000.00
	6385	Registry Recordings/Copies	\$5,500.00	\$7,014.00	\$7,000.00
	6421	Office Supplies	\$4,000.00	\$3,885.56	\$4,000.00

FY22 Draft Budget

* net amount = 09A bond interest payments made by Land Bank
less portion of bond interest paid by golf (04 NB Golf Note rolled into bond)