

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 12, 2023
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
 - a. Golf Committee – Comments
 - b. Hinsdale Park – Animal Grazing

2. AGRICULTURAL PROPERTY MANAGEMENT
 - a. 19 Wauwinet Road/Eat Fire Spring – Execution of Agricultural License
 - b. Appointment of Agricultural Advisory Committee

3. PROPERTY MANAGEMENT
 - a. 141 Orange Street – Bus Stop/Bench Request
 - b. Mizzenmast Ext/Burchell Farm – Stormwater Management Upgrade Request
 - c. 47 Meadow View Drive/Lake Sylvia – Abutter Request
 - d. 5 Miacomet Road/Dog Park – Concrete Path Expansion Proposal
 - e. 5 Juniper Hill – Pig Scaping Discussion
 - f. 141 Eel Point Road/Rand – Property/Trail Name Discussion
 - g. 15 Commercial Street – Extension Request
 - h. Smooth Hummocks Conservation Restriction – Surveying Proposal Discussion

4. TRANSFER BUSINESS
 - a. Current “M” Exemption
 - b. “M” Exemption Update

5. REGULAR BUSINESS
 - a. Land Bank History – Video Discussion
 - b. Appointment of Land Bank Commissioner to Racquet Sports RFP Evaluation Committee
 - c. ASLA Conference – Panelist Participation Request

6. CONSENT ITEMS
 - a. Monthly Transfer Statistics - August
 - b. Warrant Authorization – Cash Disbursements
 - c. Apple Harvest – Girl Scouts
 - d. DCR – Wildfire Touch-a-Truck
 - e. Climate Change Podcast – Participation Request
 - f. 181R Hummock Pond Rd/Gardner Farm – Cross-Country Meets Request

7. APPROVAL OF MINUTES
 - a. Regular Meeting of August 22, 2023

8. COMMISSIONER/STAFF ADDITIONAL QUESTIONS AND CONCERNS

- B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*
1. Approval of Executive Session Minutes
 2. Ongoing Litigation Matters:
 - a. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
 - b. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
 3. Real Estate Acquisition

C. ADJOURNMENT



Agenda Item Summary

Agenda Item #	3(a)
Date	9/12/2023

Staff

Jesse Bell, Executive Director

Subject

141 Orange Street – Bus Stop/Bench Request

Executive Summary

Clean team member Julie Young has requested that the bus stop on Orange Street be temporarily relocated to the Land Bank's property with a bench installed next to the pole. It is the staff's concern that this will not be temporary. The Affordable Housing Trust has a Request for Proposals currently advertised for development of the adjacent property at 135 and 137 Orange Street. In prior discussions with the Municipal Housing Director, it is our understanding that a bus stop will be incorporated into that development, although there is interest in working with the Land Bank so that our property complements the abutting bus stop (i.e., park with benches).

Staff Recommendation

Staff recommendation is to let Ms. Young know that we intend to work collaboratively with the AHT on developing an overall plan for the bus stop and benches that will be split between the two properties.

Background/Discussion

Click or tap here to enter text.

Impact: Environmental Fiscal Community Other

Click or tap here to enter text.

Connection to Existing Applicable Plan, Program, or Policy

Collaboration with the Affordable Housing Trust that is already in progress and needs time for planning.

Attachments

Email with picture of existing bus stop from Julie Young.



PED
XING





PROJECT: Nantucket Land Bank Dog Park Path Extension

DATE: 8/18/2023

SUBMITTED TO: Rachel Freeman/ Nantucket Land Bank

PHONE:

ADDRESS: 22 Broad St, Nantucket, MA 02554

EMAIL: rfreeman@nantucketlandbank.org

This is an open shop (non-prevailing wage rate) bid

Touisset Custom Concrete Proposal #23065JPAP

SCOPE OF WORK:

- Form 180 LF of walkway and entrance extension
- Pour exposed concrete @ 4" thick +/- .5 inch
- Wash and treat concrete to expose aggregate
- Seal concrete
- Strip forms

Inclusions:

- Supply and install forms
- Supply and install wire mesh and chairs
- Supply and install exposed concrete
- Supply and install expansion joints
- Supply and install dowels
- Supply and install caulking
- Supply and install topcast
- Supply and install sealer
- Transportation
- Lodging

Exclusions:

- Excavation
- Layout
- Grading
- Water supplied by others
- Traffic control
- Police detail
- Protection of concrete after work hours
- Landscaping
- Concrete testing
- Concrete pump

Pricing:

- Price based on open shop wages

We propose to furnish labor and materials complete in accordance with above specifications for the sum of: **\$58,700.00 (Ten thousand dollars)**

Add Alternate: (add to the cost of this proposal if required)

ADD: \$

Any alteration or deviation to above specifications involving extra time and costs will be executed upon written orders and will become an extra charge over and above the estimate. This will include conditions not visible at the time of quote which become apparent after the commencement of work. This estimate is good for 30 days from the above date.

TERMS OF PAYMENT:

- Initial deposit equal to 50 % of total.
- Second payment of 50% due upon completion of work

This deposit is necessary to reserve a time slot for work to be done.

ACCEPTANCE: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature..... Date.....

Please remit initial deposit along with copy of signed contract

DISCLAIMER: Due to the properties of concrete, no written or implied guarantees against cracking, heaving, settling, spalling, or peeling can be made. However, all materials used will be of the highest quality and all work will be performed in a competent manner according to standard practices.

CRACK, CONTROL, COLORING & TEXTURE VARIATIONS

Touisset Custom Concrete is an established decorative concrete installer using proven methods and techniques for coloring and imprinting concrete. The crews are trained in installation procedures to maximize the long-term performance of its products.

Freshly placed concrete will want to shrink and crack within the first few days. Expansion joints and saw cuts should be installed at predetermined points to help relieve the stress and minimize random cracking. Concrete reinforced with fiber mesh or wire mesh is commonly used to help minimize this shrinkage. The placement of concrete is subject to climate conditions. Plastic shrinkage checks or cracks could occur before the concrete is set or crazing cracks that appear as a network of fine cracks. These cracks are not structural cracks and do not affect the serviceability of the slab.

If this project is a pool apron, be aware that TCC can only ensure the compaction and grading of the area that is excavated by TCC. It is possible that there may be voids and settlement under this that are a result of initial pool installation. Touisset Custom Concrete is not responsible for any damage which may result from compacting of soil. Though unlikely, this damage could include breakage of pipes or damage to pool walls.

There are times when customers request an uncut finish, not wanting to mar the surface with cuts or expansion. This is understandable from an esthetic point of view but does increase the likelihood of cracks forming. If you understand this, and still would like to proceed without recommended cuts, please sign the disclaimer line below:

I, _____ understand the increased risk of cracking in floors that do not contain expansion or saw cuts as recommended. I still wish to proceed without having them placed. Date _____

Touisset Custom Concrete makes no claim that hairline cracks will not develop but we ensure that every precaution is taken to minimize the occurrence by using approved methods and quality materials.

Date:

Customer Signature:

Touisset Custom Concrete Signature:

Terms & Conditions:

1. All materials testing, compaction testing, engineering and/or layout work, if needed, is to be provided by the owner or general contractor.
2. Any state, local, or federal permits and related fees required by ordinance or law are to be obtained by owner or general contractor unless otherwise stated in this proposal.
3. If any contaminated material is encountered during excavating, the owner will be responsible for the cost of loading, hauling, disposal fees and all required testing.
4. If any extra excavation is required due to structurally unsuitable soil, rock, or a water problem, the cost to excavate, remove material and install a structural fill will require a signed change order.
5. The cost of encountering any unforeseen structures or utilities that are not marked in area of work, is not included in this proposal and will require a signed change order. Customer is responsible for calling Dig-Safe prior to the start of any excavation.
6. Care will be taken to protect existing trees or shrubs, when encountering surface roots, we will cut cleanly to avoid damage to trees or shrubs, but we cannot take responsibility of any damage to said trees or shrubs.
7. If the site has less than a 1% grade, Touisset Custom Concrete LLC will require the owner to sign a release. This critical grade has a potential for inadequate storm water runoff on the new pavement surface, to established discharge points.
8. If heavy equipment is to traverse over any concrete slab/walks, roadway, driveways and parking lots, Touisset Custom Concrete LLC cannot guarantee the integrity of the structure and if repairs are required it will be billed as an extra to this contract.
9. Work hours are to be Monday thru Friday 7 AM to 3:30 PM, any additional time on-site after normal working hours, or for weekend work will require a signed slip and billed extra at a time and material overtime rate for equipment and labor.
10. Touisset Custom Concrete LLC is not responsible for delays caused by strikes, fire, accident, embargoes, breakdowns, weather, or other delays beyond our control.
11. No attempt to modify the foregoing terms or conditions, and no agreement or understanding, oral or written, shall be binding on Touisset Custom Concrete LLC unless made in writing and signed by an officer of Touisset Custom Concrete LLC.
12. Pursuant to RIGL 5-65-18 – Touisset Custom Concrete LLC may file a lien in accordance with the Rhode Island Mechanics Lien Act, chapter 28 of title 24 if payment is not received within the time restraints listed in this contract.
13. All materials used remains property of Touisset Custom Concrete LLC until that item of the contract is paid in full, and Touisset Custom Concrete LLC reserves the right to remove said material if contract is not paid in accordance with agreement.
14. This contract price is determined by current prices, any price increases by distributors to Touisset Custom Concrete LLC for materials such as asphalt, gravel, concrete, etc. will require a signed change order.
15. Any item not within this proposal for work will reflect on the pricing and a signed change order will be required.
16. A finance charge of 1.5% per 30 days on the outstanding balance (18% annual rate) will be charged any delinquent accounts (over 30 days).
17. Please allow a 7–10-day grace period from estimated start date due to the weather dependent nature of this type of work. Estimated start date for this job is:

Susan Campese

From: Jesse Bell
Sent: Wednesday, September 6, 2023 5:19 PM
To: Susan Campese
Subject: FW: 15 Commercial St; Nantucket Planning Board Decision

Susan – can you please put “15 Commercial Street – Extension Request” on the next agenda and include this email exchange in the meeting packet? Thanks.

From: Grout, Karen <kgrout@nedevdevelopment.com> **On Behalf Of** Twohig, John
Sent: Wednesday, September 6, 2023 8:55 AM
To: Jesse Bell <jbelle@nantucketlandbank.org>
Subject: 15 Commercial St; Nantucket Planning Board Decision

Jesse:

At the time the Minor Project Modification was issued (9/2022), DEP indicated that a new License would be required. We filed for the same in 10/2022. DEP’s review of the License was delayed as we went through the MEPA process. At that point, DEP indicated an Amended License would be more appropriate and asked us to refile, which we did in 4/2023.

Hope this helps.

John

From: Jesse Bell <jbelle@nantucketlandbank.org>
Sent: Tuesday, September 5, 2023 8:16 AM
To: Twohig, John <jtwohig@nedevdevelopment.com>
Subject: Re: 15 Commercial St; Nantucket Planning Board Decision

Morning John, hope you had a good holiday weekend. A question... didn’t you initially try to amend an existing Ch 91 license but then somewhere in the process DEP told you a new license would be required?

Thanks,
Jesse

On Aug 30, 2023, at 12:47 PM, Twohig, John <jtwohig@nedevdevelopment.com> wrote:

Jesse:

We did need the Nantucket Planning Board Decision for the Meridian Cottage, but we obtained that. It was filed with the Town Clerk on October 17, 2022. Once we receive final HDC approval and the Chapter 91 License, we are ready to go.

Thanks.

John

From: Jesse Bell <jbell@nantucketlandbank.org>
Sent: Wednesday, August 30, 2023 9:00 AM
To: Twohig, John <jtwohig@nedevdevelopment.com>
Subject: Re: 15 Commercial St

Thanks John. Weren't there other permits you needed to get as well from ZBA or other local boards? Or am I misremembering...

On Aug 30, 2023, at 8:39 AM, Twohig, John <jtwohig@nedevdevelopment.com> wrote:

Jesse:

Pursuant to your recent update request, and in an effort to assist your upcoming Board discussion, we are working diligently on obtaining all needed permits and approvals for the Rowland House/Meridian Cottage swap.

We received all necessary approvals from the Nantucket Conservation Commission Thursday night (August 17, 2023) and anticipate approval from the HDC in the next few weeks.

Obtaining the Chapter 91 Amended License 12345A has taken longer than anticipated. We started this process with MassDEP in April of 2022. MassDEP has requested extensive compliance documentation for the entirety of License 12345A (which covers 24 buildings including the Meridian Cottage) and continues to request additional information (most recently on August 21, 2023). We spoke with MassDEP yesterday to confirm that they now have all the information they need. They also confirmed that they will expeditiously schedule a public hearing (estimated September 18) and work to issue the License thereafter. Based on this, we expect a License by end of the year, with a start date for the relocation of February 2024.

We hope that this is all acceptable and we can move forward together.

Please review and let's discuss. Thank you.

John

On Aug 25, 2023, at 12:13 PM, Jesse Bell <jbell@nantucketlandbank.org> wrote:

The Commission has been asking me for this information so if you can please have something for me by September 7th that would allow me to post it as an agenda item and talk with them about it again on September 12th. Thanks.

On Aug 19, 2023, at 10:19 AM, Twohig, John
<jtwohig@nedevdevelopment.com> wrote:

Jesse-I was waiting for an update memo from one of
our consultants...let me check. thanks

Sent from my iPad

On Aug 18, 2023, at 4:05 PM, Jesse Bell
<jbelle@nantucketlandbank.org> wrote:

Hi John,

I believe I saw that the Con Com
approved the move of the building last
night, so congratulations! It would be
great if you could update me on the
current status of all permits, Chapter 91
in particular.

Thanks!

Jesse

Jesse A. Bell, Esq.
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TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 12, 2023

1. August 2023 Transfers – Record Nos. 45757 through 45820

a. Current “M” Exemption and Lien:

No. 45792 Carlos Misael Aguiar Tejada

2. “M” Exemption Update:

a. Two-Year Domicile Non-Compliance – Request for Extension:

No. 43555 Alexander Woodley

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45757	8/1/2023	4241	102	N BEACH ST, 16	SIXTEEN NORTH BEACH	GRODSKY	-1	0	0	0	0.21	\$0.00	\$0.00	I
45758	8/1/2023	4241	732	SWAIN ST, 15, A2	LEVIE	PAREKH FAMILY TRUST	0	0	0	-1	0.00	\$13,500.00	\$270.00	
45759	8/1/2023	5541	195	W DOVER ST, 14	14 WEST DOVER STREET	SILVA	-1	0	0	0	0.12	\$3,510,000.00	\$70,200.00	
45760	8/1/2023	4232	028	UNION ST, 42B	ALOBAR INVESTMENTS L	NANTUCKET UNION JACK	-1	0	0	0	0.05	\$3,725,000.00	\$74,500.00	
45761	8/1/2023	0067	089	MIACOMET AV, 55	SILVA	FUNDERBURG, II	-1	0	0	0	0.61	\$750,000.00	\$15,000.00	
45762	8/1/2023	4241	761	SWAIN ST, 15, C1	MARTIN	CHRISTIAN	0	0	0	-1	0.00	\$12,000.00	\$240.00	
45763	8/1/2023	0071	134	LONGWOOD DR, 2B	RTB MANAGEMENT LLC	ISLAND LIVING LLC	-1	0	0	0	2.84	\$9,300,000.00	\$186,000.00	
45764	8/1/2023	0068	002	OLD SOUTH RD, 27	TWENTY-SEVEN OLD SOU	SANTOS/MCINTOSH/SANT	-1	0	0	0	0.38	\$2,050,000.00	\$41,000.00	
45765	8/2/2023	4232	187	FAIR ST, 41	ZETA REAL ESTATE MAN	KESSLER	-1	0	0	0	0.04	\$2,925,000.00	\$58,500.00	
45766	8/2/2023	0056	228	BURNT SWAMP LN, 15	NANTUCKET ISLANDS LA	ROE	0	0	-1	0	11.19	\$4,100,000.00	\$0.00	A
45767	8/2/2023	0056	243	HAWTHORNE LN, 22	NANTUCKET ISLANDS LA	PIERING	-1	0	0	0	0.31	\$1,900,000.00	\$0.00	A
45768	8/2/2023	4932	014	BURNELL ST, 55	DAVIDSON	ADRIANA DAVIDSON LIV	-1	0	0	0	0.50	\$0.00	\$0.00	E
45769	8/2/2023	4932	017	BURNELL ST, 57	DAVIDSON/ERIKA D MOO	ADRIANA DAVIDSON LIV	0	0	-1	0	0.50	\$0.00	\$0.00	E
45770	8/3/2023	0030	254	CABOT LN, 2, # 2	NIELSEN	KOLB	0	0	0	-1	0.00	\$1,275,000.00	\$25,500.00	
45771	8/3/2023	0054	172	BREWSTER RD, 31	TEARDOWN LLC	TEARDOWN LLC	-1	0	0	0	1.37	\$0.00	\$0.00	D
45772	8/3/2023	0029	022	HULBERT AV, 31	HULBERT AVENUE 2004	HULBERT AVENUE 2004	0	0	-1	0	0.35	\$0.00	\$0.00	I
45773	8/4/2023	0068	167-	OLD SOUTH RD, 111	QUAIAPEN LLC	BUNTING	0	0	-1	0	0.33	\$1,550,000.00	\$31,000.00	
45774	8/4/2023	4232	039	LYONS ST, 2	CLOW/ESPINO	CLOW	-1	0	0	0	0.07	\$0.00	\$0.00	C
45775	8/4/2023	7133	109-	NORWOOD ST, 28	BLACK	BATES/BLACK	-1	0	0	0	2.91	\$0.00	\$0.00	K
45776	8/4/2023	7133	109-	NORWOOD ST, 28	BATES	BATES/BLACK	0	0	-1	0	0.76	\$0.00	\$0.00	K
45777	8/4/2023	0594	158	ARKANSAS AV, 13	GREENBERG	NEWMAN/FLOTRON	-1	0	0	0	0.46	\$2,750,000.00	\$55,000.00	
45778	8/7/2023	0068	138	NANCY ANN LN, 11	ACK ACQUISITION LLC	RICHMOND GREAT POINT	0	-1	0	0	0.57	\$750,000.00	\$15,000.00	
45779	8/7/2023	0068	137+	NANCY ANN LN, 13,15	13 AND 15 NANCY ANN	RICHMOND GREAT POINT	0	0	-1	0	1.12	\$2,550,000.00	\$51,000.00	
45780	8/7/2023	4243	065	CHESTER ST, 6	6 CHESTER STREET LLC	ABBOTT	-1	0	0	0	0.11	\$0.00	\$0.00	I
45781	8/7/2023	0054	273	SHEEP COMMONS LN, 8	ISLAND MOORS LLC	MCLAUGHLIN/MICHAELID	-1	0	0	0	0.63	\$0.00	\$0.00	I
45782	8/8/2023	4923	026	SANKATY RD, 43	LINDY L PAULL TRUST	PAULL	-1	0	0	0	0.32	\$0.00	\$0.00	D
45783	8/8/2023	0041	453	N LIBERTY ST, 27	KOLB	KASCHULUK	-1	0	0	0	0.24	\$2,495,000.00	\$49,900.00	
45784	8/9/2023	0049	079	MEETINGHOUSE LN, 9	KEATING	KEATING	-1	0	0	0	0.36	\$0.00	\$0.00	C
45785	8/9/2023	0049	076	MEETINGHOUSE LN, 9	ACK LAST PARTNERS LL	KEATING	-1	0	0	0	0.36	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45786	8/9/2023	0067	225	ADJ TO # 35227	SIMONICH		0	0	0	-1	0.00	\$0.00	\$0.00	
45787	8/9/2023	0593	001	MADAKET RD, 284	HARRIS	COMER	0	0	0	-1	0.00	\$15,000.00	\$300.00	
45788	8/10/2023	0065	083	NANAHUMACKE LN, 9	HOBBY	HOBBY	-1	0	0	0	0.29	\$0.00	\$0.00	K
45789	8/10/2023	0091	027	TOM NEVERS RD, 109	109 TOM NEVERS LLC/P	SOUTH EAST QUARTER N	-1	0	0	0	0.62	\$1,850,000.00	\$37,000.00	
45790	8/10/2023	0068	611	GOLDFINCH DR, 30	URSITTI	TOPOROFF	-1	0	0	0	0.17	\$2,185,000.00	\$43,700.00	
45791	8/11/2023	0080	005-	SURFSIDE RD, 108	TORRES	DAVIS	-1	0	0	0	0.92	\$0.00	\$0.00	C
45792	8/14/2023	0068	342	BLUET CT, 11	TEJADA	RICHMOND GREAT POINT	0	0	-1	0	0.22	\$625,000.00	\$0.00	M
45793	8/15/2023	4243	902	LILY ST, 18	WARECK	BARBARA C WARECK NAN	-1	0	0	0	0.18	\$0.00	\$0.00	D
45794	8/15/2023	4243	902	LILY ST, 18	18 LILY LLC	WARECK	-1	0	0	0	0.18	\$0.00	\$0.00	I
45795	8/15/2023	7313	048	N GULLY RD, 8	DOLLING/FALTERMAYER	BENK	-1	0	0	0	0.06	\$3,595,000.00	\$71,900.00	
45796	8/16/2023	0041	234	GINGY LN, 6	MINELLA/AMBRECHT	MINELLA	-1	0	0	0	0.12	\$0.00	\$0.00	C
45797	8/16/2023	0069	3001	YAWKEY WY, 3A	3A YAWKEY WAY LLC	MCBRIEN	0	0	0	-1	0.00	\$0.00	\$0.00	I
45798	8/16/2023	4241	752	SWAIN ST, 15, D1	TRAFTON/PIRONE	TRAFTON	0	0	0	-1	0.00	\$0.00	\$0.00	C
45799	8/16/2023	5541	011	CANDLE HOUSE LN, 2	CANDLE HOUSE 2 LLC	2 CANDLE HOUSE LANE	0	0	-1	0	0.12	\$2,000,000.00	\$40,000.00	
45800	8/18/2023	7313	031	CENTER ST, 6	6 CENTER LLC	VAN DEN BORN	-1	0	0	0	0.03	\$2,650,000.00	\$53,000.00	
45801	8/18/2023	0068	344	BLUET CT, 7	MISLOVSKI/MILOVSKA	RICHMOND GREAT POINT	0	0	-1	0	0.10	\$620,000.00	\$12,400.00	
45802	8/21/2023	0041	852	GINGY LN, 5	MINELLA/AMBRECHT	MINELLA	0	0	-1	0	1.03	\$0.00	\$0.00	C
45803	8/21/2023	0067	273-	HOOPER FARM RD, 44	SHEPPARD	FORTY-FOUR HOOPER FA	-1	0	0	0	0.48	\$0.00	\$0.00	C
45804	8/21/2023	0067	273-	HOOPER FARM RD, 44	PANUNZIO	FORTY-FOUR HOOPER FA	-1	0	0	0	0.36	\$0.00	\$0.00	C
45805	8/22/2023	0065	057+	MOBY WY, AHAB DR +	ANN D MARVIN REVOCAB	HUMMOCK POND HOME O	0	0	-1	0	0.00	\$0.00	\$0.00	C
45806	8/22/2023	0056	062	MILLBROOK RD, 3	CARROLL	JADICK FAMILY LIMITE	-1	0	0	0	0.40	\$2,695,000.00	\$53,900.00	
45807	8/22/2023	0068	386	HONEYSUCKLE DR, 26	INTERIANO	RICHMOND GREAT POINT	-1	0	0	0	0.21	\$1,495,000.00	\$29,900.00	
45808	8/23/2023	7331	098	MCKINLEY AV, 5	TCKC FIVE MCKINLEY A	FIVE MCKINLEY AVENUE	-1	0	0	0	0.57	\$5,450,000.00	\$109,000.00	
45809	8/23/2023	0054	230	CHATHAM RD, 8	T&D NOMINEE TRUST	T&D NOMINEE TRUST	0	0	-1	0	1.41	\$0.00	\$0.00	D
45810	8/23/2023	4923	029	BAXTER RD, 32	HERMOSA LLC	PAGON	-1	0	0	0	0.53	\$0.00	\$0.00	I
45811	8/24/2023	5544	805	BIRDSONG LN, 4	54 PROSPECT STREET L	LOT 27 NORTH MILL LL	0	0	-1	0	0.22	\$2,600,000.00	\$52,000.00	
45812	8/24/2023	5514	112	WASHINGTON ST, 89D	MCKENNA	KREISER	0	0	0	-1	0.00	\$710,000.00	\$14,200.00	
45813	8/25/2023	0055	216	HOOPER FARM RD, 25	SUMMER DAYS TWENTY F	TWENTY-FIVE HOOPER F	-1	0	0	0	0.18	\$1,395,000.00	\$27,900.00	
45814	8/28/2023	0082	104	AHAB DR, 30	30 AHAB TRUST	BOWMAN/MICHAELSON	-1	0	0	0	0.58	\$0.00	\$0.00	D
45815	8/29/2023	0067	148	FAIRGROUNDS RD, 37	JOHNSON	JOHNSON	-1	0	0	0	0.26	\$0.00	\$0.00	K
45816	8/30/2023	0075	651	CHUCK HOLLOW RD, 42	HOLLYHOCK LLC	NEVERS HOLLOW LLC	-1	0	0	0	3.01	\$6,200,500.00	\$124,010.00	
45817	8/30/2023	4231	162	CENTER ST, 30A	ARMSTRONG	GARGAN/MCKENNA/SWEN	0	0	0	-1	0.00	\$1,000.00	\$20.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
45818	8/30/2023	0067	352	MIACOMET AV, 60	EDITH ANN RAY REVOCA	RAY	-1	0	0	0	0.41	\$0.00	\$0.00	D
45819	8/31/2023	0055	5189	AUTOPSCOT CI, 13	13 AUTOPSCOT LLC	NEWHOUSE	-1	0	0	0	0.12	\$2,300,000.00	\$46,000.00	
45820	8/31/2023	7313	051	BANK ST, 25	BENK	BEACH BUCKET LLC	-1	0	0	0	0.03	\$2,000,000.00	\$40,000.00	
GRAND TOTALS							-41	-13				\$78,042,000.00		
							-1	-9			39.515		\$1,428,340.00	

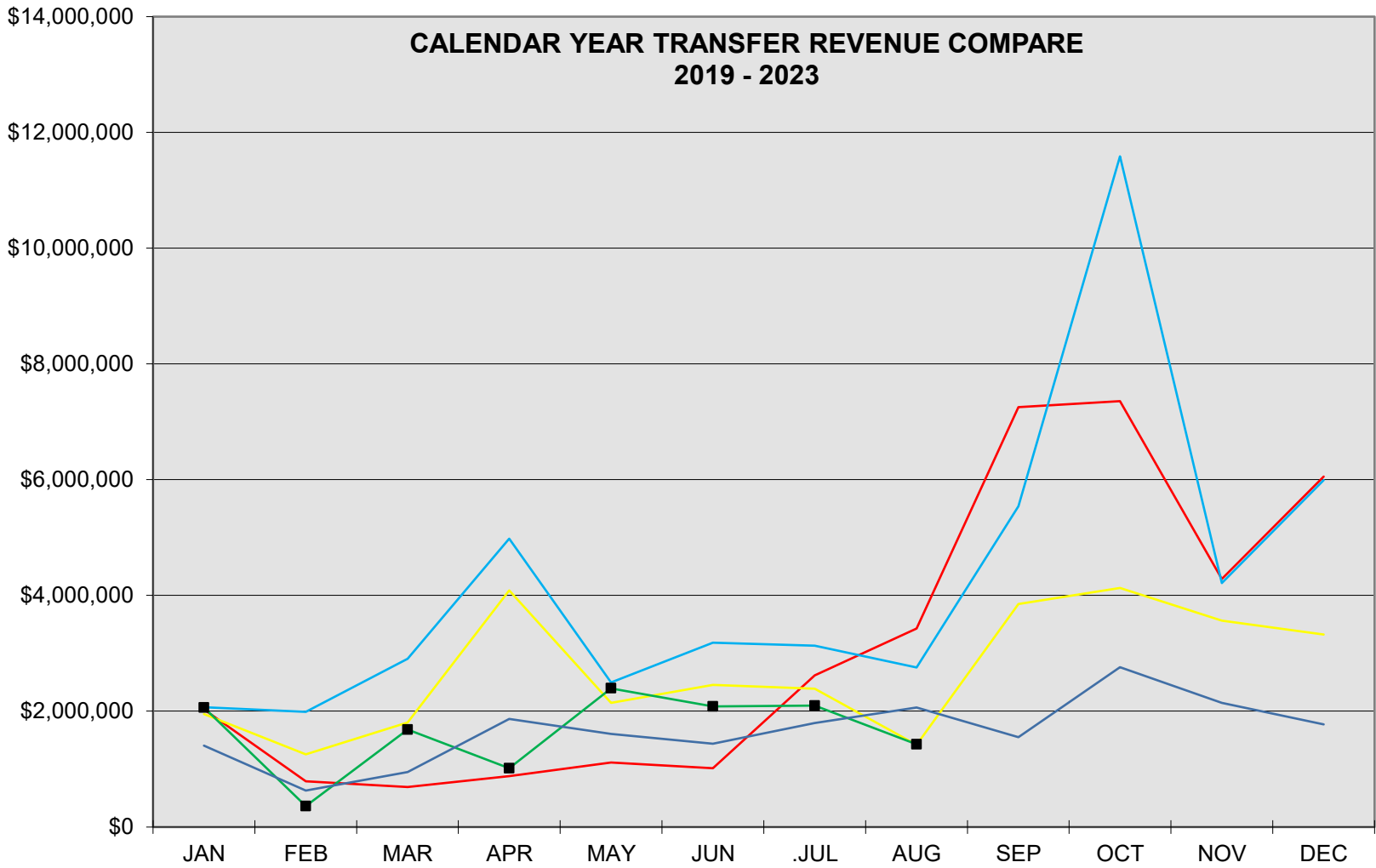
MONTHLY TRANSFER STATISTICS CALENDAR 2022

CAL22 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-22	81	42	39	\$111,899,100	\$97,499,100	\$1,950,732
Feb-22	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
Mar-22	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
Jul-22	79	48	31	\$124,164,276	\$119,014,276	\$2,387,886
Aug-22	81	57	24	\$84,455,392	\$70,037,323	\$1,417,575
Sep-22	85	41	44	\$199,748,058	\$192,528,058	\$3,850,561
Oct-22	97	38	59	\$216,160,950	\$206,610,950	\$4,132,219
Nov-22	88	43	45	\$186,319,400	\$178,167,500	\$3,563,350
Dec-22	117	59	58	\$178,569,358	\$165,994,358	\$3,325,661
THRU AUG 22	657	381	276	\$947,599,714	\$872,870,028	\$17,499,819
Average	87	47	40	\$144,033,123	\$134,680,908	\$2,697,634
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	117	59	59	\$216,160,950	\$206,610,950	\$4,132,219

MONTHLY TRANSFER STATISTICS CALENDAR 2023

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23						
Oct-23						
Nov-23						
Dec-23						
THRU AUG 23	533	340	193	\$690,489,469	\$655,979,718	\$13,128,094
Average	67	43	24	\$86,311,184	\$81,997,465	\$1,641,012
Low	50	32	13	\$19,474,665	\$17,669,500	\$361,890
High	82	50	36	\$123,501,599	\$119,844,099	\$2,396,882

CALENDAR YEAR TRANSFER REVENUE COMPARE 2019 - 2023



- CAL 20
- CAL 21
- CAL 22
- CAL 23
- CAL 19



Agenda Item Summary

Agenda Item #	CONSENT
Date	9/12/2023

Staff

Rachael Freeman, Director of Environmental and Agricultural Resources; Emma Kantola, Outreach & Communications Coordinator

Subject

2023 Apple Orchard Harvest

Executive Summary

It's a great year for apples on the island, and we're seeing fruit produced from our trees at Millbrook Heritage Orchard, The Creeks Preserve, and on Town properties, such as in front of the Landmark House. We propose collaborating with Nantucket's girl scouts and the Town of Nantucket to organize apple picking events around the island.

Staff Recommendation

Staff recommend reaching out to the girl scouts and Town of Nantucket to see if they're interested in this program (we have not run the idea by either group yet). If we decide to move forward, Emma can work to organize a series of events with these groups.

Background/Discussion

Click or tap here to enter text.

Impact: Environmental Fiscal Community Other

Click or tap here to enter text.

Board/Commission Recommendation

Click or tap here to enter text.

Public Outreach

This program would be in nature outreach with the Girl Scouts. Additionally, Emma can attend the events to get photos and videos for outreach via social media.

Connection to Existing Applicable Plan, Program, or Policy

Click or tap here to enter text

Attachments

Click or tap here to enter text



JOIN US FOR A COMMUNITY WILDFIRE AWARENESS DAY ON SUNDAY, 9/17!



*Learn how to keep our island, families,
homes and businesses safe from wildfires.*



**SPECIAL GUEST APPEARANCE:
SMOKEY BEAR!**

MA STATE POLICE HELICOPTER & WATER DROP DEMO!

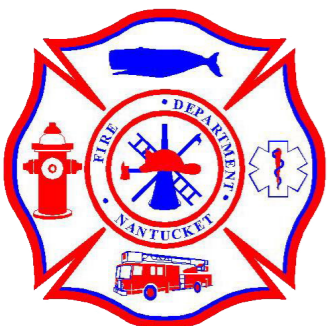
WILDLAND FIRE TRUCKS!

BRUSH MOVING HEAVY EQUIPMENT!

TOUCH-A-TRUCK EVENT!

COME LEARN ABOUT:

Nantucket Community Wildfire Preparedness Plan, Nantucket Land Bank's role in fire on Nantucket, Nantucket Conservation Foundation's response to Southern Pine Beetle and ongoing fire-break management work, and how to protect your property from wildfires.



Nantucket
Conservation
Foundation

SUNDAY, SEPTEMBER 17

10 AM TO 2 PM

TOM NEVERS PARK



Agenda Item Summary

Agenda Item #	Click or tap here to enter text.
Date	9/12/2023

Staff

Emma Kantola

Subject

Maria Mitchell Association Nature of Nantucket Podcast Interview

Executive Summary

MMA hosts a Nature of Nantucket Podcast and asked to interview NLB staff on Wednesday September 27th. The podcast interview is typically with Joanna Roche, their Executive Director, and is about 20 minutes long.

Staff Recommendation

I recommend we participate. Rachael can be our interviewee, and discuss our plans for Lily Pond Park, along with the history of the property.

Background/Discussion

After Rachael's Lily Pond Park presentation at the Climate Change Summit, she received a good deal of feedback from attendees saying they walk this property every day, but were unaware of its history and our plans for the space. People seemed very engaged with the content and hoped to hear more about it. We think the timing makes this the perfect topic for this podcast.

Impact: Environmental Fiscal Community Other

Click or tap here to enter text.

Board/Commission Recommendation

Click or tap here to enter text.

Public Outreach

This project is by nature public outreach, we will likely promote this on our social media platforms as well.

Connection to Existing Applicable Plan, Program, or Policy

Lily Pond Park Master Plan

Attachments

N/A





REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES

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

PLEASE NOTE THAT THE LAND BANK'S APPROVAL IS CONTINGENT UPON ALL OTHER APPLICABLE TOWN PERMITS HAVING BEEN OBTAINED.¹

APPLICANT NAME: Nantucket Public Schools (Coach Lisa Wisentaner)

MAILING ADDRESS: 10 Surfside Rd

TELEPHONE: 588-332-0571 **E-MAIL:** lisakkt@yahoo.com

Proposed Location of EVENT: Cross Country Team home meets at Gardner Farm

DATE of EVENT: 9/13, 9/27, 9/30, 10/4 **TIME of EVENT:** 3:00 to 5:30pm

Description / Anticipated # of attendees *friends, family, catering staff:* two teams and a few spectators

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

One porta potty in the parking lot delivered and removed on the day of the race, one small folding table, small pop-up tent, stakes with arrows on route, bus parking at Cisco Beach after dropping kids off at Gardner Farm

Approved/Denied: _____

Executive Director

Date: _____

Approval date

Staff Comments: _____

¹ Applicants must be in full compliance with Health Department, Fire, Police, and Natural Resources regulations. Contact Town of Nantucket Events Coordinator, Marina Dzvonic at 508-325-4166 or by email to mdzvonic@police.nantucket-ma.gov