

AGENDA
Nantucket Land Bank Commission
Regular Meeting of January 13, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/81960267177?pwd=MsZ9uXdW2zOkSe6bbIq4V0Gj7ebfAc.1>
Webinar ID: 819 6026 7177
Passcode: 198559

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

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. AGRICULTURAL MANAGEMENT
 - a. 19 Boynton Lane/Venison Processing Unit – Deer Donation Update
4. PROPERTY MANAGEMENT
 - a. Field of Dreams/7 & 9 W. Sankaty Road and 31C & 31B New Street – Collaboration Discussion
 - b. 2 Hallowell Lane – Discussion
 - c. 41 Jefferson Avenue – Dune System/Parking Draft Plan Review
 - d. Smooth Hummocks – Event Request / 2026 Half Marathon
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Executive Director’s Working Group
6. REGULAR BUSINESS
 - a. Policy Discussion Regarding Transfers of Corporate Ownership
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of December 9, 2025, and Special Meetings of December 5, 2025, and December 30, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Various Properties Use Request – Linda Loring Nature Foundation Birding Field Trips 2026
 - d. Hoicks Hollow Road/Coast to Coast Parking Lot – License Execution
10. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 10/28/25.
2. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT

MINUTES
Nantucket Land Bank Commission
Regular Hybrid Meeting of January 13, 2026
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:00 p.m.

PRESENT: Mark Donato, Kristina Jelleme, Neil Paterson, Allen Reinhard, John Stackpole.

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator.

James Meehan, Half Marathon Race Director; Thomas McShane, Consultant; were also present at call to order. Siobhan O'Mahony Moore, Sconset Trust was present via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: Upon a motion was made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept the agenda as presented.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS: Ms. Freeman announced that the Land Bank holiday party was being planned for the end of the month and details will be forthcoming. Ms. Campese reported that the date for the Cross-Island Hike was set for Saturday, September 19, 2026, which is a week earlier than usual due to the new early hunting season on Nantucket.

C. PROPERTY MANAGEMENT:

1. Smooth Hummocks – Event Request / 2026 Half Marathon: Mr. Meehan reviewed last year's half marathon. He said the registration was capped at 1,150 and it sold out, but due to stormy weather only 500 participated. Having had the event at Smooth Hummocks the last several years has improved the safety of the runners and it was much more enjoyable to run in such beautiful surroundings. The race was ranked in the top ten beach races by the national magazine Runners' World. The racecourse was a 6.5-mile loop that was repeated and starts and ends at Bartlett's Farm with parking at the Farm and Cisco Brewery. The volunteers would make sure all was clean after the race. The money raised each year after expenses was donated to local youth sports programs. Mr. Meehan invited someone from the Land Bank to make opening remarks before the race. Lastly, Mr. Meehan thanked the Commission and staff for their support over the years and gave a special thank you to Richard Schraff for his help in preparing the course for each race. Commissioner Reinhard commented that this event was one of the most well-organized events on the island, and they were good stewards of the property. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request.

Mr. Meehan departed the meeting at 4:08 p.m.

D. AGRICULTURAL MANAGEMENT:

1. 19 Boynton Lane/Venison Processing Unit – Deer Donation Update: Ms. Freeman reported that as of a few days ago there had been 47 deer donated and all was going well. She told the Commission that representatives from Reeds Poultry Farm in Sunderland were coming to the island at the end of the week to view the facility and make recommendations as to what was needed to begin processing poultry there. The Chair asked how the dumpsters placed in Head of the Plains and off Milestone for deer guts were working. Ms. Freeman said they were being well utilized by the hunters and no complaints from the public about guts piles on the trails have been received this year. Commissioner Donato said people at the dog park asked if the Land Bank could provide deer bones for their dogs. Ms. Freeman said staff was concerned about liability if the bones were not cooked, but she was looking into it.

E. PROPERTY MANAGEMENT:

1. Field of Dreams/7 & 9 W. Sankaty Road & 31c & 31b New Street – Collaboration Discussion: Ms. Freeman reviewed what was observed at the site visit on December 5th and due to open meeting laws, there was no discussion at that meeting. Further, she explained that Land Bank counsel had advised her that there was nothing in the Land Bank Act that allowed the Commission to distribute funds for projects that are exclusively on another entity's property and did not directly benefit the Land Bank. In other words, the maintenance of the bamboo which crossed both properties and tree work costs could be shared, but the seating area on the Sconset Trust lots could not. The consensus of the Commission was to mow the bamboo where it encroached into the property but to maintain it where it bordered the neighboring property as a vegetative buffer. Further, commissioners would like to install an accessible trail around the perimeter of the property with an ADA parking space at the northwest corner of 9 W. Sankaty Road. Ms. O'Mahony Moore thanked the Commission and asked them to support Sconset Trust in requesting the Town to install speed limit signs on W. Sankaty Road.

Ms. O'Mahony Moore departed the meeting at 4:28 p.m.

2. 2 Hallowell Lane – Discussion: Ms. Freeman explained that this property was purchased in 1988 with a viewshed easement. The interior of the property is wet so there is no trail system through it. The property acts as a nice green space in the neighborhood. However, there were some issues with parking for work trucks along the edges, so staff installed a split rail fence and a four-vehicle parking area. Over the summer someone installed a sign on the fence saying private parking, Land Bank land behind the fence. Staff removed the sign, and a letter was sent out to all the neighbors explaining the parking was public and requesting they not post signs to the contrary. Commissioner Paterson said that members of the public reported that they were yelled at by a neighbor saying they could not park there. Ms. Freeman said that staff planned to clean up the property a bit and continue to monitor the situation. Commissioner Paterson offered to donate a

stone post with the Land Bank logo embedded and public parking engraved on it. The Chair asked staff to look into the possibility of expanding the parking area. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was VOTED to accept the donation of a stone post from Commissioner Paterson with gratitude. *Commissioner Paterson recused himself from the vote.*

a. 41 Jefferson – Dune System/Parking Draft Plan Review: Ms. Freeman presented a draft plan of the proposed dune plan and parking lot. She pointed out that the goal was to create a dune to keep the sand on the property and off the parking lot and further to maximize the parking area by incorporating the areas where some of the buildings will be removed. The parking area is Belgian block and surfacing for the new areas was still being discussed. There would be two ADA parking spaces that would need either brick or concrete. Additionally, the plan called for the path through the dune to be Mobi mat. She pointed out that the dune system needed a chapter 91 license so in the meantime heavy sand fencing and jersey barriers over the winter will be utilized to hold the sand once the buildings are gone. Additionally, knee walls like the current ones around the parking area will be installed to the north. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to submit the draft plan to the Conservation Commission for permitting.

F. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Executive Director's Working Group: Ms. Freeman said she was working on a survey for the Commissioners to establish priorities in general along with properties and projects.

G. REGULAR BUSINESS:

1. Policy Discussion Regarding Transfers of Corporate Ownership: Ms. Freeman explained that the structures of corporate and entity ownership have become more complicated over recent years and many times off-record transfers were not reported to the Land Bank. When property is sold, the unreported transfers are discovered and often closings are delayed in order to rectify this. The recommendation from staff is to distribute the informational sheet when properties are transferred in the name of an entity to educate the owners and attorneys on the regulations. Included in the informational sheet is a request that transfer documents from entities be sent five days in advance of closing so staff have time to review and compare them to the last transfer to determine if there were any unreported transfers, and not hold up the sale of the property. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the informational sheet for distribution and request the additional days for transfer review. Ms. Freeman and Ms. Campese commended Ms. Wilson for her exemplary and diligent work on these difficult matters.

H. TRANSFER BUSINESS:

1. December 2025 Transfers – Record Nos. 48194 – 48306: The Commission reviewed transfers for the period of December 1, 2025, through December 31, 2025.

2. Current “M” Exemption and Lien: Upon a motion was made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to authorize the placing of a lien against the following property as a result of the purchasers claiming the “M” exemption as first-time buyers of real property.

No. 48269 Marko Medic and Viktoriya Angelova

I. APPROVAL OF MINUTES: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve and release the regular session minutes of December 9, 2025, and the special session minutes of December 5, 2025, and December 30, 2025, as written.

J. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was VOTED to approve the following consent items. *The Chair recused herself from item 2.*

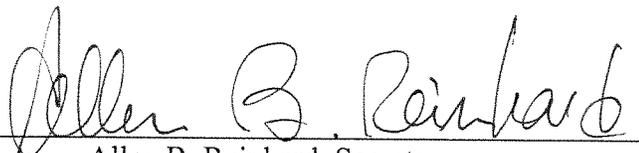
1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements
3. Various Properties Use Request – Linda Loring Nature Foundation Birding Field Trips 2026
4. Hoicks Hollow Road/Coast to Coast Trail Parking Lot – License Execution

K. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

II. EXECUTIVE SESSION: A motion was made by Commissioner Stackpole and duly seconded by Commissioner Donato to enter into executive session to discuss the purchase, exchange, lease or value of real property, and review and approve executive session minutes. A roll call vote was taken on the motion: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye. The Chair declared under Purpose 6 [G.L. c. 30A, 21(a)(6)] that discussion of these matters in open session may be detrimental to the Land Bank’s negotiating position; and under Purpose 7 [G.L. c. 30A21(a)(7)] to approve executive session minutes. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Commissioner Stackpole made a motion to adjourn the meeting at 6:48 p.m. Seconded by Commissioner Paterson. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Attested to:



Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 27th day of January 2026.

A handwritten signature in black ink, appearing to read "Kristina Jelleme", written over a horizontal line.

Kristina Jelleme, Chair

MONTHLY TRANSFER STATISTICS CALENDAR 2024						
CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
Total CAL2024	1009	601	409	\$1,436,043,279	\$1,356,476,099	\$27,171,512
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134
MONTHLY TRANSFER STATISTICS CALENDAR 2025						
CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	59	54	\$182,100,954	\$173,100,954	\$3,462,019
Total CAL2025	1127	631	496	\$1,866,560,004	\$1,782,097,379	\$35,634,948
Average	94	53	41	\$155,546,667	\$148,508,115	\$2,969,579
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	123	74	77	\$380,274,007	\$370,305,507	\$7,406,110

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025						
FY25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
THRU DEC 24	545	294	251	\$937,180,631	\$882,813,666	\$17,681,263
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,281,598
Low	63	33	23	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026						
FY26	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25	87	48	39	\$188,805,200	\$188,805,200	\$3,776,104
Sep-25	121	53	68	\$295,786,701	\$291,281,945	\$5,825,639
Oct-25	123	46	77	\$380,274,007	\$370,305,507	\$7,406,110
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	60	53	\$182,100,954	\$173,100,954	\$3,462,019
Jan-26						
Feb-26						
Mar-26						
Apr-26						
May-26						
Jun-26						
THRU DEC 25	656	339	317	\$1,329,019,707	\$1,296,851,921	\$25,937,038
Average	109	57	53	\$221,503,284	\$216,141,987	\$4,322,840
Low	87	46	36	\$130,369,920	\$126,355,390	\$2,527,108
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of January 13, 2026

1. Smooth Hummocks Event Request – Letter regarding Half Marathon (10/11/26)
2. Field of Dreams/7 & 9 W. Sankaty Road & 31c & 31b New Street – Conceptual plans
3. 2 Hallowell Lane - Plans
4. 41 Jefferson Avenue – Draft Dune and Parking Plan
5. Draft Policy regarding transfers of Entity Ownership
6. Monthly Transfer Report – December 2025
7. Current “M” Exemption – Notice of Lien (see transfer business for record no.)
8. Calendar Year Transfer Statistics and Graph – December 2025
9. Fiscal Year Transfer Statistics and Graph – December 2025
10. Check Warrant Summary dated January 13, 2026
11. Property Use Request – Linda Loring Nature Foundation Birding Field Trips 2026
12. Hoicks Hollow Road/Coast to Coast Trail Parking Lot - License

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of January 13, 2026

1. December 2025 Transfers – Record Nos. 48194 through 48306
 - a. Current “M” Exemption and Lien:
 - No. 48269 Marko Medic and Viktoriya Angelova