

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of January 27, 2026  
Land Bank Conference Room, 22 Broad Street  
and Via Zoom Webinar

<https://us06web.zoom.us/j/89365429460?pwd=FnoGHpLd0am4IL8tDOWaucbBldctKU.1>  
Webinar ID: 893 6542 9460  
Passcode: 940307

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 BUSINESS
  - a. 168 Hummock Pond Road/Mt. Vernon Farm - Sustainable Nantucket Farm Update
  - b. Deer Damage Permit – Update
4. PROPERTY MANAGEMENT
  - a. Miacomet Golf Driving Range Expansion – Update
  - b. 8 Wesco Place – Easement Update
5. LONG RANGE OBJECTIVES
  - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
  - a. Regular Meeting of January 13, 2026
8. CONSENT ITEMS
  - a. Monthly Financial Report – December
  - b. Warrant Authorization – Cash Disbursements
  - c. Warrant Authorization – 2012 Series A Bond Payment
9. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

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

- ~~1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 10/14/25.~~

~~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 Meeting of January 27, 2026  
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts  
and via Zoom Webinar

CALL TO ORDER: 4:00 p.m.

PRESENT: Kristina Jelleme; Neil Paterson; Allen Reinhard; John Stackpole. *Mark Donato was present via Zoom Webinar.*

STAFF PRESENT: Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; Emily Goldstein Murphy, PhD, Director of Environmental & Agricultural Resources. *Rachael Freeman, Executive Director, was present via Zoom Webinar.*

*Posie Constable, Managing Director of Sustainable Nantucket; and JohnCarl McGrady, Nantucket Current Reporter; were also present at call to order.*  
*Martin Feehan, MassWildlife, Deer & Moose Project Leader was present via Zoom Webinar.*

I. CONVENE IN OPEN SESSION:

A. ACCEPTANCE OF AGENDA: A motion was made by Commissioner Paterson to accept the agenda as amended. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

B. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Ms. Freeman announced that the Land Bank was hosting a winter walk series, with upcoming walks January 29, February 2, 5 and 11. Additionally, the Land Bank was once again participating in the Winter Wellness Series with a walk at Beachwood Farm on March 18<sup>th</sup>. The sign up is on the website and the walks are advertised in the newsletter and on social media.

2. Ms. Freeman reported that Dr. Goldstein Murphy had applied for and received a grant from Mass Wildlife Habitat Management Grant Program for the forestry work at Gardner Farm. This is the third year in a row this grant has been received, which speaks to the exceptional work being done by the Property Management and Environmental staff. The amount of this year's grant is \$72,143. The Commission thanked Dr. Goldstein Murphy for her excellent efforts.

C. AGRICULTURAL BUSINESS:

1. 168 Hummock Pond Road/Mt. Vernon Farm – Sustainable Nantucket Farm Update: Ms. Constable reviewed the past year's events and accomplishments. Including agricultural bike tours, a myriad of workshops, two new farmers, and upgrades to the farm and farm stand. She reviewed the Farm to School program which included funding a Sustainable Agriculture class at the high school which in turn provided materials and plant starts for the school greenhouses and plants

for the GrowBox homesteading Program for families with food insecurity. Ms. Constable went over initiatives for 2026 which included additional workshops, establishing a seed library, a cooking collaboration with farmers series, a new fundraiser celebrating the expansion of locally sourced meat on the island and bringing back a Family Ag Day with tours of the farm, games and activities, BBQ and music. These would be in addition to the Farm Fresh Feast and bike tours. Additionally, Ms. Constable was requesting converting the license which expires in 2029 to a 10-Year term; sub meter all plugs so the usage by individual farmers can be allocated and to install standalone solar panels along unfarmable land to achieve net zero electric usage. The Chair thanked Ms. Constable for her presentation and asked her to come back with more detail about the new events. The consensus of the Commission was to walk the site of the proposed solar panels before making a decision. Ms. Freeman explained that none of the farm licenses have been converted to ten-year terms as there were many details being worked out to make sure the licenses were comprehensive.

*Ms. Constable departed the meeting at 4:40 p.m.*

2. Deer Damage Permit (“ADDP”)– Update: Ms. Freeman explained that staff has looked into the various parameters that would be requested in a deer damage permit and staff recommended an ADDP for Beechwood Farm at 35, 39 & 41 Almanack Pond Road from February 15 through March 21, 2026. As part of the permit, all of the venison would be processed at the Land Bank’s Agricultural Processing Center and donated through the MassWildlife’s Hunters Share the Harvest Program that would help people with food insecurity on the island. The volunteers for deer removal would be required to be year-round residents with a valid firearms license and hunting license and go through a transparent application process. The chosen volunteers would be listed as sub-permittees on the ADDP. Mr. Feehan explained that the permit would be very structured and the state would work with the Land Bank to set the parameters they choose. Mr. Feehan answered various questions from the commissioners. A motion was made by Commissioner Paterson to have staff move forward with applying for the ADDP. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Nay; John Stackpole-Aye.

*Mr. Feehan departed the meeting at 4:54*

#### D. PROPERTY MANAGEMENT:

1. Miacomet Golf Driving Range Expansion – Update: Ms. Freeman reported due to modern equipment, balls were hit further and beyond the current limits of the driving range. Expanding the driving range has been discussed for years and over that time the project has been pared down to a 1.9-acre expansion and is now in the permitting stage with a Notice of Project Change sent to the Massachusetts Environmental Protection Agency (“MEPA”). The project entailed removing a limited number of trees, planting native grass, relocating 16 individual state listed plants and relocating the perimeter fence. Dr. Goldstein Murphy said once the notice was filed MEPA had 20 days to review it and then 10 days for a decision from the Secretary of Environmental Affairs. She said that the project could likely start in July or be put off until the Fall if golf management chooses.

2. 8 Wesco Place – Easement Update: Ms. Freeman explained that Claire O’Connor, Field Operations Administrator was working with Robert Bystrowski, Real Estate Specialist II for the Town of Nantucket to place a public way marker at the end of the public way. This requires going before the Roads and Right of Ways Committee, which could take a bit of time. Further, signs were ordered showing the Land Bank public access which were just received and would be installed shortly. Commissioner Donato commended Commissioner Paterson for his generosity in donating stone posts and signs for the Town and Land Bank.

E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives Workgroup. None.

*Mr. McGrady departed the meeting at 5:04 p.m.*

F. TRANSFER BUSINESS:

1. “M” Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: A motion was made by Commissioner Paterson to authorize the issuance of Release of Liens for the following transfers as a result of the purchasers fulfilling the requirements of Section 12, subsection (-m-). Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson Aye; Allen Reinhard-Aye; John Stackpole.

No. 42451 Marin Vasilev and Claudia Valle  
No. 42453 George Kelly and Emily Kelly  
No. 42512 Jeremiah Stratman and Laura Stratman  
No. 42541 Sarah M. Higgins  
No. 42655 William W. Graves, III and Mary T. Graves  
No. 44595 Riley Fusaro

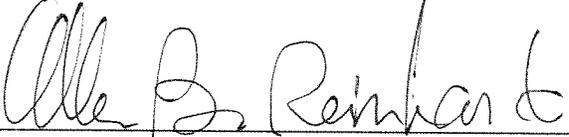
G. APPROVAL OF MINUTES: A motion made by Commissioner Stackpole to accept, approve, and release the regular session minutes of January 13, 2026, as written. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson Aye; Allen Reinhard-Aye; John Stackpole-Aye.

H. CONSENT ITEMS: A motion made by Commissioner Stackpole to approve the following consent items. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye\*; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole. \**Kristina Jelleme recused herself from the second item.*

1. Monthly Financial Report – December
2. Warrant Authorization – Cash Disbursement
3. Warrant Authorization – 2012 Series A Bond Payment

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

ADJOURNMENT: A motion made by Commissioner Stackpole to adjourn at 5:49 p.m. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole.

Attested to:   
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission on this 10th day of February 2026.

  
Kristina Jelleme, Chair

**NANTUCKET LAND BANK COMMISSION WORKSHEET  
UNAUDITED FINANCIAL REPORT as of December 31, 2025**

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS	NOV YIELD	DEC YIELD	11/30/2025	12/31/2025
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$119,282.23	\$119,078.24
Nantucket Bank / Collection Account x7653	3.97	3.67	\$40,661,030.24	\$43,570,248.19
<b>TOTAL UNRESTRICTED FUNDS:</b>			<b>\$40,780,312.47</b>	<b>\$43,689,326.43</b>

**FISCAL YEAR 2026 REMAINING UNRESTRICTED FUNDS COMMITTED**

Capital and Projects				\$14,651,527.56
Operating Budget				\$4,642,892.28
Debt & Interest Payments				\$3,733,480.97
<b>TOTAL REMAINING COMMITTED FUNDS FOR FY2026</b>				<b>\$23,027,900.81</b>

**STATEMENT OF ACCOUNTS - RESERVE FUNDS**

	NOV YIELD	DEC YIELD	11/30/2025	12/31/2025
Nantucket Bank / Special CD x1135 matures 4/20/2026	3.68	3.68	\$5,693,050.07	\$5,716,630.94
Nantucket Bank / Operations Reserve Fund CD matures 6/18/26	3.92	3.92/3.54	\$3,867,328.58	\$3,879,808.21
<b>TOTAL RESERVED FUNDS:</b>			<b>\$9,560,378.65</b>	<b>\$9,596,439.15</b>

**STATEMENT OF ACCOUNTS - RESTRICTED FUNDS**

	NOV YIELD	DEC YIELD	11/30/2025	12/31/2025
US Bank / Series A Bonds Reserve Fund / SLGS mature 12/1/27 & 2/15/32 MktVal	2.93	2.93	\$1,575,460.93	\$1,577,388.06
US Bank / Series A Bonds Debt Service Fund x1002	0.00	0.00	\$1,046,447.29	\$20,922.38
US Bank / Acquisition Fund x1003	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / Cisco Beach Parking Mitigation Fund	0.25	0.25	\$20,020.97	\$20,025.22
Nantucket Bank / WTCA Escrow	0.25	0.25	\$25,026.21	\$25,031.52
Nantucket Bank / SHAC Escrow x7038	0.25	0.21	\$34,426.85	\$34,432.84
Nantucket Bank / NFRM Escrow x9058	0.25	0.21	\$10,035.52	\$10,037.27
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.21	\$28,099.41	\$28,104.30
Nantucket Bank / Nabalus Escrow x1473	0.25	0.25	\$1,674.99	\$1,675.35
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.21	\$523,525.54	\$523,616.62
Nantucket Bank / SGC Capital Reserve	0.25	0.21	\$523,511.84	\$523,602.92
Nantucket Bank / NGM Management Reserve CD matures 7/12/26	3.54	3.54	\$54,124.77	\$54,299.42
Hingham Savings / Marble Reserve CD matures 6/11/26	3.78	3.78	\$257,002.75	\$257,829.16
Citizens Bank / Merrill Dana Acquisition Escrow			\$60,010.00	\$60,010.00
<b>TOTAL RESTRICTED FUNDS:</b>			<b>\$4,159,368.17</b>	<b>\$3,136,976.16</b>

**STATEMENT OF DEBT**

BONDS:	Principal Outstanding	NOTES:	Principal Outstanding
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$2,725,000	Marble Note #19	\$1,700,000
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$2,055,000	Purple Wampum Note	\$3,250,000
<b>TOTAL BONDS:</b>	<b>\$4,780,000</b>	<b>TOTAL NOTES:</b>	<b>\$4,950,000</b>
<b>TOTAL DEBT:</b>			<b>\$9,730,000</b>

DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of January 27, 2026

1. Sustainable Nantucket Farm Update PowerPoint Presentation
2. Agricultural Deer Damage Permit PowerPoint Presentation
3. MGC Driving Range Expansion Map
4. "M" Exemptions Release of Liens (see transfer business for record numbers)
5. Monthly Financial Report - December
6. Check Warrant Summary dated January 27, 2026
7. Warrant Authorization – 2012 Series A Bond Payment

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of January 27, 2026

1. "M" Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Liens:

No. 42451 Marin Vasilev and Claudia Valle

No. 42453 George Kelly and Emily Kelly

No. 42512 Jeremiah Stratman and Laura Stratman

No. 42541 Sarah M. Higgins

No. 42655 William W. Graves, III and Mary T. Graves

No. 44595 Riley Fusaro