

AGENDA
Nantucket Land Bank Commission
Special Meeting of December 5, 2025
7 and 9 W. Sankaty Road and 31C & 31B New Street, Siasconset, MA

CALL TO ORDER: 11:00 A.M.

A. CONVENE IN OPEN SESSION

1. PROPERTY MANAGEMENT

a. Field of Dreams/7 & 9 W. Sankaty Road and 31C & 31B New Street – Site Visit

ADJOURNMENT

MINUTES

Nantucket Land Bank Commission
Site Visit - Meeting of December 5, 2025

“Field of Dreams” 31B & 31C New Street, 7 & 9 West Sankaty Street Nantucket, Massachusetts

CALL TO ORDER: 11:00 a.m.

PRESENT: Kristina Jelleme; Neil Paterson; Allen Reinhard; John Stackpole.

STAFF PRESENT: Rachael Freeman, Executive Director

Commissioner Mark Donato arrived at the site at 11:10am.

I. CONVENE IN OPEN SESSION:

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

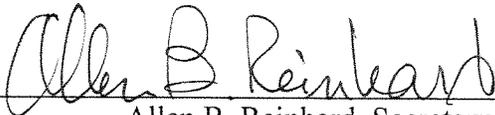
B. PROPERTY MANAGEMENT:

1. Field of Dreams/7 & 9 W. Sankaty Road and 31C & 31B New Street – Site Visit
Ms. Freeman began the meeting by reviewing the Open Meeting Law regulations for site visits, which include being able to ask direct questions to Land Bank staff with no follow-up discussion between Commissioners. She noted that the site visit was primarily to view the property and understand the Sconset Trust’s request. The Field of Dreams would be included as an agenda item at a Land Bank Commission meeting in January for discussion.

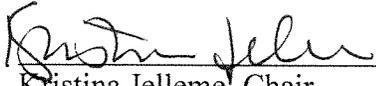
The group walked the property together, and Ms. Freeman provided information about existing and proposed site features. She pointed out the bamboo buffer along the eastern property line and noted the open nature of the Land Bank’s two parcels, which naturally lends itself to being a playing field. Ms. Freeman showed the Commission the uneven nature of the ground across the four properties and described the potential for improvement by filling small holes and evening out the surface while retaining the existing grades. It was observed that tree trimming and removal had recently occurred across all properties as a part of the overall site management. Ms. Freeman described the proposed accessible path inside the split rail fence at the edge of the open field, which would allow people to enter the site on West Sankaty Street and walk across to New Street while not on the edge of a busy road. The Sconset Trust’s plan for a seating area and plantings at the corner of New Street was reviewed, and Commissioners were shown the schematic the Trust provided at the Land Bank meeting on November 25. Lastly, Ms. Freeman described the planned access points to the property and potential signage. Commissioner Jelleme observed the number of cars parked along West Sankaty Street and asked staff to explore whether there were opportunities for formalizing parking or creating accessible spaces. In addition, she asked Commissioners to consider what their vision for the property was for discussion at a future meeting. Ms. Freeman was asked to determine if the Land Bank was legally allowed to share the costs of a pocket park on the Sconset Trust property

and, if legal, would this be precedent setting.

ADJOURNMENT: A motion was made by Commissioner Mark Donato to adjourn at 11:30 a.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-Aye.

Attested to: 
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 13th day of January 2026.


Kristina Jelleme, Chair

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Site Meeting of December 5, 2025

1. Sconset Trust – Field of Dreams Schematic Plans