

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of December 9, 2025  
Land Bank Conference Room, 22 Broad Street  
and Via Zoom Webinar

<https://us06web.zoom.us/j/83854087890?pwd=IeUbREazn5SsSeDehKV5wwar99kig.1>

Webinar ID: 838 5408 7890

Passcode: 476964

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 – Update
4. PROPERTY MANAGEMENT
  - a. Property Management Department – Quarterly Update
  - b. Various Property Projects - Update
  - c. On-Call Road Grading – Bid Award/Contract
  - d. 166 Hummock Pond Road Demo – Bid Award/Contract
  - e. Various Properties – Encroachment Update
5. LONG RANGE OBJECTIVES
  - a. Update on Long-Range Objectives from the Executive Director’s Working Group
6. REGULAR BUSINESS
  - a. Annual “M” Exemption Amount – Adoption
  - b. Schedule Special Meeting – Regarding Bid Award for Construction of Maintenance Facilities
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
  - a. Regular Meeting of November 25, 2025
9. CONSENT ITEMS
  - a. Monthly Transfer Statistics – Review and Acceptance
  - b. Warrant Authorization – Cash Disbursements
  - c. 2026 Meeting Schedule
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 December 9, 2025  
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts  
and via Zoom Webinar

CALL TO ORDER: 4:02 p.m.

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

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

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 there was an upcoming bird count, and she would email information to anyone interested.

C. AGRICULTURAL MANAGEMENT:

1. Agricultural Department – 19 Boynton Lane/Venison Processing Unit – Update: Ms. Freeman announced that the unit was open and staff was working on processing the 21 deer that had been donated to date. She pointed out how hard the staff worked to get it done and was thankful for all their support.

D. PROPERTY MANAGEMENT:

1. Property Management Department – Quarterly Update: Mr. Pollock reported that forestry work at Hinsdale Park was underway, with equipment being mobilized to the site. He explained that the work was done in units so portions of the property could stay open with all trails open on the weekends. The property would have signage explaining the project and marking the closed trail; additionally, they will be posted on social media. He said there would be two to three people working on the project; however, at times the resource department would work on smaller trees under the direction of Mr. Schraff while Mr. Pollock and Mr. Earley would handle the larger trees. Mr. Pollock confirmed that he had a list of people who would take the chips, and Ms. Freeman reminded the Commission that the Land Bank was looking into using them for biochar production that would turn them into fertilizers for farmers. Mr. Pollock reported that staff had been busy with habitat and mitigation management both for ecological purposes and as requirements for various permits. He explained that habitat management for priority habitat was not an obligation but an environmental benefit and something the Land Bank was choosing to do. In contrast, mitigation

management is an obligation for properties such as the Smooth Hummocks Costal Preserve's sandplain grasslands, which is required by the Natural Heritage permit related to the expansion of Miacomet Golf Course. There are also mitigation requirements that the Land Bank fulfills for the Surfside Sewer Treatment plant, the industrial park on New South Road, Nobadeer ball fields and the Cisco Beach parking lot. This work results in approximately 171 acres of mitigation management per year for various endangered species and habitats. Mr. Pollock told the Commission they were rebuilding the prescribed burn program by training a certifying staff, volunteers and members of the Nantucket Fire Department for prescribed burns which they hope to conduct in the spring. They held a two-day training course in collaboration with the fire department and the Department of Conservation and Recreation with about 30 people in attendance. Additionally, Mr. Pollock will be holding chainsaw training classes for staff and other conservation organizations. The Commission complimented Mr. Pollock and staff for their exemplary work.

2. Various Property Projects – Update: Ms. Freeman said rather than go over all the projects, she picked three and asked the Commissioners to let her know if there were other project updates they would like to see on a future agenda.

a. Lily Pond Restoration – Update: Ms. Freeman presented an updated schedule of the project and pointed out that the 401 water quality certification application had been submitted and can take up to 9 months to process. However, the designers were moving forward with construction and bid documents that will be put out to bid once all the permitting is in place. Ms. Freeman said when the 401 certificate was received, the other permits should fall into place. She said that they are currently exploring materials for design. Lastly, she reported that to date \$850,734.86 of the \$5.7 million budget has been spent with \$99,135.86 reimbursed through the \$600,000 SNEP grant.

b. Bike Park – Update: Ms. Freeman said they had held a forum with the neighbors who asked lots of questions and were mainly concerned that the parking lot was not big enough. To that end, the designers gave a few options for expanding parking in the future. She reported that the project was ready for permitting and then it will be put it out to bid with a design build firm. To date \$57,684.62 has been spent on design.

C. 41 Jefferson Avenue – Buildings Relocation: Ms. Freeman said the project is still on track for the spring. The OPM Vertex was reviewing costs and project design with SMRT. \$60,866.65 has been spent to date. Design and planning for sand retention was also underway with the Woods Hole Group who had visited the site and a meeting with design options is scheduled for Thursday.

3. On-Call Road Grading – Bid Award/Contract: Ms. Antonietti explained that the Land Bank had piggybacked on the Town of Nantucket procurement of annual on-call road grading. The primary contract will go to Strang, LLC and the secondary contract will go to Holdgate Partners. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to award the primary contract to Strang, LLC and a secondary contract to Holdgate Partners and to authorize Ms. Freeman to execute the contract.

4. 166 Hummock Pond Road Demo – Bid Award/Contract: Ms. Antonietti reported there were four bids, but one was disqualified due to mathematical errors. The evaluation committee reviewed the bids, and the OPM checked DCAMM references and recommended awarding the bid to Bestech, Inc. Their bid of \$247,000, which was \$67,000 above the cost estimate, was the lowest bid. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to award the bid to Bestech and to authorize Ms. Freeman to execute the contract.

*Mr. McGrady departed the meeting at 5:24 p.m.*

5. Various Properties – Encroachment Update: Ms. Freeman went over information provided by Field Operations Administrator, Claire O’Connor who could not be present at the meeting. Ms. O’Connor said that now was a great time to look for encroachments with the leaves off the trees, and that many encroachments are reported by community members or neighbors. Ms. O’Connor may utilize drone imagery to confirm encroachments and property boundaries, which can be imported into GIS to create maps and facilitate solutions to the issues. She has worked to eliminate many long-standing encroachments that were located in the 29-acre parcel at 50 Tom Nevers Road. Ms. O’Connor enjoys meeting with the public to resolve encroachments and always emphasizes that Land Bank property has been purchased with public funds and is for public use only. The Commission thanked Ms. O’Connor for her excellent work.

#### E. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Executive Director’s Working Group: Ms. Freeman reported that she has continued to review proposals from public opinion consultants.

#### F. REGULAR BUSINESS:

1. Annual “M” Exemption Amount – Adoption: Ms. Campese presented statistics for 2023, 2024 and 2025 year to date for “M” exemption transfers. Ms. Freeman pointed out that in the past, typically the goal has been to base the exemption amount on the median purchase price of prior year’s “M” exemption transfers. Based upon an analysis of those statistics and knowledge of current sale prices for residential real property in the Town and County of Nantucket, a motion was made by Commissioner Donato and duly seconded by Commissioner Reinhard, and unanimously VOTED to increase the value of the “M” exemption from \$1,200,000 to \$1,400,000 for the calendar year 2026.

2. Schedule Special Meeting – Regarding Bid Award for Construction of Maintenance Facilities: Ms. Freeman explained that since there was no quorum for the December 23<sup>rd</sup> meeting and the following meeting was not until January 13<sup>th</sup>, she recommended holding a special meeting to award the contract for the maintenance facility contract. The bids for the contract were due December 17<sup>th</sup>. The meeting could be brief and could be virtual for the Commission if

needed. The consensus of the Commission was to hold a special meeting on Tuesday, December 30, 2025 at 4:00 p.m.

G. TRANSFER BUSINESS:

1. November 2025 Transfers – Record Nos. 48094 - 48193: The Commission reviewed transfers for the period of November 1, 2025, through November 30, 2025.

2. Current “M” Exemptions and Liens: Upon a motion was made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to authorize the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property.

No. 48102 Patrick Ridge and Mayla Rose Davis Ridge  
No. 48108 Andrew Snell and Dana Snell  
No. 48127 10 Driscoll Way Nominee Trust  
No. 48139 Anne Herrmann, John Magnusson and Olivia Magnusson

2. Current “O” Exemption and Lien: Upon a motion was made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to authorize the placing of a lien against the following property as a result of the purchasers claiming the “O” exemption as part of the affordable homebuyers’ purchase of real property.

No. 48157 Riley T. Fusaro and Eliza Rose Steadman

H. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve and release the regular session minutes of November 25, 2025, as written.

I. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously 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. 2026 Meeting Schedule

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: The Chair asked if a new septic was being installed at 22 Massasoit Bridge Road. Ms. Freeman said that work was being done towards that goal.

II. EXECUTIVE SESSION: A motion was made by Commissioner Donato and duly seconded by Commissioner Stackpole 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; Allen Reinhard-Aye; John Stackpole-Aye.

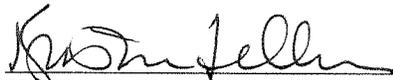
The Chair declared under Purpose 6 [G.L. c. 30A, 21(a)(6)] that discussion of these matters in open session may be detrimental to the Land Bank's negotiating position; and under Purpose 7 [G.L. c. 30A21(a)(7)] to approve executive session minutes. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Commissioner Donato made a motion to adjourn the meeting at 6:00 p.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-Aye.

Attested to:

  
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission on the 13<sup>th</sup> day of January 2026.

  
Kristina Jelleme, Chair

<b>MONTHLY TRANSFER STATISTICS CALENDAR 2024</b>						
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
<b>Nov-24</b>	<b>100</b>	<b>62</b>	<b>38</b>	<b>\$163,279,002</b>	<b>\$129,527,502</b>	<b>\$2,590,550</b>
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
THRU NOV 24	911	546	366	\$1,335,812,491	\$1,258,145,311	\$25,187,896
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
<b>MONTHLY TRANSFER STATISTICS CALENDAR 2025</b>						
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
<b>Nov-25</b>	<b>100</b>	<b>64</b>	<b>36</b>	<b>\$151,682,925</b>	<b>\$147,002,925</b>	<b>\$2,940,058</b>
Dec-25						
THRU NOV 25	1014	572	442	\$1,684,459,050	\$1,608,996,425	\$32,172,929
Average	92	52	40	\$153,132,641	\$146,272,402	\$2,924,812
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

DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of December 9, 2025

1. Forestry work maps
2. Prescribed Burn Training pictures
3. Spreadsheet of costs to date: Lily Pond, Bike Park and 41 Jefferson Buildings Relocation
4. Lily Pond Schedule and Materials documents
5. Bike Park concept and parking options
6. On-Call Road Grading contracts
7. 166 Hummock Pond Road – Bids
8. “M” Exemption Statistics 2023-2025
9. Monthly Transfer Report – November 2025
10. Current “M” Exemptions – Notice of Liens (see transfer business for record nos.)
11. Current “O” Exemption – Notice of Lien (see transfer business for record no.)
12. Calendar Year Transfer Statistics and Graph – November 2025
13. Check Warrant Summary dated December 9, 2025
14. 2026 Meeting Schedule

TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of December 9, 2025

1. November 2025 Transfers – Record Nos. 48094 through 48193

a. Current “M” Exemption and Liens:

No. 48102 Patrick Ridge and Mayla Rose Davis Ridge  
No. 48108 Andrew Snell and Dana Snell  
No. 48127 10 Driscoll Way Nominee Trust  
No. 48139 Anne Herrmann, John Magnusson and Olivia Magnusson

b. Current “O” Exemption and Lien:

No. 48157 Riley T. Fusaro and Eliza Rose Steadman