

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of March 11, 2025  
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
  - a. 160 Hummock Pond Rd/Mt. Vernon Farm – Eat Fire Farm Annual Update
3. PROPERTY MANAGEMENT
  - a. Milestone Road – Bike Park Design Update
  - b. Falmouth Road Relocation - Discussion
  - c. 41 Jefferson Avenue – Commemorative Rock Language & Design
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
  - a. Regular Meeting of February 25, 2025
6. REGULAR BUSINESS
  - a. Executive Director - Update
7. CONSENT ITEMS
  - a. Monthly Transfer Statistics– Review and Acceptance
  - b. Warrant Authorization – Approval of Cash Disbursements
8. 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 2/25/2025.
2. Purpose 3 [G.L. c. 30A, § 21(a)(3)], to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the chair so declares, i.e.:
  - a. 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. 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 March 11, 2025  
Land Bank Conference Room 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:02 p.m.

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

ABSENT: John Stackpole.

STAFF PRESENT: Rachael Freeman, Executive Director; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; Robert Earley, Property Manager.

*Eat Fire Farm Farmer, Dylan Wallace and The Inquirer & Mirror, Senior Writer, Dean Geddes were also present at call to order.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Ms. Freeman informed the Commission that the Land Bank would be participating in the Maria Mitchell Association STEAM festival on Saturday March 15<sup>th</sup> from 10:00 am – 2:00 pm. The annual public celebration of science, technology, engineering, art, and mathematics (STEAM) event taking place in the NHS gymnasium and several conservation and community organizations will have interactive tables for families to explore this year's theme "Waves of Discovery".

2. Ms. Antonietti informed the Commission that the preliminary tour of the maintenance facilities was attended by three visitors last week. Ms. Antonietti requested a volunteer for the designer selection process and Commissioner Paterson volunteered. Further, the Commission planned to discuss the Request for Proposal process for the Maintenance Facility, and appointment at the next meeting on March 25, 2025.

B. AGRICULTURAL MANAGEMENT:

1. 168 Hummock Pond Road – Mt. Vernon Farm – Eat Fire Farm Annual Update: Ms. Freeman introduced Dylan Wallace, who had recently licensed the front plots at Mt. Vernon Farm. Mr. Wallace summarized progress made to date and prioritized improving the sandy soil by adding lime throughout the entire field, broadcast seeding a cover crop, aerating the soil by chisel plow and pig scaping. He said the installation of the front section of the fencing was completed and planned to finish the back section soon. Mr. Wallace presented a conceptual plan that identified each field area and described a phased five-year development plan. The plan outlined perennial and annual fields, a large grazing area adjacent to Hummock Pond Road and a wind break area that would be planted with native plantings. Mr. Wallace continued by describing that pigs will be rotated through the fields followed by cover cropping to improve the soil pH, which will help to

cultivate the pasture grasses needed to consistently graze animals. He hoped to raise sheep and broiler chickens after the pasture was ready for grazing. The Commissioners discussed Mr. Wallace's plan and with specific questions from Commissioner Jelleme about the windbreak and soil quality and Commissioner Paterson about the legal processing of animals on the island.

Commissioner Jelleme stated that a mobile processing unit would be imperative to moving forward with raising broilers. Further, Mr. Wallace informed the Commission that he was licensed to process deer meat and had worked with the food pantry to give away the meat to locals. Commissioner Paterson reiterated that the Land Bank was looking into creating an abattoir for processing livestock on-island. Discussion ensued about the challenges of a Multipurpose Poultry Processing Unit versus a permanent brick and mortar facility, which would allow farmers to process more birds per year. The Commission thanked Mr. Wallace for his presentation and his support of agriculture on the island.

*Dylan Wallace departed the meeting at 4:25 p.m.*

#### C. PROPERTY MANAGEMENT:

1. Milestone Road / Bike Park Design Update: Ms. Freeman presented two scaled-back, conceptual bike park designs after receiving feedback from the Commission at a previous meeting. The original design focused on using disturbed land with a parking area further inland and a variety of features. After receiving Commissioner comments on the scope and budget concerns, the design team created two revised options that both consisted of a first and second phase. The first phase for both designs reflected a scaled back area closer to Milestone Road with a parking lot, pump track, community area and flow trail. Two options were presented for the second phase. The first option had a jump line and an expanded flow trail near the parking area and the second option allowed additional expansion with a jump line further inland in an area that was previously disturbed. Ms. Freeman asked for a consensus, to move the project forward with the conceptual design and to continue working with the permitting agencies. The Commissioners favored the changes and scaled back design. Referring to past building projects such as the Creeks Preserve and the Discovery Playground, Ms. Freeman reiterated the importance of placing the parking area near the road for visibility. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the conceptual design and phased approach for the first option design and authorize Ms. Freeman to proceed with the project and the Natural Heritage permitting process.

2. Falmouth Road Relocation Discussion: Ms. Freeman updated the Commission on an abutter's concern regarding the relocation of Falmouth Road due to coastal erosion on the South Shore. She presented two plans. The first plan illustrated the road moved north and away from the coastline in a relatively straight line. The second plan had a southern bend in the road and away from their property. Ms. Freeman informed the Commission that because the abutter's requested shift in the proposed road fell outside of the survey area, there would be a delay in the project while the plant surveys were expanded during the coming summer. Chair Jelleme concurred that it made more sense for Falmouth Road to remain straight for safety reasons and stated that a bend in road is not necessary and the shift to the south would increase the risk of erosion. Further, it would cause a

need for more environmental surveys and more expenses would be incurred. Upon a motion made by Commissioner Donato and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the first plan for the relocation of Falmouth Road due to coastal erosion and authorized Ms. Freeman to proceed with Conservation Commission permitting as originally planned.

3. 41 Jefferson Avenue – Commemorative Rock Language and Design: Ms. Freeman presented a few designs that Ms. Campese had created of the rock with varying font sizes and verbiage for the Commissions review. After some discussion, upon a motion made by Commissioner Donato and duly seconded by Commissioner Reinhard, it was VOTED to replicate the font, size and language of the public access rock at Miacomet Golf Course with “Cliff Beach” in the largest font, then followed by “A Land Bank Property” on line two and underneath “All Welcome” and on the back of the rock engraved with “The Huffman Family Stewards (1962-2024)”. *Commissioner Paterson recused himself from the vote.*

*Dean Geddes departed the meeting at 4:50 p.m.*

#### D. TRANSFER BUSINESS:

1. February 2025 Transfers – Record Nos. 47253 through 47322: The Commission reviewed transfers for the period of February 1, 2025, through February 28, 2025.

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

No. 47291 Joan Campbell  
No. 47305 Christian J. Rivera and Sindy M. Rivera  
No. 47306 Kevin Gordon and Karleen Thompson

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

#### F. REGULAR BUSINESS:

1. Executive Director – Update: Ms. Freeman updated the Commission on the Land Bank’s employee housing plan for the summer and noted that she had been contacted by the Town of Nantucket regarding additional housing availability for professional employees. The Commission favored assisting the Town of Nantucket with unoccupied Land Bank housing units. Upon a motion made by Commissioner Donato and duly seconded by Commissioner Reinhard, it was unanimously VOTED to license town employees available units at 41 Jefferson Avenue for the summer months.

G. CONSENT ITEMS: Upon a motion made by Commissioner Donato and duly seconded

by Commissioner Reinhard, it was unanimously VOTED to approve the following consent items.

1. Monthly Transfer Statistics– Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements

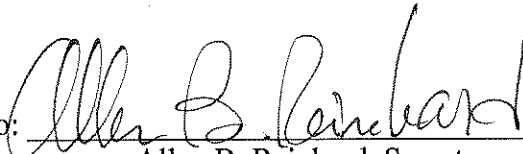
H. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: Commissioner Reinhard stated that he had concerns about large amounts of debris at the entrance to the Weeweeder trail on Blueberry Lane. Ms. Freeman acknowledged that there had been similar challenges in the past with this abutter. She noted that staff would investigate the current situation and manage the encroachment appropriately.

*Robert Earley departed the meeting at 5:00 p.m.*

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Donato and duly seconded by Commissioner Reinhard, to go into executive session to discuss the purchase, exchange, lease or value of real property, discuss pending litigation and review and approve executive session minutes. A roll call vote was taken on the motion: Donato-Aye; Jelleme-Aye; Paterson-Aye; Reinhard-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; under Purpose 3 [G.L. c. 30A, 21(a)(3)] for discussions concerning strategy with respect to ongoing litigation; and under Purpose 7 [G.L. c. 30A21(a)(7)}. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Donato, it was unanimously VOTED to adjourn at 6:05 p.m.

Attested to:

  
Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE  
of the Commission this 25th day of March 2025.

  
Kristina Jelleme, Chair

**MONTHLY TRANSFER STATISTICS FISCAL YEAR 2024**

FY24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
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	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
Oct-23	101	56	45	\$170,787,010	\$162,137,010	\$3,242,740
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,894
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
<b>Feb-24</b>	<b>46</b>	<b>26</b>	<b>20</b>	<b>\$60,093,759</b>	<b>\$60,093,759</b>	<b>\$1,201,875</b>
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
THRU FEB 24	606	352	254	\$908,635,414	\$873,172,648	\$17,463,655
Average	79	49	30	\$103,151,982	\$98,713,546	\$1,975,704
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	101	65	47	\$199,648,798	\$199,548,798	\$3,990,976

**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
<b>Feb-25</b>	<b>70</b>	<b>42</b>	<b>28</b>	<b>\$87,983,281</b>	<b>\$86,601,066</b>	<b>\$1,732,021</b>
Mar-25						
Apr-25						
May-25						
Jun-25						
THRU FEB 25	688	375	313	\$1,152,820,123	\$1,095,870,943	\$21,959,409
Average	86	47	39	\$144,102,515	\$136,983,868	\$2,744,926
Low	63	33	24	\$76,415,466	\$68,633,501	\$1,380,660
High	126	62	67	\$244,351,215	\$239,356,715	\$4,787,134

DOCUMENTS AND EXHIBITS  
Nantucket Land Bank Commission  
Regular Meeting of March 11, 2025

1. Power Point Presentation – Eat Fire Farm Annual Update
2. Milestone Road Bike Park Conceptual Design
3. Falmouth Road Relocation Plans
4. 41 Jefferson Commemorative Rock language and font examples
5. Monthly Transfer Report –February 2025
6. Current “O” Exemptions – Notice of Liens (see transfer business for record no)
7. Fiscal Year Transfer Statistics and Graph – February 2025
8. Check Warrant Summary dated March 11, 2025



TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of March 11, 2025

1. February 2025 Transfers – Record Nos. 47253 through 47322

a. Current “O” Exemptions and Liens:

No. 47291 Joan Campbell

No. 47305 Christian J. Rivera and Sindy M. Rivera

No. 47306 Kevin Gordon and Karleen Thompson