

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 25, 2025
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. GOLF BUSINESS
 - a. Sconset Golf Course – Quarterly Review
 - b. Miacomet Golf Course – Quarterly Review
 - c. Warrant Authorization – Golf Capital Funds Transfer Request
3. AGRICULTURAL MANAGEMENT
 - a. 101 Hummock Pond Road/My Grandfather's Farm – Annual Farm Update
4. PROPERTY MANAGEMENT
 - a. 19 East Creek – Deconstruction Discussion
 - b. 41 Jefferson Avenue – Amenities Discussion
 - c. 125 Somerset Road/166 Hummock Pond Road: Maintenance Facilities/Employee Housing Expansion – Ratify Appointment of a Commissioner on Evaluation Committee for RFQ Designer Services
 - d. Maxcy Pond – Abutter Request to Close Public Access
 - e. Mill Hill Park – Outdoor Exercise Equipment Discussion
 - f. 8 Wesco Place Easement – Building Relocation Update
5. TRANSFER BUSINESS
6. APPROVAL OF MINUTES
 - a. Regular Meeting of March 11, 2025
7. CONSENT ITEMS
 - a. Monthly Financial Report – February
 - b. Warrant Authorization – Cash Disbursements
 - c. 174 Orange Street/Creeks Preserve – Wedding Ceremony Request (10/24/25)
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 3/11/25.
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 25, 2025
Land Bank Conference Room, 22 Broad Street
Nantucket, Massachusetts

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.

Sean Oberly, NGM Inc. General Manager; David Creed, Current Reporter; Nick and Tom Larrabee; Michele and Van Velle; were also present at call to order.

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Ms. Freeman announced there was a new draft of the Nantucket Land Bank history book that she would like the Commission to read and provide feedback. She said she would print out five copies for them so they can make notes.

2. Ms. Freeman told the Commission that the Lily Pond was flooded, which was most likely due to a crushed outflow pipe. She explained that the town was planning on replacing the pipe as soon as they could dewater a portion of the property. She assured the Commission that staff were keeping an eye on the situation.

B. GOLF BUSINESS:

1. Sconset Golf Course ("SGC") – Manager's Quarterly Review: Mr. Oberly noted that the course was closed but planning on opening on May 19th to sell summer memberships and fully opening the course on May 23rd. He said that Jack Moran had agreed to come back as manager for the summer as has most of last year's staff. He said that he and Matt Galvin met with the Council on Disabilities representative today and they would come back to the Commission with options to correct the access issues. He anticipated the project would take place in the fall.

2. Miacomet Golf Course ("MGC") – Manager's Quarterly Review: Mr. Oberly said that the rounds for February were as budgeted, but covers were down, and he was not sure if it was the weather that was keeping people away from the restaurant or winter travel. They tried to make up for it by holding a tournament, however they had to cancel it twice due to the weather and it was rescheduled for this weekend. By managing expenses, MGC was meeting or exceeding budget numbers to date. He explained that they were getting more and more requests for bereavement gatherings, and they expected that would increase once Faregrounds restaurant closed. He said this would be a test to see if such events would work and assured the Commission that the bar would be

kept open to the public with some food service during such events. He did not anticipate allowing these gatherings in the summer.

3. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to execute the March 25, 2025, warrant document in the amounts of \$151,332.42 and \$132,425.00 to be provided to Nantucket Golf Management, Inc. from the MGC Golf Capital Reserve account and the SGC Golf Capital Reserve account, respectively.

Mr. Oberly departed the meeting at 4:14 p.m.

C. AGRICULTURAL MANAGEMENT:

1.101 Hummock Pond Road/My Grandfather's Farm – Annual Farm Update: Nick Larrabee gave an update of their accomplishments and challenges over the last year. He said they had completed the construction of the farm manager's house, and they have been living on the farm since the fall of 2023 which has been beneficial for scaling up production. They have been selling flowers and eggs from the farm truck and are taking a slow approach to building a farmstand as they want to see what is needed and perhaps make it part of employee housing for the future. They employed some seasonal help and expected to do so in the future. Moving forward, they have amended the soil in field 3 and will be planting six varieties of blueberries with the goal of having pick your own up and running in three to five years. They will be expanding the flower and vegetable offerings and recently had 200 chicks delivered, which will increase their laying hens to 500 by fall. They have been working with NRCS for grants from the state which have funded a well that is being installed this week. They have spent approximately \$80,000 on deer fencing, wells and electricity and they are requesting reimbursement from the Land Bank for these startup costs. Lastly, they thanked the Commission for all their support over the years. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the reimbursement of approximately \$80,000 for the fencing, well and electricity.

Mr. Larrabee and Mr. Larrabee departed the meeting at 4:29 p.m.

D. PROPERTY MANAGEMENT:

Commissioner Donato recused himself from the following item.

1. Maxcy Pond – Abutter Request to Close Public Access: Mr. Velle stated that the distance between the small parking areas at the entrances to the property at Cliff and Madaket Roads was not that far and therefore parking areas along the interior road were not necessary, however if the Commission thought otherwise he asked that an area be designated a bit further from the picnic area which was in front of their property line. He said there were a few people that parked along their property line and sat in their vehicles in the Velle's viewshed and often littered and threw things onto their property. He said they supported the Land Bank for all the great things they were doing and supported the use of the property by the public. Commissioner Paterson said that the public had been using the property historically as such and he would not be in favor of changing

that. The Chair said she was not in favor of disturbing a pristine area in order to move the parking. After more discussion, the decision was held until the next meeting for Commissioners to view the site if desired.

Mr. and Mrs. Velle departed the meeting at 4:42 p.m.

2. 19 East Creek – Deconstruction Discussion: Ms. Freeman requested this item be tabled to a future meeting.

3. 41 Jefferson Avenue – Amenities Discussion: Ms. Freeman went over some of the possible programming for the property as suggested to her by Commissioners. They included keeping a cottage or two on site for employee housing, possible storage and security, and/or a building for a concession, bathrooms and showers, as well as storage for beach and water wheelchairs. Ms. Freeman pointed out that except for a single middle unit which can't be moved, all the housing would continue to be used as housing in new locations and she was meeting with a designer to review the feasibility of moving the units to the various locations she and the town had identified as possibilities. After some discussion the consensus of the Commission was, if feasible to remove all the buildings from the site, except for the two-bay garage that would be moved over to the site of the cottage in the parking area with the power, sewer and water left available for future use in the building.

Mr. Creed departed the meeting at 5:20 p.m.

4. 125 Somerset Road/166 Hummock Pond Road: Maintenance Facilities/Employee Housing Expansion – Ratify Appointment of a Commissioner on Evaluation Committee for RFQ Designer Services: Ms. Freeman explained that three bids had been received, and a committee made up of the Owners Project Manager, Ms. Freeman, Mr. Pollock, Ms. Antonietti and one Commissioner would meet and review the firms which were all highly qualified and make a recommendation to the Commission on which designer to select. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to appoint Commissioner Paterson to the Evaluation Committee.

5. Mill Hill Park – Outdoor Exercise Equipment Discussion: Ms. Freeman reported that she has received several requests from community members to put outdoor exercise equipment in the park as there was in the past. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to have staff investigate pricing and design for outdoor exercise equipment in Mill Hill Park.

Commissioner Reinhard asked about the plans for Mill Hill Park. Ms. Freeman said that staff have been working on plans that included trail and parking lot improvements as well as investigating the feasibility of adding an entrance to the park from Vesper Lane. Commissioner Stackpole suggested adding parking and a community garden at the Severns property. Ms. Freeman said staff would look into it.

6. 8 Wesco Place Easement – Building Relocation Update: Ms. Freeman said one

estimate was received from Taylor Hughes to move the barn and create the cobble drive for \$75,000. There would be additional landscaping expenses related to the project. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole it was unanimously to keep moving forward with the project with Taylor Hughes.

E. TRANSFER BUSINESS:

1. "M" Exemption Update/Five-Year Domicile and Ownership Compliance – Release of Liens: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED 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-).

No. 41600 Brett M. Davison and Laura C. Davison

No. 41602 Matthew Tara and Nickole Tara

No. 41606 Jesse W. Geagan and Brooke M. Gheradini

F. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept, approve, and release the regular session minutes of March 11, 2025, as written.

G. 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 the second item.*

1. Monthly Financial Report – February
2. Warrant Authorization – Cash Disbursement
3. 174 Orange Street/Creeks Preserve – Wedding Ceremony Request (10/24/25)

H. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

II. EXECUTIVE SESSION: A motion was made by Commissioner Stackpole to go into executive session to discuss the purchase, exchange, lease or value of real property; discuss strategy regarding litigation matters; and review and approve executive session minutes. Seconded by Commissioner Donato. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole. The Chair declared that Executive Session was being entered into under Purpose 6 [G.L. c. 30A, 21(a)(6)] as discussion of real estate acquisition 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. 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. The Chairman further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to adjourn at 6:56 p.m.

Attested to:



Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on this 8th day of April 2025.



~~Kristina Jellome, Chair~~

Neil Paterson, Treasurer

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of March 25, 2025

1. Sconset Golf Course Financials – February 2025
2. Miacomet Golf Course Financials – February 2025
3. Warrant Authorization – Golf Capital Funds Transfer Request dated 3/25/25
4. 41 Jefferson Avenue – Programming PowerPoint
5. “M” Exemption Release of Liens (see transfer business for record numbers)
6. Monthly Financial Report – February
7. Check Warrant Summary dated March 25, 2025
8. 174 Orange Street/Creeks Preserve – Wedding Ceremony Request 10/24/25

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 25, 2025

1. "M" Exemption Update:

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

No. 41600 Brett M. Davison and Laura C. Davison

No. 41602 Matthew Tara and Nickole Tara

No. 41606 Jesse W. Geagan and Brooke M. Gherardini