

AGENDA
Nantucket Land Bank Commission
Regular Meeting of April 8, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/86219428694?pwd=76zbQk4hQW1AsDoycMT7T3UbUzBjIw.fcM3-OI6l6Ki6I5b>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
 - a. 19 Wauwinet Road/Eat Fire Spring – Fogtown Farm - Annual Farm Update
3. PROPERTY MANAGEMENT
 - a. Environmental Department – Quarterly Update
 - b. Maxcy Pond – Abutter Request to Close Public Access
 - c. 48 S. Cambridge Street/Long Pond Landing – ADA Access Improvements
 - d. 125 Somerset Road/166 Hummock Pond Road: Facilities Expansion Project – Designer Selection and Contract Award
 - e. 7 Nobadeer Farm Road – Vote to Approve Issuance of Contract for NRSA Expansion Project
4. TRANSFER BUSINESS
5. APPROVAL OF MINUTES
 - a. Regular Meeting of March 25, 2025
6. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. 50 Old South Road/Discovery Playground – Nantucket Community Schools Playgroup Property Use Request
7. 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 03/25/25.
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 Hybrid Meeting of April 8, 2025
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:02 p.m.

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

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; Emily Goldstein Murphy, PhD, Director of Environmental & Agricultural Resources; Isaac Basibe, Agricultural Specialist.

Fogtown Farmer, Aiden Feeney, IT Consultant, Kareem Taha; and Nantucket Preservation Trust, Executive Director, Mary Bergman were also present at call to order.

Nantucket Current, Editor and Chief, Jason Graziadei and Tucker Holland were present via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Mr. Graziadei thanked the Commission and staff for making the upgrades needed to have hybrid Commission meetings. He pointed out how helpful it was to working people like himself that have young children.

2. Mr. Holland said he echoed Mr. Graziadei's sentiments regarding hybrid meetings. Further, he wanted to thank the Commission and staff for helping his son with his Eagle Scout project by allowing him to put informational fishing signs on Land Bank properties.

3. Staff Updates: Ms. Freeman reported that staff have been busy: many members of the staff attended the Massachusetts Land Trust Coalition annual conference; several attended the Town of Nantucket Master Planning workshop this weekend; and the Land Bank staff had a team in the Litter Derby and won second place.

4. Maxcy Pond: Ms. Freeman told the Commission that Maxcy Pond had been stocked last week in anticipation of the Children's Trout Fishing Tournament this weekend.

5. Southern Pine Beetle Talk: Ms. Freeman announced that Dr. Goldstein Murphy was giving a talk along with Danielle O'Dell of Nantucket Conservation Foundation about Southern Pine Beetles, followed by free public forest walks on Saturday and Sunday.

C. AGRICULTURAL MANAGEMENT:

1. 19 Wauwinet Road/Eat Fire Spring and 160 Hummock Pond Road/Mt. Vernon Farm – Fog Town Farm Annual Update: Ms. Freeman introduced Aiden Feeney, who has a license to live and farm at the Land Bank's Eat Fire Spring property and who recently licensed a Land Bank plot at Mt. Vernon Farm. Mr. Feeney updated the Commission on the past year, which was his most productive yet. He said locally grown organic food was in high demand and he has been able to sell produce for ten months of the year. His goals/requests for Eat Fire Spring were to open an honor system farm stand, run U-pick events for berries and lavender and have a series of workshops/demonstrations and field trips that would be free to the public. He hoped to build, at his expense, a propagation greenhouse and run electricity to the two outbuildings. Mr. Feeney said his goals for Mt. Vernon were to grow organic vegetables, increase off-season production for the Farm to School and Nourishing Nantucket programs as well as his retail business. Further, he plans to increase the variety of crops and increase mechanization and greenhouse production. He was requesting permission to install three 16'x96' greenhouses on the north side of his license area. Lastly, he thanked the Commission for their commitment to agriculture on Nantucket.

Commissioner Donato entered the meeting as a panelist via Zoom at 4:17 p.m.

Commissioner Stackpole made a motion to approve all the requests in the presentation. Seconded by Commissioner Reinhard. A roll call vote was taken: John Stackpole-Aye; Allen Reinhard-Aye; Neil Paterson-Aye; *Mark Donato-Recused.*

Mr. Feeney departed the meeting at 4:19 p.m.

D. PROPERTY MANAGEMENT:

1. Environmental Department – Quarterly Update: Dr. Goldstein Murphy summarized the work performed by the Environmental and Agricultural Department over the last three months, including staff training and licensure in timber harvesting, CPR, First Aid, GIS, and drone operations. Outreach mentoring and planning for the summer season, which includes shorebird monitoring, invasive species management, spring cleanups, etc. She also reviewed outside research that was ongoing on Land Bank properties. Outreach has become a big focus of the department with educational Coast to Coast Trail hikes with the New School's eighth grade class, winter wellness walks, a bilingual seed starting workshop, participation in the STEAM Fair, the Francis/Washington Street workshops and the Southern Pine Beetle talks and forestry walks. She summarized ongoing projects that are in planning and/or permitting stages, such as the Lily Pond Restoration, Bike Park design development, and Mill Hill Park. She showed an example of how they track winter habitat management and the results of the mitigation management work done at Heller's Way. She provided before and after pictures of both Gardner Farm and Hinsdale Park forestry management and explained how it made a forest more resilient to Southern Pine Beetles

and reduced the fuel load for wildfire prevention. She reported that Elizabeth Phelps, as the Permitting Coordinator, was shepherding projects such as the drainage at Eat Fire Spring, ADA upgrades, water sampling and creating invoice tracking systems for contractor property maintenance. Mr. Basibe was working on installing fencing at Mt. Venon Farm, identifying the best well locations and needed capacity, creating licenses for farmers and outreach with the community and community garden plot holders. Dr. Goldstein Murphy confirmed that the new forestry equipment has increased the productivity of property management winter projects. Commissioner Paterson thanked Dr. Goldstein Murphy for the informative presentation.

Commissioner Donato recused himself from the following discussion and vote.

2. Maxcy Pond – Abutters Request to Close Public Access: Commissioner Paterson, acting as Chair asked the Commission if they had a chance to view the property. Further, he said he had received more feedback from the public on this request than any other in his time on the Commission. Commissioner Stackpole made a motion to deny the request to close public access on the property. Seconded by Commissioner Reinhard. A roll call vote was taken: Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

3. 48 S. Cambridge Street/Long Pond Landing – ADA Access Improvements: Ms. Freeman presented a plan to correct the access that was thought to comply with AAB regulations at the time of installation but was not accessible in practice. The plan moved the ADA parking space to the norther corner of the lot and surfaced it with concrete. There was also a new wood boardwalk from the parking space to the viewing deck and from the viewing deck to the south, ending at the dock. The existing crushed stone paths would be replaced with either field stones or restored to grass. Further, Ms. Freeman said it may be possible for staff to complete the project if the timing was right. If not, it would have to go out to bid. She expected the permitting could push the project into a fall start. Both Commissioners Reinhard and Paterson said they preferred the exposed aggregate concrete like the paths at the Creeks Preserve. Commissioner Stackpole made a motion to move forward with the planning and permitting and come back to the Commission with a cost estimate. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

4. 125 Somerset Road/166 Hummock Pond Road: Facilities Expansion Project Designer Selection and Contract Award: Ms. Freeman asked for this item to be tabled until the next meeting.

5. 7 Nobadeer Farm Road – Vote to Approve Issuance of Contract for NRSA Expansion Project: Ms. Freeman asked for this item to be tabled until the next meeting.

Ms. Bergman departed the meeting at 4:50 p.m.

E. TRANSFER BUSINESS:

1. March 2025 Transfers – Record Nos. 47323 through 47393: The Commission reviewed transfers for the period of March 1, 2025, through March 31, 2025.

2. Current "M" Exemptions and Liens: A motion was made by Commissioner Stackpole to authorize the placing of liens against the following properties because of the purchasers claiming the "M" exemption as part of as first-time buyers of real property. Seconded by Commissioner Reinhard: A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

No. 47339 Mark Smith and Anna Worgess
No. 47393 Irina Dalgaard

F. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole to approve, and release the regular session minutes of March 25, 2025, as written. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

G. 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; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

1. Monthly Transfer Statistics-- Review and Acceptance
2. Warrant Authorization -- Approval of Cash Disbursements
3. 50 Old South Road/Discovery Playground -- Nantucket Community Schools Playgroup Property Use Request


H. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

Dr. Goldstein Murphy and Mr. Basibe departed the meeting at 4:53 p.m.
All Zoom webinar attendees left or were removed from the meeting at 4:53 p.m.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, 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; 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 5:47 p.m.

Attested to:


Allen B. Reinhard, Secretary

Land Bank Commission
April 8, 2025

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Accepted, Approved, and Released by the VOTE
of the Commission this 22nd day of April 2025.

A handwritten signature in black ink, appearing to read 'Neil Paterson', written over a horizontal line.

Neil Paterson, Treasurer

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
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
THRU MAR 24	693	413	280	\$967,539,356	\$930,376,591	\$18,607,734
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
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						
May-25						
Jun-25						
THRU MAR 25	759	420	339	\$1,205,579,357	\$1,143,970,177	\$22,921,394
Average	84	47	38	\$133,953,262	\$127,107,797	\$2,546,822
Low	63	33	24	\$52,759,234	\$48,099,234	\$961,985
High	126	62	67	\$244,351,215	\$239,356,715	\$4,787,134

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of April 8, 2025

1. Presentation – Fog Town Farm Annual Update
2. Power Point Presentation – Environmental & Agricultural Department Quarterly Update
3. GIS Map of Maxcy Pond
4. 48 South Cambridge Street/Long Pond Landing – ADA Access Improvement Plans
5. Monthly Transfer Report –March 2025
6. Current “M” Exemptions – Notice of Liens (see transfer business for record nos.)
7. Fiscal Year Transfer Statistics and Graph – March 2025
8. Check Warrant Summary dated April 8, 2025
9. Discovery Playground – Use Request by Nantucket Community School’s Play Groups

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of April 8, 2025

1. March 2025 Transfers – Record Nos. 47323 through 47393

a. Current “M” Exemption and Liens:

No. 47339 Mark Smith and Anna Worgess

No. 47393 Irina Dalgaard