

AGENDA
Nantucket Land Bank Commission
Regular Meeting of April 14, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/81815302556?pwd=NJ77AeGOeudwzkqXPtbWEBV9eymNuJ.1>
Webinar ID: 818 1530 2556
Passcode: 277112

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 BUSINESS
 - a. 160 Hummock Pond Road/Mt. Vernon Farm – Eat Fire Farm Annual Update
4. GOLF BUSINESS
 - a. Sconset Golf – Liquor License Expansion Discussion
5. PROPERTY MANAGEMENT
 - a. 74 Milestone Road – Wannacomet Water Company Request for Mitigation Assistance for New Drinking Water Well
 - b. 106 Main Street – Park Improvements
 - c. 1 & 2 Aurora Way – Landscaping Discussion
 - d. 5 Miacomet Road/Dog Park – Survey Results and Upgrades Discussion
 - e. Various Properties – Invasive Species Management Planning Discussion
 - f. 41 Jefferson Avenue/159 Hummock Pond Road Building Relocation – Designer Change Order
 - g. 155 Eel Point Road/40th Pole – Property Use Request Clambake (8/15/26)
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
 - b. Recreation Facilities Workgroup
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of March 24, 2026
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. 15/17 Commercial St / Petrel Landing - Figawi Property Use Request
 - d. 155 Eel Point Road/40th Pole – Annual License Agreement with Abutter: Vote

- and Authorization for Executive Director to Execute
- e. Cisco Beach/Concession – Nantucket Beach Dogs
 - f. Cisco Beach/Concession – Nantucket Island Surf School
 - g. 48 S. Cambridge St/Long Pond Landing – Property Use Request: Hospital Thrift Shop
 - h. 113 Madaket Road/Maxcy Pond Parking & 136 Madaket Road/Sanford Meadows Parking – Property Use Request: Nantucket Conservation Foundation (7/11/26)

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 3/24/26.
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.:
 - i. Commonwealth of Massachusetts Superior Court Civil Action No. 2675CV00008: Richard G. Corey, trustee of the Twenty-One Commercial Wharf Nominee Trust, et al. v. Nantucket Islands Land Bank.
 - ii. Commonwealth of Massachusetts Superior Court Civil Action No. 2675CV00004: Ocean Heath LLC v. Seth Engelbourg, Linda Williams, Tim Braine, Mike Misurelli, Joe Plandowski, John Schafer and RJ Turcotte as they are members of the Nantucket Conservation Commission; and The Nantucket Islands Land Bank.
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 14, 2026
Land Bank Conference Room 22 Broad Street. Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:00 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.

Dylan Wallace of Eat Fire Farm; and Thomas McShane; were also present at call to order. Elizabeth McCann, MassDEP Water Management Program; Lindsay Daley, PPX Events: were also in attendance via Zoom Webinar.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Ms. Campese noted that Commission Paterson was absent because he traveled to Scotland for a family funeral.

2. Ms. Freeman announced that staff had a busy weekend, The staff fielded a team in the Litter Derby on Saturday and Sunday and came in second place. Mr. Basibe and Ms. Nielsen held a bilingual seed starting workshop at the greenhouse as part of Festa Fiesta on Saturday. Dr. Goldstein Murphy gave a talk at the Atheneum Saturday night about Southern Pine Beetles and followed it up with a guided walk through Westgate on Sunday in collaboration with Nantucket Conservation Foundation. The Chair thanked the staff for their dedication, noting it was a lot to work a full week and also participate in and/or run these events on weekends.

C. AGRICULTURAL BUSINESS:

1. 160 Hummock Pond Road/Mt. Vernon Farm – Eat Fire Farm Annual Update: Mr. Wallace gave an overview of work done on the farm over the past year. Which included rotational grazing by his hogs followed by amendments and cover crops. He has received his wholesale pork license so he can sell his pork both wholesale and retail at the hive or his new store at 5 W. Creek Road. He has maintained the open pasture fields. He has attended all Bio Char workshops and is working with NRCS for funding of infrastructure. For 2026 he hopes to move the building visited at the site meeting on to the property for a pack and wash. He will continue to work with NRCS to

fund high tunnels in the winter of 2027. He has planted peonies and will plant the remaining plots with additional flowers and vegetables. He will continue the rotational hog grazing to prepare future plots. He has signed a lease for a retail space at 5 W. Creek Road to sell his produce, scallops, salts, pork and flowers. He will also carry products from the other farms on island. He will be working on getting a permit for the site for a mobile poultry processing unit. Lastly, he will continue to maintain the front pasture to be used for animal grazing in the future. The Chair asked about the height of the blackberry plants and if they would block the views. Mr. Wallace said he had concerns about that as well and also the wind may be an issue in that location. He said he would move the blackberries from the center field to the one alongside the Cisco access road instead. The Chair also said she was reconsidering the location proposed for the building and thought perhaps it would be better to have it tucked in the back corner out of site with the parking out front. Mr. Wallace said that the parking lot would likely be full once a month for workshops and twice weekly during August for U-pick events. Other than those times it would be used by farm vehicles daily for pack and wash. The Chair said considering the daily use, it would be better to place the building as he proposed. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the relocation of the building on to the farm as presented. The Commission thanked Mr. Wallace for his presentation and thoughtful approach to planning.

Mr. Wallace departed the meeting at 4:20 p.m.

D. GOLF BUSINESS:

1. Sconset Golf (“SGC”) – Liquor License Expansion Discussion: Ms. Freeman explained that Mr. Oberly has asked to expand the license to include hard liquor so they can sell canned mixed drinks from the bar. The consensus was this was fine, however the Chair recommended telling SGC that they could not sell poured drinks from the bar in the future without permission from the Land Bank Commission. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the expansion the license to sell hard liquor in cans only.

E. PROPERTY MANAGEMENT:

1. 74 Milestone Road – Wannacomet Water Company Request for Mitigation Assistance for New Drinking Water Well: Ms. Freeman introduces Ms. McCann from the MassDEP Water Management Program. Ms. McCann explained that in order for Wannacomet Water Company to expand their water withdrawal permit and install a new well, they were required to protect twenty-seven acres. If the Land Bank was willing to further restrict 74 Milestone Road for mitigation, which included holding the land in conservation and only having walking trails, that would satisfy the mitigation requirements for the project. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the request.

Ms. McCann departed the meeting at 4:30 p.m.

2.

3. 106 Main Street – Park Improvements: Ms. Freeman said a neighbor had reached out last year about improving the park. He pointed out how well used Fair Street Park is. Over the last year staff have been planning for improvements. They started by hiring a local landscaper to clean up the park and add pots with annuals last summer, which brought more people to the park. Mr. Earley and Ms. O’Connor put together a plan for further improvements, by removing the vegetative border and replacing it with a cedar fence, installing a brick path to the back and flagstone path back to the front, plus two new benches and flowers and pots in the summer. Ms. Freeman said the estimate for improvements was \$35,000, which consisted of \$18,000 for the fence and the remainder for the path and plantings. Commissioner Donato praised staff for the in-house design. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to move forward with the improvements.

4. 1 & 2 Aurora Way – Landscaping Discussion: Ms. Freeman pointed out the two properties along with the larger property at the back of the cul-de-sac that were given to the Land Bank as open space to comply with the special permit for the development. The two lots on either side of the road were full of invasive love grass, vines and brambles. Staff installed a split rail fence last year and recommended further improvements by replacing the love grass with a native fescue mix, remove the invasives and replace them with bayberry and huckleberry to maintain the screening with the neighbors. The property would need water which was available and staff would mow the property twice a year. Commissioner Reinhard suggested adding a bench to the property as well. The estimated cost for the improvements was \$20,000. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the landscaping plan.

5. 5 Miacomet Road/Dog Park – Survey Results and Upgrades Discussion: Ms. Freeman presented the survey results taken over two weeks with 71 respondents. She pointed out that the large dog park was used more with the hours after work being the busiest. Most thought the large dog park surfacing was poor, but it was split on whether pea stone gravel was the solution. The majority wanted lights in the large dog park as well as agility ramps. Many complained that people do not pick up after their dogs. Ms. Freeman explained the area along the fence was the issue for dog waste and the grass near the entrance was either muddy or dusty. She reported that many people had asked for the pea stone and the designer of the park also recommended it. Commissioner Stackpole said he was willing to try it. The Chair recommended just a portion of the park be converted to pea stone to see if it worked. Additionally, she suggested trying to source a darker color pea stone to make it look more natural. The consensus of the Commission was to move forward with those recommendations and to add agility props to keep the dogs engaged.

6. Various Properties – Invasive Species Management Planning Discussion: Ms. Freeman told the Commission that staff was putting together an Invitation for Bids (“IFB”) for invasive species management which included some restoration work, on four properties for three years. The bid was expected to exceed \$500,000 for the three-year period.

7. 41 Jefferson Avenue/159 Hummock Pond Road Building Relocation – Designer Change Order: Ms. Freeman explained that the change order was more of a change in phase and

scope. When the work was originally contracted with SMRT it was unclear where the buildings were being moved. Now it has been determined that only two of the buildings will be moved to 159 Hummock Pond Road and the Town was taking the others and SMRT has come up with the price of \$194,375 for the Land Bank's component that phase. Additionally, they added a change order of \$33,500 for moving the garage to the other side of the parking lot, which was originally slated for the future, but makes more sense to do it now. Further, Ms. Freeman said there would be change orders coming from the contractor in the future for additional costs to move or rebuild the garage at 159 Hummock Pond Road. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the two change orders for SMRT.

8. 155 Eel Point Road/40th Pole – Property Use Request: Clambake (8/15/26): Ms. Freeman said this event exceeded the policy for staff approval and told the Commission that staff was concerned about properties being used too often for private events and said staff was going to review the event policy and see if there was areas that needed to be update which would be brought back to a future meeting. The consensus of the Commission was to approve the request however they made clear to the caterer, Lindsay Daley of PPX Events, that the spot could not be reserved as the property was public and first come first serve and the vehicle path along the beach could not be blocked. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve the request.

F. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Executive Director's Working Group: Ms. Freeman said the workgroup is still getting proposals for opinion research.

2. Recreation Facilities Workgroup: Ms. Freeman explained that Charlie Polachi, Town of Nantucket Park and Recreation Manager, has prepared a draft RFP requesting proposals for a "consultant to evaluate recreation assets across the Town of Nantucket, Nantucket Land Bank, Nantucket Public Schools, and relevant private and nonprofit entities to develop a holistic, community-wide strategy prior to recommending new facility investments". This draft RFP will be reviewed by the group at the upcoming meeting on 4/17.

G. TRANSFER BUSINESS:

1. March 2026 Transfers – Record Nos. 48438 – 48506 The Commission reviewed transfers for the period of March 1, 2026, through March 31, 2026.

2. "M" Exemption Updates:

a. Annul Notice of Assessment and Release of Lien: No. 35357 Andrew P. Minihan: Ms. Campese explained that Mr. Minihan claimed the "M" exemption when he purchased his property in 2014. Due to extenuating circumstances, he could not build his house even after two one-year extensions were given. Due to lack of communication at the end of the extension period the Commission voted a notice of assessment and placed an unsubordinated lien on the property. Mr. Minihan and his domestic partner, Saadia Lewis are now ready to build and the 50% of the

property will be deeded to Ms. Lewis who will claim the “M” exemption and a new lien will be placed on the property for five years. Ms. Campese recommends annulling the notice of assessment and releasing the liens so the owners can move forward with financing and build their house. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to annul the Notice of Assessment and release the liens.

b. Request for New Release of Lien: No. 21712: Marc J. Gazaille and Wenche S. Gazaille: Ms. Campese explained that the two originally signed releases of liens were provided to the homeowner and now could not be located. The homeowners’ attorney has asked for a new one. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to execute two new copies of the release of lien.

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 March 24, 2026, as written.

I. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was VOTED to approve the following consent items. **Kristina Jelleme recused herself from the second item.*

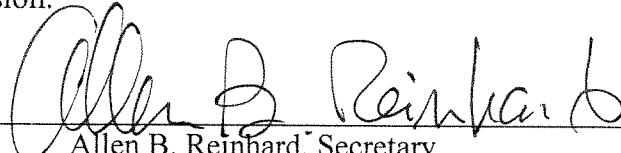
1. Monthly Transfer Statistics – Review and Acceptance
2. Warrant Authorization – Approval of Cash Disbursements
3. 15/17 Commercial St / Petrel Landing – Property Use Request: Figawi
4. 155 Eel Point Road / 40th Pole – Annual License Agreement with Abutter: Vote and Authorization for Executive Director to Execute
5. Cisco Beach/Concession – Nantucket Beach Dogs
6. Cisco Beach/Concession – Nantucket Island Surf School
7. 48 S. Cambridge St/Long Pond Landing – Property Use Request: Hospital Thrift Shop
8. 113 Madaket Road/Maxcy Pond Parking & 136 Madaket Road/Sanford Meadows Parking – Property Use Request: Nantucket Conservation Foundation (7/11/26)

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.


II. EXECUTIVE SESSION: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinard, 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; Reinhard-Aye; 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; 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.

Attested to:


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 28th day of April 2026.


Kristina Jelleme, Chair

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of April 14, 2026

1. Eat Fire Farm – Farm Update and Map
2. Sconset Golf – Expanded Liquor License Application
3. Aerial of 74 Milestone Road – Property for Wannacomet Water Mitigation
4. 106 Main Street – Landscaping Plan
5. 1 & 2 Aurora Way – Landscaping Plan
6. Dog Park Survey Results
7. 41 Jefferson Avenue – Change Order graphic and change order
8. 40th Pole – Property Use Request (8/15/26)
9. Monthly Transfer Report – March 2026
10. “M” Exemptions Release of Liens (see transfer business for record numbers)
11. Fiscal Year Transfer Statistics and Graph – March 2026
12. Check Warrant Summary dated April 14, 2024
13. Petrel Landing – Property Use Request (Figawi)
14. Cisco Beach Concession License – Nantucket Beach Dogs
15. Cisco Beach Concession License – Nantucket Island Surf School
16. Long Pond Landing – Property Use Request (Hospital Thrift Shop)
17. Maxcy Pond and Sanford Meadows Parking Lots - Property Use Request (NCF
7/11/26)

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of April 14, 2026

1. March 2026 Transfers – Record Nos. 48438 through 48506

2. “M” Exemption Update:

a. Annul Notice of Assessment and Release of Lien:

No. 35357 Andrew P. Minihan

b. Request for New Release of Lien:

No. 21712 Marc J. Gazaille and Wenche S. Gazaille