

AGENDA
Nantucket Land Bank Commission
Regular Meeting of May 12, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89365064432?pwd=PU466dWlrUMNs6ry8i0ahgDHleU1bl.1>

Webinar ID: 893 6506 4432

Passcode: 452383

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. Bee Hives on Land Bank Land – Policy Review
 - b. Various Properties - Proposed Pig Enclosure Locations for Summer 2026
4. PROPERTY MANAGEMENT
 - a. Various Properties – 2026 Task List Review
 - b. 8 Wesco Place - Lily Pond Park Restoration Native Plant Proposal
 - c. 41 Jefferson Avenue/158 Madaket Road Building Relocation – Designer Change Order
 - d. 41 Jefferson Avenue/159 Hummock Pond Road Building Relocation – Designer Change Order
5. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of April 28, 2026
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment
9. 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 4/28/26.
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 May 12, 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, Neil Paterson, Allen Reinhard, John Stackpole.

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

Dean Geddes, Reporter for the Inquirer and Mirror, was 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. Freeman announced that Island Bike Company published a new map that features a Land Bank advertisement and a variety of Land Bank properties.

2. Ms. Freeman stated that Dana Nielsen is continuing the Spring walk series at Reyes Pond, Thursday, May 14th at 12:00 pm.

3. Ms. Freeman noted that A Neighborhood Meet and Greet event will take place at 19 Boynton Lane on Sunday May 17th from 4:00 – 5:00 pm. Chair Jelleme, Dana Nielsen and Isaac Basibe will represent the Land Bank and provide information to neighbors in attendance; the goal is to answer all questions they may have. The Ribbon Cutting ceremony for the Food Hub will be on June 14, 2026; Dana Nielsen will provide additional details to the Commission as the date draws closer.

4. Ms. Freeman announced that the houses moving from 41 Jefferson Avenue to 158 Madaket Road occurred today and the remaining structures will move to 159 Hummock Pond Road next Tuesday, May 19, 2026.

C. AGRICULTURAL BUSINESS:

1. Bee Hives on Land Bank Land – Policy Review: Ms. Freeman informed the Commission that the Land Bank staff received occasional requests from the community inquiring about placing beehives on Land Bank properties and the environmental staff completed due diligence for tracking. She noted that native pollinators are better for the local environment and

bringing in additional honeybees increases competition with native pollinators. Ms. Freeman reviewed a draft policy and application for the responsibilities of tending beehives on Land Bank property. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the policy and application requirements as written for placing and tending honey beehives on various Land Bank properties with the understanding that all beekeepers will be responsible for maintenance and abandonment of their beehives.

2. Various Properties – Proposed Pig Enclosure locations for Summer 2026: Ms. Freeman presented a proposal to use locally sourced pigs to remove unwanted vegetation, such as sumac and poison ivy, on Land Bank properties. Pig-scaping has been effective in decreasing invasive plants, aerating soil and fertilizing the land. Ms. Freeman discussed two locations, Beechwood Farm and New Lane Skating Pond where a fenced enclosure could be installed and would not impact public use or existing trails. Further, she confirmed that the pigs will need to be watered multiple times daily and tended by Land Bank staff and the pig owners, farmers Dylan Wallace and Caroline Borrelli. Ms. Freeman asked for approval to sign a rental contract for the pigs and move forward and install fenced pens as presented. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the proposed pig enclosure locations and landscaping project through the summer at the New Lane property as well as 41 Almanac Road as presented.

D. PROPERTY MANAGEMENT:

1. Various Properties – 2026 Task List Review: Ms. Freeman reviewed the existing Task List and updated Commissioners on the following items. The 125 Somerset Rd farmhouse basement apartment was quickly coming together and will be ready for occupancy in June. The new septic system for the farmhouse and maintenance facility had been completed and hooked up to the farmhouse. Ms. Freeman noted that ACG was overseeing the maintenance facility project which is ongoing. Additionally, she noted the stage of ongoing projects such as the Bike Park, MGC driving range extension, NRSA pickleball courts, 19 Wauwinet Rd. Looking further out, two previously acquired properties that have potential house move-offs included 189 Eel Point Road and 244 Polpis Road. Ms. Freeman stated that she would like to update the Commission every 6 months and line up the annual task list and the budget as they are directly related and need annual Commission approval. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve reviewing the annual task list and budget together each September.

2. 8 Wesco Place – Lily Pond Park Restoration Native Plant Proposal: Ms. Freeman informed the Commission regarding a plan to reuse native plants that are currently in Lily Pond Park in the restoration. Land Bank staff was working with the Nantucket Conservation Foundation (NCF) to accomplish this goal and provided a proposed estimate for the Commission to review. The estimate included NCF site visits, labor and materials from May to October of 2028 for the purpose of collecting native seeds, digging and potting up select native species and storing and caring for potted material until the spring of 2028 along with the growing out native plant plugs from seed collected on Nantucket Island. Upon a motion made by Commissioner Paterson and duly seconded

by Commissioner Reinhard, it was unanimously VOTED to approve this proposal and allow Ms. Freeman to authorize the contract for the amount of \$11,443.05, to ensure the relocation and safekeeping of native plants by NCF during the Lily Pond restoration project.

3. 41 Jefferson Avenue /158 Madaket Road building relocation – Designer Change Order: Ms. Freeman explained that additional design was required for the three buildings moved to 158 Madaket Road for the Town’s Affordable Housing Trust. SMRT submitted a price of \$273,894 for design and plans of the Nantucket Affordable Housing Trust buildings, which the Trust had already approved and will be paying for. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the change order for SMRT.

4. 41 Jefferson Avenue /159 Hummock Pond Road building relocation – Designer Change Order: Ms. Freeman explained that the change for \$26,750, was for the survey work to complete the 41 Jefferson Site as well as survey work at 159 Hummock Pond Road to prepare for the 2 house moves onto the property. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve the change order for SMRT.

E. LONG-RANGE OBJECTIVES: None

F. TRANSFER BUSINESS:

1. April 2026 Transfers – Record Nos. 48507 – 48582 The Commission reviewed transfers for the period of April 1, 2026, through April 30, 2026.

a. Current “M” Exemptions and Liens:

No. 48554 Kristian S. Hill and Jordynn C. Hill
No. 48572 Eric Nielsen and Lauren Janelle
No. 48580 Toni Todorov and Milena Aleksandrova

b. Current “O” Exemption and Lien:

No. 48534 Lindsey Jube

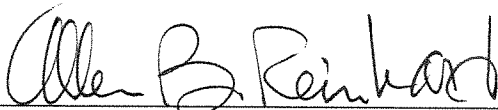
G. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Donato, it was unanimously VOTED to approve and release the regular session minutes of April 28, 2026, as written.

H. CONSENT ITEMS: Upon a motion made by Commissioner Stackpole 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
3. Warrant Authorization – Refunding 2016 Semi-Annual Bond Payment

I. 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; Paterson-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 26th day of May 2026.


Kristina Jelleme, Chair

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2025

FY25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue 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	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
THRU APR 25	864	494	370	1,313,844,712	1,225,310,907	24,524,209
Average	85	49	36	\$122,893,411	\$114,004,927	\$2,281,598
Low	63	33	23	\$52,759,234	\$48,099,234	\$961,985
High	126	74	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2026

FY26 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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
Nov-25	100	64	36	\$151,682,925	\$147,002,925	\$2,940,058
Dec-25	113	60	53	\$182,100,954	\$173,100,954	\$3,462,019
Jan-26	65	37	28	\$111,074,178	\$109,367,678	\$2,187,354
Feb-26	66	40	26	\$63,327,603	\$63,327,603	\$1,266,552
Mar-26	69	44	24	\$98,594,585	\$98,594,585	\$1,971,892
Apr-26	76	60	16	\$39,603,500	\$33,604,500	\$672,090
May-26						
Jun-26						
THRU APR 26	932	520	411	\$1,641,619,573	\$1,601,746,287	\$32,034,926
Average	93	52	41	\$164,161,957	\$160,174,629	\$3,203,493
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	123	68	77	\$380,274,007	\$370,305,507	\$7,406,110

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of May 12, 2026

1. Draft NLB Bee Hive Policy
2. Draft Application form for Beehive Placement Application
3. Presentation for Pig Enclosure locations on various Land Bank properties
4. 2026 Property Task List
5. Lily Pond Park Native Plant Estimate for NCF
6. 41 Jefferson Avenue – Change Order for 158 Madaket Road
7. 41 Jefferson Avenue – Change Order for 159 Hummock Pond Road
8. Monthly Transfer Report – April 2026
9. “M” Exemptions and Notice of Liens (see transfer business for record numbers)
10. “O” Exemption and Notice of Lien (see transfer business for record number)
11. Fiscal Year Transfer Statistics and Graph –April 2026
12. Check Warrant Summary dated May 12, 2026
13. Check Warrant Summary – Refunding 2016 Semi-Annual Bond Payment

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of May 12, 2026

1. April 2026 Transfers – Record Nos. 48507 through 48582

a. Current “M” Exemptions and Liens:

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