

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 11, 2026
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/88607881548?pwd=lxGwESbabilL2P0EYEapPgrfvRZ0c98.1>

Webinar ID: 886 0788 1548

Passcode: 102108

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. PROPERTY MANAGEMENT
 - a. 41 Milestone Road – Milestone Stables Discussion
 - b. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park Discussion
 - c. 8 Wesco Place/Lily Pond Park – Contract Award
4. REGULAR BUSINESS
 - a. Community Preservation Committee – Land Bank Representative Appointment
5. LONG-RANGE OBJECTIVES
 - a. Update on Long-Range Objectives Workgroup
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
 - a. Regular Meeting of July 28, 2026
8. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements.
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 7/28/26.

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 Land Court Department of Trial Court:
Docket No. 26 MISC 000358: Ocean Heath LLC v. Nantucket Islands
Land Bank, et al.

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 August 11, 2026
Land Bank Conference Room 22 Broad Street, Nantucket, Massachusetts
and via Zoom Webinar

CALL TO ORDER: 4:00 p.m.

PRESENT: Mark Donato, Neil Paterson, Allen Reinhard, John Stackpole.

ABSENT: Kristina Jelleme.

STAFF PRESENT: Rachael Freeman, Executive Director; Susan Campese, Director of Finance & Administration; Eleanor Antonietti, Special Projects Coordinator.

Hensdale Club Developer, Alan Worden; Nantucket Equestrian Project, Stephanie Lewis; Hinsdale Park neighbors, including Robert DeCosta, Ray DeCosta, Karine Alexander, Lucas Alexander; and Graham Veysey were also present at call to order.

I. CONVENE IN OPEN SESSION:

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

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS: None.

C. PROPERTY MANAGEMENT:

1. 41 Milestone Road – Milestone Stables Discussion: Vice Chair, Donato announced that Mr. Worden was withdrawing his request but would be reading a prepared statement. He added that anyone who wanted to speak on the matter would have an opportunity. Mr. Worden reviewed the potential off-season public offerings of the Hensdale Club and explained, while planning, they came up with the idea of creating a non-profit to run an equestrian center called the Milestone Stables that would be open to the public year-round. The idea was to obtain a long-term lease from the Land Bank for 28+ acres of land at 41 Milestone Road, which will abut the Hensdale Club property. However, he did not think the plan was fully formed enough for a vote from the Commission and wanted to withdraw his request for now. He said the Hensdale Club would move forward with their plans and the off-season public offerings, which would be limited and would reach far less children than Milestone Stables. Ms. Lewis spoke in favor of the Milestone Stable, as she has been looking for opportunities for a public riding facility for years and had more than 300 followers of her Nantucket Equestrian Project. Mr. DeCosta spoke as a neighbor to 41 Milestone Road and said he is in favor of a public equestrian facility on the island; however, this was the wrong location. The property was heavily used by the public year-round. Ms. Veysey said she understood the value of such a facility, but she did not think it was the highest and greatest use of 28 acres of public land. She pointed out that riding horses was an expensive activity and that would limit how many people benefited from it where now it is well used by a broad range of people and free. Ms. Alexander said

she was concerned with such a facility located in the well recharge district and how that may affect water quality. Mr. Raymond DeCosta said along with the State Forest this property was the green space for a densely populated area and likely 400 to 500 families currently use it for a myriad of activities. Commissioner Donato announced that everyone's input will be noted along with the phone calls, emails and the petitions that have been received about the request. Commissioner Reinhard said he found the concept of a public equestrian center intriguing; however, he did not think this was a suitable piece of land for it. But he was happy to see so many people participating in the meeting. Commissioner Stackpole said he has only heard negative feedback from the community regarding the location. Further he questioned the feasibility of such a project with no farrier or large animal veterinary services on the island. Commissioner Paterson said he would struggle to support such a project from a private developer. Commissioner Donato said he would be opposed to the lease as the property is for public use and they have spoken, additionally, he said it reeks of development on public land.

Mr. Worden, Ms. Lewis, Mr. DeCosta, Ms. Alexander, Mr. Alexander and others left the meeting at 4:29 p.m.

2. 7 & 9 W. Sankaty Road and 31B & 31C New Street/Field of Dreams – Park
Discussion: Ms. Freeman reported attending a site meeting with Commissioner Paterson and Sconset Trust, Executive Director Julie Mead to discuss the park design. She presented the landscaping plan put together by Sconset Trust with the Land Bank parcels marked up. She said the recommendation is to create an ADA accessible path along the exterior borders of the property that would meet up with the Sconset Trusts ADA path. The Sconset Trust could landscape their parcel as they wish as will the Land Bank. She noted the DPW was planning on adding an ADA parking space on New Street. The consensus of the Commission was positive with this approach, but Commissioner Stackpole asked staff to look into adding an ADA parking space at the entrance to the park on W. Sankaty Road as well.

3. 8 Wesco Place/Lily Pond Park – Contract award: Ms. Antonietti reported that there were five good bids for the project ranging from \$6.6 million to \$10 million. The lowest responsible bidder was SumCo Eco-Contracting LLC. They were highly recommended and have previously performed invasive work at the Lily Pond for the Land Bank. Additionally, they were the contractor for the restoration of the Windswept Cranberry Bogs. She said the start date for the project was September 8th. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to award the Contract to SumCo Eco-Contracting LLC for \$6,644,100.

D. REGULAR BUSINESS:

1. Community Preservation Committee (“CPC”) – Land Bank Representative
Appointment: Ms. Freeman recommended reappointing Eleanor Antonietti to represent the Land Bank. Ms. Antonietti said she has enjoyed serving on the CPC the last few years and was happy to continue. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to appoint Ms. Antonietti as Land Bank representative to

the CPC with gratitude from the Commission.

E. LONG-RANGE OBJECTIVES: Ms. Freeman told the Commission that the group was actively seeking out recreation collaborations. Additionally, the Recreation Workgroup was meeting again and the RFP for a needs assessment had been issued. She said tonight's discussion about highest and best use of properties was informative and she will make sure that equestrian activities were part of the discussion going forward.

F. TRANSFER BUSINESS:

1. July 2026 Transfers – Record Nos. 48752 – 48823: The Commission reviewed transfers for the period of July 1, 2026, through July 31, 2026.

2. Current "M" Exemption and Lien: Upon a motion was made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the placing of a lien against the following property as a result of the purchaser claiming the "M" exemption as first-time buyers of real property.

No. 48787 The Leite Family Revocable Trust

3. Current "O" Exemption and Lien: Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Stackpole, it was unanimously VOTED to authorize the placing of a lien against the following property as a result of the purchasers claiming the "O" exemption as part of the affordable homebuyers' purchase of real property.

No. 48769 Alison Stravato and Richard Stravato

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

H. CONSENT ITEMS: Upon a motion was made by Commissioner Stackpole and duly seconded by Commissioner Paterson, it was unanimously VOTED to approve the following consent items.

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

I. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

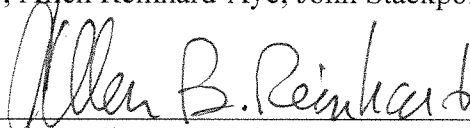
Ms. Veysey departed the meeting at 4:50 p.m.

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

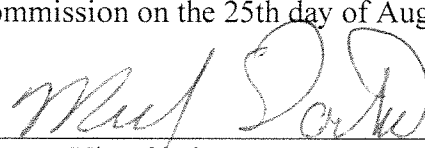
Paterson. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye. The Chair declared that Executive Session was being entered into under Purpose 6 [G.L. c. 30A, 21(a)(6)] as discussion of real estate acquisition matters in open session may be detrimental to the Land Bank's negotiating position; 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: Commissioner Paterson made a motion to adjourn the meeting at 5:41 p.m. Seconded by Commissioner Stackpole. A roll call vote was taken: Mark Donato-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John Stackpole-Aye.

Attested to:


Allen B. Reinhard, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission on the 25th day of August 2026.


Mark Donato, Vice Chair

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of August 11, 2026

1. Email from Alan Worden – Milestone Stables
2. Letters and petitions regarding Milestone Stables
3. Field of Dreams – Marked up landscape plan
4. Lily Pond Construction Services Registered bidders list
5. Monthly Transfer Report – June 2026
6. “M” Exemption and Notice of Lien (see transfer business for record number)
7. “O” Exemption and Notice of Lien (see transfer business for record number)
8. Calendar Year Transfer Statistics and Graphs – July 2026
9. Check Warrant Summary dated August 11, 2026

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 11, 2026

1. July 2026 Transfers – Record Nos. 48752 through 48823

a. Current “M” Exemptions and Lien:

No. 48787 The Leite Family Revocable Trust

b. Current “O” Exemption and Liens:

No. 48769 Alison Stravato and Richard Stravato

MONTHLY TRANSFER STATISTICS CALENDAR 2025						
CAL25 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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
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	59	54	\$182,100,954	\$173,100,954	\$3,462,019
THRU JUL 25	583	361	222	\$667,910,218	\$611,600,848	\$12,225,017
Average	94	53	41	\$155,546,667	\$148,508,115	\$2,969,579
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	123	74	77	\$380,274,007	\$370,305,507	\$7,406,110
MONTHLY TRANSFER STATISTICS CALENDAR 2026						
CAL26 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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	45	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	84	61	23	\$80,755,337	\$78,365,337	\$1,567,307
Jun-26	85	57	28	\$100,221,643	\$94,667,472	\$1,907,249
Jul-26	72	46	26	\$117,936,971	\$115,682,800	\$2,313,656
Aug-26						
Sep-26						
Oct-26						
Nov-26						
Dec-26						
THRU JUL 26	517	346	171	\$611,513,817	\$593,609,975	\$11,886,100
Average	74	49	24	\$87,359,117	\$84,801,425	\$1,698,014
Low	65	37	16	\$39,603,500	\$33,604,500	\$672,090
High	85	61	28	\$117,936,971	\$115,682,800	\$2,313,656