

AGENDA
Nantucket Land Bank Commission
Regular Meeting of September 9, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/82001169304?pwd=oea1bCwI97a7edG6uxmpKQAACSlA1W.1>

Webinar ID: 820 0116 9304

Passcode: 444422

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 MANAGEMENT
 - a. Deer Damage Permits – Presentation
4. REGULAR BUSINESS
 - a. Nantucket Conservation Foundation's Milestone Center – Presentation
5. PROPERTY MANAGEMENT
 - a. Sconset Trail – Naming Discussion
6. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Advisory Committee
7. TRANSFER BUSINESS
8. APPROVAL OF MINUTES
 - a. Regular Meeting of August 26, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
 - c. NPS Cross Country Team Meets/Gardner Farm – Property Use Request
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 08/26/25.

2. 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 September 9, 2025
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; Susan Campese, Director of Finance & Administration; Marian Wilson, Office Administrator; Eleanor Antonietti, Special Projects Coordinator; Jeffrey Pollock, Property Foreman. *Dr. Emily Goldstein Murphy, Director of Environmental & Agricultural Resources, was also present via Zoom Webinar.*

Hunter, Robert Butler; Nantucket Conservation Foundation ("NCF"), President & CEO, Cormac Collier; NCF Vice President of Science & Stewardship, Karen Beattie; NCF Director of Research, Danielle O'Dell; NCF Director of Land Management, Nicholas Larrabee; were also present at call to order. MassWildlife, Deer & Moose Biologist, Martin Feehan was present 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 presented.

B. PUBLIC COMMENT/ STAFF ANNOUNCEMENTS:

1. Climate Change Summit: Ms. Freeman announced that September was Climate Change Awareness month and that Environmental Permitting Coordinator, Elizabeth Phelps and Outreach and Communications Coordinator, Dana Nielsen would be presenting an informational poster regarding the Francis Street Beach Improvement project at the event on Wednesday, September 10th at Great Harbor Yacht Club from 4:30 to 7:00 p.m. and all are welcome to attend.

2. Nantucket Island Fair: Ms. Freeman reminded the Commission that the Land Bank would have a table at the fair this Saturday and Sunday from 10:00 a.m. to 4:00 p.m. manned by staff and highlighting the Land Bank's various agricultural initiatives and farmers.

3. Cross-Island Hike: The sixth annual hike will take place Saturday, September 27th starting at 8:00 a.m. from the beach at the end of Sesachacha Road in Quidnet and ending at Settlers' Landing.

4. Race for Recovery: This is an annual 5K run or 1K walk to benefit Addictions Solutions. The race takes place on Sunday, September 28th at 9:00 a.m. at Bartlett Farm and the course runs through Smooth Hummocks Preserve.

C. AGRICULTURAL MANAGEMENT:

1. Deer Damage Permits – Presentation: MassWildlife, Deer & Moose Project Leader / Wildlife Health Specialist, Martin Feehan gave a presentation about different programs to reduce the deer herd which is the highest in the state. He explained the importance of deer management and how the large deer population can damage habitats, cause negative agricultural impacts, and affect coastal erosion. He explained the three different options outside of the regular hunting season for deer removal, including the Deer Damage Permit which allows controlled removal of deer with the venison going to the state run Share the Harvest Program for food insecurity. He explained that the permits are customized to the landowners' needs in terms of types of implements used, equipment, dates and hours, etc. He stated that this was not considered hunting, and the permittee named their sub-permittees who must have active hunting licenses. Other requirements include mandatory reporting of all deer taken within 24 hours and all antlers must be removed and submitted to MassWildlife. The deer must be processed at a licensed processing facility where the venison is ground and distributed through food pantries across the state. He said the state pays for the processing, but if Nantucket were to establish a processing unit, the cost per deer would likely be higher and the cost would need to be further subsidized from somewhere else. Lastly, Dr. Feehan pointed out that the state had approved primitive arms and bow hunting for the month of January for just zones 13 and 14 which covered Martha's Vineyard and Nantucket. Dr. Feehan answered several questions from commissioners, and they thanked him for his informative presentation and willingness to work with the community.

Dr. Feehan and Mr. Butler departed the meeting at 4:35 p.m.

D. REGULAR BUSINESS:

1. Nantucket Conservation Foundation's Milestone Center – Presentation: Mr. Collier thanked the Land Bank and staff on the many collaborative initiatives with the Land Bank, both currently and throughout the years. He explained the strategic planning process the staff and trustees went through over two years. He said they came up with five priorities which included: Conservation through acquisition; stewardship of land; expanding their ecological and scientific research; continued and expanded partnerships with other institutions on island and beyond; and pushing platform/promoting awareness of open access to their properties. Mr. Collier presented the plans for the new center, a one-story building nestled into the hill where it will neither be visible from Milestone Rd nor compromise existing view sheds. The building will house NCF offices, research laboratories, education and meeting spaces. NCF intends for the educational, meeting spaces and laboratories to become a resource to the Land Bank and the Nantucket community. Employee housing will consist of one house that will be moved from another site on the property plus three new small cottages, all situated near the maintenance facility. Mr. Collier said they hoped to break ground in the latter half of 2026, and they have raised approximately \$26 million of the \$40 million needed for the project. The Commission thanked Mr. Collier for his presentation.

Mr. Collier, Ms. Beattie and Mr. Larrabee departed the meeting at 5:00 p.m.

E. PROPERTY MANAGEMENT:

1. Sconset Trail – Naming Discussion: Ms. Freeman presented a list of names suggested by staff for the trail that crosses Land Bank, Town, NCF and Sconset Trust properties. Upon a motion made by Commissioner Paterson and duly seconded by Commissioner Donato, it was unanimously VOTED to name the trail the Sconset Connector.

F. LONG-RANGE OBJECTIVES:

1. Update on Long-Range Objectives from the Advisory Committee: Ms. Freeman reported that the Land Bank has engaged in several collaborations, including support of the Housing Bank bill. Ms. Freeman testified this morning in favor of the bill before the Joint Committee on Revenue. She pointed out that this was the start of a two-year legislative cycle so there may still be a long road before confirmation that the bill would go to a vote. Tomorrow she was scheduled to meet with representatives of the Departments of Public Works and Parks and Recreation to talk about playing fields and areas where the three organizations overlap. Staff was participating in the Climate Change Summit on Thursday. Work continues on the Smooth Hummock's Conservation Restriction and exploring if mitigation credits could be banked and used for future projects for the Land Bank and the Town. Ms. Freeman is traveling to Boston to meet with Kurt Gaertner, Director, Land Policy & Planning at the Executive Office of Energy & Environmental Affairs which has oversight of the Land Bank. Additionally, she will be a guest speaker on Saturday at the Advisory Committee of Non-Voting Taxpayers. She has put together a short presentation about the Land Bank and expects questions to come up about the Land Bank's effect on property taxes. Lastly, she was requesting to join Civic League meetings.

G. TRANSFER BUSINESS:

1. August 2025 Transfers – Record Nos. 477763 - 47849: The Commission reviewed transfers for the period of August 1, 2025, through August 31, 2025.

H. 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 August 26, 2025, as written.

I. 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. NPS Cross Country Team Meets/Gardner Farm – Property Use Request

J. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS: None.

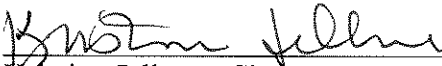
II. EXECUTIVE SESSION: A motion was made by Commissioner Reinhard and duly seconded by Commissioner Stackpole, to go into executive session to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken

on the motion: Mark Donato-Aye; Kristina Jelleme-Aye; Neil Paterson-Aye; Allen Reinhard-Aye; John 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; and under Purpose 7 [G.L. c. 30A21(a)(7)] to approve Executive Session minutes. The Chair further announced that the Commission would not reconvene in regular session at the conclusion of executive session.

ADJOURNMENT: Commissioner Stackpole made a motion to adjourn the meeting at 5:45 p.m. Seconded by Commissioner Reinhard. A roll call vote was taken: Mark Donato-Aye; Kristina Jelleme-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 this 23rd day of September 2025.


Kristina Jelleme, Chair

MONTHLY TRANSFER STATISTICS CALENDAR 2024						
CAL24 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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
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
THRU AUG 24	606	392	215	702303224	663666044	13298311
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134
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						
Oct-25						
Nov-25						
Dec-25						
THRU AUG 25	670	409	261	\$856,715,418	\$800,406,048	\$16,001,121
Average	84	51	33	\$107,089,427	\$100,050,756	\$2,000,140
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	112	74	44	\$188,805,200	\$188,805,200	\$3,776,104

DOCUMENTS AND EXHIBITS
Nantucket Land Bank Commission
Regular Meeting of September 9, 2025

1. MassWildlife Presentation on Reduction of Deer Herd
2. Nantucket Conservation Foundation – Milestone Center PowerPoint Presentation
3. List of naming options for Sconset Trail
4. Monthly Transfer Report – August 2025
5. Calendar Year Transfer Statistics and Graph – August 2025
6. Check Warrant Summary dated September 9, 2025
7. Property Use Request Form – Gardner Farm – NPS Cross-Country Team Meets

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of September 9, 2025

1. August 2025 Transfers – Record Nos. 47763 through 47849