

MINUTES
Nantucket Land Bank Commission
Regular Meeting of November 13, 2018
Land Bank Meeting Room, 22 Broad Street
Nantucket, Massachusetts

CALL TO ORDER: 4:00 p.m.

PRESENT: Richard Glidden, Kristina Jelleme, Neil Paterson, Allen Reinhard, John Stackpole.

STAFF PRESENT: Eric Savetsky, Executive Director; Jesse Bell, Assistant Director; Susan Campese, Administrator/Finance Manager; Marian Wilson, Assistant Administrator.

Miacomet Golf Course (“MGC”) General Manager, Alan Costa; MGC Director of Agronomy, Sean Oberly; and Inquirer and Mirror Reporter, Brian Bushard were also present at call to order.

Architectural Consulting Group (“ACG”) & Owners Project Manager (“OPM”), Michael Josefek, Donald Velozo and Greg Devlin; and Brown, Lindquist, Fenuccio & Raber Architect, Kurt Raber and Interior Designer, Susan Hamilton were also present at call to order via video conferencing.

A. CONVENE IN OPEN SESSION:

1. PUBLIC COMMENTS/STAFF ANNOUNCEMENTS:

a. Memorial Stone/Keane Property: Mr. Savetsky read a letter of thanks from Trish Pastuszak on behalf of herself and friends of Vern Laux for allowing them to place a memorial rock on the Keane property which was one of his favorite birding spots.

b. Staff Approved/Wedding Ceremony – June 7, 2019: Ms. Bell reported that staff had approved a wedding ceremony at Ladies Beach for 35 people due to its small size, time of year (June 7th), minimal set up, and short duration of the ceremony (30 minutes maximum).

2. GOLF BUSINESS:

a. Miacomet Golf Course (“MGC”) – Clubhouse Design Update: Mr. Josefek explained that ACG had met with Delbrook/JKS and arranged for weekly on-site meetings. The contract is being reviewed by Town counsel and should be executed soon after the review is complete. The building permit application is waiting for a health department review and sign off before it can be submitted. Mr. Josefek said he was soliciting prices from third party construction testing firms that will independently confirm that the work performed meets the prescribed specifications at various points throughout construction. Mr. Raber presented three dimensional renderings of the bar and dining room that included the revisions requested by the Golf Committee and Commission, including a wooden bar top with a live edge, warmer tones on the walls and floor, and fabric changes. Overall, the Commission felt the revisions were a vast improvement over earlier versions.

Mr. Josefek, Mr. Velozo, Mr. Devlin, Mr. Raber and Ms. Hamilton departed the meeting at 4:19 p.m.

b. Golf Budgets: Mr. Costa handed out copies of the draft budget for Sconset Golf Course and MGC for review. Mr. Savetsky said a special budget meeting would be scheduled for December 4, 2018 at 4:00 p.m.

c. Warrant Authorization – Transfer of Insurance Reimbursement for Fire Loss Expenses: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the November 13, 2018 warrant document in the amount of \$45,000.00 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve account.

d. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to execute the November 13, 2018 warrant document in the amount of \$75,176.57 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve account.

Mr. Costa and Mr. Oberly departed the meeting at 4:24 p.m.

3. APPROVAL OF MINUTES: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to accept, approve and release the regular session minutes of October 23, 2018 and the special meeting minutes of October 31, 2018, as written.

Jeffrey Pollock, Property Foreman and Rachael Freeman, Environmental Coordinator entered the meeting at 4:27 p.m.

4. PROPERTY MANAGEMENT:

a. Property Foreman & Environmental Coordinator – Update: Ms. Freeman announced that the boardwalks for the Cassidy property had been approved by the Conservation Commission and the project would be completed in-house. Further, parking for the property was still being explored by staff. Mr. Pollock reported that planning and permitting was underway to improve the apron into the Reyes property and the pergola would be rebuilt this winter. Ms. Freeman informed the Commission that the building permit was in hand for the Chase boardwalk and dock and Mr. Pollock was getting prices for driving the pilings and then staff would build the dock by spring. Further, vegetation had been cleared in preparation for the boathouse move. The McAlinden property permitting was in place except for the dock which was not expected to be complete until fall of 2019, however staff suggested that in the meantime they could install the viewing area and pathways. Planning was underway for an additional board walk at the Lily Pond over an old easement allowing access from Lily Street. Ms. Freeman said staff was talking with the town to coordinate the invasive species work at Consue Springs with the town's storm water drainage project. Mr. Pollock reported that staff had cleaned up around the duck pond and would continue to cut back the *Phragmites* for now. Ms. Freeman said she expected a finalized and simplified landscape plan for the Bachman property by early January and she anticipated the project

would be underway by spring. The Settlers Landing accessible viewing platform construction is about to start and at the request of Commissioner Stackpole staff would look into adding access onto the beach. Ms. Freeman reported the MEPA visit had taken place on Petrel Landing. She also reported that she was working on the Trailhead sign for Hinsdale Park and it would be ready for spring. The initial planning was underway for the apple/pear orchard on the Niccolacci property with 30 to 50 trees and the potential for up to 159 trees. Mr. Pollock informed the Commission that the Monohansett easement had been established with fencing and the Mueller Gardens would be subcontracted out to a gardener. Ms. Freeman said staff had examined the options for the Wolfe property, Carter bulkhead, Norwood Farm bridge and Cisco beach parking lot and had decided nothing should be done at this time, but would continue to monitor the properties.

Shelly Dresser and David Gagnon of Maria Mitchell Association entered the meeting at 4:45 p.m. Amy Zielinski and Dan Southey of Sustainable Nantucket entered the meeting at 4:53 and 4:55 respectively.

b. Property Foreman & Environmental Coordinator – Abutter Concerns: Mr. Pollock explained that he had been in communication with an abutter to the newly acquired Smooth Hummocks Share 9, who had concerns regarding the management of the property. Ms. Freeman reported that the tree in Miacomet Pond that a neighbor had asked the Land Bank to remove, had broken free from the bank and another neighbor was working with the Town to get permission to remove the tree. Additionally, she reported that surveys were underway at 69 Surfside Road and 166 and 168 Hummock Pond Road due to ongoing encroachments. Lastly, Mr. Pollock presented a list of trails with information regarding parking, loops and connectors for each one as a reference for the Commissioners. The Commissioners thanked Mr. Pollock, Ms. Freeman and the property staff for all their hard work.

Mr. Pollock and Ms. Freeman departed the meeting at 5.04 p.m.

c. Mt. Vernon Farm/Sustainable Nantucket – License Amendments: Ms. Zielinski and Mr. Southey requested a license amendment to the farm to add two 100 foot long, 14 foot wide caterpillar tents that would extend the growing season but be removed in the summer months. Mr. Southey presented an aerial with several location options. Further the aerial showed the location of the educational classroom pavilion that was approved previously and was being funded through a Community Preservation Commission (“CPC”) grant. Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the amendments to the license.

Ms. Zielinski and Mr. Southey departed the meeting at 5:10 p.m.

d. Hinsdale Park Inclusive Playground – Equipment Discussion: Ms. Bell reported the CPC had fully funded the grant request and additionally, a generous grant was received from Healthy Nantucket 2020 as part of the hospital project. She reminded the Commission that they had previously voted to contribute \$250,000 toward the construction. Ms. Bell requested an additional \$53,000 to add a third zipline and to upgrade one of the pieces of equipment to a new version that was fully accessible and had a higher play value. Upon a motion made by Commissioner Glidden

and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve the funds request.

Ms. Dresser and Mr. Gagnon departed the meeting at 5:20 p.m.

5. TRANSFER BUSINESS:

a. October 2018 Transfers – Record Nos. 40049 through 40150: The Commission reviewed transfers for the period of October 1, 2018 through October 31, 2018.

b. Current “M” Exemptions and Liens: The Commission authorized the placing of liens against the following properties as a result of the purchasers claiming the “M” exemption as first-time buyers of real property:

No. 40065 C&C Realty Trust
No. 40081 Casey W. Santos and Ashley A. Martin
No. 40092 Kristie L. Ferrantella and Benjamin Ferrantella
No. 40147 Mariyanna S. Cavaler and Leonildo C. Cavaler

c. Current “O” Exemption and Lien: The Commission authorized the placing of a lien against the following property as a result of the purchaser claiming the “O” exemption as part of a deed restricted affordable housing program:

No. 40100 Alexander T. Rezendes

d. Three-Year Ownership Non-Compliance – Payoff/Release of Lien – No. 36520 Stephen Maury and Julia Kuratek: Ms. Campese explained that she received a request from the purchasers’ attorney for a payoff amount of the fee, interest and penalty on the above-referenced transfer, as the property was being sold prior to the expiration of the five-year domicile/ownership term under the “M” exemption. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Stackpole, it was unanimously VOTED to approve and execute a Release of Lien which will be provided to Mr. Maury and Ms. Kuratek or their representative upon full payment of the fee (\$10,000.00), penalty (\$2,000.00) and accrued interest (\$3,736.45).

e. Two-Year Domicile Non-Compliance/Request for Extension – No. 35357 Andrew P. Minihan: Ms. Campese explained that Mr. Minihan had been delayed in building his home due to some financial hardship caused by some health problems in his immediate family. Mr. Minihan was currently in the planning stages of purchasing a prefabricated house and hoped to have construction underway by early 2019. Ms. Campese recommended granting the extension to July 14, 2019 for Mr. Minihan to be domiciled on the property and to further extend the ownership requirement two years beyond that. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to allow the extension as recommended by staff.

6. FINANCIAL BUSINESS:

a. Monthly Transfer Statistics: Monthly transfer statistics reports comparing calendar years 2017 and 2018 through October 2018 were presented to the Commission.

b. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Reinhard, it was VOTED to execute the October 9, 2018 warrant document in the amount of \$193,038.97 to be provided to the county treasurer.

c. Warrant Authorization – 2016 A Refunding Semi-Annual Bond Payment: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Jelleme, it was unanimously VOTED to approve payment and authorize staff to wire the Series A semi-annual bond payment of interest and principal in the total amount of \$884,925.00 from the Land Bank’s Collection Account to the Bond Trustee at U.S. Bank.

7. PERSONNEL

a. Executive Director – Review: Chairman Paterson reported he and Commissioner Jelleme had conducted a review with Mr. Savetsky and it was positive. A \$5,000 longevity payment was recommended in lieu of a salary increase. Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was unanimously VOTED to issue the longevity payment and to authorize Mr. Savetsky to execute a Personnel Change Form to be provided to the County Treasurer.

Mr. Bushard departed the meeting at 5:32 p.m.

B. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session in order to discuss the purchase, exchange, lease or value of real property and review and approve executive session minutes. A roll call vote was taken: Jelleme-Aye; Reinhard-Aye; Glidden-Aye; Paterson-Aye; Stackpole-Aye. The Chairman under Purpose 6 [G.L. c. 30A, 21(a)(6)] declared that discussion of these matters in open session may be detrimental to the Land Bank’s negotiating position and that the Commission would not reconvene in regular session following executive session.

ADJOURNMENT: Upon a motion made by Commissioner Glidden and duly seconded by Commissioner Jelleme, it was VOTED to adjourn at 6:26 p.m.

Attested to: _____
Richard Glidden, Secretary

Accepted, Approved, and Released by the VOTE
of the Commission this 27th day of November, 2018.

Neil Paterson, Chairman