

MINUTES  
Nantucket Land Bank Commission  
Regular Meeting of September 25, 2018  
Land Bank Meeting Room, 22 Broad Street  
Nantucket, Massachusetts

CALL TO ORDER: 4:00 P.M.

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

ABSENT: Richard Glidden.

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; Nantucket Land Bank Golf Controller, Walter Lankau; MGC Director of Agronomy, Sean Oberly; Brown, Lindquist, Fenuccio & Raber Architects, Kurt Raber and Interior Designer, Susan Hamilton; Inquirer and Mirror Reporter, Brian Bushard; and Attorney, David Buckley were also present at call to order.*

I. CONVENE IN OPEN SESSION:

A. PUBLIC COMMENT / STAFF ANNOUNCEMENTS:

1. Chairman Paterson acknowledged the outstanding work done by Christopher Calvert of Club Consulting Group over the last several years and expressed condolences over his untimely passing. A sympathy card was signed by the Commissioners and staff to send to his family.

B. GOLF BUSINESS:

1. Miacomet Golf Course Clubhouse – Design Team Update: Mr. Savetsky reported that he, Mr. Raber and Ms. Hamilton had reviewed the preliminary interior design plans with the Golf Committee and received some constructive feedback. Mr. Raber reminded the Commission that while the furniture, fixtures and equipment were not part of the general contractor's bid package, these decisions needed to be made soon to keep the project on schedule. Ms. Hamilton presented options for flooring, carpet, tile, fabric, paint and wall coverings. The Commission provided input on what they liked and came to the consensus that the floors needed to be a warmer color and the bar top should be wood rather than the gray composite material presented. Ms. Hamilton explained why the lighter colors would be better since the covered porch blocked natural light in the bar area. Ms. Hamilton was satisfied that she had enough information to tweak the details of the design and come back with revisions at a future meeting.

*Mr. Raber and Ms. Hamilton departed the meeting at 4:46 p.m.*

2. 'Sconset Golf Course – Manager's Monthly Review (August): Mr. Lankau reported that August was ahead on budget and compared to last year. He said the bar had not brought in the revenue they anticipated probably due to the demographics of users, which tended to be adults with children.

3. Miacomet Golf Course – Manager's Monthly Review (August): Mr. Lankau explained that while there was a lot of variation in the numbers compared to last year (especially in the food and beverage department), the bottom line was very close to last year. Further, golf revenue was strong due in part to the favorable weather.

4. Warrant Authorization – Golf Capital Funds Transfer Request: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute the September 25, 2018 warrant document in the amount of \$29,473.54 to be provided to Nantucket Golf Management, Inc. from the Golf Capital Reserve Account.

*Mr. Costa, Mr. Lankau and Mr. Oberly departed the meeting at 5:05 p.m.*

*Rachael Freeman, Environmental Coordinator; Emily Dutra, Landscape Designer; Robert McNeil, Public Works Director; Jordan McHugh, Orchard Manager and Maria Mitchell Association Educator, entered the meeting at 5:05 p.m.*

#### C. PROPERTY MANAGEMENT:

1. Bachman/158 Orange Street – Landscape Plan Presentation: Ms. Dutra presented a landscape plan for 158 Orange Street which proposes improvements to the property to make it more inviting to the public. The plan includes removing the asphalt drive and replacing it with shells and a cobblestone apron; changing the contours of the road and parking for functionality; enlarging the island for the planting of ornamental trees and vegetation which would display year-round interest, plus split rail fencing. The plan also called for a sitting patio and picnic area, a natural foraging buffer and a long season pollinator habitat meadow. Near the pond she recommended the eradication of the invasive species as well as planting native wetland plants as allowed by permit. Finally, for the wetland area by the dock, she recommended replacing the retaining wall with a boulder garden, reconfiguring the row of maples and replacing some with different trees and adding an understory for buffer as well as seasonal interest. The Commission asked questions regarding the parking and view from the road as well as maintenance needs. Ms. Dutra recommended upgrading the irrigation system since the first few years were critical for new plant establishment but expected maintenance to be minimal thereafter. The consensus of the Commission was positive but they felt some elements needed further development.

*Ms. Dutra departed the meeting at 5:26 p.m.*

2. Nobadeer Ballfields – Field House: Mr. McNeil showed conceptual plan for a field house at the Nobadeer Ballfields. At a previous annual town meeting a significantly more

expensive field house was approved but only partially funded. Mr. McNeil's intention was to move forward with a plan that could be built for the \$750,000 that was approved and that fit within the parameters of the previous MEPA approval. The purpose of the buildings was to provide bathrooms, storage, office space, shelter during inclement weather and possible limited practice areas. Mr. Savetsky reminded the Commission that the property was already licensed to the Town. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to approve the request to allow the town to move forward with the plans for a field house on the property.

*Mr. McNeil departed the meeting at 5:45 p.m.*

3. Heritage Apple/Pear Orchard – Discussion: Ms. McHugh presented a proposal to plant a heritage apple and pear orchard on a Land Bank property which the community could use and could also serve as an educational resource. Through discussions with staff, a property behind Moors End Lane surfaced as a potentially ideal site. The orchard would require irrigation, farm fencing and amending the soil. She would practice organic methods for planting and pest control. Her proposal was to start with 12 to 20 semi-dwarf trees, which would bear fruit by year four and be bountiful by year five. Mr. Savetsky suggested that once the plans were fine-tuned, the Commission could vote on funding the fencing and installing a well. The Commissioners were in favor of the orchard concept and thanked Ms. McHugh for her time.

*Ms. Freeman, Mr. Buckley and Ms. McHugh departed the meeting at 6:10 p.m.*

D. APPROVAL OF MINUTES: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Glidden, it was unanimously VOTED to accept, approve and release the regular meeting minutes of September 11, 2018, as written.

#### E. TRANSFER BUSINESS:

1. Five-Year Domicile and Ownership Compliance – Releases of Liens: Upon a motion made by Commissioner Jelleme and duly seconded by Commissioner Stackpole, it was unanimously VOTED to execute and authorize the issuance of Release of Liens for the following transfers as a result of the purchasers fulfilling all of the requirements of Section 12, subsection (-m-):

No. 34425 Jared A. Smith  
No. 34439 Laurent Pavier Araujo

2. Five-Year Domicile/Non-Compliance – Payment Received/Releases of Liens/No. 25397 Jesse Dutra: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to execute and authorize the issuance of Releases of Liens as payment was received in full as voted August 14, 2018.

#### F. FINANCIAL BUSINESS:

1. Fiscal Year 2018 Audited Financial Statements: Ms. Campese presented the

Fiscal Year 2018 audited financial statements prepared by Kevin Carnes from O'Connor & Drew, P.C. Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to accept and approve the Fiscal Year 2018 audited financial statements.

2. Monthly Financial Report: The Commission accepted the August 2018 financial report including the balance sheet and income statement previously provided by email.

3. Warrant Authorization – Cash Disbursements: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Jelleme, it was unanimously VOTED to execute the September 25, 2018 warrant document in the amount of \$237,321.92 to be provided to the county treasurer.

II. EXECUTIVE SESSION: Upon a motion made by Commissioner Reinhard and duly seconded by Commissioner Glidden, it was unanimously VOTED to go into executive session to discuss the purchase, exchange, lease or value of real property and review executive session minutes. A roll call vote was taken: Jelleme-Aye, Paterson-Aye, Reinhard-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 at the conclusion of executive session.

ADJOURNMENT: Upon a motion made by Commissioner Stackpole and duly seconded by Commissioner Reinhard, it was unanimously VOTED to adjourn the meeting at 6:44 p.m.

Attested to: \_\_\_\_\_  
Richard Glidden, Secretary

Accepted, Approved, and Released by VOTE  
of the Commission this 9<sup>th</sup> day of October, 2018.

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Neil Paterson, Chairman