

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of November 12, 2024  
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
  - a. 160/168 Hummock Pond Road/Mt. Vernon Farm – Washashore Farm 3-5 Year Plan
  - b. 160/168 Hummock Pond Road/Mt. Vernon Farm – Fencing Update
  - c. 166 Hummock Pond Road Greenhouse – Use Discussion
3. PROPERTY MANAGEMENT
  - a. Francis Street Beach Improvement Project – Commission Update
  - b. Property Management – Quarterly Update
  - c. 7 Nobadeer Farm Road/NRSA – Project Update
4. REGULAR BUSINESS
  - a. Interim Executive Director’s – Update
  - b. Land Bank IT Services Transition – Update
5. PERSONNEL BUSINESS
  - a. Executive Director Search Committee - Update
6. TRANSFER BUSINESS
7. APPROVAL OF MINUTES
  - a. Regular Meeting of October 22, 2024
8. CONSENT ITEMS
  - a. Monthly Transfer Statistics – Review and Acceptance
  - b. Warrant Authorization – Approval of Cash Disbursements
  - c. Warrant Authorization – 2016 Refunding Bond Semi-Annual Payment
  - d. 174 Orange Street – Memorial Bench Request
  - e. Washington Street – Memorial Bench Request
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

07/23/24.

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.:
  - a. Suffolk Superior Court Docket No. 2284CV02606: Richard Corey, Trustee of Twenty-One Commercial Wharf Nominee Trust v. Massachusetts Department of Environmental Protection, Nantucket Islands Land bank, and Nantucket Conservation Commission. (Petrel Landing/17 Commercial Street)
  - b. Land Court Department Action No. 22 MISC 000409: Nantucket Islands Land Bank v. Hunter S. Ziesing and Marcy E. Ziesing, Co-Trustees of the Lampoon Nominee Trust (6 Wesco Place)
  - c. Nantucket Superior Court, C.A. No. 2275CV00024: NILB v. Architectural Access Board – Easy Street Park Variance denial.
  
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

# WASHASHORE FARM 3-5 YEAR PLAN



- Existing Structure
- '25 Proposed Structure
- '26 Proposed Structure
- '27+ Proposed Structure
- Current Fields
- '25 Fields
- '26 Flower Field
- '26 Fruit Orchard
- Duck Area
- Honey Bees

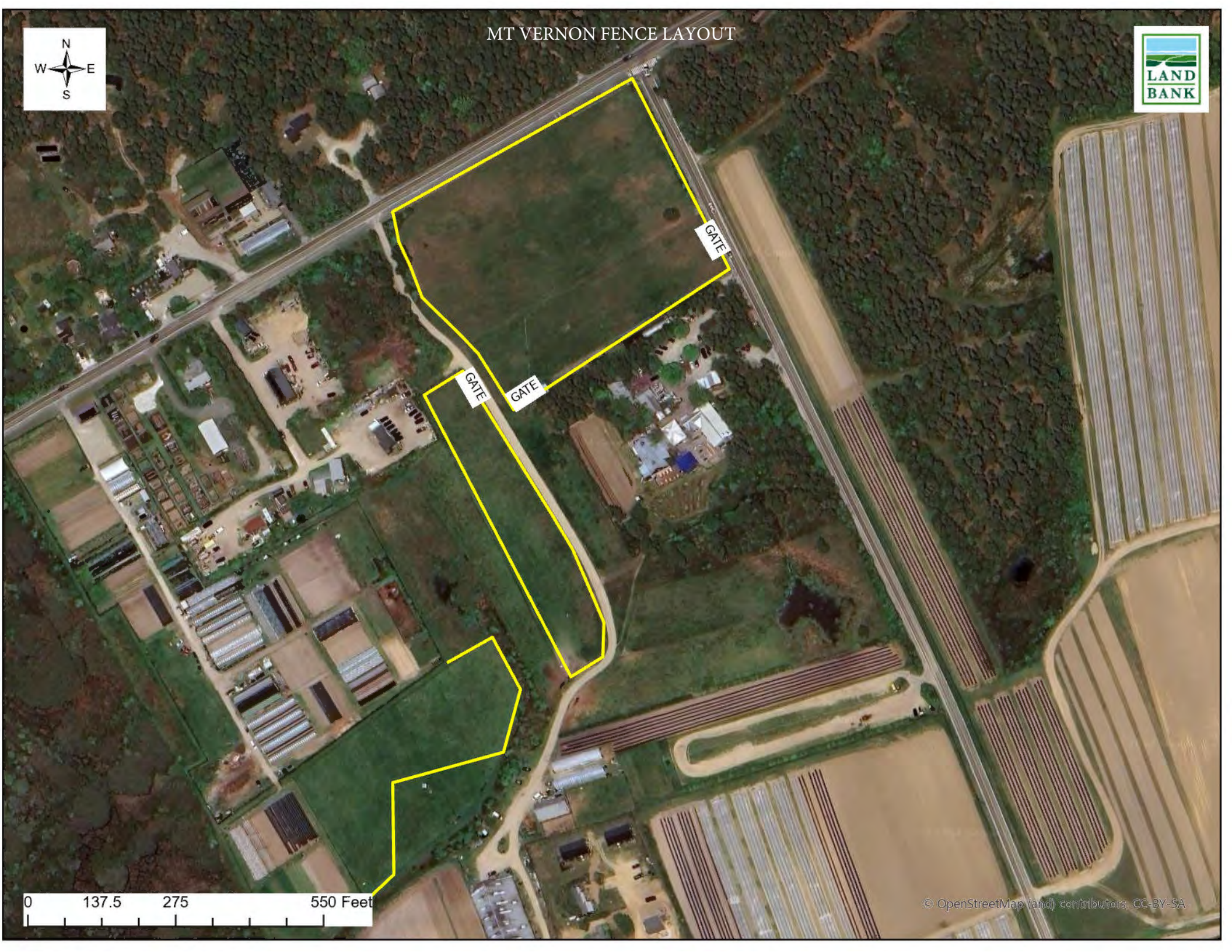
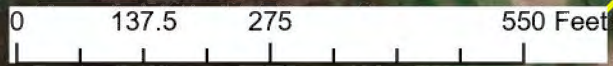
Tomato Storage  
Walk-in Refrigerator  
Pack & Wash  
Equipment & Supplies Storage  
Shipping Container Storage  
Propagation GH  
Heated GH for year round production

Production GH  
Production GH  
Production GH  
Production GH

Production GH  
Production GH  
Production GH

Finished Compost Storage

MT VERNON FENCE LAYOUT



# Francis Street Beach Improvement Project

WASHINGTON STREET COLLABORATIVE  
WORKING GROUP MEETING

November 8, 2024



SCAPE



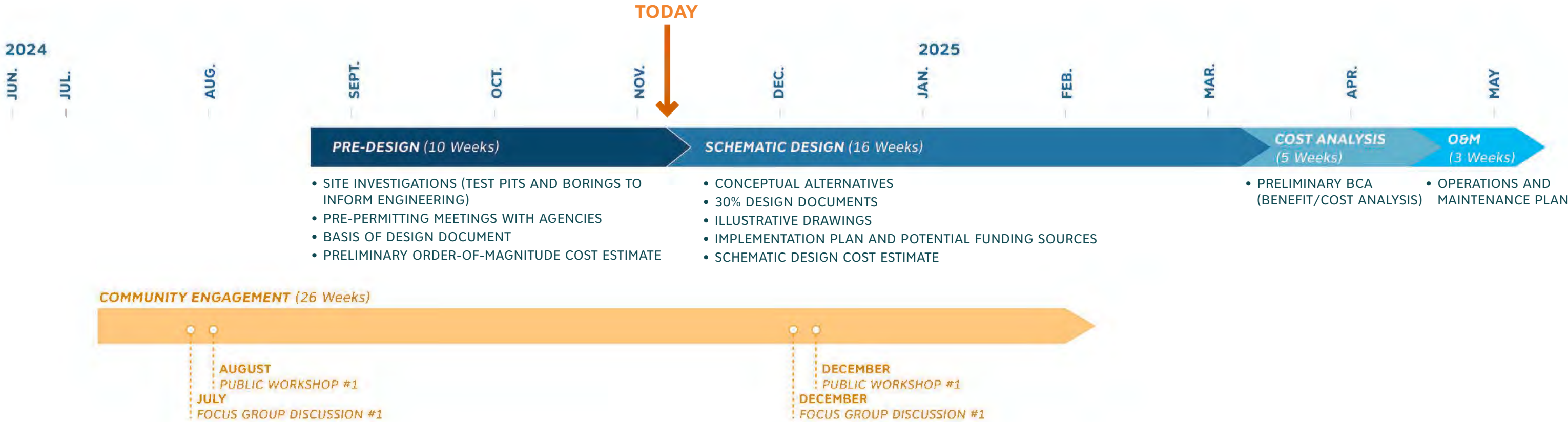
REMAIN

# TODAY

1. FRANCIS STREET IMPROVEMENT PROJECT
  - a. Updated project timeline
  - b. Discussion on design variables to ask the community
  - c. Discussion on design character and language
  
2. DISCUSSION ON MEETING SCHEDULE

# UPDATED PROJECT TIMELINE

- Borings (today!)
- Soil percolation tests (next week)
- SCAPE site visit 11/15
- Virtual Community Workshop - early January



## CONCEPT ALTERNATIVES: WHAT ARE THE REQUIRED PARAMETERS?

- Elevated intervention for flood risk reduction, reaching elevation 8' NAVD88 in alignment with the CRP
- Inland stormwater management
- ADA accessible pathway reaching from Washington Street to the beach
- Ability to tie into broader Washington Street Resilience Framework and collaborate with neighboring properties

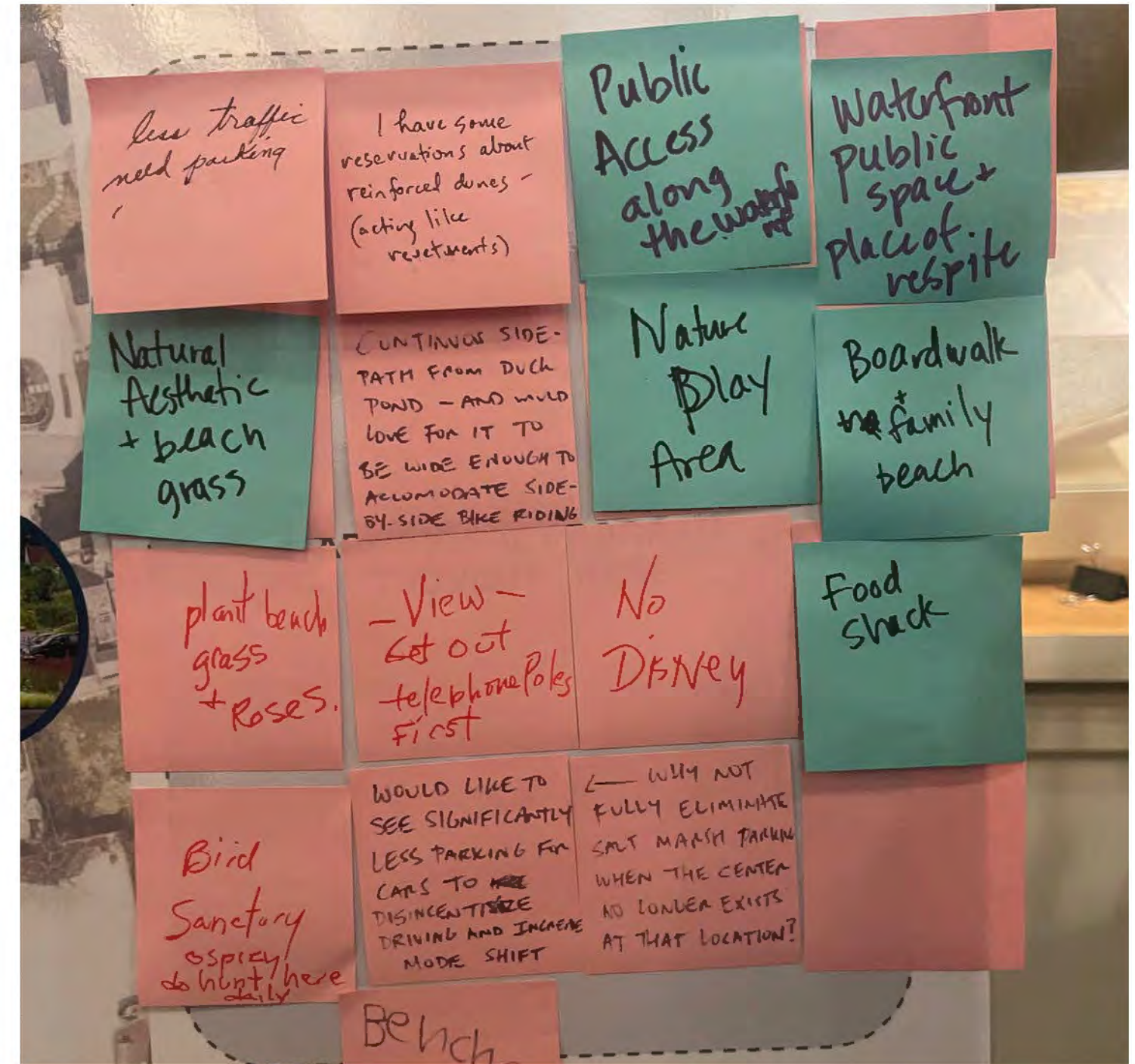
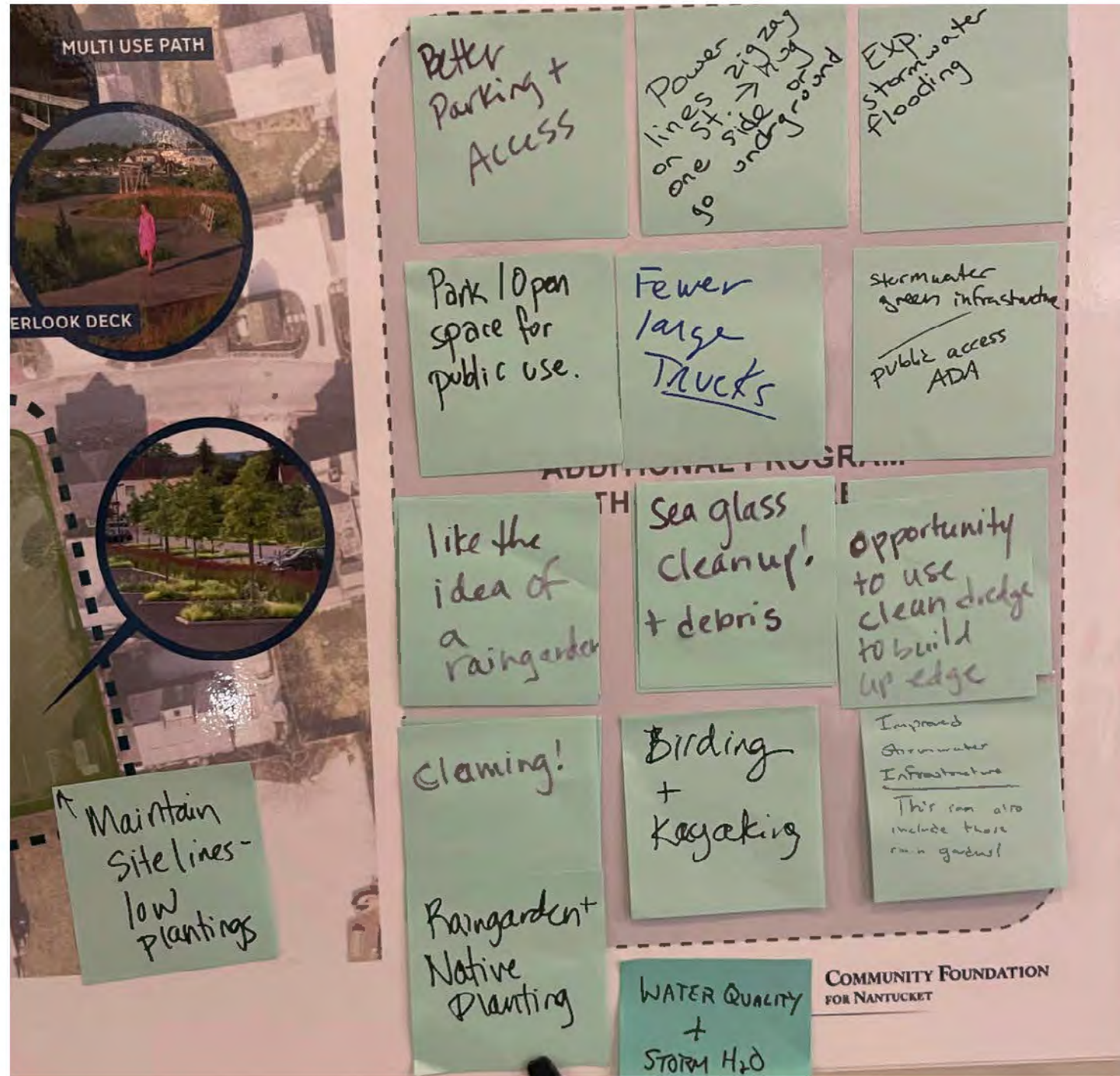


## CONCEPT ALTERNATIVES: WHAT ARE THE VARIABLES?

- Types of program and activities
- Intensity of use (lighter touch <---> more active)
- Character and design language
- Approach to stormwater (raingardens vs sub-surface storage)
- Others?

# PROGRAMS & ACTIVITY: WHAT WE HEARD

## STICKY NOTE RESPONSES



# PROGRAMS & ACTIVITY: WHAT WE HEARD

## 9 FUTURE SITE OPPORTUNITIES

FROM THE IMAGES BELOW, WHICH RESONATE WITH YOU THE MOST?  
USE THE GREEN (LIKE), RED (DON'T LIKE), AND YELLOW (NO OPINION) STICKERS TO SHARE HOW YOU FEEL!



REMAIN

### RECREATION



KAYAKING

### ECOLOGY



REINFORCED COASTAL DUNES

### ACCESS



OVERLOOK DECKS



SUNBATHING



RAIN GARDENS



MULTI USE PATH



PICNIC AREA



NATIVE PLANTINGS



ADA CONNECTIONS

# PROGRAMS & ACTIVITY: WHAT WE HEARD

## KEY TAKEAWAYS

- + Strong desire for expanding public open space and improving public access along the waterfront, including ADA accessibility
- + Access images were well liked by the community, especially overlooks and multi use path
- + Desire for ecological experiences, birding, and beach grass plantings
- + Interest in rain gardens and stormwater infrastructure improvements to mitigate flooding
- + Kayaking was a well-supported recreational use

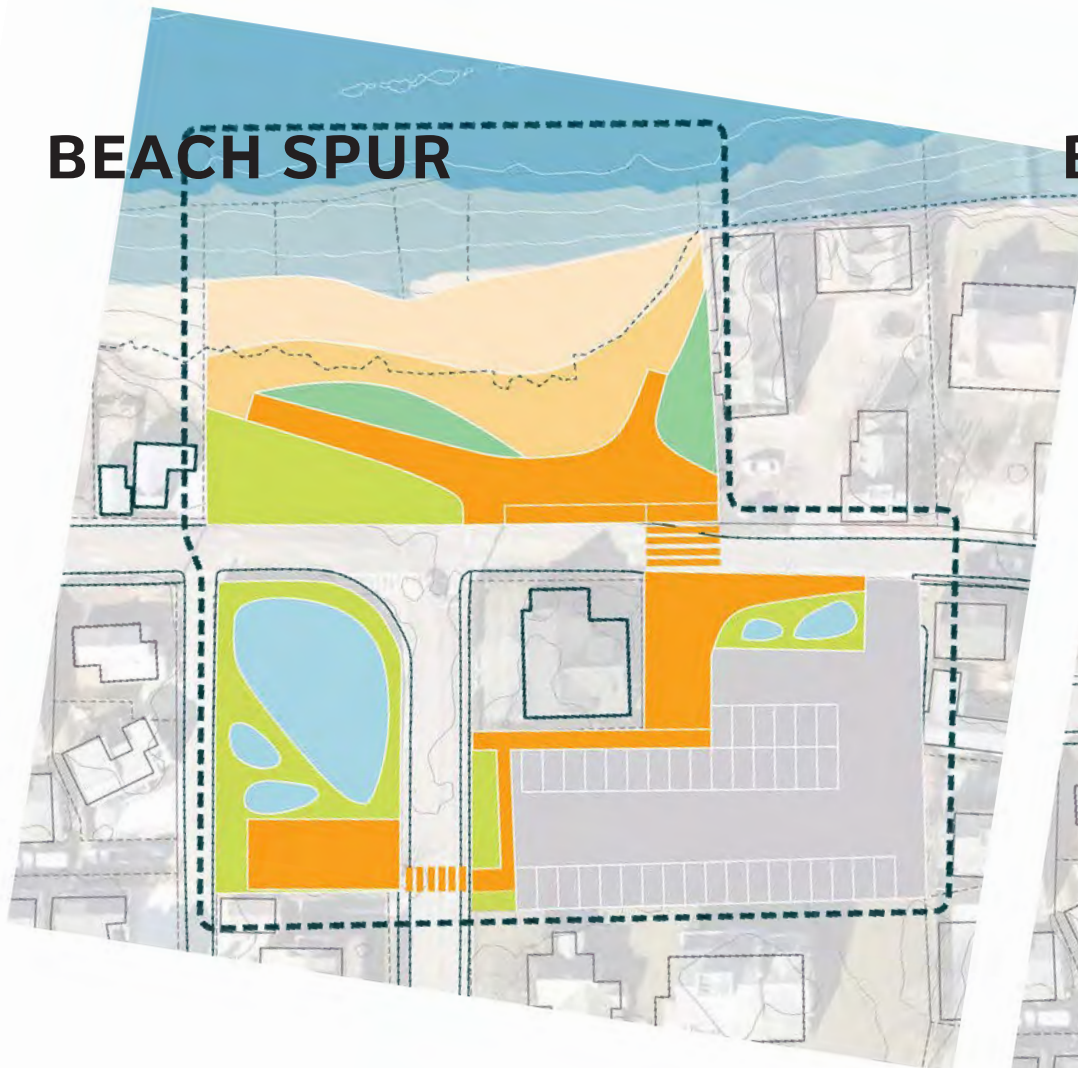
- + Strong support for images in the ecology column of precedent photos, including native plantings and reinforced coastal dunes
- + Support for more parking as well as support for less parking
- + Support for subbathing and picnicing was mixed
- + Abutters expressed concerns about effectiveness and character of rain gardens, as well as mosquito management

# **CHARACTER AND DESIGN LANGUAGE: PREVIOUS STUDIES**

**(FROM WASHINGTON STREET RESILIENCE FRAMEWORK PLAN)**

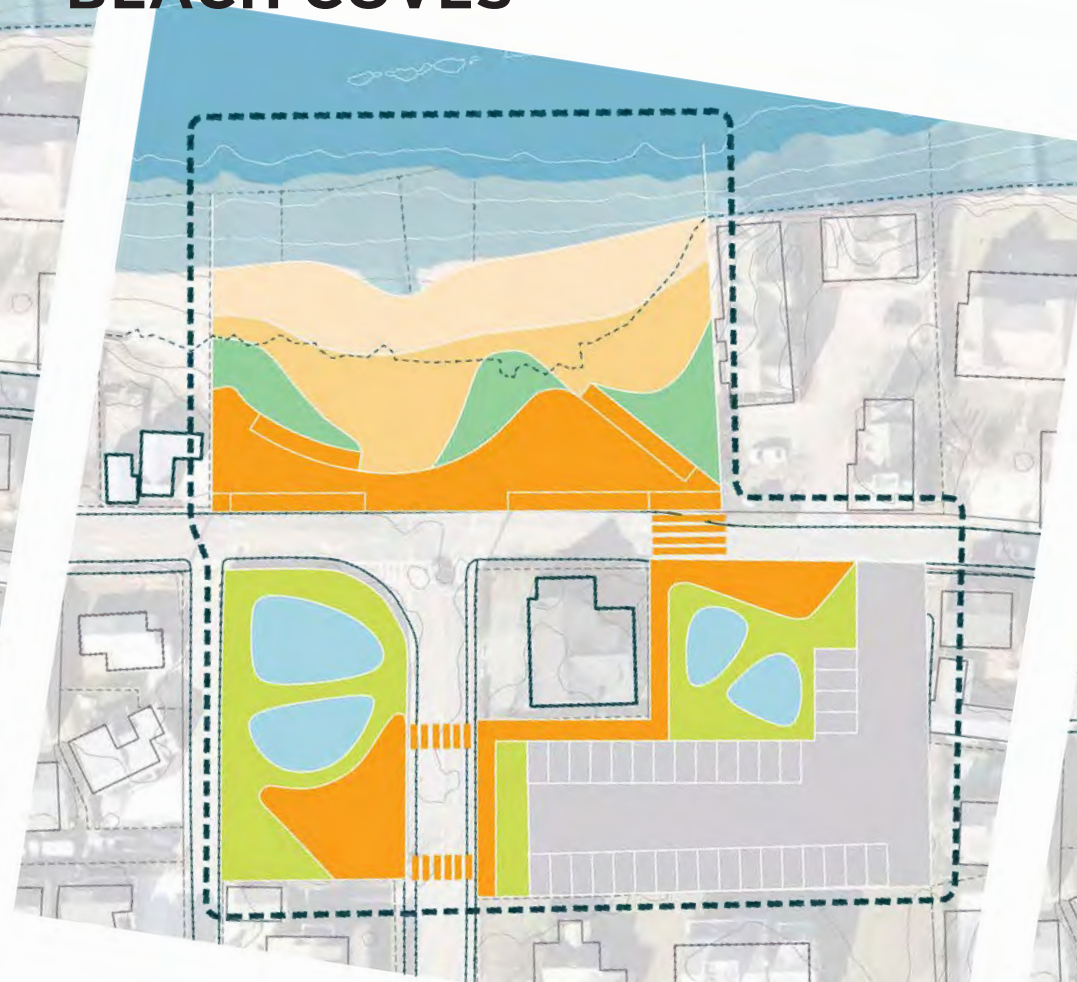
# CHARACTER AND DESIGN LANGUAGE: PREVIOUS STUDIES

## BEACH SPUR



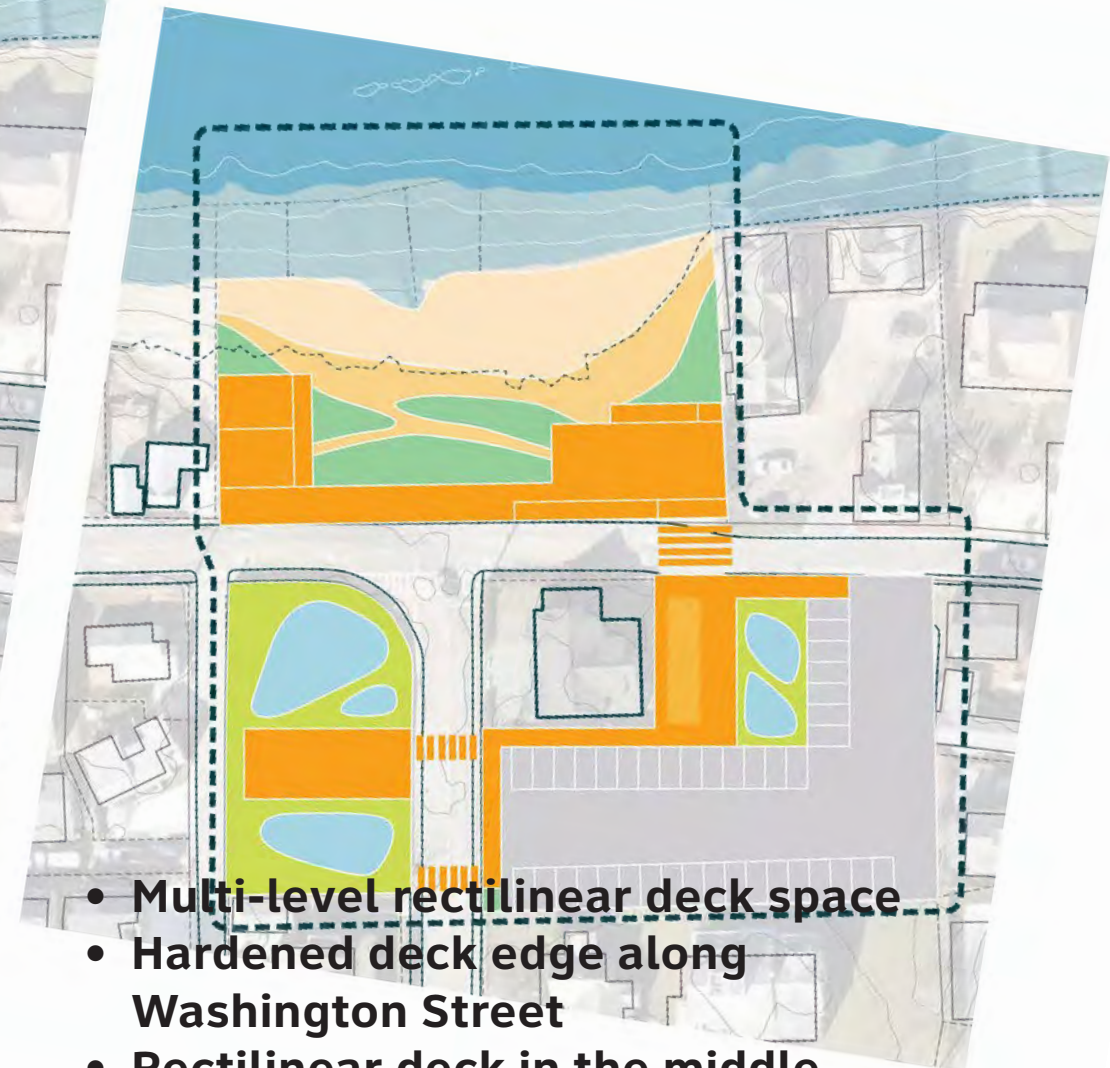
- Smaller footprint, minimizes impact on the landscape
- Hardened elements embedded in deck and dunes
- Rectilinear deck along the western edge of stormwater wetland

## BEACH COVES



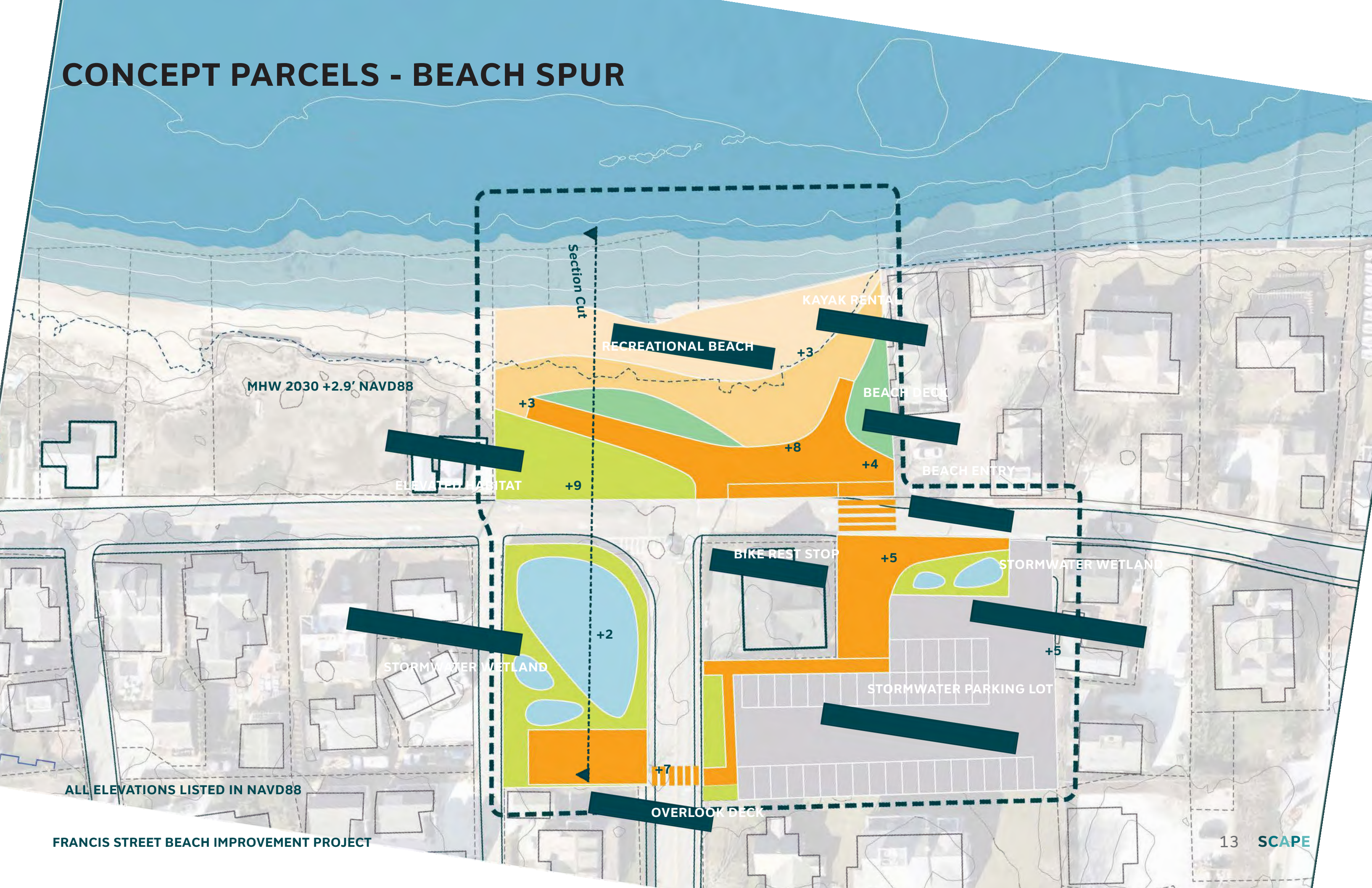
- Generous curvilinear deck space
- Hardened deck edge along Washington Street
- Multiple entrances from Washington Street
- Curvilinear deck hugs western edge of stormwater wetland

## BEACH TERRACES



- Multi-level rectilinear deck space
- Hardened deck edge along Washington Street
- Rectilinear deck in the middle of the stormwater wetland

# CONCEPT PARCELS - BEACH SPUR



ALL ELEVATIONS LISTED IN NAVD88

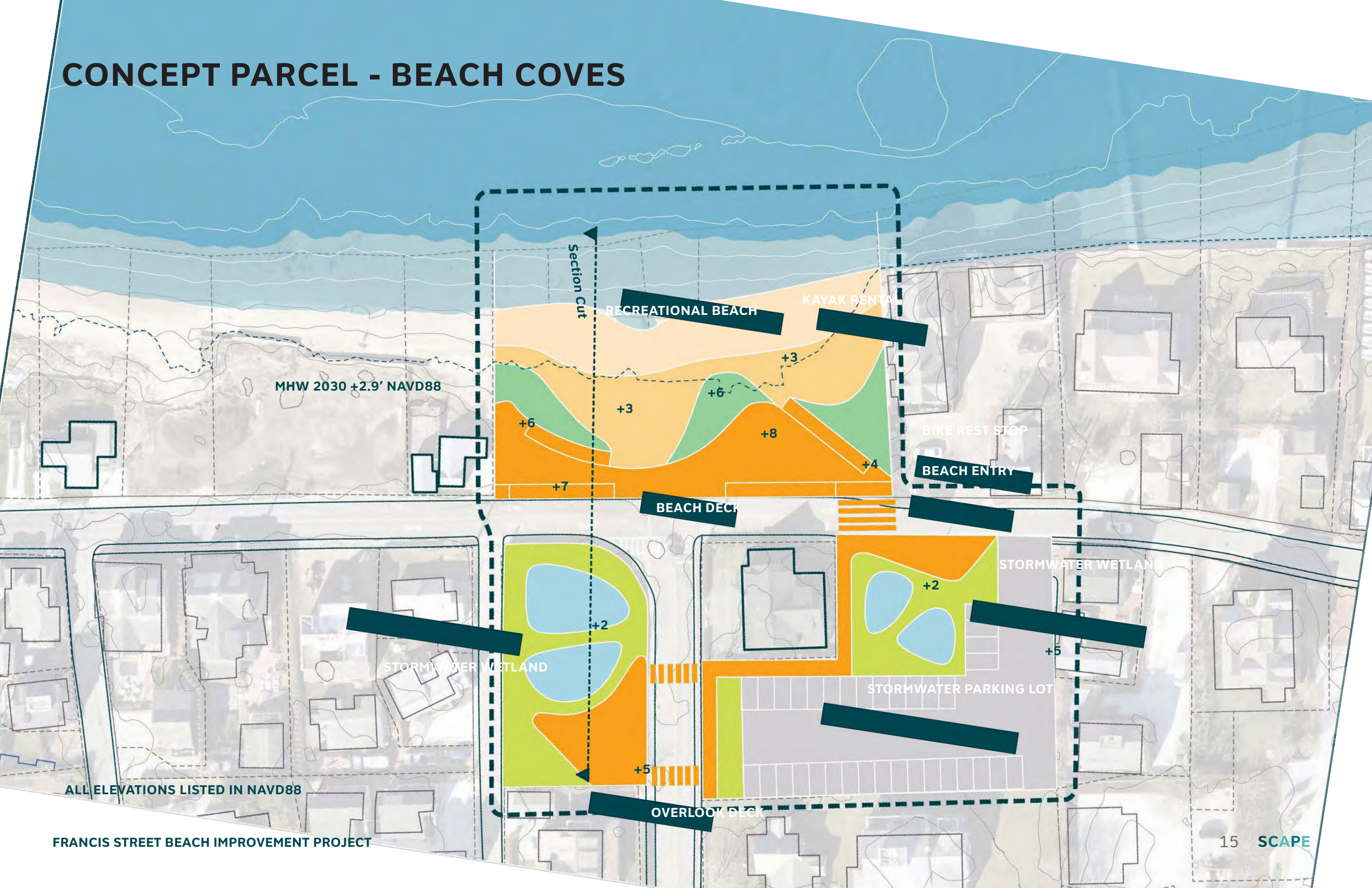
# CONCEPT PARCELS - BEACH SPUR

## PRECEDENT IMAGES





# CONCEPT PARCEL - BEACH COVES



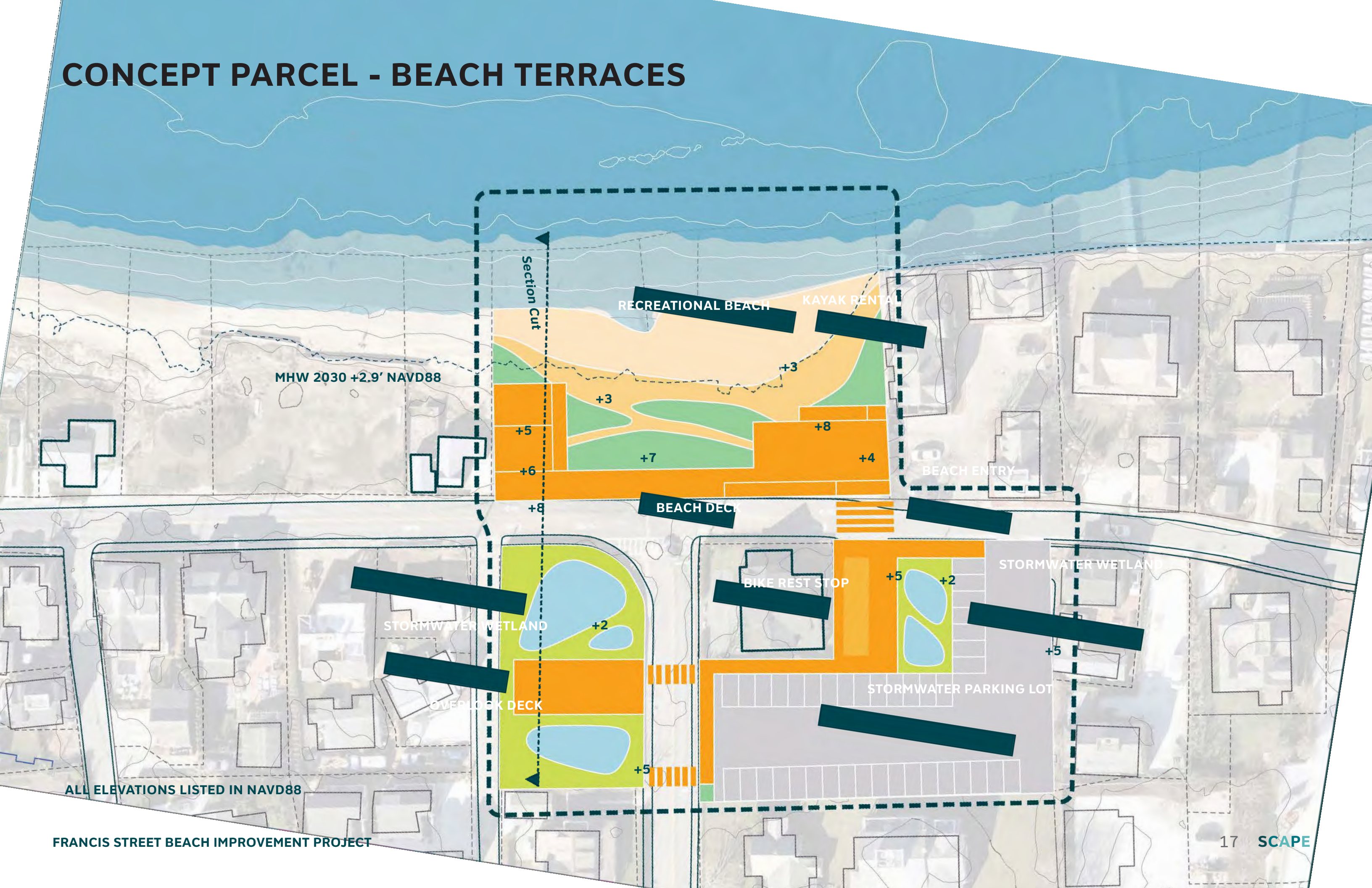
ALL ELEVATIONS LISTED IN NAVD88

# CONCEPT PARCEL - BEACH COVES

## PRECEDENT IMAGES



# CONCEPT PARCEL - BEACH TERRACES



ALL ELEVATIONS LISTED IN NAVD88

# CONCEPT PARCEL - BEACH TERRACES

## PRECEDENT IMAGES



## CONCEPT ALTERNATIVES: DISCUSSION

- What do you like and not like about the design form / character of these earlier alternatives?
- What else should we consider as we develop new concept alternatives?

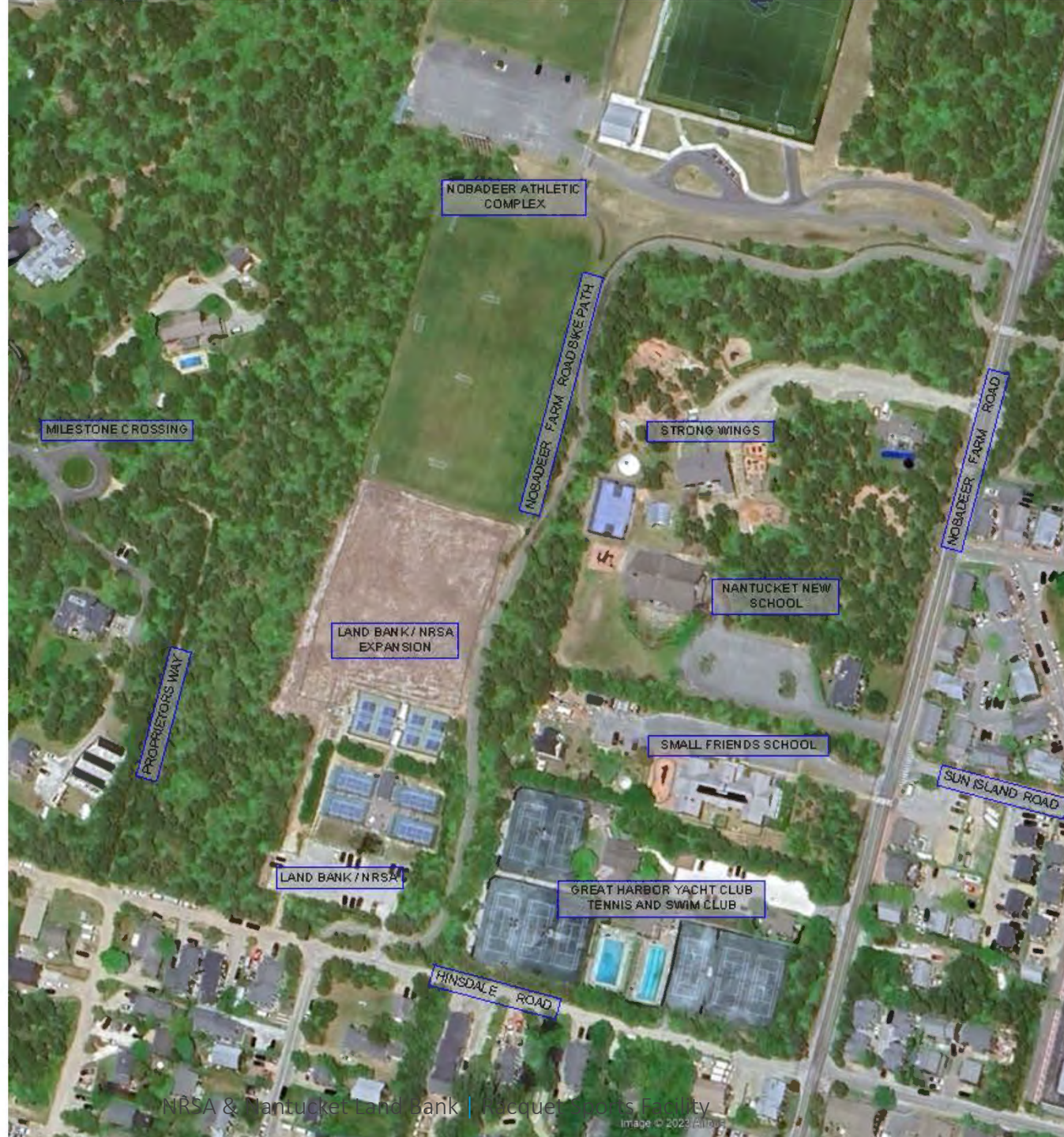
# Project Background

- Nantucket Land Bank Property
- NRSA - under License Agreement with the Land Bank, facility ownership operation and maintenance
- Warming hut, four paddleball courts, viewing deck constructed in 2009
- Four pickleball courts constructed in 2019
- NRSA and Land Bank working on this effort for 5 years to expand the facility
- Environmental Permitting approvals - 2022
- Designer selection process - Fall 2023, Winter 2024
- Design process began - April 2024
- Public Outreach - Fall 2024
- Phase 1 bidding – Winter 2024/2025



# Existing Conditions

Site Aerial Photo



# Existing Conditions | Site Aerial Photo





# Master Plan | Proposed Full Build Out



## LEGEND

- A. Existing Parking
- B. Existing Lawn
- C. Existing Paddle Tennis
- D. Improved Spectator Deck
- E. 450 S.F. Building Addition
- F. Replace Buffer Plantings
- G. 22' Wide Access Drive
- H. Renovated Pickleball
- I. Shade Canopies
- J. Relocated Existing Shed
- K. New Bathrooms
- L. (4) New Competition Sized Pickleball Courts
- M. (2) New Padel Courts
- N. Paddle Tennis Stadium
- O. Gravel Parking Lot - 48 Stalls
- P. Overflow Grass Parking
- Q. Native Grass Plantings
- R. Practice Area with Future Expansion Area
- S. Concrete Handicap Parking
- T. Seating Area
- U. Future Paddle Tennis Court
- V. Future Court Expansion

# Phase 1 Effort | Potential Area for Winter 2024 Bidding



## LEGEND

- A. Existing Parking
- B. Existing Lawn
- C. Existing Paddle Tennis
- D. Existing Landscape Buffer
- E. Existing Building
- F. Replace Buffer Plantings
- G. 22' Wide Access Drive
- H. Resurfaced Pickleball
- I. Shade Canopies
- J. Relocated Existing Shed
- K. (4) New Competition Sized Pickleball Courts
- L. (2) New Padel Courts
- M. Game and Reception Lawn
- N. Gravel Parking Lot - 48 Stalls
- O. Overflow Grass Parking
- P. Native Grass Plantings
- Q. Concrete Handicap Parking
- R. Seating Area
- S. Future Court Expansion

# Precedent Photos | Platform Tennis (Paddle Tennis)



Example Platform Tennis Courts (bottom)

<https://youtu.be/5oTPKQqINdI>

NRSA & Nantucket Land Bank | Racquet Sports Facility



# Precedent Photos | Pickleball | Padel

<https://youtu.be/kgLRRNOpe8U?si=7oxTB-eSmwApRk2X>



<https://youtu.be/IFQnxSMf380?si=Sc1D-OenO93EGyxw>



Pickleball Court

Padel Courts



TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of November 12, 2024

1. October 2024 Transfers – Record Nos. 46856 through 46981

a. Current “M” Exemptions and Liens:

No. 46914 Morgan Winn

No. 46964 Aldo Salvador Rodriguez Erazo

b. Current “O” Exemption and Liens:

No. 46957 Juan Pablo Aguero Cid and Florivic Caminero Taveras

No. 46976 Julio Rivera

2. “M” Exemption Update:

a. Five-Year Domicile and Ownership Compliance – Release of Lien:

No. 39236 Debra Ann Crooks and Garrett E. Crooks

**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46856	10/1/2024	0066	406	BARTLETT RD, 91	LENHART/NEWMAN	ANDIAMO PARTNERS LLC	0	-1	0	0	0.97	\$0.00	\$0.00	J
46857	10/1/2024	7313	055	BANK ST, 23	2538970 ONTARIO INC	ROSEN/GOZANI	-1	0	0	0	0.13	\$3,995,000.00	\$79,900.00	
46858	10/1/2024	0075	043	JONATHAN WY, 12	ANG/SETTERBERG	12 JONATHAN WAY LLC	-1	0	0	0	1.56	\$2,300,000.00	\$46,000.00	
46859	10/1/2024	0020	001	MEDOUIE CREEK RD, 28	HOLLY J BENI HARTY T	CREEK HOUSE TRUST	-1	0	0	0	6.20	\$8,925,000.00	\$178,500.00	
46860	10/1/2024	0049	193	WINDSOR RD, 4	GOZANI/ROSEN	TROTTIER	-1	0	0	0	1.26	\$6,600,000.00	\$132,000.00	
46861	10/1/2024	4232	131	FAIR ST, 24	READ	MAY	-1	0	0	0	0.08	\$4,050,000.00	\$81,000.00	
46862	10/2/2024	4243	102	CENTER ST, 68	WIGHT WAIL II NOMINE	WIGHT	-1	0	0	0	0.15	\$0.00	\$0.00	D
46863	10/2/2024	4243	102	CENTER ST, 68	WIGHT WAIL II NOMINE	WIGHT WAIL II NOMINE	-1	0	0	0	0.15	\$0.00	\$0.00	D
46864	10/2/2024	0040	074	EEL POINT RD, 11	216 CLIFF ROAD LLC	11 EEL POINT LLC	-1	0	0	0	1.86	\$6,737,250.00	\$134,745.00	
46865	10/2/2024	5541	157	PLEASANT ST, 38	ACK PLEASANT LLC	38 PLEASANT STREET L	-1	0	0	0	0.17	\$4,970,000.00	\$99,400.00	
46866	10/3/2024	0067	912	GRAY AV, 13-	GRAY AVE LOT 129 REA	MARTUCCI	0	0	-1	0	0.25	\$0.00	\$0.00	D
46867	10/3/2024	4233	241	PINE ST, 11	11 PINE STREET REALT	ACK 11 PINE LLC	-1	0	0	0	0.13	\$3,500,000.00	\$70,000.00	
46868	10/4/2024	0067	214	MIACOMET AV, 13	13 MIACOMET AVENUE R	SEGUIN	-1	0	0	0	0.28	\$0.00	\$0.00	D
46869	10/4/2024	5541	991	ATLANTIC AV, 3R	BW INVESTMENT LLC	MOONGATE COTTAGE LLC	-1	0	0	0	0.05	\$1,300,000.00	\$26,000.00	
46870	10/4/2024	0594	156	ARKANSAS AV, 56	ACKANSAS LLC	GORDON EST, ABRAM I	-1	0	0	0	0.12	\$640,000.00	\$12,800.00	
46871	10/7/2024	4231	162	CENTRE ST, 30, A	O'DONNELL	HITCHCOCK FAMILY REA	0	0	0	-1	0.00	\$1.00	\$0.02	
46872	10/7/2024	0068	502	GOLDFINCH DR, 3	AYTCH-ACK REVOCABLE	KUNCL	-1	0	0	0	0.17	\$2,825,000.00	\$56,500.00	
46873	10/7/2024	0080	026	PLUM ST, 7	GREGORY SULLIVAN 202	SEVEN PLUM STREET LL	-1	0	0	0	0.61	\$0.00	\$0.00	J
46874	10/8/2024	0056	299	MEADOW VIEW DR, 48	MARTTILA	MARTTILA	-1	0	0	0	0.46	\$0.00	\$0.00	K
46875	10/8/2024	0056	299	MEADOW VIEW DR, 48	COBB	MARTTILA	-1	0	0	0	0.46	\$600,000.00	\$12,000.00	
46876	10/8/2024	0056	447	AURORA WY, 15	DOGPACK LLC	LAMPE	-1	0	0	0	0.30	\$5,050,000.00	\$101,000.00	
46877	10/8/2024	0055	501	CEDAR CR, 6	6 CEDAR CIRCLE REALT	SULLIVAN	-1	0	0	0	0.23	\$0.00	\$0.00	D
46878	10/8/2024	0081	176	ELLENS WY, 14	JEFFREY J DORAN REVO	DORAN	-1	0	0	0	0.25	\$0.00	\$0.00	D
46879	10/8/2024	0055	340	NEW ST, 12	CARSON PROPERTIES LL	LORIO	-1	0	0	0	0.18	\$1,975,000.00	\$39,500.00	
46880	10/8/2024	0041	810	MADAKET RD, 74	MADAKET ROAD LLC	FROST DAISY FIELD TR	0	0	-1	0	2.35	\$2,700,000.00	\$54,000.00	
46881	10/8/2024	0041	2012	MADAKET RD, 57	MADAKET ROAD LLC	GLAZER/GLAZIER	-1	0	0	0	0.71	\$0.00	\$0.00	I
46882	10/8/2024	0054	261	BREWSTER RD, 3	CMRD, LLC	BANK OF AMERICA NA	-1	0	0	0	0.92	\$12,525,000.00	\$250,500.00	
46883	10/9/2024	6031	1242-	RHODE ISLAND AV, 23	23 RI AVE LLC	NIELSEN	0	0	0	-1	0.00	\$0.00	\$0.00	I
46884	10/9/2024	7131	010	TOM NEVERS RD, 11	11 TNR LLC	NIELSEN	-1	0	0	0	0.40	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46885	10/9/2024	0924	244	WANOMA WY, 50	50 WANOMA WAY LLC	NIELSEN	-1	0	0	0	0.64	\$0.00	\$0.00	I
46886	10/9/2024	0067	230	SURFSIDE RD, 69	HUYSER REALTY TRUST	HUYSER	-1	0	0	0	0.23	\$0.00	\$0.00	D
46887	10/10/2024	0029	103	WALSH ST, 40	STAVOLA	RH 40 WALSH ACK LL	-1	0	0	0	0.07	\$4,688,000.00	\$93,760.00	
46888	10/10/2024	0065	033	HUMMOCK POND RD, 190	CHERNER FAMILY IRREV	CHERNER	0	0	-1	0	2.00	\$0.00	\$0.00	C
46889	10/10/2024	0041	906	VESTAL ST, 37	MENEGUZZO	ICFAB NOMINEE TRUST	-1	0	0	0	0.12	\$4,525,000.00	\$90,500.00	
46890	10/10/2024	7313	030	BROADWAY, 4	TODD, JR	TODD, JR/TODD	-1	0	0	0	0.06	\$0.00	\$0.00	C
46891	10/10/2024	0031	017	WASHING POND RD, 22	SURREY NOMINEE TRUST	SURREY NOMINEE TRUST	-1	0	0	0	2.64	\$0.00	\$0.00	B
46892	10/11/2024	0041	2881	MAIN ST, 157	KENSINGTON HOUSE LLC	157 MAIN STREET ACK	0	0	0	-1	0.00	\$3,370,000.00	\$67,400.00	
46893	10/11/2024	5544	034	MT VERNON ST, 14	PEACEFUL NEIGHBORS L	PEACEFUL NEIGHBORS L	-1	0	0	0	0.17	\$0.00	\$0.00	C
46894	10/11/2024	0593	062	STARBUCK RD, 10	FIRST MATE LLC	10 STARBUCK LLC	-1	0	0	0	0.51	\$5,395,000.00	\$107,900.00	
46895	10/11/2024	0068	136	NANCY ANN LN, 11	ACK ACQUISITION LLC	GLOWACKI EST, WALTER	0	-1	0	0	0.57	\$700,000.00	\$14,000.00	
46896	10/15/2024	0087	033	NONANTUM AV, 44	NONANTUM 44 REALTY T	NONANTUM 44 REALTY T	-1	0	0	0	0.58	\$0.00	\$0.00	I
46897	10/15/2024	0067	129-	HOOPER FARM RD, 38	RIVERVIEW CROSSING L	STONE	0	0	-1	0	0.14	\$780,000.00	\$15,600.00	
46898	10/15/2024	4241	735	SWAIN ST, 15, A5	LILLY	KISELYAK	0	0	0	-1	0.00	\$5,000.00	\$100.00	
46899	10/15/2024	4241	043	E LINCOLN, 20	MUABESSAC NOMINEE TR	MUABESSAC LLC	-1	0	0	0	0.67	\$0.00	\$0.00	D
46900	10/15/2024	0041	813	MADAKET RD, 76A	HOTTY TODDY LLC	RAFFERTY	-1	0	0	0	2.58	\$7,500,000.00	\$150,000.00	
46901	10/15/2024	0594	079	TENNESSEE AV, 36	36 TENNESSEE LLC	HITHERIDGE NOMINEE T	-1	0	0	0	0.91	\$4,225,000.00	\$84,500.00	
46902	10/15/2024	0056	159	PINKHAM CI, 1	SEA HERO LLC	TAYLOR, EST,NANCIE	-1	0	0	0	0.48	\$2,000,000.00	\$40,000.00	
46903	10/15/2024	4232	129	FAIR ST, 15	MANSFIELD, IV	VAUGHAN	-1	0	0	0	0.09	\$4,450,000.00	\$89,000.00	
46904	10/16/2024	0066	430	BARTLETT RD, 81	AWC PROPERTY LLC	AWC PROPERTY LLC	-1	0	0	0	0.32	\$0.00	\$0.00	D
46905	10/16/2024	0091	118	NEW SOUTH RD, 10	BAT CAVE LLC	BAT CAVE LLC	-1	0	0	0	6.57	\$0.00	\$0.00	D
46906	10/16/2024	0593	145	ARKANSAS AV, 84	DECARVALHO	STURGES	0	0	0	-1	0.00	\$17,000.00	\$340.00	
46907	10/16/2024	0088	025+	MADEQUECHAM VLY, +	LEOBOY LLC	SOURIAN	0	0	-1	0	0.13	\$0.00	\$0.00	I
46908	10/16/2024	0041	1761	QUAKER LN, 16	GRUBER	NANTUCKET 16 QUAKER	-1	0	0	0	0.12	\$2,600,000.00	\$52,000.00	
46909	10/17/2024	0087	011	NONANTUM AV, 14	SURFISDE NOMINEE TRU	DUBUC-KIZILBASH FAMI	-1	0	0	0	1.19	\$0.00	\$0.00	D
46910	10/17/2024	0068	361	MACYS LN, 29	ANNDRIA E KING REVOC	KING	-1	0	0	0	0.25	\$0.00	\$0.00	D
46911	10/17/2024	0030	042	LINCOLN AV, 23	QUAIL BROOK NANTUCKE	QUAIL BROOK NANTUCKE	-1	0	0	0	1.19	\$0.00	\$0.00	C
46912	10/17/2024	0081	028	POND VIEW DR, 23	POND VIEW ACK LLC	DE LAS CASAS	-1	0	0	0	2.10	\$4,350,000.00	\$87,000.00	
46913	10/17/2024	0091	096	COFFIN RD, 7	ICFAB NOMINEE TRUST	KENNETH E ALBERTAZZI	-1	0	0	0	0.81	\$5,900,000.00	\$118,000.00	
46914	10/17/2024	0066	4532	SLEEPY HOLLOW RD, 6	WINN	6 SLEEPY HOLLOW REAL	0	0	-1	0	0.24	\$906,500.00	\$0.00	M
46915	10/17/2024	0593	024	GOOSE COVE AV, 3 F+	LOCKLIN/WEILAND	EDMUNDSON	0	0	0	-1	0.00	\$80,000.00	\$1,600.00	
46916	10/17/2024	0067	2821	ALTHEAS LN, 3	BILLINGS REALTY TRUS	BILLINGS, III	-1	0	0	0	0.24	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46917	10/17/2024	0067	911	GRAY AV, 13	THE 13 GRAY AVENUE A	MARTUCCI	-1	0	0	0	0.38	\$0.00	\$0.00	I
46918	10/17/2024	0068	181	GREGLEN AV, 12A	ACK GREGLEN 12A LLC	GLOWACKI, EST, WALTE	0	0	-1	0	0.26	\$1,250,000.00	\$25,000.00	
46919	10/17/2024	0041	184	MADAKET RD, 4	MCDERMETT-COX HOLDCO	MCDERMETT, JR/COX	-1	0	0	0	0.12	\$0.00	\$0.00	I
46920	10/17/2024	0067	916	RUGGED RD, 27	SCHOENBERG	RUGGED PROPERTIES LL	0	0	-1	0	1.90	\$3,000,000.00	\$60,000.00	
46921	10/18/2024	0055	653	BACK ST, 7-	BINGER LLC	KOORENNY	-1	0	0	0	0.12	\$4,395,000.00	\$87,900.00	
46922	10/18/2024	0083	013	TAUTEMO WY, 14	FOURTEEN TAUTEMO WAY	MOORES REALTY TRUST	-1	0	0	0	0.44	\$4,000,000.00	\$80,000.00	
46923	10/18/2024	0043	209	DREW LN, 2	7 ROCHELLE LLC	LARNER, III	-1	0	0	0	0.99	\$7,600,000.00	\$152,000.00	
46924	10/21/2024	0026	040	BASSETT RD, 12	DANIEL A HAYNES REVO	HAYNES, EST, DANIEL	-1	0	0	0	0.92	\$0.00	\$0.00	E
46925	10/21/2024	0055	604	FIRST WAY, 19, A	TOWN OF NANTUCKET	19 FIRST WAY NOMINEE	0	0	0	-1	0.00	\$920,000.00	\$0.00	A
46926	10/21/2024	0054	226	SANDWICH RD, 2	THE DCL MONOMOY LLC	DONNA K COOPER DECLA	-1	0	0	0	1.60	\$0.00	\$0.00	I
46927	10/21/2024	4214	026	EASTON ST, 13	SEA COTTAGE LLC	CONNIE ANN PHILIPS T	-1	0	0	0	0.19	\$12,250,000.00	\$245,000.00	
46928	10/21/2024	0026	048	BASSETT RD, 30	BASSETT ROAD NOMINEE	BASSETT ROAD NOMINEE	-1	0	0	0	1.00	\$0.00	\$0.00	D
46929	10/22/2024	0060	026	STARBUCK RD, 12	ARLEEN E PAQUETTE IR	PAQUETTE	-1	0	0	0	0.55	\$0.00	\$0.00	D
46930	10/22/2024	0088	044	NOBADEER AV, 51	CANANDAIGUA NATIONAL	E WILLOUGHBY MIDDLET	-1	0	0	0	0.43	\$0.00	\$0.00	E
46931	10/22/2024	0066	104	MARBLE WY, 10	LIBERA M GIOIOSO 20	LIBERA M GIOIOSO 20	-1	0	0	0	0.77	\$0.00	\$0.00	C
46932	10/23/2024	0066	319	KEEL LN, 13	DONNA BARNETT 2024 T	BARNETT	-1	0	0	0	0.35	\$0.00	\$0.00	D
46933	10/23/2024	4244	043	CLIFF RD, 38	LOVEY TRUST	MOTTA, JR	-1	0	0	0	0.19	\$2,995,000.00	\$59,900.00	
46934	10/23/2024	0068	545	GOLDFINCH DR, 35	35 GOLDFINCH DRIVE R	SHERTENLIEB	-1	0	0	0	0.14	\$0.00	\$0.00	D
46935	10/24/2024	0041	591	VESTAL ST, 45B	45B VESTAL LLC	MITCHELL	-1	0	0	0	0.47	\$2,750,000.00	\$55,000.00	
46936	10/24/2024	0038	114	RIDGE LN, 30	NATHALIE WILSON TRUS	WILSON	-1	0	0	0	0.30	\$0.00	\$0.00	D
46937	10/24/2024	6024	027	AMES AV, 15	MEINKE	TOWN OF NANTUCKET	0	0	-1	0	0.09	\$8,000.00	\$160.00	
46938	10/25/2024	0068	7711	DAFFODIL LN, 8, A	DEIRDRE A LEWIS TRUS	REARDON	-1	0	0	0	0.29	\$2,095,000.00	\$41,900.00	
46939	10/25/2024	0041	544	WOODBURY LN, 27	ACKUALLY OURS 27 LL	ACKTUALLY OURS 27 TR	-1	0	0	0	0.25	\$0.00	\$0.00	I
46940	10/25/2024	0066	104	MARBLE WY, 10	10 MARBLE WAY NOMINE	LIBERA M GIOIOSO 20	-1	0	0	0	0.77	\$1,500,000.00	\$30,000.00	
46941	10/25/2024	4241	107	WILLARD ST, 16	BACK HOME LLC	SEA COTTAGE LLC	-1	0	0	0	0.12	\$6,200,000.00	\$124,000.00	
46942	10/25/2024	0068	418-	PINE CREST DR, 11	8 MARY ANN TRUST	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46943	10/25/2024	0068	993-	PINE CREST DR, 13	8 MARY ANN DR	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46944	10/25/2024	0068	993-	PINE CREST DR, 13	POYDRAS LLC	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46945	10/25/2024	0068	418-	PINE CREST RD, 11	POYDRAS LLC	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46946	10/25/2024	0068	993-	PINE CREST DR, 13	B ELECTRIC REALTY TR	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46947	10/25/2024	0068	418-	PINE CREST DR, 11	B ELECTRIC REALTY TR	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46948	10/25/2024	0067	371	GREEN MEADOWS, 22	ROCHE	22 GREEN MEADOW REAL	-1	0	0	0	0.21	\$0.00	\$0.00	D



No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
46949	10/25/2024	4232	062	JUDITH CHASE LN, 7	ACK LAST LLC	ACK LAST LLC	-1	0	0	0	0.28	\$0.00	\$0.00	C
46950	10/28/2024	7643	061	KENDRICK ST, 58	YATES FAMILY TRUST 2	YATES	-1	0	0	0	0.23	\$0.00	\$0.00	D
46951	10/28/2024	0068	418-	PINE CREST DR, 11	24 MARY ANN DRIVE CO	EGAN	0	0	-1	0	0.03	\$5,000.00	\$100.00	
46952	10/28/2024	0068	993-	PINE CREST DR, 13	24 MARY ANN DRIVE CO	EGAN	0	0	-1	0	0.03	\$5,000.00	\$100.00	
46953	10/28/2024	0014	015	FARGO WY, 8, 10	WAUWINET REALTY TRUS	WAUWINET REALTY TRUS	-1	0	0	0	4.50	\$5,586,463.74	\$111,729.27	
46954	10/28/2024	0068	993-	PINE CREST DR, 13	GASBARRO III	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46955	10/28/2024	0068	418-	PINE CREST DR, 11	GASBARRO, III	EGAN	0	0	-1	0	0.02	\$5,000.00	\$100.00	
46956	10/28/2024	5541	1051	EDITHS WY, 1	EDITHS WAY LLC	VESSELS	-1	0	0	0	0.21	\$6,375,000.00	\$127,500.00	
46957	10/28/2024	0068	343	BLUET CT, 9	CID/TAVERAS	RICHMOND GREAT POINT	-1	0	0	0	0.10	\$284,000.00	\$0.00	O
46958	10/28/2024	0076	060	TOM NEVERS RD, 53	ACKNICE 53TNR LLC	CROYLE/KOREPIN	-1	0	0	0	1.30	\$3,700,000.00	\$74,000.00	
46959	10/28/2024	0079	1371	SKYLINE DR, 3	HINTON	3 SKYLINE DRIVE LLC	-1	0	0	0	1.84	\$6,200,000.00	\$124,000.00	
46960	10/29/2024	0066	1001	BARTLETT RD, 58	DONALD E DIMOCK TRUS	DIMOCK, EST, DONALD	-1	0	0	0	0.13	\$0.00	\$0.00	E
46961	10/29/2024	0066	1001	BARTLETT RD , 58	5 SALROS LLC	DONALD E DIMOCK TRUS	-1	0	0	0	0.13	\$0.00	\$0.00	E
46962	10/29/2024	0066	099	BARTLETT RD, 61	DONALD E DIMOCK TRUS	DIMOCK, EST, DONALD	-1	0	0	0	0.54	\$0.00	\$0.00	E
46963	10/29/2024	0066	099	BARTLETT RD, 61	ALVAREZ	DONALD E DIMOCK TRUS	-1	0	0	0	0.54	\$0.00	\$0.00	E
46964	10/29/2024	0069	235	PARK CI, 15A	ERAZO/RODRIGUEZ	VEINS	0	0	0	-1	0.00	\$1,050,000.00	\$1,000.00	M
46965	10/29/2024	0025	014	ALMANACK POND RD, 25	ALMANAC POND FARM LL	ALMANACK FARM NOMIN	-1	0	0	0	7.00	\$4,750,000.00	\$95,000.00	
46966	10/29/2024	0066	1911	GOLFVIEW DR, 10	LYNCH	LYNCH/COBB	-1	0	0	0	0.23	\$0.00	\$0.00	C
46967	10/30/2024	0068	476	WITHERSPOON DR, 15	15 WITHERSPOON DRIVE	OGREN	-1	0	0	0	0.12	\$0.00	\$0.00	D
46968	10/30/2024	0091	125	WRIGHTS LANDING, 12	OGREN	OGREN PERSONAL RESID	-1	0	0	0	0.46	\$0.00	\$0.00	D
46969	10/30/2024	0091	125	WRIGHTS LANDING, 12	12 WRIGHTS LANDING T	OGREN	-1	0	0	0	0.46	\$0.00	\$0.00	D
46970	10/30/2024	0066	177+	FARMVIEW DR, 1	ONE FARMVIEW NOMINEE	LITTLE NAUTI LLC	-1	0	-1	0	0.85	\$8,960,000.00	\$179,200.00	
46971	10/30/2024	0068	565	GOLDFINCH AV, 63	VIENS	O'CALLAGHAN	-1	0	0	0	0.13	\$2,225,000.00	\$44,500.00	
46972	10/30/2024	7332	002	MOREY LN, 23	23 MOREY LANE LLC	23 MOREY LANE NOMINE	-1	0	0	0	0.81	\$13,375,000.00	\$267,500.00	
46973	10/30/2024	0041	2176	PILGRIM RD, 9B	GHC PILGRIM LLC	MICHAEL D CUSTAR REV	-1	0	0	0	0.14	\$6,995,000.00	\$139,900.00	
46974	10/30/2024	0067	5982	ESSEX RD, 6, UNIT 2	LUNDEEN	LUNDEEN, EST,LETITIA	0	0	0	-1	0.00	\$0.00	\$0.00	E
46975	10/30/2024	0068	619	GOLDFINCH DR, 46	RICHARD L ELKMAN AGR	ELKMAN	-1	0	0	0	0.12	\$0.00	\$0.00	D
46976	10/30/2024	0068	347	BLUET CT, 8	RIVERA	RICHMOND GREAT POINT	-1	0	0	0	0.20	\$284,000.00	\$0.00	O
46977	10/31/2024	0041	811	MADAKET RD, 74, A	74A MADAKET ROAD LLC	RESTIERI	-1	0	0	0	2.44	\$0.00	\$0.00	I
46978	10/31/2024	6024	056	AMES AV, 8	CRAIG C CARREAU REVO	MENZ FAMILY TRUST ET	-1	0	0	0	0.36	\$1,650,000.00	\$33,000.00	
46979	10/31/2024	0067	555	SURFSIDE RD, 71	TOWN OF NANTUCKET AF	AYOTTE	-1	0	0	0	0.11	\$1,600,000.00	\$0.00	A
46980	10/31/2024	0594	151	S CAMBRIDGE ST, 6	FRIEDMAN	BOGIN/GOLDFARB	-1	0	0	0	1.00	\$2,350,000.00	\$47,000.00	

<b>No.</b>	<b>DATE</b>	<b>MAP</b>	<b>PAR</b>	<b>LOCATION</b>	<b>BUYER</b>	<b>SELLER</b>	<b>R</b>	<b>B</b>	<b>V</b>	<b>O</b>	<b>AC</b>	<b>PRICE</b>	<b>PAID</b>	<b>EX</b>
46981	10/31/2024	7341	019+	COFFIN ST, 14, 16	FOX ACK LLC	14/16 COFFIN ST LLC	-1	0	0	0	0.66	\$9,770,000.00	\$195,400.00	
<b>GRAND TOTALS</b>							<b>-96</b>	<b>-20</b>				<b>\$244,351,214.74</b>		
							<b>-2</b>	<b>-9</b>				<b>83.975</b>	<b>\$4,787,134.29</b>	

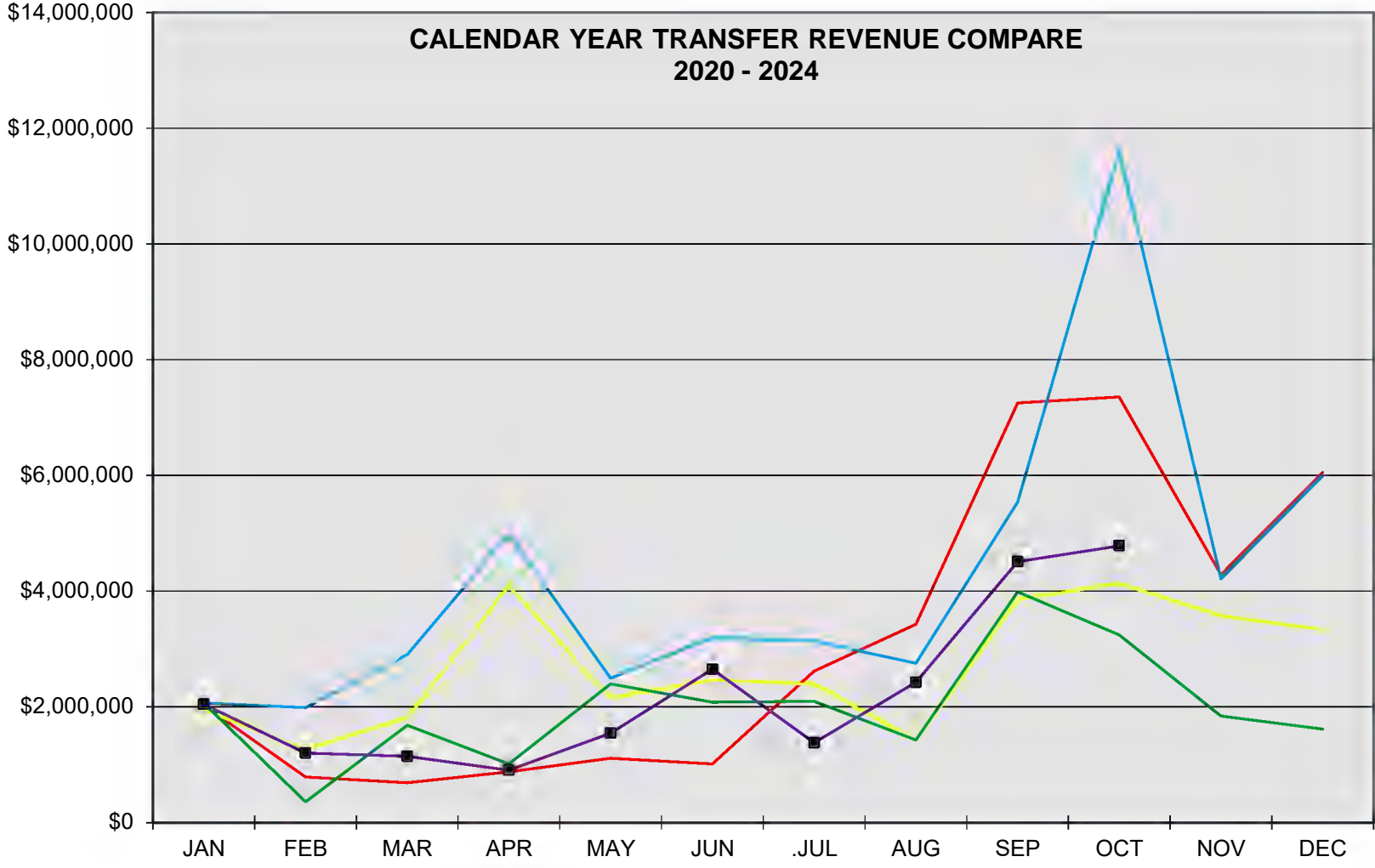
### MONTHLY TRANSFER STATISTICS CALENDAR 2023

CAL23 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-23	69	50	19	\$105,949,500	\$103,160,414	\$2,063,208
Feb-23	61	48	13	\$19,474,665	\$17,669,500	\$361,890
Mar-23	72	46	26	\$90,080,762	\$84,013,251	\$1,680,265
Apr-23	50	33	17	\$52,530,610	\$50,810,810	\$1,016,216
May-23	82	46	36	\$123,501,599	\$119,844,099	\$2,396,882
Jun-23	60	36	24	\$110,778,641	\$104,152,130	\$2,083,043
Jul-23	75	49	26	\$110,131,693	\$104,912,515	\$2,098,250
Aug-23	64	32	32	\$78,042,000	\$71,417,000	\$1,428,340
Sep-23	93	46	47	\$199,648,798	\$199,548,798	\$3,990,976
<b>Oct-23</b>	<b>101</b>	<b>56</b>	<b>45</b>	<b>\$170,787,010</b>	<b>\$162,137,010</b>	<b>\$3,242,740</b>
Nov-23	79	51	28	\$92,790,100	\$91,990,100	\$1,840,004
Dec-23	76	50	26	\$87,561,537	\$80,894,700	\$1,617,894
<b>THRU OCT 23</b>	<b>727</b>	<b>442</b>	<b>285</b>	<b>\$1,060,925,276</b>	<b>\$1,017,665,526</b>	<b>\$20,361,811</b>
Average	74	45	28	\$103,439,743	\$99,212,527	\$1,984,976
Low	50	32	13	\$19,474,665	\$17,669,500	\$361,890
High	101	56	47	\$199,648,798	\$199,548,798	\$3,990,976

### 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
<b>Oct-24</b>	<b>126</b>	<b>59</b>	<b>67</b>	<b>\$244,351,215</b>	<b>\$239,356,715</b>	<b>\$4,787,134</b>
Nov-24						
Dec-24						
<b>THRU OCT 24</b>	<b>811</b>	<b>484</b>	<b>328</b>	<b>\$1,172,533,489</b>	<b>\$1,128,617,809</b>	<b>\$22,597,346</b>
Average	81	48	33	\$117,253,349	\$112,861,781	\$2,259,735
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

### CALENDAR YEAR TRANSFER REVENUE COMPARE 2020 - 2024



- CAL 20
- CAL 21
- CAL 22
- CAL 23
- CAL 24



**APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,  
BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES**

**APPLICANT NAME:** BRAD HUNTER  
**MAILING ADDRESS:** 43 SOMERSET LANE  
**NANTUCKET ADDRESS:** NANTUCKET 02554  
**TELEPHONE:** (508) 343 8400 cell      ( )-\_\_-\_\_ home      ( )-\_\_-\_\_ work  
**E-MAIL:** brhunter@comcast.net

**Name of Person(s) on Plaque:** CRAIG D. HUNTER

**Please describe the connection of the person(s) to the preferred location:**  
CRAIG'S CONNECTION TO THE HAYES PROPERTY IS GENERATIONAL  
HER MOTHER SAG DORAN HAD A VERY DEEP CONNECTION TO  
LUCILLE HAYS AND MORE RECENTLY CRAIG ENJOYED MANY HOURS  
THERE WITH HER DOG TEDDY, FAMILY AND FRIENDS

**Please check type of plaque<sup>1</sup> etc...:**  
 Plaque on existing bench       New bench with plaque       Engraved rock  
 Plaque on existing tree       Plaque on new tree  
 OTHER: \_\_\_\_\_

**Wording on plaque:** IN LOVING MEMORY OF CRAIG DORAN HUNTER  
HER LOVING FAMILY THE HUNTERS, FOLLOWS + DORANS

**Approved/Denied:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Executive Director

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> Land Bank Staff will advise as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the appropriate location.



APPLICATION FOR THE INSTALLATION OF COMMEMORATIVE PLAQUES,  
BENCHES, ROCKS, & TREES ON NANTUCKET LAND BANK PROPERTIES

APPLICANT NAME: JOHN V. MADISON  
MAILING ADDRESS: P.O. Box 702 SCOUSET, MA 02564  
NANTUCKET ADDRESS: 17 IPSWICH ST, NANTUCKET, MA 02554  
TELEPHONE: (977) 573 4800 (4510) (977) 573 4510 home ( ) - - - work  
E-MAIL: JOHN V MADISON @ AOL - COM

Name of Person(s) on Plaque: JOHN, DIANE, <sup>CHILDREN</sup> (DAWN, JEFFREY)  
Please describe the connection of the person(s) to the preferred location:  
RESIDENCE OF NANTUCKET SINCE 1995  
HAD BOAT ON TOWN PIER FOR YEARS  
WALKED BEACHES ON WASHINGTON ST OFTEN  
LOVE LAND BANKS WORK & DEVELOPING WATER  
VIEWS

Please check type of plaque<sup>1</sup> etc... :  
 Plaque on existing bench       New bench with plaque       Engraved rock Bench.  
 Plaque on existing tree       Plaque on new tree  
 OTHER: \_\_\_\_\_

Wording on plaque: WILL DEVELOPE & SEND FOR LAND BANKS  
APPROVAL ONCE SITE IS APPROVED. - WILL BE  
VERY SIMILIAR TO VICTORIA STACKPOLE'S  
BUT INCLUDE DAUGHTER & SON

Approved/Denied: \_\_\_\_\_ Date: \_\_\_\_\_  
Executive Director

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> Land Bank Staff will advise as to type of plaque, bench, rock, and tree to ensure compatibility with the environment of the appropriate location.

### 66 Washington Street



**Property Information**

Property ID 9396  
 Location 66 WASHINGTON ST  
 Owner NANTUCKET ISLANDS LAND BANK



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 10/16/2024  
 Data updated Jan. 2021

Print map scale is approximate.  
 Critical layout or measurement activities should not be done using this resource.

IN MEMORY OF  
VICTORIA STACKPOLE  
"VICKI"  
1975 — 2023

LIVE. LAUGH. LOVE