

AGENDA
Nantucket Land Bank Commission
Regular Meeting of March 16, 2022
Land Bank Conference Room, 22 Broad Street
And Remote Participation via Zoom (see below*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL PROPERTY MANAGEMENT
 - a. 101 Hummock Pond Road/My Grandfather's Farm – Annual Farm Plan
3. PROPERTY MANAGEMENT
 - a. Ladies Beach – Town Lifeguards
 - b. 22 Cathcart Road/Andrews – Signage Proposal
 - c. 55 Warrens Landing/Warrens Landing – Trail Proposals
 - d. 48 S. Cambridge Street/Long Pond Landing – Accessible Walkway and Pier Contract Award
 - e. Washington Street Corridor – Coastal Resiliency Landscape Planning Proposal
 - f. Cisco Beach Concession Process -Discussion
 - g. 8 Wesco Place/Lily Pond – Wedding Ceremony Request (6/11/22)
 - h. Land Art Project – Request
 - i. Cathcart Beach – Filming Request
 - j. Nobadeer Farm Rd/Pickle & Tennis Courts – Update
 - k. Equipment Request – Mower for 63 Madaket Road
4. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. “M” Exemption Update – Releases of Liens
5. APPROVAL OF MINUTES
 - a. Regular Meeting of February 8, 2022
6. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Monthly Financial Report - January
 - c. Warrant Authorization – Cash Disbursement
 - d. Warrant Authorization – Cash Disbursement 2/25/22 *Ratify and Confirm*

B. EXECUTIVE SESSION: *The Executive Session is for Purpose 6 [G.L. c. 30A, 21(a)(6)]. The particular transactions and parcels of real estate are not identified since disclosure of the property information may have a detrimental impact on the Land Bank's negotiating position with one or more third parties. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes
2. Real Estate Acquisition

C. ADJOURNMENT

*Join Zoom Meeting

<https://us06web.zoom.us/j/87407183340?pwd=bElxdFIPaONQRWgwaklDamdqV1YrZz09>

Meeting ID: 874 0718 3340

Passcode: 482624

One tap mobile

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Business Plan For

My Grandfather's Farm Inc.

101 Hummock Pond Road,
Nantucket, MA 02554

February, 2022

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Executive Summary

Business Summary

My Grandfather's Farm is a small 15 acre family farm operated and managed by Tom and Nick Larrabee. The farm has been in production since the early 20th century, started by Harry A. Larrabee. Over the years it has transitioned to producing different crops, but for the past 50 years it has been primarily hay. Starting in 2021, the farm is beginning a new transition, diversifying what is produced on the farm, and creating ways to engage the community.

The land was sold in 2019 to the Nantucket Land Bank, who then allowed Tom and Nick to lease back the land. This will protect the property from being developed and give the community of Nantucket a place to visit that has remained unchanged for multiple generations.

Vision/Mission Statement

My Grandfather's Farm is committed to providing the local community with high quality, affordable, and nutritious food. All of which is grown under sustainable management practices that minimize the need for synthetic inputs and has as little of an impact on the surrounding ecosystem and natural resources as possible.

Goals

Business and family goals for My Grandfather's Farm over the next several years include:

- Build small family home for farm manager
- Build small farm stand in front of property
- Prepare and plant field #3 with blueberries
- Prepare and plant field #2 with flowers and vegetables
- Prepare and plant field #6 with vegetables
- Construct greenhouses on portion of field 4
- Set fencing along perimeter of property
- Put animals in field #1 pasture

- Establish pasture raised broiler chickens, Turkeys and egg layers
- Part time employment for farm help 1-2 employees

Personal Goals: We receive great joy from the lifestyle that farming provides. Organic practices require more work than conventional methods, but provide a more rewarding sense of accomplishment when harvesting and selling the produce. Some plants, especially perennials, prefer conventional treatment to become established, but will transition to organic later in development. Creating a farm system that can in some ways become regenerative and sustainable is the ultimate goal.

Community Goals: Providing the community a place to come and purchase fresh produce and enjoy recreating through pick-your-own activities, farm tours, walking trails, and picnic areas will give people the opportunity to learn about where food comes from and enjoy the scenes around the farm.

Environmental Goals: We are committed to working with the environment and not against it. Using mainly organic practices will protect water and soil quality in a sustainable manner which allows present and future generations to enjoy a safe and healthy food supply. By using our years of experience with conventional and organic agriculture and education in sustainable food and farming, we will be able to recognize and implement sustainable and effective agricultural practices to make these goals a reality.

Economic Goals: We will make a sustainable profit from our farm, while treating customers and vendors with the utmost respect. Controlling costs, living within our means, and maximizing profits will keep the farm profitable. We seek to sell products to end-users whenever possible, which will enhance the bottom line and build a healthy interaction with the customers. Gross income will be enough to pay all variable costs of production, fixed costs, and replacement of equipment over time. The farm income will be subsidized by an off-farm job with the Nantucket Conservation Foundation, selling farm goods around the island for Progressive Growers, and in the school system.

Farm Structure and Size Goals: Our farm is about 15 acres in size split up by different sized fields, wetlands, and structures. There is plenty of land for our family to start a small farm and provide enough income to two family members and one or two part time workers.

Business Description

Business Overview

My Grandfather's Farm is about 15 acres in size split up by different sized fields, wetlands, and structures. 1.5-2 acres of field # 3 will be planted with multiple varieties of blueberries for pick-your-own during the summer. Field # 4 is .7 acres and will be filled with greenhouses which will grow a variety of vegetables to be sold year round, sustaining a farm income even in the winter months. Field # 1 is 3.2 acres and will be used for pastured poultry and grazing animals. Field # 2 is 1.7 acres and will be utilized with pick-your-own flowers and diversified fruits and vegetables for summer and fall production. Field # 5 is 1.2 acres and will consist of farm storage and summer vegetable production. Field # 6 is 1.2 acres and will be diversified vegetables to be sold in the farm stand. There are about 2-3 acres of wetlands, meadows, and ponds throughout the property that will be protected as wildlife habitat on the farm. They will attract beneficial insects and pollinators to the farm increasing the diversity and promoting a healthy ecosystem throughout the property. Last is about 1-2 acres of structures, residences, and parking throughout the farm to be utilized in different ways by the farmer. Establishing the farm will be done by the two farm owners, Tom Larrabee and Nick Larrabee. After establishment, there will be a need for part time help during the summer months in order to keep up with farm tasks. Most products will be sold on site in a small farm stand located at the front of the property.

Location

My Grandfather's Farm

Land Owner: Nantucket Land Bank

Land Leased By: Tom Larrabee & Nick Larrabee

Address: 101 Hummock Pond Road, Nantucket, Massachusetts 02554

Farm Size: 15 Acres

Facilities

There are multiple structures located on the farm varying in size and condition. A majority of the existing structures will be utilized in one way or another. Some need repairs or modification in order to become useful. For instance, the old pole building located next to the small quanset hut will be modified into a temporary goat barn. The small quanset hut will need to be patched up and set on a new foundation to make it a water tight storage area. The large quanset hut is in very good condition, but will need its South facing door modified to prevent rain water from entering the building. This building will also need to be fitted with a wash station and storage/refrigeration area for produce harvested on the farm. Currently, the larger quanset hut is used for storage, wood working, and automotive/tractor repair. There is a small utility room located in the front of this building that contains electric panels and water access.

Greenhouses will be constructed over the establishment years of the farm. Field # 4 is the designated greenhouse area and will be used to stage two permanent greenhouses roughly 30 feet wide and 70 feet long. Three caterpillar tunnels will be set up in the lower part of this field and will be 16 feet wide and 100 feet long. All of the greenhouses will be used to grow a wide variety of products consisting of fruits, vegetables, and flowers.

A farm residence will be constructed on the property in a location that has yet to be determined. The residence will house the farm manager and their family. A second residence may be constructed once the farm is established and will house future employees of the farm. This location has yet to be determined as well.

A small farm stand will be built near the entrance to the farm where customers will be able to visit and purchase a wide variety of goods produced on the farm. The structure has not been designed yet, but will not exceed 1,200 square feet in ground cover.

Last, a barn will need to be built to house the animals that will reside on the farm. We are in the process of applying for grants through Massachusetts Department of Agricultural Resources (MDAR) and Natural Resources Conservation Service (NRCS) in order to receive funding for a barn, along with funding for other projects.

Business History

My Grandfather's Farm is a small 15 acre family farm that has been in production since the early 20th century. The farm started out with 400 acres along Hummock Pond Road owned and managed by my Great Great Grandfather Harry Allen Larrabee. The farm was a raw dairy farm that was also able to grow enough hay and grain to feed the cows throughout the year. Harry Allen Larrabee II, farmed 35 acres given to him by his father. He grew mainly corn and hay for the community, there was also a couple of acres of diversified vegetables to feed his family. My Grandfather, Thomas Roy Larrabee, was gifted 10 acres from his father and later on purchased 5 abutting acres on Millbrook Road. For the past 50 years my family has produced hay for the local community. Hay would mainly be sold to homesteaders, landscape businesses, and a local gardening center. In 2017, Nick Larrabee graduated from agriculture school and chose to come home to family and begin the process of transitioning the family farm into something more diversified. At that time the Larrabee family was working on selling the land to the Nantucket Land Bank, a local conservation group, in order to gain working capital for the farm and assure the property would always remain open and not developed. In 2019 the farm was purchased by the Nantucket Land Bank in order to protect the land from being developed.

Ownership Structure

Property Owner: The Nantucket Island Land Bank

The legal structure of My Grandfather's Farm is set up as an S Corporation

President: Thomas J Larrabee

Treasurer: Thomas J Larrabee

Director: Nicholas Larrabee

Secretary: Nicholas Larrabee

Operations

Products

Vegetables: Diversified vegetable production in multiple 50'x100 plots .5 acres, producing lettuce and other greens in 2 - 16'x100' caterpillar tunnels. (Organic preferred)

Fruits: 2 acres of blueberries Pick-Your-Own (conventional until establishment)

Flowers: Multiple 50'x100' .5 acres Pick-Your-Own flower plots, Cut flowers for bouquets

Poultry: 100-200 egg layers, broiler chickens, turkeys, all pasture raised

Bees: Multiple bee hives will provide honey to be sold along with value added products produced from leftover beeswax

Hay: Produced on-site to provide feed for goats. Extra will be sold as feed hay or construction bales

Farm stand: The farm stand will provide an area for customers to gather and shop for goods produced on the farm. It will also provide an area to sell baked goods, as well as, merchandise promoting the farm.

Services

Goatscaping: We will offer our goats to be rented for brush clearing on personal or commercial lots. 10 goats will clear 1 acre in about 1 month. More goats will speed up the process. Complete eradication of brush will take several years to accomplish, and this will be made clear to the customer up front. Goats will reduce brush cover by 50%-90% over the course of 1 year. Over the course of 5 years the brush will be nearly eradicated. Costs for this service will vary based on conditions, distances, and other circumstances.

This plan needs work and will not be implemented immediately.

Production System

Fruits & Vegetables

Blueberries: This 2 acre system will be set up with rows facing North to South for maximum sun exposure and proper drainage. The field consists of a loamy sand and is in the process of having its pH reduced from 6.0 to between 4.5 and 5.5. Planted in 4' wide rows, 10'-12' feet apart, will provide sufficient growing room for the plants and leave enough room for machinery to drive up and down the rows without causing damage. Drip tape/tubing will be utilized as the main mode of irrigation for the blueberry plants. The water source will be provided by a deep water well connected to a manifold. Fertilizer will be applied as a liquid through the irrigation system, or as a granular, shaken onto the rows and then washed in. Pests will be controlled utilizing the integrated pest management (IPM) strategy. Methods like cultural, biological, and chemical controls will be used when applicable and necessary. Once plants reach full maturity 4-5 years after planting, the average yield per plant is expected to be 5-7 pints per plant. Retail 1 pint will be sold for \$8.00, Pick-Your-Own will sell for \$5.00 per pint. (Prices subject to change)

Vegetables & Flowers: 2 fields 2.2 acres total. Field #2 is 1.3 acres and will be a mix of flowers and vegetables. Spring tulip and daffodils will be offered for Pick-Your-Own and retail, late summer will offer Pick-Your-Own sunflowers. Areas devoted to flower and vegetable production will change from year to year depending upon the data collected from the previous year. Vegetables in field 1 will vary based upon current years demand and will be priced competitively based on sales from other farms in the area. Field #6 is .9 acres and will be used in a similar way as field #2.

Greenhouse Production: Two 16'x100' high tunnels with 4 30"x100' rows will be used to grow greens throughout spring, fall, and winter. focusing on fast growing crops and planning on succession planting will allow us to maximize production and have a continuous revenue stream. Prices will be competitive with other farms in the area.

Poultry

Eggs: 200 chickens laying 120 eggs/day, 50% at \$5.00/dozen wholesale and 50% at \$8.00/dozen retail. 70 dozen/week for 40 weeks out of the year =

\$18,200.00. Hens lay reliably for average of 3 years. Gross total for 3 years of selling eggs is \$54,600. Cost of chicks \$600.00, cost of food \$22.00/50lbs fed 7 bags/week, water 600 gallons/month is \$44.00. First year investment is \$9,137.00, second and third year total investment \$17,074.00, total 3 year investment \$26,211.00. (Prices subject to change)

Turkeys: The goal is to produce 50-100 turkeys for purchase during the holiday season, Thanksgiving through the end of the year. The turkeys will be processed at 15-20lbs. and sold for \$10.00/lbs. Variable costs will be around \$2,500-\$5,000 per season and fixed costs \$1,500-\$3,000 per season for a total of \$4,000-\$8,000/season. Gross income made from selling turkeys will be between \$7,500-\$20,000 depending on the number of turkeys grown and the sold weight per bird. (Prices subject to change)

Licenses, Permits & Regulations

Through residential surveys done on the property, it was discovered that there are a significant amount of wetlands located around the farm. The farm has been registered with 61-A status for multiple decades and is exempt from many, but not all, of the regulations inside the existing farmed land. However, locations of farm structures and dwellings are limited and are not exempt from any wetland regulations. After meeting with multiple entities (Land Bank, Conservation Commission) who have expressed concern regarding the wetlands, it was agreed upon that there will be a Conservation Plan written for the farm. This Conservation Plan must be written by a state agency called Natural Resource Conservation Service (NRCS). Once it is written, the plan will be presented for approval by the entities mentioned above.

NRCS will help the farmers with any permitting related to state funded grants that will be applied to the farm.

My Grandfather's Farm business sign must be approved by the sign committee of the town.

A new gate must be placed at the entrance to the farm. This gate will replace the old manual one that has been used for many years. The permit for the new gate has been applied for and approved.

A farm stand will be placed near the front of the farm for customers to buy produce. This will require permits from the town before any construction can take place.

Electricity will be brought into the property to supply power to the farm and the managers residence. This will be a process working with an electrician and the power company to apply for the necessary permits before work can begin.

Poultry processing: There are exceptions for farmers slaughtering poultry (under 20,000 birds) on site, to be sold to the public. There is a waiver form that must be obtained by the state and there is a mandatory inspection by the local health department before any poultry is processed. As long as the processed birds do not cross state lines, they can legally be sold to the public.

Risk Management

Liability Insurance

Work Comp Insurance

Crop Insurance

Food Safety/GAP Analysis

Environmental Issues

Proactive management of potential environmental issues is key to keeping a positive image in the public and consumer's eye. Working with the state to create a Conservation Plan will provide the farmers the necessary information to equip themselves with the proper tools and avoid potential problems related to the environment. Natural Resource Conservation Services (NRCS) will guide the farmers on how to manage the farm sustainably, keeping the health of the environment at the top of the list of priorities.

Farming in wetlands is exempt in certain situations, like farms that have been in operation and registered with the state since before the Wetland Protection Act was implemented in 1977. There are specific activities that are non-exempt on farms, like significantly improving drainage in a designated wetland area. The farmers of My Grandfather's Farm are aware of the laws and regulations surrounding this issue and will not pursue any activity that is non-exempt without going through the proper channels and permitting processes.

Soil samples and groundwater testing on the farm will be done every 1-2 years in order to keep track of nutrient levels for proper and responsible farm management.

Quality Control

Intensive recordkeeping is essential for a efficient, safe, and profitable operation. Through proper labeling of products as they are harvested, cleaned and stored, the grower will be able to easily identify and track inventory, in order to assure consumers are receiving the highest quality produce. Produce will be stored in a refrigerator or cool room based on storing methods for specific crops. Both methods will be monitored with temperature and humidity probes to help the farmer keep levels at their necessary value.

Animal products will be managed in a similar way. Record keeping and labeling will allow the farmers to track and identify products from specific dates. This will be necessary if there is ever a need to recall any specific products.

It is the priority of the Farmers to ensure the public has access to only the highest quality products.

Implementation Timeline

The timeline implementation of the production systems weighs heavily on two major utilities that need to be brought into the farm. One is electricity, to supply power to all of the necessary structures like the main quanset hut and greenhouses. The other utility that is needed is a well for irrigation. Without a well none of the systems that rely on irrigation will be implemented on time. Both of the utilities are in the process of being brought to the farm, but

a finish date on when they are ready to be used is still unknown. Natural Resource Conservation Service (NRCS) is helping the farm with applying for a grant to put in a well. If this grant is not accepted in early 2022, the farmers will put the well in on their own and ask for a waiver to be reimbursed once the grant is accepted.

Blueberries: Blueberries are a long term investment with high initial costs that average out as the plants mature. The soil in the blueberry field began to be prepared starting in 2021. It is important to address and prepare the soil prior to planting. This includes, pH adjustment, Increased organic matter levels, weed control, and grub/insect control. By not addressing these things, problems and failure are likely down the road. We are prepared to plant in the spring of 2023 with 3 year old plants. This will allow us to reach a maturity date sooner than planting with 1 or 2 year old plants. on average it take blueberry plants 4-5 years to reach maturity and provide a reliable/profitable crop. As long as soil preparation goes as planned, we will expect to have our first large crop in summer of 2025.

Flowers: There will be a small amount of daffodil and tulip cut flowers for sale in spring of 2022. New beds will be prepared during the 2022 season to increase flower and vegetable production. Sunflowers will be planted in early summer of 2022 for PYO. Depending upon demand, area used for PYO may be increased in 2023. In fall of 2022, daffodils and tulips will be planted in a larger bed and will be offered for PYO in spring of 2023. Depending upon demand in spring of 2023, an additional bed may be planted in the following fall.

Vegetables: Vegetable planting will begin in late summer of 2022. After the beds have been prepared during spring and summer we will plan on planting some vegetables for fall harvest. One bed may be used to plant overwintering crops for early spring 2023 harvest.

Greenhouse: Beginning in spring of 2022, 1 16'x100' high tunnel will produce spinach and lettuce to be sold to consumers. Once the ground can be worked, an additional high tunnel of the same dimensions will be assembled to increase quantity of produce being sold during the cooler months of the year.

Turkeys: Starting off with 50 birds in 2022 will allow the growers to adjust to the process of raising and slaughtering the birds, working out any kinks or

efficiency problems, before the operation is ramped up to 100 birds/year. in 2023 or 2024.

Eggs: 150 chicks were purchased during the summer of 2021. An additional 100 birds were purchased during the winter of 2022. The first birds started to lay in early to mid fall of the same year and providing 5-10 eggs/day. This number is increasing weekly as more birds begin to lay eggs. The goal is to be getting 4-5 dozen eggs/day by early spring. By mid-summer the number of daily eggs should reach 8-12 dozen/day.

Farm Residence: Plans for the manager's residence will be completed and presented to the Land Bank Commission soon. There are very few acceptable locations for a home to be placed. When it comes time to choose a location, it should be easy for all parties involved to agree upon an area.

Barn: A barn to house the animals that reside on the farm will need to be constructed within the next 1-2 years. NRCS will help apply for grants and permits to build the structure. They will also have the best recommendation on placement of the structure.

Farm Stand: A farm stand will be designed and constructed over the next 2-4 years. Costs for this structure are too high for the current farmers to afford. The farm needs to begin generating income before a structure like this can be built. For now a mobile farm stand truck will be used to sell goods on the farm.

Marketing Plan

Market Trends

Consumer demand is increasing exponentially each year for locally grown food. Consumers are also interested in learning about where their food comes from, so offering options like Pick-Your-Own and farm tours will draw people in to My Grandfather's Farm. Living on a small island has its pros and cons, there are very few farms located on the island due to the price for land. There is not enough land in production to supply the demand for

locally grown food. This works in the farms favor, but can be difficult for consumers who may not be able to afford the inflated prices for fresh produce.

Marketing Strategy

My Grandfather's Farm has the opportunity to offer consumers a wide variety of produce sold directly on the farm through the farm stand. Offering something unique and in high demand will attract consumers to My Grandfather's Farm over other farms in the area. Pick-Your-Own products like spring and summer cut flowers and blueberries offered throughout the growing season will continue to draw people to the farm.

A farm stand will be constructed at the front of the property on Hummock Pond Road. This will give people passing by on the busy road an easy way to stop and pick up produce that they are interested in. The farm stand will carry all of the produce and baked goods produced on the farm and will also sell merchandise promoting the farm. Since Hummock Pond Road is a main road with a tremendous amount of traffic, this gives us a perfect opportunity to take advantage of marketing our products right on the farm.

As the farm becomes established, opportunities to enter new markets will arise. Community Supported Agriculture (CSA) is a popular market that many farms take advantage of. This strategy allows customers to pay up front and reserve a weekly pick up of in season produce for a select amount of time. Farms are able to gain working capital prior to the season beginning and customers are guaranteed a select amount of produce each week depending on what is in season.

There is also the possibility of creating contracts with restaurants on the island. The Island has many high, medium, and low end restaurants that encourage and support locally grown produce. Selling to restaurants can be complicated and unreliable without written contracts. The first step would be to approach the restaurant with a contract template to see if they are interested in working with us. This marketing strategy is not our preferred way of selling our produce.

Competitive Advantage

Competitors to My Grandfather's Farm would be other farms around the island that produce the same or similar produce as we do. What will set My Grandfather's Farm apart from the competition is the blueberries and added PYO options throughout the farm. Other farms offer PYO, but for limited things like strawberries, cut flowers and tomatoes for a short season. No other farm offers blueberries on the scale that My Grandfather's Farm will be offering. There are also no other farms offering PYO sunflowers, tulips, or daffodils. This will set us apart from our competition.

Both Managers of the farm come from an agricultural background. Having the knowledge and prior experience will allow My Grandfather's Farm to become established relatively quickly in a financially sustainable timeframe. The land is also leased to the growers at a very inexpensive rate of \$1.00/year for 99 years. This sets the farm apart from others in the area who may be paying loans or mortgages on land that was purchased to start their farming venture.

Management & Organization

Management Team

Farm Manager: Tom Larrabee

- Making spending decisions/capital purchases
- Performs accounting and financial reporting
- Managing Labor/Personnel
- Farm Labor
- Etc..

Assistant Manager: Nick Larrabee

- Makes decisions in absence of Farm Manager
- Maintains record keeping
- Communication with vets, nutritionist, feedlot orders
- Communication with crop/soil advisors
- Ordering seed, fertilizer, amendments
- Completing business analysis

- Farm Labor
- Etc..

Marketing/Social Media Manager: Ellie Larrabee

- Maintains website and social media accounts
- Collects information on marketing trends
- Helps with communication to the public

Part-Time Laborer:

- Manual labor in the fields
- Animal care
- Wash station/storage work
- Etc..

Board of Directors

President: Thomas Larrabee

Treasurer: Thomas Larrabee

Secretary: Nicholas Larrabee

Director: Nicholas Larrabee

Professional Services

Accountant

Fertilizer Consultant

Blueberry Mentor

Veterinarian

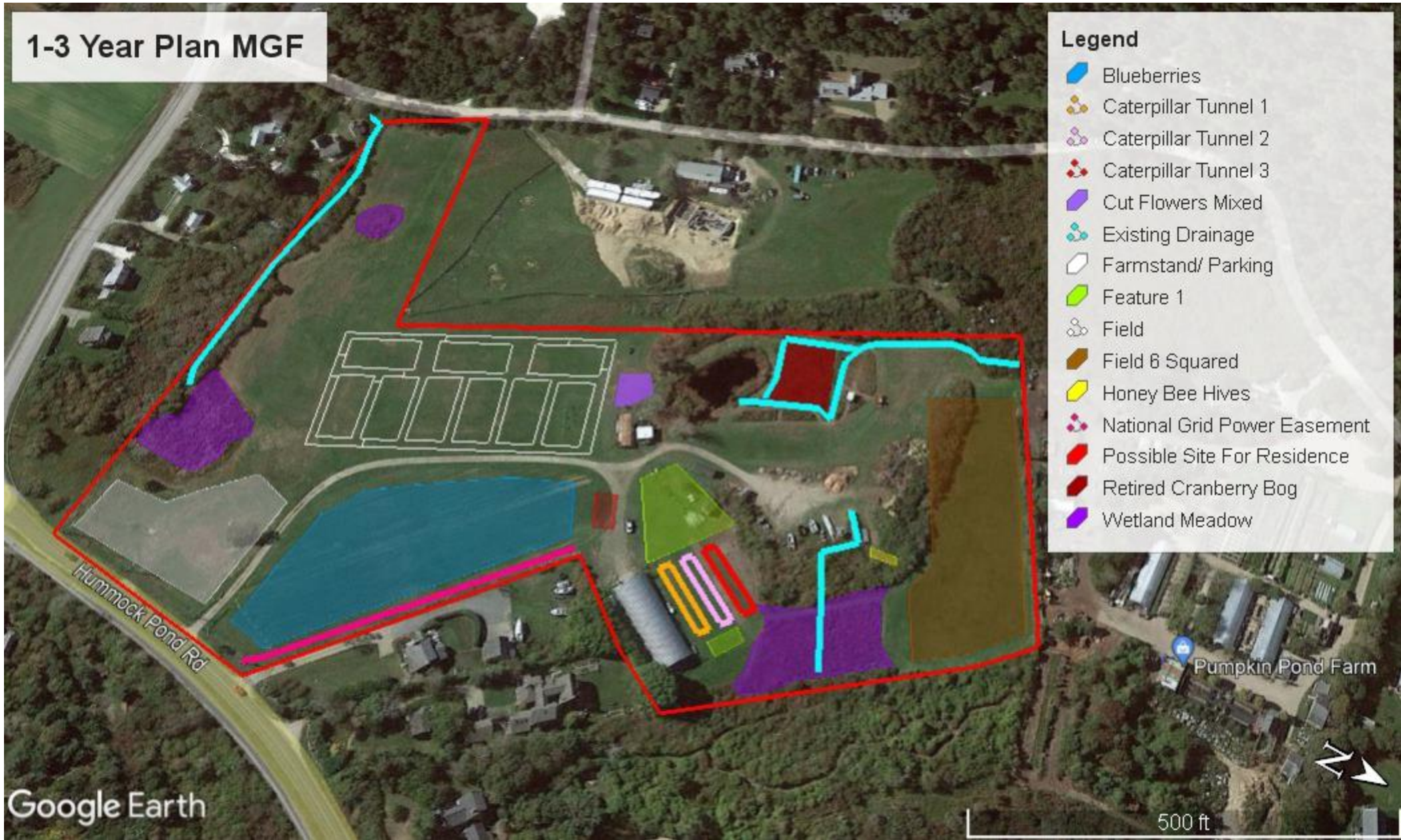
My Grandfather's Farm



Nantucket, MA Est. 2020



1-3 Year Plan MGF



Legend

- Blueberries
- Caterpillar Tunnel 1
- Caterpillar Tunnel 2
- Caterpillar Tunnel 3
- Cut Flowers Mixed
- Existing Drainage
- Farmstand/ Parking
- Feature 1
- Field
- Field 6 Squared
- Honey Bee Hives
- National Grid Power Easement
- Possible Site For Residence
- Retired Cranberry Bog
- Wetland Meadow




Google Earth

500 ft





Legend

-  Overlook Area
-  Proposed Trail
-  Land Bank Property

0 125 250 500 Feet



To: Nantucket Islands Land Bank
 Attn: Eleanor Antonietti, Executive Assistant
 22 Broad Street
 Nantucket, MA 02554

Cc: Jesse Bell, Executive Director

From: Cole Bateman, Senior Project Engineer
 Coastal Engineering Company, Inc. (CEC)
 260 Cranberry Highway
 Orleans, MA 02563

Re: **Construction of Walkway and Timber Pier on Long Pond at 48 South Cambridge Street
 Engineer Endorsement of Bid**

Dear Eleanor,

Coastal Engineering Company, Inc. (CEC) has reviewed the two bids submitted for the reference project. The results of the bidding were publicly revealed during the Public Bid Opening on March 2, 2022, conducted in accordance with MGL Chapter 30 Section 95M. A summary of the results of the bid opening is included in the following table:

CONSTRUCTION OF WALKWAY AND TIMBER PIER ON LONG POND AT 48 SOUTH CAMBRIDGE STREET - BID REVIEW		
<i>Contractor Name</i>	<i>Robert B. Our Co. Inc</i>	<i>ACK Marine, Inc.</i>
Sealed bid security sealed outside of the envelope containing the bid	yes	yes
Bid Form Signed	yes	yes
References Included	yes	yes
Agreement Signed*	no	no
Certificate of Vote Signed**	no	yes
Tax Compliance / Non-Colusion / Public Contractor Debarnebt / OSHA Training Signed***	no	yes
AIA Document 310 - Bid Bond	yes	yes
Proof of Insurance	yes	yes
Addendum #1	yes	yes
Addendum #2	yes	yes
Experience Review	yes	yes
Bid Amount	\$696,683.00	\$804,900.00
* The agreement will be signed upon awarding the contract ** The Certificate of Vote is only required for corporations *** The information within this form is redundant. Similar language is included in the Bid Form. If the Bid Form is signed, this form is not required.		

03/10/2022

CEC Proj. #: C19043.00

Based on the results, it is our opinion that both bids were completed in accordance with the Invitation for Bid and Specifications. Therefore, the bid should be awarded to the lowest qualified bidder, Robert B. Our Co., Inc. for the amount of \$696,683.

Please let us know if you have any questions concerning this memo, or if we can provide any further assistance.

Sincerely,
Coastal Engineering Company, Inc.

Nicholas (Cole) Bateman, P.E.
Senior Project Engineer
Structural & Waterfront Engineering Divisions

RECORD INFORMATION:
OWNER: NANTUCKET ISLANDS LAND BANK

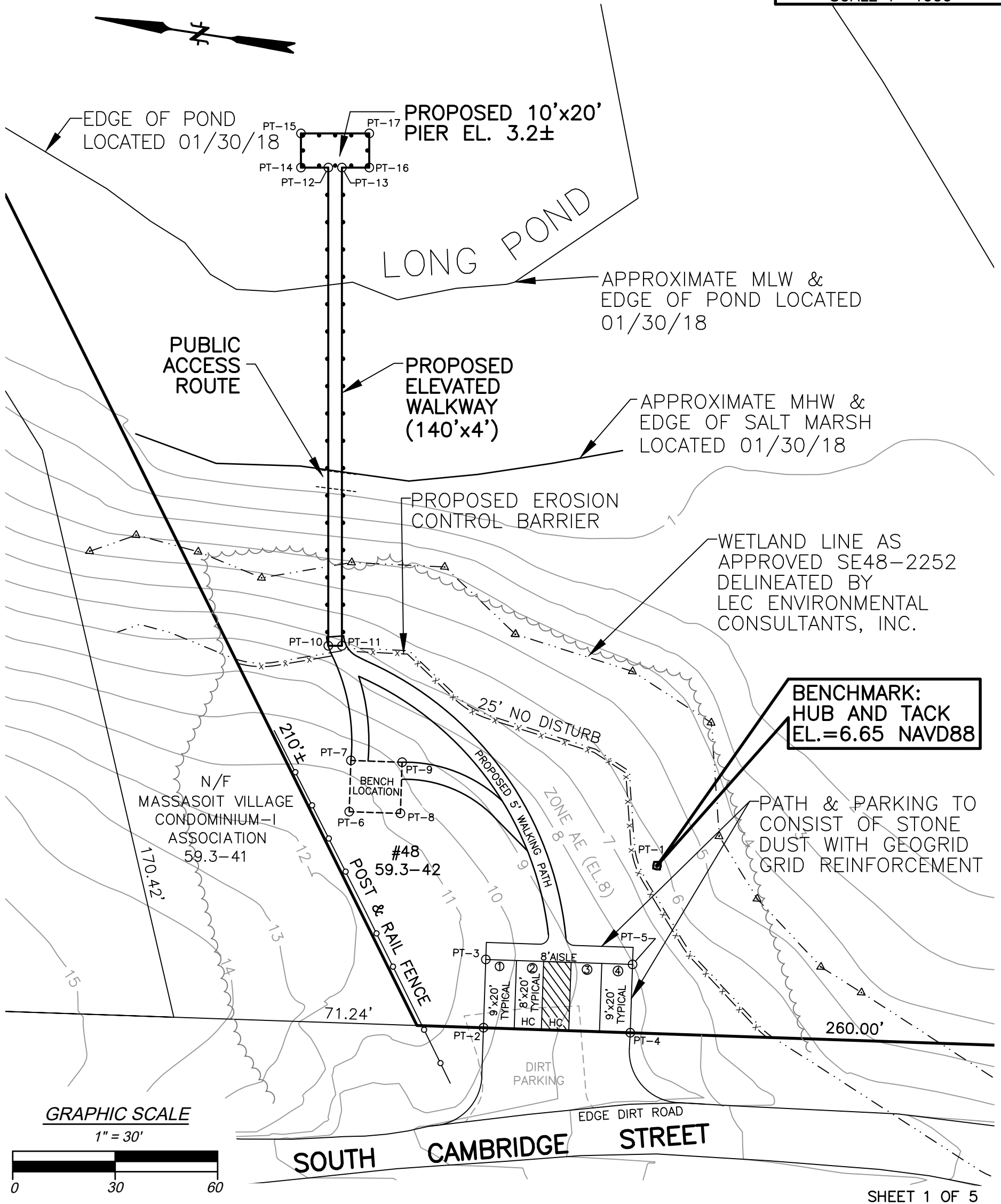
ASSESSORS MAP 59.3 PARCELS 42
LAND COURT PLAN 3092-27
LAND COURT CERTIFICATE No. 25722

ORDER OF CONDITIONS:

1. SE48-3055 L.C. DOC.#158164
2. SE48-2938 L.C. DOC.#153831 AS AMENDED L.C. DOC.#157200



LOCUS MAP
SCALE 1"=1000'



SHEET 1 OF 5

PLAN TO ACCOMPANY PETITION OF
NANTUCKET ISLANDS LAND BANK
48 SOUTH CAMBRIDGE STREET IN
NANTUCKET, MA
TO CONSTRUCT & MAINTAIN TIMBER
WALKWAY AND PIER IN LONG POND.
DECEMBER 2, 2021
NANTUCKET SURVEYORS, LLC
5 WINDY WAY
NANTUCKET, MASSACHUSETTS 02554

SITE LAYOUT PLAN



1. SIGN SHALL BE 8 1/2" x 14" AND HAVE APPEARANCE AS PICTURED.
2. SIGN SHALL BE ATTACHED TO THE PIER WITH STAINLESS STEEL SCREWS AS PICTURED.
3. SIGN SHALL DISPLAY THE CHAPTER 91 LICENSE NUMBER FOR THE SITE.
4. SIGN SHALL CONFORM TO ALL LOCAL LAWS AND REGULATIONS.
5. THE LICENSEE SHALL MAINTAIN ALL SIGNS IN GOOD CONDITION AND REPAIR.
6. AT LEAST ONE SIGN SHALL BE PLACED IN A PROMINENT LOCATION.
7. SIGNAGE SHALL BE PERMANENTLY POSTED AND UNOBSTRUCTED FROM VIEW OF A PASSERBY.



LOCUS MAP
SCALE 1"=1000'

DETAIL-5: CHAPTER 91 WATERWAYS PROJECTS SIGNAGE (TYPICAL)

NOT TO SCALE

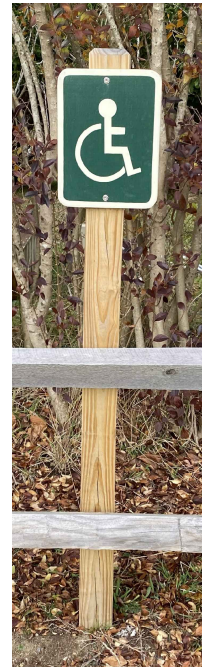


1. SIGN POST SHALL BE 6x6 PRESSURE TREATED WOODEN POST.
2. SIGN POST SHALL EXTEND 3'-0" ABOVE GRADE.
3. SIGN POST SHALL BE ANCHORED BY A CONCRETE FOOTING.
4. SIGN SHALL BE PLACED ON EACH SIDE OF THE POST AS PICTURED.
5. EACH SIGN SHALL BE STANDARD NANTUCKET LAND BANK SIGNAGE OF DIMENSIONS 7 1/2" x 9" AS PICTURED.
6. SIGN SHALL BE ATTACHED TO THE POST WITH STAINLESS STEEL SCREWS.



DETAIL-6: LAND BANK SIGNAGE (TYPICAL)

NOT TO SCALE



1. SIGN POST SHALL BE 4x4 PRESSURE TREATED WOODEN POST.
2. SIGN POST SHALL EXTEND 5' ABOVE GRADE.
3. SIGN POST SHALL BE ANCHORED BY A CONCRETE FOOTING.
4. SIGN SHALL BE PLACED ON THE SIDE FACING THE ACCESSIBLE PARKING SPACE.
5. SIGN SHALL BE 9"x12" WITH APPEARANCE AS PICTURED.
6. SIGN SHALL BE ATTACHED TO THE POST WITH STAINLESS STEEL SCREWS AND WASHERS.

DETAIL-7: ACCESSIBLE PARKING SIGNAGE (TYPICAL)

NOT TO SCALE



1. BENCH SHALL HAVE OVERALL DIMENSIONS OF 6'-0" LONG x 22 1/2" WIDE x 1'-10" HIGH AND HAVE APPEARANCE AS PICTURED.
2. BENCH LEGS SHALL BE 6x6 POSTS.
3. BENCH FRAME SHALL HAVE DIMENSIONS OF 5'-10 1/2" LONG x 1'-9" WIDE.
4. BENCH SEAT SHALL HAVE DIMENSIONS OF 6'-0" LONG x 22 1/2" WIDE.
5. BENCH SHALL BE CONSTRUCTED OF PRESSURE TREATED WOOD.
6. BENCH MEMBERS SHALL BE CONNECTED USING STAINLESS STEEL SCREWS.
7. BENCH SHALL BE ANCHORED BY A CONCRETE FOOTING AT THE BOTTOM OF EACH LEG.

DETAIL-8: BENCH (TYPICAL)

NOT TO SCALE

PT-#	DESCRIPTION	NORTHING	EASTING	PT-#	DESCRIPTION	NORTHING	EASTING
1	BENCHMARK	99593.41	1726855.84	12	PIER WALKWAY END N	99720.40	1727042.70
2	PARKING NW CORNER	99636.16	1726801.06	13	PIER WALKWAY END S	99716.45	1727043.32
3	PARKING NE CORNER	99638.61	1726820.90	14	PIER NW CORNER	99728.31	1727041.45
4	PARKING SW CORNER	99593.48	1726806.32	15	PIER NE CORNER	99729.87	1727051.32
5	PARKING SE CORNER	99595.93	1726826.17	16	PIER SW CORNER	99708.55	1727044.57
6	BENCH NW CORNER	99684.88	1726857.39	17	PIER SE CORNER	99710.12	1727054.45
7	BENCH NE CORNER	99686.72	1726872.28				
8	BENCH SW CORNER	99669.99	1726859.23				
9	BENCH SE CORNER	99671.83	1726874.11				
10	PIER WALKWAY START N	99698.52	1726904.42				
11	PIER WALKWAY START S	99694.57	1726905.04				

DATUM: MASSACHUSETTS STATE PLANE COORDINATE SYSTEM
ISLAND ZONE

DETAIL-9: COORDINATE SCHEDULE

SHEET 5 OF 5

PLAN TO ACCOMPANY PETITION OF
NANTUCKET ISLANDS LAND BANK
48 SOUTH CAMBRIDGE STREET IN
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DETAILS PLAN-2

SCAPE LANDSCAPE ARCHITECTURE DPC

277 BROADWAY NINTH FLOOR NEW YORK NY 10007

T 212 462 2628 SCAPESTUDIO.COM

PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES

Washington Street Parcels, Nantucket

Request for Proposals

February 23, 2022

Rachael Freeman
Nantucket Land Bank

Dear Rachael:

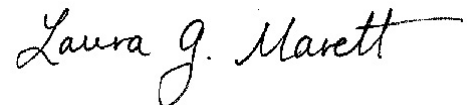
It was great to meet with you to discuss your aspirations for the future of the Washington Street Parcels owned by the Nantucket Land Bank. We are committed to working with you to build on the findings of *the Washington Street Corridor Coastal Resiliency Evaluation* that SCAPE and Woods Hole Group (WHG) collaborated on in 2021 and advance the resilience, ecological function and pedestrian experience of the Washington Street corridor.

We have prepared a proposal for you based on our current understanding of your scope of work. As we mentioned when we spoke, we are happy to work together to fine-tune the scope and fee to reflect your priorities for the project. Please let us know if you have time to discuss our scope outline herein.

Our best,



Pippa Brashear
Resilience Principal



Laura G. Maret
Director of Landscape Planning

SCOPE OF SERVICES

It is our understanding that Nantucket Land Bank is interested in retaining SCAPE Landscape Architecture and Woods Hole Group (WHG) for planning and landscape design services for its properties along or near Washington Street in Nantucket. We understand the scope of the project to include a design framework for the series of parcels that the Land Bank owns along or near Washington Street, including 15 Commercial Street, 28, 30A, 30B, 44, 66, 71-74 Washington Street, with a more in-depth concept design for the 71-74, 76, 77, 81, and 83 Washington Street parcels with the aim of developing a concept design that can be used to advance near-term implementation.

The following document outlines a proposed design scope and deliverables per design phase and our estimated fee and project expenses. SCAPE assumes a roughly 25-27 week continuous schedule for the project beginning in March 2022, assuming 11 weeks initial concept design, 8-10 weeks for modeling, and 4-6 weeks for final concept refinement and an executive summary/ fundraising pamphlet. The following proposal is established based on this proposed schedule.

- Task I – Existing Conditions and Site Analysis – 2 weeks
- Task II – Goals and Programming – 1 week
- Task III – Framework Plan Development – 3 weeks
- Task IV – Concept Development – 4 weeks
- Task V – Initial Concept Refinement – 2 weeks
- Task VI – Concept Plan Modeling – 8 weeks
- Task VII – Final Concept Refinement – 2 weeks
- Task VII - Executive Summary / Fundraising Pamphlet - 4 weeks

Subconsultants to Scape: SCAPE will require the following subconsultants contracted directly to us to support our work on the project:

Woods Hole Group (WHG)

- Technical (environmental, engineering, and coastal) site analysis services
- Review of groundwater and stormwater issues
- Coastal engineering support for concept development, including modeling the cross-shore performance of nature-based interventions under future climate conditions
- Coastal resilience specifications and design parameters, phasing and adaptive management
- Permitting strategy

Task I – Existing Conditions and Site Analysis – (2 WEEKS)

We will hold a kickoff meeting with the Nantucket Land Bank to confirm the scope of the project, project schedule, and identify relevant existing information to include in the existing conditions analysis.

SCAPE and WHG will assess the existing conditions and conduct landscape site analysis to supplement the analysis already completed for the *Washington Street Corridor Coastal Resiliency Evaluation*. We will review existing available information and summarize landscape conditions, including a review of the Nantucket Resilience Plan recommendations for downtown and the site and any existing adjacent plans. SCAPE assumes the Land Bank will provide all available existing information.

Included in the site analysis will be a groundwater assessment. Using a 1-dimensional unconfined aquifer model, available groundwater table data (possible sources include Land Bank, Town of Nantucket, or USGS) and downscaled probabilistic sea level rise projections for Nantucket, WHG will provide a high-level assessment of the current and future groundwater elevations (and depth to groundwater) along the project transect to inform design and stormwater management. The model provides a basic understanding of groundwater levels impacted by recharge, hydraulic

conductivity, and known tailwater conditions (i.e. surface water levels within Nantucket Harbor, which are projected to rise in the future).

Deliverables:

- Minutes from the kickoff meeting.
- One (1) existing conditions presentation describing existing site conditions and context and including up to three (3) plan diagrams, three (3) sections and a summary of relevant recommendations or considerations from other plans and initiatives.

Task II – Goals and Basis of Design – (1 WEEK)

We will meet with the Nantucket Land Bank (and any select stakeholders invited by the Land Bank) for a goals/visioning workshop to present the existing conditions analysis and workshop goals and assumptions for the framework plan and concept design.

This phase will include one (1) two-day site visit by the SCAPE team (up to 3 team members) to visit the area / walk the site with the Land Bank team. This can be in conjunction with the goals/visioning workshop. If it is not feasible to undertake a site visit during this phase of the project, the site visit can be postponed to task III or IV.

Deliverables:

- One (1) brief presentation deck for the workshop
- Minutes from the workshop documenting project goals and assumptions

Task III – Framework Plan Development –3 weeks

The SCAPE team will develop a (high-level) design framework for the sites owned by the Nantucket Land Bank near and along Washington street and adjacent town-owned parcels. SCAPE will consider coastal resilience

strategies, stormwater management opportunities, connectivity and access, and program for the sites.

SCAPE, supported by WHG, will develop a series of landscape typologies for the parcels with associated design strategies, incorporating site-specific information from the existing conditions analysis, best-practices in resilient design, and facilitating the application of ideas from the elsewhere on the island.

We will meet with the Land Bank to present and discuss the framework plan and collect feedback.

Deliverables:

- One (1) planimetric framework diagram
- One brief presentation, including site photos, sketches and other drawings as needed, to illustrate the landscape typologies and accompanying design strategies.
- Minutes from the framework plan meeting.

Task IV – Concept Development – (4 WEEKS)

SCAPE will develop 2-3 concepts (high level) for the 71-74, 76, 77, 81, and 83 Washington Street sites. SCAPE will present the alternatives to the Nantucket Land Bank for feedback and discussion. WHG will provide review and input, preliminary engineering strategies/recommendations for the alternatives during development.

We will also update the framework plan if needed based on the feedback from TASK III during this task and present any revisions during the concept meeting/workshop for the site. We assume 3 weeks for concept development and 1 week following meeting for Land Bank review and confirmation of preferred concept for refinement.

Deliverables:

- One (1) presentation of 2-3 concept alternatives for the study parcels. For each alternative, SCAPE will prepare one (1) plan diagram (diagrammatic concept diagram), one (1) section, hand sketches and one (1) page of precedent images.
- Minutes from the workshop documenting discussion and concept design selection

Task V – Initial Concept Refinement – (2 WEEKS)

SCAPE will refine the preferred alternative or combination of alternatives into a preferred concept. WHG will review and provide input on the preferred alternative related to coastal engineering, flood risk reduction, and habitat strategies.

We will develop a draft concept presentation, and drawings including a draft plan, diagrams, and sections, as well as a project narrative and draft basis of design memo. We will provide a shapefile to WHG to enable their modeling in Task VI.

Deliverables:

- One (1) preliminary concept presentation
- Draft concept design drawings: one (1) illustrative plan, up to three (3) simple plan diagrams (e.g. program, planning), up to two (2) sections,
- Shapefile for modeling
- One (1) draft project narrative and basis of design memo describing the design concept and summarizing any design assumptions.

Task VI – Concept Plan Modeling– (8-10 WEEKS)

Following the development of the Initial Concept Plan, WHG will model the coastal erosion performance and redirection of flow resulting from the site

modifications. This effort will take approximately 4-6 weeks upon completion of the concept plan.

WHG will also model the stormwater performance of the concept, considering the proposed green infrastructure on the site. This effort will take approximately 8-10 weeks from the final concept plan and receipt of stormwater infrastructure plans from the Nantucket Land Bank.

Deliverables:

- One (1) memo documenting the coastal and stormwater performance of the refined concept, based on the findings of WHG's models.

Task VII Final Concept Refinement (2 Weeks)

SCAPE will refine the design based on feedback from the Land Bank on the initial concept and the results of the modeling. WHG will review and provide input related to coastal engineering, flood risk reduction, and habitat strategies.

We will develop up to two renderings of the concept and provide a high-level implementation memo for the recommended concept in the form of an implementation and phasing memo that will summarize next steps, identify a first phase project, and note any site surveys/assessments that would be required to begin further phases of design. Work on the renderings and implementation memo may begin prior to this final concept refinement.

Deliverables:

- One (1) final concept presentation
- Final updated concept drawings:
 - Refined from draft concept drawings: one (1) illustrative plan, up to three (3) simple plan diagrams (e.g. program, planning), up to two (2) sections.
 - up to two (2) sketch renderings

- One (1) final project narrative and basis of design memo describing the design concept and summarizing any design assumptions.
- One (1) implementation and phasing memo.

Task VII – Executive Summary / Fundraising Pamphlet – (4 WEEKS, concurrent with modeling effort)

Upon completion of the refined concept plan, SCAPE will create a graphic pamphlet to support external communication and fundraising for the project. This pamphlet will include a concise summary and compelling graphic layout to build excitement for the project. SCAPE will develop one additional bird's-eye site rendering for the pamphlet.

Deliverables:

- One (1) additional rendering to convey the project intent and experience
- One (1) fundraising pamphlet in digital format, formatted for printing

Assumptions:

SCAPE and WHG assume the following meetings as described in the scope:

- One (1) in-person kick-off meeting with the Nantucket Land Bank
- One (1) visioning and goal setting workshop with the Nantucket Land Bank, and any select stakeholders, to also include presentation of the existing conditions analysis.
- One (1) Concept Alternatives presentation and workshop.
- One (1) final concept presentation and discussion.
- Up to three (3) additional one (1) hour meetings with the Land Bank.
- The proposed schedule assumes continuous schedule with no prolonged review periods. We can revise our proposal if the Land Bank wishes to factor in extended periods of review or iteration with the Board of Directors or others.

- SCAPE assumes all meetings will take place virtually except for any meeting that coincides with the team site visit.

Potential additional services not currently included in the scope of work:

- Civil engineering construction feasibility review of concept design
- Conceptual cost estimate of concept design

FEEES FOR PROFESSIONAL SERVICES

#	TASK	Duration (wks)	Fee (\$)		
			SCAPE \$	WHG \$	TOTAL \$
1	Existing Conditions Analysis	2	\$ 13,000	\$ 11,800	\$24,800
2	Goals & Basis of Design	1	\$ 9,000	\$1,400	\$10,400
3	Framework Plan	3	\$ 19,000	\$4,300	\$23,300
4	Concept Development	4	\$ 26,000	\$5,700	\$31,700
5	Initial Concept Refinement	2	\$ 13,000	\$8,000	\$20,000
6	Concept Plan Modeling	8	\$3,000	\$20,000	\$23,000
7	Final Concept Refinement	3	\$20,000	\$3,000	\$23,000
8	Fundraising Pamphlet	4	\$12,000	-	\$12,000
TOTAL LABOR			\$ 115,000	\$54,200	\$169,200
Expenses			\$2,500		
TOTALFEE			\$117,500	\$54,200	\$171,700

This Proposal is Valid for 30 days from date of issue by SCAPE / Landscape Architecture DPC. The proposal terms and fees are for a continuous project schedule. Should the project go on hold or stop for a period of time other than mentioned above, a mobilization fee will be requested of the Client team.

PAYMENT TERMS:

Fixed Fee: Fixed fee phases shall be invoiced monthly based on the percentage of work completed within the billing period.

Reimbursable Expenses (estimate): Project expenses may include in-house printing costs for presentation materials and model supplies and car rental for

site and potential nursery visits. SCAPE shall not be responsible for multiple printing & distribution of multiple sets of presentation materials and reports. All large-scale printing such as drawing sets shall be done by others. Additional renderings and physical models shall incur additional fees. SCAPE will add a 10% mark-up on all reimbursable project expenses.

Remobilization Fee: This Scope of Services assumes a continuous 13-week design schedule. If the project goes on hold for an extended period (greater than 2-months), SCAPE reserves the right to submit a revised fee to reflect costs associated with the remobilization of project team.

HOURLY BILLING RATES

Services outlined under the Scope of Services are based on our hourly billing rates. Any Additional Services shall be provided on an hourly basis computed with the same rates, as follows:

Founder	\$300/Hour
Principal	\$250/Hour
Director	\$200/Hour
Senior Associate	\$180/Hour
Associate	\$140/Hour
Senior Designer	\$120/Hour
Designer	\$100/Hour

Rates are valid for the current calendar year and may be increased subsequently without written notice. Services outlined under the Scope of Services shall be provided per the Fees and Terms in the Agreement for Professional Services.

SIGNATURE PAGE

SCAPE requires a signed proposal, a Notice-to-Proceed and initial payment deposit to start work. Upon acceptance of this proposal, SCAPE will prepare a standard agreement for acceptance, which the parties shall review and may revise.

Landscape Architect

Client

SCAPE / LANDSCAPE ARCHITECTURE DPC

Nantucket Land Bank



By: Pippa Brashear

By: _____

Title: Resilience Principal

Title: _____

Date: 3/10/2022

Date: _____



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: Audrey Sterk

MAILING ADDRESS: 10 Essex Rd

TELEPHONE: (508)- 221 - 6996 *cell* ()- - - *home* ()-
- - - *work*

E-MAIL: audrey@audreysterk.com

Location of EVENT: Lily Pond

DATE of EVENT: June 11th, 2022

TIME of EVENT: 3:00pm

Description of attendees (i.e. friends, family, catering staff...): Friends, Family, Musician

Anticipated number of attendees: 35

PLEASE DESCRIBE THE EVENT:

Casual ceremony under the trees, 20 chairs, one folding table for a champagne toast. Musician playing acoustic guitar and fiddle. No parking needed as most guests will be walking from town. No decorations, just the natural environment. Duration 30 -40 minutes.



Other relevant information: I am a year round resident of 27 years, and happy to be a aprt of the year round community supporting this beautiful island. Thank oyu for the consideration.

Approved/Denied: _____
Executive Director

Date: _____
Land Bank Meeting date

Comments: _____



Vision

Date TBD, 9:30-12, NLB's Gardner Farm. \$20 Suggested Donation. Help create a Pine Needle River. Video cameras and audio equipment will be available to document the project. Bring a snack, water, gloves, and a rake if you have one. Alternate date incase of winds over 20mph, temperatures below 32, or heavy rain.

Goals

Bring community together safely outdoors, build camaraderie and shared memory through art, offer art and its process to those interested.

Location

Gardner Farm - Millbrook Entrance, near apple orchard

Tools used

Rakes, wheelbarrow, twine

Land Art

Land art is made with on-site materials, decays or transforms with nature and time, accents or highlights surrounding environment and climate.

Peripheral Classes Offered

Date TBD, 10-11. Barnaby's Toy Art Shack. Landscape Sketching. Visualize and map route of Pine Needle River.

Date TBD. NCTV18. Documentary Editing Class. Learn basic video editing by cutting Pine Needle Documentary.

Advertising

Classes will be offered through social media, local events calendars, NCTV18, Barnaby's Toy Art Shack, NLB, and WACK. All advertising will mention NLB.

Documentary & Photos

Documentary will air on NCTV18. NLB will have a full title card in credits. All photos of project posted will acknowledge NLB.



Mark Carapezza
Project Director
mlcarapezza@me.com
508-596-4443

Dear Land Bank Committee Members,

My imagination was rolling while walking the Land Bank trails recently. The recent storms have left plenty of material for land artists to create with.

I look forward to hearing what you think of the Pine Needle River idea. I'm available for questions and open to ideas on improvement.

Mark





Vision

Land Art Class: Saturday, Date TBD, 9-11:30, location TBD. All students will help create a pine needle river that flows through the trees as well as have access to a professional video camera and audio equipment to document the project. Bring a snack, water, and a rake or shovel if you have one.

Goals

- bring community together safely outdoors
- build camaraderie and a positive shared memory through art
- introduce art and its process to those who may not have regular access to it

Pre-production

Photograph property

Map and sketch river route for Land Owner's approval

Mark river route with twine on property

Production

Rake pine needles into river, photograph and video production

Post-Production

Edit photos & video



Dear Land Owner,

Last year I was fortunate to have taught creativity and art at The Nantucket New School. I had no art room and was told we couldn't sing, so, after a couple weeks studying land art and the works of Andy Goldsworthy I took the kids outside and watched them turn a year of restrictions into creative freedom while connecting with nature and time on a deeper level.

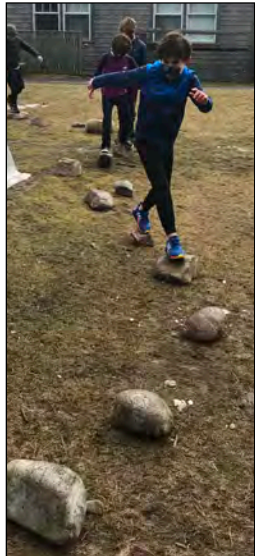
I stood with the students this year where their work used to be and reflected on how much fun it was. It looks like nothing ever happened there, like there was never revolving rock, stick, pinecone and leaf sculptures in the bends and along the banks of a river of pine needles that meandered through the playground. The gathering and sorting of material, the failures, the decay and destruction caused by wind, rain, snow and stray gaga balls, the maintenance and rebuilding, the break throughs of creative plateaus - we now share that beautiful memory.

In these times I am confident there are Nantucket community members that could benefit in the process, teamwork, and lessons from creating land art. Offering your land for such a project and opportunity, I am also confident, will be greatly appreciated by all who participate.

Thank you for considering,

Mark Carapezza
mlcarapezza@me.com

Photos from NNS '20-'21



From: [Mark Carapezza](#)
To: [Eleanor Antonietti](#)
Subject: Re: Nantucket Land Bank Website Inquiry
Date: Monday, February 21, 2022 9:14:18 PM

Hi Eleanor,

I was so happy to receive your email with the news that The Land Bank sees the value of land art created by the community and is willing to consider the use of their land. I have answered your questions below intros email chain.

On Feb 15, 2022, at 4:03 PM, Eleanor Antonietti
<eantonietti@nantucketlandbank.org> wrote:

Good afternoon Mark:

Thank you for your email and the narrative description with photos. We would be able to give this proposal proper consideration with additional detail. Some of the questions that the Commission is likely to need answers to are:

1. What time of year would you like to carry out this project? You indicate Saturday, 9-11:30am. Is this a one day affair or several visits?

For now I think it is best to hold 1 class and produce an artwork that can be completed within 2.5 hours. If well attended and successful, which I'm sure it will be, I would be interested in holding another class or even a series. Land Art Class could take place any time of year with the exception of freezing or severe weather.

- 1.
2. Where (what property) are you contemplating conducting it? You indicate "location TBD" but do you have a sense of a particular location?

The exact property is not yet determined. Land Art can be made almost anywhere - beach, woods, field. I was hoping to first see who was interested in leading land before I chose a location. Now that I know LB is interested I will research specific properties and photograph the ones I am interested in using. Are there any that you know would be a definite NO or a more likely YES?

- 2.
3. How long would you intend to leave the finished product *in situ*?
From prior land art projects, it sounds like it is intended to simply fade with weather and time.

Correct, land art fades, that's the beauty and lesson in it. However, the timing of deterioration depends on the permanence of the materials used. In this case a river of pine needles will be gone within months.

- 3.
4. What is the plan for clean up if any were to be necessary? Who would bear responsibility for said clean up?

Land Art isn't necessarily cleaned up; however, if in any case clean up would be needed that responsibility would be the students' and ultimately mine.

- 4.
5. Who is your intended 'land artist', and how will you enlist participants? You indicate "community members" - are you targeting a certain age group?

I want Land Art Class to be open to anyone who is on Nantucket at the time of class.

- 5.
6. Do you intend to charge a fee or will this be open to the public and free? If the latter, how many will you allow to take part?

This first class would have a suggested donation of \$10-20. If Land a Art Class were to become a continued offering through LB I would love to get paid for my vision, time, and coordinating. I'm not yet sure how that would work. I'm just an artist in love with a vision right now. The amount of participants allowed would depend on the size of land but I imagine no more than 25.

- 6.
7. What type of advertising will you engage in for this project?

Social media, local events calendars, WACK, Barnaby's Toy Art Shack.

- 7.
8. Where will you show/post the photographs and video of the project? Would you acknowledge the Land Bank in doing so?

I would be happy and proud to acknowledge the Land Bank in all media posts including social media and video.

- 8.

These are a few of the questions that come to mind at this stage. I realize this is rather nascent at this point, but in order for the Commission to grant approval to this interesting idea of community oriented land art

projects on LB land, they would need some greater precision upon which they could base their decision. I look forward to receiving that information and any other details or documentation you feel is relevant. We hold our next meeting on March 16th. If you could get us something supplemental to what you have submitted below no later than March 2nd, that would enable us to discuss at that March meeting.

Eleanor Weller Antonietti

Executive Assistant

Nantucket Islands Land Bank

22 Broad Street

Nantucket, MA 02554

p (508) 228-7240 ext. 7111

f (508) 228-9369

eantonietti@nantucketlandbank.org



Think before you print!

Begin forwarded message:

From: Mark Carapezza <mcarapezza@me.com>
Date: February 6, 2022 at 6:25:09 PM EST
To: Eric Savetsky <esavetsky@nantucketlandbank.org>
Subject: Nantucket Land Bank Website Inquiry

Attachment available until Mar 8, 2022

Hi Jesse,

Ever since last year watching the NNS students create and love land art I've had the idea of facilitating Land Art for the public - either classes/meet-ups or, even better, a plot of land used as a public Land Art Garden. Would you take a look at the attached proposal and let me know what you think, if it's something the Land bank could get behind?

Thank you,
Mark

[Click to Download](#)

LAND ART CLASS PROPOSAL.pdf

72.5 MB



THANK YOU FOR YOUR INQUIRY TO HOLD A PRIVATE EVENT ON LAND BANK PROPERTY.

The Land Bank Commission will allow small, short, simple ceremonies with minimal set up (no tents, no amplified music, a few chairs for guests who cannot be expected to stand, and preferably fewer than 35 guests). Carpooling is strongly encouraged. Your request will be reviewed at a Land Bank Commission meeting after which you will be notified regarding approval status.

**REQUESTS FOR TEMPORARY PRIVATE EVENT USE
ON NANTUCKET LAND BANK PROPERTIES**

APPLICANT NAME: David Hutchinson

MAILING ADDRESS: 2924 Emerson St, 220, San Diego, CA 92106

TELEPHONE: ()- - cell ()- - home ()- - work

E-MAIL: david@daysedge.com

Location of EVENT: The beach at the end of Cathcart Rd

DATE of EVENT: Sunday, April 3rd **TIME of EVENT:** 4:30pm - 7:30pm

Description of attendees (i.e. friends, family, catering staff...): Two filmmakers and one talent

Anticipated number of attendees: 3

PLEASE DESCRIBE THE EVENT:

Other relevant information:

Approved/Denied: _____
Executive Director

Date: _____
Land Bank Meeting date

Comments: _____



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
 184 Broadway - Route 138
 Raynham, MA 02767
 508-824-4494
 raynham@uatne.com

Quote Summary

Prepared For:

NANTUCKET LAND BANK CORP ROB EARLY
 22 BROAD ST
 NANTUCKET, MA 02554
 Business: 508-824-4494

Delivering Dealer:

United Ag & Turf
 Kevin Mccarthy
 184 Broadway - Route 138
 Raynham, MA 02767
 Phone: 508-824-4494
 kevin.mccarthy@uatne.com

Quote ID: 25999136
Created On: 31 January 2022
Last Modified On: 08 March 2022
Expiration Date: 31 March 2022

Equipment Summary	Suggested List	Selling Price	Qty	=	Extended
JOHN DEERE 648M 22.0HP* Commercial QuikTrak with 48 In. 7- Gauge Floating Deck	\$ 9,529.00	\$ 7,432.62	X 1	=	\$ 7,432.62
Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)					
Price Effective Date: February 16, 2021					

Equipment Total	\$ 7,432.62
------------------------	--------------------

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 7,432.62
Trade In	
SubTotal	\$ 7,432.62
Est. Service Agreement Tax	\$ 0.00
Total	\$ 7,432.62
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 7,432.62

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote Id: 25999136 Customer Name: NANTUCKET LAND BANK CORP ROB EARLY

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

United Ag & Turf
 184 Broadway - Route 138
 Raynham, MA 02767
 508-824-4494
 raynham@uatne.com

JOHN DEERE 648M 22.0HP* Commercial QuikTrak with 48 In. 7-Gauge

Hours:	Suggested List *
Stock Number:	\$ 9,529.00
Contract: MA Lawn & Grounds Equipment FAC116 (PG 3X CG 22)	Selling Price *
	\$ 7,432.62

Price Effective Date: February 16, 2021

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
2341TC	648M 22.0HP* Commercial QuikTrak with 48 In. 7-Gauge Floating Deck	1	\$ 9,529.00	22.00	\$ 2,096.38	\$ 7,432.62	\$ 7,432.62
Standard Options - Per Unit							
001A	United States and Canada	1	\$ 0.00	22.00	\$ 0.00	\$ 0.00	\$ 0.00
			Standard Options Total		\$ 0.00	\$ 0.00	\$ 0.00
			Value Added Services Total		\$ 0.00	\$ 0.00	\$ 0.00
Total Selling Price			\$ 9,529.00		\$ 2,096.38	\$ 7,432.62	\$ 7,432.62

TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of March 16, 2022

1. February 2022 Transfers – Record Nos. 44313 through 44362
 - a. Current “M” Exemptions and Liens:

No. 44319 William D. Maines and Meagan L. Malloy
No. 44337 Alexandra Moskovitz
No. 44342 Joseph Townsend and Johanna Townsend

2. “M” Exemption Update:

- a. Five-Year Domicile and Ownership Compliance – Releases of Liens:

No. 38264 Carl C. Lindvall and Sarah F. Lindvall
No. 38277 William Joseph Sherry, IV and Sherry K. Orr

- b. Five-Year Ownership Non-Compliance – Payment/Release of Lien:

No. 39862 Shawn McPoland

Nantucket Islands Land Bank

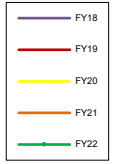
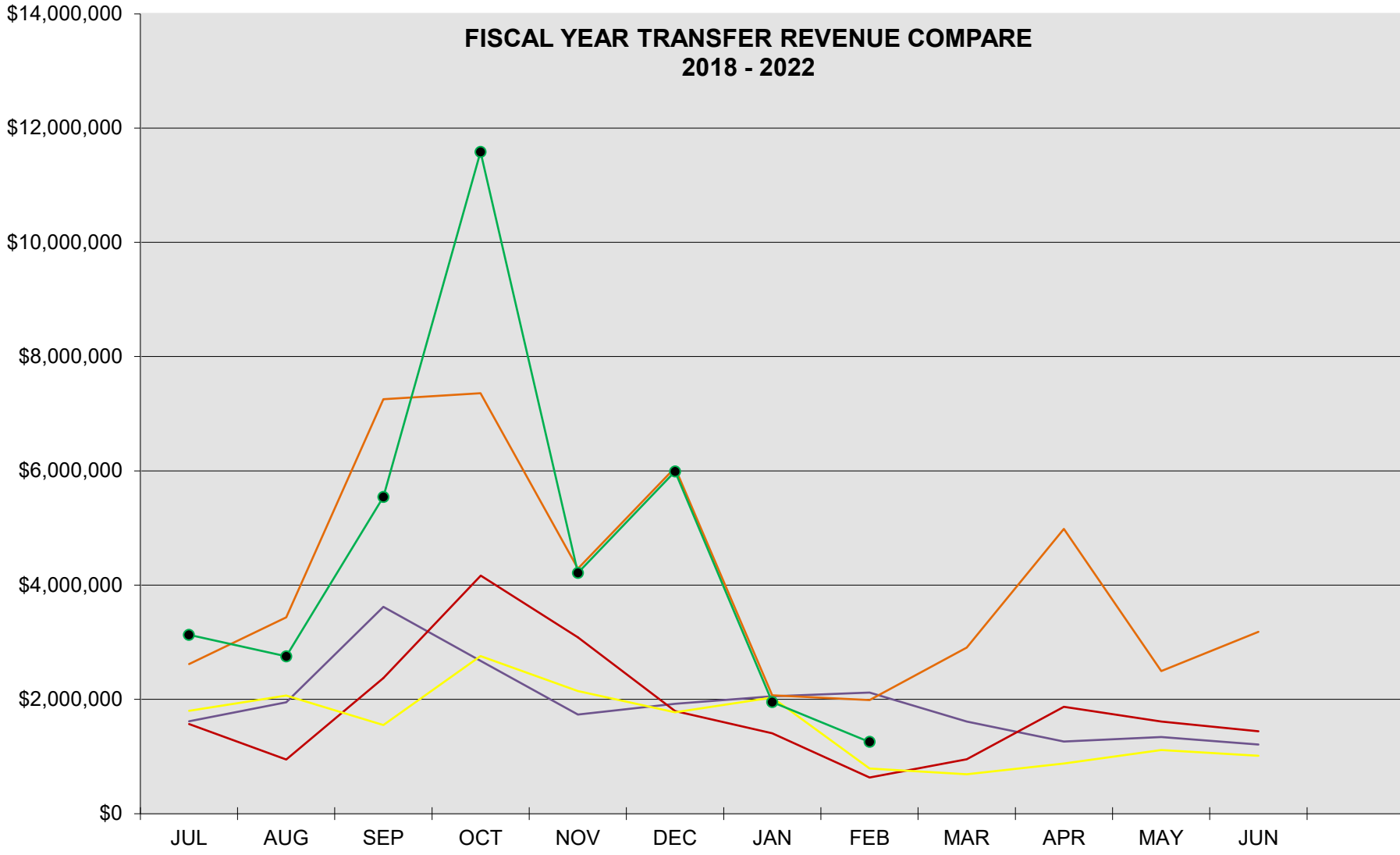
Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44313	2/1/2022	0074	080	STONE POST WY, 5	5 STONE POST WAY TRU	JED REALTY TRUST	-1	0	0	0	0.46	\$0.00	\$0.00	B
44314	2/1/2022	0041	573	WANNACOMET RD, 2	2 WANNACOMET TRUST	BLACK	-1	0	0	0	1.97	\$4,000,000.00	\$80,000.00	
44315	2/2/2022	0055	911	CHERRY ST, 3	BEAUTIFUL SWIMMER RE	ROBERT IAN REALTY TR	-1	0	0	0	0.07	\$1,350,000.00	\$27,000.00	
44316	2/2/2022	0066	5023	APPLETON RD, 47C	HITHER AND YON LLC	MACLEAN	0	0	0	-1	0.00	\$0.00	\$0.00	I
44317	2/2/2022	0068	618	GOLDFINCH DR, 44	THREE GULLS & A BUOY	ROBL/WENZEL	-1	0	0	0	0.12	\$0.00	\$0.00	I
44318	2/2/2022	0082	500-	BARTLETT FARM RD, 41	BARTLETT	BARTLETT	0	0	-1	0	0.73	\$0.00	\$0.00	C
44319	2/2/2022	0068	385	HONEYSUCKLE DR, 28	MAINES/MALLOY	RICHMOND GREAT POINT	0	0	-1	0	0.14	\$345,000.00	\$3,450.00	M
44320	2/3/2022	0041	569	BARNABAS LN, 6	MARGARET C CONDON RE	CONDON	-1	0	0	0	0.18	\$0.00	\$0.00	D
44321	2/4/2022	4243	141	WYERS LN, 1	MIGNOSA	COTTAGE ON WYERS LAN	-1	0	0	0	0.41	\$1,950,000.00	\$39,000.00	
44322	2/4/2022	0041	018	DERRYMORE RD, 36	DERRYMORE ROAD NOMIN	FEATHERSTON	-1	0	0	0	0.35	\$0.00	\$0.00	D
44323	2/7/2022	0054	008	ADJ TO # 44308	MALM		0	0	0	0	0.00	\$0.00	(\$750.00)	
44324	2/7/2022	0030	156+	CLIFF RD, 65	TRUST JOHN B SHAW	SHAW	-1	0	0	0	0.44	\$0.00	\$0.00	D
44325	2/7/2022	0055	1062	BAILEY RD, 12	12 BAILEY ROAD REALT	FOX	-1	0	0	0	0.23	\$0.00	\$0.00	D
44326	2/7/2022	0066	524	BARTLETT RD, 48	48 BARTLETT LLC	KOTALAC	-1	0	0	0	0.21	\$2,000,000.00	\$40,000.00	
44327	2/7/2022	0055	343+	BACK ST, 11	TIERNEY	CURRY/TIERNEY	-1	0	-1	0	0.22	\$1,100,000.00	\$22,000.00	
44328	2/8/2022	0061	111	ESTHER'S ISLAND	ESTHERS ISLAND REALT	MAURER, JR	-1	0	0	0	13.78	\$0.00	\$0.00	I
44329	2/8/2022	0077	083	WIGWAM RD, 38	RUSSELL V IULIANO LI	IULIANO	0	0	-1	0	1.16	\$0.00	\$0.00	D
44330	2/8/2022	0068	7171	EVERGREEN WY, 15B #1	CHRISTOPHER W SHANNO	SHANNON	0	0	0	-1	0.00	\$0.00	\$0.00	D
44331	2/8/2022	0055	171	PLEASANT ST, 47 #1	JOHN S SULLY 2021 TR	SULLY	0	0	0	-1	0.00	\$0.00	\$0.00	D
44332	2/8/2022	0071	042	LONGWOOD DR, 15	MENTOBEA LLC	ANDERSON, JR	-1	0	0	0	2.75	\$0.00	\$0.00	I
44333	2/8/2022	5541	152	PLEASANT ST, 45	KEEM CALOMA PROPERTI	STRACHAN	-1	0	0	0	0.13	\$5,495,000.00	\$109,900.00	
44334	2/9/2022	0066	071	SOMERSET LN, 30	ISLAND DOGS HOLDINGS	WALLACE	-1	0	0	0	0.49	\$0.00	\$0.00	B
44335	2/9/2022	0056	187	DUKES RD, 34	LOVEJOY III/LOVEJOY	MICHALOWSKI	-1	0	0	0	0.33	\$5,286,667.00	\$105,733.34	
44336	2/9/2022	0068	352	WILDFLOWER DR, 1	RICHMOND MEADOWS TWO	RICHMOND MEADOWS TW	0	0	-1	0	1.45	\$1,200,000.00	\$24,000.00	
44337	2/10/2022	0067	6771	POINT JUDITH LN, 13	MOSKOVITZ	PT JUDITH LLC	0	0	0	-1	0.00	\$1,175,000.00	\$6,500.00	M
44338	2/10/2022	0014	044	VILLAGE WY, 7	7 VILLAGE WAY LLC	KOPFLER	-1	0	0	0	0.30	\$0.00	\$0.00	I
44339	2/10/2022	2923	003-	HULBERT AV, 9	NINE HULBERT AVENUE	11 HULBERT AVENUE LL	0	0	-1	0	0.02	\$0.00	\$0.00	B
44340	2/10/2022	0067	651	ESSEX RD, 54	HUDSON	HUDSON/HOILMAN III	-1	0	0	0	0.12	\$0.00	\$0.00	C
44341	2/11/2022	4241	752	SWAIN ST, 15, D1	REPICCI	REPICCI	0	0	0	-1	0.00	\$0.00	\$0.00	C

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44342	2/11/2022	0055	429	WAYDALE RD, 23	TOWNSEND	HARDY	-1	0	0	0	0.24	\$1,310,000.00	\$9,200.00	M
44343	2/11/2022	0067	858	CACHALOT LN, 9	REINEMO	REINEMO	-1	0	0	0	0.57	\$0.00	\$0.00	C
44344	2/11/2022	0041	501	VESTAL RD, 38A	HOGAN	MICHAEL J KANE LIVIN	-1	0	0	0	0.07	\$980,000.00	\$19,600.00	
44345	2/14/2022	0068	7501	DAFFODIL LN, 19A	BRETSCHNEIDER/CARROL	BRETSCHNEIDER EST, V	-1	0	0	0	0.27	\$0.00	\$0.00	E
44346	2/15/2022	0080	417	FOLGER AV, 6B	DUFFICY	DUFFICY-DOWNEY	-1	0	0	0	0.14	\$0.00	\$0.00	B
44347	2/16/2022	0067	550	WAYDALE RD, 11	11 WAYDALE ROAD LLC	BRADLEY	-1	0	0	0	0.23	\$1,825,000.00	\$36,500.00	
44348	2/16/2022	4241	100	N BEACH ST, 12	FRIEL JR/FRIEL	FRIEL JR/FRIEL	-1	0	0	0	0.13	\$0.00	\$0.00	B
44349	2/18/2022	7342	116	KING ST, 36	WHITTEMORE	WHITTEMORE REALTY T	-1	0	0	0	0.12	\$0.00	\$0.00	D
44350	2/22/2022	0039	405	FINTRY LN, 3	FINTRY LLC	HUTCH BROTHERS REALT	-1	0	0	0	1.84	\$5,030,000.00	\$100,600.00	
44351	2/23/2022	0053	040	UPPER TAWPAWSHAW, 1	BRESETTE	NANTUCKET GOLF CLUB	-1	0	0	0	0.40	\$1,208,757.67	\$24,175.14	
44352	2/23/2022	0083	027	TAUTEMO WY, 2	REACH BACK LLC	WILL/THOMAS B HEALY	-1	0	0	0	0.54	\$0.00	\$0.00	I
44353	2/23/2022	0041	547	WOODBURY LN, 21	DUNLAP	21 WOODBURY LANE LIM	-1	0	0	0	0.32	\$4,300,000.00	\$86,000.00	
44354	2/23/2022	0030	160	CLIFF RD, 71	CLIFF NEST LLC	POWELL	-1	0	0	0	0.16	\$0.00	\$0.00	I
44355	2/24/2022	0043	176	RABBIT RUN RD, 18	A ROOM WITH A VIEW R	18 RABBIT RUN ROAD T	-1	0	0	0	0.88	\$11,000,000.00	\$220,000.00	
44356	2/24/2022	0068	859	BEACH GRASS RD, 9	9 BEACH GRASS LLC	9 BEACH GRASS LLC	0	0	-1	0	0.11	\$219,417.15	\$4,388.34	
44357	2/24/2022	0068	859	BEACH GRASS RD, 11	11 BEACH GRASS LLC	11 BEACH GRASS LLC	0	0	-1	0	0.13	\$219,417.15	\$4,388.35	
44358	2/25/2022	0056	134	POND RD, 15	PK BOO LLC	CHAPMAN	-1	0	0	0	0.46	\$0.00	\$0.00	I
44359	2/25/2022	7314	020	SANKATY RD, 2	CLEMENTINA V DURKES	DURKES	-1	0	0	0	0.18	\$0.00	\$0.00	D
44360	2/25/2022	4244	030	KITE HILL LN, 6	6 KITE HILL LANE NOM	BERNARD B FINK REVOC	-1	0	0	0	0.29	\$7,550,000.00	\$151,000.00	
44361	2/28/2022	4232	224	ORANGE ST, 41	PACT LLC	41 ORANGE STREET LLC	-1	0	0	0	0.10	\$4,700,000.00	\$94,000.00	
44362	2/28/2022	0020	504	SALTI WY, 4	4 SALTI WAY TRUST	4 SALTI WAY TRUST	-1	0	0	0	2.90	\$2,389,900.00	\$47,798.00	
GRAND TOTALS							-37	-8				\$64,634,158.97		
							0	-5			36.14	\$1,254,483.17		

MONTHLY TRANSFER STATISTICS FISCAL YEAR 2021						
FY21	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
Aug-20	104	49	55	\$176,375,099	\$171,288,925	\$3,435,779
Sep-20	159	42	117	\$363,276,137	\$362,676,137	\$7,253,523
Oct-20	201	68	133	\$373,250,751	\$367,511,350	\$7,359,923
Nov-20	121	40	81	\$218,588,228	\$214,313,827	\$4,286,277
Dec-20	256	146	110	\$307,862,539	\$302,257,539	\$6,053,651
Jan-21	118	60	50	\$108,513,635	\$102,961,135	\$2,069,223
Feb-21	87	48	39	\$107,677,305	\$99,427,305	\$1,988,546
Mar-21	125	62	63	\$149,643,408	\$144,563,748	\$2,903,275
Apr-21	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991
May-21	113	47	66	\$129,395,513	\$124,775,513	\$2,495,510
Jun-21	111	44	67	\$162,548,991	\$159,052,699	\$3,181,054
THRU FEB 21	1,147	510	629	1,793,072,853	1,751,331,209	35,064,821
Average	138	61	75	\$207,368,266	\$202,339,393	\$4,052,138
Low	87	40	39	\$107,677,305	\$99,427,305	\$1,988,546
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923
MONTHLY TRANSFER STATISTICS FISCAL YEAR 2022						
FY22	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jul-21	86	34	52	\$160,463,031	\$156,448,031	\$3,128,961
Aug-21	94	52	42	\$147,307,536	\$137,682,536	\$2,753,651
Sep-21	120	41	79	\$279,227,463	\$277,117,463	\$5,542,349
Oct-21	197	56	141	\$582,600,629	\$579,326,185	\$11,586,524
Nov-21	129	56	73	\$213,581,181	\$210,102,666	\$4,214,053
Dec-21	177	103	74	\$312,971,054	\$299,536,054	\$5,990,721
Jan-22	81	42	39	\$111,899,100	\$97,499,100	\$1,950,732
Feb-22	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
Mar-22						
Apr-22						
May-22						
Jun-22						
THRU FEB 22	933	414	519	\$1,872,684,153	\$1,820,473,694	\$36,421,474
Average	117	52	65	\$234,085,519	\$227,559,212	\$4,552,684
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524

FISCAL YEAR TRANSFER REVENUE COMPARE 2018 - 2022



NANTUCKET LAND BANK COMMISSION WORKSHEET
UNAUDITED FINANCIAL REPORT as of January 31, 2022

STATEMENT OF ACCOUNTS - UNRESTRICTED FUNDS

	Dec YIELD	Jan YIELD	12/31/2021	1/31/2022
Nantucket Bank / Operating Fund x8888	0.00	0.00	\$38,133.26	\$38,056.08
Nantucket Bank / Collection Account x7653	0.25	0.25	\$54,075,684.88	\$41,193,044.90
Nantucket Bank / Special CD x1135 <i>matures 5/20/2022*</i>	0.20	0.20	\$5,053,561.82	\$5,054,420.30
TOTAL UNRESTRICTED FUNDS:			\$59,167,379.96	\$46,285,521.28

STATEMENT OF ACCOUNTS - RESTRICTED FUNDS

	Dec YIELD	Jan YIELD	12/31/2021	1/31/2022
US Bank / Series A Bonds Reserve Fund / <i>TNotes mature 4/8/21 MktVal</i>	1.74	1.74	\$3,069,134.01	\$3,068,738.90
US Bank / Series A Bonds Debt Service Fund <i>x1002</i>	0.00	0.00	\$24,151.67	\$403,588.01
US Bank / Acquisition Fund <i>x1003</i>	0.00	0.00	\$1.10	\$1.10
Nantucket Bank / SHAC Escrow x7038	0.25	0.25	\$40,084.48	\$40,092.99
Nantucket Bank / NFRM Escrow x9058	0.25	0.25	\$10,012.61	\$10,014.74
Nantucket Bank / CSMF (Industrial Pk Mitigation) Escrow x1457	0.25	0.25	\$43,992.26	\$44,001.60
Nantucket Bank / Nabalus Escrow x1473	0.15	0.15	\$1,660.35	\$1,660.56
Nantucket Bank / MGC Golf Capital Reserve	0.25	0.25	\$254,972.68	\$251,350.25
Nantucket Bank / SGC Capital Reserve	0.25	0.25	\$391,458.50	\$391,541.62
Nantucket Bank / NGM Management Reserve	0.25	0.25	\$100.00	\$1,917.20
Hingham Savings / Marble Reserve CD <i>matures 8/29/2022</i>	0.40	0.40	\$226,767.05	\$226,844.10
Citizens Bank / Rackemann Sawyer Acquisition Escrow			\$627,000.00	\$277,000.00
TOTAL RESTRICTED FUNDS:			\$4,689,334.71	\$4,716,751.07
TOTAL FUNDS:			\$63,856,714.67	\$51,002,272.35

BONDS:

	Principal Outstanding	Payment Due	Annual Payments
2009 Series A Issue <i>(Final principal payment 7/1/2022)</i>	\$220,000	<i>Principal and Interest due 7/1/22</i>	\$223,245.00
2012 Series A Issue <i>(Final principal payment 2/15/2032)</i>	\$4,115,000	<i>Principal and Interest due 2/15/22, Interest due 8/15/22</i>	\$421,887.50
2016 Series A Refunding Bond <i>(Final principal payment 12/1/2027)</i>	\$5,780,000	<i>Interest due 6/1/22, Principal and Interest due 12/1/22</i>	\$1,063,400.00
TOTAL BONDS:	\$10,115,000	TOTAL ANNUAL BOND PAYMENTS:	\$1,708,532.50

NOTES:

	Principal Outstanding	Payment Due	Annual Payments
Marble Note #19	\$1,700,000	<i>Interest of \$25,768.60 due 3/9/22, 6/9/22, 9/9/22, 12/9/22</i>	\$103,074.40
Hays Note #37	\$1,333,333	<i>Principal due 6/12/22</i>	\$1,333,333.33
TOTAL NOTES:	\$3,033,333	TOTAL ANNUAL NOTE PAYMENTS:	\$1,436,407.73
TOTAL DEBT:	\$13,148,333	TOTAL ANNUAL DEBT PAYMENTS:	\$3,144,940.23

*A 12-month CD with the benefit of withdrawing at any time, if needed, without penalty.