

AGENDA  
Nantucket Land Bank Commission  
Regular Meeting of September 14, 2021  
Remote Participation via Zoom (see below\*)

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS

2. PROPERTY MANAGEMENT

- a. Cisco Homeowners Association – Cisco Beach Parking Lot and Falmouth Avenue Concerns
- b. Nantucket Dog Park – Naming Discussion
- c. Larrabee/101 & 103 Hummock Pond Rd, 5 Millbrook Rd – Sign Logo & Placement
- d. 174 Orange St/2 Milestone Rd – Naming Discussion
- e. 174 Orange St/2 Milestone Rd – Ribbon Cutting Ceremony (November 26)
- f. Tour of the Moors – Bike Race Request
- g. *Phragmites* Eradication Projects – Update
- h. Gardner Farm – NHS Cross-Country Team Meets Request

3. REGULAR BUSINESS

- a. Cross-Island Hike – Update

4. GOLF BUSINESS

- a. Golf Committee Recommendation – Membership Freeze Discussion

5. TRANSFER BUSINESS

- a. Current “M” Exemptions
- b. Current “O” Exemptions
- c. “M” Exemption Update – Release of Lien

6. APPROVAL OF MINUTES

- a. Regular Meeting of August 24, 2021 and Special Meeting of September 2, 2021

7. FINANCIAL BUSINESS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement
- c. Fiscal Year 2022 Draft Budget – Discussion/Approval

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/82143569098?pwd=U1M5cGM1c0xnaHNvT3FSbVN2V0tDUT09>



## Cisco Civic Association

September 8, 2021

Nantucket Islands Land Bank  
22 Broad Street  
Nantucket, MA 02554

Dear Commissioners:

On behalf of the 60 homeowners of the Cisco Civic Association, we respectfully submit the following concerns regarding the proposed redesign of the Cisco Beach parking lot and the use of the access road to Falmouth Avenue.

The Members of the Cisco Civic Association:

- \* Support the removal of the front row of parking along the beach bluff.
- \* Propose future expansion of the parking lot to the West and North of the existing lot (utilizing the triangular space between Hummock Pond Road and the beach access road).
- \* Propose eliminating vehicular access between the parking lot and Falmouth Avenue so that the public may enjoy the fragile dune area via walking, biking or horseback riding without the adverse environmental impact of vehicular traffic.
- \* Request the Land Bank to share its studies regarding environmental concerns of the area in question (including parcels on either side of Hummock Pond Road and the parcels East and West of the bike path).
- \* Request the Land Bank to share any documentation by deed or otherwise for the necessity of a public vehicular access road between the parking lot and Falmouth Avenue (excluding emergency access).
- \* Request an explanation of “active” and “passive” use of the access roads and paths of the area in question.
- \* Request the Commission to consider independent environmental and/or legal review of the Association’s concerns.

We thank you in advance for your consideration of these matters. As neighbors, we want to work collaboratively with the Land Bank to ensure that the beaches, dunes, vegetation and habitats are successfully maintained for the benefit and enjoyment of all islanders for years to come.

Respectfully,  
The Cisco Civic Association

Rachael Freeman  
Nantucket Island Land Bank  
21 Broad Street  
Nantucket MA 02554

Sept. 7, 2021

RE: Cisco Parking Lot Redo

Dear Ms. Freeman

I have been following the potential redo of the Cisco parking lot with great interest and am very sorry I was not able to attend the meeting in person.

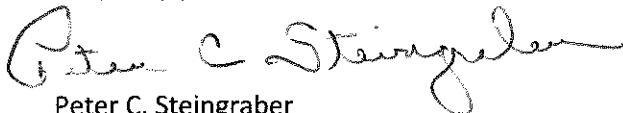
I know there has been some discussion about also closing down Falmouth Ave. This is of great concern to me because I am the owner of 3 Falmouth. There are only two homes that have driveways that run off of Falmouth and it is the only access to the property. I understand that you are looking into closing the road and my only agenda is to maintain a way for vehicles to get in and out of my driveway. Besides my own cars, there are landscape trucks, trash removal, cleaners, UPS, FedEx and some need for emergency services.

When I purchased the house in 1995, there were extensive negotiations with the Conservation Foundation about maintaining my access. The original road was moved once and we were told it needed to remain open for those emergency services, (fire, police, ambulance and life guard) and to insure access to fire lane number 8.

As I said my only interest is insuring you can get to my house by car and I'm sure that the new owners of 9 Falmouth feel the same way.

All my contact information is listed below. I'd appreciate you keeping me informed on this matter before any final decisions are made.

Very truly yours,



Peter C. Steingraber

617-312-3098

Cico3ack@aol.com

## **Dog Park – Name Ideas**

**Miacomet Dog Park**

**Nantucket Dog Park**

**Surfside Dog Park**

**Sandy Paws Dog Park**

**Park for Pups**

**Land Bank's Park for Pups**

**Land Bank Dog Park**



**Pooch Pocket Park**

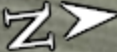
**The Ruff Zone**



# Sign Placement

## Legend

-  Property Line
-  Rock Sign Placement





## 174 Orange St/2 Milestone Rd – Proposed Names

The Creeks

Hays Overlook

Hays Harbor Overlook

Hays Park

Creeks Overlook

Hays Harborview Park

Hays Creeks Overlook

Harborview Park

Hays Harborview Preserve

Harbor Overlook



# TOUR OF THE MOORS 2021

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September 1, 2021

Dear fellow lover of Nantucket Island and the spaghetti bowl of outstanding walking and bike trails we enjoy. We have reserved you a spot to participate in the Nantucket Velo Group Tour of the Moors Invitational Mountain Bike Ride to be held on Sunday, September 12, at 8:00 AM,

We the full support the Nantucket Conservation Foundation (NCF), Nantucket Land Bank (NLB), and Massachusetts Audubon Society (MAS) owned property, we will be hosting the first Annual ride be on a portion of their beloved Nantucket's Conservation Land.

Tour of the Moors 2021 will feature 18+/- miles (see map) bike ride around Nantucket's Conservation Land. We estimate all riders will have completed the course as short as 2 hours or but no longer than 3 ½ hours.

If wish to participate in the first Tour of the Moors the entry registration is **\$100.00**. All fees, after expenses, will be donated and allocated to help to maintain the trail systems and roadways of the Conservation Land Partners. Your space will be reserved until August 27, after which we will offer your spot to the next person on our list.

If you are game for the Ride we will share the course in a .GPX formatted file for you upload on to preferred device to be used on the day. Please do not share until after the completion of the ride. The courses will not be physically marked but we will email every participant the route to follow on your smart device or bike computer the day before the event window starts.

Nantucket Velo Group and Nantucket Development Squad (ACKDEVO) goal is to support your efforts in preserving, conserving, maintaining, and managing natural areas to encourage an appreciation of and interest in the Island's natural resources and pathways to its beauty.

Please inform your friends know or your kids that on that day Nantucket Development Squad (ACKDEVO) student bikers (U10, U12, U16, & U18) on Sunday, Sept. 12 (or 19), at 8:30 AM will be riding around the cranberry kettles.

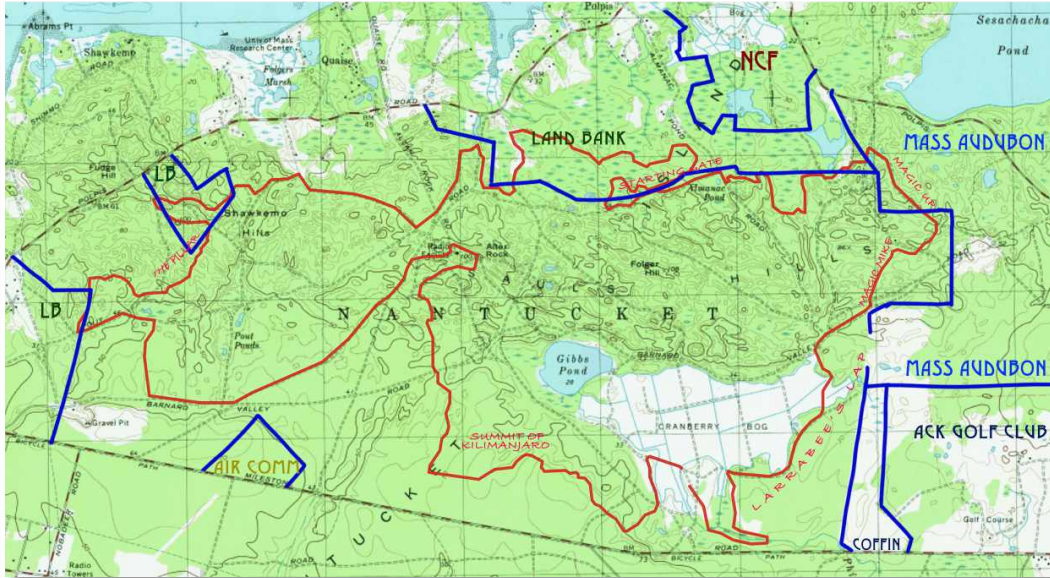
Thank you for your support,

Ben Champoux, Michael Sweeney, Todd Burns, Patrick Topham, Joseph Topham

# PROPOSED MAP OF COURSE

## TOUR OF THE MOORS 2021

Mountain Bike Ride within Island Conservation Groups  
Cross Country (XC) Ride to be held on Sunday, September 12, 2021, at 8:00 AM



# Tour of the Moors

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## List of potential Riders to Invite

1. Ben Champoux
2. Todd Burns
3. Mike Sweeney
4. Patrick Topham - Coaching?
5. Kirby Fowler
6. Myles Webster
7. Chris Iller
8. Jim Onley
9. Jim Condgon
10. Rich Brooks
11. Angus MacVicar
12. Bert Turner
13. Gretchen Buckman
14. Caitlin Marcoux
15. Jesse Bell
16. Emily Molden
17. Mary Ard
18. Johanna Holland
19. Peter Sejersen
20. Chip Drapeau
21. Ed Toole
22. Mike Toole
23. Mike Allen
24. Jen Shalley
25. Jeff Blackwell
26. Ed Roberts
27. Seth Hatch
28. David Troast
29. Mike Albert
30. Weeniex Montes
31. Ever Peña
32. Dr. Jay Mullen
33. Brook Meerbergen
34. Doug Mills
35. Mike Misurell
36. Graham Burton
37. Tom Pincince
38. Jim Meehan
39. Paul Flanigan
40. Dan Doherty
41. Brett Woodward
42. Dave Iverson
43. Jason Olbres
44. Jeff Shapiro
45. Mae Banks
46. Nicole Downing
47. Doug Sheare
48. Greg Mckechnie
49. Chris Freeman
50. Giles Gregory
51. Cameron Murphy
52. Richard Ray
53. Mike Souza
54. Jasper Young
55. Nantucket Conservation - reserved
56. Nantucket Conservation - reserved
57. Nantucket Conservation - reserved
58. Nantucket Conservation - reserved
59. Nantucket Conservation - reserved
60. Nantucket Conservation - reserved
61. Nantucket Conservation - reserved
62. Nantucket Conservation - reserved
63. Nantucket Conservation - reserved
64. Nantucket Conservation - reserved
65. Nantucket Conservation - reserved
66. Nantucket Conservation - reserved
67. Nantucket Conservation - reserved
68. Nantucket Conservation - reserved
69. Nantucket Conservation - reserved
70. Land Bank - reserved
71. Land Bank - reserved
72. Land Bank - reserved
73. Land Bank - reserved
74. Mass Audubon - reserved
75. Mass Audubon - reserved

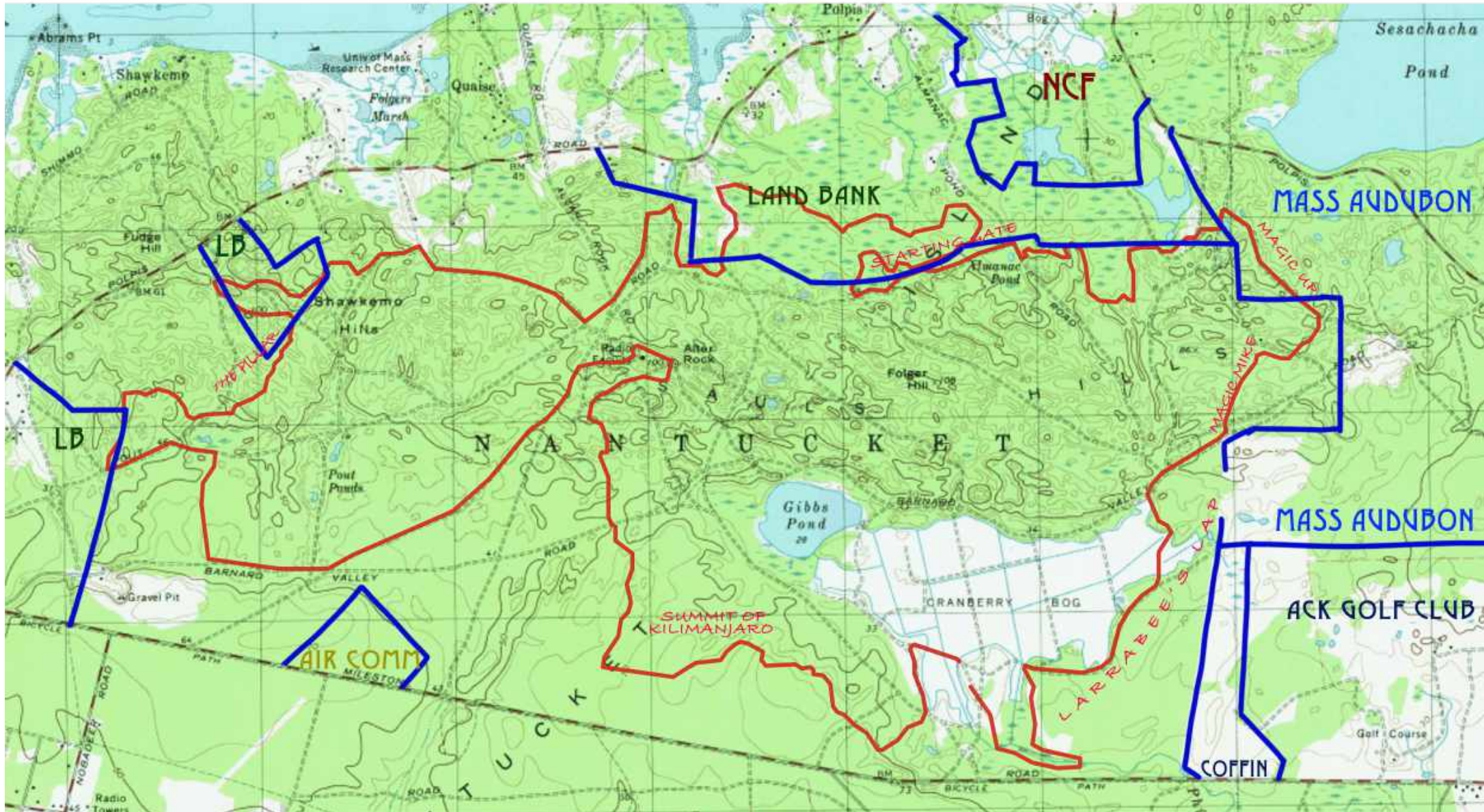
Email directly, then send letter via  
Nantucket Cycling and Multisport email.



# TOUR OF THE MOORS 2021

Mountain Bike Ride within Island Conservation Groups

Cross Country (XC) Ride to be held on Sunday, September 12, 2021, at 8:00 AM





**Join us for the 2nd Annual  
Cross-Island Hike**

**Celebrating the opening  
of the Coast to Coast Trail**

**Saturday, October 2nd**  
*Rain date Sunday, October 3rd*



**Hike just a segment or clear across the island!**

**Meet at 8:00 a.m. on the beach at Hoicks Hollow Road in Sconset.  
Hike ends around 5:00 p.m. at Settler's Landing in Madaket.  
For more information visit [nantucketlandbank.org](http://nantucketlandbank.org) or call (508) 228-7240**



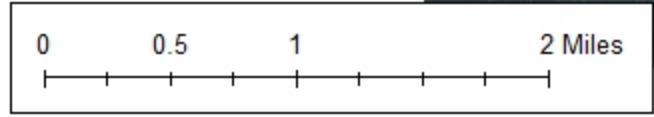


Total length: 24.7mi



**Legend**

- Parking
- Restroom
- Checkpoint
- Coast to Coast Trail
- Land Bank Property
- Mass Audubon Property
- Nantucket Conservation Foundation Property





**MIACOMET GOLF COMMITTEE RECOMMENDATIONS**  
AUGUST 2021

1. The Miacomet Golf membership should be frozen for a period of two years. After two years, the recommendation would be reviewed.

Rationale. There are currently too many members for the available number of tee times. The USGA recommends 188 members per nine holes. Miacomet Golf effectively has more than twice the recommended ratio. Freezing the membership should help to reduce the total number of members to a more manageable level through natural attrition.

2. The Wait List for membership should also be frozen for a period of two years. After two years, the recommendation would be reviewed.

Rationale. There are over 600 names on the wait list. There is no reason to allow additional sign ups at a time when the membership is already too large.

3. Miacomet Golf should offer weekly opportunities to play in "Leagues/Groups" that will be open to both members and the general public. The proposed League/Group tee times would be available through Miacomet Golf's web site and the Pro Shop and would include: Women's 9 hole; Women's 18 hole; Men's 9 hole; Men's 18 hole; Senior 9 hole.

Rationale. These League/Group tee times would offer golfers an opportunity to secure weekly tee times for a game with friends on a first come first serve basis, open equally to members and the public. A Miacomet Golf Pro would be assigned to run the Leagues/Groups.

4. Eliminate the practice of reserving advance, preferential tee times for ad-hoc groups and individuals.

Rationale. The scarcity of tee times has necessitated changes in allocation procedures. The proposed "League/Group" tee times, combined with improvements to the present reservation software, would continue opportunities for weekly games among friends while affording all golfers an equal opportunity to secure tee times.

5. The Miacomet Golf Committee, in close coordination with Al Costa and his staff, will continue to review and evaluate various topics and suggestions aimed at improving the overall golfing experience for members and the public. These topics include:

- \* Making tee sheets public
- \* Upgrade present software
- \* Expand the successful "Wait List" program presently used for tee times
- \* Continue discussion regarding "Leagues/Groups", e.g. Nine and Dine
- \* Continue to explore expansion of course facilities to enhance the Land Bank's recreational amenities available to residents and visitors



TRANSFER BUSINESS  
Nantucket Land Bank Commission  
Regular Meeting of September 14, 2021

1. August 2021 Transfers – Record Nos. 43509 through 43603
  - a. Current “M” Exemptions and Liens:

No. 43555 Alexander M. Woodley
  - b. Current “O” Exemptions and Liens:

No. 43544 Theodore J. Fossa and Nicole A. Fossa
  
2. “M” Exemption Update:
  - a. Release of Lien for Refinance:

No. 40601 Martin I. Anguelov and Desi V. Anguelova
  - b. Reinstatement of Lien:

No. 40601 Martin I. Anguelov and Desi V. Anguelova

**Nantucket Islands Land Bank**

**Transfers by Month Report**

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43509	8/2/2021	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
43510	8/2/2021	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
43511	8/2/2021	0041	802	MADAKET RD, 80	FRONT FIELD TRUST	FRONT FIELD TRUST	0	0	-1	0	30.85	\$0.00	\$0.00	C
43512	8/2/2021	4243	041	ACADEMY LN, 17	SOJOURN REALTY TRUST	BOLTHOLE LLC	-1	0	0	0	0.05	\$2,250,000.00	\$45,000.00	
43513	8/2/2021	0054	072	MONOMOY RD, 44	44 MONOMOY LLC	SIDEREWICZ/KINNEY	-1	0	0	0	1.27	\$15,100,000.00	\$302,000.00	
43514	8/2/2021	0056	447	AURORA WY, 15	DUDLEY LLC	HAWKINS	0	0	-1	0	0.30	\$812,000.00	\$16,240.00	
43515	8/3/2021	0066	368	MIZZENMAST RD, 22	WOODLEY	WOODLEY	-1	0	0	0	0.40	\$0.00	\$0.00	C
43516	8/3/2021	0086	004+	W MIACOMET RD, 48,49	CATHERINE W DEAN RE	BARBIERI	-1	0	-1	0	2.86	\$12,995,000.00	\$259,900.00	
43517	8/3/2021	0030	129	JEFFERSON AV, 21	OYSTER PROPERTIES LL	RIDOLFI FAMILY LIMIT	-1	0	0	0	0.12	\$3,000,000.00	\$60,000.00	
43518	8/3/2021	4241	026	HARBOR VIEW WY, 14	SKEFFINGTON-SILVA	SKEFFINGTON-SILVA	-1	0	0	0	0.15	\$0.00	\$0.00	C
43519	8/4/2021	7132	271	IPSWICH ST, 1	MCKINNEY	1 IPSWICH STREET REA	0	0	-1	0	0.24	\$0.00	\$0.00	D
43520	8/4/2021	7132	266	IPSWICH ST, 1	SHARON L MCKINNEY RE	MCKINNEY	0	0	-1	0	0.24	\$0.00	\$0.00	D
43521	8/5/2021	4241	010	WALSH ST, 20	DENISE S NESI 2020 I	DENISE S NESI 2017 I	-1	0	0	0	0.14	\$0.00	\$0.00	D
43522	8/6/2021	0048	036	BAXTER RD, 112	112 BAXTER ROAD LLC	FURROW	-1	0	0	0	0.25	\$2,700,000.00	\$54,000.00	
43523	8/6/2021	5514	004-	FRANCIS ST, 2	DKE REALTY TRUST	BERLYN	-1	0	0	0	0.13	\$0.00	\$0.00	C
43524	8/6/2021	0594	158	ARKANSAS AV, 13	MONTANA HEAVEN LLC	MAHAN	-1	0	0	0	0.46	\$1,825,000.00	\$36,500.00	
43525	8/6/2021	0055	6511	SKIFF LN, 3A	RICE, JR	MCLAUGHLIN	0	0	0	-1	0.00	\$1,200,000.00	\$24,000.00	
43526	8/6/2021	0068	410	OLD SOUTH RD, 78A	78A OLD SOUTH ROAD	12 WEST CREEK ROAD R	0	0	-1	0	0.46	\$0.00	\$0.00	I
43527	8/9/2021	0055	2343	ALLENS LN, 5	COOPER	ROBERTS	-1	0	0	0	0.23	\$1,395,000.00	\$27,900.00	
43528	8/9/2021	5514	027	E DOVER ST, 8	HENLEY REACH LLC	WILSON	-1	0	0	0	0.07	\$2,400,000.00	\$48,000.00	
43529	8/9/2021	0032	027	EEL POINT RD, 56	KIMBERLY K WALIN REV	WALIN	-1	0	0	0	1.94	\$0.00	\$0.00	D
43530	8/9/2021	7313	060	BANK ST, 19	2538970 ONTARIO INC	19 BANK STREET TRUST	-1	0	0	0	0.08	\$2,900,000.00	\$58,000.00	
43531	8/10/2021	4223	204	WASINGTON ST, 80E	VITA	DOLCEAMORE, JR	0	0	0	-1	0.00	\$1,700,000.00	\$34,000.00	
43532	8/10/2021	0067	1131	BARTLETT RD, 18B	ACKED LLC	THOMPSON, EST, STEPH	-1	0	0	0	0.19	\$0.00	\$0.00	B
43533	8/10/2021	0080	215	WHITE ST, 4	FREDERICKS	FREDERICKS REALTY TR	-1	0	0	0	2.01	\$0.00	\$0.00	D
43534	8/10/2021	0041	854	SARATOGA LN, 6A	6A SARATOGA LLC	HAHN	-1	0	0	0	0.12	\$3,281,500.00	\$65,630.00	
43535	8/11/2021	0067	355	MIACOMET AV, 66	SUMMER SIDECAR 66 LL	ANZOVINO	-1	0	0	0	0.54	\$1,807,511.00	\$36,150.22	
43536	8/11/2021	5541	001	PLEASANT ST, 21	21 PLEASANT STREET N	TLJ PROPERTIIES LLC	-1	0	0	0	0.22	\$0.00	\$0.00	D
43537	8/11/2021	0068	035	MACYS LN, 35	CA'NOSTRA LLC	ROY	-1	0	0	0	0.15	\$1,756,000.00	\$35,120.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43538	8/11/2021	5541	154	PLEASANT ST, 39	ISABELLA BROOKE VIRT	VIRTUE	-1	0	0	0	0.24	\$400,000.00	\$8,000.00	
43539	8/12/2021	0067	568	WAPPOSSETT CI, 8	WILLIAMS	WILLIAMS	-1	0	0	0	0.13	\$0.00	\$0.00	C
43540	8/12/2021	4231	027	OLD NORTH WF, 17	COBB-HAYES REALTY TR	TENIR LLC	-1	0	0	0	0.00	\$0.00	\$0.00	D
43541	8/13/2021	0073	541	NEW ST, 45	OUTER MARKER LLC	OUTER MARTKET LLC	-1	0	0	0	0.70	\$2,383,125.00	\$47,662.50	
43542	8/13/2021	0039	004	ALLIANCE LN, 12	HOLTS' HILL LLC	BARBARA R HOLT 2009	-1	0	0	0	1.09	\$0.00	\$0.00	C
43543	8/13/2021	0039	004	ALLIANCE LN, 12	HOLTS' HILL LLC	RICHARD N HOT 2009 Q	-1	0	0	0	1.09	\$0.00	\$0.00	C
43544	8/13/2021	0068	377	ASTER CT, 2	FOSSA	RICHMOND GREAT POINT	-1	0	0	0	0.11	\$775,000.00	\$0.00	O
43545	8/13/2021	0066	712	GREY LADY LN, 5	SHATZKAMER	MAURY ASSOCIATES INC	-1	0	0	0	0.12	\$1,250,000.00	\$25,000.00	
43546	8/13/2021	0066	365	RUDDER LN, 11	RUDDER AND REINS LLC	BARONE	-1	0	0	0	0.40	\$2,250,000.00	\$45,000.00	
43547	8/16/2021	4232	136	UNION ST, 19	CARACCILO ACK LLC	CARACCILO	-1	0	0	0	0.12	\$0.00	\$0.00	I
43548	8/17/2021	0066	075	MIKES DR, 2	D'ALTON	ELDRIDGE	-1	0	0	0	0.46	\$3,475,000.00	\$69,500.00	
43549	8/18/2021	0073	028	CANNONBURY LN, 40	12SCONSETWEST LLC	CANNONBURY HOLDINGS	0	0	-1	0	0.46	\$1,350,000.00	\$27,000.00	
43550	8/18/2021	0041	175	VESTAL ST, 21	MID CENTURY MODERN L	SUTRO, EST, MARINA J	-1	0	0	0	0.21	\$2,930,000.00	\$58,600.00	
43551	8/18/2021	4241	762+	SWAIN ST, 15	SLINGERLAND	BRADY	0	0	0	-1	0.00	\$10,000.00	\$200.00	
43552	8/18/2021	0055	212	NEWTOWN CT, LOT D	NEWTOWN COURT ASSOCI	FREDERICKS	0	0	-1	0	0.08	\$0.00	\$0.00	C
43553	8/18/2021	0055	2101-	NEWTOWN RD, 3R	NEWTOWN COURT ASSOCI	VALHALLA NOMINEE TRU	0	0	-1	0	0.01	\$0.00	\$0.00	C
43554	8/18/2021	0055	2101-	NEWTOWN RD, 3R	PERKINS	VALHALLA NOMINEE TRU	0	0	-1	0	0.03	\$0.00	\$0.00	C
43555	8/18/2021	0055	2101-	NEWTOWN RD, 3R	WOODLEY	VALHALLA NOMINEE TRU	0	0	-1	0	0.23	\$350,000.00	\$0.00	M
43556	8/19/2021	0053	030	TETAWKIMMO DR, 3	3 TETAWKIMMO DRIVE L	BALLING	0	0	-1	0	0.37	\$1,050,000.00	\$21,000.00	
43557	8/19/2021	0067	4681	SOUTH SHORE RD, 11	WEBSTER REALTY TRUST	11 S SHORE ROAD NOMI	-1	0	0	0	0.92	\$0.00	\$0.00	D
43558	8/19/2021	0594	331+	MADAKET RD, 274	GOLD POODLE LLC	COHEN	-1	0	0	0	0.28	\$2,362,500.00	\$47,250.00	
43559	8/19/2021	0068	788	MACYS LN, 38	DOBYNS FAMILY 2021 I	DOBYNS	-1	0	0	0	0.12	\$0.00	\$0.00	D
43560	8/19/2021	0067	664+	BOYNTON LN, 1,3	DOBYNS FAMILY 2021 I	DOBYNS	-1	0	0	0	0.24	\$0.00	\$0.00	D
43561	8/19/2021	0068	149	LOVERS LN, 20	DOBYNS	DOBYNS	-1	0	0	0	0.53	\$0.00	\$0.00	C
43562	8/19/2021	0053	045	UPPER TAWPAWSHAW, 11	11 UPPER TAWPAWSHAW	11 UPPER TAWPAWSHAW	0	0	-1	0	0.37	\$0.00	\$0.00	D
43563	8/19/2021	0066	538	WHITE WHALE LN, 2,#1	BROADBENT	POUR LA TABLE LLC	0	0	0	-1	0.00	\$1,075,000.00	\$21,500.00	
43564	8/20/2021	4241	734	SWAIN ST, 15	YOUNG	MCMANUS	0	0	0	-1	0.00	\$7,500.00	\$150.00	
43565	8/20/2021	0087	095	STATION ST, 1	AMES SURFSIDE LLC	AMES SURFSIDE LLC	-1	0	0	0	0.46	\$750,000.00	\$15,000.00	
43566	8/20/2021	4223	044	MEADER ST, 21	ACK HANG TEN LLC	LEGG/BELANGER	0	0	-1	0	0.12	\$500,000.00	\$10,000.00	
43567	8/20/2021	0054	278	SHEEP COMMONS LN, 5	RAITH	IN GRATITUDE NOMINEE	0	0	-1	0	0.62	\$605,400.00	\$12,108.00	C
43568	8/20/2021	0081	026	POND VIEW DR, 19	NINETEEN POND VIEW D	FELDMAN	-1	0	0	0	1.80	\$0.00	\$0.00	D
43569	8/23/2021	0594	034	ARKANSAS AV, 62	CONWAY	SAND BETWEEN MY TOES	-1	0	0	0	0.05	\$0.00	\$0.00	J

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
43570	8/23/2021	0055	4011	ORANGE ST, 110A	GALLEY ARCS RE LLC	MCKENNA	0	0	0	-1	0.00	\$852,000.00	\$17,040.00	
43571	8/24/2021	4241	731	SWAIN ST, 15 A-1	BRANT POINT COURTYAR	SHERMAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
43572	8/24/2021	4241	734	SWAIN ST, 15 A-4	BRANT POINT COURTYAR	SHERMAN	0	0	0	-1	0.00	\$0.00	\$0.00	C
43573	8/24/2021	4223	201	WASHINGTON ST, 80B	CANDACE L ALEXANDER	ALEXANDER	0	0	0	-1	0.00	\$0.00	\$0.00	D
43574	8/24/2021	0068	7261	EVERGREEN WY, 3	BUTLER	FEELEY/SCHWARTZ	-1	0	0	0	0.92	\$1,010,000.00	\$20,200.00	
43575	8/24/2021	0068	757	MILLER LN, 10	O'SHEA	10 MILLER LANE REALT	-1	0	0	0	0.60	\$1,265,000.00	\$25,300.00	
43576	8/25/2021	0067	361	DENNIS DR, 10	HARNISHFEGER	SUSAN HEALY FRANCO R	-1	0	0	0	0.23	\$850,000.00	\$17,000.00	
43577	8/25/2021	0068	515	CURLEW CT, 5	CROWLEY NOMINEE TRUS	CROWLEY	-1	0	0	0	0.12	\$0.00	\$0.00	D
43578	8/25/2021	0080	2011	POCHICK AV, 37	37 BREATHE LLC	ELIZABETH M SHEPARD	-1	0	0	0	1.99	\$0.00	\$0.00	I
43579	8/25/2021	0038	076	RIDGE LN, 21	KANE, III	KANE FAMILY TRUST	-1	0	0	0	0.25	\$0.00	\$0.00	D
43580	8/26/2021	0030	083	GOSNOLD RD, 14	AIRACK LLC	14 GOSNOLD ROAD LLC	-1	0	0	0	0.47	\$11,100,000.00	\$222,000.00	
43581	8/26/2021	4241	652	DOLPHIN CT, 4	BPC 4 DOLPHIN COURT	4 DOLPHIN REALTY TRU	0	-1	0	0	0.14	\$3,160,000.00	\$63,200.00	
43582	8/26/2021	4241	651	NORTH BEACH ST, 8	BPC 8 NORTH BEACH ST	4 DOLPHIN REALTY TRU	0	-1	0	0	0.15	\$3,981,053.00	\$79,621.06	
43583	8/26/2021	4241	065	NORTH BEACH ST, 6	BPC 6 NORTH BEACH ST	6 NORTH BEACH REALTY	0	-1	0	0	0.14	\$2,858,947.00	\$57,178.94	
43584	8/26/2021	0065	021	HUMMOCK POND RD, 201	NANTUCKET ISLANDS LA	DOOLEY FAMILY TRUST	-1	0	0	0	4.69	\$8,500,000.00	\$0.00	A
43585	8/26/2021	0056	2061	MILK ST, 51A	CHRISTOPHER	MUTMA, LINDSAY BELLE	-1	0	0	0	0.12	\$0.00	\$0.00	D
43586	8/30/2021	0041	2002	MADAKET RD, 68	SAMANTHA C BARNES TR	BARNES	-1	0	0	0	0.47	\$0.00	\$0.00	D
43587	8/30/2021	0068	4811	WITHERSPOON DR, 5A	WEINER FAMILY TRUST	WEINER	0	0	0	-1	0.00	\$0.00	\$0.00	D
43588	8/30/2021	0021	148	SQUAM RD, 10	SQUAM HOLDINGS LLC	10 SQUAM ROAD TRUST	0	0	-1	0	3.97	\$0.00	\$0.00	I
43589	8/30/2021	0021	057	SQUAM RD, 10	SQUAM HOLDINGS LLC	12 SQUAM ROAD TRUST	-1	0	0	0	3.77	\$0.00	\$0.00	I
43590	8/30/2021	0021	045	SQUAM RD, 14	SQUAM HOLDINGS, LLC	14 SQUAM ROAD TRUST	0	0	-1	0	3.23	\$0.00	\$0.00	I
43591	8/30/2021	0021	042	SQUAM RD, 19	SQUAM HOLDINGS LLC	NINETEEN SQUAM ROAD	0	0	-1	0	4.72	\$0.00	\$0.00	I
43592	8/30/2021	0021	039	SQUAM RD, 20	SQUAM HOLDINGS LLC	FIDDLER CRAB TRUST	-1	0	0	0	6.39	\$0.00	\$0.00	I
43593	8/30/2021	0021	403	SQUAM RD, 22	SQUAM HOLDINGS LLC	HANKMAN TRUST	0	0	-1	0	0.93	\$0.00	\$0.00	I
43594	8/30/2021	0021	402	SQUAM RD, 24	SQUAM HOLDINGS LLC	24 SQUAM ROAD REALT	0	0	-1	0	0.93	\$0.00	\$0.00	I
43595	8/30/2021	0021	005	SQUAM RD, 25	SQUAM HOLDINGS LLC	SEA REALTY TRUST	-1	0	0	0	13.83	\$0.00	\$0.00	I
43596	8/30/2021	0021	003	SQUAM RD, 31	SQUAM HOLDINGS LLC	THIRTYONE SQUAM ROAD	-1	0	0	0	5.36	\$0.00	\$0.00	I
43597	8/30/2021	0054	111	CATHCART RD, 7	7 CATHCART LLC	TIPPERARY NOMINEE TR	0	0	-1	0	0.92	\$3,250,000.00	\$65,000.00	
43598	8/30/2021	0030	037	SHERBURNE WY, 9	LIONS FOOT LLC	WINDYSIDE REALTY TRU	-1	0	0	0	0.75	\$16,000,000.00	\$320,000.00	
43599	8/31/2021	0030	111	SHERBURNE TPK, 9	PORCUPINE GRASS LLC	EASTMAN JOHNSON REAL	-1	0	0	0	0.28	\$6,500,000.00	\$130,000.00	
43600	8/31/2021	0029	059	HULBERT AV, 54	ACK SKIBO NOMINEE TR	CONNELLY, JR	-1	0	0	0	0.18	\$9,100,000.00	\$182,000.00	
43601	8/31/2021	7313	034	NEW ST, 2	DAISY COT LLC	HUSSEY-WHITE	-1	0	0	0	0.08	\$0.00	\$0.00	I

<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>
43602	8/31/2021	0068	543	GOLDFINCH DR, 31	GRAHAM	PSICHOS/BIAMONTI	-1	0	0	0	0.12	\$1,900,000.00	\$38,000.00	
43603	8/31/2021	0068	361	LILAC CT, 5	DUBOIS	RICHMOND GREAT POINT	0	0	-1	0	0.11	\$335,000.00	\$6,700.00	
<b>GRAND TOTALS</b>							<b>-59</b>	<b>-24</b>				<b>\$147,307,536.00</b>		
							<b>-3</b>	<b>-10</b>			<b>172.39</b>		<b>\$2,753,650.72</b>	

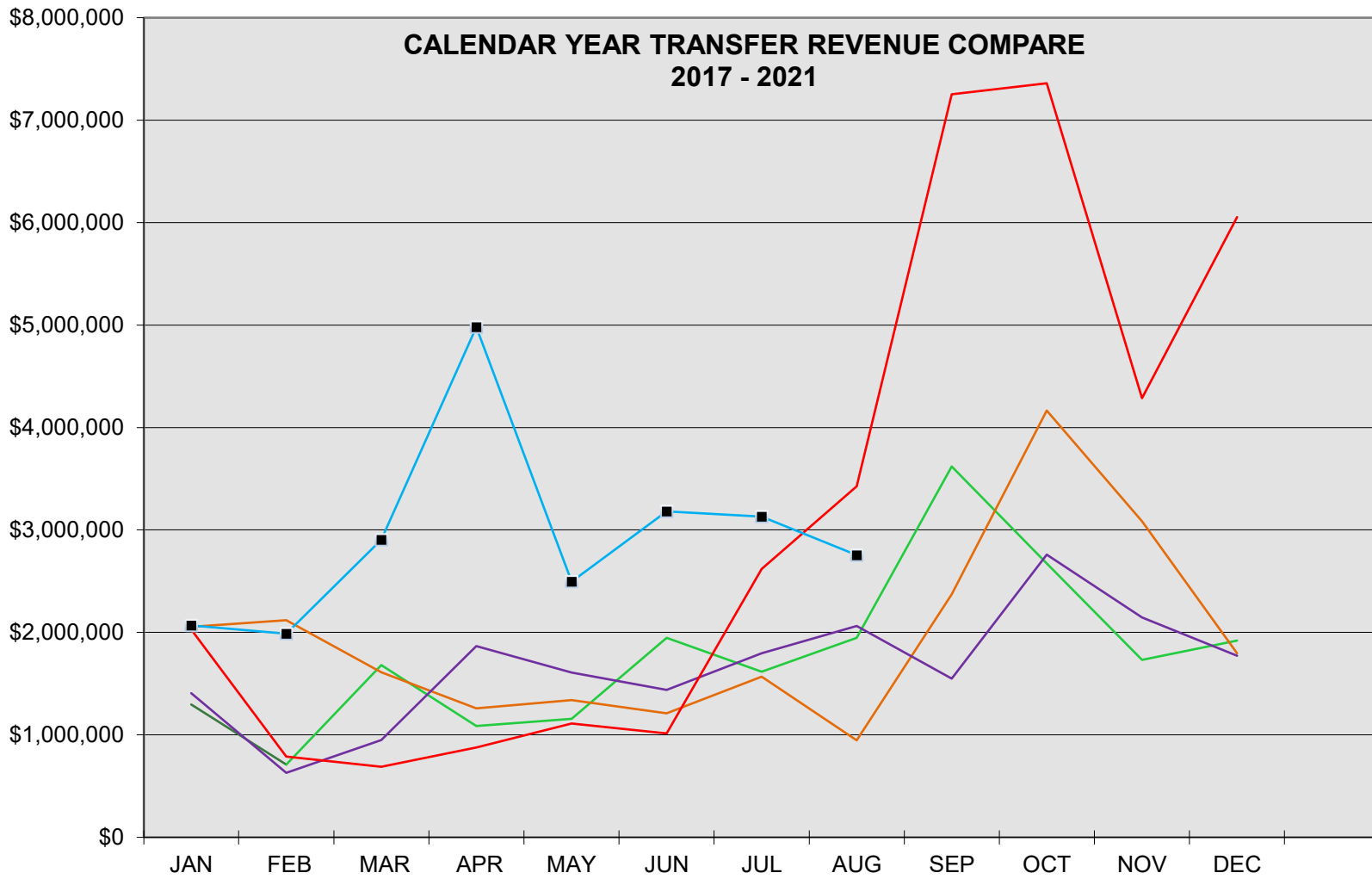
### MONTHLY TRANSFER STATISTICS CALENDAR 2020

CAL20 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
Jan-20	89	47	42	\$109,790,691	\$101,405,024	\$2,028,080
Feb-20	64	43	21	\$41,203,812	\$39,403,812	\$788,096
Mar-20	50	31	19	\$36,463,714	\$34,508,714	\$690,174
Apr-20	49	27	22	\$45,321,960	\$43,866,510	\$877,330
May-20	36	18	18	\$57,099,813	\$55,087,313	\$1,111,746
Jun-20	52	29	23	\$50,331,500	\$50,331,500	\$1,012,480
Jul-20	101	57	44	\$137,529,158	\$130,894,991	\$2,617,900
<b>Aug-20</b>	<b>104</b>	<b>49</b>	<b>55</b>	<b>\$176,375,099</b>	<b>\$171,288,925</b>	<b>\$3,425,779</b>
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
<b>THRU AUG 20</b>	<b>545</b>	<b>301</b>	<b>244</b>	<b>\$654,115,748</b>	<b>\$626,786,789</b>	<b>\$12,551,586</b>
Average	107	50	57	\$159,757,784	\$156,128,804	\$3,125,413
Low	36	18	18	\$36,463,714	\$34,508,714	\$690,174
High	256	146	133	\$373,250,751	\$367,511,350	\$7,359,923

### MONTHLY TRANSFER STATISTICS CALENDAR 2021

CAL21 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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
Jul-21	86	34	52	\$160,463,031	\$156,448,031	\$3,128,961
<b>Aug-21</b>	<b>94</b>	<b>52</b>	<b>42</b>	<b>\$147,307,536</b>	<b>\$137,682,536</b>	<b>\$2,753,651</b>
Sep-21						
Oct-21						
Nov-21						
Dec-21						
<b>THRU AUG 21</b>	<b>888</b>	<b>421</b>	<b>459</b>	<b>\$1,219,307,846</b>	<b>\$1,173,260,516</b>	<b>\$23,501,210</b>
Average	111	53	57	\$152,413,481	\$146,657,564	\$2,937,651
Low	86	34	39	\$107,677,305	\$99,427,305	\$1,988,546
High	154	74	80	\$253,758,427	\$248,349,549	\$4,980,991

### CALENDAR YEAR TRANSFER REVENUE COMPARE 2017 - 2021



- CAL 17
- CAL 18
- CAL 19
- CAL 20
- CAL 21



**NANTUCKET LAND BANK COMMISSION**

FY22 Draft Budget

<b>A. PERSONNEL EXPENSES</b>			<b>2021 Budget</b>	<b>2021 Actual</b>	<b>2022 Budget</b>
7110	Executive Director (E. Savetsky)		\$147,300.00	\$154,453.16	\$0.00
7110	Executive Director (J. Bell)		\$0.00	\$0.00	\$135,491.00
7112	Assistant Director (J. Bell)		\$119,000.00	\$118,301.99	\$0.00
7111	Executive Assistant (E. Antonietti)		\$0.00	\$0.00	\$93,600.00
7127	Director of Property Management (J. Kuszpa)		\$0.00	\$0.00	\$67,000.00
7114	Property Manager (R. Earley)		\$108,000.00	\$97,724.68	\$112,500.00
7115	Administrator/Finance Manager (S. Campese)		\$112,000.00	\$115,931.90	\$121,700.00
7116	Property Foreman (J. Pollock)		\$125,000.00	\$125,458.58	\$130,500.00
7117	Property Maintenance Technician (T. Geras)		\$0.00	\$34,770.55	\$91,000.00
7118	Part-Time Assistant Administrator (M. Wilson)		\$55,650.00	\$54,442.43	\$58,500.00
7119	Environmental & Agricultural Coordinator (R. Freeman)		\$84,000.00	\$86,832.75	\$91,175.00
7119-10	Field Ecologist (G. Diamond)		\$64,250.00	\$57,274.88	\$72,800.00
7119-20	Field Ecologist		\$64,250.00	\$32,240.18	\$65,000.00
7120	Seasonal Property Field Assistant		\$4,000.00	\$8,169.75	\$10,000.00
7121	Assistant Property Steward (Christiano)		\$8,000.00	\$14,278.50	\$8,000.00
7122	Property Steward (R. Schraff)		\$87,000.00	\$84,469.27	\$88,692.73
7123	Seasonal Gardener		\$0.00	\$0.00	\$10,000.00
7113	Burn Boss Hourly (Schuerman)		\$7,000.00	\$0.00	\$7,000.00
7124	Burn Boss - Per Diem (Schuerman)		\$5,000.00	\$0.00	\$5,000.00
7130	Barnstable Pension Fund Employer		\$182,000.00	\$191,429.08	\$195,000.00
6742	Medical Insurance (BCBS)		\$247,000.00	\$252,252.36	\$320,000.00
6743	Life Insurance/Disability Insurance		\$24,000.00	\$15,402.89	\$20,000.00
6754	FICA Employer		\$15,000.00	\$13,947.49	\$16,900.00
	<b>TOTAL PERSONNEL EXPENSES</b>		<b>\$1,458,450.00</b>	<b>\$1,457,380.44</b>	<b>\$1,719,858.73</b>
<b>B. EXPENSES</b>					
6210	Heat		\$9,000.00	\$7,947.54	\$9,000.00
6211	Electric		\$9,000.00	\$10,332.49	\$12,000.00
6215	Water/Sewer		\$14,000.00	\$16,086.87	\$20,000.00
6237	Property Management Research		\$1,200.00	\$5,000.00	\$2,000.00
6238	Property Management Equipment/Supplies		\$16,000.00	\$23,543.34	\$25,000.00
6239	Property Management Equipment Maintenance		\$10,000.00	\$17,745.74	\$18,000.00
6240	Office Equipment Maintenance		\$1,000.00	\$450.00	\$900.00
6244+	Property Maintenance		\$100,000.00	\$100,308.48	\$316,600.00
6250	Cleaning and Trash Removal		\$14,000.00	\$16,072.86	\$16,000.00
6308	Golf Consulting Services		\$50,000.00	\$0.00	\$10,000.00
6309	Legal Services Golf		\$40,000.00	\$6,902.50	\$15,000.00
6310	Professional Services (misc.)		\$8,000.00	\$2,650.00	\$5,000.00
6311	Accounting/Auditing/Bank Charges		\$20,000.00	\$15,335.00	\$16,000.00
6312	Legal Services General/Disbursements		\$40,000.00	\$38,302.43	\$40,000.00
6313	Legal Litigation		\$75,000.00	\$94,766.57	\$100,000.00
6314	Legal Acquisition		\$110,000.00	\$124,234.15	\$135,000.00
6315	Acquisition Expenses		\$10,000.00	\$900.00	\$50,000.00
6316	Map Production		\$2,000.00	\$536.38	\$5,000.00
6318	Bond Trustee Expenses		\$2,300.00	\$4,350.00	\$4,350.00
6321	Outreach		\$6,000.00	\$92,693.27	\$95,000.00
6322	Advertising		\$1,500.00	\$12,221.77	\$13,000.00
6323	Printing		\$1,200.00	\$1,047.34	\$1,200.00
6341	Telephone/Fax/Cell Phones		\$4,200.00	\$4,314.69	\$8,000.00
6342	Postage and Meter Rental		\$2,300.00	\$1,713.02	\$1,800.00
6350	Water Quality Monitoring		\$60,000.00	\$37,374.13	\$50,000.00
6351	Invasive Species Work		\$40,000.00	\$18,537.84	\$40,000.00
6352	Environmental Consultants		\$5,000.00	\$38,169.30	\$50,000.00
6355	Environmental - Supplies/Equipment		\$1,000.00	\$503.54	\$1,000.00
6356	Agricultural Consultants		\$0.00	\$0.00	\$30,000.00
6360	Encroachment Expenses		\$12,000.00	\$13,527.25	\$20,000.00
6377	Special Projects-Restoration/Environmental		\$12,000.00	\$0.00	\$12,000.00
6378	Special Projects-Property Improvements		\$30,000.00	\$94,278.30	\$100,000.00
6379	Road Maintenance		\$115,000.00	\$116,578.71	\$117,000.00
6380	Burn Program General (Labor & Non-Capital Expenses)		\$8,000.00	\$135.00	\$8,000.00
6381	General Property Maintenance		\$45,000.00	\$67,783.26	\$70,000.00
6383	Licenses/Property Taxes/Fees/Permits		\$9,000.00	\$10,894.52	\$12,000.00
6385	Registry Recordings/Copies		\$5,500.00	\$7,014.00	\$7,000.00
6421	Office Supplies		\$4,000.00	\$3,885.56	\$4,000.00

NANTUCKET LAND BANK COMMISSION

FY22 Draft Budget

		2021 Budget	2021 Actual	2022 Budget
6422	Meeting Expenses	\$1,400.00	\$2,184.89	\$3,000.00
6426	Office Furniture and Equipment	\$4,000.00	\$778.23	\$5,500.00
6427	Vehicle Fuel - Diesel and Gas <i>(diesel added, repairs 6428)</i>	\$7,500.00	\$7,067.33	\$7,500.00
6428	Vehicles Maintenance <i>(diesel moved to 6427, repairs here)</i>	\$6,500.00	\$13,297.06	\$13,000.00
6511	Books/Subscriptions/Web Site/Software	\$6,000.00	\$8,118.81	\$8,200.00
6512	IT Services	\$10,000.00	\$8,751.05	\$10,000.00
6711	Travel	\$5,000.00	\$2,057.93	\$5,000.00
6713	Seminars/Conferences/Education/Employee Relations	\$2,000.00	\$1,791.00	\$4,000.00
6731	Dues - Professional	\$500.00	\$875.00	\$1,000.00
6744	Insurance General/Liability/Vehicle	\$50,000.00	\$73,552.89	\$75,000.00
	<b>EXPENSES</b>	<b>\$986,100.00</b>	<b>\$1,124,610.04</b>	<b>\$1,572,050.00</b>
	<b>TOTAL OPERATING EXPENSES (A and B)</b>	<b>\$2,444,550.00</b>	<b>\$2,581,990.48</b>	<b>\$3,291,908.73</b>
	<b>C. MITIGATION OUTLAY</b>			
6885	Smooth Hummocks Mitigation Expenses	6,000.00	\$51.26	6,000.00
6887	Industrial Park Mitigation Expenses	10,000.00	\$0.00	10,000.00
6888	Nobadeer Farm Road Mitigation Expenses	1,000.00	\$0.00	1,000.00
	<b>TOTAL MITIGATION OUTLAY</b>	<b>\$17,000.00</b>	<b>\$51.26</b>	<b>\$17,000.00</b>
	<b>D. CAPITAL OUTLAY</b>	<b>2021 Budget</b>	<b>2021 Actual</b>	<b>2022 Budget</b>
6852	Office Furniture and Equipment	3,500.00	\$0.00	9,000.00
6865	Life Insurance Premium Note #19 (Marble)	26,208.00	\$26,208.00	26,208.00
6880+	Major Building Improvements (1515-00 to be capitalized)	250,000.00	\$263,185.79	1,346,000.00
6881+	Major Property Improvements (1513-00 to be capitalized)	1,700,000.00	\$2,926,130.27	3,278,000.00
6882	Property Management Equipment and Vehicles	75,000.00	\$77,490.92	190,500.00
6889	Burn Program Capital Investment	3,500.00	\$0.00	0.00
1600+	Capital Investment in MGC	200,000.00	\$470,965.82	500,000.00
1700+	Capital Investment in SGC	10,000.00	\$17,500.00	500,000.00
	<b>TOTAL CAPITAL OUTLAY</b>	<b>\$2,268,208.00</b>	<b>\$3,781,480.80</b>	<b>\$5,849,708.00</b>
	<b>E. DEBT SERVICE INTEREST EXPENSE</b>			
6927	Note #19 Marble Interest	\$103,074.40	\$103,074.40	\$103,074.40
6939	2009 Series A Bond Interest*	\$0.00	\$0.00	\$40.00
6942	2012 Series A Bond Interest	\$105,112.50	\$101,403.06	\$91,614.58
6947	2016 Bond Interest	\$211,350.00	\$209,400.82	\$171,367.62
	<b>TOTAL DEBT SERVICE INTEREST EXPENSE</b>	<b>\$419,536.90</b>	<b>\$413,878.28</b>	<b>\$366,096.60</b>
	<b>F. PRINCIPAL PAYABLE REDUCTION</b>			
2633	2009 Series A Bond Principal Payable	\$375,000.00	\$375,000.00	\$220,000.00
2623	2012 Series A Bond Principal Payable	\$325,000.00	\$325,000.00	\$382,681.25
2638	2016 Series A Bond Principal Payable	\$820,000.00	\$820,000.00	\$890,000.00
2747	Note # 37 Hays	\$1,333,333.33	\$1,333,333.33	\$1,333,333.34
2748	Note # 38 Larrabee	\$1,750,000.00	\$1,750,000.00	\$1,750,000.00
	<b>TOTAL PRINCIPAL PAYABLE REDUCTION</b>	<b>\$4,603,333.33</b>	<b>\$4,603,333.33</b>	<b>\$4,576,014.59</b>
	<b>TOTAL OPERATING, CAPITAL AND DEBT SERVICE (A through F)</b>	<b>\$9,752,628.23</b>	<b>\$11,380,734.15</b>	<b>\$14,100,727.92</b>
	* net amount = 09A bond interest payments made by Land Bank less portion of bond interest paid by golf (04 NB Golf Note rolled into bond)			