

AGENDA
Nantucket Land Bank Commission
Regular Meeting of July 12, 2022
Land Bank Conference Room, 22 Broad Street

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. PROPERTY MANAGEMENT
 - a. 70 Miacomet Road/Ferreira – Trail Proposal
3. REGULAR BUSINESS
 - a. Coastal Resiliency Advisory Committee – Appointment (Ratify & Confirm)
 - b. Nantucket Clean Water Coalition – Participation and Letter Endorsement
4. TRANSFER BUSINESS
 - a. Current “M” Exemptions
 - b. Current “O” Exemption
 - c. Three-Year Ownership Non-Compliance – Request for Waiver
 - d. Five-Year Domicile Non-Compliance – Notice of Assessment
5. APPROVAL OF MINUTES
 - a. Regular Meeting of June 14, 2022
6. FINANCIAL BUSINESS
 - a. Monthly Transfer Statistics
 - b. Warrant Authorization – Cash Disbursement
 - c. Warrant Authorization – Fiscal Year 2022 Cash Disbursements
7. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

- 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

Nantucket Clean Water Coalition

Supporting the long-term goal of preserving
Clean Water for Nantucket

Meeting Agenda

- I. Welcome and Introductions

- II. Presentation of Purpose
 - A. Together we can make a difference
 - B. Declining health of Nantucket's waters
 - C. Identifying solutions
 - D. Supporting clean water

- III. Coalition Letter

- IV. Questions & Discussion

- V. Thank you



Nantucket Land Council



*Protecting and Preserving
Nantucket's Natural Resources*



Land Protection



Advocacy



Education



© Gretchen Gigi Callahan



Research

Maria Mitchell Association



Creating opportunities for all to develop a life long passion for science through education, research, and first-hand exploration of the sky, land and sea of Nantucket Island



Scallop Research



Marine Ecology



Education

Together We Can Make a Difference

- Education
- Public Awareness
- Action Plan for Improvement
- Monitoring
- Reporting

Water is for Everyone

Taking Politics out of Clean Water

- Bureaucratic vs political
- How do we best support the Town?

Urgency, Apathy, and Fear

- Creating a common language for community building

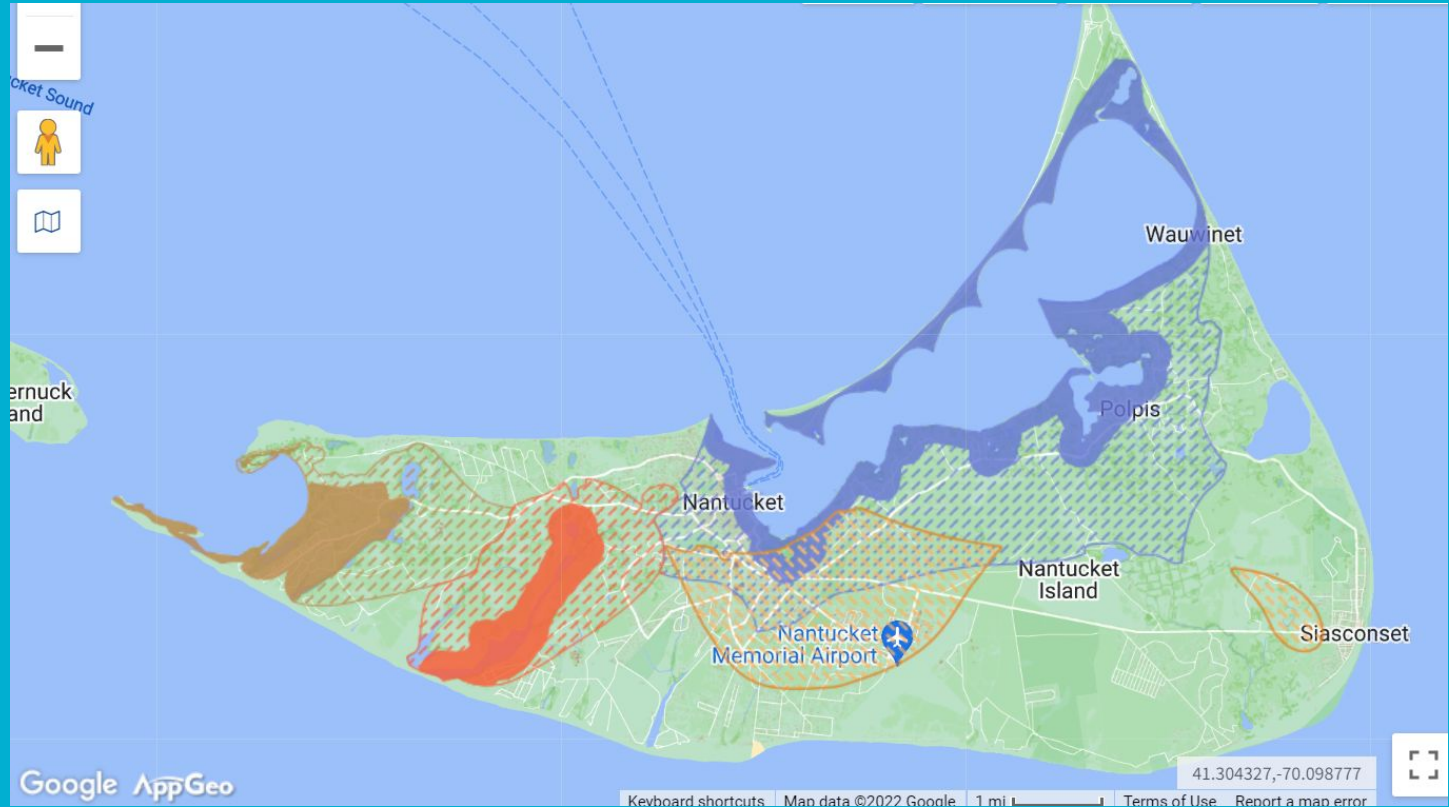
Research

- Conducting, Interpreting, Communicating

Nantucket Watershed Map



Water Resource Policies



Massachusetts Estuaries Project – 2006

- **Main takeaway:**

Nantucket Harbor water quality capable of supporting high quality ecological habitat (eelgrass) and sustaining a bay scallop fishery

- **Greatest threat:**

Increasing nutrient inputs associated with coastal development

- **Best strategy for recovery:**

Nitrogen management for ecosystem (eelgrass) recovery

Massachusetts Estuaries Project

Linked Watershed-Embayment Model to Determine
Critical Nitrogen Loading Thresholds for
Nantucket Harbor, Town of Nantucket, Massachusetts



University of Massachusetts Dartmouth
School of Marine Science and Technology



Massachusetts Department of
Environmental Protection

FINAL REPORT – NOVEMBER 2006

An underwater photograph showing a dense field of green seagrass or eelgrass. The plants are long and thin, with many small, pointed leaves. The water is clear, and the lighting is bright, highlighting the vibrant green color of the vegetation.

How Can Nantucket Reduce Nutrient Pollution:

FERTILIZER Reduce fertilizer use through implementation of Best Management Practices and Fertilizer Regulations

WASTEWATER Implement Wastewater Management Improvements

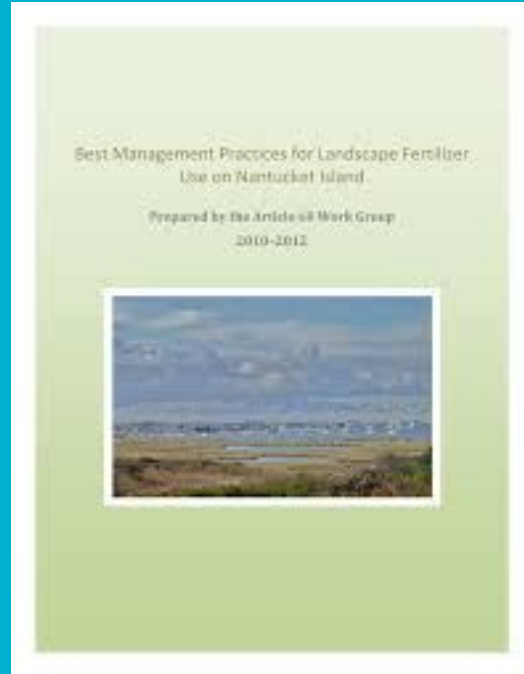
STORMWATER Plan, Prioritize and Implement Stormwater Management Improvements

Fertilizer Management

Nantucket adopted fertilizer regulations under the Board of Health with Best Management Practices for Fertilizer Use on Nantucket.

PROBLEM: The fertilizer program has not been implemented and enforced so the regulations are not as effective as they should be.

SOLUTION: Improve education and outreach to landscapers and homeowners, and enforce existing regulations.

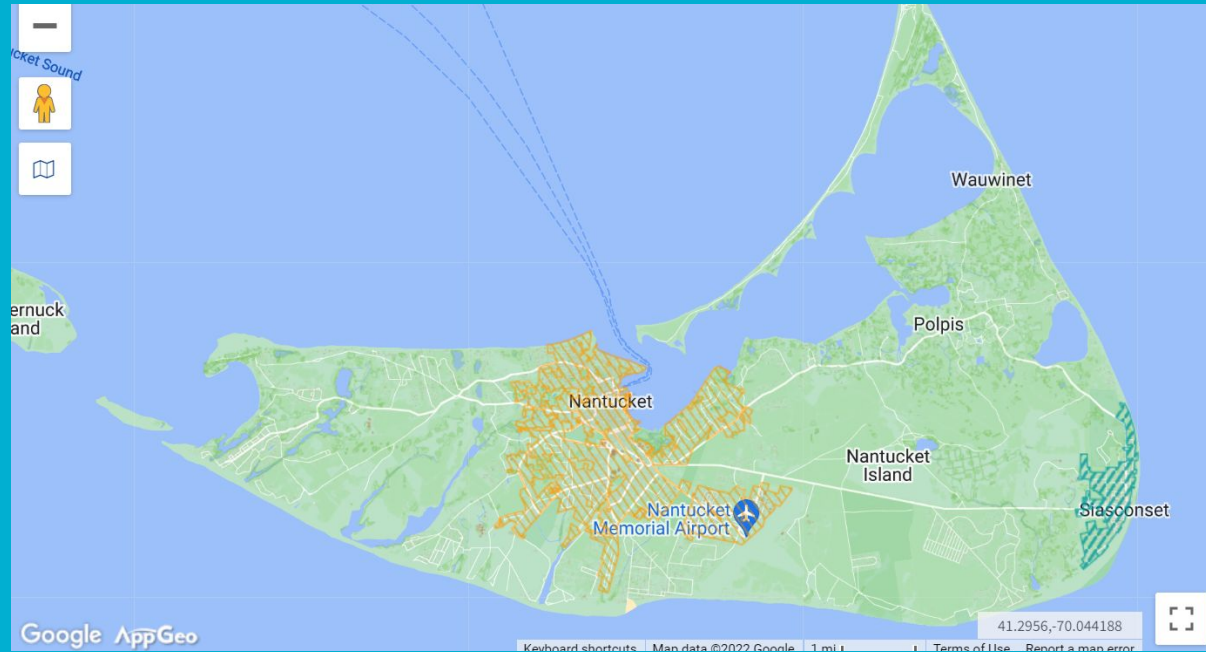


Wastewater Management

Nantucket has limited sewer districts.

PROBLEM: Nantucket will never have the capacity to sewer the entire island, so nutrient contributions from wastewater cannot be eliminated.

SOLUTION: Continue to tie identified needs areas into the sewer and implement BOH advanced treatment requirements within watersheds of nutrient sensitive areas.

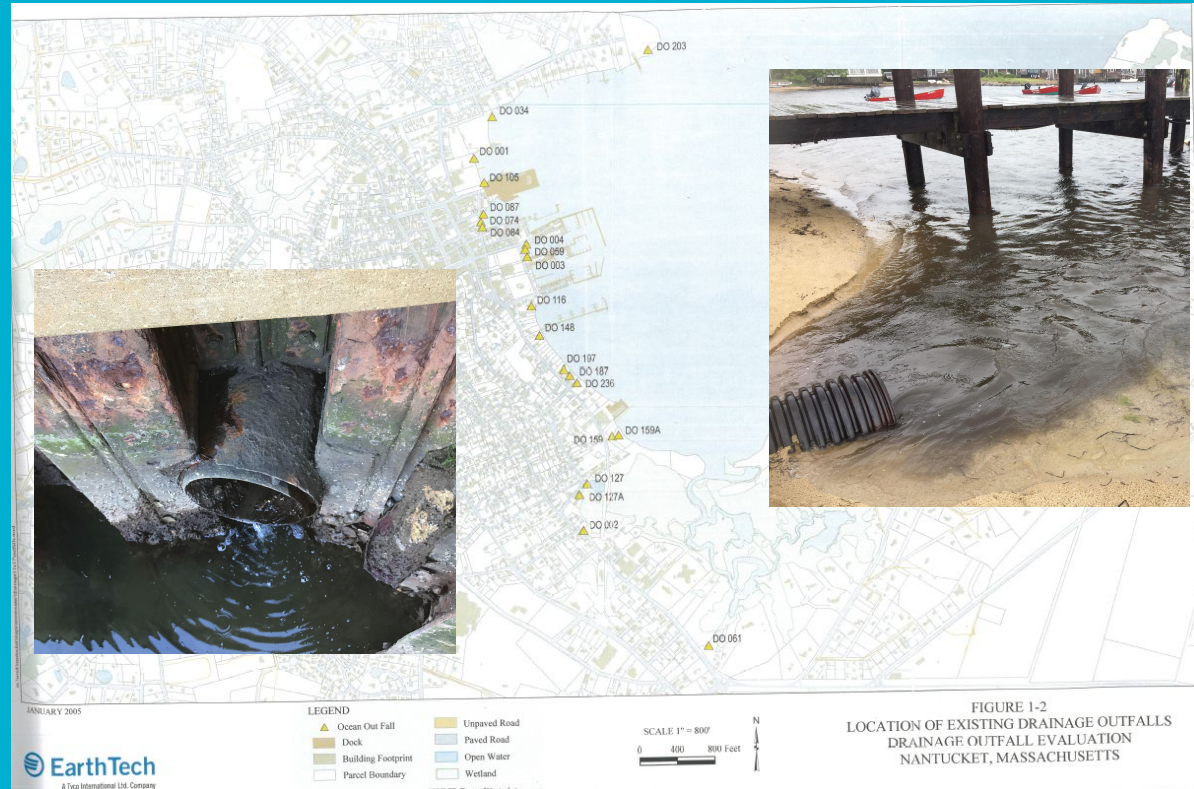


Stormwater Management

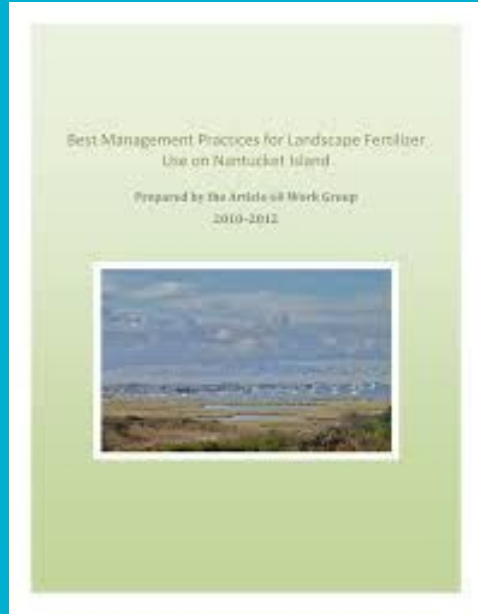
Nantucket stormwater infrastructure is antiquated and in need of significant improvements.

PROBLEM: In 2005 twenty-one outfall pipes discharged stormwater directly into Nantucket Harbor with little pre-treatment.

SOLUTION: Update Stormwater Management Plan, Finalize and promulgate Stormwater Regulations, Prioritize infrastructure improvements.



Town of Nantucket Nutrient Management



Fertilizer



Wastewater



Stormwater

Eutrophication of Water Resources Continues



Taking Action to Preserve our Waters

We invite you to sign a letter acknowledging the need for action to preserve the health of our waters, and asking the Town to prioritize Clean Water for Nantucket

July 8, 2022

Town of Nantucket
16 Broad Street
Nantucket, MA 02554

Dear Town of Nantucket,

The purpose of this letter is to bring our community together in support of Clean Water for Nantucket. Clean water is one of our most basic needs and is essential to sustaining the wellbeing of all island residents and visitors. Water is for everyone, and we all seek to support the Town in its efforts to preserve the health of our groundwater, wetlands, ponds, and harbors.

Nantucket Harbor is in many ways the heart of our island. It is our primary point of access, the physical center of our economic and cultural space, and the home of critical natural resources that support local industries. We are writing to convey the importance of continued action to abate the decline of these resources. We are writing to convey a statement of concern and a call to action.

In 2006, the Massachusetts Estuaries Project (MEP) report for Nantucket Harbor highlighted the Harbor as one of very few embayments in MA with a water quality capable of supporting significant high quality ecological habitats such as eelgrass beds, and capable of sustaining a scallop fishery. It also identified the concern over further degradation of harbor water quality from steadily increasing watershed based nutrient inputs, primarily from fertilizers, on-site septic treatment and increased surface runoff, all associated with increasing coastal development. The MEP report also postulated recovery of eelgrass habitat with implementation of adequate nitrogen management.

The Town has worked to implement some of those management alternatives, and over the last 18 years has documented areas of the Harbor at or approaching the target nitrogen levels established by the MEP. However, approaching these targets is clearly not, in and of itself, an appropriate metric for success. Eelgrass habitat continues to decline, and macro-algal abundance has increased, both indicative of a nitrogen enriched system. Last winter the scallop yield was at an all-time low of 3,200 bushels.

Our freshwater systems also continue to suffer. Harmful Algal Blooms producing harmful toxins are occurring frequently in many island ponds. These HABs are also directly linked to over-enrichment from nutrients. In many cases legacy nutrients (primarily phosphorus in freshwater) have accumulated in the sediments feeding seasonal HABs year after year. The success of long-term management of these ponds is dependent upon reducing watershed inputs.

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While there are variables that contribute to the declining health of our waters such as climate change and atmospheric deposition, which are outside of our direct control, there are other factors which we do control, and which can make a significant difference.

We, the undersigned coalition of Island organizations, entities and individuals are writing to convey a statement of concern for continued degradation of these critical island resources and the lasting impacts it will have on Nantucket. We believe that our harbor has sent us a message, “please do not wait - act”. We call upon you, the Town of Nantucket, to take action for clean water. We call upon you to prioritize and pursue the following measures:

- 1) Fertilizer Management: *Support and facilitate amendments and improvements to the Nantucket Fertilizer Best Management Practices and Regulations - including implementation of the education, licensing and enforcement programs.*
- 2) Wastewater Management: *Support and implement wastewater management improvements - including timely hookups of new sewer extensions, enforcing existing septic inspection and upgrades in nutrient sensitive areas, and evaluating the need for designation of additional watersheds as sensitive areas.*
- 3) Stormwater Management: *Review, update and implement a Stormwater Management Plan - including reestablishing a timeline for infrastructure improvements in the Harbor watershed and the promulgation of Stormwater Management Regulations.*

As the MEP identified in 2006, these three contributing factors of fertilizer, wastewater, and stormwater, are directly tied to increasing development and if not properly managed negatively impact water quality. They are also three of the factors we can address.

The Town of Nantucket can ensure that clean water is prioritized with clear, measurable, action items focused on these three areas, and this coalition is prepared to help. As appropriate these organizations and entities can offer assistance from qualified staff and volunteers to implement water quality initiatives, and as possible, financial support.

We are asking the Town to support and commit to a meeting(s) by September between representatives of this coalition with relevant Town departments/boards, including but not limited to, Natural Resources Department, Health Department (Board of Health), Department of Public Works, Sewer Department, Water Department, to establish specific action items and explore projects and public private partnerships to advance these measures including enforcing existing regulations and embarking on an actionable plan to achieve results.

Our actions today will have an impact on tomorrow. Nantucket cannot afford to lose clean water.

Signed by (Executive Directors and/or Chair/President of Boards as representatives of their organizations),

Next Steps

- Open meetings with Town entities
 - Select Board, Department Heads, etc
 - Follow up emails summarizing those meetings
- Ongoing individual initiatives
 - What can you do?
 - What is your role? What is your organization's role?
- Additional Input and Ideas

Questions & Discussion

Emily Molden
emily@nantucketlandcouncil.org

Joanna Roche
jroche@mariamitchell.org

Samantha Denette
samantha@nantucketshellfish.org

Grey Lady Aerials



TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of July 12, 2022

1. June 2022 Transfers – Record Nos. 44635 through 44733

a. Current “M” Exemptions and Liens:

No. 44680 Andrew M. Dean and Anna Dean
No. 44717 Everton A. Mitchell and Venisha A. Mitchell

b. Current “O” Exemptions and Liens:

No. 44639 Vincent A. Clarke
No. 44686 Nathaniel Scott

2. Transfer Updates

a. Three-Year Ownership Non-Compliance/Request for
Waiver/Payment/Release of Lien

No.48091 Christopher D. O’Reilly and Clarissa J. Esco

b. Five-Year Domicile Non-Compliance – Notice of Assessment

No. 35357 Andrew P. Minihan

Nantucket Islands Land Bank

Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44635	6/1/2022	0043	220	MOORS END LN, 3	MOORS END TRUST	WALSH	-1	0	0	0	0.58	\$0.00	\$0.00	D
44636	6/1/2022	0067	2104	MIACOMET AV, 5	GRAY MIACOMET LLC	ENIK	0	-1	0	0	0.47	\$1,800,000.00	\$36,000.00	
44637	6/1/2022	0079	168	OKORWAW AV, 26	26 OKORWAW LLC	CABOT JR	-1	0	0	0	2.76	\$5,000,000.00	\$100,000.00	
44638	6/1/2022	0594	363	TENNESSEE AV, 55	REINEMO	DEBORAH F CULBERTSON	-1	0	0	0	0.57	\$3,150,000.00	\$63,000.00	
44639	6/1/2022	0067	278-	HULL LN, 4, LOT 2	CLARKE	GIL	-1	0	0	0	0.09	\$820,000.00	\$0.00	O
44640	6/1/2022	0067	3572	QUAIL LN, 4	RICHARD AND JANE LIE	SAWLIT	0	0	0	-1	0.00	\$1,800,000.00	\$36,000.00	
44641	6/1/2022	0056	311	HUMMOCK POND RD, 77	MINOZZI	US BANK NATIONAL ASS	-1	0	0	0	1.80	\$645,000.00	\$12,900.00	
44642	6/2/2022	0067	3192	PARKER LN, 7	HUDZIK	MANVILLE	-1	0	0	0	0.23	\$0.00	\$0.00	C
44643	6/2/2022	7331	007	MAIN ST, 35	CORNELL AND KELLY FR	FRENCH	-1	0	0	0	0.41	\$0.00	\$0.00	D
44644	6/2/2022	0068	608	GOLDFINCH DR, 24	SUZANNE MARIE SULLIV	SULLIVAN	-1	0	0	0	0.14	\$0.00	\$0.00	D
44645	6/2/2022	0077	071	WIGWAM RD, 41	GREY LEVIATHAN LLC	DECKER	-1	0	0	0	1.16	\$2,150,000.00	\$43,000.00	
44646	6/3/2022	0060	116	STARBUCK RD, 18	JANE R TIGER REVOCAB	TIGER	-1	0	0	0	0.41	\$0.00	\$0.00	D
44647	6/3/2022	0029	060	JAMES ST, 1	ACK REDIII, LLC	1 JAMES STREET TRUST	-1	0	0	0	0.19	\$10,950,000.00	\$219,000.00	
44648	6/6/2022	0043	079	SHIMMO POND RD, 48	JOHN W HENRY TRUST	DONALD A BURNS REVOC	0	0	-1	0	0.50	\$12,640,000.00	\$252,800.00	
44649	6/6/2022	0066	373	MIZZENMAST, 12	HUNTER CHARITABLE TR	HUNTER TRUST	-1	0	0	0	0.42	\$0.00	\$0.00	D
44650	6/6/2022	0068	361	LILAC CT, 5	DUBOIS LIVING TRUST	DUBOIS	0	0	-1	0	0.11	\$0.00	\$0.00	D
44651	6/6/2022	4231	1803	MAIN ST, 12, #3	THE OFFICE LLC	12 MAIN STREET LLC	0	0	0	-1	0.00	\$775,000.00	\$15,500.00	
44652	6/7/2022	4223	391	MEADER ST, 1	SPOTTI	ONE MEADER STREET RE	-1	0	0	0	0.06	\$0.00	\$0.00	D
44653	6/7/2022	6021	067	MADAKET RD, 308	308 MADAKET ROAD LLC	PALMER	-1	0	0	0	0.62	\$2,250,000.00	\$45,000.00	
44654	6/7/2022	0056	058	HUMMOCK POND RD, 111	SHERRY L ROE-GOULD R	PERTICARI	-1	0	0	0	0.58	\$2,149,000.00	\$42,980.00	
44655	6/8/2022	0041	337+	W CHESTER ST, 106	MCKERROW	MCKERROW	-1	0	0	0	2.00	\$0.00	\$0.00	C
44656	6/8/2022	0012	037	SQUAM RD, 106	106 SQUAM ROAD LLC	ELLIOTT	-1	0	0	0	1.04	\$0.00	\$0.00	I
44657	6/8/2022	0012	037	SQUAM RD, 106	106 SQUAM ROAD LLC	PRATT	-1	0	0	0	1.04	\$0.00	\$0.00	I
44658	6/8/2022	0029	015	HULBERT AV, 47	CARTER D CAFRITZ MAR	CARTER D CAFRITZ MAN	-1	0	0	0	0.18	\$0.00	\$0.00	D
44659	6/8/2022	0000	000	VOID - NO. SKIPPED			0	0	0	0	0.00	\$0.00	\$0.00	
44660	6/8/2022	0041	490	N LIBERTY ST, 67	SHAFER	67 N LIB LLC	-1	0	0	0	0.13	\$0.00	\$0.00	J
44661	6/9/2022	0593	0013	ARKANSAS AV, 80, 5F	RYCHALSKY	ALEXANDRA L CHAN KAT	0	0	0	-1	0.00	\$17,000.00	\$340.00	
44662	6/9/2022	0593	013	ARKANSAS AV, 82	RYCHALSKY	ALEXANDRA L CHAN KAT	0	0	0	-1	0.00	\$14,000.00	\$280.00	
44663	6/9/2022	0065	030	HUMMOCK POND RD, 196	PAC-RIM REALTY TRUST	PAC-RIM REALTY TRUST	0	0	-1	0	2.03	\$0.00	\$0.00	C

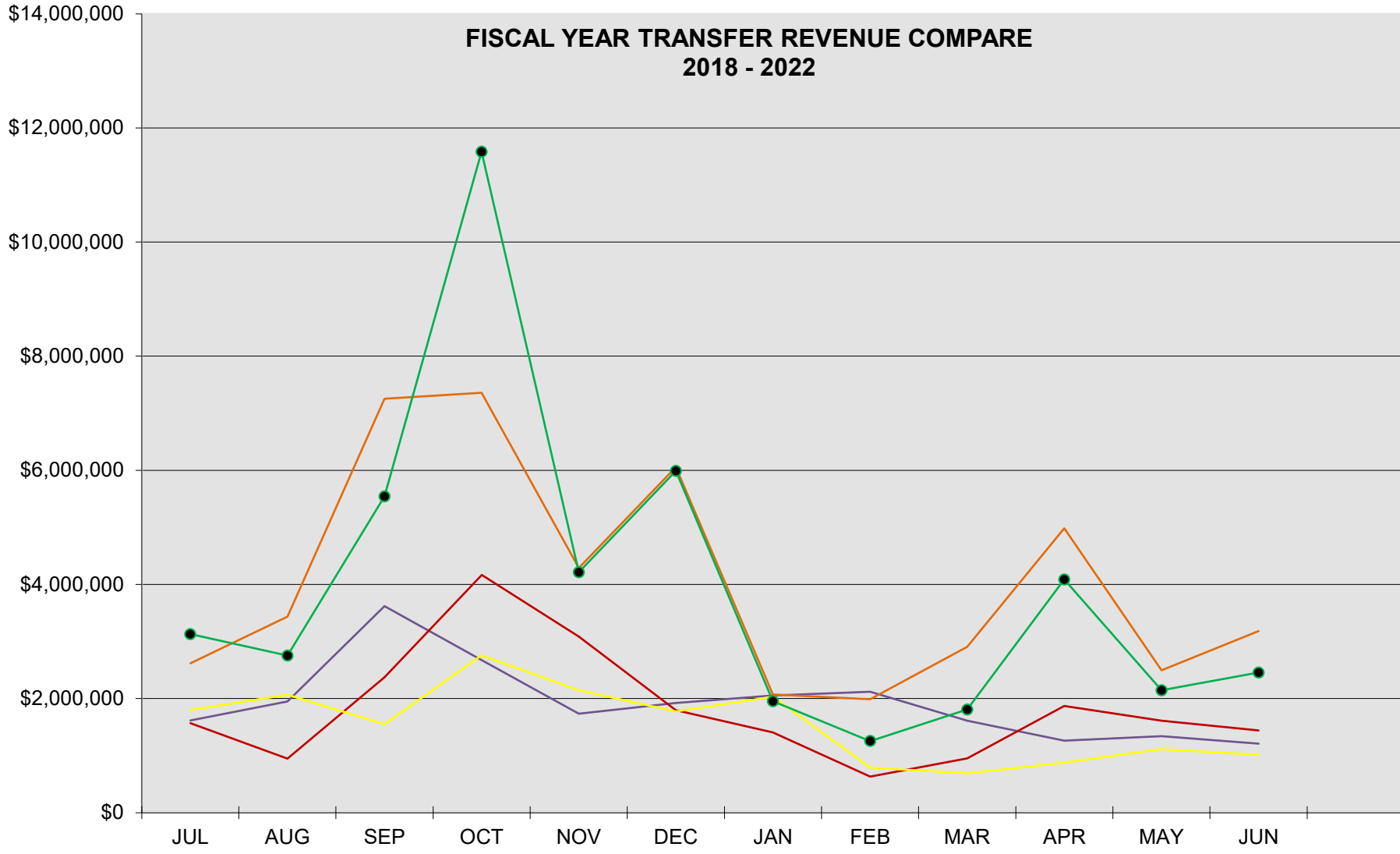
No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44664	6/9/2022	0030	213	N STAR LN, 6	SIX NORTH STAR LANE	SIX NORTH STAR LANE	-1	0	0	0	0.42	\$0.00	\$0.00	C
44665	6/9/2022	0087	007	SURFSIDE RD, 154	CALLAHAN	ABOUT TIME LLC	-1	0	0	0	0.31	\$0.00	\$0.00	J
44666	6/9/2022	0065	131	HUMMOCK POND RD, 164	POWERS	FRANK H POWERS JR RE	-1	0	0	0	3.08	\$0.00	\$0.00	D
44667	6/9/2022	0066	281-	RACEWAY DR, 3, PORTI	WROE	WDW HOLDINGS LLC	0	0	-1	0	0.15	\$0.00	\$0.00	J
44668	6/10/2022	4231	1884	GARDNER CT, 1E	CGS TRUST AGREEMENT	FISHER	0	0	0	-1	0.00	\$2,388,000.00	\$47,760.00	
44669	6/10/2022	0056	060	HUMMOCK POND RD, 115	115 HUMMOCK POND ROA	GIBBS	-1	0	0	0	0.88	\$0.00	\$0.00	D
44670	6/10/2022	5514	087	E DOVER ST, 2	ALDRED	FAUNCE EST, CHESTER	-1	0	0	0	0.06	\$0.00	\$0.00	E
44671	6/10/2022	5514	087	E DOVER ST, 2	FAUNCE	ALDRED	-1	0	0	0	0.06	\$225,000.00	\$4,500.00	
44672	6/13/2022	0068	1801	GREGLEN AV, 10B	WARM BREEZE LLC	GLOWACKI EST, WALTE	0	0	-1	0	0.29	\$517,750.00	\$10,355.00	
44673	6/13/2022	0041	123	DELANEY RD, 4	NANTUCKEY ONE LLC	PAUL	-1	0	0	0	0.14	\$5,150,000.00	\$103,000.00	
44674	6/13/2022	0077	051	WIGWAM RD, 1	STEVEN AND SHARYL KO	KOHLER	-1	0	0	0	1.16	\$0.00	\$0.00	D
44675	6/14/2022	0055	134	WILLIAMS LN, 13	DAMIAN	DAMIAN	-1	0	0	0	0.24	\$0.00	\$0.00	K
44676	6/14/2022	0068	411	CYNTHIA LN, 2	2 CYNTHIA LANE LLC	SIMPSON	-1	0	0	0	0.12	\$2,175,000.00	\$43,500.00	
44677	6/14/2022	7614	191	ARLINGTON ST, 1	ARLINGTON PPY LLC	YEAKEL, JR	-1	0	0	0	0.20	\$0.00	\$0.00	I
44678	6/14/2022	0594	051	ARKANSAS AV, 21	PETTEY/FRYE	PETTEY/FRYE	0	0	0	-1	0.00	\$0.00	\$0.00	B
44679	6/15/2022	0067	303-	RUGGED RD, 10	2 MAPLE LANE PARTNER	MAPLE LANE DEVELOPME	0	0	-1	0	0.46	\$1,376,865.00	\$10,709.26	I
44680	6/15/2022	0072	046	HEATH LN, 8	DEAN	SKIDMORE	-1	0	0	0	0.40	\$1,160,000.00	\$6,200.00	M
44681	6/15/2022	0073	317	MAIN ST, 35	CORNELL AND KELLY FR	FRENCH	-1	0	0	0	0.41	\$0.00	\$0.00	D
44682	6/15/2022	7314	021	COFFIN ST, 5	2538970 ONTARIO, INC	HAMILTON	-1	0	0	0	0.25	\$4,795,000.00	\$95,900.00	
44683	6/15/2022	0030	1601	CLIFF RD, 71R	BALBOA ISLAND LLC	LOPEZ-BALBOA, JR/ BA	0	0	-1	0	0.14	\$0.00	\$0.00	I
44684	6/15/2022	0081	062	MIACOMET RD, 138	138 MIACOMET ROAD LL	GAUCHER/NIEMITZ	-1	0	0	0	1.84	\$8,450,000.00	\$169,000.00	
44685	6/15/2022	0068	0624	KITTIWAKE LN, 6	NANTALKIN LLC	TALKIN/JANAKA	-1	0	0	0	0.16	\$0.00	\$0.00	I
44686	6/15/2022	0068	4861	MACYS LN, 43A	SCOTT	HUGHES, II/HUGHES	-1	0	0	0	0.06	\$835,000.00	\$0.00	O
44687	6/15/2022	0068	641	KITTIWAKE LN, 23	23 KITTIWAKE LANE LL	23 KITTIWAKE LANE RE	-1	0	0	0	0.11	\$2,075,000.00	\$41,500.00	
44688	6/15/2022	4231	103	OAK ST, 6	SIX OAK STREET RE LL	KEANE/MONTGOMERY	0	-1	0	0	0.03	\$0.00	\$0.00	I
44689	6/15/2022	0056	174	PINKHAM CI, 8	DONOVAN	DONOVAN/THURSTON	-1	0	0	0	0.76	\$0.00	\$0.00	C
44690	6/15/2022	0068	147	LOVERS LN, 24	MERLOS	MCDONOUGH	-1	0	0	0	0.53	\$1,750,000.00	\$35,000.00	
44691	6/16/2022	0060	100	MADAKET RD, 332	THE WHOLE SPREAD LLC	KENT KILBOURNE REVOC	-1	0	0	0	0.45	\$1,305,000.00	\$26,100.00	
44692	6/16/2022	0069	046	SQUARE RIGGER RD, 7	TRAYWICK	CWABS INC, ASSET BAC	-1	0	0	0	0.21	\$970,000.00	\$19,400.00	
44693	6/17/2022	0029	147	BRANT POINT RD, 8	8 BRANT POINT LLC	PETERS/PIENCIAK	-1	0	0	0	0.44	\$4,300,000.00	\$86,000.00	
44694	6/17/2022	0049	076	MEETINGHOUSE LN, 9	KEATING	NINE MEETINGHOUSE PA	-1	0	0	0	0.36	\$0.00	\$0.00	J
44695	6/21/2022	0030	741	CLIFF RD, 84	84 CLIFF LLC	CARR, III	-1	0	0	0	0.28	\$4,150,000.00	\$83,000.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44696	6/21/2022	0054	149	MONOMOY CREEK RD, 8	GEORGE CULBRETH THOM	GEORGE CULBRETH THOM	-1	0	0	0	0.31	\$0.00	\$0.00	E
44697	6/21/2022	0080	022	NOBADEER AV, 18	DUPONT	ALFRED E BERNARD TRU	0	0	-1	0	0.46	\$2,200,000.00	\$44,000.00	
44698	6/21/2022	0080	130	PEQUOT ST, 31	DUPONT	STOP THIS TRAIN LLC	-1	0	0	0	1.25	\$0.00	\$0.00	J
44699	6/21/2022	0055	480	TASHAMA LN, 14	BARADA	BARADA	-1	0	0	0	0.20	\$0.00	\$0.00	C
44700	6/22/2022	5541	115	PLEASANT ST, 34	FRANCIS P HANLON TRU	HANLON	-1	0	0	0	0.19	\$0.00	\$0.00	D
44701	6/22/2022	0056	043+	CATO LN, 49, 51	NOLAN	NOLAN	-1	0	0	0	1.19	\$0.00	\$0.00	C
44702	6/23/2022	0080	127	BOULEVARDE, 21	KING	21 BOULEVARDE LLC	-1	0	0	0	0.95	\$730,000.00	\$14,600.00	
44703	6/23/2022	0066	065	MIACOMET AV, 95	NANTUCKET ISLANDS LA	AUSTIN FAMILY CHARIT	0	0	-1	0	6.29	\$3,000,000.00	\$0.00	A
44704	6/23/2022	0076	044	FLINTLOCK RD, 14	PERTICARI	MARION L PEARSON TRU	-1	0	0	0	1.10	\$2,000,000.00	\$40,000.00	
44705	6/23/2022	7342	034-	MAIN ST, 33, PARC A	URBANSKI LLC	URBAN	-1	0	0	0	0.32	\$0.00	\$0.00	I
44706	6/23/2022	7331	047	MAIN ST, 28	28 MAIN STREET REALT	FERGUSON	-1	0	0	0	0.29	\$10,800,000.00	\$216,000.00	
44707	6/23/2022	7342	017	CHAPEL ST, 1	ROBERT A YOUNG 2000	LITTLE STARBUCK REAL	-1	0	0	0	0.04	\$2,325,000.00	\$46,500.00	
44708	6/23/2022	0055	761	LEWIS CT, 3	SEWOH 3 NOMINEE TRUS	HOWES	-1	0	0	0	0.27	\$0.00	\$0.00	D
44709	6/24/2022	5541	086	ORANGE ST, 66	WOOD	WOOD	-1	0	0	0	0.09	\$0.00	\$0.00	C
44710	6/24/2022	0056	311	HUMMOCK POND RD, 77	EEL POINT NOMINEE TR	MINOZZI	-1	0	0	0	1.80	\$900,000.00	\$18,000.00	
44711	6/24/2022	0059	050	MADAKET RD, 205	DAVIS	DAVIS	-1	0	0	0	0.49	\$0.00	\$0.00	C
44712	6/24/2022	0059	032	LONG POND DR, 7	FREDRIKA VAN VLECK C	COX	-1	0	0	0	0.46	\$0.00	\$0.00	D
44713	6/24/2022	0080	405	SASEMIN WY, 2	CULLEN/FOLEY	CULLEN	-1	0	0	0	0.14	\$0.00	\$0.00	C
44714	6/24/2022	0066	211	DOC RYDER DR, 5	SALTAIRE ACK LLC	LITTLE RABBIT HOLDIN	-1	0	0	0	0.45	\$3,304,000.00	\$66,080.00	
44715	6/27/2022	0079	159-	HAWTHORNE ST, PARC A	COYLE	TOWN OF NANTUCKET	0	0	-1	0	0.09	\$10,000.00	\$200.00	
44716	6/27/2022	7313	082	FOLGER CT, 6	EMMA WARD REVOCABL	WARD	-1	0	0	0	0.20	\$0.00	\$0.00	D
44717	6/28/2022	0068	7712	DAFFODIL LN, 8B	MITCHELL	MCGRATH	-1	0	0	0	0.18	\$1,390,000.00	\$10,800.00	M
44718	6/28/2022	0079	126	POCHICK AV, 57B	CHRISTOPHER J MAGEE	MAGEE	-1	0	0	0	1.02	\$0.00	\$0.00	D
44719	6/28/2022	4223	205	WASHINGTON ST, 80F	80 WASHINGTON STREET	ASAKER	0	0	0	-1	0.00	\$0.00	\$0.00	I
44720	6/28/2022	0055	664	SECOND WAY, 8	O'CALLAGHAN	LSF8 MASTER PARTICIP	-1	0	0	0	0.17	\$1,400,000.00	\$28,000.00	
44721	6/28/2022	0054	097	KELLEY RD, 11	11 KELLEY RD LLC	HOWARD	-1	0	0	0	0.61	\$0.00	\$0.00	I
44722	6/29/2022	0056	068	MILLBROOK RD, 29	LONG	VERMILYE	-1	0	0	0	0.46	\$2,250,000.00	\$45,000.00	
44723	6/29/2022	0056	031	ROBERTS LN, 8	SANFORD KENDALL TRUS	KENDALL	-1	0	0	0	0.47	\$0.00	\$0.00	D
44724	6/29/2022	4234	144	LIBERTY ST, 25	ROBERT H LAUNDRY REV	LAUNDRY	-1	0	0	0	0.11	\$0.00	\$0.00	D
44725	6/29/2022	7614	018	EXETER ST, 6	6 EXETER NOMINEE TRU	FLEGG FAMILY TRUST 2	-1	0	0	0	1.01	\$0.00	\$0.00	D
44726	6/29/2022	0073	126	BLACK FISH LN, 5	5 BLACK FISH LANE LL	XAVIER	-1	0	0	0	0.47	\$6,192,676.86	\$123,853.54	
44727	6/29/2022	0030	1151	CAPAUM RD, 11	DITMARS	FRANK ROTHIER DITMAR	-1	0	0	0	0.14	\$0.00	\$0.00	D

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
44728	6/30/2022	0068	063	OLD SOUTH RD, 35D	THIRY-FIVE NOMINEE T	GOSNOLD INC	0	-1	0	-1	0.00	\$825,000.00	\$16,500.00	
44729	6/30/2022	4244	045	CLIFF RD, 36	ALLFATHER	PALLESCHI	-1	0	0	0	0.08	\$3,200,000.00	\$64,000.00	
44730	6/30/2022	4233	038	MILK ST, 29	LACKMILK STREET LLC	ROHRER	-1	0	0	0	0.13	\$3,164,165.00	\$63,283.30	
44731	6/30/2022	0067	886	THIRTY ACRES LN, 8A	TOWN OF NANTUCKET AF	KASSAN-BISBEE/WOLFE	0	0	0	-1	0.00	\$825,000.00	\$0.00	A
44732	6/30/2022	5541	046	ATLANTIC AV, 4	DARIAN V ALMODOBAR R	ALMODOBAR	-1	0	0	0	0.08	\$0.00	\$0.00	D
44733	6/30/2022	0087	127	AURIGA ST, 3	ALLINA	RAKOWSKI	-1	0	0	0	0.33	\$400,000.00	\$8,000.00	
GRAND TOTALS							-77	-10				\$130,698,456.86		
								-3	-9			53.36	\$2,453,541.10	

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
TOTAY FY21	1,650	737	905	2,488,419,192	2,428,072,718	48,625,651
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	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
TOTAL FY22	1,300	618	682	\$2,435,130,939	\$2,344,031,363	\$46,910,617
Average	108	52	57	\$202,927,578	\$195,335,947	\$3,909,218
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



- FY18
- FY19
- FY20
- FY21
- FY22

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
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
THRU JUN 21	708	335	365	\$911,537,279	\$879,129,949	\$17,618,599
Average	126	56	69	\$217,307,348	\$211,611,907	\$4,236,238
Low	86	34	39	\$107,677,305	\$99,427,305	\$1,988,546
High	197	103	141	\$582,600,629	\$579,326,185	\$11,586,524

MONTHLY TRANSFER STATISTICS CALENDAR 2022

CAL22 Month	Total Transfers	Exempt Transfers	Taxable Transfers	Total Gross Value	Gross Value Taxable	Revenue Received
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	93	58	35	\$108,126,499	\$89,777,499	\$1,805,550
Apr-22	91	39	52	\$208,684,710	\$203,890,995	\$4,085,810
May-22	85	50	35	\$114,937,121	\$107,212,121	\$2,144,242
Jun-22	98	57	41	\$130,698,457	\$122,677,055	\$2,453,541
Jul-22						
Aug-22						
Sep-22						
Oct-22						
Nov-22						
Dec-22						
THRU JUN 22	497	276	221	\$738,980,046	\$683,818,428	\$13,694,359
Average	83	46	37	\$123,163,341	\$113,969,738	\$2,282,393
Low	49	30	19	\$64,634,159	\$62,761,659	\$1,254,483
High	98	58	52	\$208,684,710	\$203,890,995	\$4,085,810

CALENDAR YEAR TRANSFER REVENUE COMPARE 2018 - 2022

