



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

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Committee/Board/s	Nantucket Islands Land Bank Commission
Day, Date, and Time	Tuesday, April 9, 2024, at 4:00 p.m.
Location / Address	Land Bank Conference Room, 22 Broad Street, Nantucket, MA
Signature of Chair or Authorized Person	Jesse Bell, Executive Director

WARNING: **IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

AGENDA

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
2. AGRICULTURAL MANAGEMENT
 - a. Community Garden/50 Old South Road – Update
3. PROPERTY MANAGEMENT
 - a. 4 Polpis Harbor Road – Watercraft Sticker Program Proposal
 - b. 15 Burnt Swamp Lane – Naming Discussion
 - c. 321 Polpis Road – Naming Discussion
 - d. Memorandum of Understanding with Mass Audubon
 - e. Pine Valley Civic Association – Membership Request
 - f. 17 Commercial Wharf – Use Request (Staging for House Move)
 - g. Hummock Pond – Nantucket Pond Coalition Request
 - h. Cisco Beach Mobile Vendors – Update
 - i. NHA/Ottisons – Conversation Update
 - j. Maria Mitchell Association – Depot Building Relocation Proposal
4. GOLF BUSINESS
 - a. Capital Item Request – Committee Recommendation
5. REGULAR BUSINESS
 - a. Annual Town Meeting – Warrant Article Review
 - b. Housing Documentary – Interview Request

c. Nantucket Owner's Manual – Podcast Participation Request

6. TRANSFER BUSINESS

a. "M" Exemption Update

7. APPROVAL OF MINUTES

a. Regular Meeting of March 26, 2024

8. CONSENT ITEMS

- a. Monthly Transfer Statistics
- b. Warrant Authorization – Cash Disbursement
- c. 40 Western Ave – Bench Request
- d. Cisco Proprietors' Road – Approval and Execution of License Agreement with Town of Nantucket
- e. Town of Nantucket Conveyance – Acceptance and Execution of Deed for "Parcel B, Conservation Area" on a plan of land entitled "Division Plan of Surfside Wastewater Treatment Facility Land in Nantucket, MA Showing Parcels A & B," dated April 23, 2023, prepared by Blackwell & Associates, Inc., recorded with Nantucket County Registry of Deeds as Plan No. 2023- 25, containing 16.1853 ± acres.

9. 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; and for Purpose 3 [G.L. c. 30A, 21(a)(3)], discussions concerning strategy with respect to ongoing litigation. The Commission will not reconvene in open session at the conclusion of executive session.*

1. Approval of Executive Session Minutes

2. Ongoing Litigation Matters:

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

3. Real Estate Acquisition

C. ADJOURNMENT