

Police say Wilson was with Hall her last day alive

By Patrick Cassidy
Cape Cod Times

A man at the center of the investigation into Trudie Hall's murder told police shortly after she disappeared that he was with her the last day she was seen alive, according to a request for a search warrant for his Centerville home obtained by the Times.

Hall, whose body was found two weeks ago in the woods off Hayway Road in East Falmouth, was pregnant with Quoizel Wilson's child when she vanished on July 27, 2010, according to sources and friends of the 23-year-old Nantucket woman.

Wilson, 33, and Hall exchanged dozens of text messages and telephone calls on the day before she was reported missing by her mother, including two phone calls at around 10 that night, according to an affidavit state police Capt. Christopher Mason filed to obtain the search warrant.

A phone call from Wilson's cellphone to his wife's cellphone was placed about an hour later from an area close to where Hall's body was found, according to police.

On the day she disappeared, Wilson and Hall had sex at the West Yarmouth hotel where Hall was staying, according to what Wilson told police a week later. One of the two men Hall had married the previous year also was staying at the motel, but in another room. The marriages were part of an immigration scam, according to sources with knowledge of the investigation.

Wilson's story changed dramat-

TRUDIE HALL, PAGE 2A



Photo courtesy of Phelon Family

SKY HIGH: This aerial view of 260 Polpis Road, which features a residence and numerous outbuildings, all on 68 acres of waterfront property, was recently listed for \$59 million, the highest asking price ever recorded for a single parcel on Nantucket.

Polpis property on the market for record price of \$59,000,000

By Jason Graziadei
I&M Senior Writer

No, it's not a typo: A 68-acre property along Polpis Harbor hit the market this week for a jaw-dropping \$59 million.

If it sells at that price, or anywhere close to it for that matter, it would set a record as the most expensive residential real estate transaction in Nantucket history – and possibly all of Massachusetts.

The 68-acre parcel known as Swain's Neck is among the largest remaining privately-owned Nantucket properties not dedicated to conservation, municipal or commercial purposes.

Located on its own peninsula jutting out into Polpis Harbor, the property features nearly three-

"It is one-of-a-kind, but it might be a little above its one-of-a-kind price . . . It's setting a new level for Nantucket. Whether it reaches that is a stretch."

—David Callahan
Broker/owner
Jordan William Raveis
Real Estate

quarters of a mile of waterfront, a nine-bedroom main residence built in 2000, a gatehouse with an apartment, a guest cottage, a boat-house, and an octagon-shaped studio. It is New England's most

expensive home for sale, according to *Forbes Magazine*, and among the 20 most expensive public listings in the United States.

The unprecedented asking price, said listing agent Gary Winn, reflects the fact that it is unlike any other property for sale on the island, and perhaps the largest waterfront estate ever to come to market as a private residence.

"It's unbelievable," said Winn, of The Maury People/Sotheby's International Realty. "I don't think it (the asking price) is at all astounding for this when you consider things have sold on less than three acres for \$20 million. It's a one-of-a-kind property and possibly a once-in-a-lifetime opportunity to buy a waterfront estate of this size."

PROPERTY, PAGE 4A

Land Bank seals the deal for \$8.7M on Sconset Golf

Sconset Trust buys 53 acres next door for \$7.3 million

By Jason Graziadei
I&M Senior Writer

The Nantucket Islands Land Bank and the Sconset Trust pulled off one of the largest real-estate deals on Nantucket in decades Tuesday, closing on the acquisition of 119 acres off Milestone Road, including the Old Sconset Golf Course, from the Coffin Family.

The two organizations paid \$16 million for the land at 260 and 270 Milestone Road, according to Registry of Deeds records. The Land Bank will assume ownership of the 66-acre Old Sconset Golf Course, better known as Skinner's, and continue to operate it as a public facility. The Sconset Trust acquired the adjacent 53-acre parcel to the east of Skinner's which will be preserved as open space.

The deal was first announced last November and closed Tuesday with a flurry of signatures in the Land Bank's Broad Street office, where members of the Sconset Trust, Land Bank staff and commissioners, the Coffin family and a host of lawyers gathered to finalize the transactions.

The Land Bank paid \$8.7 million for its portion of the property, while the Sconset Trust paid \$7.3 million, property records show.

"It's very big," said Land Bank commissioner Allen Reinhard. "I would rank this as one of our major purchases. The Land Bank was interested in this not only be-



Bob Felch
Executive director
Sconset Trust

"We're delighted that this transaction has come to pass. It was a strong collaboration within the conservation community, and we were pleased to work with the Land Bank to bring it about."

Bob Felch
Executive director
Sconset Trust

cause of the land but because of the historical significance with it being one of the oldest golf courses in the country. This protects Sconset with a greenbelt, and you have, essentially, Sconset surrounded now by conservation land."

The 119 acres, owned by the estate of Henry Coffin Jr. and controlled by his four children, have
SCONSET GOLF, PAGE 9A

INDEX

Bird Sightings	3B
Business Directory	8B
Calendar	5B
Crossword	3B
Feasting	2B
Gardening by the Sea	7B
Identify This	14B
Letters	12A
Looking Backward	9B
Living & Arts	9B
Obituaries	8A
Sports	1B
Sudoku	12B
Tides	3B

MAILING LABEL

Nantucket Golf Club names 2012 Scholars

Eve Manghis, Codie Perry win tuition scholarships

By Lindsay Pykosz
I&M Staff Writer

Nantucket High School seniors Eve Manghis and Codie Perry were named the 2012 Nantucket Scholars April 26 at a ceremony at the Nantucket Golf Club.

Chosen from a group of 11 finalists, the two will receive full four-year tuition and fees scholarships to the college or university of their choice from the Nantucket Golf Club Foundation.

The nine other finalists were Charlotte Tallman, Elizabeth Reed, Elsie Gaw, Merrill McCluskey, Nikolay Nakov, Shaun Stojak, Zeb Bennett, Ben Parker and Breezy Beaumont.

"I feel so ridiculously blessed," Manghis said after a flurry of hugs and well-wishes from her family

and peers. "It doesn't seem real to be honest."

A short time after his name was called, Perry said the realization that he won hadn't hit him yet, and he couldn't find the words to describe how thankful he is.

"I was really fortunate to be chosen," he said. "These are 11 of the finest kids of our class. I can't imagine being on the committee and having to make that decision. I'm very thankful to be chosen."

Becoming a Nantucket Scholar is something that both students admitted to thinking about since the first scholarships were awarded in 2006, and it was never the title that was important to Manghis, but more what the scholarship embodies.

"I think the criteria of the scholarship

SCHOLARS PAGE 6A



Photo by Jim Powers

Eve Manghis, who will attend Harvard in the fall, and Codie Perry, who will plan to attend Boston College, were the winners of the Nantucket Golf Club scholarships this year.

Business booming over Daffy Weekend

By Joshua Balling
I&M Assistant Editor

Visitors flocked to the island for Daffodil Weekend, with many arriving as early as Thursday. Generally they appeared to be in a spending mood once they got here, Nantucket merchants said this week, hoping it is a sign of a busy summer season to come.

Most Hy-Line and Steamship Authority fast boats ran at or near capacity from Friday through Sunday, more than 1,100 people – islanders and visitors alike – attended the 38th annual Daffodil Flower Show at Bartlett's Ocean View Farm, and restaurants reported a brisk lunch business Saturday and busy dinner Friday. There were also a full slate of high-

DAFFY, PAGE 3A

Cowboy's is OPEN! Monday – Saturday 9-5

Nantucket's Best Meat Market & Deli and only full service Butcher Shop

All Natural and Organic Meats • Dietz & Watson Cold Cuts, sliced to order • Prepared Food Case • Beer & Wine

7 Bayberry Ct. • 508-228-8766 • cowboy'smeatmarket.com

Sandwiches All Day!



0 4 8 7 9 1 3 7 8 7 0

Scosset Golf: Preserves historic course and greenbelt

(Continued from page 1A)

been the subject of sales rumors for years, and if fully developed, could have been the site of more than 100 homes and secondary dwellings. The properties had previously been listed on the market for a combined \$45 million.

The Land Bank will likely use some of its reserves, but will rely primarily on the remaining bonding capacity granted by Town Meeting to borrow the funds necessary to complete its end of the deal. The Scosset Trust, however, must now embark on a significant capital campaign to raise the cash required for its portion of the acquisition, and Felch said the public fundraising effort would begin in earnest as the summer season gets underway.

The nonprofit Scosset Trust, formed in 1984, had eyed the Coffin properties for many years. At the urging of the late Perry Ruddick, the Scosset Trust approached the Land Bank in October 2004 to discuss a joint effort to acquire the golf course and the Coffins' other property to the east. The concept of a "greenbelt" along the western edge of Scosset village had been discussed since the Trust's inception, and formed into a primary objective for the nonprofit in 2003 with the completion of the Scosset Area Plan. The acquisition of the Coffin property thus became the linchpin for keeping the vision of a greenbelt alive.

While Ruddick died last June, his efforts helped bring the deal to fruition.

"We're delighted that the transaction has come to pass," said Scosset Trust executive director Bob Felch. "It was a strong collaboration within the conservation community, and we were pleased to work with the Land Bank to bring it about. . . . We have no idea what it would be valued at on the open market, but we think it was a conservation price. The family was committed to supporting the effort."

Robert "Skinner" Coffin, the man whose name became the unofficial moniker for the golf course, said Wednesday that, all things considered, he was pleased that the deal had closed and a long saga for his family had come to an end.

"It's been years and years, and we really had to sell to settle the estate," Coffin said. "That's the only reason we sold, to settle the estate. And I didn't want to see lots of houses around my property. If someone else owned it, it would have been subdivided a long time ago. But we live here."

Reached by phone Wednesday, Henry "Hank" Coffin said "I don't want to talk about it for awhile. It's kind of a shock."

The Coffin estate, which originally covered nearly 500 acres just west of Scosset on the north side of Milestone Road, went to his four children following Henry Coffin Jr.'s death in June 1994. Each of the Coffin children – Stephanie, Henry III, Mitchell and Robert "Skinner" Coffin – all of them adults, received about 25 acres individually, located in the four corners of the property. The rest of the land is owned jointly by the children through a trust for the estate of Henry Coffin Jr.

More than seven years in the making, the complicated deal required the Nantucket Golf Club to waive its right of first refusal on the property, but the private golf course is among the entities being considered to operate Skinner's on behalf of the Land Bank, accord-



Graphic by Greg Derr

The area marked in red, abutting the Nantucket Golf Club property, is the Old Scosset Golf Course bought by the Land Bank, while the Scosset Trust purchased the area in yellow to remain as open space.



File photo

The view of this iconic Scosset barn, adjacent to the ninth hole, will be preserved with the purchase of the golf course property by the Nantucket Islands Land Bank.



File photo

The Land Bank will continue to run the Old Scosset Golf Course, also known as "Skinner's," with the same low rates and rustic atmosphere.

ing to Reinhard. The Nantucket Golf Club's right of first refusal was granted as a condition of its purchase of 250 acres from the Coffin family for \$8.25 million in 1995, land which was developed into the exclusive 18-hole golf course completed in 1998.

The Old Scosset Golf Course, known simply as Skinner's, first opened for play in 1894, and today remains a quick and rustic course

that costs just \$30 for nine holes. Some of the course's most recognizable features – the old farmhouse that has been converted to a clubhouse and the large barn on the ninth hole – are reminders of the land's history in the time before the course existed, and will remain under the Land Bank's stewardship, Reinhard said.

"We're going to open Memorial Day weekend, which is when

Hank (Coffin) would usually open the course," Reinhard said. "There won't be any changes, and we'll keep the rates the same. I think the only difference people will notice is that instead of a cigar box (to handle cash) we'll have a point-of-sale register."

Skinner's was a popular course and a major part of the social fabric of the island until 1922, when Sankaty Head opened and many of the members defected to the newer, more modern club.

In the 1920s, as the island's population dwindled, the course was abandoned, but Coffin's father, Henry Jr., reopened it in 1930 at just 16 years old. He revamped the layout, cutting the course down to nine holes, and adding terrain features like hills and elevated tees. He also reshaped the greens from the traditional square shape to the more modern and familiar rounded greens.

Last year the course had less than 40 members, each of whom paid \$500 for the season, which lasts from Memorial Day to Columbus Day. Hundreds more non-members – from visiting short-term vacationers to island contractors to fathers and mothers teaching their children the game – played over the course of the summer, many of them several times a week.

condition of the property is excellent."

The official owner of the property is 76 Main Street LLC, an entity owned and managed by Percelay's real estate investment firm, The Mount Vernon Company, Inc. The company's portfolio includes roughly 1,400 apartments in southern New England, as well as commercial and vacation properties, valued at more than \$250 million.

76 Main: Magazine publisher buys downtown guest house

(Continued from page 1A)

"The building itself has a fascinating history. As one who is in love with the romance of Nantucket's past, owning a sea captain's mansion was of great appeal to me."

The historic home of whaling captain William Swain, the 76 Main Street Inn was built in 1883, and is among the dwindling number of traditional bed and breakfast inns on Nantucket. Just last

week, Fox News anchor Greta Van Susteren purchased the Whaler Guest House on North Water Street with her husband and Louisiana businessman James Davison, and the trio intends to convert the property into a private residence.

Percelay said there was no question about his intention to keep the Main Street inn functioning as a lodging destination for island visitors. The 76 Main Street Inn will be open for the upcoming summer season, after which Perce-

lay plans some renovations and upgrades to the interior of the building.

"We absolutely plan to keep it as an inn, and after this season we'll be upgrading it to a higher standard," he said. "The thought of owning an inn has always been very appealing to me, and we never contemplated converting this into a single residence. The condition of the building is exceptional, and it really only needs improvements in furnishings and amenities. But the structure and



Cape Cod Regional Transit Authority

CCRTA Parking and Services include:

- \$6/day, \$40/week, \$80/month
- 2 large Parking Lots with over 200 spaces
- Conveniently located in Downtown Hyannis
- Walking distance to Ferries
- Shuttle service to Steamship Authority
- Voucher for Taxi to Hy-line Cruises (ask the attendant at the info booth)

For more information visit www.capecodrta.org



We're Going Your Way!

F•L•O•W•E•R•S

On Chestnut



Mother's Day is Sunday, May 13th

Please order early

◆ WORLDWIDE DELIVERY ◆

Monday - Saturday 9:30-5
Sunday 10-4

One Chestnut Street flowersonchestnut.com 508-228-6007

This historic 1780's four bedroom, three bath home, sits on a large in town lot just a short distance from Main Street. It has an attached shop and off street parking.

\$1,850,000



Please call Jim Cooper 508-280-7584
or email at cooper@nantucket.net

GREY LADY PROPERTIES LLC

5 Chuck Hollow Road / PO Box 2668, Nantucket, MA 02584
mike - 508 246 1500 / rick - 508 932 3524 / fax 508 257 6202
greyladyproperties.com mike@greyladyproperties.com red@greyladyproperties.com

9th Annual Nantucket Advocate for Children's Award Dinner

Join us for our Awards Dinner at the Brant Point Grill
50 Easton Street

Thursday, May 10th

5:30 pm Cocktails & Hors d'Oeuvres
6:30 Award Ceremony
7:30 Dinner

Help us celebrate the award winners:

<p>John Shea & Gabrielle Gould</p> <p>Sunny Daily</p> <p>Karen Borchert</p> <p>Mary Michetti</p>	<p>Roxane Martin</p> <p>Kevin Marshall</p> <p>Jaclyn Normand</p> <p>Andrew McKenna-Foster</p> <p>Ellen Gould</p>
--	--

Gail Clark

NANTUCKET COMMUNITY SCHOOL

Tickets available online and in the NCS office at Cyrus Peirce

For further information call Pauline Proch 508-228-7285 x1162

www.nantucketcommunityschool.com