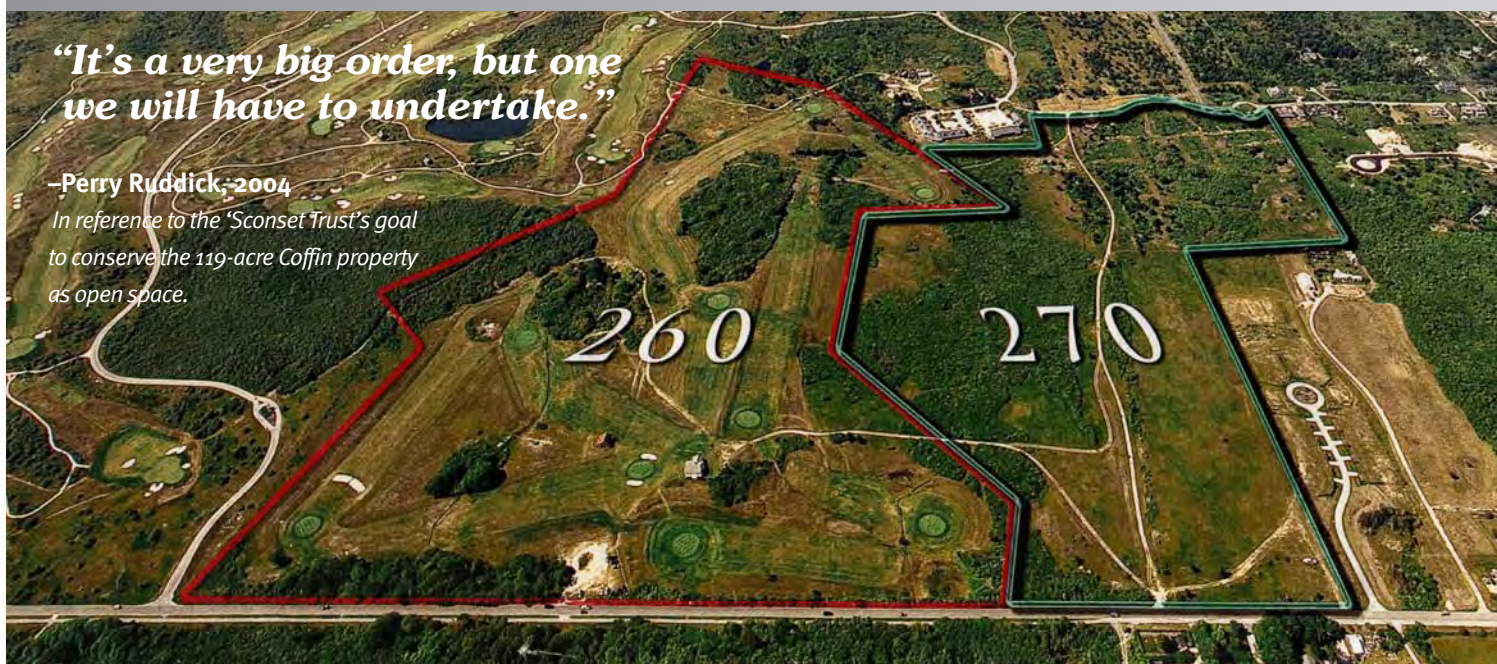




"It's a very big order, but one we will have to undertake."

—Perry Ruddick, 2004

In reference to the 'Sconset Trust's goal to conserve the 119-acre Coffin property as open space.



* LETTER FROM THE CHAIR

Coffin Land Transaction

David Cheek | davidcheekst@gmail.com

WE ARE THRILLED to announce that the 'Sconset Trust and Nantucket Land Bank have recently signed a contract to purchase the 119-acre Coffin property at 260 and 270 Milestone Road from the Coffin family estate.

The acquisition of the property has been one of the top priorities for the Trust for the past eight years, going back to Perry Ruddick's leadership period at the Trust. Perry, along with Bob Felch, identified the strategic importance of the property to 'Sconset as well as the entire island and initiated efforts to buy it. The size and complexity of the transaction, including pricing and multiple stakeholders, made it difficult to accomplish. Over the past several years, as we have reported in our newsletter, we have been making good progress. The property was initially listed for sale in September 2008. Since then the Trust led an effort to acquire it with the cooperation and support of the Land Bank and Nantucket Conservation Foundation (NCF). As a result of all three land conservation groups working closely together, and in collaboration with Nantucket Golf Club which has a right of first refusal to purchase the property, an agreement has been reached with the seller.

It will be the first time the Land Bank and 'Sconset Trust have done a transaction together. The Nantucket Conservation

Foundation has also played a significant role working closely with key stakeholders in the transaction, and it will provide fundraising support to the Trust. This is most gratifying, considering that the Trust was spun off from NCF 27 years ago to focus exclusively on land conservation and historic preservation in 'Sconset.

Consequently, the Coffin transaction represents a seminal event in the 50 year history of the land conservation movement on Nantucket by bringing all of the land conservation groups together to conserve one of the largest undeveloped properties left on Nantucket. An important element of this transaction is the preservation of the historic 'Sconset public golf course. It also brings us full circle with Perry Ruddick's vision and efforts to acquire the property. This purchase is a very big order which we have undertaken, and we intend to complete it!

In the months ahead we will be finalizing the details of this transaction and beginning our fundraising efforts. Our membership has always been generous when needed. We will count on your support again. You will be hearing from us.



David Cheek

* FROM THE EXECUTIVE DIRECTOR

The 'Sconset Trust and the Coffin Family Estate Land: **The Vision and and Historical Perspective**

THE 'SCONSET TRUST was formed in 1984 as a result of a meeting held at the Nantucket Conservation Foundation. A group of concerned 'Sconset citizens met with the Board of the Nantucket Conservation Foundation, then in its 21st year. The topic of discussion was how to conserve open land in and around 'Sconset. The concern was the increasing level of development of open tracks of large parcels of green areas around Nantucket's famous moors and close to 'Sconset. How can we in 'Sconset combat this tide of development?



Robert D. Felch

The outcome of this meeting was a decision to foster the idea of creating a separate 501c3 non-profit based in 'Sconset with the specific mission of conserving open land in 'Sconset. Surely the group looked at a map of 'Sconset at that time and realized that the Coffin family-owned 500 acre property on the Milestone Road approach to 'Sconset would be one of the key properties for the start-up Trust to work on to stave off large scale development. The concept of creating a "greenbelt" from south to north in the western lands of 'Sconset may not have been specifically referenced at the meeting in 1984. But it became a primary objective of the Trust. In 2003 it was a cornerstone of the first 'Sconset Area Plan. We can be certain the 1984 group thought about the importance of keeping as much green as possible from the LORAN station in the southwest to Sankaty Head Light in the northeast.

Fast forward 20 years to the fall of 2004: One of the Trust's leading forces through its formative years was Perry Ruddick, and he decided the time had come to tackle the big issue confronting the Trust. Among other titles held by Perry during his years at the Trust was his role as Chair of the Land Committee. In October 2004, Perry hatched a strategy to ask the Nantucket Island Land Bank to join forces with the Trust to purchase the remaining 119 acres of Coffin family jointly-owned property along Milestone Road. After all, the Land Bank, since its creation in 1983, has collected 2% of all real estate sales on the island and used these proceeds to purchase open land as well as recreational and agricultural holdings. Perry figured that between \$10,000,000 and \$15,000,000 alone had been generated from 'Sconset real estate

sales. In addition, the Land Bank had purchased and upgraded the public Miacomet Golf Course. It was time to act.

At a meeting with the Land Bank Commissioners in October 2004, Perry wove the story, making a compelling argument that the famous and historic Siasconset Golf Course, known locally as Skinner's, should be at the top of the Land Bank's near term acquisition list. He added that the 'Sconset Trust stood ready to help purchase part or all of the open estate land immediately to the east of the public links.

Here is what Perry wrote to the Board in a confidential December 2004 memorandum:

We made a presentation to the Land Bank

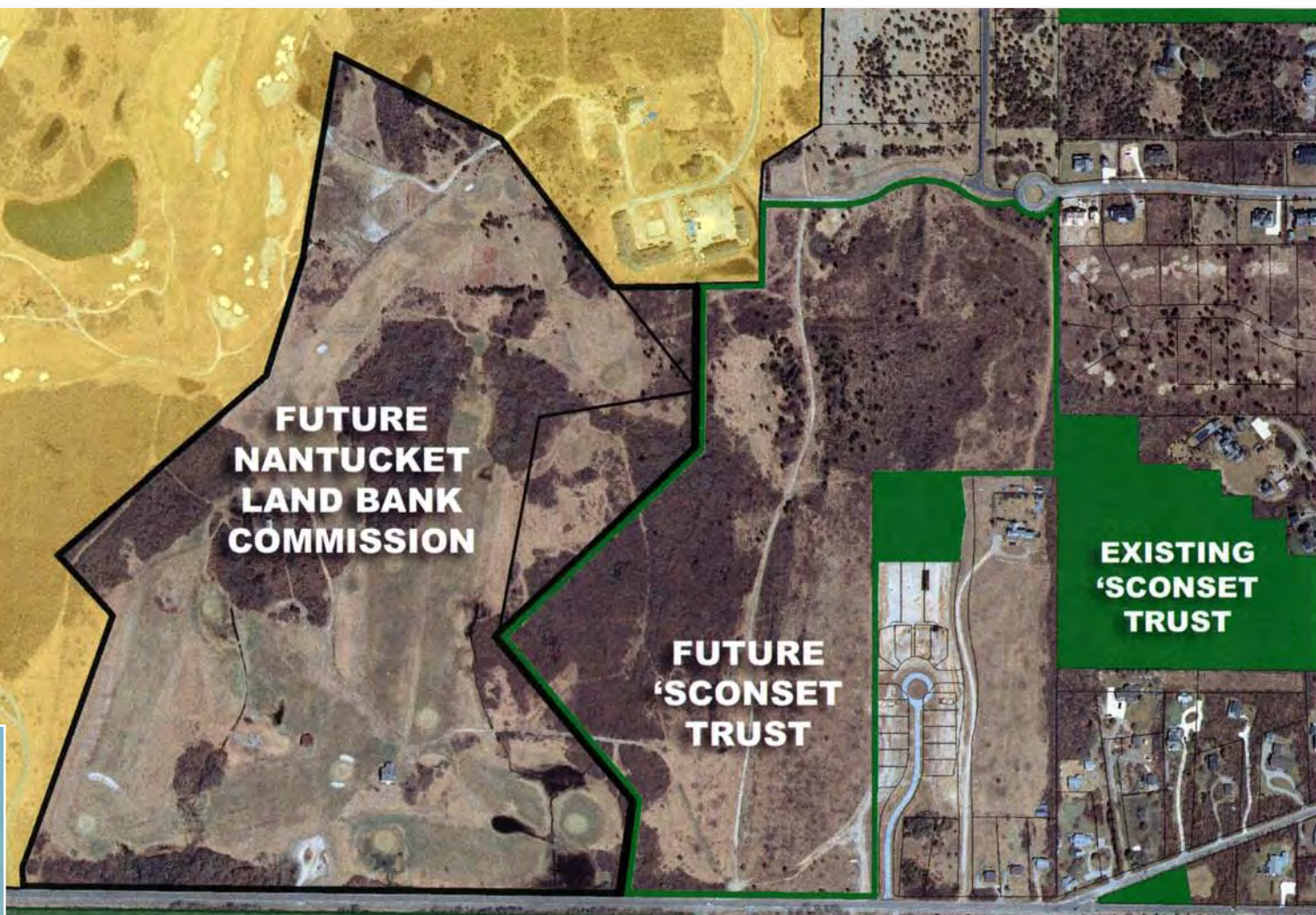
Commissioners in Executive Session and asked them to join us in the effort to keep as much of the Coffin Estate land as possible free from development. In particular we asked them to focus on the 66 acre parcel which encompasses the Old 'Sconset Golf Course.

The Commissioners and staff were very receptive to the idea and the information we provided. At a subsequent meeting they decided to actively pursue the acquisition of the Golf Course parcel and to initiate discussions with the Coffin family representatives concerning it...all of this is a solid step in the right direction.

Perry further wrote: This then leaves the 53 acre piece between the golf course and Skinner Coffin's own land still to be dealt with. Discussions with the other various conservation entities on the island have made it clear that they are deeply involved in other major projects and that, as a result, they look to the 'Sconset Trust and the residents of 'Sconset for the preservation of this property.

For the next and final comment in Perry's memo, see the lead to David Cheek's article in this newsletter. Fast forward to November 2011: We remember the vision and commitment of Perry Ruddick. The island community, all residents of 'Sconset and the members of the 'Sconset Trust say in unison "Thank you, Perry!"





Preservation Report

AT THE JULY 2011 annual meeting, the 'Sconset Trust was proud to present Nelson "Snookie" Eldridge with the annual Lourie Family Preservation Award. Mr Eldrige has lived and worked in Siasconset his entire life and has shown dedication to the village through his community work. We also presented a new award this year called the Tradesman Preservation Award. It was given to Mark Godfrey and his team, Godfrey Construction, for their sensitive restoration of Samantha and Matt Fremont-Smith's house, Atlantic House. We congratulate both of the 2011 recipients.

May is the designated month to recognize preservation efforts nation wide. In 2012, preservation month has been extended to June and plans are underway to open homes on Baxter Road. Again, this annual event gives participants the opportunity to tour historically significant homes as well as Sankaty

Lighthouse. It will also bring to light the impact beach erosion has on these structures. Keep an eye out for the dates and times in June 2012.

The Siasconset Union Chapel, which holds a preservation restriction with The 'Sconset Trust, will be soon undergoing a careful renovation. The Chapel successfully applied for a Community Preservation Commission grant under the guidance of noted architectural historian Brian Pfeiffer. In turn, The Chapel board of directors hired Mr Pfeiffer as the project manager. He will oversee the project's first phase during the fall and winter of 2011-2012. The 'Sconset Trust is planning the 2012 preservation topic to highlight the renovation and expertise of the tradesman used to sensitively renovate this historically significant building.

— xxxxxxxxxxxxxxxxxxxx

Thank You!

The preservation committee would again like to thank the homeowners and volunteers who helped to make our 2011 events a great success.

Carol Benchley
Robert Cochran
Mary & Paul Collins
Linda Hale
Jane Hathaway
Jane Oberg
Victoria Pickwick
Greg Shepard
Lisa Soeder
Connie Tevebaugh
Dorothy Vollans
Emma Ward
Mary & George Williams
Mimi Young

Lighthouse Update



Sankaty Head Lighthouse Open Days

AN ESTIMATED 400 people climbed to the top of Sankaty Head Lighthouse on Columbus Day weekend to enjoy a spectacular view on a picture perfect fall weekend. Ranging in age from three years old to nearly eighty, everyone who made the climb said it was worth the wait on line. For those who couldn't make the climb, a seven minute video could be watched on a hand held dvd player inside the base of the lighthouse. The narrated video depicts the entire climb and explains the history of the lighthouse and its move to its new location. The video can also be watched on the home page of the 'Sconset Trust website.

Many thanks to the following volunteers for helping with the Open Days: Rob Benchley, Patti and Doug Brown, David Cheek, Barry Cooper, Marianne and Bob Felch, Heather Garland, Donna and Jeff Lockhart, Ed Maggio, Jeanne Miller, Lynn and Bob Stroud, Jennifer Rodts, and Mary and Duncan Will.

Daffodil Drifts at Sanakaty Head Lighthouse

A second drift of one thousand daffodils was planted in October along the southwest section of the Sankaty Head Lighthouse site. Donations to the Trust "in memory of" or "in honor of" loved ones help to fund these plantings. Each donor receives a personalized framed pen and ink sketch of the lighthouse with the specifics of the memorial in calligraphy.



2010–11 Daffodil Donations

2010

- In honor of Carol Lathrop on her 94th birthday
From the Will family
- In memory of Peggy and Arthur Arnoff
From Linda Arnoff Mackay
- In honor of those who preserved the Lighthouse
From Mark and Lynn Filipski
- In honor of Stanley and Sally Johnson
From Caroline Ellis

2011

- In memory of Dorothy Palmroos
From Kathy and Joe Arvay
- In memory of Perry Ruddick
from Caroline and Doug Ellis
- In memory of Tom Martin
from Janet Eyre
- In memory of Bernice Pedigo
from Patti and Doug Brown
- In memory of Elizabeth McClellan Moore
from the Bill Moore family
- In honor of Hut 3 and all the boys
at Camp Sankaty
from Emma and Tom Ward.
- In memory of Ed and Beth Danforth
from the Breckers and the Hendricksons
- In honor of Natalie Haslam's birthday
from Jimmy and Dee Haslam
- In memory of Doug Reid
from Chuck and Julie Leib
- In honor of Hayden and Carsen Chritchell
from Nancy Newhouse
- In memory of Thomas J. Kelly, Lightkeeper
by Barbara K. McDonald

A Night Under the Light

2011 GALA A SUCCESS

Building on the success of the 2010 benefit, this year's second "Night under the Light" brought together almost 200 guests to benefit the 'Sconset Trust. With a fabulous silent auction including items such as a trip Blackberry Farms in Tennessee, sports tickets to the Boston Red Sox, golf outings around the island and around the East Coast and boating excursions, this year's gala raised over \$30,000. A special highlight at this year's party was the unveiling of the original Susan Ried painting of summer at the Siasconset Union Chapel and a fine arts first edition print of this wonderful artwork available for all to purchase.

We wish to thank the Sankaty Head Golf Club for providing wonderful food and drinks, the 'Sconset Trust Board, the Benefit committee, the many auction contributors and the fabulous volunteers who made the evening possible. Of course the leadership of David Cheek and Bob Felch was key!

The support of the community for the 'Sconset Trust is essential to further the mission to preserve and protect open land and vistas in and around the village. Thank you for attending this year's event and sharing in the fun!

— Lynn and Mark Filipski



XXXXXXXX



XXXXXXXX and Mark Donato

The 'Sconset Trust wishes to thank the following for making the event possible:

Event Co-Chairs:

Lynn and Mark Filipski
Sankaty Head Golf Club and Bob Kuratek

Event Committee:

Patti Brown, Dee Haslam, Joe Hale, Laurel Langworthy,
Bonnie Levison, Donna Lockhart, Penny Scheerer,
Marcella Zimmerman, Bob Felch and Carey Brown

Donors

Susan Ried
Mark and Lynn Filipski
Penny Scheerer/
John Schwanbeck
Doug and Patti Brown
Joe and Linda Hale
Bill Holding, Jr.
The Trustees of the
Reservations
David Cheek
Nantucket Boating Club
Sea Nantucket Kayak
Elin Hilderbrand
Jimmy and Dee Haslam
Bonnie Levison
Emma Ward
Chanticleer
Island Airlines/Ocean Wings
John Pearl/Claudette's
Paige Canfield/

Sumner B Designs
Steve Pagliuca
Cary Hazlegrove
Blackberry Farm
Melanie Ried
Kathy Arvay
Laurel Langworthy
Brian Simmons
Mark Donato/'Sconset Café
Ryan Fitch
Mark Pagon
Jim and Deborah Walker
Tom Cunningham
Elliot and Barbara Gewirtz
The Summer House
The 'Sconset Café
Sankaty Head Golf Club
The 'Sconset Trust Board
Brian Dawson
Bob Felch



David Cheek and Bob Felch



XXXXXXXX



Board of Directors

David Cheek
CHAIR & PRESIDENT

Mary Lathrop Will
VICE CHAIR

Pam Hendrickson
TREASURER

Penny Scheerer
SECRETARY & CLERK

Kathy Arvay
Patti Brown
Barry Cooper
Mark W. Filipski
J. Joseph Hale Jr.
Dee Haslam
William B. Holding Jr.
Laurel Ried Langworthy
Bonnie Block Levison
Donna J. Lockhart
Kennedy Richardson
Michael A. F. Roberts
Amy Tercek
James E. Walker III
Rhoads Zimmerman

Robert D. Felch
EXECUTIVE DIRECTOR

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1984-2011

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Events

I can add an image here
or additional text/events

2012 NYC Soirée

at the Union Club

Friday March 16, 2012



'Sconset Trust Mission Statement

The Trust's mission is to protect the unique character of 'Sconset Village through conservation and preservation of areas of open land and structures of historic and/or architectural significance in and around the village.