

REAL ESTATE ASSESSMENT COMMITTEE

COMMITTEE MEMBERS: John Brescher (Chair), Rhoda Weinman (Vice Chair), Penny Dey (Secretary), Thomas Barada, Lee Saperstein

MINUTES

Wednesday, February 3, 2021

Remote Meeting *via* Zoom – 2:00pm

Purpose: Regular Meeting:

ATTENDING COMMITTEE MEMBERS: John Brescher; Rhoda Weinman; Penny Dey; Lee Saperstein

ABSENT: Thomas Barada

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

PUBLIC PRESENT: Jay Maroney

1. Call to Order

John Brescher called the meeting to order at 2:05 pm

John Brescher announced that this Open Meeting of the Real Estate Assessment Committee (“REAC”) is being conducted remotely via Zoom, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the “COVID-19 Virus.”

John Brescher declared a quorum was present.

2. Approval of the Agenda

The **MOTION** was made by Penny Dey and seconded by Rhoda Weinman that the REAC does hereby vote to **APPROVE** the Agenda for February 03, 2021.

ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. John Brescher Aye

Agenda adopted by **UNANIMOUS** consent.

3. Public Comment

NONE

4. Approval of Minutes of:

- January 13, 2021

The **MOTION** was made by Lee Saperstein and seconded by Rhoda Weinman that the REAC does hereby vote to **APPROVE the minutes**, for January 13, 2021.

ROLL CALL of those participating:

1. Rhoda Weinman Aye

2. Lee Saperstein Aye
 3. Penny Dey Aye
 4. John Brescher Aye
- Minutes adopted by **UNANIMOUS** vote.

5. **CONVEYANCES**

- a. **VIETH** – 3 Gladlands Ave. – School St., Laurel St., & Shawaukema Ave. – Easement Areas E-1 (2,262 SF) & E-2 (20,900 SF) as shown on Exhibit Plan entitled “Roadway Acquisition Plan @ #3 Gladlands Ave., Nantucket, MA. – Prepared for Jill S. & Timothy P. VIETH”, drawn by Earle & Sullivan, Inc. and dated September 10, 2020 (authorized by Art. 84 at 2012 ATM) **\$0** ^{Hanley}

Eleanor Antonietti explains the history and background of the paper road parcels and the Town Meeting articles that authorized the disposition. The Taking was approved by REAC October 2020 and the Select Board in January 2021.

NO CONCERNS

The **MOTION** was made by Penny Dey and seconded by Rhoda Weinman that the REAC hereby votes to **APPROVE** the **release of Easement rights** to the owners of 3 Gladlands Avenue known as Easement Areas E-1 (2,262 SF) & E-2 (20,900 SF) as shown on Exhibit Plan entitled “Roadway Acquisition Plan @ #3 Gladlands Ave., Nantucket, MA. – Prepared for Jill S. & Timothy P. VIETH”, drawn by Earle & Sullivan, Inc. and dated September 10, 2020, authorized by Art. 84 at 2012 ATM, for no consideration, as presented by Staff.

ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. John Brescher Aye

The **MOTION** carried **UNANIMOUSLY**.

- b. **GOLDSMITH** – 1 White St. – Easement Areas in portions of Maclean and Wannacommet St.s on as shown on Exhibit Plan entitled “Roadway Easement Acquisition Plan #1 White St., Nantucket, MA. – Prepared for J Spencer & Denise M. GOLDSMITH”, drawn by Earle & Sullivan, Inc. and dated December 9, 2020 – Release of Easements (authorized by Art. 101 at 2011 ATM & Art. 84 at 2012 ATM) **\$0**
^{Brescher/Glidden}

John Brescher discloses that his office represents the grantee and he recuses.

John Brescher appoints Rhoda Weinman to be Chair *pro tem* due to this conflict.

The **MOTION** was made by Penny Dey and seconded by Lee Saperstein that the REAC hereby votes to **APPROVE** the **release of Easement rights in Easement** Areas to the owners of 1 White Street in portions of Maclean and Wannacommet Streets as shown on Exhibit Plan entitled “Roadway Easement Acquisition Plan #1 White St., Nantucket, MA. – Prepared for J Spencer & Denise M. GOLDSMITH”, drawn by Earle & Sullivan, Inc. and dated December 9, 2020 – Release of Easements, as authorized by Art. 101 at 2011 ATM & Art. 84 at 2012 ATM, for no consideration, as presented by Staff.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Lee Saperstein Aye
3. Rhoda Weinman Aye

The MOTION carried UNANIMOUSLY.

- c. **HENDERSON** – 7 Pocomo Rd. – Proprietors Rd – Parcel D on 2014-78 (12,520 SF) – authorized by Art. 99 at 2014 ATM) **\$2/SF** ^{Cohen}

Eleanor Antonietti gives background and overview of transaction. As shown on both Land Court Plan 38822-A (page 92 of the Packet) and in the Decree (page 93), the property is described as being bound by the line of the Proprietors Road. Therefore, we can bypass Land Court registration.

Lee Saperstein asks if this is an extension of Pocomo Rd and if so, when it moved.

Eleanor Antonietti points to Town Meeting Article Map on Page 74 – this is a Proprietors Road but the taking and disposition explicitly exclude portions of Pocomo Road. She is not certain of the history of the current layout of Pocomo Road.

Ken Beaugrand asks for clarification on what is being conveyed for the benefit of making it comprehensible to the Select Board at their meeting on February 17th.

Eleanor Antonietti points to the Acquisition Plan on Page 85 of the Packet. The GIS is included to give a sense of what is on the ground. She will look into conveying the other portions of this strip to the abutters to the north but suspects that those Land Court Cases may not have the benefit of the 'by the line' description that allows this to occur without need for Land Court registration.

The **MOTION** was made by Lee Saperstein and seconded by Penny Dey that the REAC hereby votes to **APPROVE** the conveyance of Parcel D (12,520 SF) portion of Proprietors Road on Plan No. 2014-78 to the owners of 7 Pocomo Road for \$2/SF (\$25,040), authorized by Article 99 of the 2014 Town Meeting, as presented by Staff.

ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. John Brescher Aye

The MOTION carried UNANIMOUSLY

6. Other Business

NONE

7. Date and time of next meeting

The next remote participation REAL ESTATE ASSESSMENT COMMITTEE meeting will be held on Wednesday, **March 9, 2021, at 2pm** via Zoom, contingent upon availability of Zoom room.

8. Adjournment

M/S/A Rhoda Weinman Penny Dey

Meeting Adjourned at 2:27p.m.

Submitted by: Eleanor W. Antonietti