

REAL ESTATE ASSESSMENT COMMITTEE
Posted Meeting of June 10, 2024, at 2:02 pm, Posting #T515
131 PLEASANT STREET, TRAILER ROOM B

MINUTES

Attendance: John Brescher (Chair), Lee Saperstein, Nathaniel E. Lowell and Staff Member, Tracy MacDonald, Real Estate Specialist. There was a quorum present in person at all times.

Guests: NONE

I. Call to Order

John Brescher called the meeting to order at 2:10 pm and Tracy MacDonald started to record the meeting and Mr. Brescher read the requirements of a hybrid public meeting. The meeting can be viewed:

[Real Estate Assessment Committee-06/10/2024 - YouTube](#)

II. Approval of Agenda

Nat Lowell moved to approve the June 10, 2024 agenda and was seconded by Lee Saperstein and approved unanimously by a roll-call vote of all 3 members present.

III. Approval of Minutes from May 13, 2024 Meeting

Lee Saperstein moved to approve the minutes from the May 13, 2024 meeting and was seconded Nat Lowell and approved unanimously by a roll-call vote of all 3 members present.

IV. Public Comment NONE

V. Real Estate Matters

(a) Conveyance of Lot A- Morgan Square Plan 2023-10 – Continued at the request of the homeowner

VI. Discussion on criteria and procedures for takings and yard sale program and priority tracking database, backlog of Yard Sale conveyances and Land Court issues and discuss possible solutions.

John Brescher: explained private citizen request to extinguish paper road, planning and advantage of neighbors grouping together for coordinated review and cost-share.

Lee Saperstein: reviewed that past was Roads of Right of Way review regarding whether there was rights of others, pedestrian use or not with respect to needing easements.

Nat Lowell: provided history, need for a checklist, some examples of reasons and need for cooperative agreement between public and town; he also explained the success of the program with respect to access points and One Big Beach and overall benefit to the Town that closing paper roads in many cases, cleans up areas and can provide public benefits. He would like the program to be better.

Committee overall: Cited examples of past program success. Town benefits for infrastructure, pedestrian access points and coastal resiliency.

Pricing: at inception of REAC valuation was main focus and they decided could not base valuation on “potential use”. Alternatively, they developed the “price factor” method based on square footage using neighborhood calibrations of location, improvements etc. The Committee discussed value of reviewing existing price factors and having Rob Ranney – the Town Tax Assessor join a meeting for purposes of an amendment to the price factor.

Tracy MacDonald: posed the questions about categorizing the existing list, coordinated review, whether there should be an “Application Process”.

Lee Saperstein: stated there is benefit to informal consultation with various departments.

Nat Lowell: Feels you cannot replace institutional knowledge; potential should still be vetted through Planning for subdivision requirements and feels strongly there should be a coordinated review between town departments and REAC, RROW and CRAC.

Lee Saperstein: raised the point of many issues and criteria under the rubric of a “taking”.

Tracy MacDonald: Asked the committee about “requiring” yard sale beneficiaries to have professionals, attorney and engineer because she feels process is more difficult for the individuals without that support.

John Brescher: Backlog list is divided between Land Court or not and that having an attorney is beneficial in particular for the Land Court portion.

Tracy MacDonald: explained that there is a gap in communication from staff turnover and that moving forward there should be a “Statement of Purpose” so that there is no miscommunications between steps and confusion surrounding the goal.

Lee Saperstein: Asked about any remaining access points that Town should be thinking about protecting.

Nat Lowell: asked about any “parcels” that could be reserved for mitigation purposes and creating a narrative that although the process is slow we should still maintain the program. He also requested that there be a larger roll for REAC not just with Yard Sales and Takings, but other areas that could add value.

VII. **Other Business.** NONE

VIII. **ADJOURNED** motion moved by Nat Lowell and seconded by Lee Saperstein and adjourned unanimously by a roll-call vote of all 3 members present at 2:55pm.