

REAL ESTATE ASSESSMENT COMMITTEE

~~ MEETING MINUTES ~~

MONDAY, July 15th, 2024.

Remote Meeting via Zoom– 2:00 pm

COMMITTEE MEMBERS: John Brescher (Chair), Nathaniel Lowell, Lee W. Saperstein

ATTENDING MEMBERS: John Brescher, Nathaniel Lowell, Lee W. Saperstein.

STAFF IN ATTENDANCE: Tracy MacDonald (Real Estate Specialist)

SPEAKERS IN ATTENDANCE: Mike Burns

I. CALL TO ORDER

John Brescher called the meeting to order at 2:07pm.

II. APPROVAL OF THE AGENDA – ACTION

Lee W. Saperstein made a MOTION to approve the agenda. Nathaniel Lowell seconded this motion.

ROLL CALL of those participating:

1. Lee W. Saperstein Aye
2. Nathaniel Lowell Aye
3. John Brescher Aye

III. PUBLIC COMMENTS

No public comments.

IV. REAL ESTATE MATTERS

- a) Review and recommendation of conveyance to owner of 35 Nonantum Avenue of Yard Sale Parcel known as Lot T-1, Masquetuck Street, containing 6,000± square feet on Land Court Plan 40795-B, owned by the Town of Nantucket in Certificate of Title No. 29124; Pursuant to Vote on Article 108 of 2008 Annual Town Meeting. This parcel is a conveyance in exchange for One Big Beach Easement granted to the Town of Nantucket in 2007 as Document No. 122779. This parcel is benefited by an Assessment by the Natural Resources Department for Coastal Resiliency and also has a price factor from Town Assessor.

Tracy MacDonald noted that this is one of the oldest yard sale matters on her list. She explained that the homeowner traded the One Big Beach Easement for the parcel in 2007. The matter has finally been cleared through Land Court, and an order has been issued to proceed with the transfer.

John Brescher asked whether the Coastal Resilience Advisory Committee had reviewed the matter. Tracy MacDonald confirmed that the committee had reviewed it and provided an assessment, which was included in the agenda packet. When asked if the transfer involved monetary consideration, MacDonald clarified that the transfer was solely in exchange for the One Big Beach Easement.

Lee Saperstein made a MOTION to convey this matter. Nathaniel Lowell seconded this motion.

ROLL CALL of those participating:

1. Lee W. Saperstein Aye
2. Nathaniel Lowell Aye
3. John Brescher Aye

b) Review and recommendation of conveyance to owner of 52 Pochick Street of Yard Sale Parcel A, Land Court Plan 34745-B, being a Portion of Clifford Street and Pocomo Avenue, containing 12,000 ± square feet and owned by the Town of Nantucket by virtue of a Certificate of Title; pursuant to vote on Article 77 of the 2010 Annual Town Meeting. This parcel is being reviewed by Natural Resources for Coastal Resiliency and has a price factor recommendation by the Town Assessor of \$2.00 per square foot.

Tracy MacDonald said that she found out that this was part of a Request for bid, and it had a bid for \$5,000. She did not know about it until the morning of this meeting. She said she thought that maybe they could get this done, the plan is to have it on the August Select Board agenda, not the July one, so they could re-talk about it at the August meeting.

Some discussion followed.

Tracy MacDonald said this has also been at the Land Court and they just got the order from the Land Court a month ago. She said the homeowners are really pushing to move this forward, which is why it was on this agenda.

Nathaniel Lowell asked how long has the homeowners been waiting for?

Tracy MacDonald said that they have been waiting for about 8 years.

Lee Saperstein just wanted to confirm that the strip that they are talking about is under what is shown as the driveway on the GIS?

Tracy MacDonald showed Lee Saperstein where the parcel is and said that the plan has been approved by the Land Court and the order has also been approved. She said that Town Counsel has the order and will deliver it to her to record, and hopefully get on the Select Board agenda at the end of August.

Some discussion followed.

John Brescher said that the position of the Committee has been that, if the Town entered into a bidding contract with the homeowner, they have to honor it. He said that he understands that prices would be different now but, both parties operated in good faith. The Land Court took longer than it should have, so the Committee should honor the price that the Town had offered.

Lee Saperstein made a MOTION to move conveyance of the parcel A to the owners of 52 Pochick Street. Nathaniel Lowell seconded this motion.

ROLL CALL of those participating:

1. Lee W. Saperstein Aye
2. Nathaniel Lowell Aye
3. John Brescher Aye

V. TAKING MATTERS

- (a) Discuss and review whether REAC is willing to provide guidance and recommendations on valuations and donations for easement takings for municipal purposes and how or what procedures should be used for the process.**

They skipped this item to the end of the meeting.

VI. Review, discussion and comment on procedural form for private citizen and yard sale parcels. Order of events, requirements, and timelines.

Mike Burns presented on easement valuation for the Tom Nevers Path Project. He outlined the need

for permanent and temporary easements totaling 22,000 square feet. Mike Burns suggested appraised values rather than assessed values to ensure accurate budgeting for the project.

The committee discussed the process of securing easement donations and compensating landowners. Members recognized that permanent easements could enhance property values by providing access to the path. They agreed to continue exploring this matter and deferred formal recommendations until the full committee could review the issue.

VII. Other Business (For topics not reasonably anticipated 48-hrs in advance of the meeting)

No other business

V. TAKING MATTERS

(b) Discuss and review whether REAC is willing to provide guidance and recommendations on valuations and donations for easement takings for municipal purposes and how or what procedures should be used for the process.

Tracy MacDonald then introduced a draft checklist for citizen takings and yard sales. The checklist aimed to streamline processes and improve coordination among town departments. MacDonald proposed adding case numbers and budget codes to enhance clarity.

Committee members offered suggestions, including providing estimated costs for each step of the process and making the checklist publicly accessible online. The draft was recognized as a significant step forward, and members commended MacDonald's efforts.

VI. Adjournment

Lee Saperstein made a MOTION to adjourn the meeting. Nathaniel Lowell seconded the motion.

All three members unanimously approved the motion present.

Meeting adjourned at 2:50Pm.