

NANTUCKET REAL ESTATE ASSESSMENT COMMITTEE

~~ MEETING MINUTES ~~

MONDAY, August 19, 2024.

Remote Meeting via Zoom– 2:00PM

Members: John Brescher, Chair, Thomas Barada, Nathaniel Lowell, Lee Saperstein

ATTENDING MEMBERS: John Brescher, Thomas Barada, Nathaniel Lowell, Lee Saperstein

STAFF IN ATTENDANCE: Tracy MacDonald (Real Estate Specialist), Ellis Ramos (Housing and Real Estate Office Manager)

SPEAKERS IN ATTENDANCE:

I. CALL TO ORDER

John Brescher called the meeting to order at 2:03pm.

II. APPROVAL OF THE AGENDA

Nathaniel Lowell made a MOTION to approve the agenda as written. Lee Saperstein seconded the motion.

Votes by roll call of those participating

1. Nathaniel Lowell – Aye
2. Lee Saperstein – Aye
3. Thomas Barada – Aye
4. John Brescher – Aye

III. APPROVAL OF MINUTES FROM JUNE 10 AND JULY 15, 2024, MEETING

The meeting minutes were not ready to be voted on. This item has been held for the next meeting.

IV. ELECT CHAIRPERSON

Nathaniel Lowell made a MOTION to nominate John Brescher as the Chair and Lee Saperstein as the Vice-Chair of the Real Estate Assessment Committee. Thomas Barada seconded the motion

Votes by roll call of those participating

1. Nathaniel Lowell – Aye
2. Lee Saperstein – Aye
3. Thomas Barada – Aye
4. John Brescher – Aye

V. PUBLIC COMMENT

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VI. REAL ESTATE MATTERS

- VII. Review application to Town for approved private citizen Article 102 at the 2015 Annual Town Meeting for the taking of the unconstructed way, known as John Adams Way and shown as Parcels A-F on Plan 2024-18 recorded at the Nantucket Registry of Deeds, a portion of which is registered land. A Portion of the way has been previously taken and conveyed by Plan 2016-40, Order of Taking Document No. 152093. Need to discuss recommendation of reserving pedestrian easement for current abutter.**

Tracy MacDonald said that Patricia Halstead submitted a plan on behalf of her clients regarding the taking of what was formerly known as John Adams paper street. Tracy MacDonald noted that she had previously reviewed this matter in conjunction with a phone call from a neighbor who has been using a footpath in the area. The footpath is somewhat difficult to identify in aerial images but is still visible.

Tracy MacDonald sought clarification on the status of the property, confirming that another neighbor had previously taken a portion of the land, which has already been conveyed and finalized. The current request pertains to the remaining portion of John Adams paper street. She noted that some of the beneficiaries of the land are under Land Court jurisdiction, while others are not. She said that she brought this matter to the committee's attention to proactively address any potential issues before submitting a petition to the Select Board for the taking.

The committee discussed concerns over pedestrian access and private property boundaries. It was noted that one neighbor was concerned about continued access to a footpath leading to Sherburne Turnpike and Steps Beach. After discussion, the committee agreed that access could not be preserved through a public taking, as the land had already been conveyed to private owners.

Nathaniel Lowell made a MOTION to recommend proceeding with the taking of John Adams paper street. Thomas Barada seconded the motion.

Votes by roll call of those participating

1. Nathaniel Lowell – Aye
2. Lee Saperstein – Aye
3. Thomas Barada – Aye
4. John Brescher – Aye

- VIII. Discuss Amendments to Yard Sale Procedure Form. Add real estate tax requirements for both beneficiary and checking parcels. Also need a link between execution of plan at Planning Board and delivery to the Town. Discuss whether this could be a formal request by applicant (i.e. they pick up the plan from Planning and deliver to Town with a request for Select Board signature).**

Tracy MacDonald presented an updated version of the yard sale checklist to the Committee. The committee discussed the ongoing backlog of unprocessed parcels and concerns about taking on

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additional sales while outstanding cases remain unresolved. They also discussed the need for better tracking of parcels, pricing information, and assignment of prior RFP agreements was discussed. The committee agreed that further review of the finalized form would be needed before implementation.

IX. Discussion of new Act to modernize the administration of registered land under chapter 185 of the General Laws, which allows a more streamlined process of deregistration of registered land. Discuss how this can help the yard sale process and possible implications. How could this integrate into the process above?

The committee discussed recent legislative changes permitting property owners to deregister land from the Land Court system. This new process could have significant implications for town real estate transactions, particularly concerning paper streets and town takings. During the discussion, it was noted that registered land is certified by the Land Court, which eliminates adverse possession claims and resolves boundary uncertainties. While the deregistration process may help streamline transactions, its long-term effects remain uncertain. The committee also acknowledged that the town may need to collaborate closely with property owners pursuing deregistration, especially in cases involving land takings.

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

Tracy MacDonald provided updates on ongoing Town real estate projects, including takings for the bike path and road improvements. The discussion also covered tax-title properties and unresolved ownership issues.

XI. Adjournment

Nathaniel Lowell made a MOTION to adjourn the meeting. Thomas Barada seconded the motion.
Votes by roll call of those participating

1. Nathaniel Lowell – Aye
2. Lee Saperstein – Aye
3. Thomas Barada – Aye
4. John Brescher – Aye

The meeting was adjourned at 3pm.