



MEETING POSTING

TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

RECEIVED

2024 DEC 05 AM 09:12
NANTUCKET TOWN CLERK
Posting Number:T 1136

Committee/Board/s | REAL ESTATE ASSESSMENT COMMITTEE

Day, Date, and Time | DECEMBER 9, 2024, 2:00 PM

Location / Address |
□ 131 Pleasant Street, Trailer Room A
□ **REMOTE PARTICIPATION VIA ZOOM (See Below)**

Signature of Chair or Authorized Person | Tracy MacDonald, Real Estate Specialist

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

AGENDA DECEMBER 9, 2024

JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/87023415826?pwd=VqzVkAbouZjboehH0NufiSN50pEAuX.1>

- I. CALL TO ORDER
- II. APPROVAL OF THE AGENDA
- III. APPROVAL OF MINUTES FROM JULY and AUGUST MEETINGS
- IV. PUBLIC COMMENT
- V. REAL ESTATE MATTERS

- (a) Review and recommend approval of conveyance of Town-owned Yard Sale Parcels A-F known as Folger Road on Plan 2021-68 pursuant to positive vote on Article 103 of the 2015 Annual Town Meeting and owned by the Town by virtue of Order of Taking dated September 21, 2022 and recorded in Book 1912, Page 192 as follows:

Parcel A: containing 1,693± square feet for a price factor of \$8.40/s.f. \$14,221.20 to STEVEN L. COHEN as TRUSTEE of the **18 SHERBURNE TURNPIKE NOMINEE TRUST**, u/d/t dated September 30, 2021 and recorded at Book 1852, Page 96 to be combined with Lot 3 on Plan 2021-44 owned by virtue of a Deed dated August 19, 2020, and recorded in Book 1852, Page 94;

Parcel B: containing 1,373± square feet for a price factor of \$8.40/s.f. \$11,533.20 to STEVEN L. COHEN as TRUSTEE of the **2 FOLGER ROAD NOMINEE TRUST**, u/d/t dated February 28, 2023 and recorded in Book 1930, Page 239 to be combined with Lot 2 on Plan 2021-44 owned by virtue of a Deed dated February 28, 2023 and recorded in Book 1930, Page 242;

Parcel C: containing 708± square feet for a price factor of \$5.50/s.f. \$3,894.00 to **4 HAMBLIN ASSOCIATES, LLC**, a Delaware limited liability company to be combined with Lot 1 on Plan 2021-44 owned by virtue of a Deed dated September 28, 2021 and recorded in Book 1852, Page 92;

Parcel D: containing 1,216± square feet for a price factor of \$8.40/s.f. \$10,214.40 to **RHACK, LLC**, a Massachusetts limited liability company to be combined with Lot 1 on Plan 2020-31 owned by virtue of a Deed dated August 19, 2020, and recorded with said Registry of Deeds in Book 1760, Page 203; subject to a non-exclusive Driveway and Utility Easement for the benefit of One Folger Road LLC owner of Lot 2 on Plan 2020-31.

Parcel E: containing 1,285± square feet for a price factor of \$8.40/s.f. \$10,710.00 to **ONE FOLGER ROAD LLC**, a Massachusetts limited liability company to be combined with Lot 2 on Plan 2020-1 owned by virtue of a Deed dated January 29, 2021 and recorded with said Registry of Deeds in Book 1800, Page 175; and benefited by a non-exclusive Driveway and Utility Easement over Parcel D on Plan 2021-68.

Parcel F: containing 1,350± square feet for a price factor of \$8.40/s.f. \$11,340.00 to BRENDAN P. JOHNSON, as TRUSTEE of the **TWO HAMBLIN ROAD NOMINEE TRUST**, u/d/t dated June 24, 2015, and recorded at Book 1490, Page 202 to be combined with Lot 11 on Plan Book 14, Page 40 owned by virtue of a Deed dated June 24, 2015, and recorded with said Registry of Deeds in Book 1490, Page 209

- (b) Review and recommendation of the following plans executed by the Planning Board and proposed for signature by the Select Board:

1. Bank Avenue: Parcels A-C being an unconstructed "way" shown on Land Court Plans 8718-A and 14733-A.

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