

NANTUCKET REAL ESTATE ASSESSMENT COMMITTEE (“REAC”)

~~ MEETING MINUTES ~~

MONDAY, February 10, 2025.

Remote Meeting via Zoom– 2:00PM

Members: John Brescher, Thomas Barada, Nathaniel (“Nat”) Lowell, Lee Saperstein and Jesse Bell

Attending Members: John Brescher, Thomas Barada, Nat Lowell, Lee Saperstein, Jesse Bell

Staff in attendance: Tracy MacDonald (Real Estate Specialist), Ellis Ramos (Housing and Real Estate Office Manager)

Speakers in attendance: Arthur I. Reade, Jr., Esq.

I. CALL TO ORDER

John Brescher called the meeting to order at 2:02PM.

II. APPROVAL OF THE AGENDA

Nat Lowell made a MOTION to approve the agenda as presented. Lee Saperstein seconded the motion.

Votes by roll call of those participating

1. Nat Lowell – Aye
2. Lee Saperstein – Aye
3. Jesse Bell – Aye
4. Thomas Barada – Aye
5. John Brescher – Aye

III. APPROVAL OF MINUTES FROM JULY 15, 2024, AND AUGUST 19TH, 2024, MEETINGS

Nat Lowell made a MOTION to approve the meeting minutes from July 15th and August 19th of 2024. Thomas Barada seconded the motion.

Votes by roll call of those participating

1. Nat Lowell – Aye
2. Lee Saperstein – Aye
3. Jesse Bell – abstained
4. Thomas Barada – Aye
5. John Brescher – Aye

REAC Meeting on February 10, 2025

IV. ELECT A CHAIRPERSON

Nat Lowell nominated John Brescher as the Chairperson for the Real Estate Assessment Committee. Lee Saperstein seconded the motion.

Votes by roll call of those participating

1. Nat Lowell – Aye
2. Lee Saperstein – Aye
3. Jesse Bell – Aye
4. Thomas Barada – Aye
5. John Brescher – Aye

John Brescher was elected Chairperson of the REAC unanimously.

V. ANNOUNCEMENTS

New Real Estate Specialist II and 8 Real Estate Warrant Articles

Tracy MacDonald announced the hiring of Bob Bystrowski as a Real Estate Specialist #2, effective February 18, 2025. She said that Mr. Bystrowski, is a retired attorney from Hartford, Connecticut, and he will assist with project-based tasks, including the town's yard sale program.

Tracy MacDonald also noted that eight Real Estate articles would be on the town warrant for the 2025 Annual Town Meeting, including a notable cleanup article for Tom Nevers Road.

VI. PUBLIC COMMENTS

No public comments at this meeting.

VII. REAL ESTATE MATTERS

Review and recommendation of Request for Select Board Permission for 3 Masaquet LLC conveyance of Lot 2 on Plan 2024-40 separately from Lot 1 on that plan, subject to the condition that the conveyance of Lot 2 will be made to the owner of 7 Masaquet and that an instrument shall be recorded forthwith upon such conveyance, merging Lot 2 on Plan 202440 with Lot 2 on Plan 2013-36 and Parcel B on Plan 2018-56 as a single lot.

Arthur Reade presented a proposal regarding the subdivision of 3 Masaquet Avenue, explaining the creation of two lots: an 80,001-square-foot buildable lot and a 48,627 square-foot lot to be merged with the adjacent property at 7 Masaquet Avenue. He highlighted that the subdivision maintained the existing number of buildable lots and required Select Board approval due to yard sale deed restrictions.

Board members discussed the need for a perimeter plan for clarity and potential benefits of such documentation.

Arthur Reade clarified the intentions behind the subdivision and addressed questions regarding access, lot sizes, and zoning compliance.

Thomas Barada made a MOTION to approve recommending the Select Board's consent to the conveyance and merger. Nat Lowell seconded the motion.

Votes by roll call of those participating

1. Nat Lowell – Aye
2. Lee Saperstein – Aye
3. Jesse Bell – Aye
4. Thomas Barada – Aye
5. John Brescher – Aye

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

No other business for this meeting.

VIII. ADJOURNMENT

Lee Saperstein made a MOTION to adjourn the meeting. Thomas Barada seconded the motion.

Votes by roll call of those participating

1. Nat Lowell – Aye
2. Lee Saperstein – Aye
3. Jesse Bell – Aye
4. Thomas Barada – Aye
5. John Brescher – Aye

The meeting was adjourned at 2:30pm.