

REAL ESTATE ASSESSMENT COMMITTEE (“REAC”)

Meeting of June 16, 2025, at 2:03 pm

PLEASANT STREET, TRAILER ROOM A

MINUTES

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

Attending Members: John Brescher (Chair), Lee Saperstein, Jesse Bell

Staff in attendance: Tracy MacDonald (Real Estate Specialist), Robert Bystrowski (Real Estate Specialist), Tom Broadus (Town Intern)

Speakers in attendance: Attorney Jessie Brescher, Gregory Maskell, President, Center Place Homeowners Association

I. CALL TO ORDER

John Brescher called the meeting to order at 2:10 pm, Tracy MacDonald started to record the meeting, and Mr. Brescher read the requirements of a hybrid public meeting. The meeting can be viewed at [Real Estate Assessment Committee - 6/16/2025](#). John Brescher recused himself after reading the requirements of the hybrid public meeting.

II. APPROVAL OF AGENDA

Votes by roll call of those participating

Lee Saperstein – Aye

Jessie Bell – Aye

III. PUBLIC COMMENT

There were no public comments at this meeting.

IV. REAL ESTATE MATTERS

(a) REVIEW OF PRESENTATION FOR COUNTY COMMISSION

The committee heard a presentation from Attorney Jessie Brescher speaking on behalf of the Centerplace Homeowners Association a neighborhood located off Old South Road and commonly known as “Egan Lane”. Attorney Brescher explained that the developers of the subdivision in the early 90’s divided the lots creatively with each lot owning a sliver of the layout with easement for right of way. The homeowners’ association has been working with the Planning and Land Use Department (“PLUS”) for 20 years for a resolution. The outcome is a proposal for the County Commissioners to take easements over the portions of the way and voluntary conveyance of each portion of the road layout in fee to the Homeowners’ Association

would be subject the easement taking. Thereafter, the HOA would own the road in fee (like a traditional subdivision) and would continue to be responsible for maintaining the roadway. This objective would result in the road becoming legal frontage rather than all the lots in the subdivision using Old South Road as the frontage.

Lee Saperstein encouraged Jessie Brescher to be prepared to answer questions about zoning and whether lots can be subdivided or not.

Jessie Bell echoed Lee Saperstein's encouragement and predicted that there would be questions as to what the ultimate impact of this would be beyond simply cleaning up the subdivision of the property.

Attorney Brescher briefly explained the subdivision potential with the new frontage and maintaining existing use. The proposal includes an agreement for subdivision control and certain future zoning changes that the Association will continue to work with PLUS on.

Tracy MacDonald explained that these owners all have a legal address on Old South Road (not Egan Lane). Jessie also indicated there will be no cost to the County and the owners have agreed to waive damages, pay for Town/County attorney fees and will continue to be obligated for future road maintenance as they have done through their Association in the past.

Jessie Brescher asked for clarification on the road layout and Attorney Brescher explained that the road already exists and will remain in its current configuration. The taking will confirm and ratify the layout as a clear and defined easement rather than individual grants in each title.

Attorney Brescher then reviewed the easements defined on the plan with further explanation.

Jesse Bell asked how many lots would have frontage for subdivision and Attorney Brescher said the Hinsdale lots have frontage currently on Hinsdale and have already subdivided. There are 10 remaining that could subdivide from this newly created frontage.

Lee Saperstein moved the MOTION to recommend the presentation of the plan to the County Commissioners at a future meeting. Jessie Bell seconded the motion.

Votes by roll call of those participating

Lee Saperstein – Aye

Jessie Bell – Aye

V. INTRODUCTION OF THE REAL ESTATE DIVISION SUMMER INTERNS AND THEIR WORK ON THE YARD SALE PROJECT

Lee Saperstein and Jessie Bell agreed to postpone the presentation until July. However, Tracy MacDonald provided scope and objectives for the yard sale program management and how the database will be used to sort and track the program.

VI. OTHER BUSINESS

There was no other business discussed in the meeting.

VII. ADJOURNMENT

Lee Saperstein moved the Motion to adjourn the meeting. Jessie Bell seconded the motion.

Votes by roll call of those participating

1. Lee Saperstein – Aye
2. Jessie Bell - Aye

The meeting was adjourned at 2:48pm.