

**REAL ESTATE ASSESSMENT COMMITTEE (“REAC”)**

**Meeting of February 13, 2026, at 2:00 pm**

**PLEASANT STREET, TRAILER ROOM A**

**MINUTES**

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

**Attending Members:** John Brescher, Lee Saperstein, and Nat Lowell

**Staff in attendance:** Tracy MacDonald (Real Estate Specialist); and Robert (“Bob”) Bystrowski

**Speakers in attendance:** William Kryder, Esq.

**I. CALL TO ORDER**

John Brescher called the meeting to order at 2:25 pm, Tracy MacDonald started to record the meeting, and Mr. Brescher read the requirements of a public meeting. The meeting can be viewed at [Real Estate Assessment Committee - 2/13/2026](#)

**II. APPROVAL OF AGENDA**

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

**Vote by roll call of those participating.**

Nat Lowell - Aye  
Lee Saperstein - Aye  
John Brescher – Aye

**III. PUBLIC COMMENT**

There were no public comments

**IV. REAL ESTATE MATTERS**

- (a) Review and recommend conveyance of Town-owned Yard Sale Parcel known as Parcel B, unconstructed portion of Nobadeer Avenue between Myles Standish Street and Uncatena, containing 2,000± square feet on a plan of land entitled “Plan to Acquire Land for General Municipal Purposes, Nobadeer Avenue, Nantucket, Mass”., dated January 30, 2017 and recorded with Nantucket County Registry of Deeds as Plan No. 2017-12, authorized by a Vote on Article 77 of 2010 Annual Town Meeting proposed to be conveyed by the Town to the abutter at 25 Nobadeer Avenue, Lot 1 on Plan 2025-40 owned by Seven Dials Nantucket LLC by virtue of a Deed recorded in Book 2040, Page 304 and review and recommend price factor of \$2.70 sq ft for a total purchase price of \$5,400.00.

**Tracy MacDonald** explained the request and reviewed the plans and supporting documents with the committee.

**John Brescher** asked where they are taking the frontage from and **Tracy MacDonald** replied that she had confirmed that existing frontage is on Myles Standish and the new owners intend to keep frontage on Myles Standish. John further acknowledged appropriate as to not create a non-conformity since this section of Nobadeer Ave was unconstructed. Tracy further explained that the narrow section of the lot was created to allow for existing utilities located in that section.

Motion to recommend conveyance with a total price of \$5,400.00 made by Nat Lowell and seconded by Lee Saperstein

**Votes by roll call of those participating.**

Nat Lowell - Aye

Lee Saperstein - Aye

John Brescher – Aye

- (b) Review/discussion and recommendation for Real Estate Office to issue a Request for Proposals for Lot G on Plan 2016-47 acquired by the Town of Nantucket by Order of Taking recorded in Book 1546, Page 50. Lot G is a 7,000± sq. ft. lot with a price factor of \$2.10 per sq. ft.

**Tracy MacDonald** presented the request and explained that the abutter to the yard sale Parcel G has declined to acquire it and that abutters would be interested in acquiring. After discussion with Town Counsel, it was suggested a Request for Proposals (RFP) would be an appropriate way to handle it fairly.

**John Brescher** noted that it appears the 8 Masaquet and 129 Surfside appear to be most logical beneficiaries and is there a possibility of subdividing the yard sale parcel into 2 parcels. Tracy responded that she was not sure if the Town would be willing to invest the cost to subdivide the existing parcel.

**Lee Saperstein** asked for clarification of the surrounding parcels and Tracy explained that each of the other parcels has been acquired by the direct abutter and therefore would have the potential to acquire this parcel.

**Nat Lowell** asked for clarification on zoning district which was identified as LUG1 and on subdivision and being mindful of the yard sale parcel use resulting in more than just ground cover.

**Lee Saperstein** said there is a restriction prohibiting subdivision without Select Board approval.

**John Brescher** explained that his concern is creating a non-conformity and that he would rather see Lot G divided into 2 separate parcels because otherwise it has the potential to create regularity factor issues.

Nat Lowell asked why the owner of 133 Surfside would not purchase the parcel and Tracy explained that she declined and that she had been contacted. There was discussion surrounding the consequences.

John Brescher suggested that if it does move forward that an RFP should be written in a way that does not create potential non-conformities. Nat Lowell and Lee Saperstein suggested that the Town just hold it.

After some debate, Lee Saperstein made a motion to recommended that the Committee defer the matter until a formal response was obtained from the owner of 133 Surfside Road and that an estimate is obtained for the cost of subdividing Parcel G into two parcels for the Committee to re-evaluate at a future meeting. Nat Lowell seconded the motion.

**Votes by roll call of those participating.**

Lee Saperstein - Aye  
Nat Lowell - Aye  
John Brescher - Aye

**V. OTHER BUSINESS**

There was no other business discussed.

**VI. ADJOURNMENT**

Nat Lowell made a Motion to adjourn the meeting. Lee Saperstein seconded the motion.

**Votes by roll call of those participating.**

Nat Lowell - Aye  
Lee Saperstein - Aye  
John Brescher - Aye

The meeting was adjourned at 2:58 pm.