

REAL ESTATE ASSESSMENT COMMITTEE

COMMITTEE MEMBERS: John Brescher (Chair), Rhoda Weinman (Vice Chair), Penny Dey (Secretary), Thomas Barada, Lee Saperstein

MINUTES

Wednesday, January 13, 2021

Remote Meeting *via* Zoom – 2:00pm

Purpose: Regular Meeting:

ATTENDING COMMITTEE MEMBERS: John Brescher; Rhoda Weinman; Penny Dey; Lee Saperstein; Thomas Barada

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

PUBLIC PRESENT: Denise Goldsmith; Doug Carlson

1. Call to Order

John Brescher called the meeting to order at 2:07 pm

John Brescher announced that this Open Meeting of the Real Estate Assessment Committee (“REAC”) is being conducted remotely via Zoom, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the “COVID-19 Virus.”

John Brescher declared a quorum was present.

2. Approval of the Agenda

The **MOTION** was made by Rhoda Weinman and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE** the Agenda for January 13, 2021.

ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

Agenda adopted by **UNANIMOUS** consent.

3. Public Comment

NONE

4. Approval of Minutes of:

- December 2, 2020

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE the minutes, as amended**, for December 2, 2020.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Thomas Barada Aye
3. John Brescher Aye
- Rhoda Weinman **ABSTAIN**^{not present 12/2/2020}
- Lee Saperstein **ABSTAIN**^{not present 12/2/2020}

Amended Minutes adopted by **UNANIMOUS** vote.

5. **ORDERS OF TAKING – Town**

- a) **GOLDSMITH** – 1 White St. – Easement Areas in portions of Maclean and Wannacomet St.s on Exhibit Plan – Order of Taking of Easements (authorized by Art. 100 at 2011 ATM & Art. 83 at 2012 ATM)

Eleanor Antonietti explains the history and background of the taking. This is a typical ‘Ghost Street’ situation like those REAC has seen before.

John Brescher asks how many more of these need to be done.

Eleanor Antonietti not certain but we have made progress since the Town Meeting approvals. Believes we are well over 1/2 way through the authorized takings.

Denise Goldsmith thanks the Board.

NO CONCERNS.

The **MOTION** was made by Rhoda Weinman and seconded by Penny Dey that the REAC hereby votes to **APPROVE the taking of Easement Areas** in portions of Maclean and Wannacomet St.s located within the bounds of 1 White Street as presented by Staff.

ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

The **MOTION** carried **UNANIMOUSLY**.

6. **CONVEYANCES**

- a) **RAMOS FAMILY REALTY TRUST** – 24 South Shore Road – Quaril *s/k/a* Quail Ave. & Hancock St. – Parcels 1 & 4 on 2020-57 (4,400 SF)– (authorized by Art. 97 at 2014 ATM) **\$2/SF** ^{Gullicksen}

Eleanor Antonietti explains the history and background of the 7 paper road parcels and the 2014 Town Meeting article that authorizes the disposition. The Taking was approved by REAC and the Select Board in December 2020.

NO CONCERNS

The **MOTION** was made by Penny Dey and seconded by Rhoda Weinman that the REAC hereby votes to **APPROVE** the conveyance of Parcels 1 & 4 (4,400 SF) portion of Quaril *s/k/a* Quail Ave. & Hancock St. on Plan No. 2020-57 to the owners of 24 South Shore Road for \$2/SF (\$8,800), authorized by Article 97 of the 2014 Town Meeting, as presented by Staff. ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

The MOTION carried UNANIMOUSLY.

- b) NANTUCKET HOMES FOR PEOPLE, INC. –28 South Shore Rd. – Quaril *s/k/a* Quail Ave. & Hancock St.– Parcels 2, 3, & 5 on Plan No. 2020-57 (4,400 SF)– (authorized by Art. 97 at 2014 ATM) **\$2/SF** ^{Megna}

The **MOTION** was made by Rhoda Weinman and seconded by Lee Saperstein that the REAC hereby votes to **APPROVE** the conveyance of Parcels 2, 3, & 5 (4,400 SF) portion of Quaril *s/k/a* Quail Ave. & Hancock St. on Plan No. 2020-57 to the owners of 28 South Shore Road for \$2/SF (\$8,800), authorized by Article 97 of the 2014 Town Meeting, as presented by Staff. ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Penny Dey Aye
3. Lee Saperstein Aye
4. Thomas Barada Aye
5. John Brescher Aye

The MOTION carried UNANIMOUSLY.

- c) LOWELL & RYDER – 4 Blueberry Lane & 4R Blueberry Lane –Hancock St.– Parcels 6-7 on Plan No. 2020-57 (800 SF)– (authorized by Art. 97 at 2014 ATM) **\$2/SF** ^{Brescher}

John Brescher discloses that his office has represented Nat Lowell in the past. He recuses.

Penny Dey recuses.

Rhoda Weinman discloses that she has done some work for Mr. Lowell in the past, but he is not a regular client.

John Brescher appoints Rhoda Weinman to be Chair *pro tem* due to this conflict.

The **MOTION** was made by Lee Saperstein and seconded by Thomas Barada that the REAC hereby votes to **APPROVE** the conveyance of Parcels 6 & 7 (800 SF) portion of Hancock St. on Plan No. 2020-57 to the owners of 4 Blueberry Lane and 4R Blueberry Lane for \$2/SF (\$1,600), authorized by Article 97 of the 2014 Town Meeting, as presented by Staff.

ROLL CALL of those participating:

1. Rhoda Weinman Aye
2. Lee Saperstein Aye
3. Thomas Barada Aye

The MOTION carried UNANIMOUSLY.

7. Other Business

Eleanor Antonietti is working on the Tracking Spread sheet which requires substantial research at the Registry of Deeds. There is limited time allowance as they require reservation of no more than 1 hour per day. She hopes to have the sheet fully populated from 2015 to present by the end of February.

8. Date and time of next meeting

The next remote participation REAL ESTATE ASSESSMENT COMMITTEE meeting will be held on Wednesday, **February 3, 2021, at 2pm** via Zoom, contingent upon availability of Zoom room.

9. Adjournment

M/S/A Rhoda Weinman Thomas Barada
Meeting Adjourned at 2.26p.m.

Submitted by: Eleanor W. Antonietti

Approved