



Real Estate Assessment
Committee 16 Broad Street,
Conference Room Nantucket, MA

>>>MINUTES<<<

Wednesday, February 15, 2017 -
2:02 PM

Present Committee Members:

John Brescher
Thomas Barada
Rhoda Weinman
Neil Marttila
Lee Saperstein

Present: Planning Director Andrew Vorce; Richmond Great Point Development, LLC Director of Community Relations Patricia Roggeveen

1. Chairman Weinman called the meeting to order at 2:02 PM in the 16 Broad Street, Conference Room.

2. Approval of Minutes: Chairman Weinman noted that attached to the minutes is a memorandum that was sent to the Board of Selectmen and the Finance Committee relative to the Committee's recommendation on the Citizen's Warrant Articles that the Committee made recommendations on. The Board members reviewed the minutes with the attachment and a motion was made and seconded to approve the minutes.

3. Consent Items (previously voted on dispositions):

- I. Parcel B, Plan No. 2016-61 -21 Woodbine, LLC
- II. Parcel A, Plan No. 2016-61 -Gibson
- III. Lot E-1, Order of Taking Book 1570, Page 17 -NOR Surfside, LLC
- IV. Lot E-2, Order of Taking Book 1570, Page 17 -Connolly Investment Realty Trust III
- V. Lot E-3, Order of Taking Book 1570, Page 17 -Connolly
- VI. Lot E-4, Order of Taking Book 1570, Page 17 -Connolly
- VI. Lot E-5, Order of Taking Book 1570, Page 17 -Benson
- VIII. Parcels I & 2, Plan No. 2015-09 -Downey
- IX. Parcel A I, Plan No. 2016-94 -Pierson
- X. Parcel A2, Plan No. 2016-94 -Powell
- XI. Parcel 4, Plan No. 2016-93 -Toce

Note: A memorandum was previously sent to the BOS with the Committee's recommendation on the above items.

4. Dispositions:

I. Parcels D 1 & 02, Plan No. 20 16-1 12 -62 Walsh, LLC Mr. Brescher recused himself from this matter. Chairman Weinman noted that the total price per square footage is \$3.645; \$1.5 per square foot due to water view and \$2.43 per square foot due to the neighborhood factor ($\$1.5 \times \$2.43 = \$3.645$) for 1,377 square feet. After consulting with Assessor regarding the exact square footage, the Committee voted and recommended approval in the amount of \$5,019.

II. Easement Area, Order of Taking Book 1576, Page 33. The Committee voted to recommend approval. Note: There is no fee for an Easement.

III. Parcels G & I, Plan No. 2013-52 –Mann Mr. Brescher recused himself from this matter. By unanimous consensus, the Committee members voted to continue this matter to the February 21st meeting since it was noticed incorrectly.

IV. E1 & E2, Order of Taking Book 1565, Page 20 Mr. Brescher recused himself from this matter. By unanimous consensus, the Committee members decided to continue this matter to the February 21st meeting since it, too, was noticed incorrectly.

5. Other Business:

In regards to negotiations between the Board of Selectmen and the Nantucket Land Bank, Planning Director asked whether the Committee felt we should weigh in on these discussions. The Committee members agreed that REAC should not take part in any recommendations or discussions between the Board of Selectmen and the Nantucket Land Bank.

6. Update from Ms. Roggeveen, re: Mayflower/Daffodil Warrant Articles

Ms. Roggeveen, representing Richmond Great Point Development LLC reviewed Articles 97 and 98 and answered questions from the Committee members. There was unanimous consent among the Committee members to move a positive recommendation for the Real Estate acquisition and Real Estate conveyance of roadway stubs and cul-de-sac bulbs of Mayflower Circle and Daffodil Lane to Richmond Great Point Development LLC to facilitate the timely development of the Sandpiper Place II (North) workforce homeownership development project. There was discussion about specific things that had to occur before ATM regarding this situation, but nothing that the Committee should be involved in.

7. Date and Time of Next Meeting

Tuesday, February 21, at 2:00 PM.

8. Adjournment

A motion was made and seconded to adjourn the meeting at 3:07 PM.

TO: BOARD OF SELECTMEN
FROM: Real Estate Assessment Committee
DATE: January 19, 2017



The Real Estate Assessment Committee (REAC) met on January 12, 2017, and discussed the Dispositions and Takings per the attached agenda. We also discussed the Citizen's Articles, and determined that we would only make recommendations on those articles that were related to takings. Below are our recommendations for the Dispositions and Takings. If you would like our recommendations on the Citizen's Articles, I can prepare that as a separate document. Please advise.

The three takings were discussed, and we voted to recommend approval.

We then reviewed the Dispositions. In accordance with the Assessor's recommendation and our policy of One (\$1) Dollar per square foot if the property does not have a water view or is not waterfront, we voted to approve the Dispositions although five of them were easements with no pricing on them, and two were with a One Big Beach Easement with no pricing. It should be noted that the first four Dispositions on our agenda listed below had already been approved at our December 13, 2016 meeting. See my memo to the BOS dated December 15, 2016 attached.

Parcel A, Plan No. 2014-107 (Herbert)
Parcel C, Plan No. 2014-107 (73 Lovers Lane LLC)
Parcel B, Plan No. 2016-61 (21 Woodbine LLC)
Parcel A, Plan No. 2016-61 (Gibson)

The next five Dispositions on our agenda were easements thus no pricing on them. They are as follows:

Lot E-1, Order of Taking, Book 1570, Page 17 – NOR Surfside, LLC
Lot E-2, Order of Taking, Book 1570, Page 17 – Connolly Investment Realty Trust III
Lot E-3, Order of Taking, Book 1570, Page 17 “
Lot E-4, Order of Taking, Book 1570, Page 17 “
Lot E-5, Order of Taking, Book 1570, Page 17 Benson

The next two Dispositions that follow will be granting a One Big Beach Easement thus no pricing on them. They are as follows:

Parcel A1, Plan No. 2016-94, Pierson
Parcel A2, Plan No. 2016-94, Powell

The last two Dispositions are Parcel 4, Plan No. 2016-93 – Toce and

Parcels 1 & 2, Plan No. 2015-09 – Downey. Both are \$1/square foot.