

REAL ESTATE ASSESSMENT COMMITTEE

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

MINUTES

Monday, August 8, 2022

Remote Meeting *via* Zoom – 2:00pm

ATTENDING COMMITTEE MEMBERS: John Brescher; Penny Dey; Lee Saperstein; Thomas Barada (arrived late)

ABSENT: Rhoda Weinman

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist), Hayley Cooke (Housing & Real Estate Office Manager)

PUBLIC PRESENT: NONE.

1. Call to Order

John Brescher calls the meeting to order at 2:04pm & reads participation & open meeting guidelines.

Thomas Barada arrives late.

2. Approval of the Agenda

The **MOTION** was made by Penny Dey and seconded by Thomas Barada that the REAC does hereby vote to **APPROVE** the Agenda.

ROLL CALL of those participating:

- | | | |
|----|----------------|-----|
| 1. | Lee Saperstein | Aye |
| 2. | Penny Dey | Aye |
| 3. | Thomas Barada | Aye |
| 4. | John Brescher | Aye |

The MOTION is carried by a 4-0 Vote.

3. Public Comment

None

4. Approval of Minutes

No minutes to approve

5. REAL ESTATE MATTERS

Penny Dey and John Brescher recuse themselves.

Lee Saperstein takes overs. The Rule of Necessity maintains that the vote falls on the balance of the members.

- Review & approval of Land Court Registered Order, RE: Parcel S, Vernon Street and Parcel V, Waverly St.

Lee Saperstein: We are talking about 51 Weweeder Avenue. It is my understanding that the Town plans to sell the paper roads abutting 51 Weweeder to the owner of 51 Weweeder Ave., which is listed as an LLC. In each case, the parcel extends from the property line to the mid-point of the paper road. The strip is 370 ft. long by 20 ft wide. This relates to both sides. The paper roads have names Waverly St. and Vernon St. Each parcel is 7,400 sq. feet. A sale would require consent from the owner for the proposed price. The owner has consented to \$3/sq. foot. This is greater than the beginning square footage price, because there is a benefit to an easement that gives the property more value. That works out to \$22,200 per parcel.

Thomas Barada: Have these paper streets gone through costal resiliency committee in regard to the rising tides?

Ken Beaugrand: I talked to Vince Murphy, and when I bring the AIS to the Select Board I will include his report in there, saying that he did not see a problem.

The **MOTION** was made by Lee Saperstein and seconded by Thomas Barada that the REAC does hereby vote to recommend to the Select Board to sell each of these lots to the homeowners at \$22,200 each.

ROLL CALL of those participating:

1. Lee Saperstein Aye
2. Thomas Barada Aye

The MOTION carried by a 2-0 vote.

Penny Dey and John Brescher abstain, as they had previously recused themselves.

6. OTHER BUSINESS

John Brescher: I think we should revisit pricing in our next meeting.

Ken Beaugrand: Would you like me to send an email to Rob with this subject?

John Brescher: Yes, I think you should invite Rob. I think our discussion will go beyond Rob. Rob will give us the nuts and bolts of how it is calculated. What should be before us is more of a discussion of – do we take that? Or do we add .50 cents?

Even if we don't change anything, it is worthwhile to have this conversation annually.

Ken Beaugrand: I agree. Because that becomes a policy of REAC, that becomes the base against which other criteria need to be matched.

Thomas Barada: I'd also like to revisit the true cost of the time and effort to do this – the lawyer fees, office staff, etc.

Ken Beaugrand: I'll talk to Vicki about it (lawyer fees) and between John and me we can get it sorted out.

Next Meeting:

Monday, September 12, 2022 at 2pm.

Penny Dey: Are we going to meet in person again anytime soon?

Ken Beaugrand: There are a limited number of Town location to meet, but once we move to our new office, we have a conference room there. We have to coordinate that with Erika.

Lee Saperstein: In my other committees we've done hybrid (in-person and Zoom).

7. Adjourn.

The **MOTION** was made by Thomas Barada and seconded by Penny Dey to adjourn the meeting.

ROLL CALL of those participating:

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

The **MOTION** carried by a 4-0 Vote.

Open Session Meeting ended at 2:26pm.