

Town of Yarmouth

YARMOUTH TOWN CLERK  
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MINUTES OF THE LAND DISPOSITION COMMITTEE MEETING OF  
January 19, 2021

The Yarmouth Land Disposition Committee held a Remote Business Meeting at 2:00 p.m. on Tuesday, January 19, 2021. The meeting was conducted through Zoom videoconferencing.

**Committee Members Present:** Rick Bishop, Robert Lawton, Jim Saben, Christine Marzigliano, Brian Gardiner, Paul Degnan, Tom Baron

**Staff:** Karen Greene, Director of Community Development; Kathy Williams, Town Planner; Ed Senteio, Finance Director; Kyle Pedicini, Economic Development Coordinator

**1. Staff Updates on Land Disposition Process**

Karen Greene, Director of Community Development, updated the committee on the progress the Town had made regarding Land Disposition. It was explained that the Town has compiled a list of acquisition requests the Town has received from interested parties. A process for staff review has been established for these requests, and multiple requests have been vetted through this process. The simplest and most straight-forward request will be presented to the committee at this meeting so committee members can get acclimated on the process before more intricate cases are reviewed.

One of the Town's long-term goals is also to establish an inventory of town-owned land for public posting. A list of town-owned properties currently exists but must be reviewed and cleaned up before it's published. Ed Senteio, Director of Finance, explained that the committee that there are a [list of town-owned foreclosure parcels on the Town's website](#).

The [Town's Land Disposition Policy](#) was reviewed and it was also noted that the Board of Selectmen would have the ultimate approval on disposition request. The committee's charge is to submit recommendations to the Selectmen based on their review of the request and staff comments. The method for disposition was discussed, and it was noted most property would be disposed of through auction or a RFP process.

**2. Establishment of Committee Officers**

**Vote:** On a motion from Tom Baron, seconded by Robert Lawton, the Committee voted to make Rick Bishop chairman of the committee, by a vote of 7-0.

**Vote:** On a motion from Rick Bishop, seconded by Brian Gardiner, the Committee voted to make Jim Saben vice-chairman of the committee, by a vote of 7-0.

**3. Review of Requests for Disposition**

Kyle Pedicini, Economic Development Coordinator, presented three requests for disposition the Town has received and reviewed. It was noted that all three properties were acquired through

On March 9, 2021, on a motion by Robert Lawton, seconded by Christine Marzigliano, the committee voted 5-0 to approve these minutes.

tax foreclosure, meaning that Town Meeting vote would not be necessary to authorize their disposition.

The first request was for 0 Mill Pond Road (Map/Block: 45/59), a .03 acre strip of land located in between two residential properties. The Town received two requests for this property, one from each of the abutting property owners. Staff comments were reviewed and it was noted that no town departments expressed concern with this disposition. The minimum value for the disposition was discussed, and it was decided to recommend using the assessed value for the lot of \$4,000.

**Vote:** On a motion from Jim Saben, seconded by Tom Baron, the Committee voted to recommend the disposition of 0 Mill Pond Road (with a minimum value of \$4,000), by a vote of 7-0.

The second request was for 0 Oak Bluffs Road (Map/Block: 33/235), a .07 acre strip of land located in a residential neighborhood. The town received a request from the abutting property owner for this land in order to enlarge their house. Staff comments were reviewed and it was noted that the Town's DPW recommended that any disposition be conditioned with a permanent drainage easement on the parcel to allow for maintenance/replacement of existing drainage in the area.

**Vote:** On a motion from Jim Saben, seconded by Tom Baron, the Committee voted to recommend the disposition of 0 Oak Bluffs Road (with the permanent drainage easement recommended by the DPW), by a vote of 7-0.

**Vote:** On a motion from Robert Lawton, seconded by Christine Marzigliano, the Committee voted to recommend a minimum price of \$9,700 (the assessed value) for the sale of 0 Mill Pond Road, by a vote of 7-0.

The third request was for lots C10 and C11, town-owned lots abutting 964 Route 6a. It was explained that these lots were taken for tax foreclosure purposes in 1998 but they are mistakenly still being assessed as included in the 964 Route 6a parcel. The new owner of the 964 Route 6a parcel has requested to purchase these two lots from the Town to create one large parcel, as it originally existed before the tax takings. Town staff reviewed the request and did not express any concerns with the disposition. Committee members were in favor of disposition, but were unsure how to establish a minimum price to recommend for the disposition of this parcel.

**Vote:** On a motion from Jim Saben, seconded by Tom Baron, the Committee voted to invite the Town Assessor to their next meeting to discuss the property valuation process, by a vote of 7-0.

#### **4. Upcoming Meeting/Agenda Items**

The next Land Disposition Committee meeting will take place on Tuesday, February 16<sup>th</sup> at 1pm.

The meeting adjourned at 4:00pm