

EDGARTOWN BOARD OF ASSESSORS MEETING 6-5-2017

PRESENT: Alan Gowell, Chairman of the Board; Donna L. Goodale and Laurence A Mercier, members of the Board; Jo-Ann Resendes, Principal Assessor; Ed Pierce, Data Collector/Office Assistant; C. Bonnell, Administrative Assistant; Eric Peters, Attorney ; Janet, Eric, Joanne, Vicki and Tjark Aldeborgh, taxpayers and Mike Hughes (arriving at 3:45) taxpayer.

AGENDA:

Abatement hearings for the Aldeborghs' and Mr. Hughes.

The Chairman brought the meeting to order at 3:00 PM.

Eric Peters presented the Board with his reasoning for abatements for the Aldeborgh's parcels. He felt that the Assessors created another neighborhood, which caused a 151% increase in value. He noted the sales that took place at Herring Creek Farm, which in his opinion are not related to the Aldeborgh's parcels. He noted that the sales have better water views. He felt that the sales reflected the values for the waterfront properties, but were not appropriate for the Aldeborgh's land values. He feels the Board should consider the neighborhood and go back to the old neighborhood. He stated that the Aldeborgh's are not members of the Herring Creek Farm Association and do have regulations with the Board of Health as to numbers of bedrooms. Janet Aldeborgh told the Board the only amenity is the beach access, but that is only a limited access. Mr. Gowell asked members of the Aldeborgh family what they have for bedrooms. Eric noted that the Herring Creek Farm members are allowed six bedrooms.

Eric said that the sales in the neighborhood that the Assessors are using are like comparing apples to oranges. Donna stated that they are the sales on record. Eric stated that they are not comparable because they have better water views etc. Jo-Ann told them that there was a comparable sale at Oyster Watch and there were three large sales at Turkeyland Cove. Jo-Ann said that a sale cannot be thrown out of the sales analysis because someone pays too much. Eric said that there is a big distinction of neighborhoods. Mr. Gowell stated that the Board is working hard to make adjustments. Eric said he feels the sales don't add up to the 151% increase. Donna stated that the Board does get it and will review and consider the Aldeborghs interest and the others.

The Aldeborghs left the meeting at 3:30.

Mike Hughes from Herring Creek Acquisitions arrived at 3:45 for his abatement hearing for three properties. Eric is also representing him. Mr. Hughes stated that he has no beach rights, but can use because he is a descendant. When asked if a new owner would be allowed beach rights, Eric stated that they would probably have to pay money and be accepted. He also felt there may be a restriction as to how many more members can be approved.

The first parcel has recent construction going on next door, which Jo-Ann noted was not started on the assessment date. When finished this property will be right next to the farm. Mr. Gowell asked if someone would pay the assessment for that land. Eric said he would be surprised. The McSwain sale was for two million, which Eric says was more acreage and more usable land. Mr. Gowell stated that we are trying to come up with a value for the amenities.

The second parcel is an interior lot, which Eric stated had the wrong square footage. Jo-Ann said that the land would then be assessed to another parcel. Eric feels the land is assessed 7% too high being an interior lot.

The third lot (44-37) is what is known as the Vincent House. Eric state that this lot is not a member of the Association but the beach right would travel with the property if it sold. Also being an interior lot there is not much that can be done with it.

Eric noted that all the abatement applications were for discussion of the land value only.

After motion made and seconded, the meeting was adjourned at 4:10 PM

Respectfully submitted: