

Town of Yarmouth

YARMOUTH TOWN CLERK

MINUTES OF THE LAND DISPOSITION COMMITTEE MEETING OF
February 16, 2021

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The Yarmouth Land Disposition Committee held a Remote Business Meeting at 1:00 p.m. on Tuesday, February 16, 2021. The meeting was conducted through Zoom videoconferencing.

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

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

1. Discussion with Town Assessor Regarding Valuation of Properties

Andy Machado, Town Assessor, described the process by which the land can assign value to parcels. He explained that parcels can be valued based on their buildability, which would make a small unbuildable lot only worth a few hundred dollars. But parcels could also be valued based on their contributory value to the existing parcel that it would be added to, which would increase the value of the requested parcel.

2. Review of Requests for Disposition

There was discussion as to how to set a minimum value for parcels being requested for disposition going forward.

Vote: On a motion from Jim Saben, seconded by Tom Baron, the Committee voted to set a minimum value for parcels available for disposition based on the town's assessed value for the parcel unless otherwise indicated, by a vote of 6-0.

Assessor Andy Machado pointed out that for a lot of existing tax-foreclosure town properties, the property assessment may be incorrect due to the buildability of the lot. He suggested that his office go through and review the list of tax foreclosed properties and evaluate whether or not their current assessment is correct. The committee agreed to send the tax-foreclosed property list to the Assessing Department so they could review the property assessments.

In regards to the request for town-owned lots C10 and C11, Jim Saben suggested that the Town look at the current value of the parcel that mistakenly includes these lots. He suggested that the Town Assessor subtract the lots from the current parcel to determine the new value of the existing parcel. The difference in values would be a good starting basis for the valuation of lots C10 and C11.

3. Upcoming Meeting/Agenda Items

The next Land Disposition Committee meeting will take place on Tuesday, March 9th at 1pm.

The meeting adjourned at 2:00pm