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April 18, 2014

BY HAND

Chilmark Board of Selectmen
c/o Jennifer Christy, Town Clerk
401 Middle Road
Chilmark, MA 02535



Re: Tax Assessor's Parcels Map 26, Lots 31-2 & 31-3
Notice of Intent to Convert Recreational Land under M.G.L. ch. 61B §9

Dear Jennifer:

I represent Allen B. Flanders, Trustee of Hammett Hill Trust 2, owner of the above-referenced lots located on Flanders Lane, described by deed recorded in Book 609, Page 840. They have an approximate total area of 6.5 acres and are currently subject to recreational land tax liens, evidenced by instruments recorded in Book 650, Pages 458 and 459. Copies of the relevant tax map excerpt, deed and tax liens are enclosed.

This letter serves as notice under M.G.L. ch. 61B §9 of Allen's intent to convert these parcels from recreational to residential use. Allen's nephew, Matthew Flanders, plans to build a house on lot 31-2 which Matt will occupy year-round as his primary residence.

Because these tax liens pose an impediment to Matt's building project, we are asking for the Town's prompt consideration in unwinding them. According to my understanding of the process, the Town has a limited option to purchase these parcels at fair market value. By extrapolating the current assessed values, and based on assessed values of similar abutting properties, the fair market value of each lot is likely around \$1,400,000.00. If the Town elects not to exercise its option, then it shall issue a written notice of non-exercise signed by the Board of Selectmen, notarized and adequate for recording. Allen must also pay applicable roll-back taxes and obtain a recordable certificate from the Assessors stating that these taxes have been paid. Once the notice from the Selectmen and the certificate from the Assessors are recorded, the 61B liens terminate.

Please don't hesitate to let me know if you have any questions or need further information. I look forward to hearing from you.

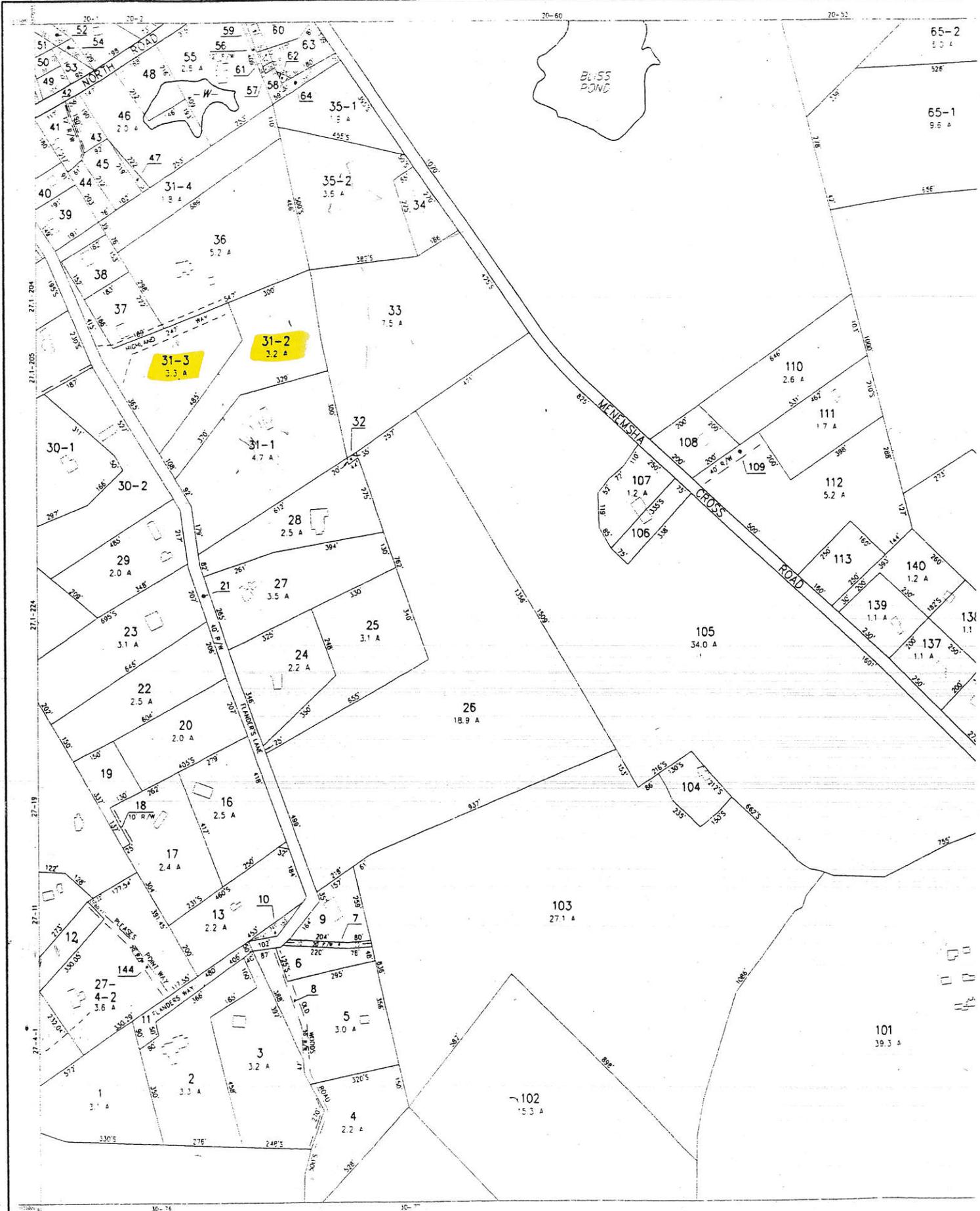
Very truly yours,

Caroline Flanders

Enc.

cc: Pam Bunker, Assistant Assessor
Client

MAP 26



THIS MAP IS FOR ASSESSMENT PURPOSES. THIS IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD 27-ISLAND FEET.

ORIGINAL PROPERTY MAPS WERE PREPARED IN 1980 BY SCHOFIELD BROTHERS, INC. PHOTOGRAPHY DATE: MARCH 1978. BUILDINGS LOCATED FROM 1997 MOESGIS DP14CHPHOTOGRAPHY.

DIGITIZED IN 2001 BY
CARTOGRAPHIC ASSOC. INC.
 PROFESSIONAL GIS CONSULTANTS
 MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT
 11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03567
 (603)444-6768 - 1-800-322-1540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

LEGEND	
AREA	A
RECORD DIMENSION	100'
SCALED DIMENSION	100'S
PARCEL NUMBER	22
WATER	W
MATCH LINE	-W-
BUILDING	[Symbol]
RIGHT OF WAY/ACCESS	[Symbol]
COMMON OWNERSHIP	[Symbol]
WETLANDS	[Symbol]

notice of
recording
650/452
650/459

629 840

H. BRIAN FLANDERS, Trustee of THE WOODLOT TRUST u/d/t dated December 21, 1987 and recorded in the Dukes County Registry of Deeds in Book 490, Page 551

of P.O. Box 1026, Vineyard Haven, County of Dukes County, Massachusetts

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration

grant to ALLEN B. FLANDERS, Trustee of HAMMETT HILL TRUST NO. 2 u/d/t dated June 4, 1993 and recorded in the Dukes County Registry of Deeds in Book 609, Page 836

of with quitclaim covenants
Chilmark

All of my right, title and interest in and to two parcels of land on Flanders Lane in Chilmark, Dukes County, Massachusetts, bounded and described as follows:

Beings Lots No. 2 and 3 on a certain plan of land entitled "Plan of Land in Chilmark, Mass., prepared for Allen B. Flanders, Scale: 1"=50' dated January 14, 1988, by Schofield Brothers, Inc. Registered Professional Engineers and Land Surveyors, State Road, P.O. Box 339, Vineyard Haven, MA 02568" recorded in Dukes County Registry of Deeds as Chilmark Case File No. 258, to which plan reference is hereby made for a more particular description.

The premises are conveyed subject to and together with the benefits of all easements, restrictions and rights of way of record. Said Lots No. 2 and 3 contain 3.21 ± and 3.26 ± acres respectively according to said plan.

For my title, see deed of conveyance of H. Brian Flanders dated September 24, 1992 and recorded in the Dukes County Registry of deeds in Book 589, Page 173, and deed of conveyance of Allen B. Flanders dated September 22, 1992 and recorded in the Dukes County Registry of Deeds in Book 589, Page 174.

The premises are conveyed together with the appurtenant perpetual right and easement to use the 30-foot way through land now or formerly of the estate of Ernest L. Flanders to Menemsha Pond and in the "Reserve" shown in part on a "Plan of Land in Chilmark, Massachusetts surveyed for Hans F. Looser, et al." dated May 5, 1961 and recorded in the Dukes County Registry of Deeds in Book 241, Page 475, together with others entitled thereto.

Executed as a sealed instrument this 9th day of June 1993
H. Brian Flanders, Trustee as
aforesaid

RECEIVED
17/15/93
FEE'S REC-08
DUKES.
357A000 11:05
EXCISE TAX

The Commonwealth of Massachusetts

Dukes County ss. June 9 19 93

Then personally appeared the above named
H. Brian Flanders

and acknowledged the foregoing instrument to be his free act and deed as Trustee,
MARTHA'S VINEYARD LAND BANK FEE Before me, Donna S. Post
Notary Public
Justice of the Peace
19
PAID: \$
EXEMPT: \$
216.93
NO. DATE CERTIFICATION
My commission expires
DONNA S. POST
Notary Public
My Commission Expires August 12, 1994

July 15, 1993
11 o'clock and 59 minutes A.M.
conveyed and entered with Dukes County Deeds
book 609 page 840
Attest: Beverly W. King
Register

BK 650PG 458

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

CHILMARK

Name of City or Town
OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST-AGRICULTURAL OR HORTICULTURAL-RECREATIONAL LAND TAX LIEN

The Board of Assessors of the ~~XXX~~ town of CHILMARK hereby states it has accepted and approved the application of Allen B. Flanders, Trustee Hammett Hill Trust owner(s) of the real property described below, for the valuation, assessment and taxation of that property as classified forest agricultural or horticultural recreational land under the provisions of General Laws Chapter 61 61A 61B . This classification is effective as of January 1, 1994 for the fiscal year beginning July 1, 1994.

DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

Book 609 Page 840
Chilmark Assessors' Parcel 26-31.3

This statement made on the First day of February, 1995 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 61A §9 61B §6 .

Clarissa Allen
James Allen
John Allen
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Dukes ss. Feb. 1, 1994

Then personally appeared the above named Leonard Jason Clarissa Allen and John Wilbur, Board of Assessors for the city/town of Chilmark and acknowledged the foregoing instrument to be their free act and deed, before me.

Mary S. Larson
Notary Public/Justice of the Peace

My commission expires Aug 14, 1998

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



Edgartown, Mass. Feb 24 1995
at 12 o'clock and 21 minutes P M
received and entered with Dukes County Deeds
book 650 page 458

Attest:
Diane E. Powers
Register

650PG459

THIS INSTRUMENT MUST BE FILED FOR RECORD OR REGISTRATION

STATE TAX FORM CL-3
(REV. 10/93)

THE COMMONWEALTH OF MASSACHUSETTS

CHILMARK
Name of City or Town
OFFICE OF THE BOARD OF ASSESSORS

CLASSIFIED FOREST-AGRICULTURAL OR HORTICULTURAL-RECREATIONAL LAND TAX LIEN

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DESCRIPTION OF PROPERTY

(The description must be sufficiently accurate to identify the property. In the case of registered land, the Certificate of Title Number and the Registry Volume and Page must be given.)

Book 609 Page 840
Chilmark Assessors' Parcel 26-31.2

This statement made on the First day of February, 1995 constitutes a lien upon the property as provided in General Laws Chapter 61 §2 61A §9 61B §6 .

Christina Allen
James Leonard
John Wehrcke
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Dubsc ss. Feb 1 1995

Then personally appeared the above named Christina Allen Leonard, James Leonard, John Wehrcke, Board of Assessors for the city/town of Chilmark and acknowledged the foregoing instrument to be their free act and deed, before me.

Mary S. Larsen
Notary Public/Justice of the Peace

My commission expires Aug 14, 1998

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



Edgartown, Mass. Feb 24 1995
at 2 o'clock and 22 minutes P. M.
received and entered with Dukes County Deeds
book 650 page 459

Attest:
Diane E. Powers
Register