



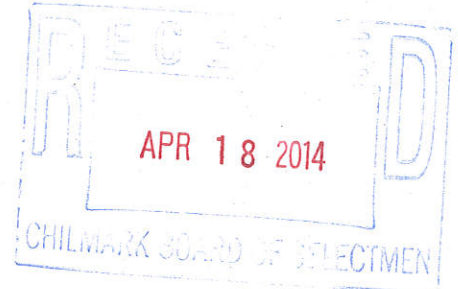
GEORGE B. BRUSH  
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WEST TISBURY, MASSACHUSETTS 02575

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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.

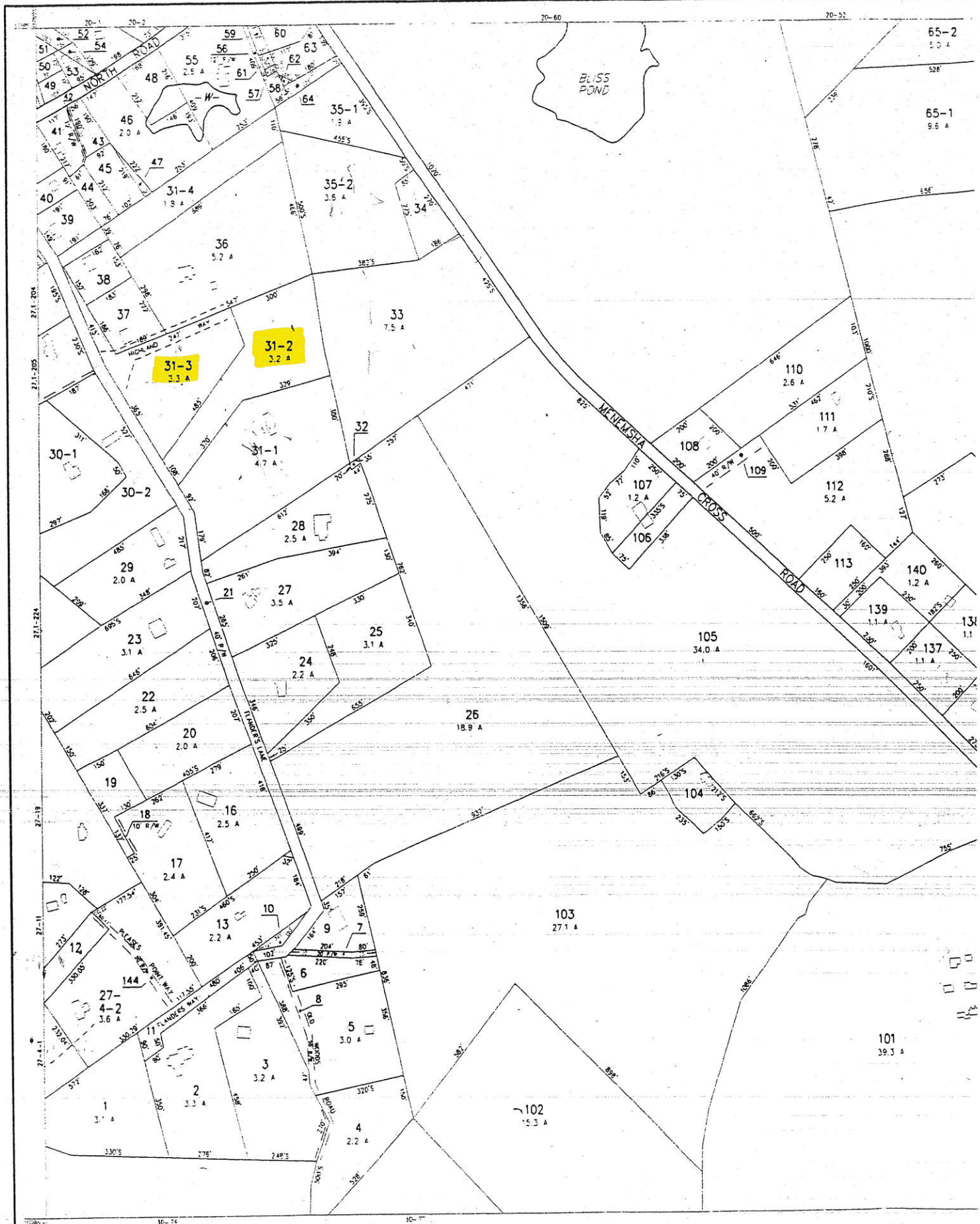
Very truly yours,

Caroline Flanders

Enc.

cc: Pam Bunker, Assistant Assessor  
Client

# MAP 26



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

THE HORIZONTAL DATUM IS THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM. HAD 27-1 ISLAND FEET.

ORIGINAL PROPERTY MAPS WERE PREPARED IN 1980 BY SCHOFIELD BROTHERS, INC. PHOTOGRAPHY DATE, MARCH 1978. DIMENSIONS LOCATED FROM 1987 MONOCULAR PHOTOGRAPHY.

DIGITIZED IN 2001 BY  
**CARTOGRAPHIC ASSOC. INC.**

PROFESSIONAL GIS CONSULTANTS  
MUNICIPAL MAPPING - GIS - PUBLIC WORKS INFORMATION MANAGEMENT  
11 PLEASANT STREET, LITTLETON, NEW HAMPSHIRE 03561  
(603)444-6768 - 1(800)322-4540 - FAX (603)444-1366 - WWW.CAI-INFO.COM

AREA  
RECORD DIMENSION  
SCALED DIMENSION  
PARCEL NUMBER  
WATER

**LEGEND**  
WATCH LINE  
BUILDING  
RIGHT OF WAY/ACCESS  
COMMON OWNERSHIP  
WETLANDS

22



notice of  
recreation  
650/458  
650/459

639 840

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 unto 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  
show land in

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. Loeser, 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  
afore said

RECEIVED  
EXCISE TAX  
11:05  
0.00  
0.00  
0.00

7/15/93

RECEIVED  
EXCISE TAX  
11:05  
0.00  
0.00  
0.00

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  
MARTHA'S VINEYARD LAND BANK FEE  
Before me,

his free act and deed, as Trustee,  
H. Brian Flanders

Notary Public  
Justice of the Peace  
19

☐ PAID: \$  
☒ EXEMPT: \$  
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.  
received and entered with Dukes County Deed  
book 609 page 840  
Attest: Quincy W. King  
Register

BK650PG458

## 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 ~~City~~/town of CHILMARK hereby states it has accepted and approved the application of Allen B. Flanders, Trustee Hammett Hill Trust 2, 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  
Signature of Board of Assessors  
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Dukes ss. Feb. 1, 1994

Then personally appeared the above named Leonard Jason Clarissa Allen and John Wehrke, 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. Loomis  
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

BK 650PG 459

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

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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 ☒.

Charles Allen Leonard  
James P. Winkler  
BOARD OF ASSESSORS

THE COMMONWEALTH OF MASSACHUSETTS

Subsc ss. Feb 1 1995  
Then personally appeared the above named Charles Allen Leonard and James P. Winkler, 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 2 o'clock and 22 minutes P M  
received and entered with Dukes County Deeds  
book 650 page 459

Attest: Diane E. Powers  
Register