Town of Acton
Planning Department
472 Main Street
Acton, MA 01720

NOTICE OF TEMPORARY EASEMENT ACCEPTANCE
Temporary Rail Trail Construction Easement 90 Martin Street - Assessors' H2-95

July 8, 2015

CERTIFIED MAIL

Ross W. Israel and Christine Israel-Dwyer
90 Martin Street
Acton, MA 01720

RE: 90 Martin Street, Acton, MA - Assessors' H2-95 – Temporary Rail Trail Construction Easement.

Dear Property Owner(s),

The Town of Acton hereby notifies you that The Board of Selectmen will hold a public hearing on the above referenced matter at Acton Town Hall, 472 Main Street, Acton, MA on **August 11, 2015 at 7:30 A.M.**, at which the Board will vote on accepting the Temporary Easement (as such term is defined below).

As Town staff has previously discussed with you, in connection with the construction of the Assabet Rail Trail, a temporary easement is required over a portion of your property located at 90 Martin Street, Acton, MA, and more particularly described in a deed recorded in the Southern Middlesex Registry of Deeds at Deeds at Book 60370, Page 57. The purposes of the required temporary easement are described with particularity in section (a) of the enclosed draft Temporary Easement Agreement (the "Temporary Easement"). The location of the Temporary Easement is shown as "**A-TE-59**", owners Ross W. Israel and Christine Israel-Dwyer, area about 125 S.F on Sheet 42 of 45 on a plan entitled, *"Massachusetts Department of Transportation and Highway Division, Plan and Profile of Assabet River Rail Trail, in the Towns of Maynard & Acton, Middlesex County, Federal Aid Project No. ____", originally dated October, 2006, most recently revised June 24, 2015"*. For your convenience, a copy of the above-referenced plan sheet is enclosed with this letter.

At your earliest convenience, please contact Roland Bartl, Planning Director or Kristen Guichard, Assistant Town Planner at 978-929-6631 to schedule a date and time (prior to the August 11th Board of Selectmen meeting) for you to meet with

the Acton Planning Department for the purposes of reviewing the enclosed materials and for you to provide a signed Temporary Easement Agreement (included here in draft form).

In connection with preparing this letter, the Town has commissioned an appraisal and review appraisal of the Temporary Easement which states that the value of the Temporary Easement is $60. We have enclosed the Review Appraisal Report and Just Compensation Report here. Following the recording of the Temporary Easement with the Middlesex South Registry of Deeds, the Town is prepared to pay to you the appraised value of the Temporary Easement, or alternatively, you may wish to donate the Temporary Easement to the Town, in which case you will need to complete and provide the enclosed [Donation Certificate].

If you have any questions or concerns about this matter, please don't hesitate to contact Roland or Kristen at the number provided above.

Thank you,

Kristen Guichard, AICP
Assistant Town Planner

Enclosures:

Federal Aid Acquisition Guide for Property Owners
Review Appraisal Report and Just Compensation Report
Draft Temporary Easement Agreement
Donation Certificate
Sheet 42 of 45 from Rail Trail Plan

cc: Board of Selectmen
Steven Ledoux, Acton Town Manager
Kevin Sweet, Maynard Town Manager