



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

NOTICE OF TEMPORARY AND PERMENANT EASEMENT ACCEPTANCE
Permanent Rail Trail Easements and Temporary Rail Trail Construction
Easements 4-22 Main Street- Assessors' I2-21-3 and I2-33, 48 83 and 84

July 8, 2015

CERTIFIED MAIL

Robert E. Anderson and John Anderson
C/O Wedgewood Realty Trust
20 Main Street
Acton, MA 01720

RE: 4-22 Main Street, Acton, MA - Assessors' **Map and Lot I2-21-3 and I2-33**,
48,83 and 84 Permanent Rail Trail Easements and Temporary Rail Trail
Construction Easements.

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 and Permeant Easements (as such term is defined below).

As Town staff has previously discussed with you, in connection with the construction of the Assabet Rail Trail, temporary and permanent easements are required over a portion of your property located at 4-22 Main Street, Acton, MA, and more particularly described in a deed recorded in the Southern Middlesex Registry of Deeds at Book15114, Page 250; Book 15316, Page 196. The purposes of the required temporary and permanent easements are described with particularity in section (a) of the enclosed draft Deed of Easements (the "Deed of Easements for Bike Purposes"). The location and area of the Temporary and Permanent Easements are shown A-E-15 (25,604 +/- SF), A-E-20 (6,154 +/- SF), A-E-21 (4,545 +/- SF), A-E-22 (6,498 +/- SF), A-E-23 (6,933 +/- SF), A-TE-28 (599 +/- SF), A-TE-29 (1,297 +/- SF), A-TE-30 (8,508 +/- SF), A-TE-32 (527 +/- SF), A-TE-49 (646 +/- SF), A-TE-54 (336 +/- SF), owner Wedgewood Realty Trust, on an Easement Plan entitled "*Easement Location in the Town of Acton prepared for Wedgewood Realty Trust*", progress print dated June 19, 2015. For your convenience, a copy of the above-referenced plan 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 Deed of Easements (included here in draft form).

In connection with preparing this letter, the Town has commissioned an appraisal and review appraisal of the Temporary and Permanent Easements which states that the value of the Temporary and Permanent Easements is \$153,315. We have enclosed the Review Appraisal Report and Just Compensation Report here. Following the recording of the Temporary and Permanent Easements with the Middlesex South Registry of Deeds, the Town is prepared to pay to you the appraised value of the Temporary and Permanent Easements, or alternatively, you may wish to donate the Temporary and Permanent Easements 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 Deed of Easements
Donation Certificate
Easement Plan

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