PROJECT APPLICATION FORM – 2015

Applicant: Town of Acton

Submission Date: November 14, 2014

Applicant's Address:

Acton Town Hall
Manager's Department
472 Main Street
Acton, MA 01720

Phone Number: 978-929-6611 (Manager Dept.)
978-929-6631 (Planning Dept.)

E-mail: manager@acton-ma.gov
planning@acton-ma.gov

Purpose: (Please select all that apply)

O Open Space

O Community Housing

O Historic Preservation

X Recreation

Town Committee (if applicable):

Project Name: Assabet River Rail Trail Easement Acquisition

Project Location/Address: Assabet River Rail Trail Right of Way – 20 Main Street

Amount Requested: $ 160,000

Project Summary: In the space below, provide a brief summary of the project.

The 12.5-mile Assabet River Rail Trail (ARRT) is proposed to run from Acton via Maynard, Stow, and Hudson, to Marlborough. The five communities have jointly advanced the trail since 1995 and a section of the ARRT in Marlborough and Hudson is built and actively being used. To date, the ARRT has received close to $2.2 million in public and private funding, donations, and commitments. Acton Town Meeting has appropriated $30,000 in 1998 and an additional $170,000 from a 2004 Community Preservation appropriation to meet their 20% local share for trail design and acquisition. The local funding leveraged Federal funds for trail design and now for the construction phase of the ARRT in Acton-Maynard, which has been scheduled on the Transportation Improvement Program (TIP) for funding in Federal Fiscal Year 2016. This is a top priority not only locally, but regionally. To meet this schedule all plans must be finished, all permits must be in-hand, all property interests must be secured, and the project must be advertised before the end of September 2015.

Acton's +/-1.4-mile/7.9-acre portion of the ARRT begins at the south side of the South Acton commuter rail station, through the Caouette-Simeone land, south and parallel to Main Street, to the Maynard line. A commercial building near the Maynard Town line at 20 Main Street obstructs the former rail corridor. In 2005, the Town obtained an easement at no cost from the property owner to align the trail behind the parking lot and building. In 2013 MassDOT indicated they were not in support of said trail alignment behind the building and since have changed the alignment to reduce impact to wetlands and reduce cost of construction. A new easement in the front of the property is now required.

The amount requested is the estimated cost for the new easement at 20 Main Street that is required for the ARRT based on recent appraised values for other easements along the Bruce Freeman Rail Trail; it is subject to confirmation or change after an estimate - for budgeting purposes only - by a professional appraiser. We hope to be able to negotiate the final acquisition price somewhat. This is a federally funded project. Under federal rules we cannot enter acquisition talks with the land owner until specific permits and sign offs from the Federal Highway Administration are in place (e.g. Categorical Exclusion (CE) certificate under the National Environmental Policy Act (NEPA). These will not be in hand until sometime in the winter of 2015 (on the BFRT project we did not receive them until late April of 2014). In addition, we

were recently informed that Federal rules tightened around the acquisition of private property, and it appears there may be less room for price negotiations. We will follow this closely as more information about the new rules emerges. Although the Town holds a remainder of $50,000 from the 2004 CPA appropriation, it has been set aside for project design and permitting contingencies.

Rail Trails are heavily subsidized with federal funds for their value as transportation alternatives, but are equally important recreation facilities. The ARRT offers opportunities for recreational biking, walking, rollerblading, and cross-country skiing in winter. Construction of the trail will preserve the old railroad right-of-way as part of South Acton's history and make the corridor accessible to the public for enjoyment of the Mill Pond and nearby farm fields. It is anticipated that construction of the ARRT will preserve the old turntable near Maple Street.

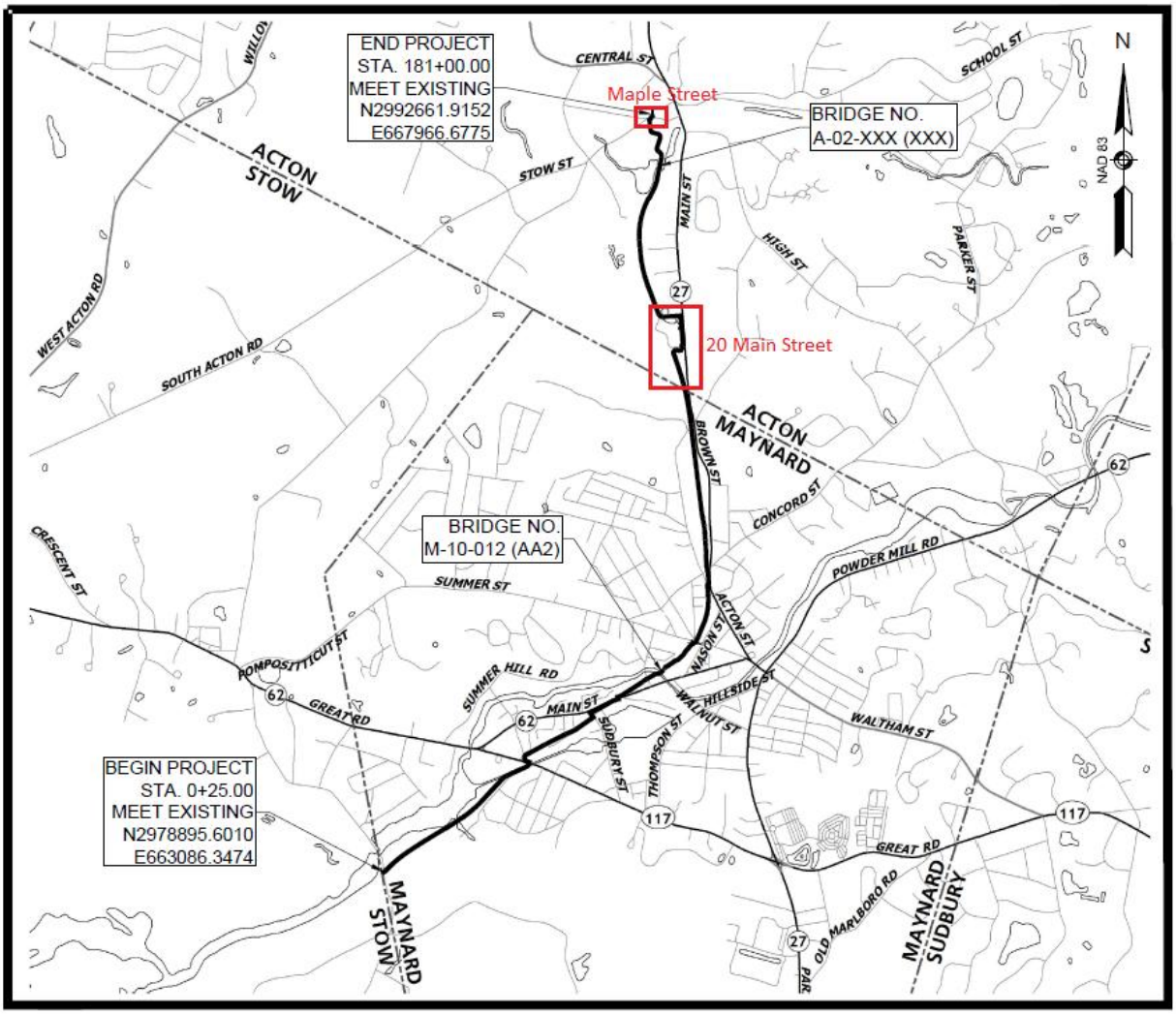
Estimated Date for Commencement of Project: Easement Acquisition - Spring of 2015, Construction of Trail – Spring 2016

Estimated Date for Completion of Project: Easement Acquisition - Summer of 2015, Construction of Trail – 2019

Assabet River Rail Trail Acton & Maynard

Project Area

(Expected permenant easement acquisitions in Acton shown in red.)



Estimated Easement Costs

Based on 75% Right of Way (ROW) plans received 11/12/14

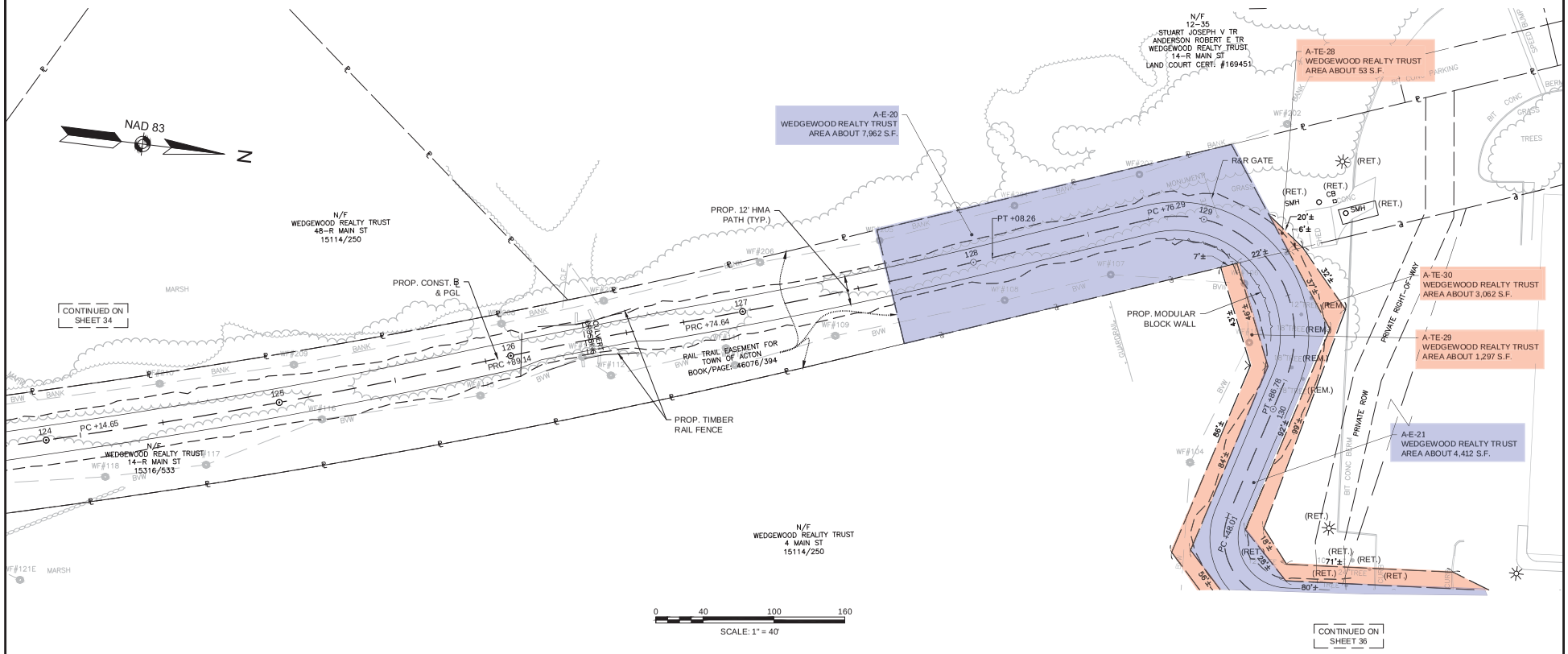
Easement Parcel#	Title Holder	Easement Type	Area (SF)	Land Type	Estimated Cost
A-E-15	Wedgewood Realty Trust	Permanent	28,787	Front land	$97,875.8*
A-E-21	Wedgewood Realty Trust	Permanent	4,412	Front land	$15,000.00*
A-E-22	Wedgewood Realty Trust	Permanent	6,498	Front land	$22,093.2*
A-E-23	Wedgewood Realty Trust	Permanent	6,933	Front land	$23,572.2*
A-E-20	Wedgewood Realty Trust	Permanent	7,962	Back land	$12,659.6*
A-E-**	Wedgewood Realty Trust	Permanent	19,905	Back land	$31,648.95*
A-TE-49	Wedgewood Realty Trust	Temporary	496	-	$357.12*
A-TE-29	Wedgewood Realty Trust	Temporary	1,297	-	$933.84*
A-TE-31	Wedgewood Realty Trust	Temporary	3,062	-	$2,204.64*
A-TE-53	Wedgewood Realty Trust	Temporary	336	-	$241.92*
A-TE-32	Wedgewood Realty Trust	Temporary	527	-	$379.44*
A-E-24	Mass Bay Trans Authority	Permanent	1,163	-	***
A-TE-48	Mass Bay Trans Authority	Temporary	13,163	-	***
A-TE-17	Steven Manning	Temporary	266	-	$372.40**
A-TE-44	Simeone Family Limited Liability co.	Temporary	394	-	$551.60**
A-TE-45	Curt A. McKelvie/Michelle McKelvie	Temporary	1,494	-	$2,091.60**
A-TE-46	Curt A. McKelvie/Michelle McKelvie	Temporary	75	-	$105.00**
A-TE-47	Colonial Path LLC	Temporary	756	-	$1,058.40**
TOTAL POTENTIAL COST					$211,145.71

[*Price per/SF estimated by using recent price/SF appraisal for the BFRT at Rex Lumber at 9 Ledge Rock Way. $1.59/SF for permanent easement on back land; $3.40/SF for permanent easement on front land; $.72/SF for temporary easement. **Price per/SF estimated by using recent price/SF appraisal for BFRT similarly residentially zoned properties; $1.40/SF for temporary easements. ***As part of the South Acton Train Station project, the ARRT project will be constructing a parking lot to serve both train station and ARRT, easement costs are not expected.]

MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	35	45
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 22 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

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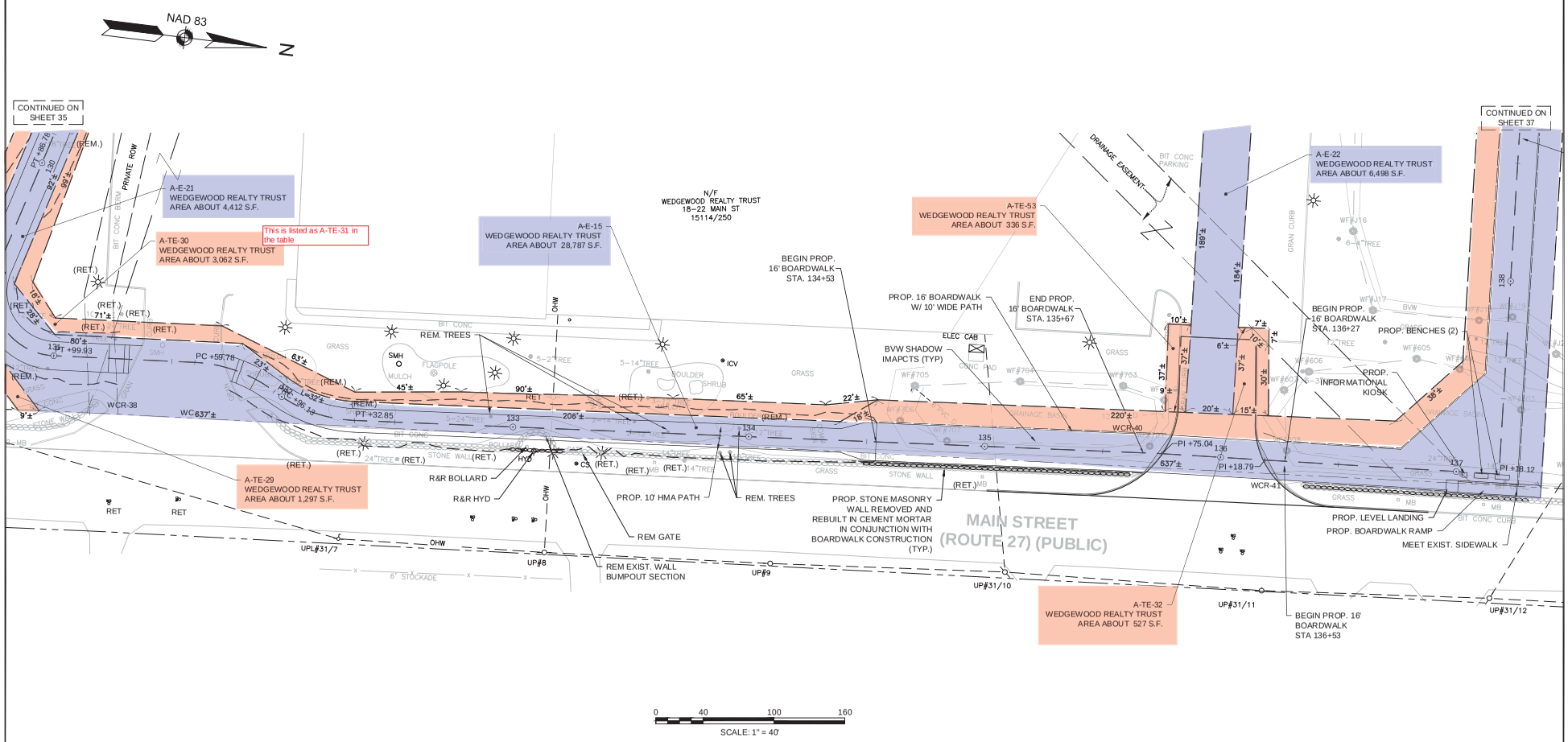
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 23 OF 32



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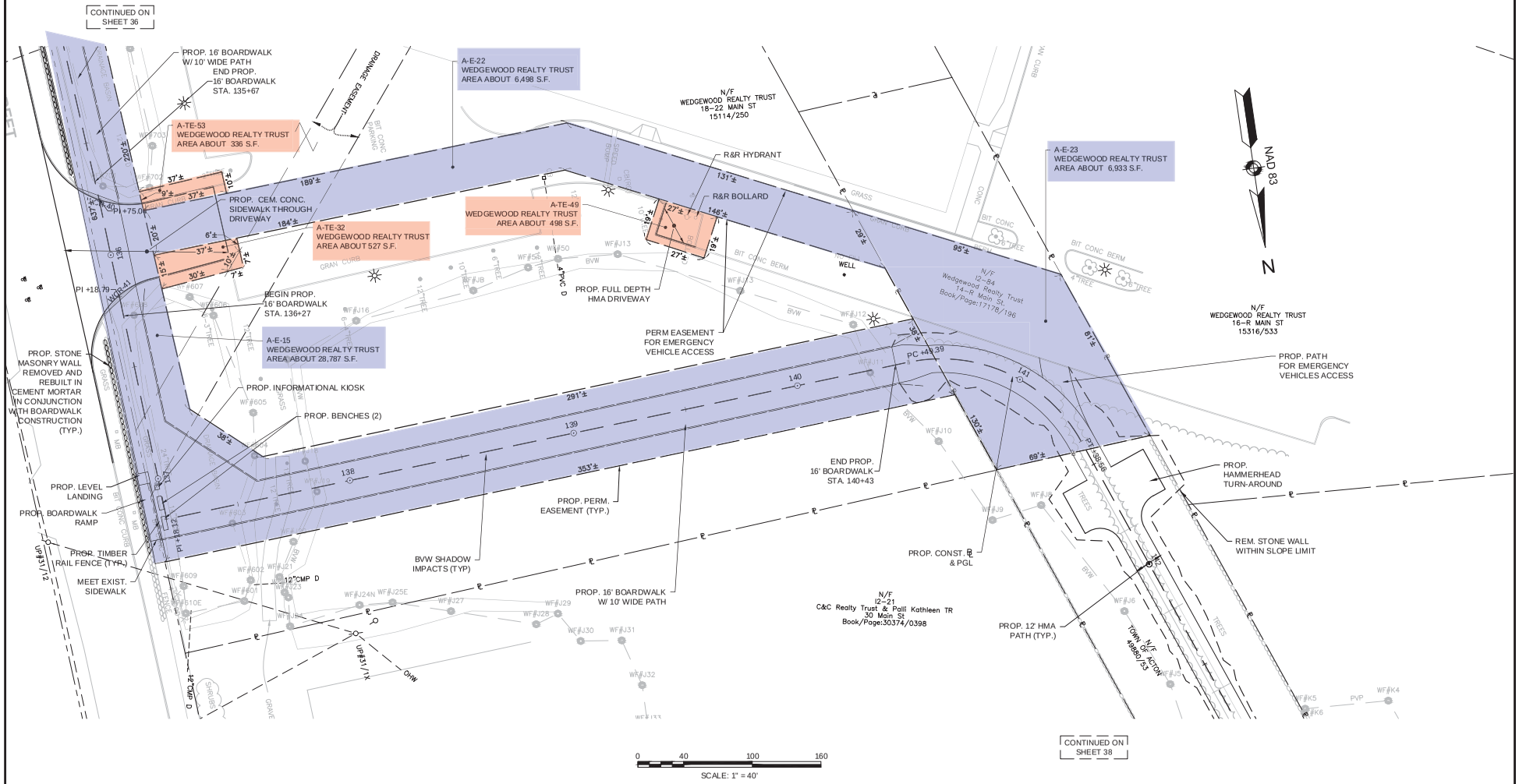
MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	37	45
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 24 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
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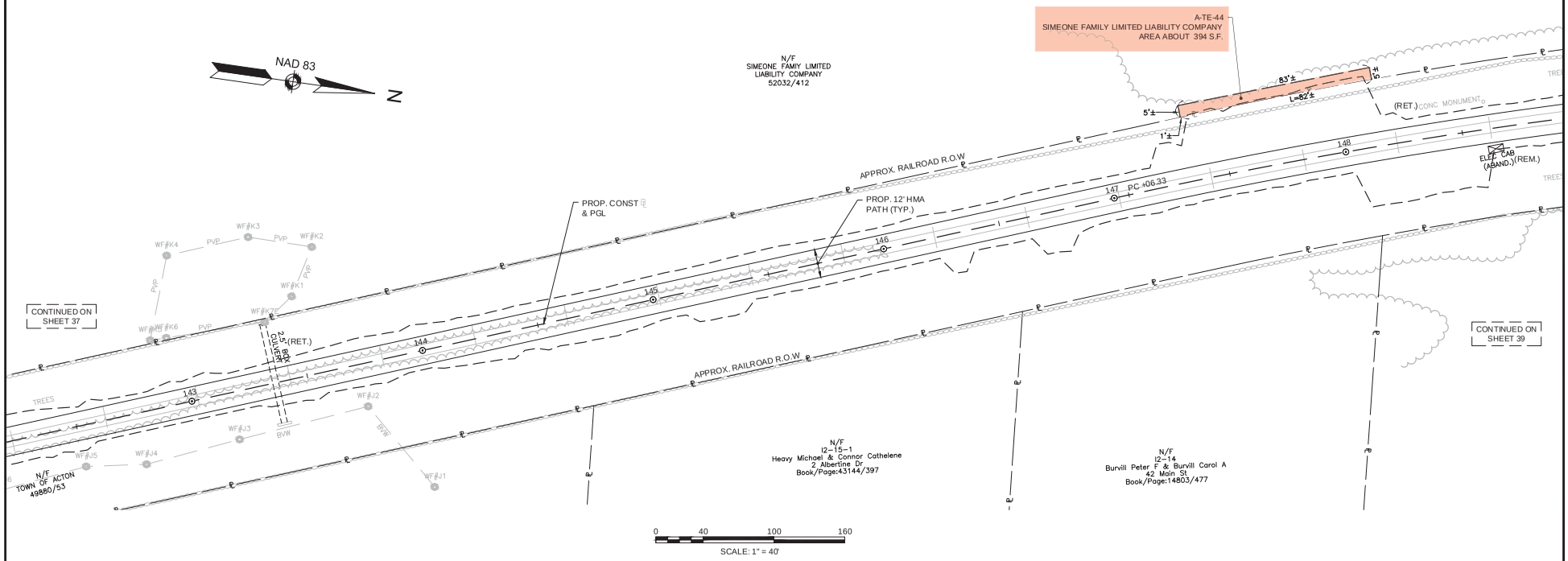
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 25 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
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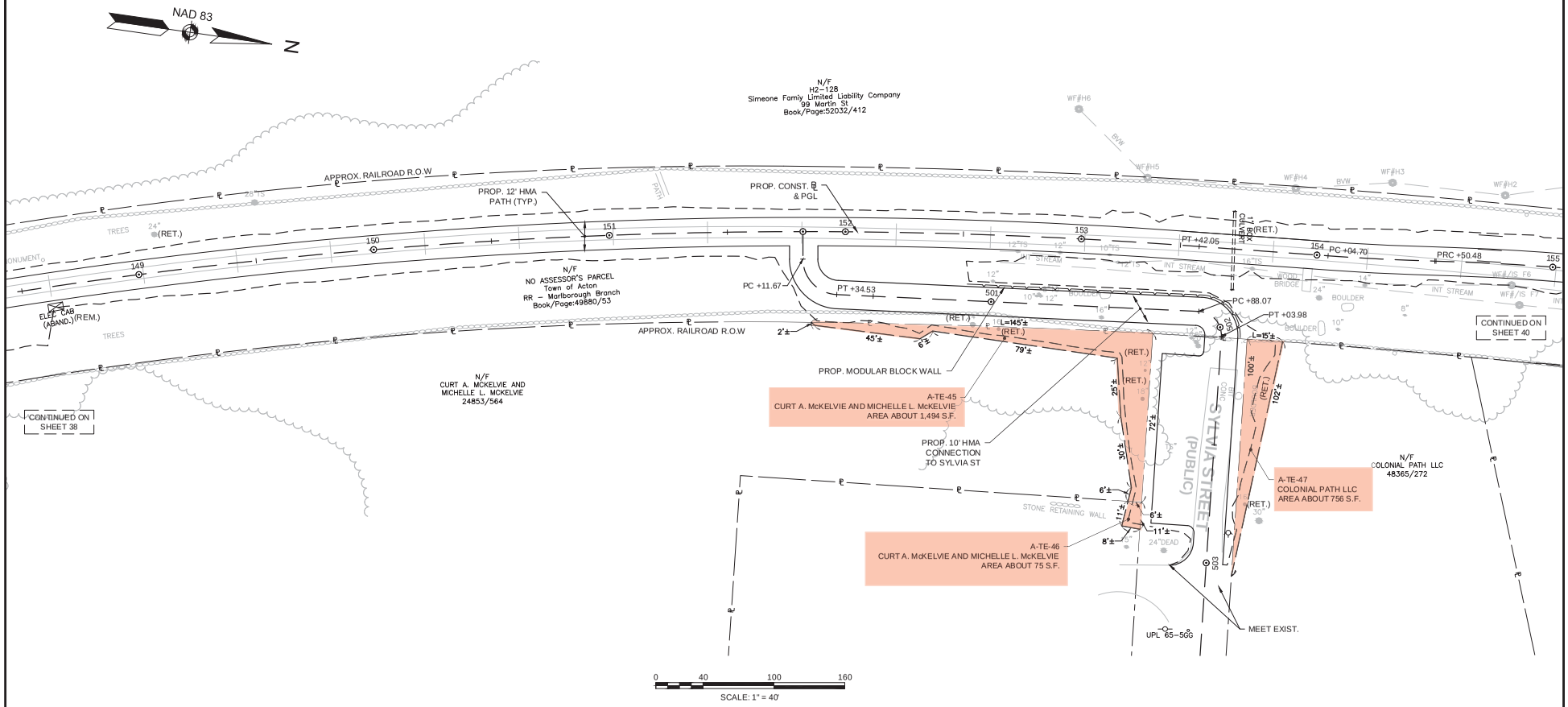
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 26 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
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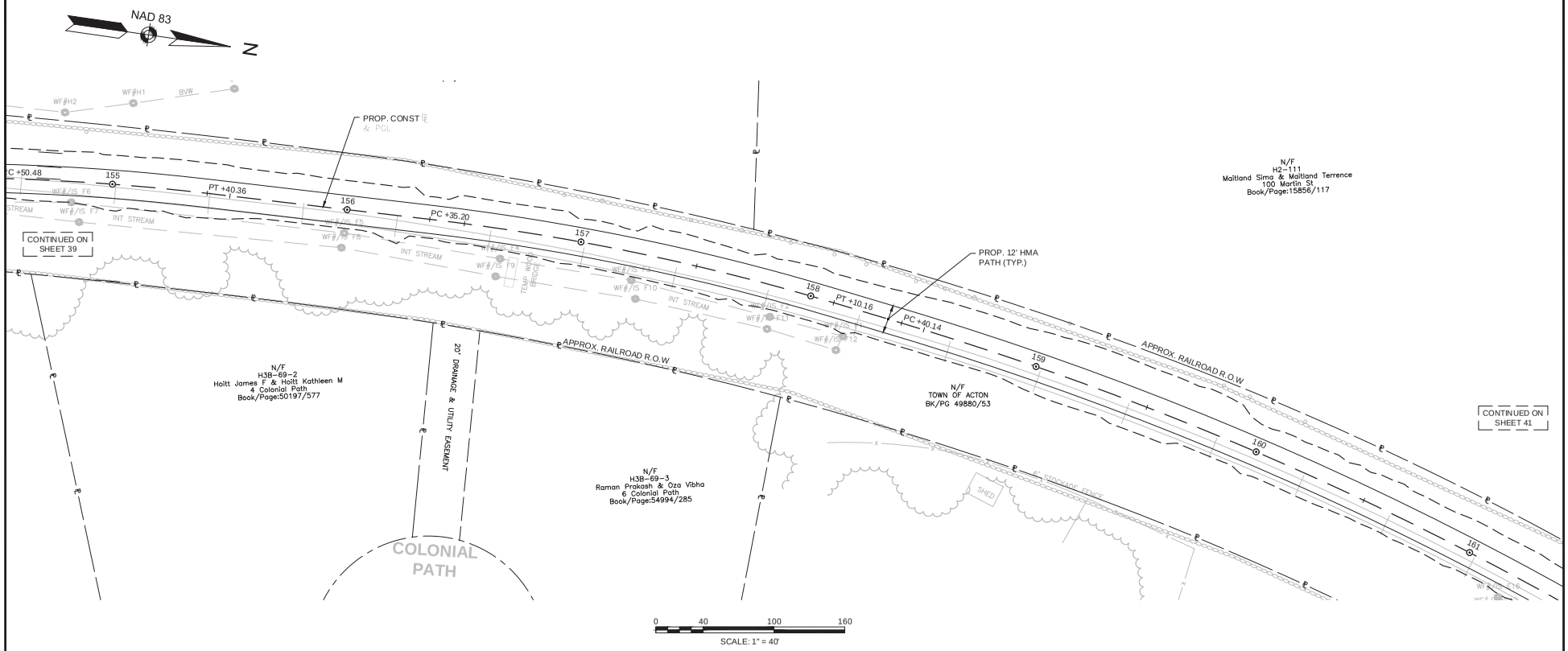
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 27 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
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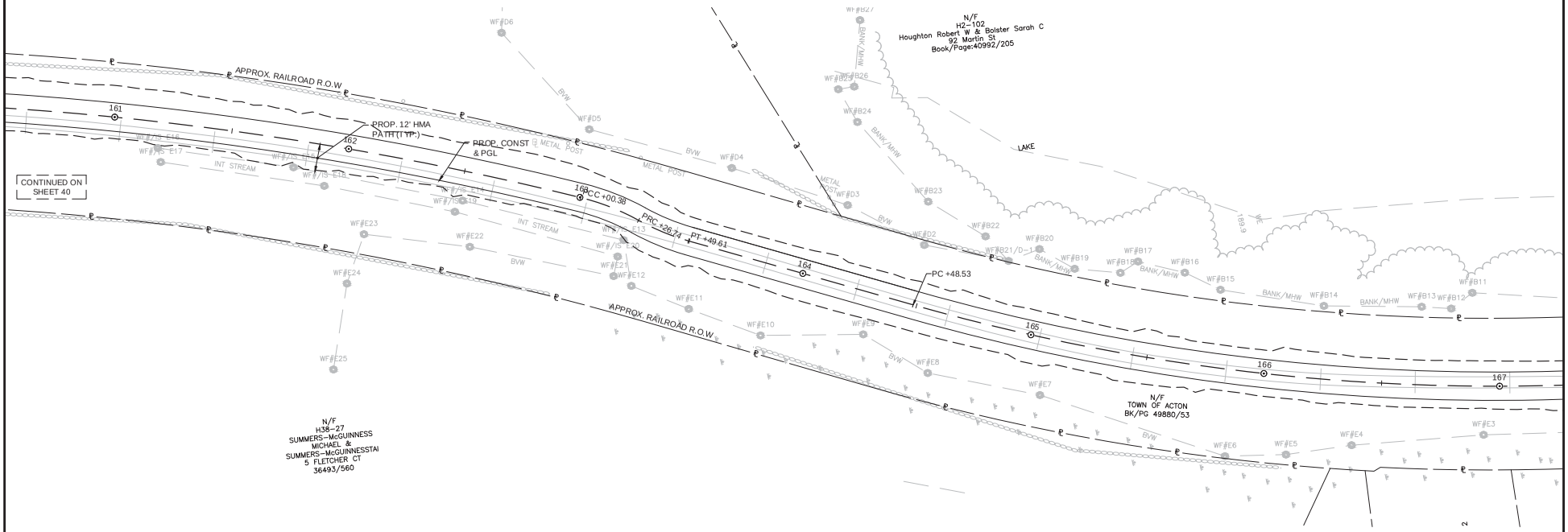
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 28 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
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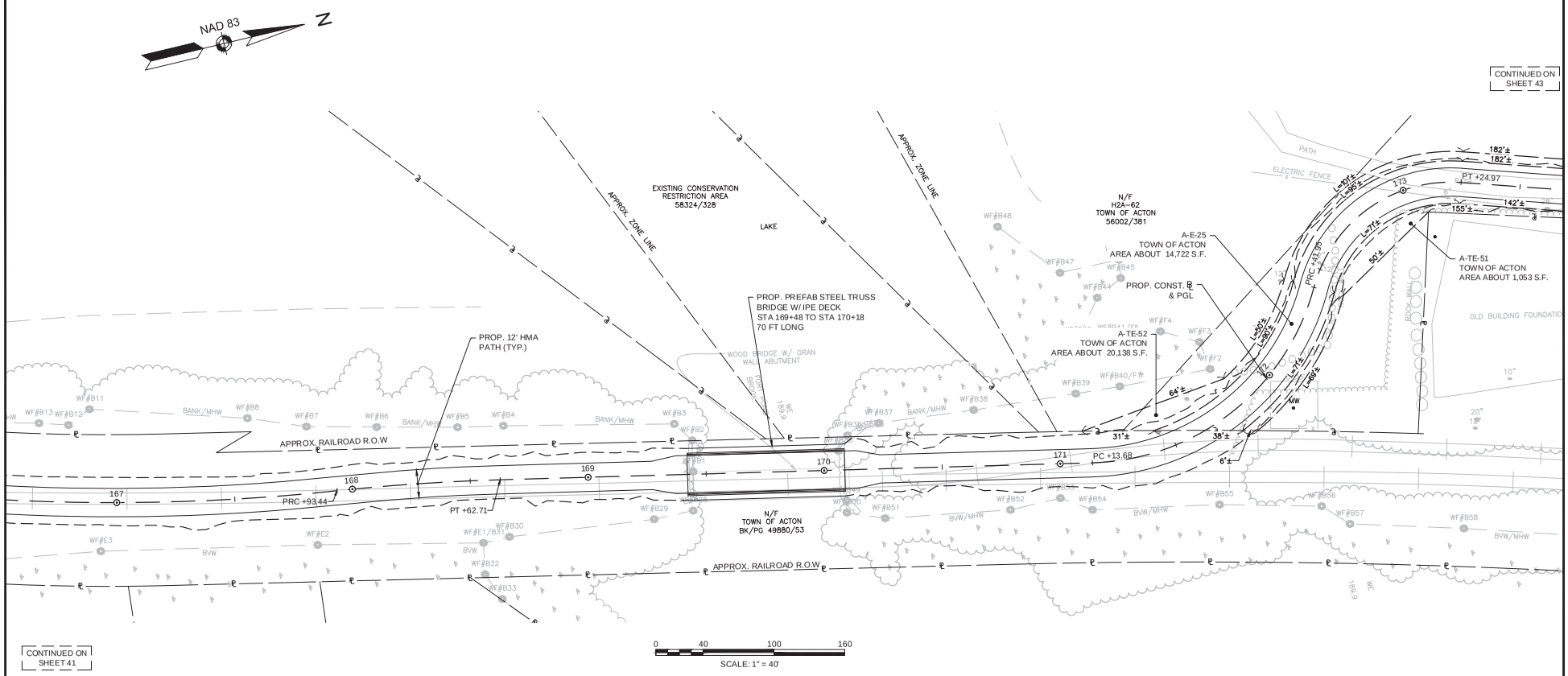
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 29 OF 32



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MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
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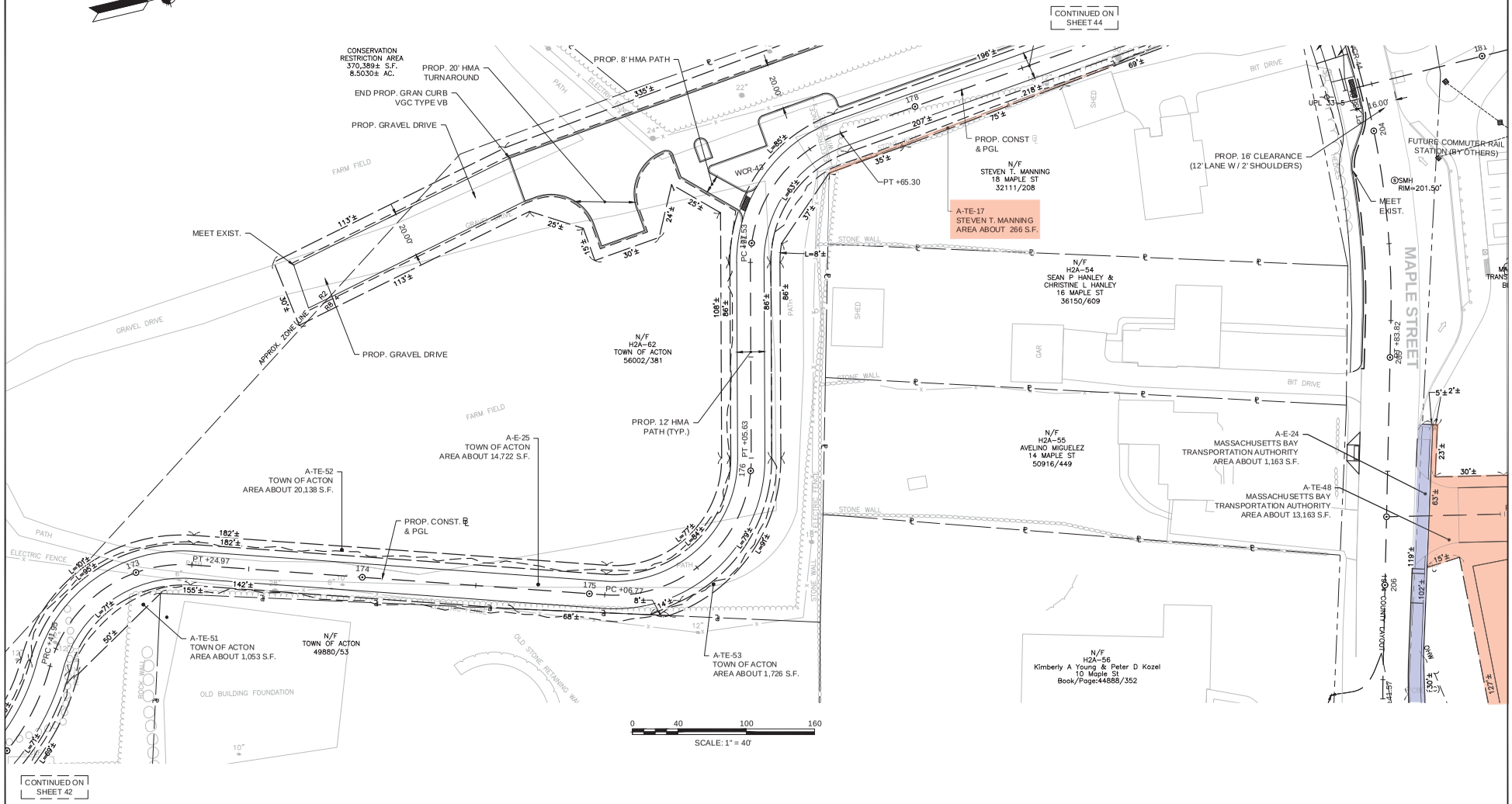
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 30 OF 32



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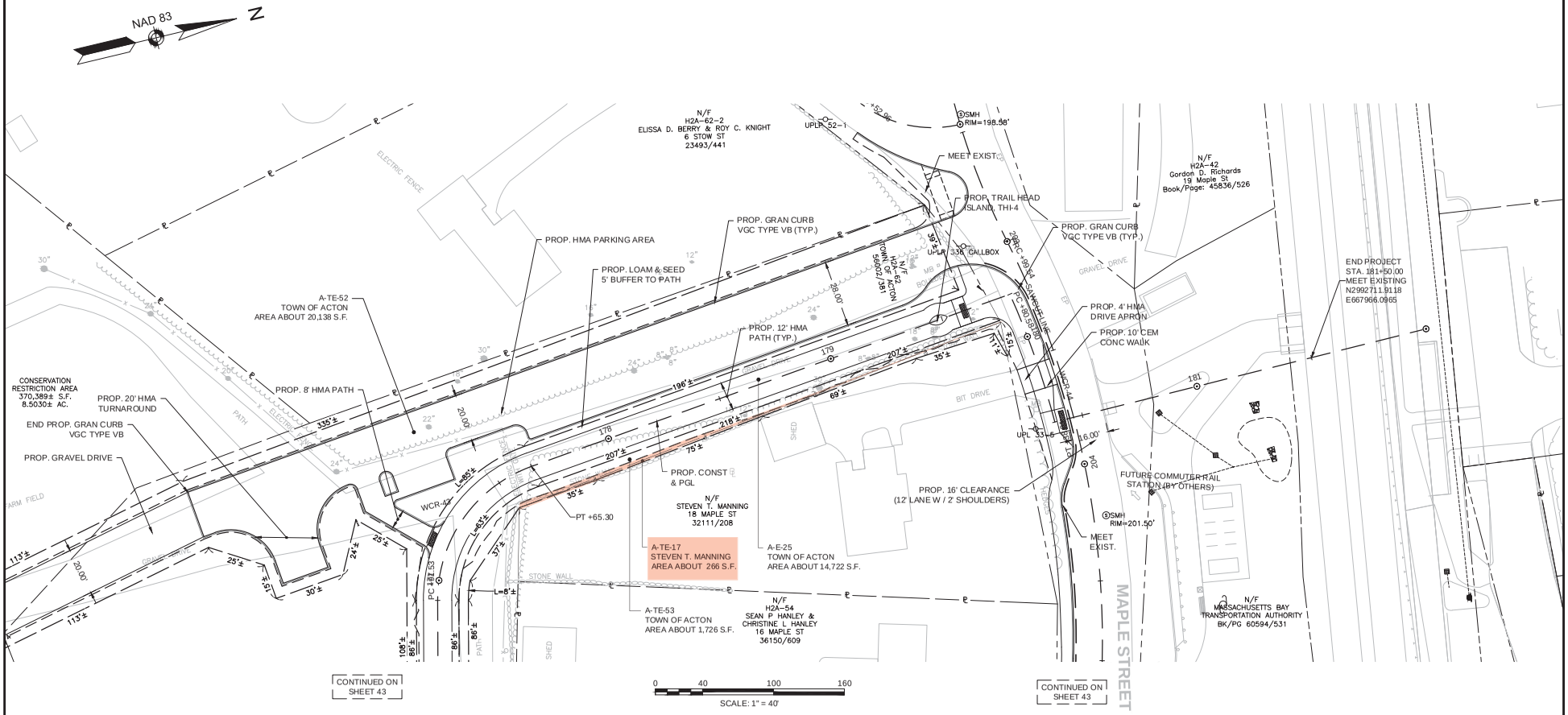
MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	44	45
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 31 OF 32



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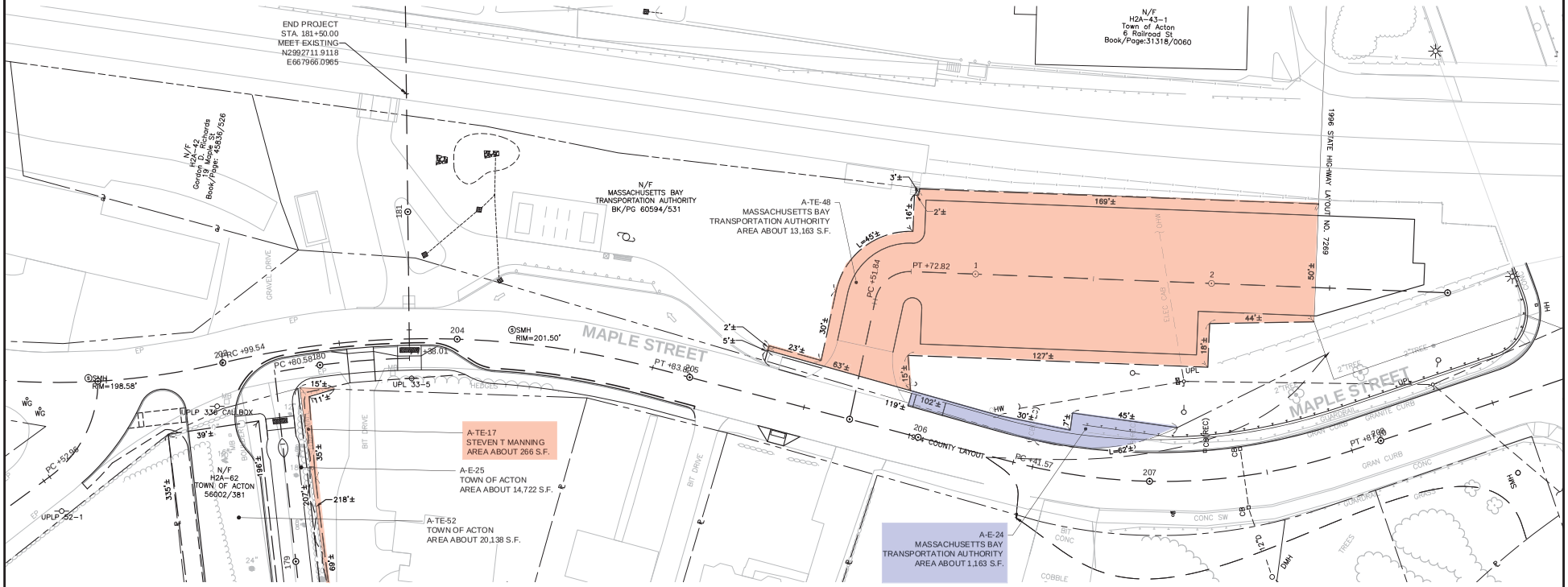
MAYNARD - ACTON
ASSABET RIVER RAIL TRAIL

STATE	FED. AID PROJ. NO.	SHEET NO.	TOTAL SHEETS
MA	-	45	45
PROJECT FILE NO.	604531		

PRELIMINARY RIGHT OF WAY
PROPERTY PLAN
SHEET 32 OF 32



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ARRT Funding

Town funding appropriated towards design phase:

- 1998 TM Appropriation $30,000
- 2004 CPC Appropriation: $170,000

State funding leveraged for design and construction in Acton & Maynard:

- 2012 Design Funds: $500,000

Federal funding leveraged for design and construction in Acton & Maynard:

- 2005 Design Funds: $1,500,000
- 2016 Estimated construction: $5.5 million