TOWN OF PLYMOUTH

Department of Public Works
11 Lincoln Street
Plymouth, Massachusetts 02360

TO: **ADVISORY AND FINANCE COMMITTEE**

FROM: **SID KASHI, P. E.** SK
TOWN ENGINEER

Through: **JONATHAN BEDER, DIRECTOR OF PUBLIC WORKS**

CC: **MELISSA ARRIGHI, TOWN MANAGER**

DATE: **SEPTEMBER 7, 2016**

Subject: **2016 FALL ANNUAL TOWN MEETING – ARTICLE EXPLANATION**
ARTICLE 25 – TAYLOR AVENUE EMINENT DOMAIN TAKING

The proposed Taylor Avenue Project consists of a bridge replacement and significant roadway and pedestrian improvements along Taylor Avenue. Please see the enclosed excerpts from Project's Public Hearing for more details. The Project will be funded and overseen by the Massachusetts Department of Transportation (Mass DOT). The Project is expected to benefit both the owners of land abutting this road and the general public by making travel on the roadway safer and easier. The Town is now in the process of completing a final design plan for the Project and every effort is being made to complete the design so that this project can be funded and advertised by Mass DOT in the late spring of 2017, subject to availability of the funds and the acquisition of the requisite interests in land.

Before the Project can begin, the Town must obtain certain property rights (known as temporary and/or permanent easements) in properties abutting the roadways. The temporary and/or permanent easements will allow the contractor to perform the work associated with the roadway improvements occurring outside of the existing Town Right-of-Way, and allow the Town to use and maintain the improvements once the project is completed. Upon completion the Town intends to alter the Right-of-Way to include the new improvements consistent with the permanent easements it acquires.

The Town expects to ask the affected property owners to donate the required easements, and will be contacting each affected owner individually to discuss these acquisitions. Once discussions with the individual owners have concluded, the Town expects to use the eminent domain procedure to formally acquire the necessary interests in land.

The Eminent Domain taking procedure is regulated by the Town of Plymouth "By-Laws" Article 11, and the Massachusetts General Laws (MGL) Chapter 79. This involves holding a Public Hearing (see attached Public Hearing Notice), hiring an appraiser, completing an Appraisal Report, filing an Order of Taking at the Registry of Deeds and / or making Damage Awards to the affected parties. In anticipation of damage awards for easements being required, the Eminent Domain Hearing was held on Wednesday, June 15, 2016 at 6:00 P.M. This Eminent Domain action will be funded through the State Aid/Chapter 90 and / or Town (Capital Project) appropriation. This Article has been placed in the 2016 ATM Warrant that asks Town Meeting to authorize the Board of Selectmen to carry out these tasks.

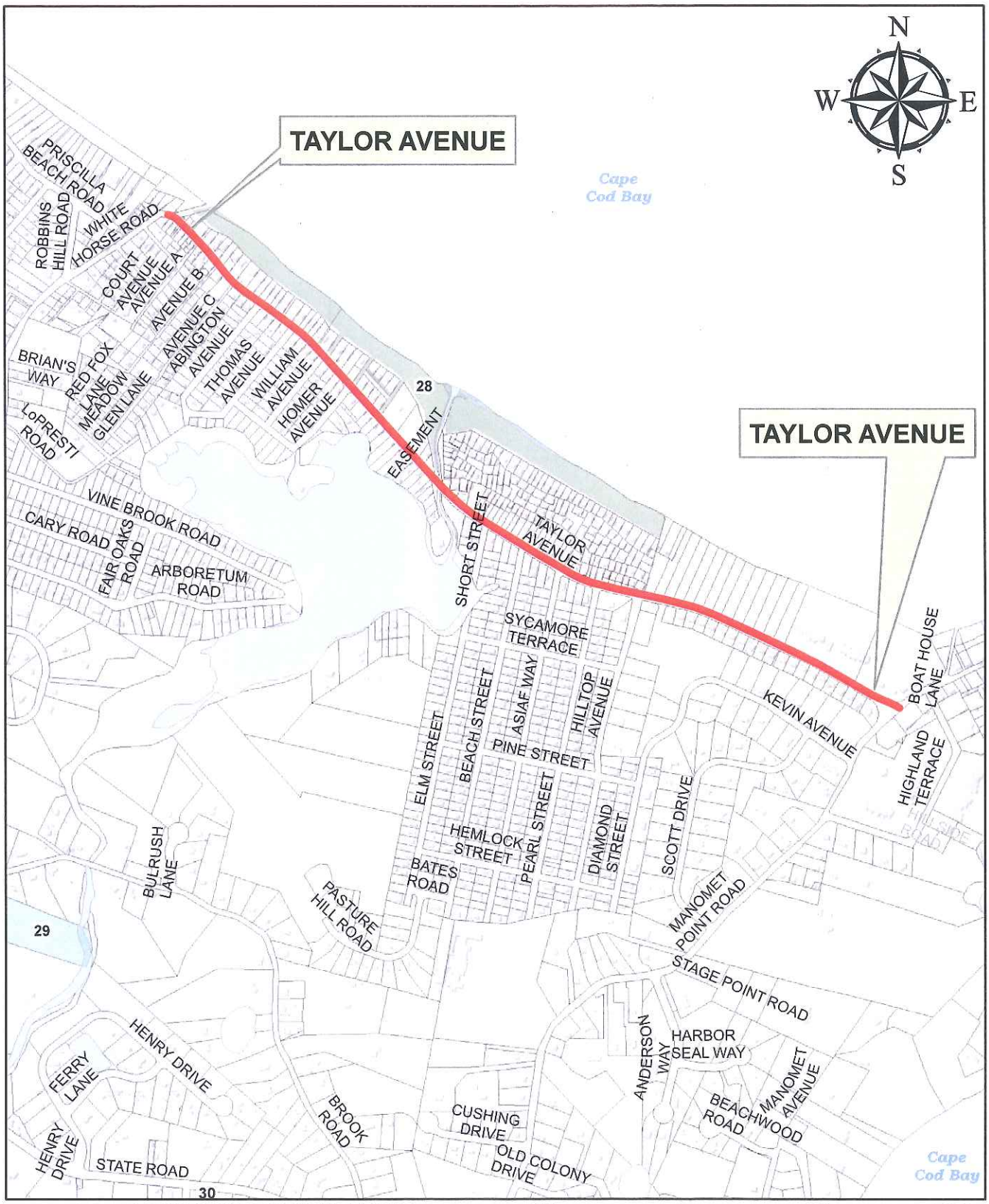
The DPW-Engineering Division recommends that the Advisory and Finance Committee vote to approve and support Article 25 as presented. Representatives of the Engineering Division will be available on September 14, 2016 to present the supporting documents and answer any questions that you may have.

Encl.: Locus Map
Public Hearing Notice
Easement Plan

2016 FALL TOWN MEETING
LOCUS MAP

ARTICLE 25:
DPW ENGINEERING - TAYLOR AVENUE

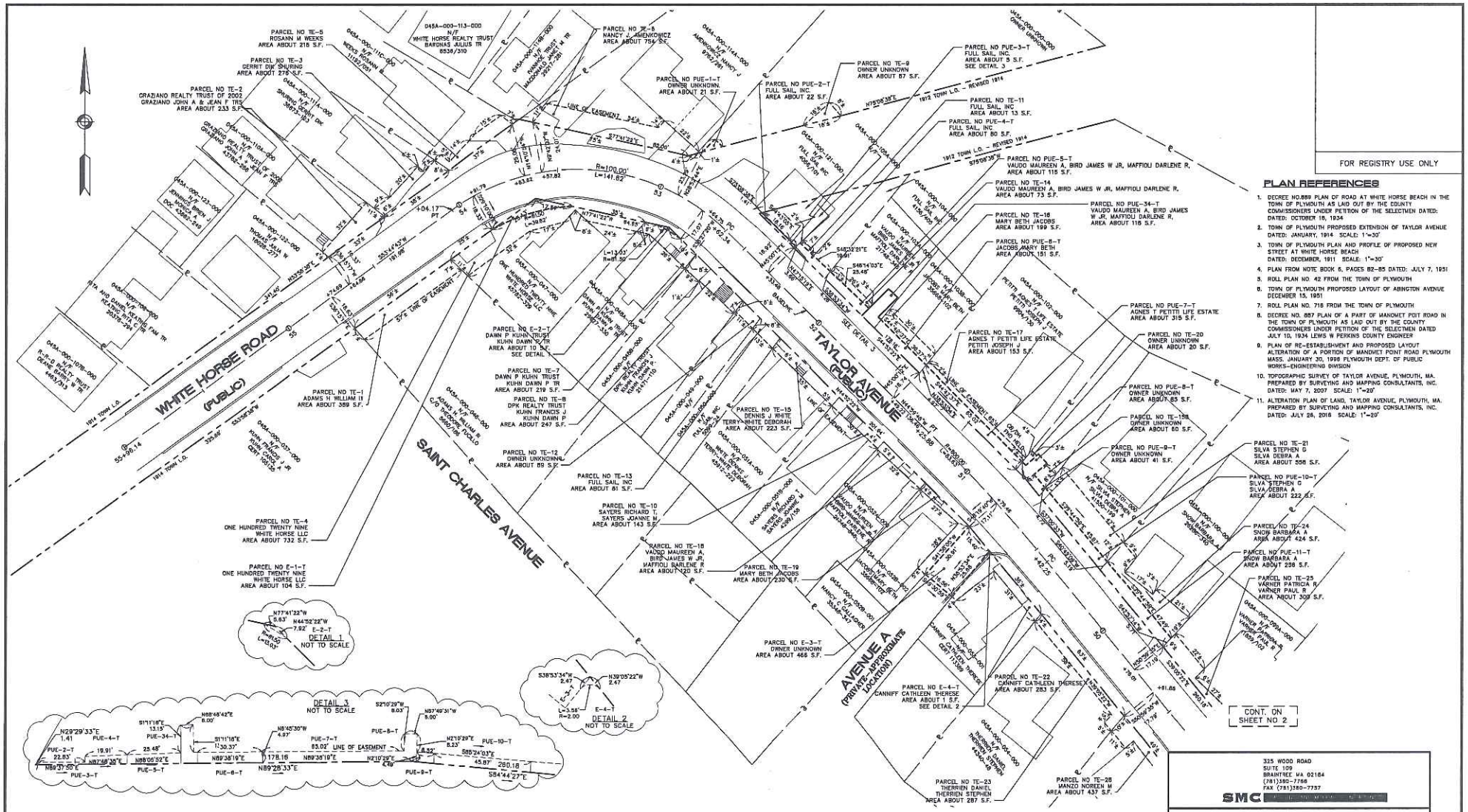
PLAT 45,45A,45B,46



PREPARED BY THE PLYMOUTH ENGINEERING DIVISION

800 0 800 1,600

SCALE IN FEET



FOR REGISTRY USE ONLY

PLAN REFERENCES

1. DECREE NO.889 PLAN OF ROAD AT WHITE HORSE BEACH IN THE TOWN OF PLYMOUTH AS LAID OUT BY THE COUNTY COMMISSIONERS UNDER PETITION OF THE SELECTMEN DATED: DATED: OCTOBER 15, 1934
2. TOWN OF PLYMOUTH PROPOSED EXTENSION OF TAYLOR AVENUE DATED: JANUARY, 1914 SCALE: 1"=30'
3. TOWN OF PLYMOUTH PLAN AND PROFILE OF PROPOSED NEW STREET AT WHITE HORSE BEACH DATED: DECEMBER, 1911 SCALE: 1"=30'
4. PLAN FROM NOTE BOOK 5, PAGES 82-85 DATED: JULY 7, 1951
5. ROLL PLAN NO. 42 FROM THE TOWN OF PLYMOUTH
6. TOWN OF PLYMOUTH PROPOSED LAYOUT OF ABINGTON AVENUE DECEMBER 15, 1951
7. ROLL PLAN NO. 716 FROM THE TOWN OF PLYMOUTH
8. DECREE NO. 887 PLAN OF A PART OF MANOMET POIT ROAD IN THE TOWN OF PLYMOUTH AS LAID OUT BY THE COUNTY COMMISSIONERS UNDER PETITION OF THE SELECTMEN DATED JULY 10, 1934 LEWIS W PERKINS COUNTY ENGINEER
9. PLAN OF RE-ESTABLISHMENT AND PROPOSED LAYOUT ALTERATION OF A PORTION OF MANOMET POINT ROAD PLYMOUTH MASS. JANUARY 30, 1998 PLYMOUTH DEPT. OF PUBLIC WORKS-ENGINEERING DIVISION
10. TOPOGRAPHIC SURVEY OF TAYLOR AVENUE, PLYMOUTH, MA. PREPARED BY SURVEYING AND MAPPING CONSULTANTS, INC. DATED: MAY 7, 2007 SCALE: 1"=20'
11. ALTERATION PLAN OF LAND, TAYLOR AVENUE, PLYMOUTH, MA. PREPARED BY SURVEYING AND MAPPING CONSULTANTS, INC. DATED: JULY 28, 2016 SCALE: 1"=20'

NOTES

1. PARCELS E-1 THROUGH E-12 ARE PERMANENT EASEMENTS TO BE CONVEYED TO THE TOWN OF PLYMOUTH FOR HIGHWAY PURPOSES.
2. PARCELS PUE-1 THROUGH PUE-35 ARE PERMANENT EASEMENTS TO BE CONVEYED TO THE TOWN OF PLYMOUTH FOR UTILITY PURPOSES.
3. PARCELS TE-1 THROUGH TE-171 ARE TEMPORARY CONSTRUCTION EASEMENTS TO BE CONVEYED TO THE TOWN OF PLYMOUTH.

0 10 20 30 METERS
0 20 40 60 80 FEET
GRAPHIC SCALE 1" = 20'

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PRELIMINARY

KEVIN HANLEY, PLS
MASSACHUSETTS REG. No. 31313

335 WOOD ROAD
SUITE 109
BRAINTREE MA 02184
(781)380-7788
FAX (781)380-7737
SMC

EASEMENT PLAN OF LAND
TAYLOR AVENUE
PLYMOUTH, MA
(PLYMOUTH COUNTY)

PREPARED FOR: THE TOWN OF PLYMOUTH

SCALE: 1"=20' DATE: JULY 28, 2016

SMC DWG. NO. R10904 EASE.DWG SHEET 1 OF 10

Date:	JULY 28, 2016
Job No.:	R109.04
Drawn By:	MN/JV
Checked By:	KH
Card By:	JW/WN
Drawing No.:	R10904 EASE.DWG
Sheet:	1 OF 10

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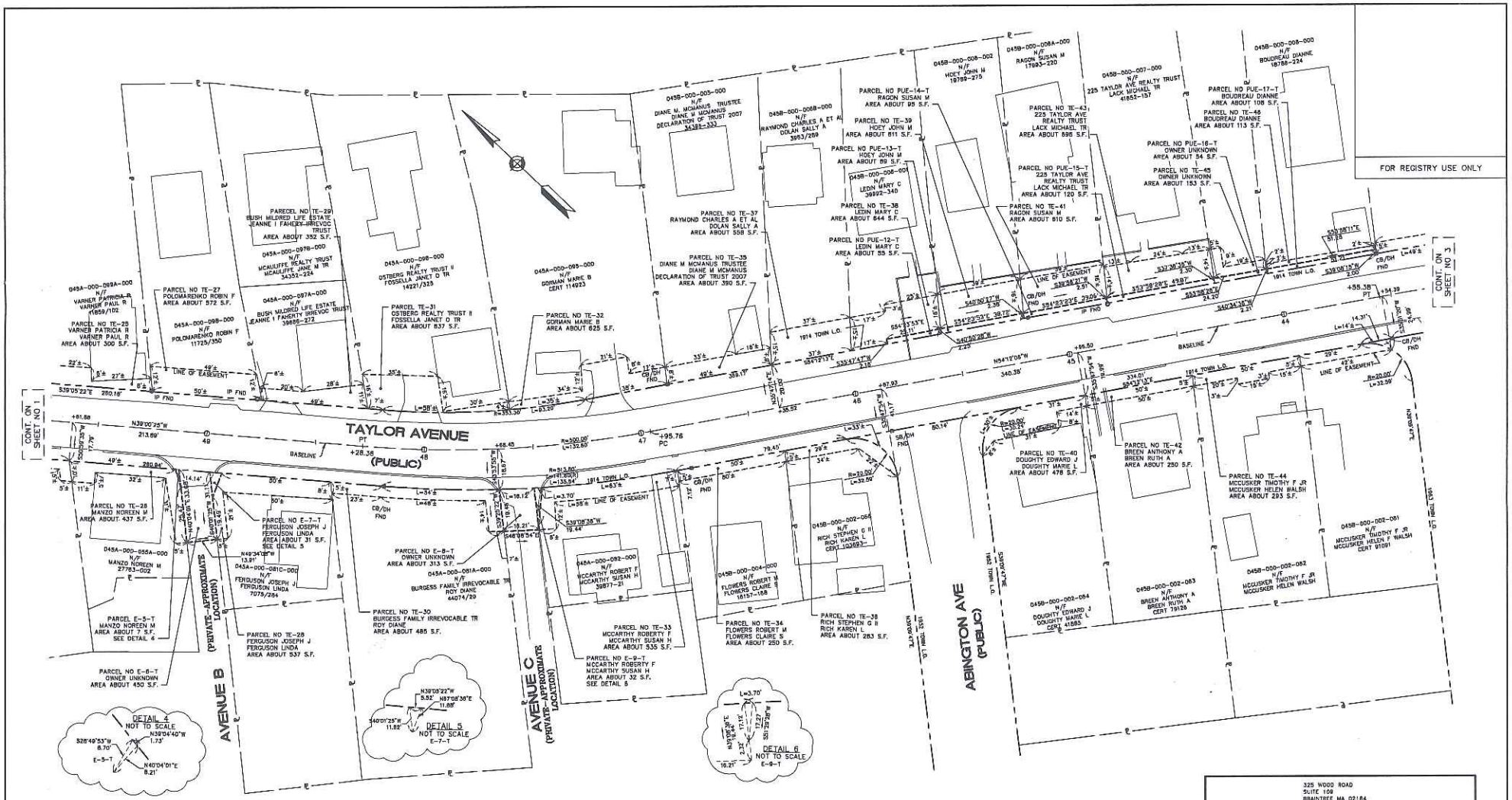

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GRAPHIC SCALE 1" = 20'

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Date:	JULY 26, 2016
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Field By:	JH/MN
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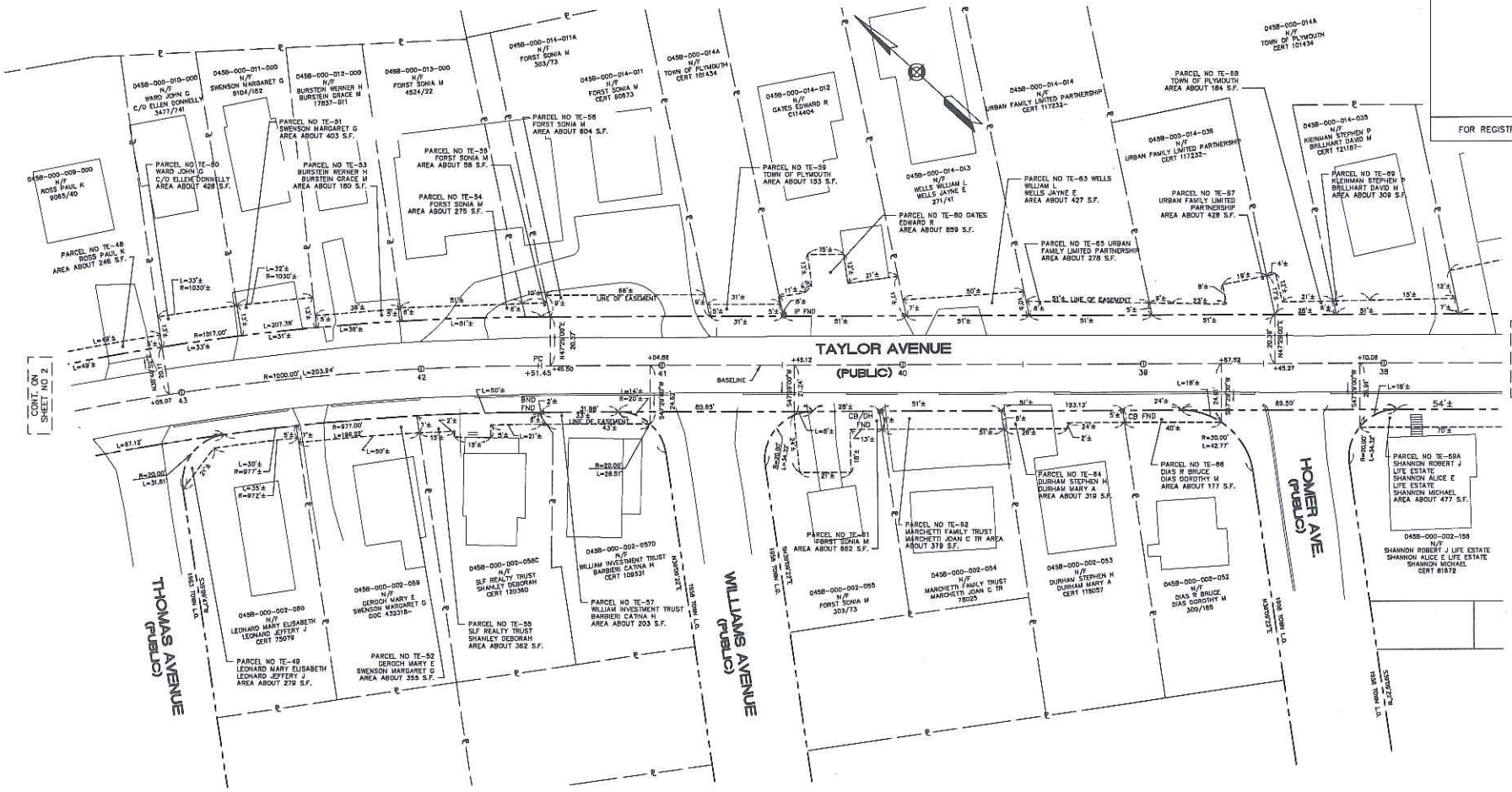
Sheet:	2 OF 10



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METERS: 0 10 20 30

FEET: 0 20 40 60 80

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Checked By:	RH
Coord By:	JR/MN
Drawing No:	R10904 EASE.DWG
Sheet:	3 OF 10

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TAYLOR AVENUE
(PUBLIC)

CONT. ON SHEET NO 3

CONT. ON SHEET NO 5

PARCEL NO TE-69A
SHANNON ROBERT J LIFE ESTATE
SHANNON ALICE E LIFE ESTATE
SHANNON MICHAEL
AREA ABOUT 477 S.F.

0458-000-002-158
N/F
SHANNON ROBERT J LIFE ESTATE
SHANNON ALICE E LIFE ESTATE
SHANNON MICHAEL
CERT 81872

PARCEL NO TE-71
BARRETT DONNA S
AREA ABOUT 827 S.F.

0458-000-002-157
N/F
BARRETT DONNA S
CERT 97271-

0458-000-002-048
N/F
HICKEY WILLIAM F LIFE ESTATE
HICKEY LOIS P LIFE ESTATE
WFH REALTY TRUST
DOC 477795-

PARCEL NO TE-73
HICKEY WILLIAM F LIFE ESTATE
HICKEY LOIS P LIFE ESTATE
WFH REALTY TRUST
AREA ABOUT 481 S.F.

PARCEL NO TE-75
HICKEY WILLIAM F LIFE ESTATE
HICKEY LOIS P LIFE ESTATE
WFH REALTY TRUST
AREA ABOUT 477 S.F.

0458-000-002-047
N/F
HICKEY WILLIAM F LIFE ESTATE
HICKEY LOIS P LIFE ESTATE
WFH REALTY TRUST
DOC 477790-

PARCEL NO TE-78
CONWAY JOHN J
CONWAY ELLEN D
AREA ABOUT 250 S.F.

0458-000-002-046
N/F
CONWAY JOHN J
CONWAY ELLEN D
CERT 88843-

PARCEL NO TE-79
ELLEN D CONWAY IRREVOCABLE TR
CONWAY JOHN J JR TR
AREA ABOUT 250 S.F.

0458-000-002-045
N/F
ELLEN D CONWAY IRREVOCABLE TR
CONWAY JOHN J JR TR
012431-

PARCEL NO TE-80
BOSTEK CHRISTINE ANN
AREA ABOUT 250 S.F.

0458-000-002-044
N/F
BOSTEK CHRISTINE ANN
DOC 433174-

PARCEL NO TE-82
WHITE HORSE TRUST
PRONSKI ANTHONY JR TR
AREA ABOUT 297 S.F.

0458-000-002-043
N/F
WHITE HORSE TRUST
PRONSKI ANTHONY JR TR
CERT 88719

PARCEL NO TE-83
WHITE HORSE TRUST PRONSKI
ANTHONY JR TR
AREA ABOUT 329 S.F.

0458-000-002-042
N/F
WHITE HORSE TRUST
PRONSKI ANTHONY JR TR
CERT 88719

PARCEL NO TE-84
PRONSKI ANTHONY JR
AREA ABOUT 397 S.F.

0458-000-002-041
N/F
PRONSKI ANTHONY JR
CERT 98469-

PARCEL NO TE-85
LETENDRE R EMMET
SHAW ANGELA
AREA ABOUT 322 S.F.

0458-000-002-040
N/F
LETENDRE R EMMET
SHAW ANGELA
CERT 98813-

PARCEL NO TE-87
DISARCINA ROBERT L
DISARCINA JOAN M
AREA ABOUT 380 S.F.

0458-000-002-039
N/F
DISARCINA ROBERT L
DISARCINA JOAN M
CERT 98266-

0458-000-014-034
N/F
TJKA LLC
CERT 118819-

PARCEL NO TE-70
TJKA LLC
AREA ABOUT 1198 S.F.

0458-000-014-033
N/F
WALL JAMES D
CERT 101649-

PARCEL NO TE-72
WALL JAMES D
AREA ABOUT 1107 S.F.

0458-000-014-032
N/F
ZIRILLI SALVATORE
ZIRILLI JANET
CERT 108699

PARCEL NO TE-74
ZIRILLI SALVATORE
ZIRILLI JANET
AREA ABOUT 100 S.F.

PARCEL NO TE-69
KLEINMAN STEPHEN M
BRILLHART DAVID M
AREA ABOUT 309 S.F.

0458-000-014A
N/F
TOWN OF PLYMOUTH
CERT 101434

PARCEL NO TE-76
TOWN OF PLYMOUTH
AREA ABOUT 181 S.F.

0458-160A-001-002
N/F
177 TAYLOR AVE REALTY TRUST
CARR JOHN D TRS
SILVERSTEIN ANN M
C/14-12
0435241

PARCEL NO TE-77
177 TAYLOR AVE REALTY TRUST
CARR JOHN D TRS
SILVERSTEIN ANN M
AREA ABOUT 1137 S.F.

0458-000-161A-003-004
N/F
CARR, JOHN J
CARR, SUSAN M
STADELMAIER, CHRISTIANE G
ROSATI, ROBER
CERT 14-17, 14-18

PARCEL NO TE-81
CARR, JOHN J
CARR, SUSAN M
STADELMAIER, CHRISTIANE
G ROSATI, ROBER
AREA ABOUT 1080 S.F.

PARCEL NO TE-88
PORTER WILLIAM R
PORTER AMY L
AREA ABOUT 849 S.F.

0458-000-014-035
N/F
PORTER WILLIAM R SR
PORTER AMY L
CERT 120847-

0458-000-014A-000
N/F
TOWN OF PLYMOUTH
CERT 120898

0458-000-014-024
N/F
PLYMOUTH TOWN OF
BOARD OF SELECTMEN
CERT 122084

PARCEL NO TE-89
TOWN OF PLYMOUTH
BOARD OF SELECTMEN
AREA ABOUT 514 S.F.

LINE OF EASEMENT

1014 TOWN L.O.

BASELINE

N42°31'00"W 1038.29'

1037.13' S42°31'13"E

1037.19' N42°31'13"W

GRAPHIC SCALE 1" = 20'

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SCALE: 1"=20' DATE: JULY 26, 2016

SMC DWG. NO. R10904 EASE.DWG SHEET 4 OF 10

Date:	JULY 26, 2016
Job No.:	R109.04
Drawn By:	MN/IV
Checked By:	KH
Calc'd By:	JR/MN
Drawing No.:	R10904 EASE.DWG
Sheet:	4 OF 10

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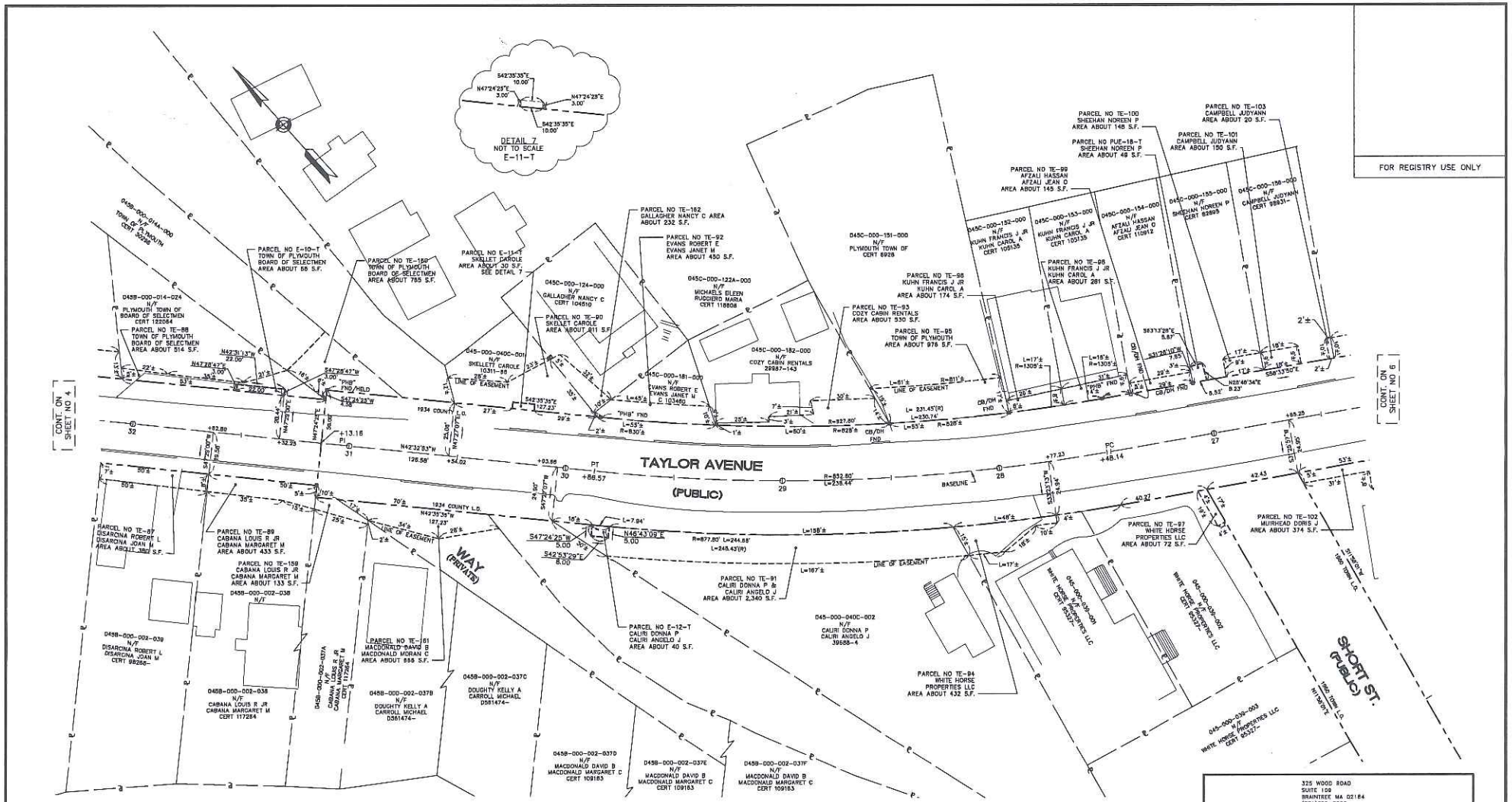

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SCALE: 1"=20' DATE: JULY 25, 2016

SMC DWG. NO. R10904 EASE.DWG SHEET 5 OF 10

Date:	JULY 26, 2016
Job No.:	R109.04
Drawn By:	MN/JV
Checked By:	KH
Card By:	JR/MN
Drawing No.:	R10904 EASE.DWG
Sheet:	5 OF 10

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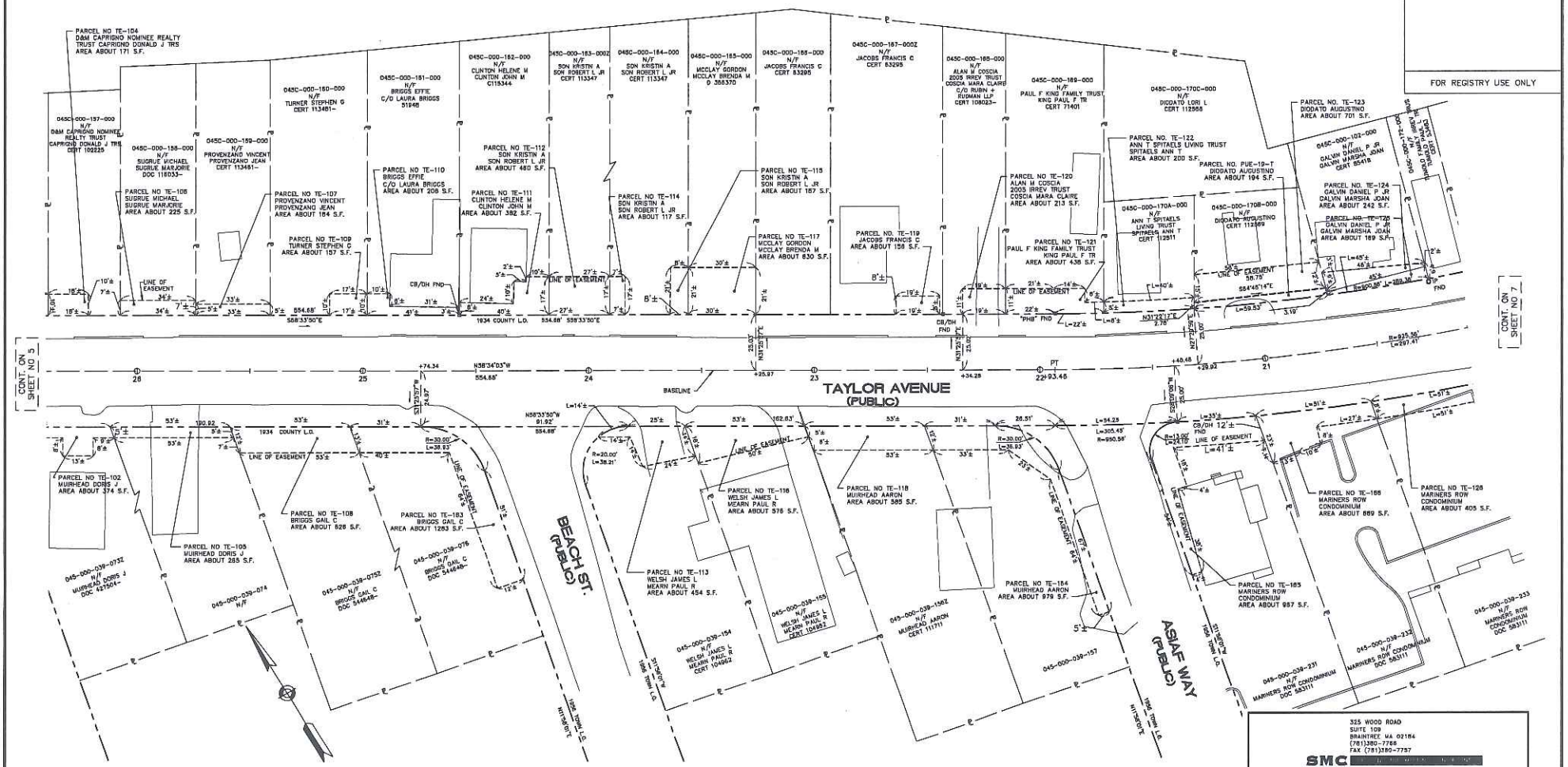

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0 10 20 30 METERS

0 20 40 60 80 FEET

GRAPHIC SCALE 1" = 20'

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Sheet:	8 OF 10

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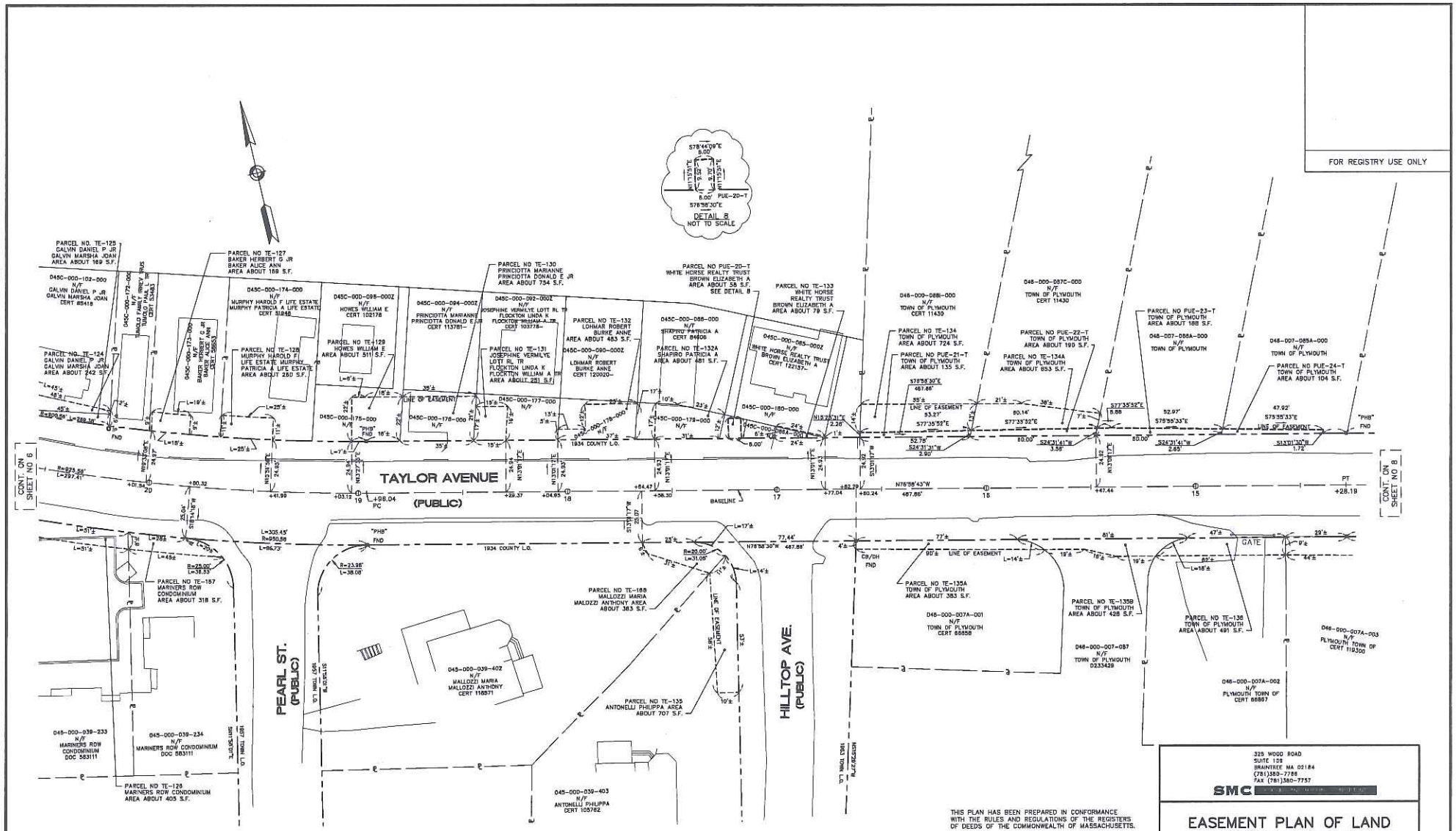

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SMC DWG. NO. R10904 EASE.DWG SHEET 7 OF 10

Date:	JULY 26, 2016
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Cad'd By:	JN/MN
Drawing No.:	R10904 EASE.DWG
Sheet:	7 OF 10

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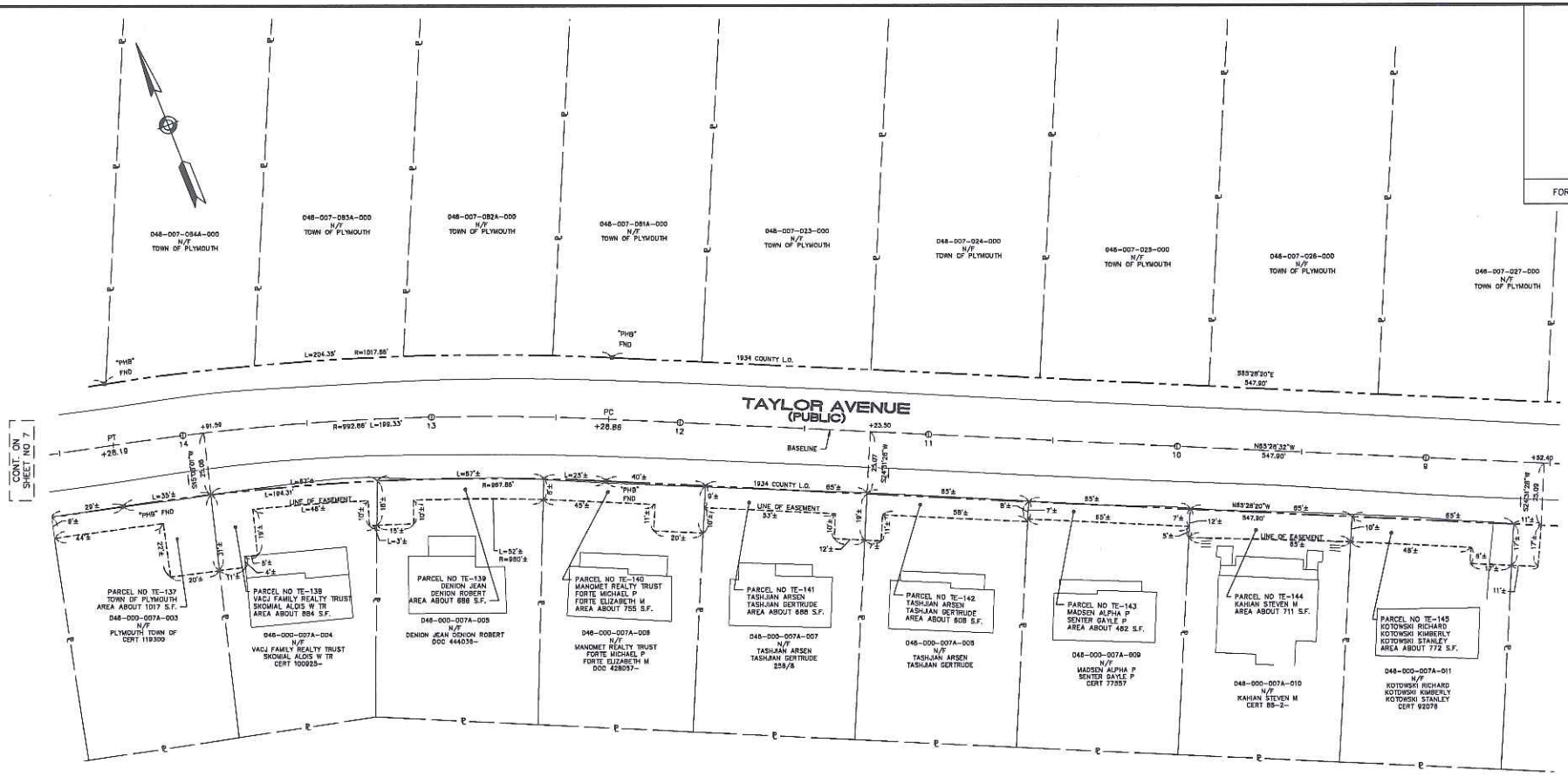

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046-007-028-000
N/F
TOWN OF PLYMOUTH

046-007-029
N/F
DUNES AT OCEAN POINT CONDOS
DOC 310857

PARCEL NO PUE-25-T
DUNES AT OCEAN POINT CONDOS
AREA ABOUT 56 S.F.

PARCEL NO PUE-25-T
DUNES AT OCEAN POINT CONDOS
AREA ABOUT 308 S.F.

PARCEL NO TE-169
DUNES AT OCEAN POINT CONDOS
AREA ABOUT 3369 S.F.

TAYLOR AVENUE
(PUBLIC)

BASELINE

PT +80.96

PC +81.10

R=2193.95' L=199.86'

R=2218.95' L=202.14'

LINE OF EASEMENT

CONT. ON SHEET NO 8

CONT. ON SHEET NO 10

PARCEL TE-146
CHASE DAVID
CHASE CHERYL
AREA ABOUT 162 S.F.

046-000-007A-012
N/F
CHASE DAVID
CHASE CHERYL
CERT 71162

PARCEL TE-148
DUNGEL JOHN P JR
CROWELL BONNIE LEE
AREA ABOUT 815 S.F.

046-000-007A-013
N/F
DUNGEL JOHN P JR
CROWELL BONNIE LEE
CERT 83083-

PARCEL TE-147
QUINTON MICHAEL
AREA ABOUT 175 S.F.

046-000-007-090
N/F
QUINTON MICHAEL
CERT 95644

PARCEL TE-149
SALVI LEO P
AREA ABOUT 368 S.F.

046-000-007A-014
N/F
SALVI LEO P

PARCEL TE-150
SWAN MARC
SODERMARK SHERRY L
AREA ABOUT 462 S.F.

046-000-007A-015
N/F
SWAN MARC
SODERMARK SHERRY L
CERT 71392

PARCEL TE-151
LEROY MARK E
LEROY DEBORAH E
AREA ABOUT 475 S.F.

046-000-007A-016
N/F
LEROY MARK E
LEROY DEBORAH E
CERT 95785-

PARCEL TE-152
CARNEY JANICE
AREA ABOUT 440 S.F.

046-000-007A-017
N/F
CARNEY JANICE
CERT 83380

PARCEL TE-153
NELSON JEFFREY B
NELSON PHYLLIS
AREA ABOUT 828 S.F.

046-000-007A-018
N/F
NELSON JEFFERY B
NELSON PHYLLIS
122499

PARCEL TE-154
DORGAN THOMAS M
DORGAN CYNTHIA
AREA ABOUT 976 S.F.

046-000-007A-019
N/F
DORGAN THOMAS M
DORGAN CYNTHIA J
CERT 118003-

PARCEL NO TE-155
ALLEN VIRGINA M
AREA ABOUT 661 S.F.

046-000-007A-020
N/F
ALLEN VIRGINA M
CERT 73708

N60°15'22"W 302.05'

N60°15'10"W 302.05'

N50°15'38"W 131.47'

S22°35'08"E 4.92'

N60°19'20"E 135.35'

GRAPHIC SCALE 1" = 20'

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(PLYMOUTH COUNTY)

PREPARED FOR: THE TOWN OF PLYMOUTH

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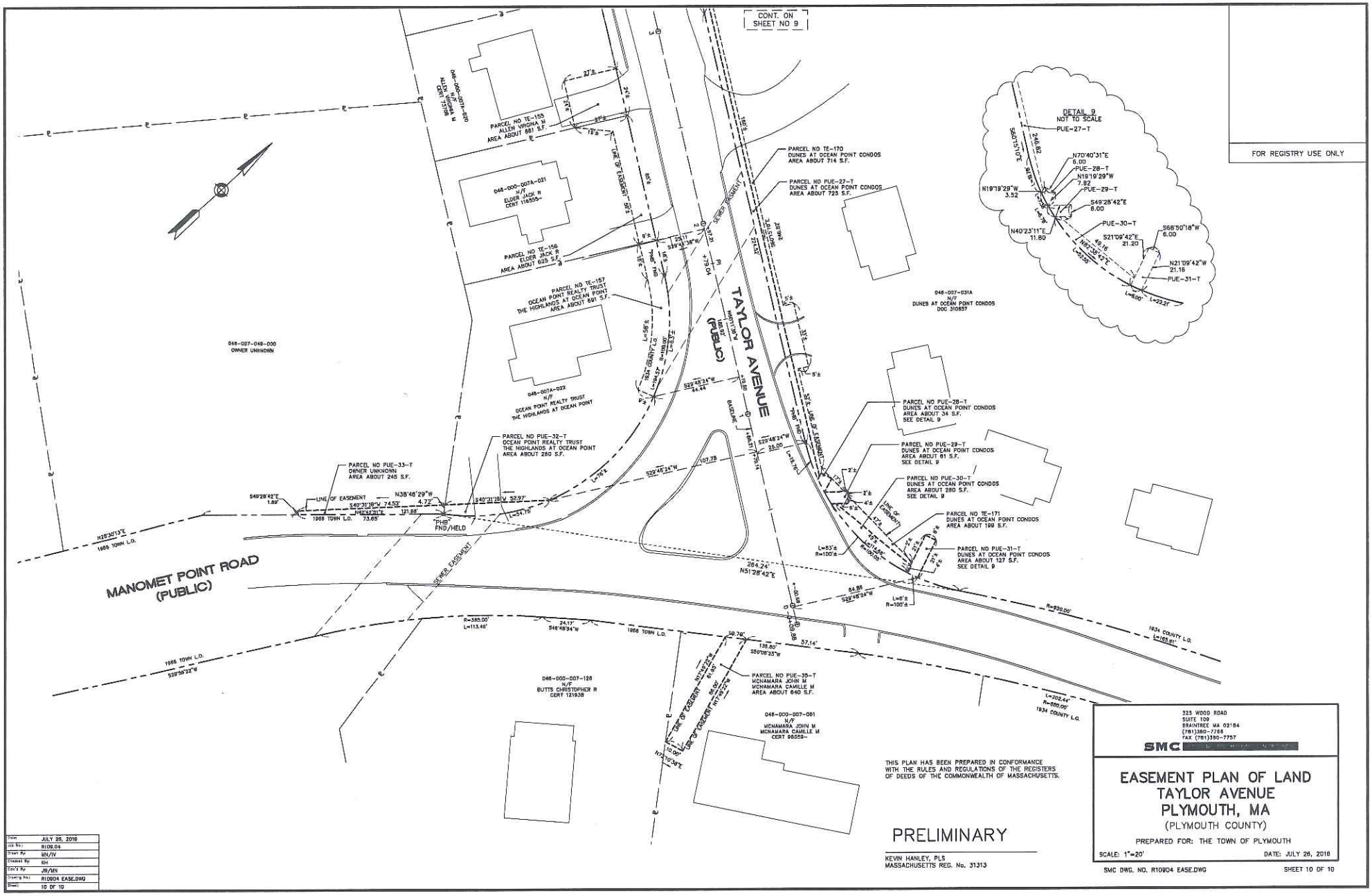

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PRELIMINARY

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EASEMENT PLAN OF LAND
TAYLOR AVENUE
PLYMOUTH, MA
(PLYMOUTH COUNTY)

PREPARED FOR: THE TOWN OF PLYMOUTH

SCALE: 1"=20' DATE: JULY 26, 2016

SMC DWG. NO. R10904 EASE.DWG SHEET 10 OF 10

Date:	JULY 26, 2016
Job No.:	R109.04
Drawn By:	MN/IV
Checked By:	KH
Cad'd By:	JR/MN
Drawing No.:	R10904 EASE.DWG
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