

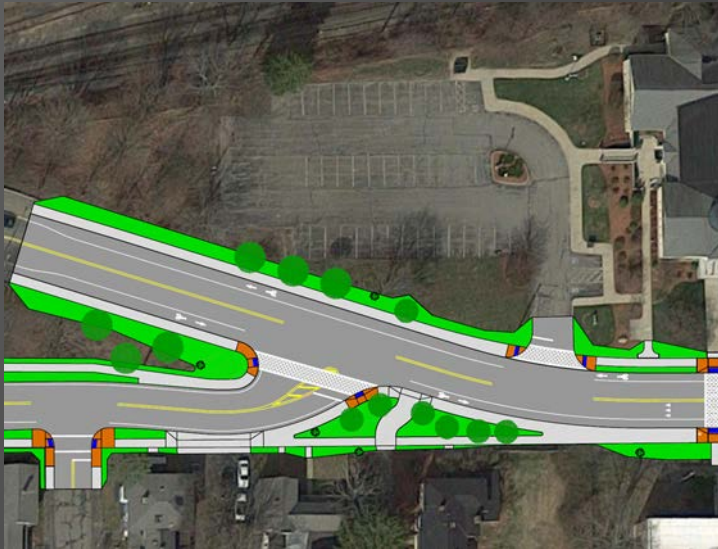


# Right of Way Public Meeting East Main Street Improvements

7 PM October 23, 2015

Town Hall - 1st Floor Meeting Room

Ayer, Massachusetts



# IMPORTANT !

Please sign in

Include both property address and  
mailing address

# Meeting Agenda

- Project overview and schedule
- Land acquisition process and eminent domain
- Inform property owners of their rights.
- Address property owner concerns and allow them to know they have a voice in the process.
- Answer questions about the process.

# Project Location





# Project Overview

- Provide a “Gateway” to downtown Ayer
- Full depth reclamation and repaving of roadway
- Granite curbing with new concrete sidewalks and driveway aprons
- Realignment of intersections to enhance sight distance / improve safety
- Dedicated bike lane on each side of street
- Replace drainage system

# Project Funding and Schedule

- Project is being designed and constructed as a Federal Highway Transportation Improvement Project
- Project design funded by Ayer Town Meeting Appropriation and designed to meet MassDOT requirements
- Construction will be funded and managed by MassDOT
- Right of Way process – Sept through March, 2020
- MassDOT Bid- April and May 2020
- Construction starting Fall 2020 with completion Summer 2021

# Road Issues



## Poor Pavement Condition

- Multiple trench patches
- Localized pavement failure around utility structures



## Substandard Pedestrian Network

- Lack of ADA compliant wheelchair ramps
- Crosswalks poorly defined
  - Midblock crossings lack advanced warning signs
- Inconsistent sidewalk materials
- Sidewalk cross slopes exceed standards
- Obstructions in path of travel

# Project Issues



## Drainage System Deficiencies

- Localized pavement failure around structures
- Majority of structures filled with sediment
- System outlets to adjacent waterbodies



## Intersection Geometry

- Poor intersection sight distance
- Undefined paths of travel



# New Road Layout



# Right of Way Process

Very specific and documented process

- Perform Title search
- Finalize Right of Way / Easement Plans
- Notify Property Owners
- Meet with property owners to discuss property specifics
- Hire Appraiser and Review Appraiser to determine “just compensation”
- Provide written offer – you have 30 days to accept the offer
- BOS vote property acquisitions and awards
- Pay property owners
- Documents are recorded with Registry of Deeds

# Consider Donation of Temporary Easement

- ⦿ Project will enhance your property and the “livability” of the Town
- ⦿ Reduces financial burden on Town
  - Town is responsible for payment of temporary easement awards
- ⦿ Expedites the project
  - Fewer properties requiring appraisals
- ⦿ Certificate of Donation Form available

# Easements

- ◎ 60 Temporary Construction Easements – Permission to enter property
  - Required to construct sidewalks, driveway aprons and walkways
  - Match existing grades between sidewalk and lawn, driveway and walkways
  
- ◎ 4 Permanent Easements - Permanent easements will be required to ensure the adjacent sidewalk / wheelchair ramps are located within the public Right of Way
  - 2 Utility related
    - Livingston Street is not within layout (3 to 5 feet)
    - Pond Street – Sidewalk is not within the layout



MAP 27 LOT 154  
N/F  
PABLO F. CARBONELL  
BK 62148 PG 94































# Questions

- ⦿ When will appraisals be done?
  - Appraisals will start in November. Appraiser will contact you and you have the opportunity to provide information and accompany them on the inspection of the property
- ⦿ What if you are not satisfied with the amount of award?
  - You can provide additional information and Town will reconsider amount
  - If still not satisfied, can file suit against Town
- ⦿ How will we communicate project progress
  - Pre- Construction public meeting
  - During construction, we will provide weekly updates via email and Town web page
  - We will distribute hand-outs when your property will be impacted
  - Call the DPW with any questions

Any questions of if you would like to  
meet on site – contact:

Mark Wetzel, P.E. Superintendent of Public Works

978-772-8240

[mwetzel@ayer.ma.us](mailto:mwetzel@ayer.ma.us)