



Fwd: FW: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace

3 messages

Michael Hickey <mhickey@natickma.org>
To: Selectmen <selectmen@natickma.org>

Mon, Oct 7, 2019 at 1:17 PM

Board Members,

FYI relative to Art. 16 (back) on our Agenda tonight.

Trish, please post to Novus with that item.

Thanks,
Mike

----- Forwarded message -----

From: **Leese, Reginald S** <Reginald.S.Leese@citizensbank.com>
Date: Sun, Oct 6, 2019 at 4:51 PM
Subject: FW: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace
To: mhickey@natickma.org <mhickey@natickma.org>
Cc: kleese@comcast.net <kleese@comcast.net>

Mike: Thanks for getting back to me. A few overall thoughts and comments (and background):

- Please recall I live at 0 Michael Terrace so I have a vested interest in the matter
- In the late 1970's, Ledge Lane and a portion of Michael Terrace was accepted by the Town; nobody has an explanation why the balance of Michael Terrace (impacting 6 of the 8 homeowners on the street) was not accepted at that time (maybe the road design was not finalized?)
- This issue came to the attention of our neighborhood when I attended the DPW portion of the Natick Citizens Leadership Academy earlier this year. Nobody in the neighborhood (even 1 neighbor who has lived on Michael Terrace since the late 1970s) had any idea that a significant portion of our road was not accepted by the Town
- Since finding this out, I have worked closely with Bill McDowell and my 5 impacted neighbors to move toward the Town's acceptance of the road
- As part of the McHugh Farm subdivision approval a year or so ago, once both Planning Board and Open Space Committee realized that the property lot lines precluded Trask Inc. granting an access easement from the subdivision to Michael Terrace, they asked whether the Michael Terrace neighborhood wanted formal access to the open space of the new subdivision. Upon review and discussion, both the neighborhood and individual home-owners that could effectuate the access assessment agreed that we didn't want this access. We thought that this would be the end of the issue until Bill McDowell called me on 9/24/19 to inform me of the Planning Board decision
- I spoke to Terri Evans late last week to hear first-hand the issues raised by Planning Board. Planning Board believes that as a matter of principal of acceptance any public way joining open space that the Town explore the possibility of securing that access through easements. Please note that the McHugh Farm subdivision property abuts Michael Terrace as a point and therefore has no linear frontage on the road
- Couple of overall thoughts:

- The neighborhood doesn't understand why the acceptance of the road and access to the open space are linked
- Who would use this path and how would it be built through wetlands?
- Both the neighborhood and the individual home-owners that could effectuate the access assessment remain in opposition to a formal path from Michael Terrace to the open space of the new subdivision. So what is the point of any delay?
- I assume the Town could attempt to take the property by eminent domain but I would guess that the Town has other more pressing matters to address in the near to medium-term? Further, issues of parking, trash and increased traffic along Countryside Road, Ledge Lane and Michael Terrace would need to be addressed
- By accepting the road, the Town would be doing something it should have done 40 years ago
- Delaying or even abandoning the plan to accept the road is not in the financial best interest of the Town. The road was repaved 2-3 years ago and is in great condition. I am sure Bill McDowell would attest that no major maintenance should be required for the next 20 to 25 years. Therefore, the Town will benefit from additional State Funds as part of the road acceptance (albeit however small) and with no maintenance costs. This would therefore be a positive net present value proposition for the Town (unlike other roads that Planning Board has no problem recommending affirmative Article votes for in the face of significant upfront repaving costs that will make accepting these roads a negative net present value proposition for the Town)
- I am happy to speak in opposition of any referral motion at Town meeting should one be made and will encourage an affirmative vote on your underlying main motion to accept the remaining portion of Michael Terrace

I would welcome your overall thoughts, comments and suggestions for next steps. I also see this Article is back on the Board of Selectmen meeting agenda for tomorrow night. I will strive to attend the meeting as I it may provide further background for me. In the meantime, I am happy to discuss this matter with you. Thank you again for looking into this situation for us.

Reggie Leese

(508) 650 1492 – home

(857) 891-8740 - mobile

From: Reginald Leese [mailto:rleese1983@gmail.com]

Sent: Wednesday, October 02, 2019 5:36 PM

To: Leese, Reginald S

Subject: Fwd: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace

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From: **Michael Hickey** <mhickey@natickma.org>

Date: Wed, Oct 2, 2019 at 3:34 PM

Subject: Re: Fall Town Meeting-Article 16-Street Acceptance-Michael Terrace
To: Reginald Leese <rleese1983@gmail.com>

Hi Reggie,

Hope all is well. Thanks for your email. I am aware of the Planning Board's vote to refer back. I am awaiting clarifying answers from a few people regarding what, if anything, this requires us to do. At the moment, I am not clear on the import of their vote - beyond indicating that they had some thoughts about it - but my expectation is that this will move forward as planned given that it is proceeding pursuant to "home rule" legislation applicable to a very specific fact pattern. And my concern is that doing more than that may be beyond the scope of the article and (either way) could lead to delay. I'm not sure of your thoughts on it but feel free to share them with me in the meantime. But I will follow up with you when I have more information. Hopefully by tomorrow.

Thanks,
Mike

> On Sep 30, 2019, at 7:23 AM, Reginald Leese <rleese1983@gmail.com> wrote:

>

> Michael: I have been informed by the Town Engineer that the Planning Board has recommended that Article 16 (Street acceptance of Michael Terrace) of the upcoming Fall Town Meeting be referred back to the Board of Selectmen and Planning Board for further consideration. Apparently they want the Town to obtain an access easement from Michael Terrace to a new path system that is to be incorporated in the open space portions of the new McHugh Farm subdivision.

>

> I was wondering whether you were available to discuss this matter with me at your convenience? Please let me know how and when I could call you. Alternatively, please reach out to me on 857-891-8740.

>

> Thank you for your time and consideration. I shall look forward to speaking with you soon.

>

> Reggie Leese

> 857-891-8740

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