

Jeremy Marsette, PE

Director of Public Works

PHONE 508-647-6550

EMAIL jmarsette@natickma.org

William McDowell, PE

Town Engineer

Engineering Division Supervisor

PHONE 508-647-6400 ext. 2015

EMAIL wmcdowell@natickma.org



LOCATED AT

Department of Public Works

75 West Street

Natick, Massachusetts

01760

Town of Natick • Public Works

TO: Karen Adelman-Foster, Chair Select Board
James Errickson, Town Administrator

FROM: Jeremy Marsette, P.E., Director of Public Works

DATE: October 4, 2021

SUBJECT: Public Hearing for Roadway Layout and Acceptance - 'Fairview Terrace'
Article 20 Fall Town Meeting 2021

In coordination with the Select Board's Five Year Roadway Improvement Plan and recent practice, the Department is pursuing the public acceptance of roadways to be improved during calendar year 2022. The 'Fairview Terrace' neighborhood was previously identified and included on the Five Year Improvement Plan. This neighborhood is a patchwork of public roadways and unaccepted private roadways. To complete a comprehensive neighborhood wide project the unaccepted roadways in the neighborhood should be publicly accepted.

The Department contracted with DGT Associates for survey work and preparation of the necessary Street Acceptance Plans for the 'Fairview Terrace' neighborhood. This neighborhood is located between Windsor Avenue and Fiske Street on the southern side of Dug Pond. The Streets in question include: Collins Avenue (all), Fairview Avenue (all), Fern Street (portion - from Proctor to Moore), Green Street (all), Lakeview Avenue (all), Moore Street (all), Whitcomb Street (all) and Windsor Avenue (all). All other streets in the neighborhood have been previously accepted at various times in the past. The completed and stamped Street Acceptance plans and Draft Orders of Taking are attached with this memo for your action.

The procedure for the layout and acceptance of a public way by a town is set forth generally in MGL c. 82 §§ 17 through 32. The Select Board are responsible for "laying out" the proposed public way, which establishes the physical location of the way, then Town Meeting must vote to accept the way as a public way. Following an affirmative vote at Town Meeting, the Select Board then formalize the acceptance by Orders of Taking that are then filed at the Registry of Deeds.

The Department held a virtual information meeting on August 10, 2021. At that meeting, approximately 60 neighborhood residents were informed about the street acceptance process. The Department requested that neighbors sign a letter of intent (attached), indicating their intention to grant the town a perpetual easement over the existing right of ways in the subdivision (at no cost). Additionally, two separate mailings have been delivered to all of the 135 abutting properties. To date the Department has received 50 returned letters of intent, 48 in favor and 2 declining. The letters of intent are not required prior to the roadway layout hearing or Town

Meeting. However, prior to finalizing the acceptance by the Orders of Taking all letters of intent must be received.

It is the Department's intention, should the Warrant Article be approved at Town Meeting and the acceptance process completed, to improve these roadways as part of the 2022 Annual Roadway Improvement contract. The Department is aware that these roads have been the source of many concerns and complaints by the neighborhood residents and other roadway users. Throughout the winter the Department will publicly coordinate with the neighborhood and stakeholders regarding the design and implementation of roadway improvements.