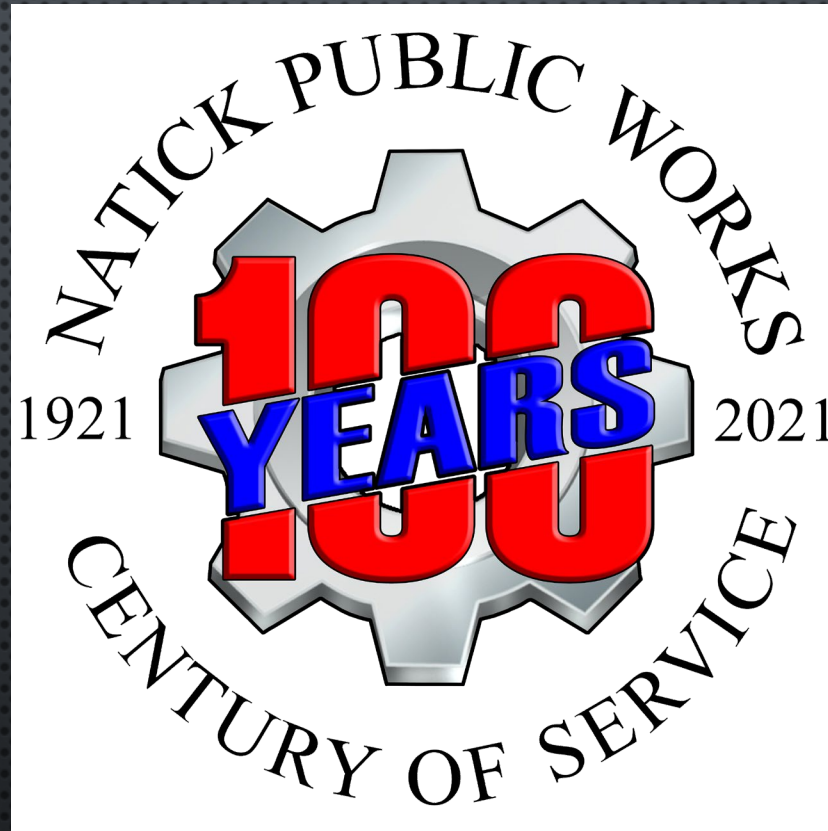


UNACCEPTED STREETS



SELECT BOARD MEETING
MARCH 22, 2023

UNACCEPTED STREETS: INVENTORY

- 21.5 MILES OF UNACCEPTED STREETS
- A TOTAL OF 209 ROADWAY SEGMENTS
- 2.2 MILES ACCEPTED AND IMPROVED IN 2019 AND 2021 (\$1.1M BACKLOG REMOVED)

STREET ACCEPTANCE: PROCESS

(MGL CH .82 SS 21-24)

- **REQUEST INITIATED TO SELECT BOARD**
- **SB HOLDS PUBLIC HEARING/VOTES TO LAYOUT THE ROADWAY** (2 – 4 WEEKS)
- **ENGINEERING DIVISION PREPARES PLANS/EASEMENT DOCUMENTS** (2 – 6 MONTHS)
- **PLANNING BOARD REVIEW PLANS/DOCS AND REPORT** (45 DAYS)
- **SB SPONSOR A WARRANT FOR TOWN MEETING** (7 WEEKS)
- **PLANS/DOCS RETURN TO SELECT BOARD FOR ENDORSEMENT** (4 MONTHS MAX.)
- **RECORDING AT REGISTRY** (2 MONTHS MAX.)
- **ACCEPTED STREET IS ELIGIBLE FOR AND INCLUDED IN FUTURE IMPROVEMENT PLANNING**

PLANNING HORIZON = 8 MONTHS – 16 MONTHS

INITIATION (PROPOSED)

- INITIAL REQUESTS SHALL BE DIRECTED TO ENGINEERING DIVISION
- ENGINEERING DIVISION PRODUCES STANDARD PETITION FORM
- (?) % OF STREET PROPERTY OWNERS SIGN AND RETURN FORM
- FORM LANGUAGE INCLUDES INTENT TO GRANT PERMANENT EASEMENT

FOLLOWING RECEIPT OF THE PETITION WITH REQUISITE NUMBER OF SIGNATURES, THE ENGINEERING DIVISION WILL PRODUCE A FORMATTED REPORT FOR THE SELECT BOARD

STREET ACCEPTANCE CRITERIA

1. IMPEDIMENTS
2. SURVEY
3. TOPOGRAPHY
4. UTILITIES
5. PAVEMENT/ROADWAY CONDITION
6. OTHER FACTORS

IMPEDIMENTS

- ABUTTER OPPOSITION
- UTILITY EASEMENT REQUIREMENTS
- DRAINAGE DETENTION/RETENTION ISSUES

SURVEY

PLANS AVAILABLE

HOW CURRENT

REGISTERED LAND

EXISTING OCCUPATION

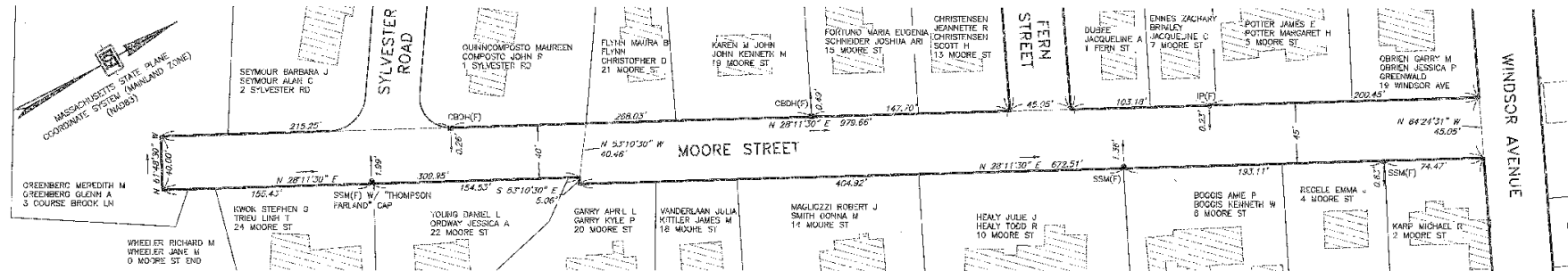
EXISTING MONUMENTATION

LENGTH

SURVEY

LEGEND

H/F	W/F	W/F OR FORMERLY WITH
BOUNDARY MONUMENTS OR MARKERS		
(P)		FOUND
(S)		SET
W/L	S	WALL
CONC	M	CONCRETE BOUND WITH DRILL HOLE
CONC	M	CONCRETE BOUND
CONC	M	CONCRETE BACK
DR		DRILL HOLE
IR		IRON PIPE
LC		LAND COURT GASK
PL		PUNCH MARK
PS		PALE ROAD SPIKE
SP		STONE BOUND WITH DRILL HOLE
SP		STONE BOUND
SP		SPIKE
SP		WOODEN STAKE
SP		STEEL SURVEY MARKER
X-CUT		CROSS CUT



NOTES

- OWNERS SHOWN ARE ACCORDING TO THE CURRENT TOWN ASSESSOR'S RECORDS.
- SEE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS FOR RECORD DOCUMENTS.
- THE BUILDINGS SHOWN HEREON WERE TAKEN FROM MASSGIS SHAPE FILES.
- LEGAL STATUS OF EASEMENTS, WAYS, AND RESTRICTIONS NOT DETERMINED BY THIS SURVEY.

APPROVED BY THE NATICK BOARD OF SELECTMEN:

DATE:

THIS PLAN WAS FILED AT THE OFFICE OF THE TOWN CLERK ON:

TOWN CLERK:

THIS ROAD WAS ACCEPTED AS A PUBLIC WAY BY A VOTE OF THE TOWN MEETING ON:

TOWN CLERK:

I HEREBY CERTIFY:

THAT THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AS REVISED THROUGH JANUARY 12, 1989 AND THE STANDARDS AS SET OUT IN APPENDIX B OF THE MASSACHUSETTS DEED INDEXING STANDARDS VERSION 4.0 DATED JANUARY 1, 2018;

THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN;

PROFESSIONAL LAND SURVEYOR
DATE:

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSOR'S RECORDS.

F-25590

ROAD ACCEPTANCE PLAN OF LAND IN NATICK, MASSACHUSETTS MIDDLESEX COUNTY - SOUTH DISTRICT

SITE ADDRESS: MOORE STREET

PREPARED FOR: TOWN OF NATICK
DEPARTMENT OF PUBLIC WORKS
75 WEST STREET
NATICK, MA 01760

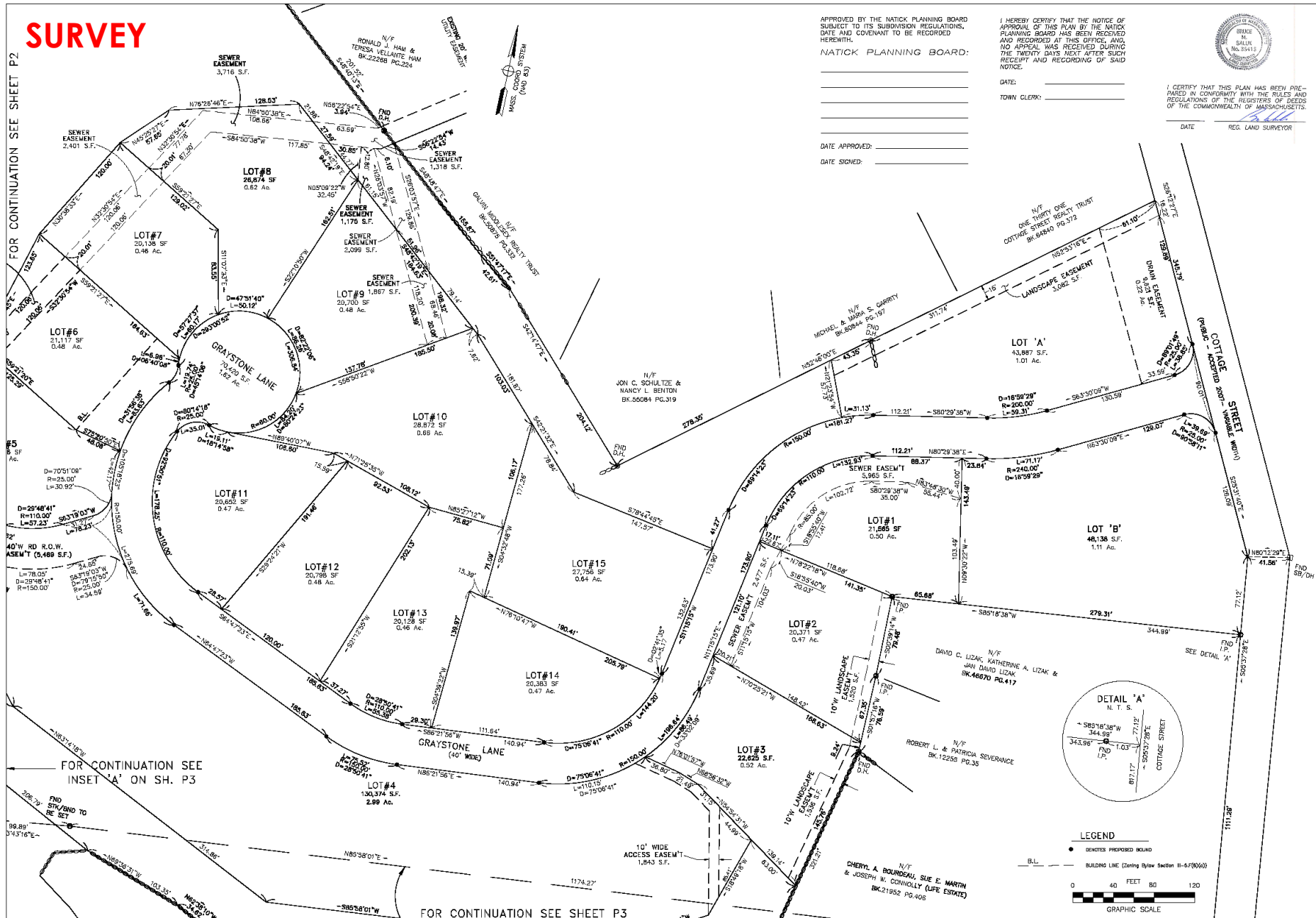
PREPARED BY: DGT Associates
Surveying & Engineering
Framingham • Boston • Worcester
107 Worcester Road, Framingham, MA 01701
508-878-0030 www.DGTassociates.com

RESEARCH: CHR & DEH
FIELD: ABW & JR
CALCULATIONS: DEN
DRAFTING: PAL
C-CHECK: PAL
PROJ. MANAGER: D. HUMPHREY, PLS
APPROVED: P. LOTHAN, PLS
PROJECT NO.: F-25590
DATE: 27-SEP-2021
SHEET 1 OF 1

©/Carlon Joba F-25590 Town of Natick, MA, D:\workspace\Natick\Joba\F-25590-11-01 (Road Acceptance Plan Rev 11-25590-11-01) F-25590

SURVEY

FOR CONTINUATION SEE SHEET P2



APPROVED BY THE NATICK PLANNING BOARD
SUBJECT TO ITS SUBDIVISION REGULATIONS,
DATE AND COVENANT TO BE RECORDED
HEREWITH.

NATICK PLANNING BOARD:

DATE: _____
TOWN CLERK: _____

DATE APPROVED: _____
DATE SIGNED: _____

I HEREBY CERTIFY THAT THE NOTICE OF
APPROVAL OF THIS PLAN BY THE NATICK
PLANNING BOARD HAS BEEN RECEIVED
AND RECORDED AT THIS OFFICE, AND
NO APPEAL HAS BEEN RECEIVED DURING
THE TWENTY DAYS NEXT AFTER SUCH
RECEIPT AND RECORDING OF SAID
NOTICE.

DATE: _____
TOWN CLERK: _____



I CERTIFY THAT THIS PLAN HAS BEEN PRE-
PARED IN CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTER OF DEEDS
OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: _____ REG. LAND SURVEYOR

NO.	DATE	REVISION
1	6-6-17	PLAN UPDATE
2	8-24-17	PLAN UPDATE
3	8-2-17	EDITS & REVIEW COMMENTS
4	8-2-17	EDITS & REVIEW COMMENTS

PREPARED BY:
BRUCE SALUK & ASSOC., INC.
LAND SURVEYING
578 BOSTON POST ROAD EAST
MARLBOROUGH, MA 01752
TEL: 508-481-8825
FAX: 508-481-8825

PROPERTY PLAN
COMPREHENSIVE CLUSTER DEVELOPMENT
— MCGOUGH FARMS —
COTTAGE STREET
NATICK, MA

DEVELOPER:
BANK OF AMERICA
1000 BROADWAY
SOUTH BOSTON, MA 01710
DATE: MARCH 8, 2017

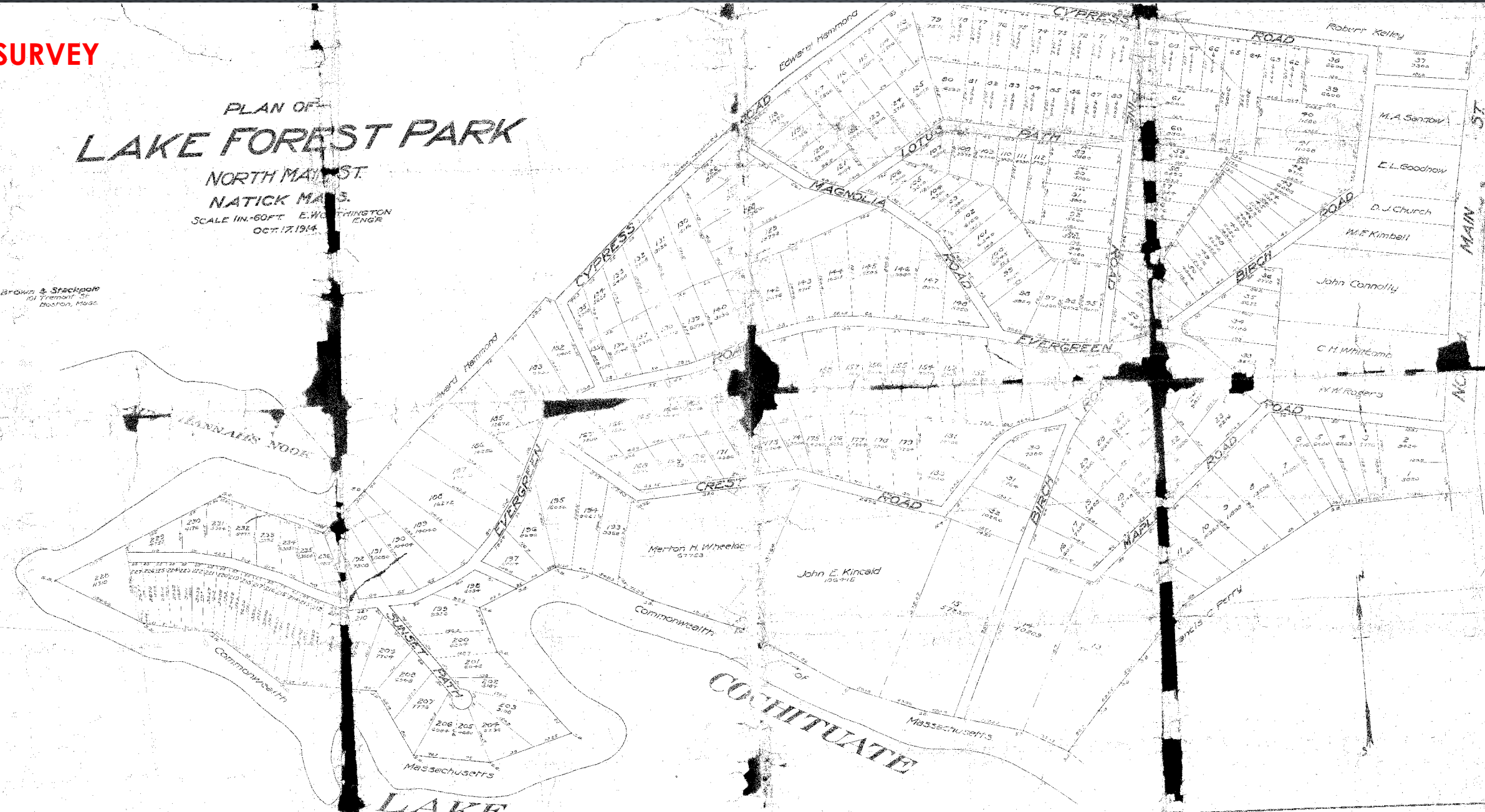
P1

FILE: P25861.dwg

SURVEY

PLAN OF
LAKE FOREST PARK
NORTH MAIN ST.
NATICK MASS.
SCALE 1/4"=60 FT. E. WORTHINGTON ENGR
OCT. 17, 1914.

Broken & Stackpole
21 Tremont St.
Boston, Mass.



TOPOGRAPHY

- ROADWAY RELATION TO RIGHT OF WAY
- EXTREME GRADE CHANGES
- LEDGE
- WETLANDS/EROSION
- STREET TREES
- SAFETY/SIGHT LINE

TOPOGRAPHY

MATURE TREE GROWTH

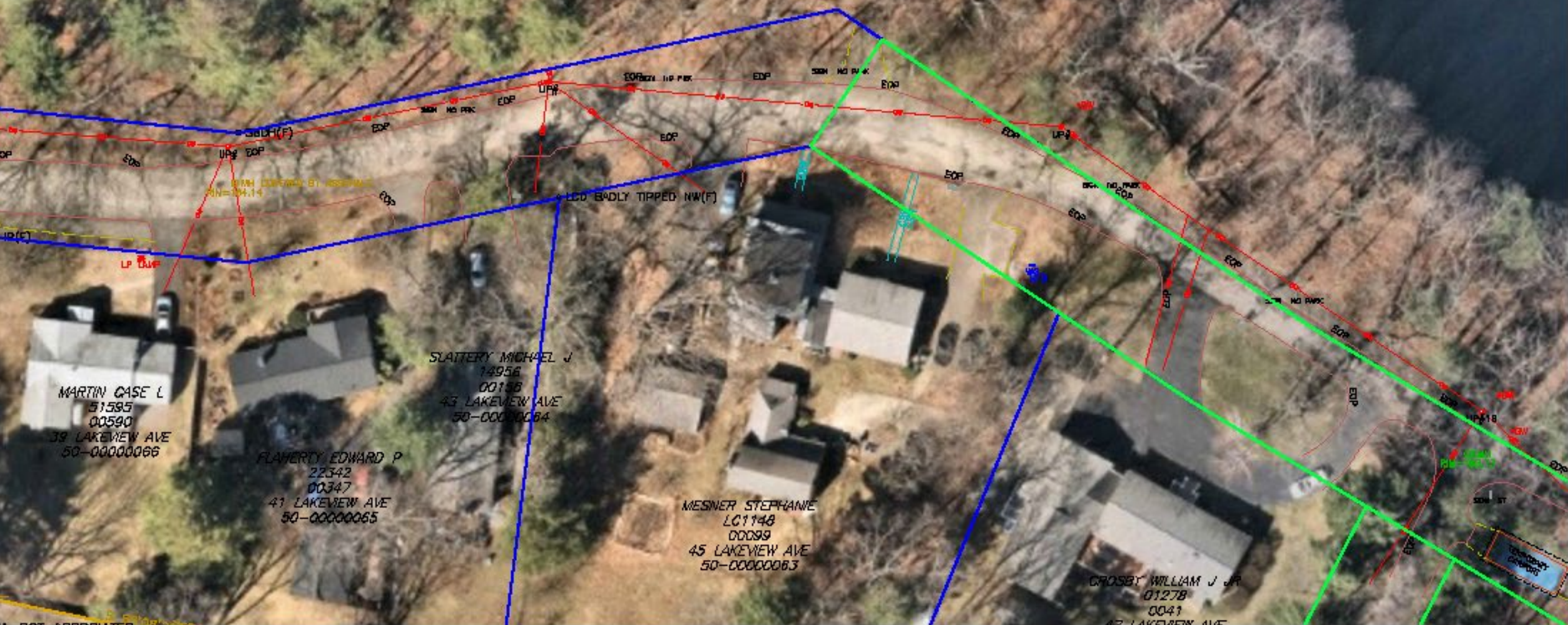


EXISTING OCCUPATION



EXCESSIVE GRADE CHANGE

ROADWAY OUTSIDE OF EXITING LAYOUT



UTILITIES

- ABSENCE OR PRESENCE/LOCATION
- WATER/SEWER/DRAIN/GAS/ELECTRIC/COMMS
- ABOVE/BELOW GROUND ELECTRIC
- INADEQUATE STREET DRAINAGE
- DRAIN OUTLETS
- CULVERTS
- EASEMENTS REQUIRED

PAVEMENT/ROADWAY CONDITIONS

- MOST RECENT PCI
- SHOULDERS
- INHERENT CAUSE OF CONDITION
- CURBING
- SIDEWALKS
- CROWN
- DRAINAGE/ GRADE RELATION TO EXISTING LOTS

OTHER FACTORS

- RESIDENTIAL/COMMERCIAL
- PERSONS SERVED
- TRAFFIC COUNTS
- ON/OFF STREET PARKING
- CONNECTOR/DEAD END
- IN TOWN'S INTEREST
- UTILITY CONNECTIVITY
- COST

[illegible]

RATING RESULTS

- **GREEN ROADS (RATING 50 – 100, 100 – 150) HAVE FEW IMPEDIMENTS AND ARE MOST ELIGIBLE FOR STREET ACCEPTANCE**
- **YELLOW/AMBER ROADWAYS (RATING 150 -200, 200 – 250) MAY REQUIRE ADDITIONAL IMPROVEMENTS/CONSIDERATION BEFORE CONSIDERED ELIGIBLE FOR STREET ACCEPTANCE**
- **RED ROADS (RATING > 250) WILL REQUIRE ADDITIONAL INFORMATION, PLANNING, DESIGN OR IMPROVEMENTS BEFORE CONSIDERATION FOR STREET ACCEPTANCE**

REMANDED WITH COMMENTS

- RESIDENTS ARE GIVEN A COPY OF THE ENGINEERING DIVISION REPORT
- RESIDENTS MAY CHOOSE TO GRANT EASEMENTS/REMOVE TREES/DISCUSS GRADING CHANGES/
TAKE MEASURES REQUIRED TO RAISE THE ROADWAYS RATING

NEXT STEPS

- SB REVIEW/COMMENT/ADOPT THE RESIDENT INITIATED PROTOCOL AS DESCRIBED
- ACCEPT THE RATING CRITERIA PRESENTED AS A PRIORITIZATION METHODOLOGY
- REVIEW/ADOPT A RESIDENT INITIATED STREET ACCEPTANCE POLICY INCLUSIVE OF THESE PROCESS STEPS