

LEGAL NOTICE



TOWN OF READING

To the Inhabitants of the
Town of Reading:

Please take notice that the
Board of Selectmen of the
Town of Reading will hold pub-
lic hearings on September 23,
2014 in the Selectmen's
Meeting Room, 16 Lowell
Street, Reading,
Massachusetts on the follow-
ing:

- Town Forest Committee
Rules and Regulations 7:50
p.m.

- Order of Taking – 87 and 93
Belmont Street Water
Easements 8:15 p.m.

- Application for Waiver of
Hours of Operation for
Cumberland Farms, 303 Salem
Street 8:45 p.m.

Copies of the proposed docu-
ments regarding these topics
are available in the Town
Manager's office, 16 Lowell
Street, Reading, MA, MA
Thurs from 7:30 a.m. - 5:30
p.m., Tues from 7:30 a.m.
- 7:00 p.m. and are attached to
the hearing notice on the web
site at www.readingma.gov

All interested parties are
invited to attend the hearing, or
may submit their comments in
writing or by email prior to 6:00
p.m. on September 23, 2014 to
townmanager@ci.reading.ma.us

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By order of
Robert W. LeLachur
Town Manager

Memo

To: Robert W. LeLacheur, Jr., Town Manager
From: George J. Zambouras, Town Engineer
CC: Board of Selectman
Date: September 16, 2014
Re: 87 & 93 Belmont Street – Permanent Water Easement

At the Annual Town Meeting held on April 28, 2014, Article 11 authorized the Board of Selectman to acquire by purchase, gift, eminent domain or otherwise, a permanent water easements upon and over the existing sewer and drain easement located on the properties of 87 Belmont Street (assessors map 28 lot 112) and 93 Belmont Street (assessors map 28 lot 113). The new water easement will expand the use of the existing sewer and drain easement to include water use and does not include the taking of any additional land area. The final step in the taking of the easement is for the Board to hold a public hearing and vote on the order of taking and endorse the easement plan.

The water easement will permit the installation, maintenance and repair of a new water main which will connect the water mains located in Belmont Street and Ivy Street. The new main will eliminate a major dead end in the water system, improve fire flows and water quality in the Towns water distribution system.

While each resident is aware of the water project and proposed easement the Engineering Division has not had any direct conversations with the owners of 93 Belmont Street despite several attempts via phone, mail and proposed site meetings.

Each of the permanent easements was appraised by Evergreen Appraisal to determine the value of the damage award for each of the properties and is summarized below:

<u>Location Award</u>	<u>Owner</u>	<u>Easement Area</u>	<u>Damage</u>
93 Belmont Street	Christina Sanchez Christopher White	1,447+/- s.f.	\$200.00
87 Belmont Street	Erland W. Anderson Jr. Lynda P. Anderson	1,372+/- s.f.	\$200.00

I have attached a copy of each appraisal report and also attached copies of the public hearing notice, memo and easement plan which was forwarded to the property owners of 87 and 93 Belmont Street. Each owner was also furnished a copy of the appraisal summary which is not attached to avoid duplication of documents.

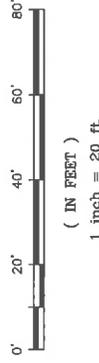
Town Counsel indicated they will have the order of taking document available of Thursday.

REGISTRY USE ONLY

APPROVED: Date: _____

Board of Selectmen
Town of Reading

GRAPHIC SCALE



TOWN OF READING MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

EASEMENT MODIFICATION
87 & 93 BELMONT STREET

SCALE: 1 IN = 20 FT DATE: MARCH 12, 2014
JEFFREY T. ZAGER, DIRECTOR D.P.W.
GEORGE J. ZAMBOURAS, P.E., TOWN ENGINEER

BAY STATE SURVEYING ASSOCIATES
100 CUMMINGS CENTER
BEVERLY, MA 01915

EASEMENT AREAS
1. 93 BELMONT STREET
AREA = 1,447± SF
2. 87 BELMONT STREET
AREA = 1,372± SF



GEORGE J. ZAMBOURAS, P.E.
READING TOWN ENGINEER

CHAPTER 96C, ACTS OF 1966
I CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE CORRECT AND ACCORDING TO THE RECORDS AND THE LINES OF STREETS OR 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
I FURTHER CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN PREPARING THE PLAN.

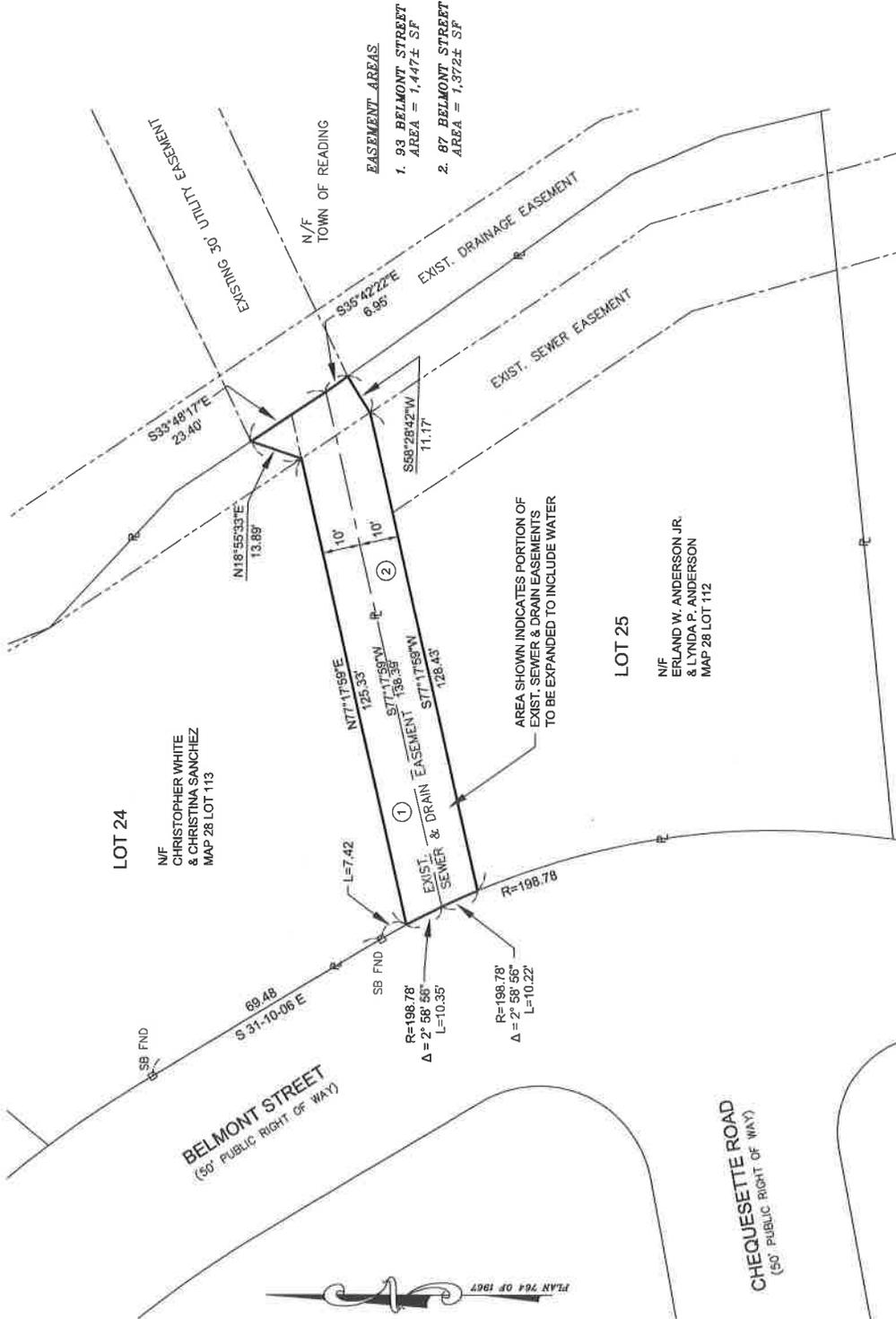
PROFESSIONAL LAND SURVEYOR _____ DATE _____

LOT 24

N/F
CHRISTOPHER WHITE
& CHRISTINA SANCHEZ
MAP 28 LOT 113

LOT 25

N/F
ERLAND W. ANDERSON JR.
& LYNDIA P. ANDERSON
MAP 28 LOT 112



BELMONT STREET
(50' PUBLIC RIGHT OF WAY)

CHEQUESETTE ROAD
(50' PUBLIC RIGHT OF WAY)

REFERENCES:
DEED BK 50119 PG 387
DEED BK 18284 PG 35
ORDER OF TAKING BK 11393 PG 690
PLAN 1072 OF 1967
PLAN 764 OF 1967

PLAN 764 OF 1967



Town of Reading

16 Lowell Street
Reading, MA 01867-2683

Fax: (781) 942-5441

Website: www.ci.reading.ma.us

Public Works - Engineering Division
(781) 942-9082

Notice of Public Hearing Water Easement Order of Taking

The Town of Reading Board of Selectman will hold a public hearing on:

Tuesday the 23rd day of September 2014, at 8:15 PM in the Selectman's Meeting Room in Town Hall at 16 Lowell Street, Reading, MA. to vote and / to hear all interested persons interested in the Order of Taking of a Water Easement located on the properties of 87 and 93 Belmont Street.



Town of Reading

16 Lowell Street
Reading, MA 01867-2683

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Public Works - Engineering Division
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September 16, 2014

Christopher White & Christina Sanchez
93 Belmont Street
Reading, MA 01867

Re: Belmont Street - Water Easement

Dear Christopher White & Christina Sanchez ,

The Board of Selectman received authority by a vote of Reading Town Meeting pursuant to Article 11 of the Annual Town Meeting held on April 28, 2014 to acquire by purchase, gift, eminent domain or otherwise, permanent water easements upon and over the existing sewer and drain easement located on the properties of 87 Belmont Street (assessors map 28 lot 112) and 93 Belmont Street (assessors map 28 lot 113).

The new water easement will expand the use of the existing sewer and drain easement to include water use and does not include the taking of any additional land area.

The purpose of the water easement is to permit the installation, maintenance and repair of a new water main which will connect the water mains located in Belmont Street and Ivy Street. The new main will eliminate a major dead end in the water system, improve fire flows and water quality in the Towns water distribution system.

The permanent water easement is depicted on the enclosed plan entitled "Easement Modification 87 & 93 Belmont Street, Reading, MA," prepared by Bay State Surveying Associates dated March 12, 2014.

The Town of Reading hired the services of Evergreen Appraisal and has determined that the damage award for the acquisition of the permanent water easement for the area of water easement to be taken on each of the properties is summarized below:

<u>Location</u>	<u>Owner</u>	<u>Easement Area</u>	<u>Damage Award</u>
93 Belmont Street	Christina Sanchez Christopher White	1,447+/- s.f.	\$200.00
87 Belmont Street	Erland W. Anderson Jr. Lynda P. Anderson	1,372+/- s.f.	\$200.00

I have enclosed a copy of the cover letter of the appraisal from Evergreen Appraisal for your property. If you would like a copy of the full appraisal report or have any questions on this matter I can be reached at 781-942-6683 or by email at gzambouras@ci.reading.ma.us.

Sincerely,

George J. Zambouras, P.E., Town Engineer

Enclosures:

Easement Plan

Evergreen Appraisal Cover



Town of Reading

16 Lowell Street
Reading, MA 01867-2683

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Public Works - Engineering Division

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September 16, 2014

Erland W. Jr & Lynda P. Anderson
87 Belmont Street
Reading, MA 01867

Re: Belmont Street - Water Easement

Dear Erland W. Jr & Lynda P. Anderson,

The Board of Selectman received authority by a vote of Reading Town Meeting pursuant to Article 11 of the Annual Town Meeting held on April 28, 2014 to acquire by purchase, gift, eminent domain or otherwise, permanent water easements upon and over the existing sewer and drain easement located on the properties of 87 Belmont Street (assessors map 28 lot 112) and 93 Belmont Street (assessors map 28 lot 113).

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Sincerely,

George J. Zambouras, P.E., Town Engineer

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Evergreen Appraisal Cover