



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

**218-23**  
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rfuller@newtonma.gov

May 30, 2023

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

Honorable City Councilors:

I respectfully submit this docket item to this Honorable Council requesting the approval of the taking of temporary construction easements for the Commonwealth Avenue Carriageway construction project in Auburndale.

The City of Newton Department of Public Works, Department of Planning and Economic Development, and the Massachusetts Department of Transportation Highway Division (MassDOT) are working together to redesign Commonwealth Avenue and the Carriage Way from Lyons Field (approximately Higgins Road) to the Newton Marriott Hotel (approximately Auburn Street). This project will improve safety and access for all users, create new green space and create a continuous shared walking and bicycle path along the Carriage Way as well as improving transit access in the area by upgrading bus stops.

As part of the reconstruction project, the city is required to take temporary construction easements from abutting properties along their frontage to the construction zone. A temporary easement plan has been prepared by A Plus Construction Services, as a subconsultant to Howard Stein Hudson. The easement plan shows all temporary easements for the project on one plan, and the plan, once approved, will be filed at the Registry of Deeds.

The city is also required to offer financial compensation to the abutters for the taking of these temporary easements. This requirement is due to the Federal and State funding for this project. Our consulting engineer, Howard Stein Hudson, and their appraisal subconsultant, A.M. Appraisal Associates, has prepared land appraisals (offers of financial compensation) for each of the temporary easements for each abutter. Law Department has verified the owners of the properties. Land appraisals are based on use of the temporary easements for up to three years (3 construction seasons), per Mass DOT requirements.

The total potential cost of the three year temporary easements along the entire project area is approximately \$229,000. The City will use a portion of the ARPA funds currently allotted to the Washington Street Pilot Project for this purpose.

Attached is a memo from Jim McGonagle, Commissioner of Public Works on the matter.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ruthanne Fuller". The signature is written in black ink and is positioned above the printed name.

Mayor Ruthanne Fuller

Ruthanne Fuller  
Mayor

Date: May 23, 2023

To: Maureen Lenieux, Chief Financial Officer  
Jonathan Yec, Chief Operating Officer

From: James McGonagle, Commissioner Public Works

Subject: Commonwealth Ave and Carriage Way Reconstruction Project  
Taking of Temporary Easements for Construction

The City of Newton Department of Public Works, Department of Planning and Economic Development, and the Massachusetts Department of Transportation Highway Division (MassDOT) are working together to redesign Commonwealth Avenue and the Carriage Way from Lyons Field (approximately Higgins Road) to the Newton Marriott Hotel (approximately Auburn Street). This project will improve safety and access for all users, create new green space and create a continuous shared walking and bicycle path along the Carriage Way as well as improving transit access in the area by upgrading bus stops.

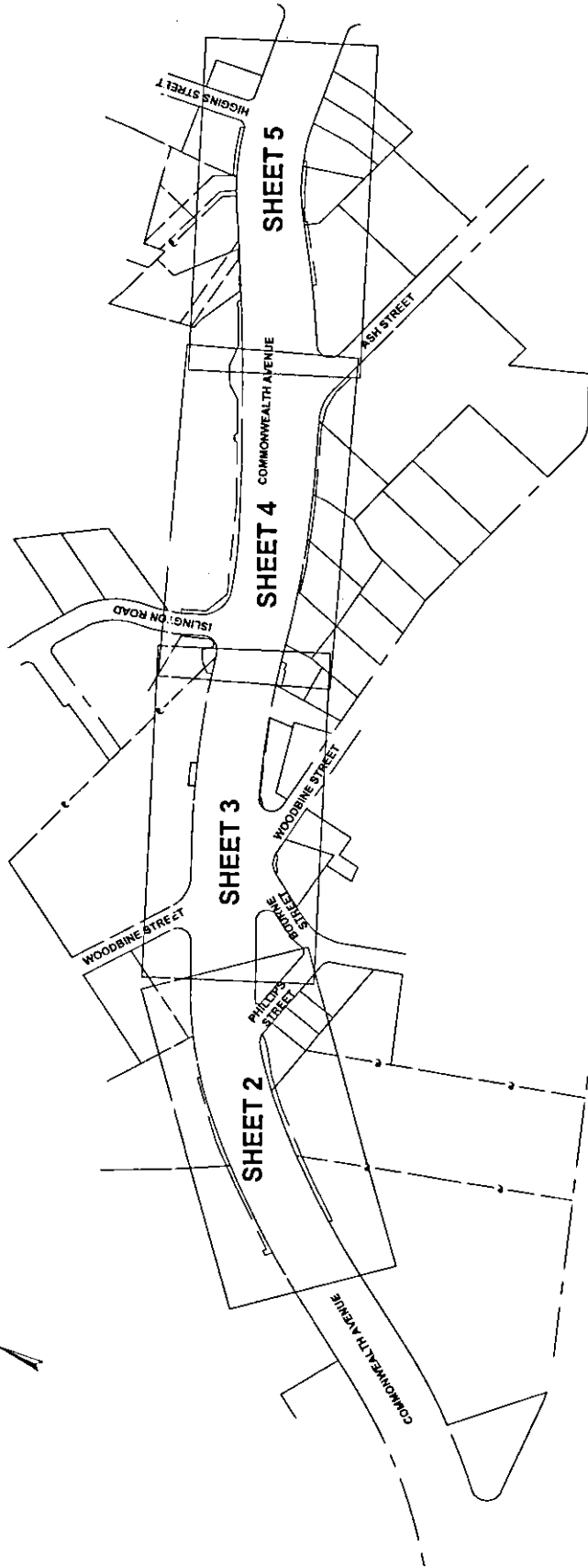
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Please forward this request as a docket item to the Honorable City Council for Consideration. Docket item includes the taking of the temporary easements.

Attachments:  
Temporary Easement Plans

cc: Andrew Lee, Law Department  
Barney Heath, Director of Planning and Economic Development  
Shawna Sullivan, Deputy Commissioner of Public Works  
Louis M. Taverna, P.E., City Engineer  
Jason Sobel, P.E., Director of Transportation Engineering



**DRAFT**

EASEMENT PLAN  
 COMMONWEALTH AVENUE  
 NEWTON, MASS  
 MIDDLESEX COUNTY REGISTERED  
 (MIDDLESEX COUNTY REGISTERED  
 DEEDS BOOK 1000 PAGE 100)  
 PREPARED FOR THE  
 CITY OF NEWTON  
 DATE: JAN 17, 2022  
 SCALE: 1" = 20'  
 SHEET 1 OF 5

**218-23**

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES SHOWING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND EASEMENTS SHOWN ON THIS PLAN ARE THE LINES OF THE 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 THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

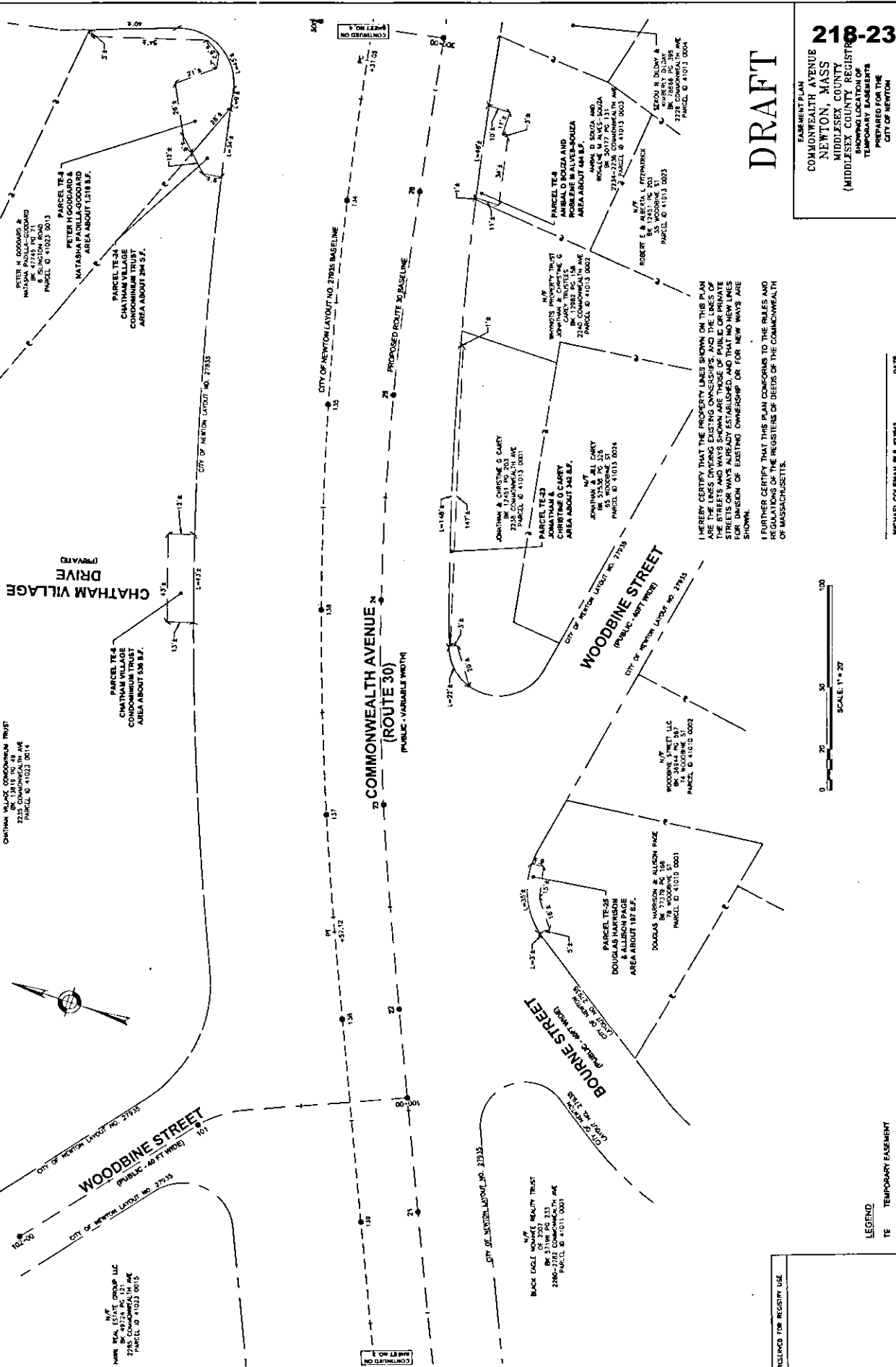


LEGEND  
 TE TEMPORARY EASEMENT

MICHAEL COLEMAN, P.L.B., R.D.1942      DATE

RESERVED FOR REGISTRY USE



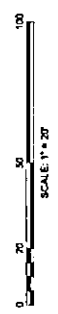


**DRAFT**

**218-23**  
 EASEMENT PLAN  
 COMMONWEALTH AVENUE  
 NEWTON, MASS  
 MIDDLESEX COUNTY REGISTER  
 (MIDDLESEX COUNTY REGISTER)  
 SHOWING LOCATION OF  
 TEMPORARY EASEMENTS  
 PREPARED FOR THE  
 CITY OF NEWTON  
 SHEET 2 OF 5 DATE: APRIL 1, 2023

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES OWNING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE OWNERSHIP. I HAVE BEEN ADVISED BY THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN THAT THE PROPERTY LINES AND WAYS SHOWN ARE CORRECT AND THAT THE PROPERTY LINES AND WAYS SHOWN ARE THE PROPERTY LINES AND WAYS SHOWN FOR THE PURPOSE OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



MICHAEL COLEMAN, P.L.S. 01793 DATE

RESERVED FOR REENTRY USE

LEGEND  
 TE TEMPORARY EASEMENT

SHEET NO. 1

M/V  
 MARK W. ESTEY, P.L.S.  
 2785 COMMONWEALTH AVE  
 PARCEL ID #1023 0015

M/V  
 BLACK EAGLE WOLF REALTY TRUST  
 2280-202 COMMONWEALTH AVE  
 PARCEL ID #1011 0001

PARCEL TE-20  
 DOUGLAS MORRISON & ALISON PAGE  
 155 WOODBINE ST  
 PARCEL ID #1010 0001

WOODBINE STREET LLC  
 65 WOODBINE ST  
 PARCEL ID #1010 0002

PARCEL TE-23  
 JONATHAN & CHRISTINE G. CAREY  
 27 WOODBINE ST  
 PARCEL ID #1010 0001

WINNONS PROPERTY TRUST  
 JONATHAN & CHRISTINE G. CAREY  
 27 WOODBINE ST  
 PARCEL ID #1010 0002

PARCEL TE-8  
 ANIBAL D. INDOIA AND  
 ROSEBEE M. ALVES-SOUSA  
 AREA ABOUT 104 S.F.  
 2734 COMMONWEALTH AVE  
 PARCEL ID #1010 0003

M/V  
 ROBERT E. & ALBERTA L. IFFENBERG  
 222 COMMONWEALTH AVE  
 PARCEL ID #1010 0003

M/V  
 SCOTT H. DUNN &  
 SHERYL DUNN  
 222 COMMONWEALTH AVE  
 PARCEL ID #1010 0004

CHATHAM VILLAGE CONDOMINIUM TRUST  
 225 WOODBINE ST  
 PARCEL ID #1022 0014

PARCEL TE-4  
 CHATHAM VILLAGE  
 CONDOMINIUM TRUST  
 AREA ABOUT 524 S.F.

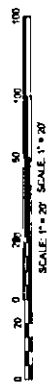
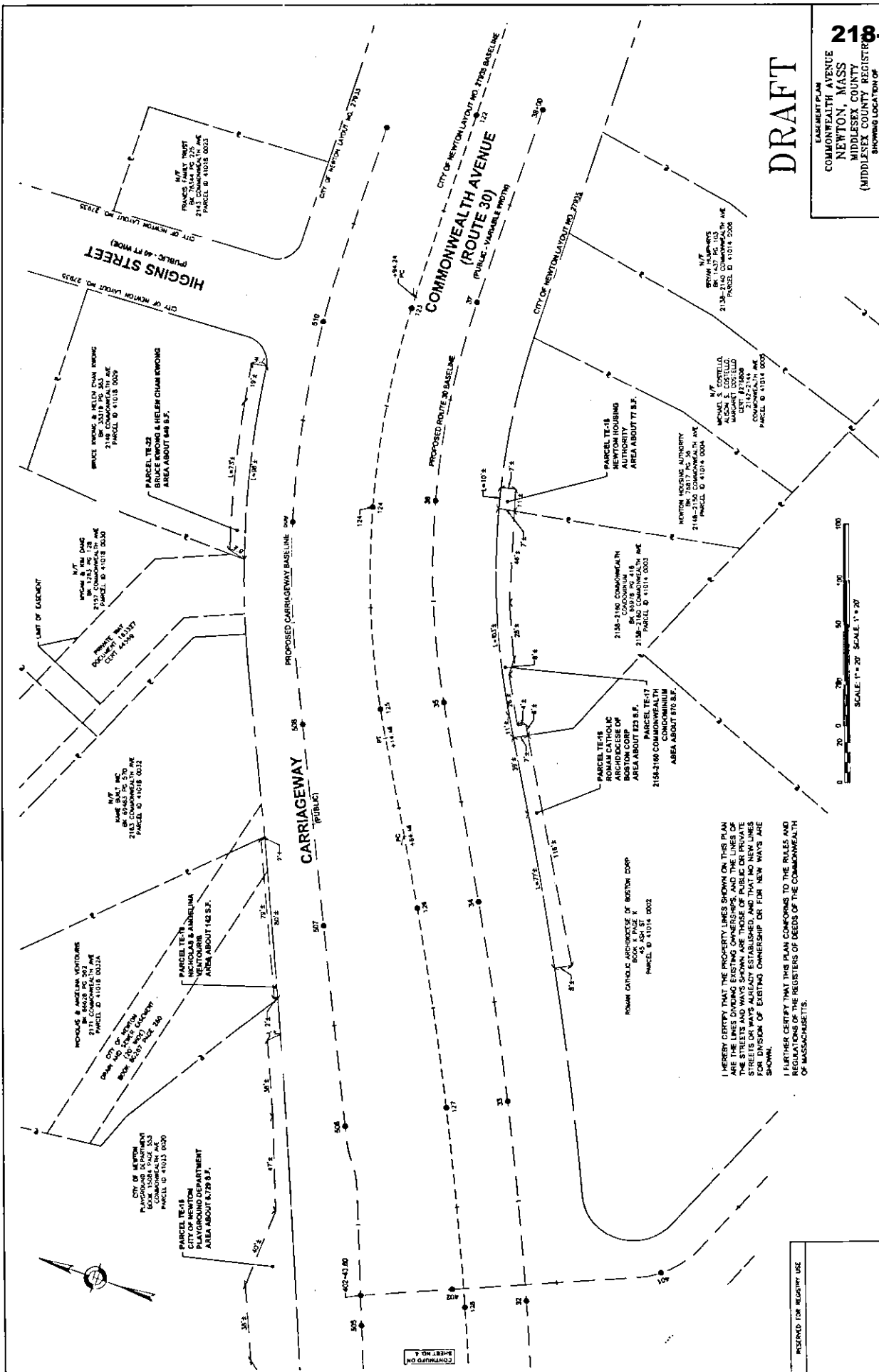
CHATHAM VILLAGE DRIVE (PRIVATE)

PARCEL TE-4  
 PETER H. GODDARD &  
 NATASHA GODDARD  
 AREA ABOUT 1018 S.F.

PARCEL TE-24  
 CIA. CHATHAM VILLAGE  
 CONDOMINIUM TRUST  
 AREA ABOUT 294 S.F.

SHEET NO. 2

DRAFT



I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE 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.

I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

LEGEND  
TE TEMPORARY EASEMENT  
MICHAEL COLEMAN, P.L.L.C. DATE

RESERVED FOR FUTURE USE



DRAFT

EASEMENT PLAN  
 COMMONWEALTH AVENUE  
 NEWTON, MASS  
 MIDDLESEX COUNTY  
 (MIDDLESEX COUNTY REGISTRY)  
 SHOWING LOCATION OF  
 TEMPORARY EASEMENTS  
 PREPARED FOR THE  
 CITY OF NEWTON  
 SHEET 2 OF 6 DATE: APRIL 7, 2013

SCALE: 1" = 20'

DATE

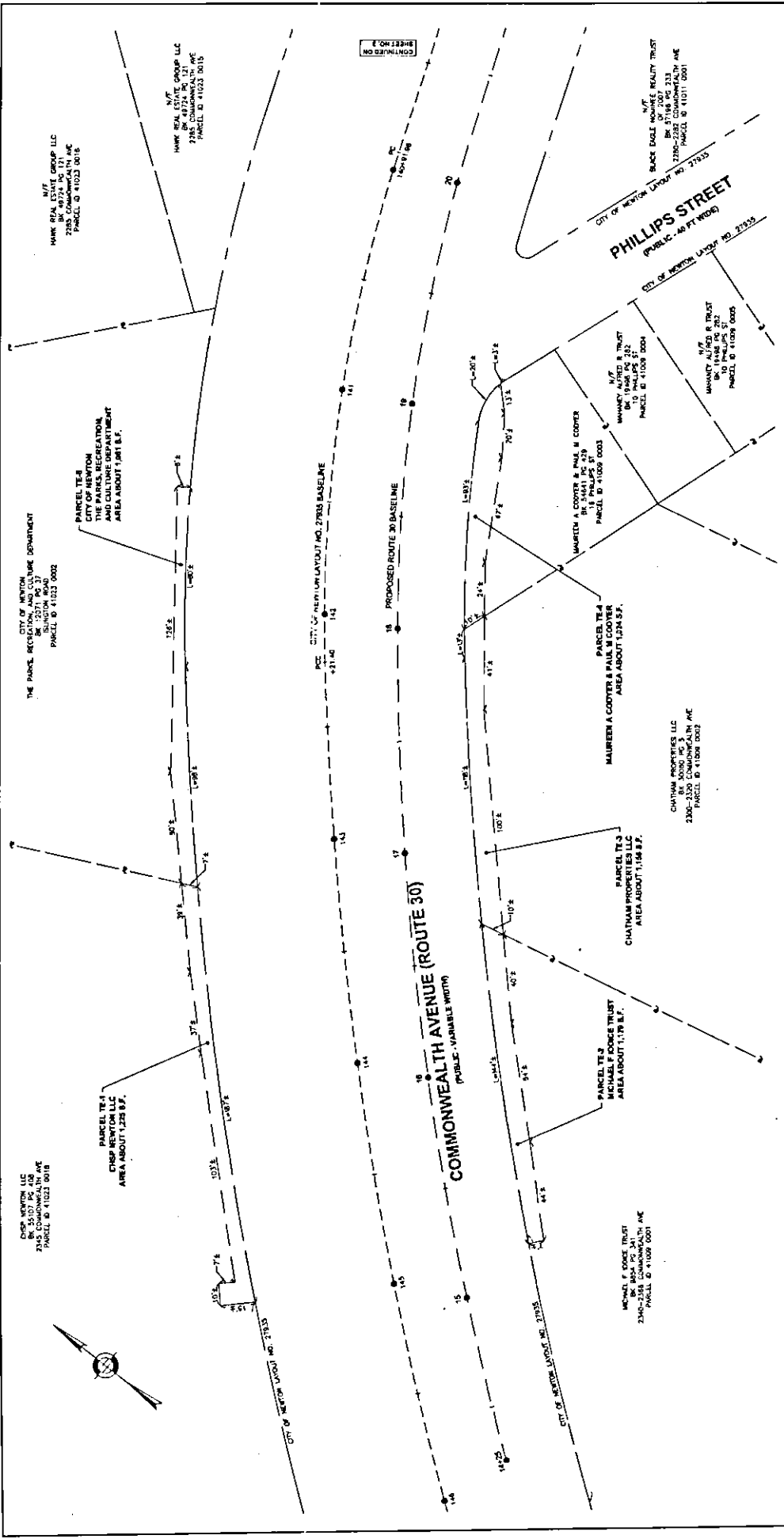
MICHAEL COLEMAN, P.L.L.C. 870242

LEGEND  
 TE TEMPORARY EASEMENT

RESERVED FOR REGISTRY USE

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES UNLESS OTHERWISE SHOWN, AND THE LINES OF THE TEMPORARY EASEMENTS ARE SHOWN AS DASHED LINES. THE STREET LINES AND ALIAS EASEMENTS ARE SHOWN AS DASHED LINES. THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I FURTHER CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



N/E  
 MARK REAL ESTATE GROUP LLC  
 2345 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41023 0018

N/E  
 MARK REAL ESTATE GROUP LLC  
 2345 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41023 0015

PARCEL TE 5  
 CITY OF NEWTON  
 THE PARKS, RECREATION AND CULTURE DEPARTMENT  
 10371 PG 37  
 PARCEL ID: 41023 0002  
 AREA ABOUT 1.061 B.F.

CITY OF NEWTON  
 THE PARKS, RECREATION AND CULTURE DEPARTMENT  
 10371 PG 37  
 PARCEL ID: 41023 0002

PARCEL TE 1  
 CHAMP NEWTON LLC  
 AREA ABOUT 1.259 B.F.

CHAMP NEWTON LLC  
 2345 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41023 0018

PROPOSED ROUTE 30 BASELINE  
 ACC. CITY OF NEWTON LAYOUT NO. 27935 BASELINE  
 411.46' 14.2'

PROPOSED ROUTE 30 BASELINE  
 18' 14.2'

COMMONWEALTH AVENUE (ROUTE 30)  
 (PUBLIC - VARIABLE WIDTH)

PHILLIPS STREET  
 PUBLIC - 40 FT WIDE  
 CITY OF NEWTON LAYOUT NO. 27935

N/E  
 BLACK EAGLE HOWARD REALTY TRUST  
 BK 19048 PG 233  
 2340-2342 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41031 0001

N/E  
 MAUREEN A COOPER & PAUL M COOPER  
 BK 19048 PG 232  
 TO PHILLIPS ST  
 PARCEL ID: 41029 0004

PARCEL TE 4  
 MAUREEN A COOPER & PAUL M COOPER  
 AREA ABOUT 1.261 B.F.

PARCEL TE 2  
 MICHAEL F ROYCE TRUST  
 AREA ABOUT 1.176 B.F.

MICHAEL F ROYCE TRUST  
 2340-2342 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41029 0001

CHATHAM PROPERTIES LLC  
 2340-2350 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41029 0003

CHATHAM PROPERTIES LLC  
 2340-2350 COMMONWEALTH AVE  
 NEWTON, MASS 02459  
 PARCEL ID: 41029 0003

N/E  
 MAUREEN A COOPER & PAUL M COOPER  
 BK 19048 PG 232  
 TO PHILLIPS ST  
 PARCEL ID: 41029 0004

N/E  
 MAUREEN A COOPER & PAUL M COOPER  
 BK 19048 PG 232  
 TO PHILLIPS ST  
 PARCEL ID: 41029 0004

N/E  
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 BK 19048 PG 232  
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N/E  
 MAUREEN A COOPER & PAUL M COOPER  
 BK 19048 PG 232  
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 BK 19048 PG 232  
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