

# City of Waltham

CITY OF WALTHAM  
CITY CLERK'S OFFICE

*Jeannette A. McCarthy*  
Mayor

2018 JAN 18 A 9:43

RECORDED

January 18, 2018

TO; Waltham City Council  
RE: Rights of Way (ROW)  
Rt. 117/Main Street Bridge/Stow Street/  
Third Avenue Signal

Dear Councillors:

On April 20, 2017, I asked 4 questions regarding land necessary for traffic improvements above.

On August 25, 2017, I sent notices to 8 property owners (sample attached):

|                   |          |                  |          |
|-------------------|----------|------------------|----------|
| 1362 Main Street  | 132 SF   | 1352 Main Street | 230 SF   |
| 1273 Main Street  | 2,215 SF | 1344 Main Street | 360 SF   |
| 22 Bear Hill Road | 30 SF    | 75 Third Avenue  | 1,040 SF |
| 1335 Main Street  | 1,170 SF | 1290 Main Street | 70 SF    |

Two have responded, 75 Third Avenue and 1290 Main Street. After my meeting with the agent for 75 Third Avenue and the property owner, I received the September 22, 2017 letter attached. I have no substantive update on that, other than they met with the traffic engineers to discuss their concerns, and were going to get back to me.

The owner of 1290 Main Street has made the attached proposal to the City.

I will be getting prices for appraisals for 7 of the 8 parcels.

I respectfully ask the following:

1. To accept the 1290 Main Street offer, and proceed with the necessary paperwork;
2. Prior to expending any City money, what, if anything, is my authority on these ROW acquisitions?

Thank you.

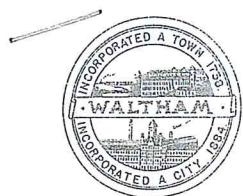
Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosures

cc: Michael Garvin, Traffic Engineer  
Benlin Properties



# City of Waltham

Jeannette A. McCarthy  
Mayor

August 25, 2017

Philip Pagliazzo Sr. Rlty Tr.  
Philip Pagliazzo Sr. Tr.  
P.O. Box 134  
Weston, MA 02493

RE: Rights of Way (ROW)  
Rt. 117/Main Street Bridge/Stow Street/  
Third Avenue Signal

Dear Mr. Pagliazzo:

Historically, the State Department of Transportation (DOT) requires local communities to be responsible for any Rights of Way (ROW) acquisitions for traffic, bridge, road, and sidewalk improvements.

In relationship to two traffic improvements: a new Rt. 117/Main Street Bridge and traffic signals for Third Avenue (allowing traffic to proceed to Totten Pond Road without having vehicles go down to Wyman Street and then back up to Totten Pond Road), there are 8 potential acquisitions:

|                   |          |                  |          |
|-------------------|----------|------------------|----------|
| 1362 Main Street  | 132 SF   | 1352 Main Street | 230 SF   |
| 1273 Main Street  | 2,215 SF | 1344 Main Street | 360 SF   |
| 22 Bear Hill Road | 30 SF    | 75 Third Avenue  | 1,040 SF |
| 1335 Main Street  | 1,170 SF | 1290 Main Street | 70 SF    |

Please see the attached drawing.

Please let me know if you would like to gift the above square footage to the City for the above traffic improvements.

If not, what price you would be seeking for your respective square footage?

Thank you.

Sincerely,

Jeannette A. McCarthy

JAM/ccb

Enclosure

75 THIRD AVENUE REAL ESTATE TRUST  
c/o Gordon B. Coughlin  
788 High Street  
Dedham, MA 02026

Call to  
Schedule  
Apd

September 22, 2017

Honorable Mayor Jeannette A. McCarthy  
City of Waltham  
610 Main Street  
Waltham, MA 02452

RECEIVED  
SEP 25 2017  
MAYOR'S OFFICE

Re: 75 Third Avenue, Waltham  
Rights of Way (ROW)  
Rt. 117/Main Street Bridge/Stowe Street/Third Avenue Signal

Dear Mayor McCarthy:

Thank you for your letter of August 25, 2017, advising us of proposed traffic changes near our property at 75 Third Avenue, and of a plan for the taking of a portion of our property in connection with that plan.

Based on the limited information we have seen to date, we believe these changes will significantly impact our property and we would welcome the opportunity discuss this with you, or the appropriate offices or officials in the City.

Please advise us as to who our contact should be with the City. We would like to try to set up a meeting with the appropriate parties to discuss the plan and the taking.

In advance of these discussions, we would appreciate receiving information, plans, etc., that describe what exactly the proposed traffic changes are, so we can better assess the impact on our property and have a constructive dialogue regarding the plan, its impact on our property and your request.

Prior to your letter, we had not received any information about the proposed traffic changes, nor has anyone sought our input or opinions on the proposed work.

We look forward to working with you and the City of Waltham in connection with these matters.

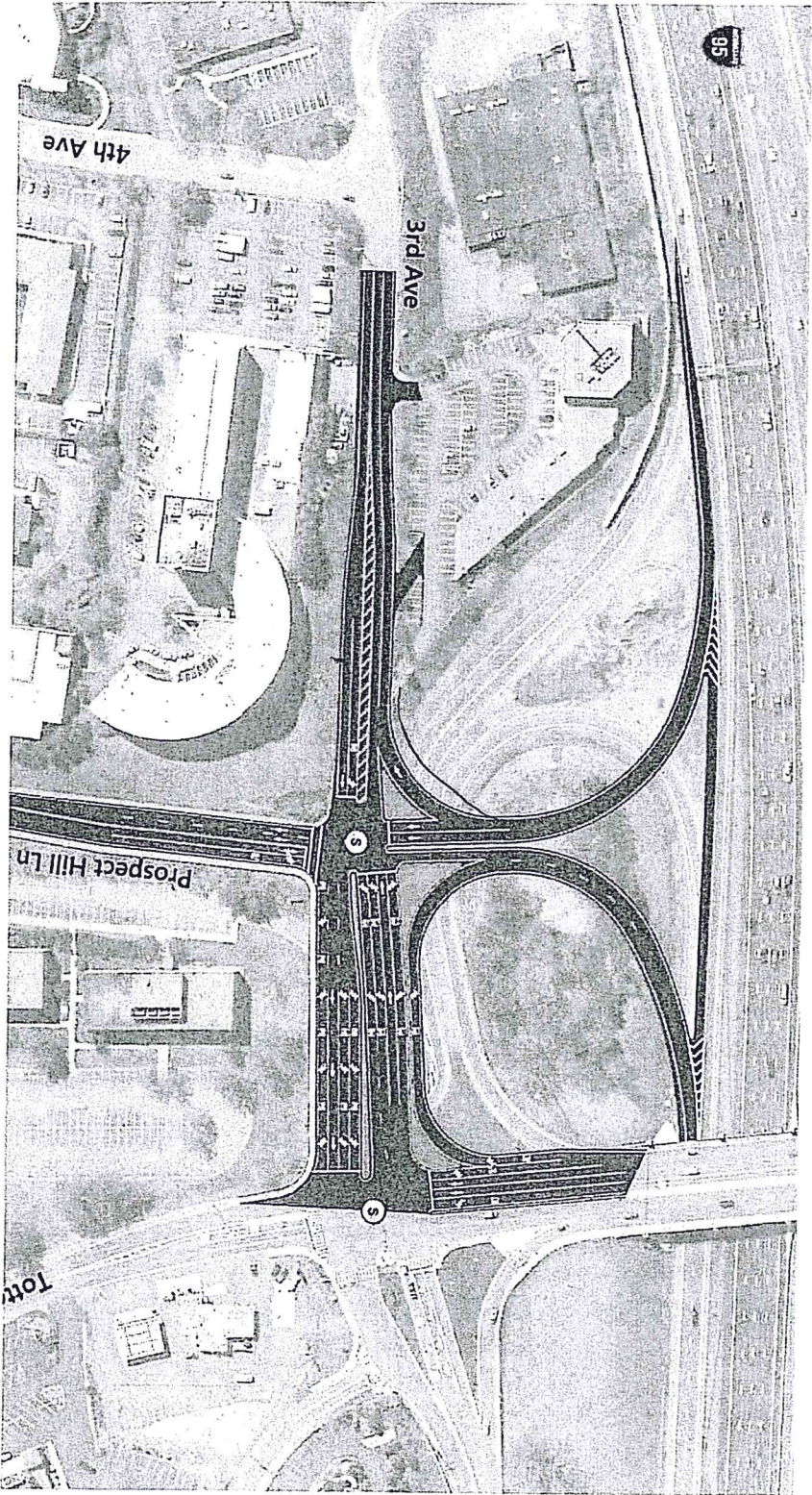
Very truly yours,



Gordon B. Coughlin,  
as Trustee of  
75 THIRD AVENUE REAL ESTATE TRUST



# Third Avenue Upgrades and Interchange Modifications



BENLIN PROPERTIES LLC  
15 WARD STREET  
SOMERVILLE, MASSACHUSETTS 02143

NOVEMBER 13, 2017

Ms Jeannette A. McCarthy  
MAYOR  
CITY OF WALTHAM  
610 Main Street  
Waltham, Massachusetts 02452

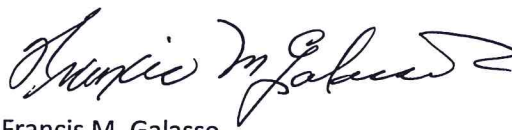
Ref: Right of way letter Dated August 25, 2017  
1290 Main Street

Dear Ms McCarthy,

After reviewing your request and the drawing you provided the owners would accept \$4,500 for the Parcel located at 1290 Main Street.

If you have any questions please call 617-460-2332 or email [fgalasso@srl.com](mailto:fgalasso@srl.com).

Thanks



Francis M. Galasso

CC: J. Jacob  
D. Jacob

RECEIVED  
NOV 15 2017  
MAYOR'S OFFICE