



*City of New Bedford*  
**OFFICE OF THE CITY SOLICITOR**

**MIKAELA A. McDERMOTT**  
*City Solicitor*

**JANE MEDEIROS FRIEDMAN**  
*First Assistant City Solicitor*

**ERIC JAIKES**  
**KREG R. ESPINOLA**  
*Assistant City Solicitors*

**ERIC C. COHEN**  
**JOHN E. FLOR**  
**ELIZABETH LYDON**  
**THOMAS J. MATHIEU**  
**ELIZABETH TREADUP PIO**  
*Associate City Solicitors*

January 21, 2020

City Council President Joseph P. Lopes  
Honorable Members of the City Council  
Municipal Building  
133 William Street  
New Bedford, MA 02740

RE: Hathaway Road Triangle Improvements Project

Dear Council President Lopes and Members of the City Council:

In accordance with your order of November 14, 2019, enclosed for filing with your honorable body, please find the appraisals summaries for the proposed Hathaway Road Triangle Improvements Project, prepared by Donald S. Welinsky, MAI, Appraiser and obtained in accordance with the provisions of M.G.L. chapter 79, section 7A.

Very truly yours,

Jane Medeiros Friedman  
First Assistant City Solicitor

cc: Jamie Ponte, DPI Commissioner

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-1 TE-2 SW-1 U-1 U-2  
19 Hathaway Road

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 19 Hathaway Road owned by Washburn Realty, LLC.

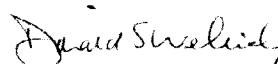
The purpose is to prepare an appraisal in accordance with the Uniform Standards of Professional Practice (USPAP) as adopted by the Appraisal Foundation. The appraisal was prepared in accordance with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24 and to conform to requirements of the Federal Highway Administration.

I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

\$5,200.

The value estimate represents cash equivalent value and is subject to the assumptions and limiting conditions and the certifications as outlined in the appraisal report. This letter does not constitute an appraisal. It is accompanied by an appraisal report discussing the methodology and conclusions utilized to arrive at the value opinion.

Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-3, U-5, & U-6  
36 Hathaway Road

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 36 Hathaway Road owned by Michel El-Khoury.

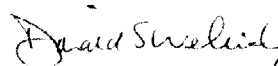
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I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

\$16,800.

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-5, TE-11, U-7, & U-9  
446 - 462 Mt. Pleasant Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 446 - 462 Mt. Pleasant Street owned by Scott P. Brown, Trustee of TDC Realty Trust.

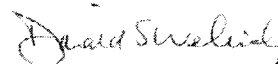
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I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

\$18,300.

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: U-3  
474 Mt. Pleasant Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 474 Mt. Pleasant Street owned by ADV New Bedford Associates LLC.

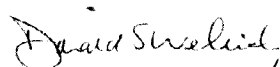
The purpose is to prepare an appraisal in accordance with the Uniform Standards of Professional Practice (USPAP) as adopted by the Appraisal Foundation. The appraisal was prepared in accordance with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24 and to conform to requirements of the Federal Highway Administration.

I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

**(Nominal) \$500.**

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: U-4  
415 Mt. Pleasant Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 415 Mt. Pleasant Street owned by Arec 6 LLC c/o U-Haul International.

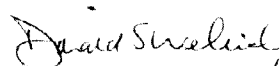
The purpose is to prepare an appraisal in accordance with the Uniform Standards of Professional Practice (USPAP) as adopted by the Appraisal Foundation. The appraisal was prepared in accordance with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24 and to conform to requirements of the Federal Highway Administration.

I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

(Nominal) \$500.

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-6  
131 Nauset Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 131 Nauset Street owned by Sumner Steinberg, Trustee of The Sun Nominee Trust.

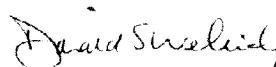
The purpose is to prepare an appraisal in accordance with the Uniform Standards of Professional Practice (USPAP) as adopted by the Appraisal Foundation. The appraisal was prepared in accordance with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24 and to conform to requirements of the Federal Highway Administration.

I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

\$2,400.

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-7, TE-8, U-8, E-2  
140 Nauset Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 140 Nauset Street owned by Millenium Grind II Realty LLC.

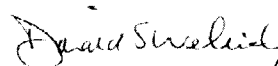
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I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

\$16,400.

The value estimate represents cash equivalent value and is subject to the assumptions and limiting conditions and the certifications as outlined in the appraisal report. This letter does not constitute an appraisal. It is accompanied by an appraisal report discussing the methodology and conclusions utilized to arrive at the value opinion.

Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877



**Donald S. Welinsky, MAI**  
**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-10 and SW-2  
128 - 130 Nauset Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 128 - 130 Nauset Street owned by Hou Qi Xu, Trustee of The Lucky Realty Trust.

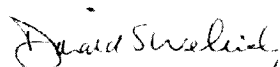
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I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

\$4,600.

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877

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**APPRAISAL & ADVISORY CONSULTANTS**

December 6, 2019

Stephanie Crampton, EIT  
Assistant City Engineer  
City of New Bedford  
1105 Shawmut Avenue  
New Bedford, Massachusetts 02746

Re: Parcel: TE-9  
426 Mt. Pleasant Street

Dear Ms. Crampton,

The purpose of the appraisal is to provide an opinion of the damages resulting from the acquisition by eminent domain of easement(s) on the market value of the affected property. The property affected by the partial acquisition(s) is commonly known as 426 Mt. Pleasant Street owned by George & Efstathia Tsonis.

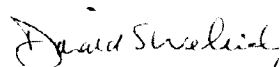
The purpose is to prepare an appraisal in accordance with the Uniform Standards of Professional Practice (USPAP) as adopted by the Appraisal Foundation. The appraisal was prepared in accordance with the Code of Ethics and Standards of Professional Practice of the Appraisal Institute and in accordance with the provisions of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended 49 CFR Part 24 and to conform to requirements of the Federal Highway Administration.

I have inspected the proposed easement(s) within the context of the overall property, collected and analyzed relevant data, and applied appropriate valuation methods. As a result of the analysis, it is my opinion that the damages resulting from the proposed acquisition(s) on the market value of the affected property as of December 2, 2019 is:

(Nominal) \$500.

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Respectfully submitted,



Donald S. Welinsky, MAI  
MA Certified General R. E.  
Appraiser # 877