



**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

June 2, 2022

City Council President Ian Abreu and  
Honorable Members of the City  
Council 133 William Street  
New Bedford, MA 02740

**RE: Acushnet Avenue at Peckham Road/Sassaquin Avenue Intersection  
Improvements Project – Orders of Taking for Recorded Land and for  
Registered Land**

Dear Council President Abreu and Honorable Members of the City Council:

On behalf of the Department of Public Infrastructure, I respectfully request that the City Council acquire by eminent domain or other legal means, temporary and permanent easements across privately owned property, which easements are needed for the Acushnet Avenue at Peckham Road/Sassaquin Avenue Intersection Improvements Project.

This is a MassDOT project scheduled for advertising in July of 2022. Funding for the \$1.9 million project was awarded by the Southeast Regional Economic Development District using federal and state monies.

The Project includes proposed roadway and traffic control alterations intended to improve vehicular, bicyclist, and pedestrian safety, as well as vehicle capacity and traffic operations within the project limits. The proposed design of the intersection improvements will require roadway and sidewalk reconstruction along Acushnet Avenue from Cherokee Street to Tobey Street, installation of a fully actuated traffic signal, improved pedestrian and cyclist accommodations, and improved signage and pavement markings.

The easements are shown on the enclosed plan entitled, "Easement Plan of Land for Acushnet Avenue and Peckham Road", sheets 1 through 3. Please also find enclosed the appraisal summaries for the Acushnet Avenue at Peckham Road/Sassaquin Avenue Intersection Improvements Project, prepared by Bernard P. Giroux, ASA, MRA.

Finally, enclosed for your consideration are two Orders for Taking to acquire the permanent and temporary easements needed for the Acushnet Avenue at Peckham Road/Sassaquin

Avenue Intersection Improvements Project. One of the Orders is for recorded land and the other Order is for registered land. A representative of the Department of Public Infrastructure will be available to answer questions at the June 9, 2022 City Council meeting.

Sincerely,



Jonathan F. Mitchell  
JFM/crc

cc: Jamie Ponte, Commissioner of Public  
Infrastructure Elizabeth McNamara, First  
Assistant City Solicitor



**CITY OF NEW BEDFORD**  
**Jonathan F. Mitchell, Mayor**

**Department of Public Infrastructure**

**Jamie Ponte**  
**Commissioner**

**Water**  
**Wastewater**  
**Highways**  
**Engineering**  
**Cemeteries**  
**Park Maintenance**  
**Forestry**

June 1, 2022

Mayor Jonathan F Mitchell  
City of New Bedford  
133 William Street  
New Bedford, MA 02746

Subject: Project #609201- Intersection Improvements for  
Acushnet Avenue at Peckham Road/Sassaquin Avenue  
Easement Acquisition

Dear Mayor Mitchell:

On behalf of the Department of Public Infrastructure, I respectfully request that the City acquire by eminent domain or other legal means, temporary and permanent easements across privately owned property, needed for the Acushnet Avenue at Peckham Road/Sassaquin Avenue Intersection Improvements Project.

Since 2018, the City of New Bedford (City) Department of Public Infrastructure (DPI) has been working on the design of roadway and sidewalk improvements to the intersection area of Acushnet Avenue at Peckham Road/Sassaquin Avenue. The project includes proposed roadway and traffic control improvements intended to improve vehicular, bicyclist, and pedestrian safety, as well as vehicle capacity and traffic operations within the project limits. The proposed design of the intersection improvements will require roadway and sidewalk reconstruction along Acushnet Ave from Cherokee Street to Tobey Street, installation of a fully actuated traffic signal, improved pedestrian and cyclist accommodations, and improved signing and pavement markings.

Funding for the \$1.9 million project was awarded by the Southeast Regional Economic Development District using federal and state money. The Massachusetts Department of Transportation (MassDOT) intends to advertise the project for construction bids in July 2022 and roadway construction on the street will occur beginning in the Fall of 2022. Construction of the project is expected to take two years.

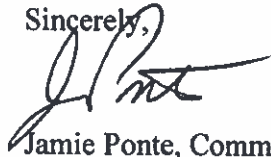
A Temporary Easement (TE) only grants to the City restricted use of the property for a limited amount of time. A Permanent Easement (PE) grants to the City permanent use of land to locate, build, and maintain roadways, sidewalks and public utilities on a permanent basis. It should be noted that a permanent easement is not a conveyance of land but rather a grant of a permanent right to use the land. Each property owner would continue to own the land, but the City would have a permanent right to use the land for sidewalk or utility purposes.

The easement areas are shown on the attached plan entitled, "Easement Plan of Land for Acushnet Avenue and Peckham Road", sheets 1 through 3.

Assessments of all temporary and permanent easements have been completed by a Massachusetts licensed Certified General Appraiser to appraise each property and determine the value of each easement. A review appraisal was then prepared by a second Massachusetts licensed Certified General Appraiser for the official Just Compensation Report. This process, in addition to the award of damages to property owners for the easements, is funded through Chapter 90.

A representative of the Department of Public Infrastructure will be available to answer any questions at the June 9, 2022 City Council meeting. Should you have any questions about this project, please do not hesitate to contact me at (508) 979-1550.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Ponte", written over the word "Sincerely,".

Jamie Ponte, Commissioner

c: Justin Chicca, Deputy Commissioner  
Shawn Syde, City Engineer  
Liz McNamara, First Assistant City Solicitor

Attachments:

"Easement Plan of Land for Acushnet Avenue and Peckham Road"

CITY: New Bedford  
OWNER: Dyani Y. Ramos  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): U-10

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$1,400** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Joan S. & Robert R. Burgess  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-19 U-11 U-12 U-13

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$7,300** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Nathan J. Pringle  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): U-17

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **Nominal \$350** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: 4227 Acushnet Ave, LLC.  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-7

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$7,800** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990



CITY: New Bedford  
OWNER: Kevin Burgess  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): U-1

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$4,800** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Randall J. Santos  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-6 TE-22 U-2 SW-1

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$8,200** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Acushnet Avenue, LLC  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-14 TE-15 U-14 SW-2

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$5,000** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Manuel Pina  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-13

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **Nominal \$350** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford

PARCEL NO.(S): TE-11 TE-12 U-4 U-15 SW-4

OWNER: Southeastern Massachusetts Educational Collaboration

PROJECT NO.: 609201

PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$25,500** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Roman Catholic Bishop of Fall River Our Lady of Fatima  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-20 U-7

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$4,600** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Roman Catholic Bishop of Fall River Our Lady of Fatima  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): U-8

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$3,600** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Roman Catholic Bishop of Fall River Our Lady of Fatima  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-16 U-9

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$3,600** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990



CITY: New Bedford  
OWNER: David R. & Joanne M. Hudon  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-17 TE-23 TE-24

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$700** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford  
OWNER: Kathi A. & Todd M. Edwards  
PROJECT NO.: 609201  
PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

PARCEL NO.(S): TE-21

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that \$700 is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

CITY: New Bedford

PARCEL NO.(S): TE-18 U-16

OWNER: Donald D. Veronneau, Trustee of The Donald D. Veronneau Revocable Trust

PROJECT NO.: 609201

PROJECT: Acushnet Avenue at Peckham Road and Sassaquin Avenue

### STATEMENT OF THE REVIEW APPRAISER

I, Bernard P. Giroux, as Review Appraiser, hereby certify:

- (1) The Review Appraiser has determined that **\$500** is a reasonable measure of Market Value and/or damages. The Review Appraiser recommends the acceptance and approval of this appraisal under review as the basis for the establishment of the amount believed to be just compensation. This determination is based upon all competent information that is available including the appraisal(s) and data submitted by Donald S. Welinsky, MAI as well as the review appraiser's own observations and calculations. The appraisals and reviews for this project were based on plans dated December 6, 2021 by CDM Smith.
- (2) The Review Appraiser understands that the above-stated determination of Market Value and/or damages is to be used in connection with a Federal Aid Project.
- (3) The Review Appraiser acknowledges the following checked statement(s):
  - ( x ) A visual inspection of the parcel(s) to be acquired, and the comparable sales relating thereto, was made by the Review Appraiser.
  - ( x ) The Review Appraiser is familiar with the project, and the area, from a recent visit.
- (4) That I have no direct or indirect present, or contemplated future, personal interest in such property, or in any benefit from the acquisition of such property herein appraised; that I, my immediate family or partner, or any business organization in which I am serving as an officer, director, trustee, partner, or employee, or any person or organization with whom I am negotiating or have any arrangement concerning prospective employment, did not perform, in whole or in part, this review appraisal, and do not have a financial interest in the property which is herein appraised; that I have read the provisions of M.G.L. c. 268A, S. 23, a copy of which is attached to and made a part of this review appraisal report; and that, to the best of my knowledge, in carrying out this appraisal assignment, I have not violated the standards of conduct set forth in said section 23.
- (5) The Review Appraiser's determination has been reached independently, based on appraisals or other factual data of record, without collaboration or direction.
- (6) That the Review Appraiser's determination of Market Value and/or damages included only items, which are compensable under State law, and are eligible for Federal reimbursement as herein noted.

Date: April 29, 2022

Review Appraiser:



Bernard P. Giroux, ASA, MRA  
MA Certified Gen. Appraiser No. 2990

**CITY OF NEW BEDFORD**  
**IN CITY COUNCIL**

June 9, 2022

RECORDED LAND

WHEREAS, the common necessity and convenience of the inhabitants of the City of New Bedford require the taking of land hereinafter described for the purpose of reconstructing portions of Acushnet Avenue at Peckham Road/Sassaquin Avenue, including but not limited to roadway and sidewalk reconstruction, traffic signals, signs, pavement markings, and for all other uses incidental to said municipal purposes; and

WHEREAS, the Department of Public Infrastructure of the City of New Bedford has requested that said land be taken for said purposes; and

WHEREAS, an appraisal of said land has been made on behalf of the taking authority in accordance with Massachusetts General Laws Chapter 79, Section 7A, and has been filed with said authority; and

WHEREAS, an appropriation has been made for the general purpose for which said land is needed;

NOW, THEREFORE, IT IS HEREBY ORDERED, that the City of New Bedford, acting by and through the City Council, and under applicable provisions of Massachusetts General Laws, Chapter 79, and under any and every other power to it granted or implied, hereby takes for itself, by eminent domain, temporary and permanent easements, located in New Bedford as hereinafter described, for the purpose of altering and improving the Acushnet Avenue and Peckham Road/Sassaquin Avenue intersection, including but not limited to roadway and sidewalk reconstruction, traffic signals, signs, pavement markings, and for all other uses incidental to said municipal purposes:

**Permanent Easement SW-1:** An easement over a parcel of land being shown being shown as SW-1 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, which is the intersection with the southerly sideline of Peckham Road, thence

S 13°19'57" E, 28.57 feet to a point in the easterly sideline of Acushnet Avenue, thence  
N 22°07'35" E, 19.83 feet to a point, thence  
N 56°30'37" E, 28.05 feet to a point in the southerly sideline of Peckham Road, thence  
S 80°49'52" W, 37.93 feet along the southerly line of Peckham Road to the point of  
beginning.

Said easement contains an area of 383 square feet, more or less.

**Permanent Easement SW-2:** An easement over a parcel of land being shown being shown as SW-2 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue, which is the intersection with the northerly line of Sassquin Avenue, thence

N 12°44'27" W, 12.59 feet to a point in the westerly sideline of Acushnet Avenue, thence  
S 53°04'59" W, 1.54 feet to a point, thence  
S 10°38'12" E, 7.91 feet to a point, thence  
S 41°22'21" W, 7.00 feet to a point in the northerly sideline of Sassquin Avenue, thence  
N 76°54'33" E, 7.37 feet along the northerly line of Sassquin Avenue to the point of  
beginning.

Said easement contains an area of 31 square feet, more or less.

**Permanent Easement U-1:** An easement over a parcel of land being shown being shown as U-1 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, which is 195.99 south of the intersection with Peckham Road, thence

N 76°40'03" E, 5.50 feet to a point, thence  
N 13°22'39" W, 1.00 feet to a point, thence  
N 42°11'59" E, 13.99 feet to a point, thence  
N 47°48'01" W, 6.00 feet to a point, thence  
S 42°11'59" W, 9.89 feet to a point, thence

N 13°23'39" W, 93.40 feet to a point, thence

S 76°40'03" W, 5.39 feet to a point on the easterly sideline of Acushnet Avenue, thence

S 13°19'57" E, 101.68 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 625 square feet, more or less.

**Permanent Easement U-2:** An easement over a parcel of land being shown being shown as U-2 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, which is 94.32 feet south of the intersection with Peckham Road, thence

N 76°40'03" E, 5.39 feet to a point, thence

N 13°21'57" W, 68.53 feet to a point, thence

N 13°48'37" West, 4.68 feet to a point, thence

S 22°07'35" W, 9.15 feet to a point on the easterly sideline of Acushnet Avenue, thence

S 13°19'57" E, 65.75 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 373 square feet, more or less.

**Permanent Easement U-10:** An easement over a parcel of land being shown being shown as U-10 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 418.60 feet south of the intersection of Peckham Road.

N 77°09'43" E, 4.23 feet to a point, thence

N 12°50'17" W, 42.66 feet to a point, thence

S 76°40'25" W, 4.60 feet along the easterly sideline of Acushnet Avenue, thence

S 13°19'57" E, 42.62 feet to a point on the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 188 square feet, more or less.

**Permanent Easement U-11:** An easement over a parcel of land being shown being shown as U-11 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood

Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 375.99 feet south of the intersection of Peckham Road.

S 76°40'25" W, 4.60 feet to a point, thence

N 13°19'57" W, 70.00 feet to a point, thence

N 76°40'03" E, 5.21 feet to a point on the easterly sideline of Acushnet Avenue, thence

S 12°50'17" E, 70.00 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 343 square feet, more or less.

**Permanent Easement U-12:** An easement over a parcel of land being shown being shown as U-12 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 305.99 feet south of the intersection of Packham Road.

N 76°40'03" E, 5.21 feet to a point, thence

N 12°59'01" W, 55.00 feet to a point, thence

S 76°40'03" W, 5.54 feet to a point on the Easterly sideline of Acushnet Avenue, thence

S 13°19'57" E, 55.00 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 295 square feet, more or less.

**Permanent Easement U-13:** An easement over a parcel of land being shown being shown as U-13 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, which is said point being 250.99 feet south of the intersection of Peckham Road.

N 76°40'03" E, 5.54 feet to a point, thence

N 13°22'39" W, 55.00 feet to a point, thence

S 76°40'03" W, 5.50 feet to a point, thence

S 13°19'57" E, 55.00 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 303 square feet, more or less.

**Permanent Easement U-14:** An easement over a parcel of land being shown being shown as U-1 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the northerly sideline of Sassaquin Avenue, said point being 7.37 feet west of the intersection of Acushnet Avenue.

S 76°54'33" W, 21.07 feet to a point, thence

N 53°04'59" E, 29.63 feet to a point, thence

S 10°38'12" E, 7.91 feet to a point, thence

S 41°22'21" W, 7.00 feet to the point of beginning.

Said easement contains an area of 148 square feet, more or less.

**Permanent Easement U-17:** An easement over a parcel of land being shown being shown as U-17 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue, which is the intersection with the southerly sideline of Cherokee Street.

S 76°51'09" W, 8.26 feet to a point, thence

S 30°26'43" E, 3.75 feet to a point, thence

N 59°33'17" E, 7.49 feet to a point on the western sideline of Acushnet Avenue, thence

N 13°19'57" W, 1.36 feet to the point of beginning.

Said easement contains an area of 20 square feet, more or less

The temporary easements taken herein consist of the right to enter upon said lands at any time, during the effective period of the easements, for reconstructing portions of Acushnet Avenue at Peckham Road/Sassaquin Avenue, including but not limited to roadway and sidewalk reconstruction, traffic signals, signs, pavement markings, including all other uses incidental to said municipal purpose. Said easements are temporary in nature and are to be in effect for three years from the date of this instrument, through June 9, 2025.



**Temporary Easement TE-6:** An easement over a parcel of land being shown being shown as TE-6 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the southerly sideline of Peckham Road, thence

Southwesterly along Permanent Sidewalk Easement SW-1, 28 feet more or less, thence,

Southwesterly along Permanent Sidewalk Easement SW-1, 11 feet more or less, thence,

Southeasterly along Permanent Utility Easement U-2, 5 feet more or less, thence,

Northeasterly by land now or formerly of Randall J. Santos, 19 feet more or less, thence,

Northeasterly by land now or formerly of Randall J. Santos, 25 feet more or less, thence,

Northeasterly by land now or formerly of Randall J. Santos, 56 feet more or less, thence,

Northwesterly by land now or formerly of Randall J. Santos, 5 feet more or less, to the southerly sideline of Peckham Road, thence,

Southwesterly along the southerly sideline of Peckham Road, 62 feet more or less to the point of beginning, said Temporary Easement contains an area of 487 square feet, more or less.

**Temporary Easement TE-7:** An easement over a parcel of land being shown being shown as TE-7 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), with said parcel of land subject to an Activity and Use Limitation dated September 23, 2011 recorded at the Bristol County (S.D.) Registry of Deeds at Book 10158 Page 294, said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue which is the intersection with the southerly sideline of Sassaquin Avenue, thence

Southwesterly along the southerly sideline of Sassaquin Avenue, 119 feet more or less, thence,

Southeasterly by land now or formerly of 4227 Acushnet Ave LLC, 5 feet more or less, thence,

Northeasterly by land now or formerly of 4227 Acushnet Ave LLC, 72 feet more or less, thence,

Southeasterly by land now or formerly of 4227 Acushnet Ave LLC, 7 feet more or less, thence,

Northeasterly by land now or formerly of 4227 Acushnet Ave LLC, 38 feet more or less, thence,

Southeasterly by land now or formerly of 4227 Acushnet Ave LLC, 181 feet more or less, thence,

Southwesterly by land now or formerly of 4227 Acushnet Ave LLC, 44 feet more or less, thence,

Southeasterly by land now or formerly of 4227 Acushnet Ave LLC, 7 feet more or less, thence,

Northeasterly along the northerly sideline of Cherokee Street, 52 feet more or less to the westerly sideline of Acushnet Avenue, thence,

Northwesterly along the westerly sideline of Acushnet Avenue, 200 feet more or less, to the point of beginning, said Temporary Easement contains an area of 2,736 square feet more or less.

**Temporary Easement TE-13:** An easement over a parcel of land being shown being shown as TE-13 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the northerly sideling of Sassaquin Avenue, thence,

Northwesterly by land now or formerly of Acushnet Avenue, LLC., 5 feet more or less, thence,

Southwesterly by land now or formerly of Manuel Pina, 23 feet more or less, thence,

Southeasterly by land now or formerly of Manuel Pina, 5 feet more or less, to a point in the northerly sideline of Sassaquin Avenue, thence,

Northeasterly along the northerly sideline of Sassaquin Avenue, 23 feet more or less to the point of beginning, said Temporary Easement contains an area of 108 square feet, more or less.

**Temporary Easement TE-14:** An easement over a parcel of land being shown being shown as TE-14 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the northerly sideline of Sassaquin Avenue, thence

Northeasterly along Permanent Utility Easement U-14, 12 feet more or less, thence,

Southwesterly by land now or formerly of Acushnet Avenue, LLC., 45 feet more or less, thence,

Southeasterly by land now or formerly of Manuel Pina, 5 feet more or less, to a point in the northerly sideline of Sassaquin Avenue, thence,

Northeasterly along the northerly sideline of Sassaquin Avenue 34 feet, more or less, to the point of beginning, said Temporary easement contains an area of 186 square feet, more or less.

**Temporary Easement TE-15:** An easement over a parcel of land being shown being shown as TE-15 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue which is the intersection of the southerly sideline of June Street, thence,

Southwesterly along the southerly sideline of June Street, 9 feet more or less, thence,

Southeasterly by land now or formerly of Acushnet Avenue, LLC., 100 feet more or less, thence,

Northeasterly by land now or formerly of Acushnet Avenue, LLC., 9 feet more or less to a point in the westerly sideline of Acushnet Avenue, thence,

Northwesterly along the westerly sideline of Acushnet Avenue 100 feet more or less, to the point of beginning, said Temporary Easement contains an area of 900 square feet, more or less.

**Temporary Easement TE-17:** An easement over a parcel of land being shown being shown as TE-17 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue which is the intersection of the northerly sideline of June Street, thence,

Northwesterly along the westerly sideline of Acushnet Avenue, 25 feet more or less, thence,

Southwesterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 6 feet more or less, thence,

Southeasterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 25 feet more or less, to a point in the northerly sideline of June Street, thence,

Northeasterly along the northerly sideline of June Street, 6 feet more or less, to the point of beginning, said Temporary Easement contains an area of 150 square feet, more or less.

**Temporary Easement TE-19:** An easement over a parcel of land being shown being shown as TE-19 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly side of Permanent Utility Easement U-18, thence,

Northeasterly by land now or formerly of Joan S. Burgess and Robert R. Burgess, 2 feet more or less, thence,

Northwesterly by land now or formerly of Joan S. Burgess and Robert R. Burgess 12 feet more or less, thence,

Southwesterly by land now or formerly of Joan S. Burgess and Robert R. Burgess, 2 feet more or less, thence,

Southeasterly along Permanent Utility Easement U-18, 12 feet more or less to the point of beginning, said Temporary Easement contains an area of 25 square feet, more or less.

**Temporary Easement TE-21:** An easement over a parcel of land being shown being shown as TE-21 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue, thence,

Southwesterly by land now or formerly of Rick L. Oliveira, 5 feet more or less, thence,

Southeasterly by land now or formerly of Rick L. Oliveira, 20 feet more or less, thence,

Northeasterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 5 feet to the westerly sideline of Acushnet Avenue, thence,

Northwesterly along the westerly sideline of Acushnet Avenue, 20 feet more or less, to the point of beginning, said Temporary Easement contains an area of 109 square feet, more or less.

**Temporary Easement TE-22:** An easement over a parcel of land being shown being shown as TE-22 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the southerly sideline of Peckham Road, thence

Southeasterly by land now or formerly of Randall J. Santos, 5 feet more or less, thence,

Northeasterly by land now or formerly of Randall J. Santos, 33 feet more or less, thence,

Northwesterly by land now or formerly of Randall J. Santos, 5 feet more or less, to a point in the southerly sideline of Peckham Road, thence,

Southwesterly along the southerly sideline of Peckham Road, 33 feet more or less, to the point of beginning, said Temporary Easement contains an area of 164 square feet, more or less.

**Temporary Easement TE-23:** An easement over a parcel of land being shown being shown as TE-23 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue, thence,

Southwesterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 6 feet more or less, thence,

Southeasterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 25 feet more or less, thence,

Northeasterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 6 feet more or less, to a point in the westerly sideline of Acushnet Avenue, thence,

Northwesterly along the westerly sideline of Acushnet Avenue, 25 feet more or less, to the point of beginning, said Temporary Easement contains an area of 150 square feet, more or less.

**Temporary Easement TE-24:** An easement over a parcel of land being shown being shown as TE-24 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Acushnet Avenue, thence,

Southwesterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 6 feet more or less, thence,

Southeasterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 10 feet more or less, thence,

Northeasterly by land now or formerly of David R. Hudon and Joanne M. Hudon, 6 feet more or less, to a point on the westerly sideline of Acushnet Avenue, thence,

Northwesterly along the westerly sideline of Acushnet Avenue, 10 feet more or less, to the point of beginning, said Temporary Easement contains an area of about 62 square feet, more or less.

No trees on the land taken and no structures affixed thereto are included in the taking, and the owners of the property are allowed (30) days from and after recording of this instrument in the Registry of Deeds by the City in which to remove and take away from the land any trees or structures. Notwithstanding anything to the contrary contained herein, the owners of the property shall not be required to take away from the land any such trees or structures.

IT IS FURTHERED ORDERED, in accordance with the provisions of said Chapter 79, that the following amounts are awarded as compensation for damages sustained by the owner or owners of the property and all other persons, including all mortgagees of record, having any and all interest in the property taken and entitled to any damages by reason of the taking hereby made:

EASEMENT OR PARCEL #	NEW BEDFORD ASSESSOR'S PLAT & LOT #	NAME OF SUPPOSED OWNER	AWARD OF DAMAGES
U-13	136-200	Joan S. Burgess	\$2,300.00
TE-19		f/k/a Joan S. Chapdelaine Robert R. Burgess 4208 Acushnet Avenue New Bedford, MA 02745	\$100.00
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-12	136-153	Joan S. Burgess	\$2,300.00
		f/k/a Joan S. Chapdelaine Robert R. Burgess 4208 Acushnet Avenue New Bedford, MA 02745	
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-11	136-156	Joan S. Burgess	\$2,600.00
		f/k/a Joan S. Chapdelaine Robert R. Burgess 4208 Acushnet Avenue New Bedford, MA 02745	
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
TE-7	136A-20	4227 Acushnet Ave, LLC	\$7,800.00
		4227 Acushnet Avenue New Bedford, MA 02745	
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street	

		New Bedford, MA 02740	
U-17	136A-878	Nathan J. Pringle 4199 Acushnet Avenue New Bedford, MA 02745	\$350.00
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
		<u>Sewer Easement:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
		<u>Mortgagee:</u> MERS – Mortgage Electronic Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501-2026	
U-1	136-200	Kevin Burgess 2904 Acushnet Avenue New Bedford, MA 02745	\$4,800.00
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-10	136-158	Dyani Y. Ramos 4192 Acushnet Avenue New Bedford, MA 02745	\$1,400.00
		<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
		<u>Mortgagee:</u> MERS – Mortgage Electronic Registration Systems, Inc. P.O. Box 2026 Flint, MI 48501-2026	
SW-1	136-189	Randall J. Santos	\$3,800.00
U-2		980 Peckham Road	\$2,900.00
TE-6		New Bedford, MA 02745	\$1,100.00
		<u>Sewer Betterment:</u>	

		City of New Bedford 133 William Street New Bedford, MA 02740  <u>Mortgagee:</u> Citizens Banks, N.A. 1 Citizens Plaza Providence, RI 02903	
TE-22	136-140	Randall J. Santos 980 Peckham Road New Bedford, MA 02745  <u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740  <u>Mortgagee:</u> Citizens Bank, N.A. 1 Citizens Plaza Providence, RI 02903	\$400.00
SW-2	136A-28	Acushnet Avenue, LLC 711 S.E. St. Lucie Boulevard Stuart, FL 34996	\$400.00
U-14			\$1,500.00
TE-14		Stuart, FL 34996  <u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740  <u>Lessee:</u> L.P. College, Inc. d/b/a Little People's College 100 Spring Street New Bedford, MA 02740	\$500.00
TE-15	136A-32	Acushnet Avenue, LLC 711 S.E. St. Lucie Boulevard Stuart, FL 34996  <u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740  <u>Lessee:</u> L.P. College, Inc. d/b/a Little People's College 100 Spring Street New Bedford, MA 02740	\$2,600.00



TE-21	136A-40	Kathi A. Edwards Todd M. Edwards 4275 Acushnet Avenue New Bedford, MA 02745	\$700.00
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Sewer Betterment:  
City of New Bedford  
133 William Street  
New Bedford, MA 02740

Mortgagee:  
MERS – Mortgage Electronic  
Registration Systems, Inc.  
P.O. Box 2026  
Flint, MI 48501-2026

TE-13	136A-29	Manuel Pina 1009 Sassaquin Avenue New Bedford, MA 02745	\$350.00
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Sewer Betterment:  
City of New Bedford  
133 William Street  
New Bedford, MA 02740

Mortgagee:  
MERS – Mortgage Electronic  
Registration Systems, Inc.  
P.O. Box 2026  
Flint, MI 48501-2026

TE-17	136A-36	David R. Hudon	\$300.00
TE-23		Joanne M. Hudon	\$300.00
TE-24		4263 Acushnet Avenue New Bedford, MA 02745	\$100.00

Sewer Betterment:  
City of New Bedford  
133 William Street  
New Bedford, MA 02740

Mortgagee:  
Webster Bank, N.A.  
Webster Plaza  
145 Bank Street  
Waterbury, CT 06702

IT IS FURTHER ORDERED, that in addition to the above amount, there is also  
awarded as damages the following sum estimated to be equal to that portion of the taxes

assessed upon the property herein taken for Fiscal Year 2022 and 2023 in accordance with the provisions of Massachusetts General Laws, Chapter 79, Section 12, which amount, together with the damages awarded in the preceding paragraph, shall constitute full compensation for the taking herein ordered.

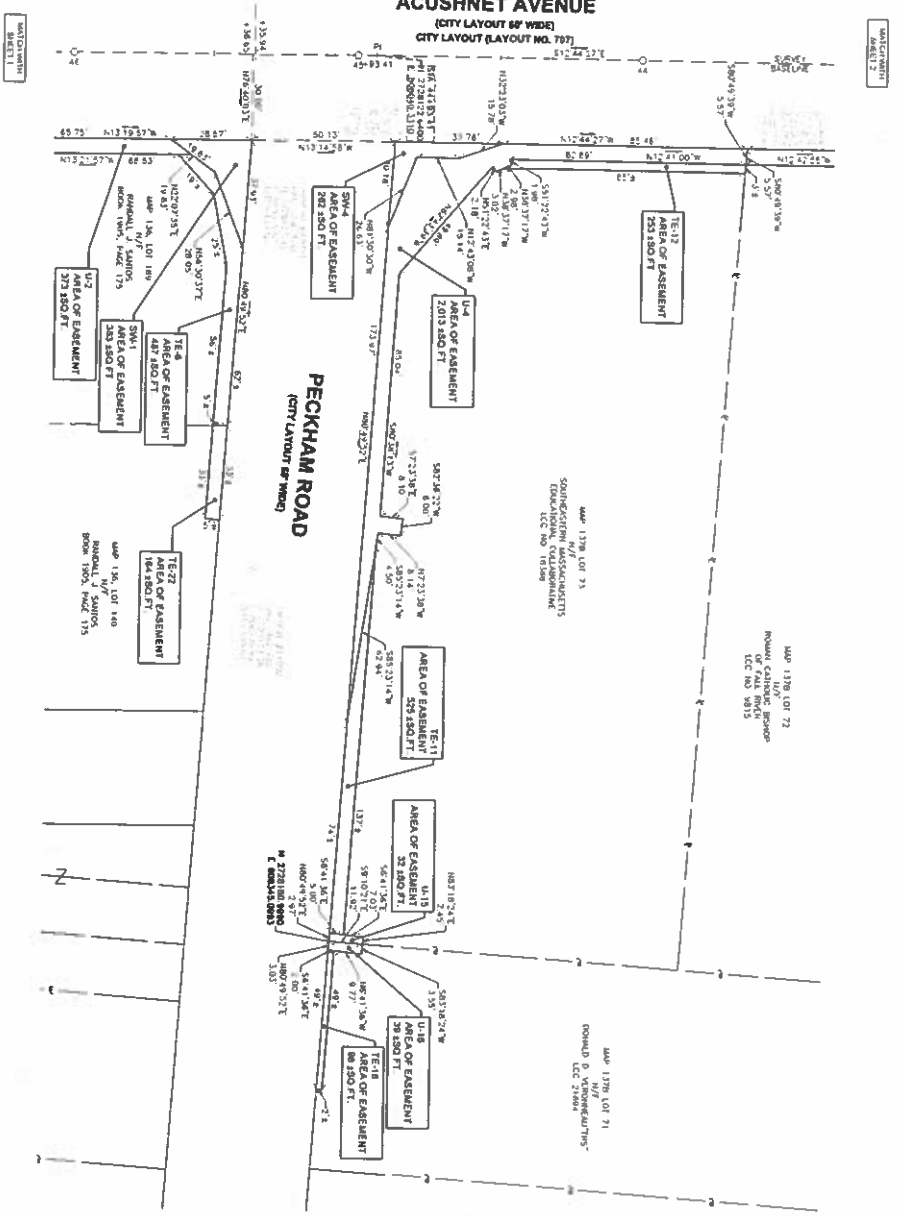
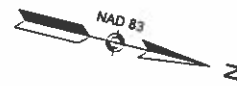
**TAXES FOR FISCAL YEAR 2022-2023**

<u>EASEMENT OR PARCEL #</u>	<u>NEW BEDFORD ASSESSOR'S PLAT &amp; LOT #</u>	<u>NAME OF SUPPOSED OWNER</u>	<u>TAX AWARD</u>
U-13 TE-19	136-200	Joan S. Burgess f/k/a Joan S. Chapdelaine Robert R. Burgess 4208 Acushnet Avenue New Bedford, MA 02745	NONE
U-12	136-153	Joan S. Burgess f/k/a Joan S. Chapdelaine Robert R. Burgess 4208 Acushnet Avenue New Bedford, MA 02745	NONE
U-11	136-156	Joan S. Burgess f/k/a Joan S. Chapdelaine Robert R. Burgess 4208 Acushnet Avenue New Bedford, MA 02745	NONE
TE-7	136A-20	4227 Acushnet Ave, LLC 4227 Acushnet Avenue New Bedford, MA 02745	NONE
U-17	136A-878	Nathan J. Pringle 4199 Acushnet Avenue New Bedford, MA 02745	NONE
U-1	136-200	Kevin Burgess 2904 Acushnet Avenue New Bedford, MA 02745	NONE
U-10	136-158	Dyani Y. Ramos 4192 Acushnet Avenue New Bedford, MA 02745	NONE
SW-1 U-2 TE-6	136-189	Randall J. Santos 980 Peckham Road New Bedford, MA 02745	NONE
TE-22	136-140	Randall J. Santos	NONE

		980 Peckham Road New Bedford, MA 02745	
SW-2 U-14 TE-14	136A-28	Acushnet Avenue, LLC 711 S.E. St. Lucie Boulevard Stuart, FL 34996	NONE
TE-15	136A-32	Acushnet Avenue, LLC 711 S.E. St. Lucie Boulevard Stuart, FL 34996	NONE
TE-21	136A-40	Kathi A. Edwards Todd M. Edwards 4275 Acushnet Avenue New Bedford, MA 02745	NONE
TE-13	136A-29	Manuel Pina 1009 Sassaquin Avenue New Bedford, MA 02745	NONE
TE-17 TE-23 TE-24	136A-36	David R. Hudon Joanne M. Hudon 4263 Acushnet Avenue New Bedford, MA 02745	NONE

IT IS FURTHER EXPRESSED AND STIPULATED that the order of taking and the awarding damages herein contained does not relieve the owners of land taken from liability for taxes now uncollected for the Fiscal Year 2022 and any prior year, if the same remain unpaid as of the date of this order.

AND BE IT FURTHER ORDERED, that the City Clerk cause a copy of this order of taking herein made, certified by him, to be recorded on behalf of the City of New Bedford in the Registry of Deeds for the Southern District of Bristol County, and to give such other notices as are required by General Laws.



**DAWOOD**  
ENGINEERS & PLANNERS > SURVEYORS

PREPARED FOR THE  
CITY OF NEW BEDFORD

EASEMENT PLAN OF LAND  
ACUSHNET AVENUE AND  
PECKHAM ROAD  
NEW BEDFORD  
BRISTOL COUNTY, MA

EASEMENT  
PLAN  
3 OF 3

ACCEPTED

DATE:

DIV. COUNCIL:

OFF. CLERK:

DATE:



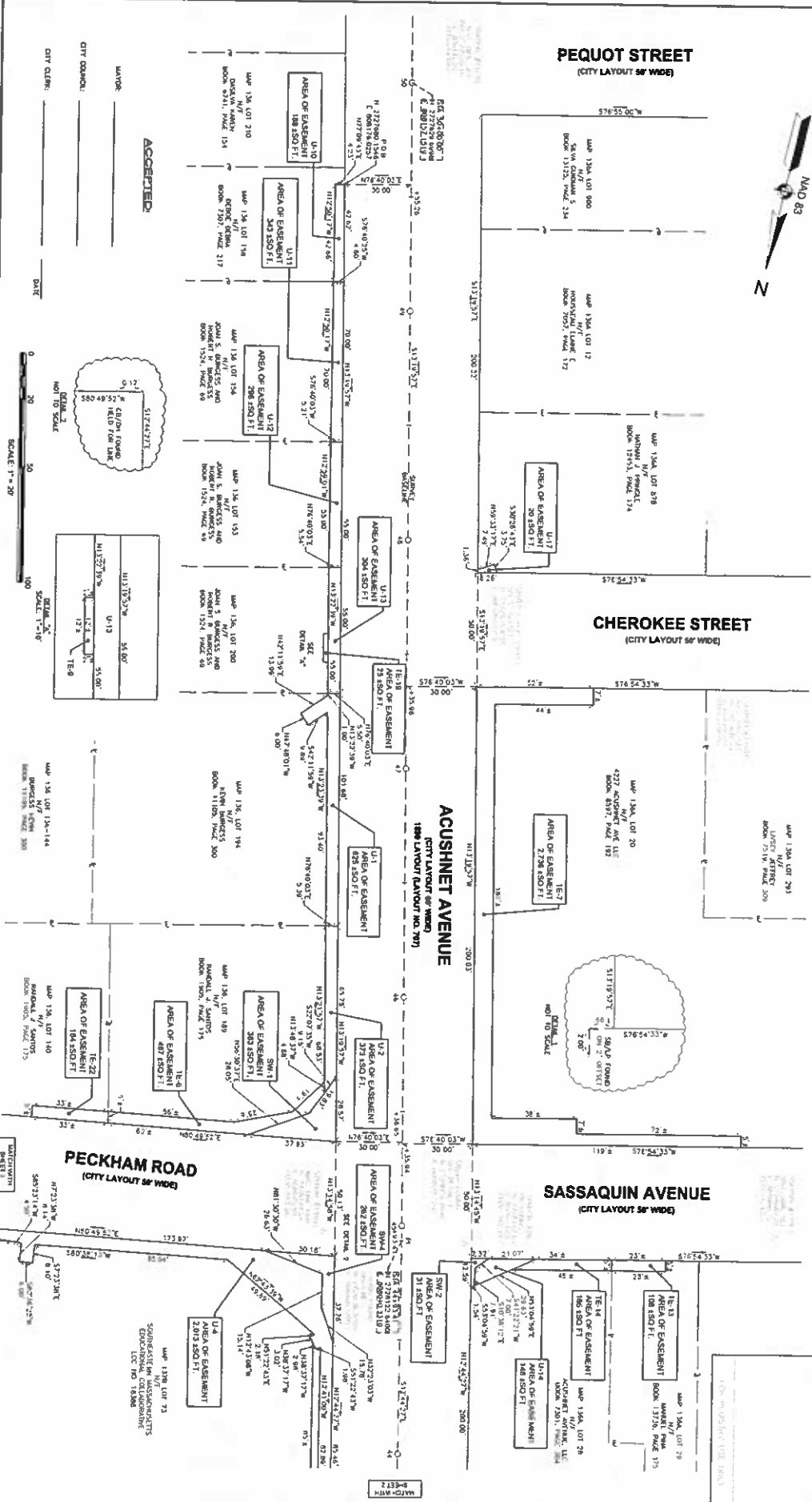
**PEQUOT STREET**  
(CITY LAYOUT 50' WIDE)

**CHEROKEE STREET**  
(CITY LAYOUT 50' WIDE)

**SASSAQUIN AVENUE**  
(CITY LAYOUT 50' WIDE)

**ACUSHNET AVENUE**  
(CITY LAYOUT 50' WIDE)

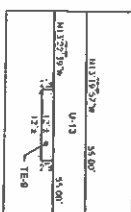
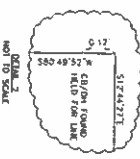
**PECKHAM ROAD**  
(CITY LAYOUT 50' WIDE)



ACCEPTED

TOWN:  
CITY COUNCIL:  
CITY CLERK:

DATE:



**DAWOOD**  
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PREPARED FOR THE  
CITY OF NEW BEDFORD

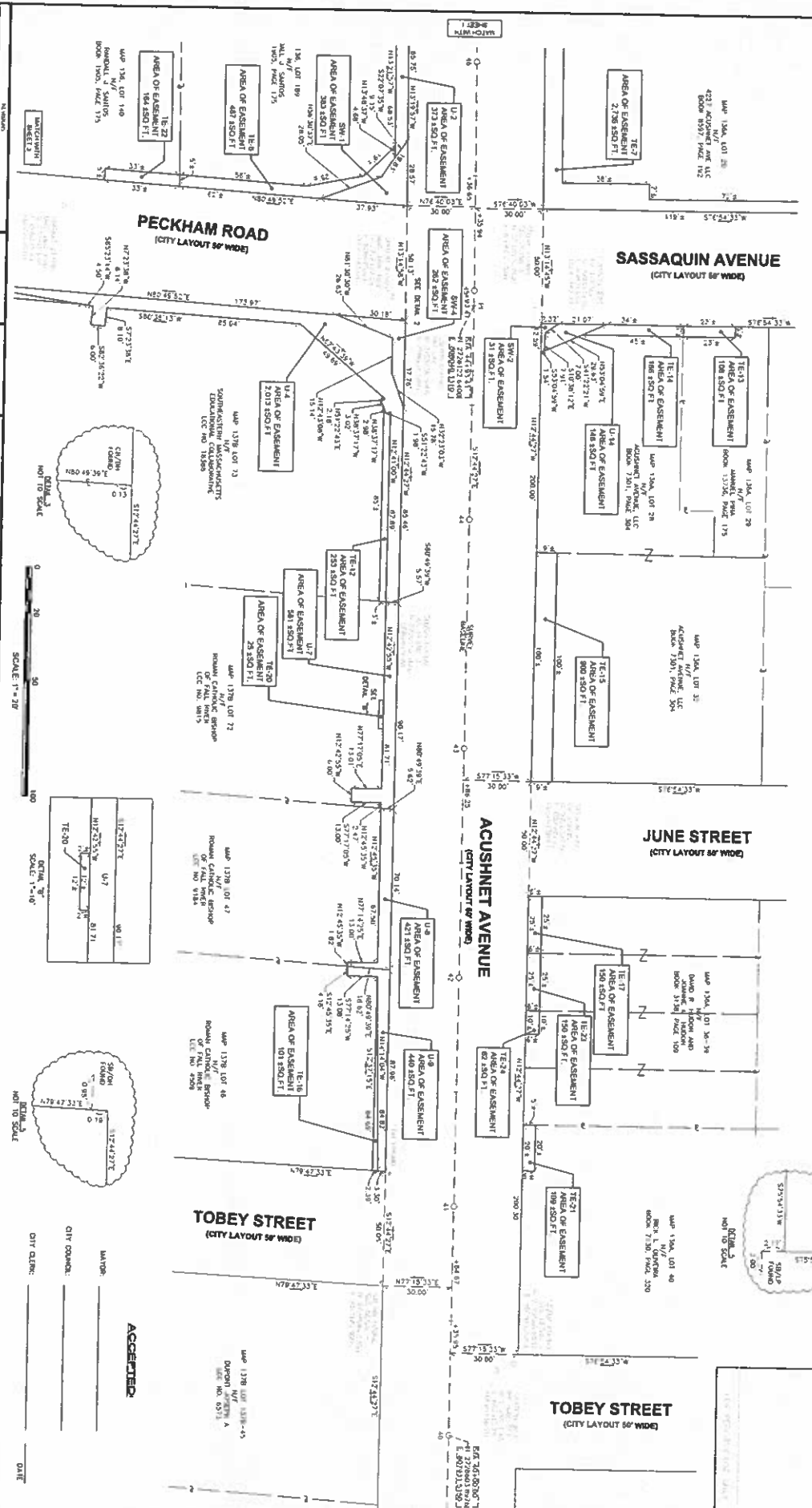
EASEMENT PLAN OF LAND

ACUSHNET AVENUE AND  
PECKHAM ROAD  
NEW BEDFORD  
BRISTOL COUNTY, MA

NO.	DATE	DESCRIPTION	BY
1	5/24/23	ADDITIONAL WORK TO DOCUMENT 11-7	CS

NO.	DATE	DESCRIPTION	BY
1	5/24/23	ADDITIONAL WORK TO DOCUMENT 11-7	CS

EASEMENT  
PLAN  
1 OF 3



**DAWOOD**  
ENGINEERS & PLANNERS - SURVEYORS  
2000 Main Street  
Bedford, NH 03043  
Tel: 603.882.1234  
Fax: 603.882.1235  
www.dawood-engineers.com

PREPARED FOR THE  
CITY OF NEW BEDFORD

EASEMENT PLAN OF LAND  
ACUSHNET AVENUE AND  
PECKHAM ROAD  
NEW BEDFORD  
BEDFORD COUNTY NH

DATE: 01/14/2021  
DRAWN BY: J. DAWOOD  
CHECKED BY: J. DAWOOD  
DATE: 01/14/2021  
SCALE: 1" = 20'  
SHEET NO. 2 OF 3

# CITY OF NEW BEDFORD

## IN CITY COUNCIL

June 9, 2022

### REGISTERED LAND

WHEREAS, the common necessity and convenience of the inhabitants of the City of New Bedford require the taking of land hereinafter described for the purpose of reconstructing portions of Acushnet Avenue at Peckham Road/Sassaquin Avenue, including but not limited to roadway and sidewalk reconstruction, traffic signals, signs, pavement markings, and for all other uses incidental to said municipal purposes; and

WHEREAS, the Department of Public Infrastructure of the City of New Bedford has requested that said land be taken for said purposes; and

WHEREAS, an appraisal of said land has been made on behalf of the taking authority in accordance with Massachusetts General Laws Chapter 79, Section 7A, and has been filed with said authority; and

WHEREAS, an appropriation has been made for the general purpose for which said land is needed;

NOW, THEREFORE, IT IS HEREBY ORDERED, that the City of New Bedford, acting by and through the City Council, and under applicable provisions of Massachusetts General Laws, Chapter 79, and under any and every other power to it granted or implied, hereby takes for itself, by eminent domain, temporary and permanent easements, located in New Bedford as hereinafter described, for the purpose of altering and improving the Acushnet Avenue and Peckham Road/Sassaquin Avenue intersection, including but not limited to roadway and sidewalk reconstruction, traffic signals, signs, pavement markings, and for all other uses incidental to said municipal purposes:

**Permanent Easement SW-4:** An easement over a parcel of land being shown being shown as SW-4 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, which is the intersection with the northerly line of Peckham Road, thence

N 80°49'52" E, 30.18 feet to a point in the northerly line of Peckham Road, thence  
N 81°30'30" W, 26.63 feet to a point, thence  
N 12°43'08" W, 15.14 feet to a point, thence  
N 32°23'03" W, 15.78 feet to a point in the easterly sideline of Acushnet Avenue, thence  
S 12°44'27" E, 37.76 feet along the easterly sideline of Acushnet Avenue to the point of  
beginning.  
Said easement contains an area of 262 square feet, more or less.

**Permanent Easement U-4:** An easement over a parcel of land being shown being shown as U-4 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 37.76 feet north of the intersection with Peckham Road, thence

S 32°23'03" E 15.78 feet to a point thence  
S 12°43'08" E, 15.14 feet to a point, thence  
S 81°30'30" E, 26.63 feet to a point on the northerly sideline of Peckham Road, thence  
N 80°49'52" E, 173.97 feet to a point on the northerly sideline of Peckham Road, thence  
S 85°23'14" W, 62.94 feet to a point, thence  
S 85°23'14" W, 4.50 feet to a point, thence  
N 7°23'38" W, 8.14 feet to a point, thence  
S 82°36'22" W, 6.00 feet to a point, thence  
S 7°23'38" E, 8.10 feet to a point, thence  
S 80°38'13" W, 85.04 feet to a point, thence  
N 62°43'39" W, 49.89 feet to a point, thence  
N 51°22'43" E, 2.18 feet to a point, thence  
N 38°37'17" W, 6.00 feet to a point, thence  
S 51°22'43" W, 1.98 feet to a point, thence  
N 12°41'00" W, 82.89 feet to a point, thence  
S 80°49'39" W, 5.57 feet to a point on the easterly sideline of Acushnet Avenue, thence



S 12°44'27" E, 85.46 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 2,013 square feet, more or less.

**Permanent Easement U-7:** An easement over a parcel of land being shown being shown as U-7 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 123.22 feet north of the intersection of Peckham Road

N 80°49'39" E, 5.57 feet to a point, thence

N 12°42'55" W, 81.71 feet to a point, thence

N 77°17'05" E, 13.01 feet to a point, thence

N 12°42'55" W, 6.00 feet to a point, thence

S 77°17'05" W, 13.00 feet to a point, thence

N 12°45'35" W, 2.47 feet to a point, thence

S 80°49'39" W, 5.62 feet to a point on the easterly sideline of Acushnet Avenue, thence

S 12°44'27" E, 90.17 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 581 square feet, more or less.

**Permanent Easement U-8:** An easement over a parcel of land being shown being shown as U-8 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 213.39 feet north of the intersection of Peckham Road.

N 80°49'39" E, 5.62 feet to a point, thence

N 12°45'35" W, 67.50 feet to a point, thence

N 77°14'25" E, 13.00 feet to a point, thence

N 12°45'35" W, 1.82 feet to a point, thence

S 80°49'39" W, 18.62 feet to a point on the easterly sideline of Acushnet Avenue, thence

S 12°44'27" E, 70.14 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 421 square feet, more or less.

**Permanent Easement U-9:** An easement over a parcel of land being shown being shown as U-9 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, said point being 87.96 feet south of the intersection of Tobey Street.

N 80°49'39" E, 18.62 feet to a point, thence

S 12°45'35" E, 4.18 feet to a point, thence

S 77°14'25" W, 13.08 feet to a point, thence

N 14°14'04" W, 84.82 feet to a point, thence

S 79°47'33" W, 3.30 feet to a point on the easterly sideline of Acushnet Avenue, thence

S 12°44'27" E, 87.96 feet along the easterly sideline of Acushnet Avenue to the point of beginning.

Said easement contains an area of 440 square feet, more or less.

**Permanent Easement U-15:** An easement over a parcel of land being shown being shown as U-15 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the northerly sideline of Peckham Road, said point being 277.71 feet east of the intersection of Acushnet Avenue.

N 80°49'52" E, 2.97 feet to a point on the sideline of Peckham Road, thence

N 9°10'21" W, 11.92 feet to a point, thence

S 83°18'24" W, 2.45 feet to a point, thence

S 6°41'36" E, 12.03 feet to the point of beginning.

Said easement contains an area of 32 square feet, more or less.

**Permanent Easement U-16:** An easement over a parcel of land being shown being shown as U-16 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly sideline of Acushnet Avenue, which is said point being 280.68 feet east of the intersection of Peckham Road.

N 80°49'52" E, 3.03 feet to a point in the northerly sideline of Peckham Road, thence, thence

N 6°41'36" W, 11.77 feet to a point, thence

S 83°18'24" W, 3.55 feet to a point, thence

S 9°10'21" E, 11.92 feet to the point of beginning.

Said easement contains an area of 39 square feet, more or less.

The temporary easements taken herein consist of the right to enter upon said lands at any time, during the effective period of the easements, for reconstructing portions of Acushnet Avenue at Peckham Road/Sassaquin Avenue, including but not limited to roadway and sidewalk reconstruction, traffic signals, signs, pavement markings, including all other uses incidental to said municipal purpose. Said easements are temporary in nature and are to be in effect for three years from the date of this instrument, through June 9, 2025.

**Temporary Easement TE-11:** An easement over a parcel of land being shown being shown as TE-11 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the northerly sideline of Peckham Road, thence,

Southwesterly along the northerly sideline of Peckham Road, 74 feet more or less, thence,

Southwesterly along Permanent Utility Easement U-4, 63 feet more or less, thence,

Northeasterly by land now or formerly of Southeastern Massachusetts Educational Collaborative, 137 feet more or less, thence,

Southeasterly along Permanent Utility Easement U-15, 5 feet more or less, to the point of beginning, said Temporary Easement contains an area of 525 square feet, more or less.

**Temporary Easement TE-12:** An easement over a parcel of land being shown being shown as TE-12 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the easterly side of Permanent Utility Easement U-4, thence

Northeasterly along Permanent Utility Easement U-4, 2 feet more or less, thence,

Southeasterly along Permanent Utility Easement U-4, 3 feet more or less, thence,

Northwesterly by land now or formerly of Southeastern Massachusetts Educational Collaborative, 85 feet more or less, thence,

Southwesterly by land now or formerly of Roman Catholic Bishop of Fall River, 3 feet more or less, thence,

Southeasterly along Permanent Utility Easement U-4, 83 feet more or less to the point of beginning, said Temporary Easement contains an area of 253 square feet, more or less.

**Temporary Easement TE-16:** An easement over a parcel of land being shown being shown as TE-16 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the southerly sideline of Toby Street, thence

Southeasterly along Permanent Utility Easement U-9, 85 feet more or less, thence,

Northwesterly by land now or formerly of Roman Catholic Bishop of Fall River, 85 feet more or less, to a point in the southerly sideline of Toby Street, thence,

Southwesterly along the southerly sideline of Toby Street, 2 feet more or less, to the point of beginning, said Temporary Easement contains an area of 101 square feet, more or less.

**Temporary Easement TE-18:** An easement over a parcel of land being shown being shown as TE-18 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the northerly sideline of Peckham Road, thence,

Northwesterly along Permanent Utility Easement U-16, 2 feet more or less, thence,

Northeasterly by land now or formerly of Donald D. Veronneau "TRS", 49 feet more or less, thence,

Southeasterly by land now or formerly of Donald D. Veronneau "TRS", 2 feet more or less, to a point in the northerly sideline of Peckham Road, thence,

Southwesterly along the northerly sideline of Peckham Road, 49 feet more or less to the point of beginning, said Temporary Easement contains an area of 98 square feet, more or less.

**Temporary Easement TE-20:** An easement over a parcel of land being shown being shown as TE-20 on a plan entitled "Easement Plan of Land for Acushnet Avenue and Peckham Road", dated March 14, 2022, prepared by Dawood Engineering, 325 Wood Road, Suite 109, Braintree, MA, recorded herewith (the "Plan"), said easement being more particularly bounded and described as follows:

Beginning at a point in the eastern side of Permanent Utility Easement U-7, thence,

Northeasterly by land now or formerly of Roman Catholic Bishop of Fall River, 2 feet more or less, thence,

Northwesterly by land now or formerly of Roman Catholic Bishop of Fall River, 12 feet more or less, thence,

Southwesterly by land now or formerly of Roman Catholic Bishop of Fall River, 2 feet more or less, thence,

Southeasterly along Permanent Utility Easement U-7, 12 feet more or less, to the point of beginning, said Temporary Easement contains an area of 25 square feet, more or less.

No trees on the land taken and no structures affixed thereto are included in the taking, and the owners of the property are allowed (30) days from and after recording of this instrument in the Registry of Deeds by the City in which to remove and take away from the land any trees or structures. Notwithstanding anything to the contrary contained herein, the owners of the property shall not be required to take away from the land any such trees or structures.

IT IS FURTHERED ORDERED, in accordance with the provisions of said Chapter 79, that the following amounts are awarded as compensation for damages sustained by the owner or owners of the property and all other persons, including all mortgagees of record, having any and all interest in the property taken and entitled to any damages by reason of the taking hereby made:

EASEMENT OR PARCEL #	NEW BEDFORD ASSESSOR'S PLAT & LOT #	CERT. NO.	NAME OF SUPPOSED OWNER	AWARD OF DAMAGES
U-7 TE-20	137B-72 L/C/L 274A	9815	Roman Catholic Bishop of Fall River 4254 Acushnet Avenue New Bedford, MA 02745	\$4,500.00 \$100.00
			<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-8	137B-47 L/C/L 273A	9184	Roman Catholic Bishop of Fall River 4254 Acushnet Avenue New Bedford, MA 02745	\$3,600.00

			<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-9	137B-46	4509	Roman Catholic Bishop	\$3,400.00
TE-16	L/C/L 272		of Fall River	\$200.00
			4254 Acushnet Avenue	
			New Bedford, MA 02745	
			<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-16	137B-71	21894	Donald D. Veronneau,	\$300.00
TE-18	L/C/L 276		Trustee of the Donald R.	\$200.00
			Veronneau Revocable Trust	
			967 Peckham Road	
			New Bedford, MA 02745	
			<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
U-4	137B-73	18388	Southeastern Massachusetts	\$19,700.00
U-15	L/C/L 275		Educational Collaborative	\$300.00
SW-4			4238 Acushnet Avenue	\$3,300.00
TE-11			New Bedford, MA 02745	\$1,500.00
TE-12				\$700.00
			<u>Sewer Betterment:</u> City of New Bedford 133 William Street New Bedford, MA 02740	
			<u>Easement:</u> New England Telephone and Telegraph Company 185 Franklin Street Boston, MA 02110	
			<u>Mortgagee &amp; Assignee:</u> Rockland Trust Company 288 Union Street Rockland, MA 02370	

IT IS FURTHER ORDERED, that in addition to the above amount, there is also awarded as damages the following sum estimated to be equal to that portion of the taxes

assessed upon the property herein taken for Fiscal Year 2022 and 2023 in accordance with the provisions of Massachusetts General Laws, Chapter 79, Section 12, which amount, together with the damages awarded in the preceding paragraph, shall constitute full compensation for the taking herein ordered.

**TAXES FOR FISCAL YEAR 2022-2023**

<u>EASEMENT OR PARCEL #</u>	<u>NEW BEDFORD ASSESSOR'S PLAT &amp; LOT #</u>	<u>CERT. NO.</u>	<u>NAME OF SUPPOSED OWNER</u>	<u>TAX AWARD</u>
U-7 TE-20	137B-72 L/C/L 274A	9815	Roman Catholic Bishop of Fall River 4254 Acushnet Avenue New Bedford, MA 02745	NONE
U-8	137B-47 L/C/L 273A	9184	Roman Catholic Bishop of Fall River 4254 Acushnet Avenue New Bedford, MA 02745	NONE
U-9 TE-16	137B-46 L/C/L 272	4509	Roman Catholic Bishop of Fall River 4254 Acushnet Avenue New Bedford, MA 02745	NONE
U-16 TE-18	137B-71 L/C/L 276	21894	Donald D. Veronneau, Trustee of the Donald R. Veronneau Revocable Trust 967 Peckham Road New Bedford, MA 02745	NONE
U-4 U-15 SW-4 TE-11 TE-12	137B-73 L/C/L 275	18388	Southeastern Massachusetts Educational Collaborative 4238 Acushnet Avenue New Bedford, MA 02745	NONE

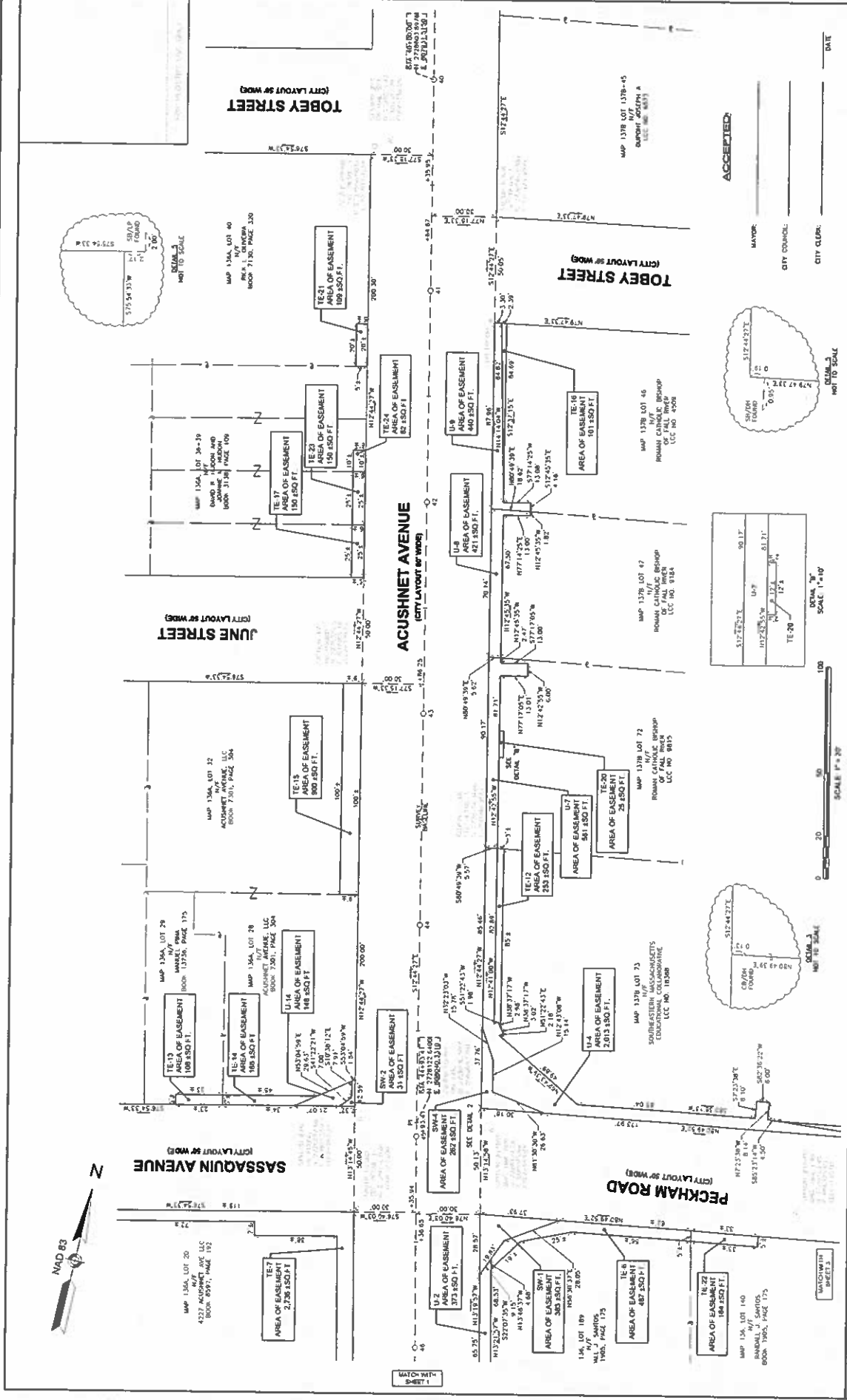
IT IS FURTHER EXPRESSED AND STIPULATED that the order of taking and the awarding damages herein contained does not relieve the owners of land taken from liability for taxes now uncollected for the Fiscal Year 2022 and any prior year, if the same remain unpaid as of the date of this order.

AND BE IT FURTHER ORDERED, that the City Clerk cause a copy of this order of taking herein made, certified by him, to be recorded on behalf of the City of New

Bedford in the Registry of Deeds for the Southern District of Bristol County, and to give such other notices as are required by General Laws.







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
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**DAWOOD**  
ENGINEERS & PLANNERS

PREPARED FOR THE  
CITY OF NEW BEDFORD

**EASEMENT PLAN OF LAND  
for  
ACUSHNET AVENUE AND  
PECKHAM ROAD  
NEW BEDFORD**

**EASEMENT  
PLAN**

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