



BRIDGEWATER TOWN COUNCIL

Tuesday, February 3, 2015

7:30 PM

BTV Studios

80 Spring Street, Bridgewater MA

MEETING AGENDA

A. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

a) January 6, 2015

B. ANNOUNCEMENTS FROM THE PRESIDENT

C. PROCLAMATIONS

D. CITIZEN OPEN FORUM

E. APPOINTMENTS

F. HEARINGS - None

G. LICENSE TRANSACTIONS - None

H. PRESENTATIONS

a) Academy Building Project Status Presentation (*Town Manager*)

I. TOWN MANAGER'S REPORT

J. DISCUSSIONS

a) Administrative Code – (*President Wood*)

K. COMMITTEE REPORTS

L. LEGISLATION FOR ACTION - None

M. OLD BUSINESS

N. NEW BUSINESS

a) Order #O-2015-001: Laying Out & Acceptance of a Private Way – Upland Drive & Strathmore Road

O. CITIZEN COMMENTS

P. COUNCIL COMMENTS

Q. EXECUTIVE SESSION

R. ADJOURNMENT



Bridgewater Town Council

In Town Council, Tuesday, February 3, 2015

Council Order: # O-2015-001

Introduced By:	At the request of the property owners.
Date Introduced	February 3, 2015
First Reading:	February 3, 2015
Second Reading:	
Third Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Order #O-2015-001

LAYING OUT AND ACCEPTANCE OF A PRIVATE WAY – UPLAND DRIVE AND STRATHMORE ROAD

WHEREAS, the owners of the subdivision known as Elmwood Knoll II, Michael J. Koska & Associates, have requested the Town of Bridgewater lay out and accept Upland Drive and Strathmore Road as a public way; It is therefore;

ORDERED: that the common necessity and convenience of the inhabitants of the Town of Bridgewater require the laying out of Upland Drive and Strathmore Road [from XXXX Road, northeasterly,] and for that purpose it is necessary to take an easement for Highway purposes and lay out as a public street or way of said Town of Bridgewater, said easement passing by or over lands of those persons shown on "EXHIBIT A", attached hereto, and parties unknown.

Said layout of said street is bounded as described as follows:

BEING a 1.07-acre tract of land situated in the Town of Bridgewater, County of Plymouth, Massachusetts. Being shown as Upland Drive & Strathmore Road on plan titled "Definitive Subdivision Plan, Elmwood Knoll II, in the Town of Bridgewater, Massachusetts, Scale: 1"=60', Date: 06/17/02, Revised through: 05/05/03" prepared by Michael J. Koska & Associates, Inc., Recorded at the Plymouth County Registry of Deeds as plan 03-811 in Plan Book 47 Page 461.

BEGINNING at a concrete bound with a drill hole set at the point of intersection of the southerly right-of-way line of Upland Drive with the westerly right-of-way line of Elmwood Crescent.

THENCE NORTH 53°53'52" WEST a distance of 136.31 feet to a concrete bound with drill hole set for the point of curvature to the left having a radius of 180.00 feet;

THENCE westerly along said curve to the left, through a central angle of 10°33'28", an arc distance of 33.17 feet to a concrete bound with drill hole set for the point of tangency;

THENCE NORTH 64°27'20" WEST a distance of 219.70 feet to a concrete bound with drill hole set for the point of curvature to the left having a radius of 20.00 feet;

NOT FOR ACTION – FIRST READING ONLY

THENCE westerly along said curve to the left, through a central angle of $93^{\circ}22'20''$, an arc distance of 32.59 feet to a concrete bound with a drill hole set for the point of reverse curvature to the right having a radius of 65.00 feet;

THENCE northerly along said curve to the right, through a central angle of $273^{\circ}22'20''$, an arc distance of 31 0.13 feet to a concrete bound with drill hole set for the point of tangency;

THENCE SOUTH $64^{\circ}27'20''$ WEST a distance of 150.00 feet to a concrete bound with drill hole set for the point of curvature to the left having a radius of 20.00 feet;

THENCE northerly along said curve to the left, through a central angle of $79^{\circ}26'32''$, an arc distance of 27.73 feet to a concrete bound with drill hole set for the point of tangency;

THENCE NORTH $36^{\circ}06'08''$ EAST a distance of 386.29 feet to a concrete bound with drill hole set for the point of curvature to the Bridgewater/East Bridgewater Town Line;

THENCE SOUTH $60^{\circ}24'11''$ EAST a distance of 40.26 feet along the East Bridgewater/Bridgewater Town Line to the Easterly Right of Way line of Strathmore Road.

THENCE SOUTH $36^{\circ}06'08''$ WEST a distance of 375.94 feet to a concrete bound with drill hole set for the point of curvature to the left having a radius of 20.00 feet;

THENCE southerly along said curve to the left, through a central angle of $100^{\circ}33'28''$, an arc distance of 35.10 feet to a concrete bound with drill hole set for the point of tangency;

THENCE SOUTH $64^{\circ}27'20''$ EAST a distance of 73.18 feet to a concrete bound with drill hole set for the point of curvature to the right having a radius of 220.00 feet;

THENCE southerly along said curve to the right, through a central angle of $10^{\circ}33'28''$, an arc distance of 40.54 feet to a concrete bound with drill hole set for the point of tangency;

THENCE SOUTH $53^{\circ}53'52''$ EAST a distance of 136.31 feet to a concrete bound with drill hole set for the point at the westerly right of way line of Elmwood Crescent;

THENCE SOUTH $36^{\circ}06'08''$ WEST a distance of 40.00 feet along Elmwood Crescent to a concrete bound with drill hole set, being the point of BEGINNING.

Upland Drive and Strathmore Road

All the land within the limits of a private ways known as Upland Drive and Strathmore Road, supposed to belong to [XXXX], and others, or parties unknown, being a strip of land extending from [XXXX, northeasterly, containing about XX acres, more or less].

And; the following drainage parcels necessary for the proper functioning of the designed drainage system:

Drainage Lot

BEING a 2.39-acre tract of land situated in the Town of Bridgewater, County of Plymouth, Massachusetts. Being shown as Drainage Lot on plan titled "Definitive Subdivision Plan, Elmwood Knoll II, in the Town of Bridgewater, Massachusetts, Scale: 1"=60', Date: 06/17/02, Revised through: 05/05/03" prepared by Michael J. Koska & Associates, Inc., Recorded at the Plymouth County Registry of Deeds as plan 03-811 in Plan Book 47 Page 461.

BEGINNING at a concrete bound with a drill hole set at a point in the northerly right-of-way line of Upland Drive for the point of curvature to the left having a radius of 65.00 feet;

THENCE westerly along said curve to the left, through a central angle of $27^{\circ}14'53''$, an arc distance of 30.91 feet to point;

THENCE NORTH $01^{\circ}42'13''$ WEST a distance of 89.67 feet to a point;

THENCE NORTH $64^{\circ}27'20''$ WEST a distance of 201.60 feet to a point;

THENCE NORTH $05^{\circ}20'27''$ EAST a distance of 251.61 feet to a point;

THENCE SOUTH $88^{\circ}09'55''$ EAST a distance of 215.98 feet to a point;

THENCE SOUTH $60^{\circ}28'56''$ EAST a distance of 209.78 feet to a point;

THENCE SOUTH $36^{\circ}06'08''$ WEST a distance of 260.35 feet to a point;

THENCE SOUTH $25^{\circ}32'40''$ WEST a distance of 125.00 feet to the point of beginning;

And we have considered and estimated that the damages sustained by all persons who have not waived damages in their several estates as follows:

NO AWARDS.

Explanation:

Approval of this Order would formally affect the layout and acceptance of Upland Drive and Strathmore Road by the Town for future maintenance and ownership.

Committee Referrals and Dispositions:

<i>Referral(s)</i>	<i>Disposition(s)</i>
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