

# Article 1

## Land Acquisition – 55 and 55R Knox Trail (Acton)



**ARTICLE 1.** To determine whether the Town will vote to authorize the Board of Selectmen to acquire by purchase, gift, eminent domain (including authorization by the Town for the Board of Selectmen to seek special legislation to exercise eminent domain outside Town territorial boundaries) or otherwise, on such terms as the Selectmen may determine, for municipal purposes, including vehicle storage, repair, fueling, and other uses, the fee, easement and/or other property interests in, on, over, across, under and along all or any portion of the property located at 55 and 55R Knox Trail in Acton, Massachusetts, shown on the Acton Assessors map 14 as parcels 9-3 and 9-6, together with any structures, improvements and trees thereon, and further, to authorize the Board of Selectmen to transfer custody of fee, easement or other property interests in a portion of the property to the Concord School Committee to be used for education purposes or to support educational purposes, and further to determine whether the Town will vote to raise and appropriate, transfer from available funds in the treasury, or authorize the Town Treasurer with the approval of the Board of Selectmen to borrow under the provisions of Chapter 44 of the Massachusetts General Laws, the sum of \$700,000 or any other sum, to be expended by the Board of Selectmen for such acquisition, or take any other action relative thereto.



Warner's Pond

Acton

Concord

Rideout

MBTA Rail Line

Assabet River

Knox Trail

Route 62

CONCORD

KNOX TRAIL

STOP

SPACE FOR LEASE  
(508) 481-0200  
O'BRIEN

CONCORD  
ACTON  
SQUASH  
CLUB



**DH LOAM**  
Dexter & Harpell  
DHLOAM.COM

Wah Lum Kung Fu  
Kung Fu 978-371-0222 Tai Chi





Acton/Concord Town line

Assabet River

Main Street

KNOX TRAIL

CONCORD RD



# Article 1 Knox Trail Land



## 55 and 55R Knox Trail Land

Appraised Value:	\$625,000
Owner of Record :	KMLB Realty Trust
Land Area:	6.5 acres
Zoning:	Technology District
Improvements:	Paved parking area; electric, water gas utilities; drainage retention area;



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## Activity and Use Limitation (AUL)

“No significant risk to health, safety, public welfare or the environment exists...”

### Prohibited Uses/Activities:

- Residential uses

- Disturbing protective cover

- Application of Pesticides/herbicides

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## Acton Zoning



- \* Allows Vehicle Parking/storage as-of-right as principle use subject to site plan approv'l;
- \* Allows office as accessory use
- \* Allows vehicle washing as accessory use
- \* Allows vehicle repair and fueling under educational exemption, provided School Committee operates bus service in-house



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## Phase 1 Environmental Inquiry

Mike Webster, GeoInsight LSP

Notes prior history of contamination

Notes groundwater in area contaminated by  
WR Grace activities nearby

Notes that concern has been expressed that  
use of the site for bus storage could pose a  
risk to Acton water supply

Concludes: considerable technical  
information exists to demonstrate that... the  
risk is “negligible”.



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## Town Use of the Property

Access to WR Grace site

Storage of materials

Equipment storage

Solar power generation









