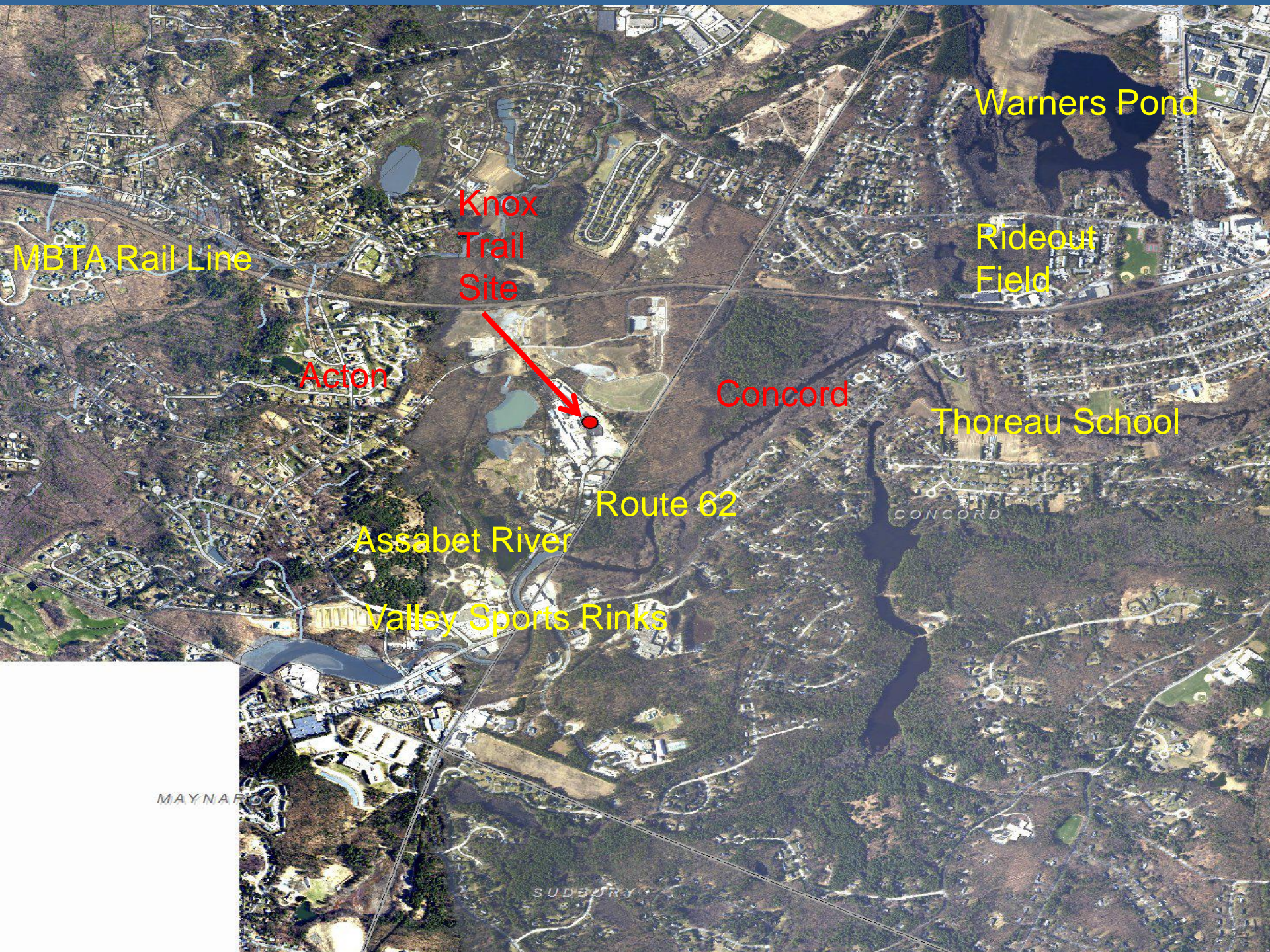


# Article 1

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



**ARTICLE 1.** Ms. Boynton moves that the Town authorize the Board of Selectmen to acquire by purchase 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 authorize the Board of Selectmen to grant rights in a portion of the property to the Concord School Committee, on terms mutually satisfactory to the Selectmen and the School Committee, to be used for parking, maintenance and fueling of school buses and other educational purposes, and further moves that the Town appropriate the sum of \$700,000 to be expended by the Board of Selectmen for such acquisition and authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow said amount under the provisions of Chapter 44, Section 7(3) of the Massachusetts General Laws.



Warners Pond

Rideout Field

Knox Trail Site

MBTA Rail Line

Acton

Concord

Thoreau School

Route 62

Assabet River

Valley Sports Rinks

MAYNARD

SUDBURY

KNOX TRAIL

STOP

SPACE FOR LEASE  
(508) 481-8200  
O'BRIEN



CONCORD ACTON  
INDUSTRIAL & OFFICE PARK

CONCORD  
ACTON  
SQUASH  
CLUB

**DH LOAM**  
A DIVISION OF  
Dexter & Harpell  
DHLOAM.COM

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





Acton Concord

MBTA - FITCHBURG LINE

DRUMMER ROAD

WR Grace Land  
(Acton)

WR Grace Land  
(Concord)

INDEPENDENCE ROAD



Main Street

KNOX TRAIL

Assabet River

Skating Rinks

PARKER STREET

HIGH STREET

DUNHAM LANE

ADAMS STREET

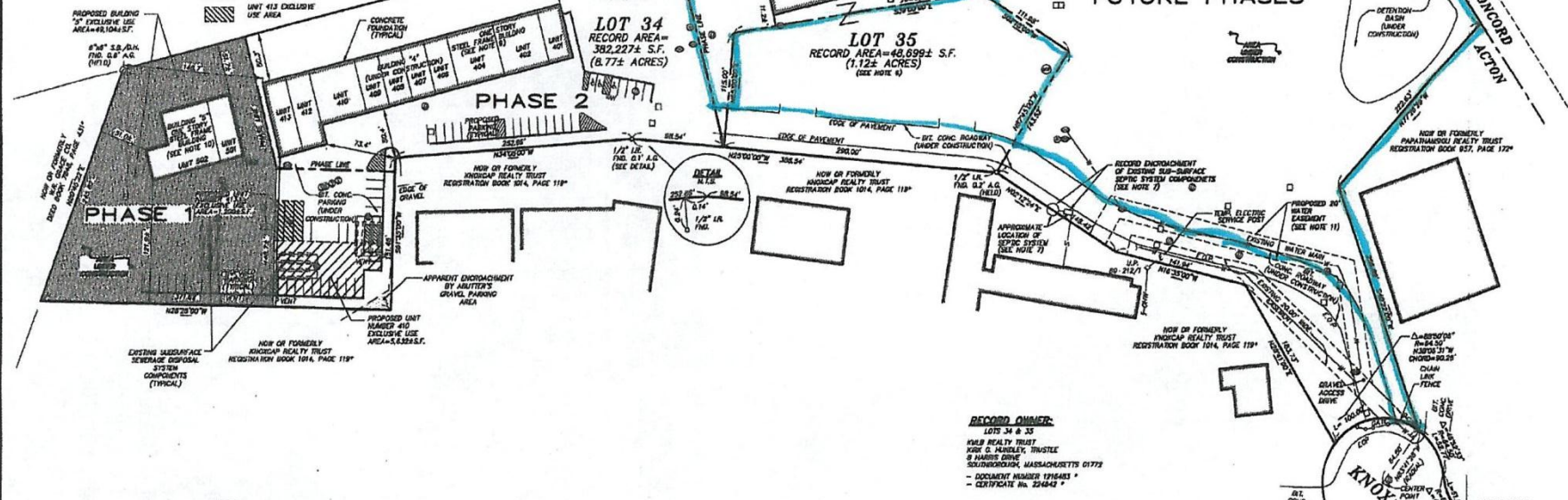
SIBEL LANE

HIGH STREET

PL # 117 (1 OF 4) 1-28-05 10:53 A.M.



- LEGEND:**
- S.B./A.H. FOUND ABOVE GRADE
  - A.G. ABOVE GRADE
  - U.P. UTILITY POLE
  - W.G. WATER GATE
  - PROV. PROVISIONARY
  - N.T.S. NOT TO SCALE
  - UTILITY POLE COMMON OWNERSHIP LINE
  - CATCH BASIN
  - SEWER MANHOLE
  - SEWER MANHOLE MONITORING WELL
  - EXISTING BUILDING
  - E.O.P. EDGE OF PAVEMENT
  - TEMP. TEMPORARY
  - U.P. UTILITY POLE
  - O.H.V. OVERHEAD WIRES
  - SURFACE ELECTRIC WIRE
  - UNIT 410 EXCLUSIVE USE AREA
  - BUILDING "S" EXCLUSIVE USE AREA
  - UNIT 413 EXCLUSIVE USE AREA



**RECORD OWNER:**  
 LOTS 34 & 35  
 KNOX TRAIL TRUST  
 8 HARRIS DRIVE  
 SCHEMUNDEAK, MASSACHUSETTS 01775  
 - DOCUMENT NUMBER 1216483 \*  
 - CERTIFICATE NO. 224843 \*

**REFERENCES:**  
 - LAND COURT CASE NUMBER 25308-4 \*  
 - LAND COURT CASE NUMBER 25308-6 \*  
 - LAND COURT CASE NUMBER 25308-7 \*  
 - DOCUMENT NUMBER 1216483 \*  
 - REGISTRATION BOOK 1254, PAGE 22 \*  
 \* DENOTES DOCUMENTS RECORDED AT MIDDLESEX SOUTH REGISTRY OF DEEDS.

- NOTES:**
1. THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED BETWEEN AUGUST 30, 2000 AND NOVEMBER 16, 2004 BY JEREMIAN ASSOCIATES, INC.
  2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE TD-TECHNOLOGY DISTRICT.
  3. THE LOCUS PROPERTY IS DEPICTED AS LOTS B-3 AND B-4 ON TOWN OF ACTON ASSessor'S MAP T-4.
  4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT THE STATE AT 1-800-454-7333.
  5. THIS PLAN DOES NOT SHOW ANY UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO DISCOVER ANY APPARENT, WRITTEN EASEMENTS, HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  6. LOT 35 IS SUBJECT TO A NOTICE OF ACTIVITY AND USE LIMITATION AS FURTHER DESCRIBED IN DOCUMENT # 1008081 \*.
  7. COMPILED FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND - 55 ACRES TRAIL, ACTON, MASSACHUSETTS" PREPARED FOR I.C.E. REALTY TRUST, SCALE 1"=50', DATED APRIL 1988 AND REVISED APRIL 2000 BY ACTON SURVEY AND ENGINEERING, 377 CENTRAL STREET, ACTON, MASSACHUSETTS.
  8. THE LOCUS PROPERTY IS LOCATED WITHIN THE 3.5 ACRES PROTECTION AREA AS DEPICTED IN THE GROUND WATER PROTECTION DISTRICT MAP OF THE TOWN OF ACTON, MASSACHUSETTS, DATED JANUARY 1988.
  9. BUILDING "S" CONTAINS UNITS 401, 402, 404, 406-408, 410, 412 & 413 AND IS ONE STORY; SEE SHEETS 2 & 3 OF 4 FOR UNIT DIMENSIONS.
  10. BUILDING "S" CONTAINS UNITS 501 AND 502 AND IS ONE STORY; SEE SHEET 4 OF 4 FOR UNIT DIMENSIONS.
  11. REFERENCE IS MADE TO A PLAN ENTITLED "EASEMENT PLAN OF LAND LOCATED IN ACTON, MASSACHUSETTS PREPARED FOR I.C.E. REALTY TRUST", PREPARED BY MERIDIAN ASSOCIATES, INC. DATED FEBRUARY 10, 2004, REVISED APRIL 6, 2004.

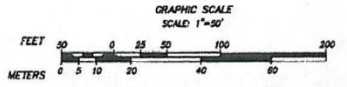
I, CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES SHOWING EXISTING DIMENSIONS, AND THE LINES OF STREETS AND WAYS DEPICTED ARE MADE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR OVERHEAD OR UNDERGROUND OR FOR NEW STREETS AND WAYS ARE DEPICTED UNLESS SO INDICATED (MAP, CHAP. 41, SECT. 87-9).

*[Signature]* 01/04/05  
 FOR MERIDIAN ASSOCIATES, INC. DATE

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

*[Signature]* 01/04/05  
 FOR MERIDIAN ASSOCIATES, INC. DATE



NO.	DATE	DESCRIPTION	BY	CHKD

Middlesex Registry of Deeds  
 Southern District  
 Cambridge, Massachusetts  
 Plan No. 117 (OF 4) of 2005  
 Rev'd 1-28-05  
 at *[Signature]* Am Doc No. \_\_\_\_\_  
 Road, Bk. \_\_\_\_\_ Page \_\_\_\_\_  
 Attest  
*[Signature]*  
 Register

**KNOX TRAIL INDUSTRIAL CONDOMINIUM PHASES 1 AND 2 (LOTS 34 & 35)**

CONDOMINIUM SITE PLAN OF PL. LOCATED IN ACTON, MASSACHUSETTS (MIDDLESEX COUNTY)

PREPARED FOR KMLB REALTY TRUST  
 SCALE: 1"=60' DATE: JANUARY 4, 2005

**MERIDIAN ASSOCIATES, INC.**  
 19 HIGH STREET WESTPORT, MASSACHUSETTS 01886  
 TEL: 978-365-1111 FAX: 978-365-1112  
 WWW.MERIDIANASSOCIATES.COM

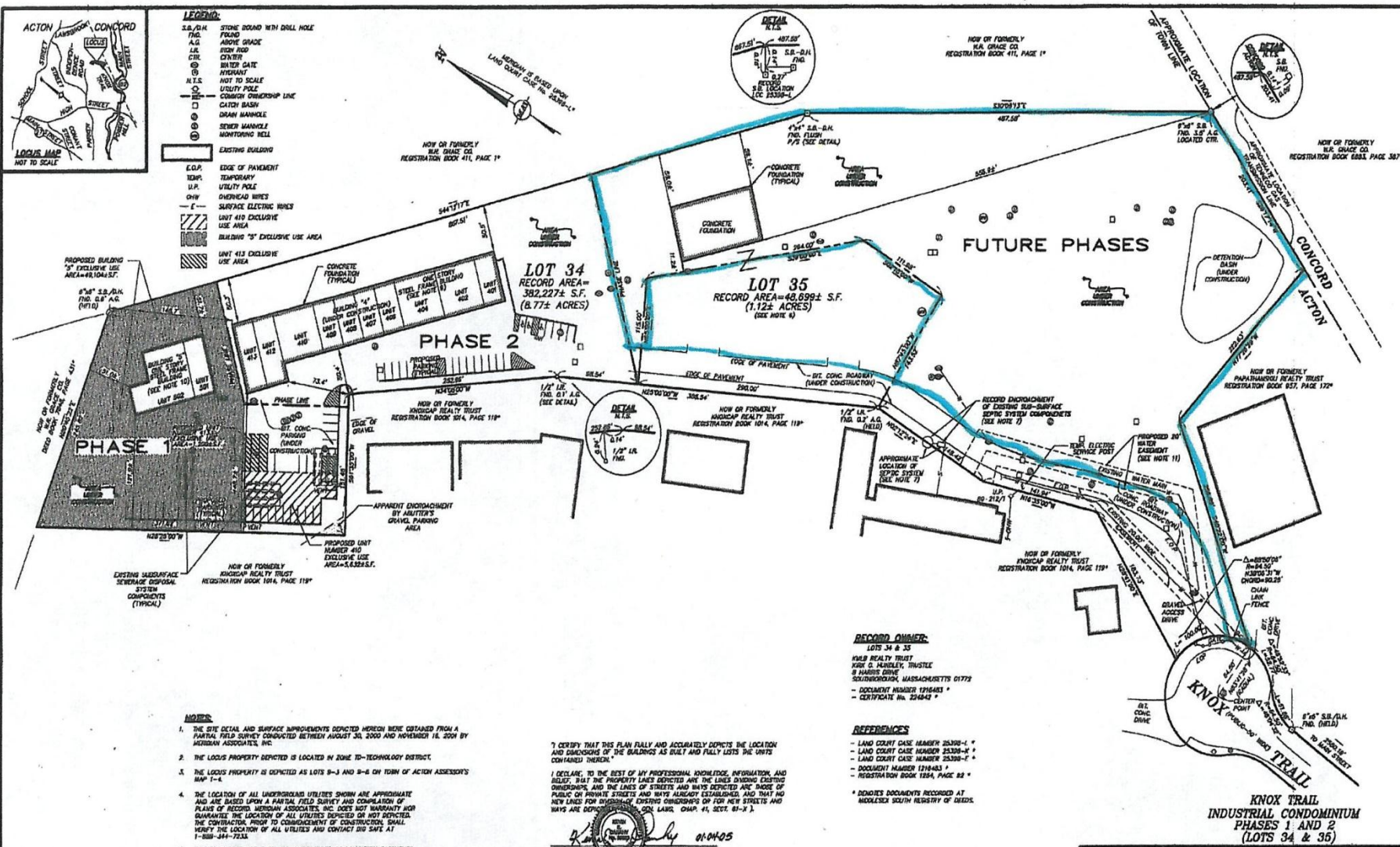
SHEET No. 1 OF 4 PROJECT No. 3914

# Article 1 Knox Trail Land Property Information



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

PL # 117 (1 OF 4) 1-28-05 10:53 A.M.



- LEGEND:**
- S.S./D.H. STONE BOUND WITH DOLL MARK
  - P.G. FINISH
  - A.G. ABOVE GRADE
  - J.L. IRON ROD
  - C.H. CENTER
  - W.C. WATER GATE
  - H.W. HYDRANT
  - N.T. NOT TO SCALE
  - U.P. UTILITY POLE
  - C.D. COMMON DITCH/SHIP LINE
  - C.B. CATCH BASIN
  - D.M. DRAIN MANHOLE
  - S.M. SEWER MANHOLE
  - M.H. MONITORING WELL

- EXISTING BUILDING
- E.O.P. EDGE OF PAVEMENT
- TEMP. TEMPORARY
- U.P. UTILITY POLE
- D.H.W. DRAINAGE HOLE
- S.E. SURFACE ELECTRIC WIRE
- UNIT 410 EXCLUSIVE USE AREA
- UNIT 413 EXCLUSIVE USE AREA
- UNIT 413 EXCLUSIVE USE AREA

- PROPOSED BUILDING
- UNIT 3 EXCLUSIVE USE AREA=48,104± S.F.
- UNIT 2 EXCLUSIVE USE AREA=48,104± S.F.
- UNIT 1 EXCLUSIVE USE AREA=48,104± S.F.

- NOTES:**
1. THE SITE DETAIL AND SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM A PARTIAL FIELD SURVEY CONDUCTED BETWEEN AUGUST 30, 2000 AND NOVEMBER 16, 2004 BY MERIDIAN ASSOCIATES, INC.
  2. THE LOCUS PROPERTY DEPICTED IS LOCATED IN ZONE TD-TECHNOLOGY DISTRICT.
  3. THE LOCUS PROPERTY IS DEPICTED AS LOTS 3-3 AND 3-6 ON TOWN OF ACTON ASSESSOR'S MAP 1-4.
  4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPARISON OF PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED ON THIS PLAN. THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 1-888-344-7233.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNREGISTERED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBTAIN ANY APPARENT, USABLE USES OF THE LANDS HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  6. LOT 34 IS SUBJECT TO A NOTICE OF ACTIVITY AND USE LIMITATION AS FURTHER DESCRIBED IN DOCUMENT NO. 100881.
  7. COMPILED FROM PLAN ENTITLED "EXISTING CONDITIONS PLAN OF LAND - 65 KNOX TRAIL, ACTON, MASSACHUSETTS", PREPARED FOR K.I. REALTY TRUST, SCALE 1"=50', DATED APRIL 1988 AND REVISED APRIL 2000 BY ACTION SURVEY AND ENGINEERING, 377 CENTRAL STREET, ACTON, MASSACHUSETTS.
  8. THE LOCUS PROPERTY IS LOCATED WITHIN THE ZONE 3 AQUEFER PROTECTION AREA AS DEPICTED IN THE GROUND WATER PROTECTION DISTRICT MAP OF THE TOWN OF ACTON, MASSACHUSETTS, DATED JANUARY 1988.
  9. BUILDING "2" CONTAINS UNITS 401, 402, 404, 406-408, 410, 412 & 413 AND IS ONE STORY; SEE SHEETS 2 & 3 OF 4 FOR UNIT DIMENSIONS.
  10. BUILDING "3" CONTAINS UNITS 301 AND 302 AND IS ONE STORY; SEE SHEET 4 OF 4 FOR UNIT DIMENSIONS.
  11. INTERFERENCE IS MADE TO A PLAN TITLED "EASEMENT PLAN OF LAND LOCATED IN ACTON, MASSACHUSETTS PREPARED FOR OMA REALTY TRUST", PREPARED BY MERIDIAN ASSOCIATES, INC., DATED FEBRUARY 10, 2004.

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LISTS THE UNITS CONTAINED THEREIN.

I DECLARE, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE PROPERTY LINES DEPICTED ARE THE LINES OWNING EXISTING DRAINAGE AND THE LINES OF STREETS AND WAYS DEPICTED ARE MADE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DRAINAGE OR EXISTING DRAINAGE OR FOR NEW STREETS AND WAYS ARE DEPICTED ON THIS PLAN. (M.G.A. § 27C, § 27-3.)

*Robert J. Kelly* 010405  
DATE

FOR MERIDIAN ASSOCIATES, INC.

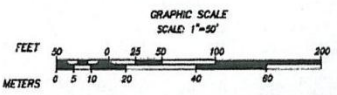
**RECORD OWNER:**

LOTS 34 & 35  
K.I. REALTY TRUST  
JON D. MARBLEY, TRUSTEE  
8 HANCOCK DRIVE  
SCITUATE, MASSACHUSETTS 01772  
- DOCUMENT NUMBER 1216483 \*  
- CERTIFICATE NO. 2516483 \*

**REFERENCES:**

- LAND COURT CASE NUMBER 25360-1 \*
- LAND COURT CASE NUMBER 25360-2 \*
- LAND COURT CASE NUMBER 25360-3 \*
- DOCUMENT NUMBER 1216483 \*
- REGISTRATION BOOK 1294, PAGE 82 \*

\* INDICATES DOCUMENTS RECORDED AT MIDDLESEX COUNTY REGISTERY OF DEEDS.



Middlesex Registry of Deeds  
Southern District  
Cambridge, Massachusetts  
Plan No. 117 (OF 4) OF 2005  
Rec'd. 1-28 2005  
at 10:53 AM Doc No. \_\_\_\_\_  
Rec'd. lik Page \_\_\_\_\_  
Attest

**KNOX TRAIL INDUSTRIAL CONDOMINIUM PHASES 1 AND 2 (LOTS 34 & 35)**

CONDOMINIUM SITE PLAN OF PLAN LOCATED IN ACTON, MASSACHUSETTS (MIDDLESEX COUNTY)

PREPARED FOR  
**KMLB REALTY TRUST**  
SCALE: 1"= 60' DATE: JANUARY 4, 2005

**MERIDIAN ASSOCIATES, INC.**

10 HIGH STREET, SUITE 200  
DANVER, MASSACHUSETTS 01923  
TEL: 978-251-1000 FAX: 978-251-1001  
WWW.MERIDIANASSOC.COM

# Article 1 Knox Trail Land



## 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



# Article 1 Knox Trail Land

## 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”.

# Article 1 Knox Trail Land



## ACTON ZONING

- \* Allows Vehicle Parking/storage as-of-right subject to site plan approval by Acton;
- \* Allows office as accessory use
- \* Allows vehicle washing as accessory use
- \* Allows vehicle repair and fueling under “Dover Amendment” educational exemption, provided School Committee operates bus service in-house



# Article 1 Knox Trail Land

## Possible Town Use of Knox Trail Land

Access to WR Grace site

Storage of materials

Equipment storage

Solar power generation





FOR SALE  
GREATER BOSTON  
REALTY GROUP, INC.  
606-380-3881  
www.greaterbostonrealty.com

NO  
TRESPASSING







WINDRIVER  
ENVIRONMENTAL

J.P. NOONAN  
TRANSPORTATION



STK-15  
HT. 11'6"

STK  
141  
HT. 10'6"

J.P. WOODMAN  
TRANSPORTATION

3 T-11

HT 10'  
3000 GAL  
B

# Article 1 Knox Trail Land



## **Funding Source:**

Use CPS portion of existing Town Manager's Capital funds:

- \* to acquire local land
- \* to lower annual student transportation operating costs

## **Benefits: Operating In-District Buses from Knox Trail will:**

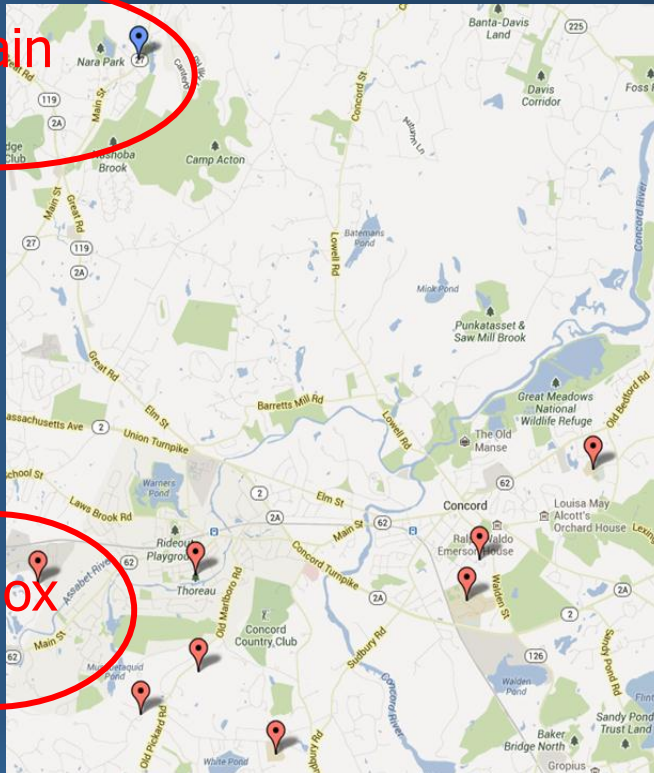
- \* provide an opportunity to keep transportation services owned and operated by the district.
- \* decrease annual fleet mileage and diesel fuel consumption and labor costs
- \* decrease facility leasing costs

# ARTICLE 1 LAND ACQUISITION – 55 AND 55R KNOX TRAIL (Acton)



**Benefits: Location is advantageous**

848 Main  
St



55 Knox  
Trail

	Knox Trail	848 Main St	Delta
Alcott	5.5	7.2	-1.7
Thoreau	2.3	5.6	-3.3
Sanborn	3.4	7.0	-3.6
Peabody	3.4	7.0	-3.6
Willard	4.7	7.8	-3.1
CCHS	6.0	8.0	-2.0
Ripley	7.1	8.8	-1.7

# Article 1 Knox Trail Land



## Why Knox Trail?

Provides opportunity for permanent base for in-district student transportation operation

Avoids impact on residential neighborhoods

Shares acquisition costs with the Town

Allows for negotiations of a multi-year labor contract with the Bus Driver's Association

Maintains momentum on School-Town collaboration

- \* Green Communities Grant - Fuel Efficient Vehicles Policy
- \* Town Consolidation Study – Fueling & Maintenance Options
- \* Provides direct access to W.R. Grace site
- \* MOU between Selectmen and School Committee

# Article 1 Knox Trail Land



## NEXT STEPS - IF ARTICLE 1 IS APPROVED BY TOWN

Resolve open issues related to purchase/use

- BOS will negotiate and sign PSA
- BOS and SC finalize maintenance & fueling

Purchase the land

Prepare site to park buses

Enter into negotiations with bus driver's association for a multi-year contract

# Article 1



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

**ARTICLE 1.** Ms. Boynton moves that the Town authorize the Board of Selectmen to acquire by purchase 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 authorize the Board of Selectmen to grant rights in a portion of the property to the Concord School Committee, on terms mutually satisfactory to the Selectmen and the School Committee, to be used for parking, maintenance and fueling of school buses and other educational purposes, and further moves that the Town appropriate the sum of \$700,000 to be expended by the Board of Selectmen for such acquisition and authorize the Town Treasurer with the approval of the Board of Selectmen, to borrow said amount under the provisions of Chapter 44, Section 7(3) of the Massachusetts General Laws.