



Public Hearing – March 6, 2017  
Article 32 – Brookside Square Easements

# ARTICLE 32

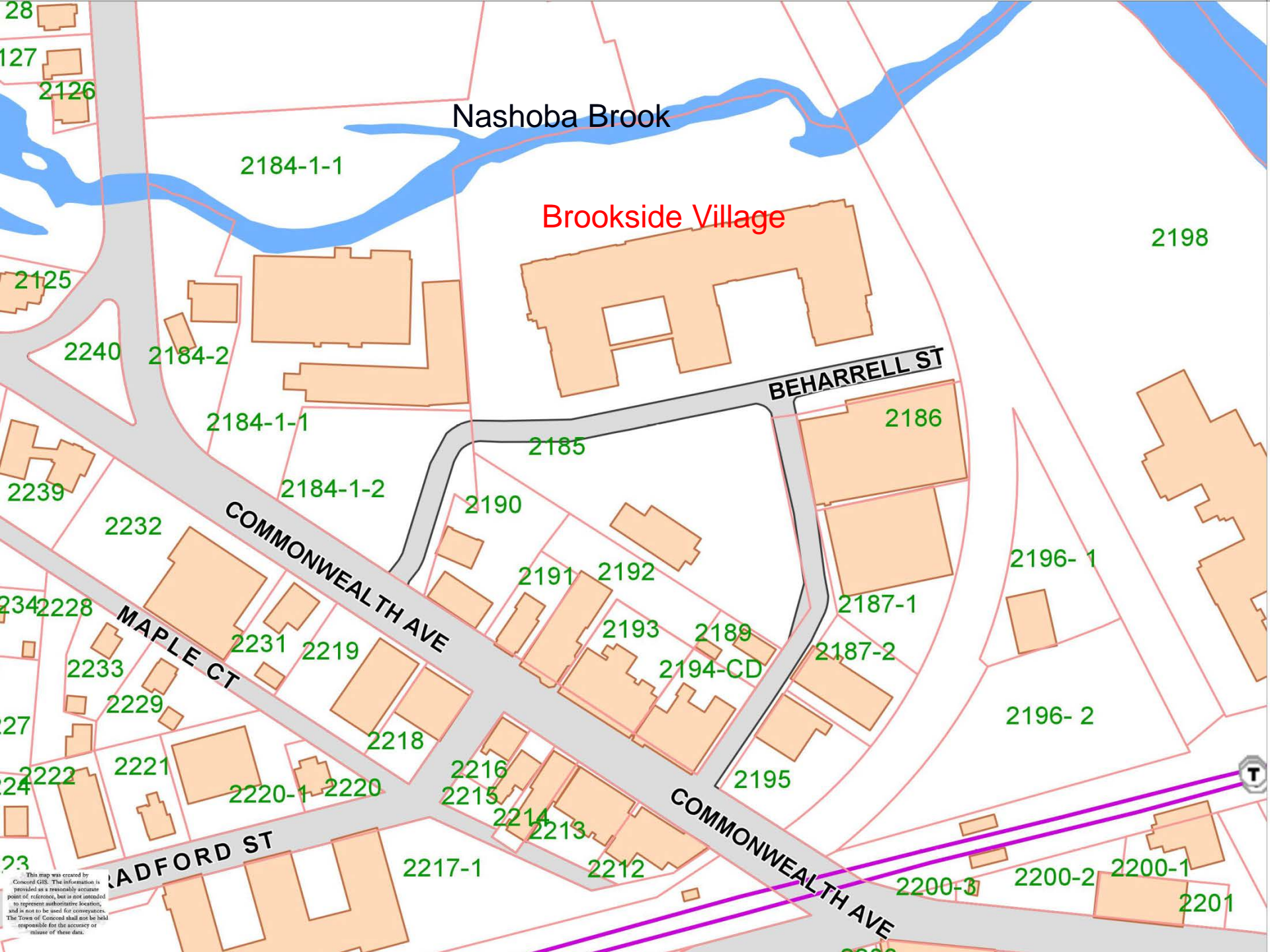
# Brookside Square

# Easements



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Article 32 – Brookside Square Easements

**ARTICLE 32.** To determine whether the Town will vote to authorize the Select Board to accept easements associated with the Brookside Square development on Beharrell Street in West Concord as shown on the following easement plans prepared by Control Point Associates, Inc.: 1) Beharrell Street Extension Right of Way Easement dated through June 8, 2016 for the perpetual public access over the Beharrell Street Extension Right of Way Easement by foot, bicycle or motorized vehicle, including the ongoing maintenance and repair of the paved roadway and pedestrian routes; 2) Public Access and Recreation Easement dated through May 11, 2016 for the purpose of providing a recreational walking path constructed to connect to the Bruce Freeman Rail Trail and other public paths as they now exist or may exist in the future, for the benefit of the public; and, 3) Post Office Easement dated March 30, 2016 for perpetual public access by foot, bicycle or motorized vehicle over land associated with the West Concord Post Office, all as on file with the Town Clerk, or take any other action relative thereto.



Nashoba Brook

Brookside Village

2184-1-1

2198

2125

2240

2184-2

2184-1-1

2185

2186

2239

2184-1-2

2190

2232

2191

2192

2196-1

2342228

COMMONWEALTH AVE

2193

2189

2187-1

2233

2231

2219

2194-CD

2187-2

2196-2

27

2221

2218

2216

2195

24

2222

2220-1

2220

2215

2214

2213

COMMONWEALTH AVE

2200-3

2200-2

2200-1

23

2221

2217-1

2212

2201

This map was created by Concord GIS. The information is provided as a reasonably accurate point of reference, but is not intended to represent authoritative location, and is not to be used for conveyances. The Town of Concord shall not be held responsible for the accuracy or misuse of these data.



Nashoba Brook

Brookside Village

Beharrel Street

Commonwealth Avenue

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# Brookside Square Development 50, 70 and 80 Beharrell Street

72 units of rental housing  
Approved by ZBA in 2013  
Construction started in 2014  
Occupancy Permit issued 2015



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\$50,000 to construct connection between MBTA parking lot and Commonwealth Avenue.

Grant of easement over Beharrell Street extension, providing perpetual public access via foot, bicycle or motor vehicle.

Grant of easement for a recreational walking path on the north side adjacent to Nashoba Brook.

Grant of sewer easement and storm water drainage easements;



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Article 32 requests the Select Board be authorized to accept easements from Brookside Village:

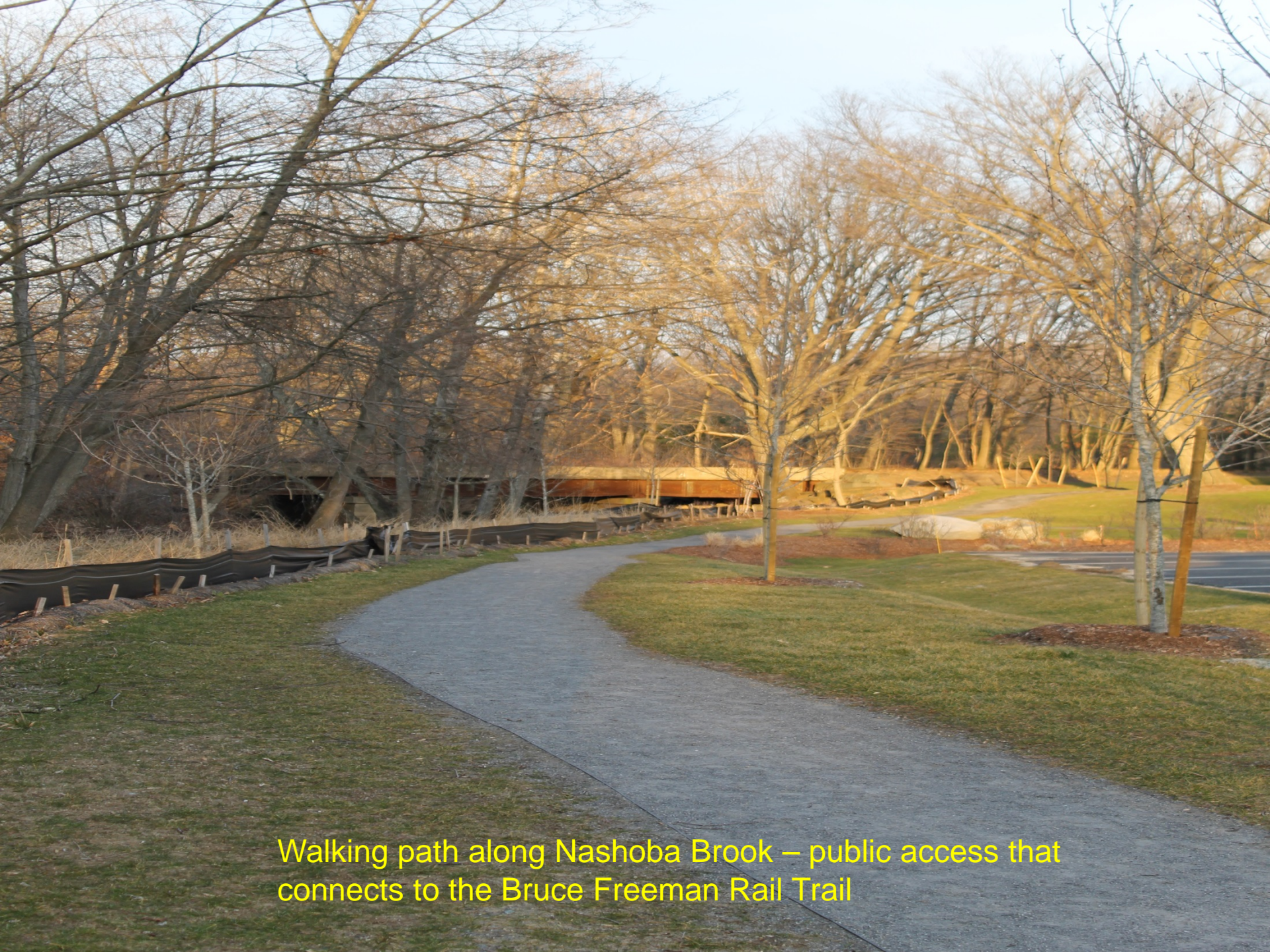
1. Beharrell Street Extension right-of-way;
2. Public Access and Recreation Easement;
3. Roadway and sidewalk easement on the West Concord Post Office parcel;

Right of way and view through building – public access to other side of the plaza





The right-of-way providing public access over the road and sidewalks. This road will also connect to the West Concord commuter parking lot when construction of the BFRT is completed



Walking path along Nashoba Brook – public access that connects to the Bruce Freeman Rail Trail



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