

## **Mass Ave Corridor Project Temporary Easement Frequently Asked Questions**

Property owners who abut the Mass Ave Corridor project received a letter in September 2011 describing the temporary taking of easements necessary to carry out this Massachusetts Highway Department (MassDOT) Project. The FAQ's below provide additional information on these temporary takings of easements.

### **Who holds the temporary easement?**

The Town of Arlington

### **How long are the temporary easements held by the Town?**

Three years

### **How do I know what work is planned on my property?**

Proposed work is detailed on the design plans for the project. Typically work on private property will be limited to reseeding lawn disturbed as part of the sidewalk construction. In some instances front walks or stairs may need to be adjusted to meet the surface of the reconstructed sidewalk.

Plans can be viewed at the Town Engineer's Office at 51 Grove Street and at [arlingtonma.gov/massave](http://arlingtonma.gov/massave).

### **What if I don't grant an easement?**

Town Meeting authorized the Town to legally take temporary easements. An appraisal will be done for each temporary easement. Property owners have two choices. They may forgo compensation by **donating to the Town the cost** of the taking of the temporary easement, or they may **accept the appraised value of the compensation** for the taking. There is no option to withhold the grant of an easement, since they will be lawful temporary takings.

### **What if my property is damaged during construction?**

The contract MassDOT enters into with the contractor that performs the work will require that the contractor carry insurance to compensate for any damage that occurs on private property from the construction. The temporary easement allows MassDOT to extend the insurance protection of that contract to the portions of private properties described in the temporary easements. The contractor will then be liable for damage, and MassDOT could enforce the terms of its contract to ensure that repairs are made to properties covered by that contract, including those temporary easements.

### **When will I learn the appraised value of the temporary taking of my property?**

You will receive a notice of taking within 60 days after the orders of taking are recorded at the Registry of Deeds. Included on this notice will be the damages award amount, if any, based on an appraisal. You will be able to collect this amount at that time regardless of whether you file an appeal seeking a higher amount.