7.9

dcr
Massachusetts

Town of Upton
MAR 17 2015
Selectmen's Office

Certified Mail No. 7002 3150 0003 5470 6315
Return Receipt Requested

February 5, 2016

Ken Picard, Chair
Town of Upton
Board of Selectmen
One Main Street, Suite 1
Upton, MA 01568

Dear Chairman Picard:

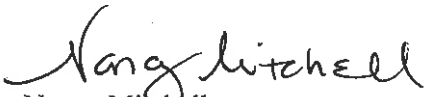
In accordance with the provisions of 301CMR 51.00, we would like to inform you that the Commonwealth of Massachusetts, acting through its Department of Conservation and Recreation (DCR), has under consideration the acquisition of approximately 44 ± acres of land, or other property interest, in the Town of Upton. This land is currently being used for open space and passive recreation. If acquired by the state, the property will be used for open space and passive recreation as part of the Upton State Forest. Enclosed is a locus map marked "Exhibit A" which shows the property in which we are interested.

The applicable regulations require that an agency proposal to acquire property be made public in a local forum. To comply with this requirement, we ask that the Board of Selectmen announce the Commonwealth is considering this acquisition for the above-stated purposes at its next regularly scheduled meeting, and document the announcement on the enclosed form. We also respectfully ask that the 120 day notice period be shortened (as allowed under the regulations) so that the Commonwealth, should it proceed, may complete this transaction in a shorter period of time than presently allowed. If you agree to the reduction in time, kindly indicate your approval on the public announcement and waiver form enclosed herewith, and return it to us in the self-addressed envelope enclosed for your convenience.

If you have any questions concerning this matter, please do not hesitate to contact Christine Berry at 1-978-887-5931 x30 or me at 617-626-1317. For your information similar notices are being sent to the Central Massachusetts Regional Planning Commission, Senator Michael O. Moore and Representative David K. Muradian, Jr.

Thank you very much for your assistance.

Very truly yours,



Nancy Mitchell
Assistant General Counsel

Enclosure
DCR File #: p-000780

CERTIFICATE OF ANNOUNCEMENT
AND 120 DAY WAIVER

In accordance with 301 CMR 51.08, the Town of Upton hereby certifies that on , 2016, a public announcement was made at a regularly scheduled Board of Selectmen's meeting of the Commonwealth's interest in acquiring said land, or other property interest, in the Town of Upton. A locus map marked Exhibit A, showing the proposed acquisition is appended hereto.

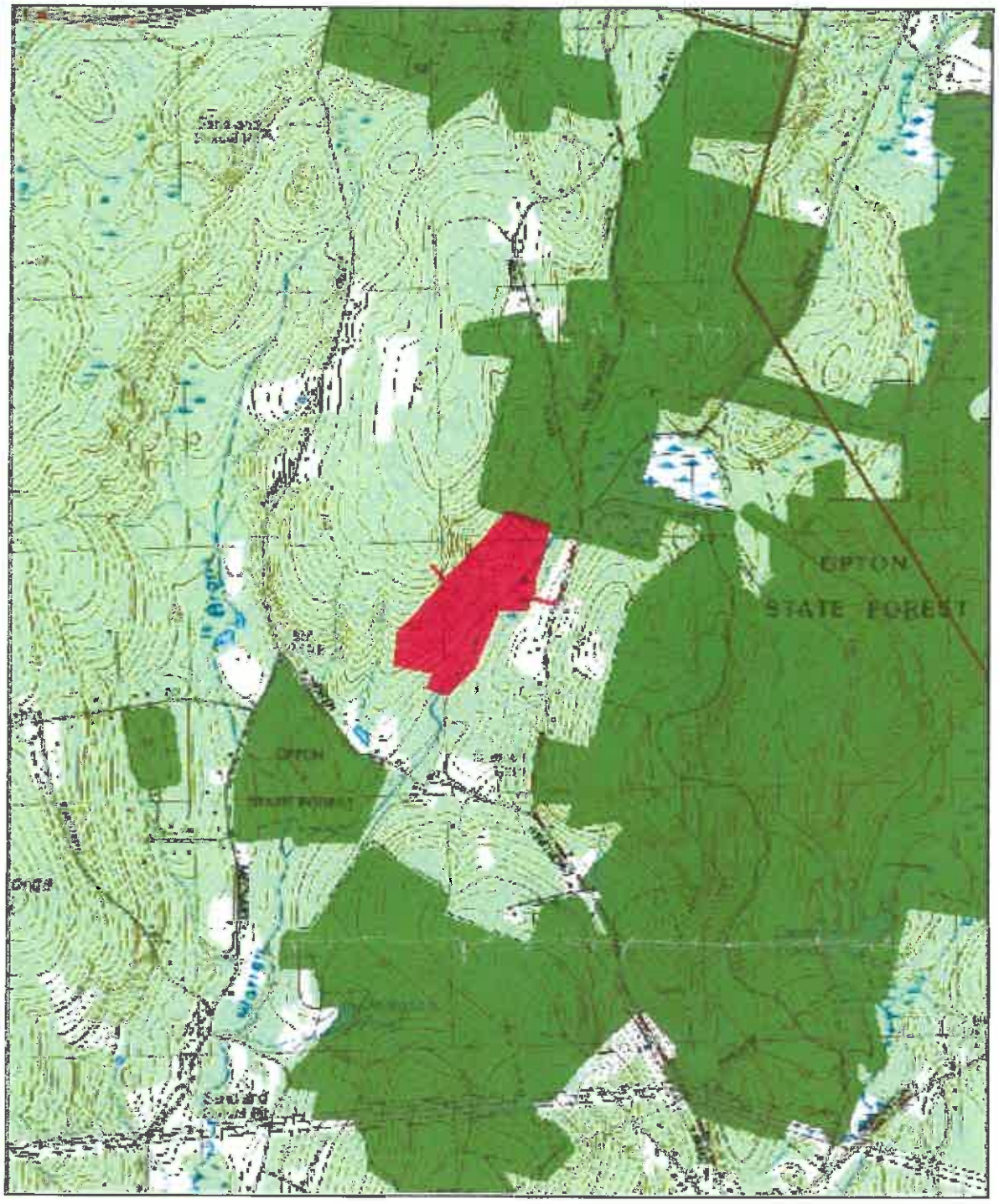
In accordance with said regulation, 301 CMR 51.00, *et seq*.,I, Ken Picard, Chair, for the Town of Upton Board of Selectmen, hereby agree to waive the 120 day notice period, and, do hereby approve the acquisition by the Department of Conservation and Recreation of approximately 44 ±/- acres of land, or other property interest, in the Town of Upton, in less than 120 days.

Date: _____

_____
Ken Picard, Chair
Upton Board of Selectmen

DCR File #: P-000780

Exhibit A



Scale: 1 to 24,000

Boundary Lines Approximate

Subject Property

DCR Upton State Forest

dcr
Massachusetts

008 Map | 041 Block | 1 of 1 CARD | Upton | TOTAL ASSESSED: 340,900 !315!

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		WESTBORO RD, UPTON

OWNERSHIP

Unit #:

Owner 1:	THOMPSON FAMILY REALTY TRUST
Owner 2:	THOMPSON JENNIFER GREEN TRUST
Owner 3:	
Street 1:	2 WATKINS LANE
Street 2:	
Twn/City:	SOUTHBOROUGH
St/Prov:	MA Cntry: Own Occ:
Postal:	01772-2072 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN PATRICK J -
Owner 2:	-
Street 1:	6 DAIRY DRIVE
Twn/City:	UPTON
St/Prov:	MA Cntry:
Postal:	01568

NARRATIVE DESCRIPTION

This Parcel contains 44.66 ACRES of land mainly classified as Acc w/Imp

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	5	AR-80000		U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
106		9,700	44.660	331,200	340,900
Total Card		9,700	44.660	331,200	340,900
Total Parcel		9,700	44.660	331,200	340,900

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

User Acct | GIS Ref | GIS Ref | Insp Date

Entered Lot Size
Total Land: 44.66
Land Unit Type: AC

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 008-041

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2016	106	FV		9700	44.66	331,200	340,900	340,900	YEAR END	11/17/2015
2015	106	FV		9700	44.66	331,200	340,900	340,900	YEAR END	11/6/2014
2014	106	FV		9700	44.66	331,200	340,900	340,900	YEAR END	12/10/2013
2013	106	FV		10200	44.66	331,200	341,400	341,400	YEAR END	11/15/2012
2012	106	FV		10200	44.66	331,200	341,400	341,400	YEAR END	11/9/2011
2011	106	FV		10200	44.66	365,900	376,100	376,100	YEAR END	12/28/2010
2010	106	CONV		12000	44.657	339,300	351,300	351,300	MOVING OVER 2010 VAL	5/6/2010
2009	106	CONV	-12,000	12000	.	339,300	339,300	339,300		5/6/2010

PRINT

Date	Time
03/22/16	10:26:58

LAST REV

Date	Time
07/03/12	11:07:15

apro

PAT ACCT. 315

USER DEFINED

In-Law	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	01
Year:	
LandReason:	
BldReason:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASEY PETER S &	38432-168		2/22/2006	Portion	400,000	No	No			
	9870-121		7/28/2005	Family Sale		No	No			
CASEY PETER S &	36913-15		7/28/2005			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/3/2006								LAND AREA CHG SPLI

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2013	Review	01	BD
6/11/2012	Vacant Lot	11	RA

Sign: ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
106	Acc w/Imp		44.66		ACRES	Rear		0	12,000.	0.618	3									331,152						331,200	

Total AC/HA:	44.66000	Total SF/SM:	1945389.63	Parcel LUC:	106	Acc w/Imp	Prime NB Desc	BASE

Total: 331,152 | Spl Credit | Total: 331,200

apro 2017

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: Upton

EXTERIOR INFORMATION

Type			
Sty Ht			
(Liv) Units		Total	
Foundation			
Frame			
Prime Wall			
Sec Wall			%
Roof Struct:			
Roof Cover			
Color			
View / Desir			

BATH FEATURES

Full Bath		Rating	
A Bath		Rating	
3/4 Bath		Rating	
A 3QBth		Rating	
1/2 Bath		Rating	
A HBth		Rating	
OthrFix		Rating	

OTHER FEATURES

Kits		Rating	
A Kits		Rating	
Frpl		Rating	
WSFlue		Rating	

COMMENTS

SKETCH

RESIDENTIAL GRID

1st Res Grid	Desc		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs		BRs		Baths		HB	

GENERAL INFORMATION

Grade			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %	
Jurisdict:		Fact	.
Const Mod:			
Lump Sum Adj			

CONDO INFORMATION

Location:	
Total Units:	
Floor	
% Own	
Name	

REMODELING

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric.	
Heating	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Avg Ht/FL			
Prim Int Wal			
Sec Int Wall			%
Partition.			
Prim Floors			
Sec Floors.			%
Bsmnt Flr.			
Bsmnt Gar			
Electric:			
Insulation:			
Int vs Ext			
Heat Fuel			
Heat Type.			
# Heat Sys:			
% Heated		% AC:	
Solar HW:		Central Vac.	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond		0.0	%
Functional			%
Economic			%
Special			%
Override.			%
	Total	0	%

CALC SUMMARY

Basic $ / SQ	
Size Adj	1.00000000
Const Adj	8.00000000
Adj $ / SQ	
Other Features	0
Grade Factor	
Neighborhood Inf	1.00000000
LUC Factor	1.00
Adj Total	0
Depreciation	0
Depreciated Total	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ		AvRate		Ind Val	

Juris Factor		Before Depr	0.00
Special Features	0	Val/Su Net	
Final Total	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

Net Sketched Area			Total:		
Size Ad		Gross Area		FinArea	

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris Value
05	Barn	D	Y	1	864	3	AV	1978	17.31	T	35	106			9,700			9,700

PARCEL ID 008-041

More	N	Total Yard Items	9,700	Total Special Featues	

Total	9,700

8 down