

Warrant Article 7: Brington Road and Tappan Street Easements

Recommendation: FAVORABLE ACTION on Warrant Article 7 by a vote of 24-0-0.

Executive Summary:	<p>19-21 and 25 Brington Road are residential buildings that stand immediately to the west of 22 Tappan Street (formerly 111 Cypress Street), a property that Town Meeting, in November 2017, voted to take by eminent domain, subject to existing easements, for the construction of a high school building. The school building opened in January 2022. WA 7 would preserve these established rights enjoyed by the owners of those residential buildings and by the Town, permitting owners of 19-21 and 25 access to their properties along a new Town service road on the 22 Tappan property, and allowing Brookline access along that service road to Town infrastructure on the private properties. The easement the Town receives relates to a small portion of land belonging to 19-21 Brington that has on it some fencing, a light pole, a conduit that runs underneath it and three parking spaces put in by the Town that will be used by the owners of 19-21 Brington. This easement will allow the Town to have access to and maintain the property.</p> <p>The Article authorizes the Select Board to give and receive such easements.</p>
Voting Yes will...	Reaffirm rights and conveniences currently enjoyed and/or proposed by the Town and abutters and agreed to by those parties.
Voting No will...	Compel the Town to redraft the proposed easements to meet the concerns of Town Meeting while current easements remain in effect.
Financial impact	None

Introduction: See Executive Summary above and map PDF below.

Discussion: Both the abutters and the Town find the easements agreeable.

Recommendation: The Advisory Committee unanimously recommends FAVORABLE ACTION on the following motion under Warrant Article 7 by a vote of 24-0-0.

VOTED: That the Town authorize the Select Board, on such terms and conditions that are in the best interest of the Town, to accept:

(1) a grant of an easement from Brookline Hills Condominium (19-21 Brington Road) or owners therein to occupy land on the Northeast corner of the parcel with the street address 19-21

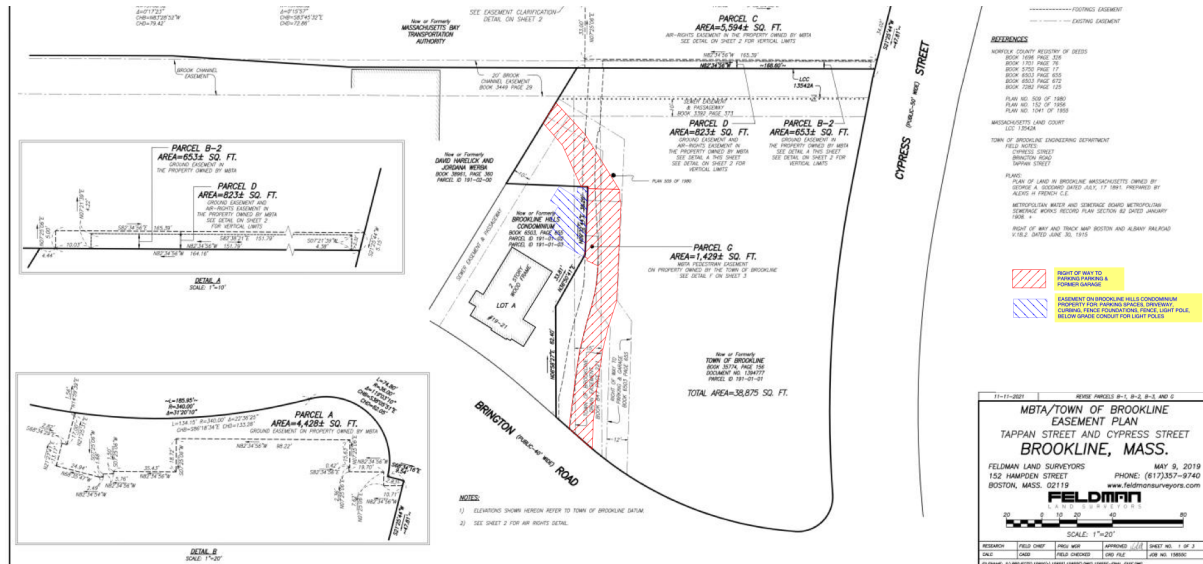
Brington Road (Assessors' Parcel ID 191-01-02), as well as the ground underneath, with certain infrastructure including, but not limited to, three parking spaces, granite curbing, steel & wood fencing, concrete fence foundations, 1 light pole, and accompanying below grade conduits providing power to the light pole, and to enter into such land as necessary to maintain said infrastructure;

And also authorize the Select Board, on such terms and conditions that are in the best interest of the Town, to grant:

(1) an easement to Brookline Hills Condominium allowing ingress and egress over a portion of the service drive extending from Brington Road onto the parcel with the street address 22 Tappan Street (Assessors Parcel ID 191-01-01) in order to access three parking spaces located on property with the street address 19-21 Brington Road.

and

(2) an easement to the owner of 25 Brington Road allowing ingress and egress over a portion of the service drive extending from Brington Road onto the parcel with the street address 22 Tappan Street (Assessors Parcel ID 191-01-01) in order to access the rear yard of 25 Brington Road.



ARTICLE 7 ADVISORY COMMITTEE VOTES

Article Description	Brington Road easements
AC recommendation (Favorable Action unless indicated)	24-0-0
Scott Ananian	Y
Carla Benka	Y
Ben Birnbaum	Y
Harry Bohrs	Y
Cliff Brown	Y
John Doggett	Y
Katherine Florio	Y
Harry Friedman	Y
David-Marc Goldstein	Y
Neil Gordon	Y
Susan Granoff	Y
Kelly Hardebeck	Y
Anita Johnson	Y
Georgia Johnson	Y
Alisa Jonas	Y
Janice Kahn	Y
Carol Levin	Y
Pam Lodish	Y
Linda Olson Pehlke	Y
Donelle O’Neal, Sr.	Y
David Pollak	
Stephen Reeders	
Carlos Ridruejo	Y
Lee Selwyn	Y
Alok Somani	Y
Christine Westphal	Y
Dennis Doughty *	
* Chairperson does not vote except to break a tie	