

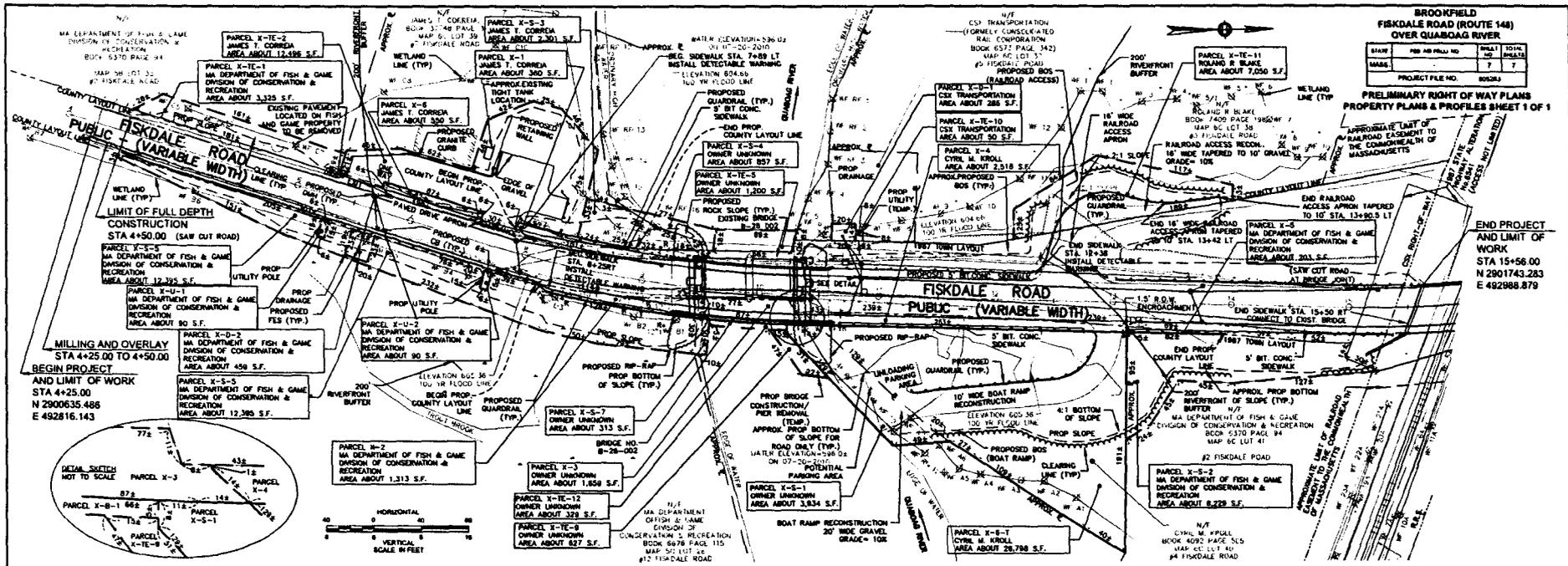
PREPARED UNDER THE DIRECTION OF
 THE BROOKFIELD BOARD OF ASSESSORS
AVIS AIRMAP INC.

BROOKLINE
 E. HARTFORD

MASS.
 CONN.

PARCEL SUMMARY

PARCEL NO.	PLAN SHEET NO.	TITLE HOLDER	RECORDED		TAKEN			EASEMENT			REMAINING		TOTAL TAKEN (SF)	PARCEL TOTAL (ACRES)	REMARKS
			DEED BOOK	PAGE NO.	STATE (SF)	TOWN (SF)	TYPE	AREA (SF)	LEFT (SF)	RIGHT (SF)	TOTAL (SF)				
												AREA			
X-1	7	JAMES T. CORREIA	37748	344		360 ±						47,556 ±	360 ±	1.1 ±	PROPOSED ROW
X-6	7	JAMES T. CORREIA	37748	344		550 ±						47,556 ±	550 ±	1.1 ±	PROPOSED ROW
X-S-3	7	JAMES T. CORREIA	37748	344				PERM	2,301 ±			47,556 ±		1.1 ±	TO CONSTRUCT AND MAINTAIN SLOPES
X-TE-2	7	JAMES T. CORREIA	37748	344				TEMP	12,498 ±			47,556 ±		1.1 ±	TO CONSTRUCT NEW PARKING LOT
X-2	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6676	115		1,313 ±						1,784,647 ±	1,313 ±	41.0 ±	PROPOSED ROW
X-5	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6370	94		203 ±						224,567 ±	203 ±	5.16 ±	PROPOSED ROW
X-D-2	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6676	115				PERM	459 ±			1,784,647 ±		41.0 ±	TO CONSTRUCT FLARED END SECTION (PROPOSED DRAINAGE)
X-S-2	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6370	94				PERM	8,229 ±			224,567 ±		5.16 ±	TO CONSTRUCT AND MAINTAIN SLOPES AND CONSTRUCT NEW GUARDRAIL
X-S-5	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6676	115				PERM	12,385 ±			1,784,647 ±		41.0 ±	TO CONSTRUCT AND MAINTAIN SLOPES
X-U-1	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6676	115				PERM	90 ±			1,784,647 ±		41.0 ±	TO CONSTRUCT AND MAINTAIN UTILITY POLE
X-U-2	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6676	115				PERM	90 ±			1,784,647 ±		41.0 ±	TO CONSTRUCT AND MAINTAIN UTILITY POLE
X-TE-1	7	MA DEPARTMENT OF FISH AND GAME DIVISION OF CONSERVATION AND RECREATION	6370	94				TEMP	3,325 ±			224,567 ±		19.0 ±	TO CONSTRUCT AND MAINTAIN SLOPES
X-3	7	OWNER UNKNOWN	-	-		1,659 ±						1,659 ±			PROPOSED ROW (BRIDGE No. B-26-002)
X-TE-12	7	OWNER UNKNOWN	-	-				TEMP	329 ±						TO CONSTRUCT BRIDGE
X-S-1	7	OWNER UNKNOWN	-	-				PERM	3,934 ±						TO CONSTRUCT AND MAINTAIN SLOPES / BOAT RAMP
X-S-4	7	OWNER UNKNOWN	-	-				PERM	857 ±						TO CONSTRUCT AND MAINTAIN SLOPES
X-S-7	7	OWNER UNKNOWN	-	-				PERM	313 ±						TO CONSTRUCT AND MAINTAIN SLOPES
X-TE-5	7	OWNER UNKNOWN	-	-				TEMP	1,200 ±						TO CONSTRUCT BRIDGE / REMOVE EXISTING PIER
X-TE-9	7	OWNER UNKNOWN	-	-				TEMP	627 ±						TO CONSTRUCT BRIDGE / REMOVE EXISTING PIER
X-4	7	CYRIL M. KRÖLL	4092	505		2,518 ±						26,798 ±	2,518 ±	0.67 ±	PROPOSED ROW
X-6-T	7	CYRIL M. KRÖLL	4092	505		26,798 ±						0 ±	26,798 ±	0.67 ±	TO RECONSTRUCT BOAT RAMP AND CONSTRUCT NEW GUARDRAIL
X-D-1	7	CSX TRANSPORTATION	6573	342				PERM	285 ±			6,534 ±		0.15 ±	TO CONSTRUCT FLARED END SECTION (PROPOSED DRAINAGE) AND REMOVE EXISTING DRAINAGE
X-TE-10	7	CSX TRANSPORTATION	6573	342				TEMP	50 ±			6,534 ±		0.15 ±	TO CONSTRUCT TEMPORARY UTILITY POLE AND GUY WIRE
X-TE-11	7	ROLAND R. BLAKE	7409	198				TEMP	7,050 ±			248,292 ±		5.7 ±	TO CONSTRUCT DRIVEWAY



**BROOKFIELD
FISKDALE ROAD (ROUTE 148)
OVER QUABOG RIVER**

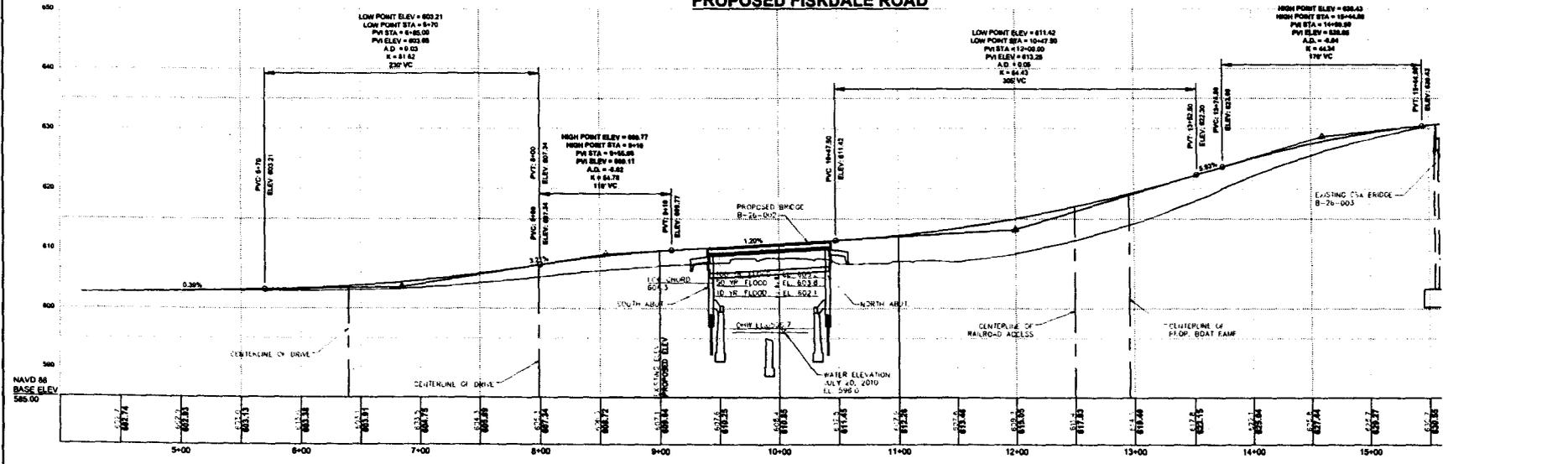
DATE	PREPARED BY	SHEET NO.	TOTAL SHEETS
		7	7

PROJECT FILE NO. 82004

PRELIMINARY RIGHT OF WAY PLANS
PROPERTY PLANS & PROFILES SHEET 7 OF 11

END PROJECT
AND LIMIT OF
WORK
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PROPOSED FISKDALE ROAD



Quaboag River Bridge

- **The Town of Brookfield owns the current bridge**
- **The current bridge was constructed in 1936**
- **There have been no replacements or repairs to date**
- **The current bridge has been rated a 6 out of 10 by the State for the substructure**
- **The current bridge has been rated 5 out of 10 by the State for the superstructure**
- **The current bridge has been rated 5 out of 10 by the State for the deck**
- **The current bridge is 33 feet 2 inches from outside to outside**
- **The current bridge is 80 feet long**
- **The proposed new bridge will be 45 feet 9 inches from outside to outside**
- **The proposed new bridge will include 2 – 5 foot breakdown lanes**
- **The proposed new bridge will include 2 – 5 1/2 foot sidewalks**
- **The proposed new bridge will be 98 feet long**
- **The proposed new bridge will be raised 2 feet 6 inches for hydraulic & structural reasons**
- **The proposed new bridge will have a clear span with no center support**
- **The proposed new bridge will shift 12 feet to the East**
- **The change of the bridge will necessitate 1033 feet of road construction**
- **The Town of Brookfield is responsible to secure right of ways and transfer of property**
- **The plan includes establishing up to 7 easements that are labeled “Owner Unknown”**
- **The plan involves securing right of ways for construction**
- **Changes have been made to the 25% plan as a result of a meeting held on July 9, 2012**

Information Outline; Articles I and IV

Prepared by Patti and Jim Correia, Owners

White's Landing, 7 Fiskdale Road

- Patti and Jim own and have built White's Landing from the ground-up
- They purchased in 2001, and for the last 11 years have invested their money and hard work to build a business that focuses on the Quaboag River and includes kayak and boat rentals, pontoon boat cruises, catered events, evening concerts on Friday/Saturday, food service including cookouts and sandwiches, salads (full kitchen to be completed shortly), snow shoe and cross country ski rentals, and a Bait and Tackle Shop
- Patti and Jim just completed an addition, with deck and full kitchen to be installed
- In addition to kitchen services, Patti and Jim plan to expand upon their Riverway and Historic Tour presentations to adults and school groups
- The Selectmen's bridge selection and proposal is "overkill", and they do not properly assess the impacts to Patti and Jim's property, or the financial risk to Brookfield's tax base
 - The State will fund bridge under the Accelerated Bridge Program ("ABP")
 - The ABP as currently authorized allows the project to be included if it can go to bid for construction by September 30, 2013 (Next Year)
- However, the Selectmen are under-selling the true risk to the Town
 - Mass DOT may pay for the bridge structure and associated construction BUT Town must provide ROW - the land, and pay for impact damages on Jim and Patti's property
- The proposed bridge requires the Town to make Eminent Domain takings
- The proposed Article allows Selectmen to take the entire property
- Town will be responsible for all damages to White's Landing
 - Under Eminent Domain law Patti and Jim will get value of land actually taken

- PLUS diminution in value of remainder caused by taking, or bridge project
- ACCORDING TO DOT, Project is only at the "Sketch Plan" design stage
 - Selectmen have no idea what the project will entail
 - Won't even get damage appraisals until it is at 75% design
- Damages will be high due to severe impacts on the use and therefore value of White's Landing
 - Severe impacts of proposed design:
 - Changes in functionality of property
 - Environmental issues, flood plain, wetlands
 - Plans show colored sections which are permanent taking
 - 1200' of roadway impacted – Full Depth Reconstruction
 - Taking of river frontage;
 - Retaining wall reduces and restricts parking areas; restricts access to water for boat launches; reduces amount of available parking
 - Entrance proposed to be at 2:1 slope; difficulties for cars, school buses, trucks and trailered boats
 - Sections of White's Landing flood in Spring; alteration of grades will increase flood risk to buildings and "tight tank" septic
- Jim and Patti entitled to a jury trial
 - Numerous examples of Towns making takings with huge financial consequences
 - Ward vs. Ipswich
 - Takings of waterfront easements by Ipswich for clammers' access to water
 - Small initial taking award
 - Plaintiffs receive award in the hundreds of thousands of dollars (Ipswich also represented by Brookfield Town Counsel)
 - Ipswich Selectmen decision questioned, Town considers closing of fire station to come up with payment

- WHAT'S THE RUSH?
 - Inadequate consideration of alternatives
 - The current plan exposes Patti and Jim to likely devastating impact on their property, and the Town to Substantial Damages, up to the full value of their property, plus relocation costs, if the whole property is taken (THE WARRANT ARTICLE SEEKS AUTHORIZATION TO TAKE THE FEE)
 - Re-decking would have much smaller impacts; expose the town to much less liability
 - Still time; a re-decking design if fast tracked could be done in 6 months; ABP as currently authorized allows the project to be included if it can go to bid for construction by September 30, 2013
 - Current design has many hurdles to complete before could be put to bid by then, including Article 97 legislative action (but not for redecking)
 - There are other funding sources through DOT other than the ABP program currently being used
 - Potential other alternative is a new design for a new bridge with a center support in the river, like the current bridge. The bridge design proposed now is only as massive as it is because it is designed *without* a center support structure, therefore must be much more robust, and require a higher elevation next to Patti and Jim's property to carry the road over the river in a single span
 - Other options will likely not require Eminent Domain Takings to change the grades at White's Landing

- Patti and Jim Correia respectfully ask that you vote "no" on Article 1
- Thank you for taking the time to consider our presentation