

Ashland Upper Charles Trail - Mass Trails Grant Application
6.3 Documentation of Landownership & Control



Town of Ashland, Massachusetts

**Office of the Board of Selectmen
and Town Manager
101 Main Street, 01721-1191
(508) 881-0100**

Michael Herbert, Town Manager, Ext 7911
Jennifer Ball, Assistant Town Manager, Ext 7901
Susan K. Robie, Executive Assistant, Ext. 7921
Diane Mortensen, Personnel and Financial Assistant, Ext. 7933

BOARD OF SELECTMEN
Rob Scherer, Chairman
Steve Mitchell, Vice Chairman
Yolanda Greaves, Clerk
Joseph J Magnani, Jr., Selectman

January 30, 2019

Amanda Lewis
Mass Trails Grant Manager
Massachusetts Department of Conservation and Recreation
136 Damon Road
Northampton, MA 01060

Dear Ms. Lewis,

Five years ago, the Board of Selectmen created the Ashland Upper Charles Trail Committee with the charge to develop a multi-use trail through the Town of Ashland which would connect with the existing Upper Charles Trail. Since then, the Board of Selectmen, the Town Manager and the committee have worked tirelessly to realize this vision, holding many public meetings and joint work sessions.

As you may be aware, Ashland's proposed trail is especially challenging in that there is no existing railway right of way to develop. In spite of this obstacle, we now have a proposed route traversing the length of Ashland, connecting many points of interest and joining with the Upper Charles trail both to our east and west.

In the case of this proposed section of the trail, the Town has just recently secured the right of way through a land purchase. One of the reasons the Board of Selectmen cited in proposing this purchase was to secure a key section of the trail, which will utilize one of the last remaining intact sections of our old trolley line. This seems especially fitting. The eastern section of the trail in this proposal would also link to our existing parkland and its recreational facilities, as well as Downtown Ashland.

The purchase of the Rail Transit District is one of the many ways the Town and the Board of Selectmen have supported this trail. At our meeting of January 30, the Board voted unanimously to support this grant application. We are especially excited about this application because if this grant were to be awarded to Ashland, it will mark the transition from the years of planning and site control effort to the more concrete phases of surveying and engineering.

In summary, the Ashland Board of Selectmen strongly endorse this proposal and hope that you will give it every consideration. Please let me know if you require any further information from the Board or the Town Manager.

Sincerely,

Robert Scherer
Chair, Ashland Board of Selectmen

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 12835
Document Type : DEED
Recorded Date : January 30, 2019
Recorded Time : 03:22:00 PM

Recorded Book and Page : 72181 / 233
Number of Pages(including cover sheet) : 9
Receipt Number : 2291252
Recording Fee (including excise) : \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/30/2019 03:22 PM
Ctrl# 295578 14460 Doc# 00012835
Fee: \$.00 Cons: \$4,800,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

DEED

MEGUNKO TRANSIT DISTRICT, LLC, a Massachusetts limited liability company, with its principal place of business located at 62 Temple Drive, Box 300, Alton Bay, New Hampshire 03810

for consideration paid and in full consideration of Four Million Eight Hundred Thousand (\$4,800,000.00) Dollars grants to

THE TOWN OF ASHLAND, a municipal corporation, with a mailing address at 101 Main Street, Ashland, Massachusetts 01721, by and through its Board of Selectmen, for General Municipal Purposes as authorized by Article 6 of the November 28, 2018 Special Town Meeting,

with **Quitclaim Covenants**

The land situated on the northeasterly side of the MBTA access road and southwesterly side of Megunko Road in the Town of Ashland, County of Middlesex and Commonwealth of Massachusetts, shown as "Remaining Land Area = 3,413,868±S.F. (78.3716±AC.) (Excluding Parcels 3C & 3D)" on a plan entitled "Plan of Land in Ashland, MA", prepared for Robert Gayner, dated Jan 22, 2019, prepared by Hancock Associates, recorded with the Middlesex South District Registry of Deeds as Plan No. 86 of 2019 and further described on Exhibit A attached hereto.

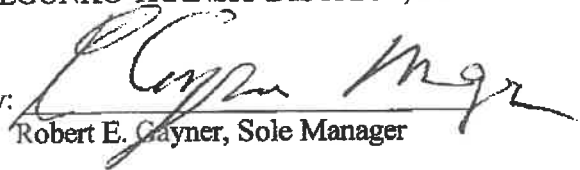
The grantee being a town of the Commonwealth of Massachusetts, no excise stamps are required pursuant to M.G.L. c. 64D, §1.

For title, see Deed dated August 22, 2002, and recorded with the Middlesex South District Registry of Deeds in Book 36623, Page 52; Deed dated August 7, 2002, and recorded with the Middlesex South District Registry of Deeds in Book 36623, Page 53; Deed dated August 7, 2002, and recorded with the Middlesex South District Registry of Deeds in Book 36623, Page 59; Deed dated August 7, 2002, and recorded with the Middlesex South District Registry of Deeds in Book 36623, Page 64; Deed dated August 7, 2002, and recorded with the Middlesex South District Registry of Deeds in

Book 36623, Page 67; and by virtue of Land Court Voluntary Withdrawal Order recorded in Book 37587, Page 162 and filed as Document No. 1247523.

Executed as a sealed instrument this 30 day of January, 2019.

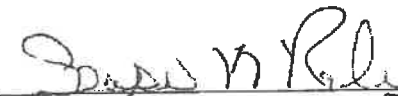
MEGUNKO TRANSIT DISTRICT, LLC

By: 
Robert E. Gayner, Sole Manager

COMMONWEALTH OF MASSACHUSETTS

~~Middlesex~~ County, ss.

On this 30th day of January, 2019, before me, the undersigned Notary Public, personally appeared the above-named Robert E. Gayner, proved to me by satisfactory evidence of identification, being (check whichever applies): driver's license or other state or federal governmental document bearing a photographic image, oath of a credible witness known to me who knows the above signatory, or my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him voluntarily for its stated purpose, as the Manager of Megunko Transit District, LLC.


(Print Name of Notary Public): Susan K. Robie
My commission expires: 2/19/21

