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Online Submittal to Comply with M.G.L. c. 3, § 5A : show empty

Entry # 423 fields

Proponent

Applying Entity (Proponent)

City of Taunton

Point of Contact (Name/Title)

Matthew J. Costa, City Solicitor

Email

mcosta@taunton-ma.gov

Phone

(508) 821-1036

Owner of the land/interest in land subject to the Art. 97 Action

City of Taunton

Legislation

Legislation

Drafted but not filed

Drafted but not filed

[Scadding-St.-Rhode-Island-Road-Art-97-Bill-revised-11-20-25.docx](#)

*** Alternatives Analysis**

Alternatives Analysis

[Replacement-Land-Fisher-Street-Parcel-64-295.pdf](#)

[Scadding-Street-recorded-roadway-alteration-easement-plan-Plan-Bk.-550-P.-59.pdf](#)

[2000276-Taunton-Easements-RT-79-plans.pdf](#)

Entry

Entry Id: 423

Submitted on: 2025/11/25 at 12:24 pm

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Notifications

Notification Email - Public Lands Preservation Act (PLPA) Online Submittal

Confirmation Email - Online Submittal to Comply with M.G.L. c. 3, § 5A

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[Alternatives-analysis-scadding-st.-on-letterhead.pdf](#)

[10.09.2024-Art-97-Alt-Analysis-Rt.-79.pdf](#)

[10.09.2024-Art-97-Alt-Analysis.pdf](#)

Approval

List entities that must approve the Art. 97 Action itself.

City of Taunton Conservation Commission
City of Taunton Mayor
City of Taunton Municipal Council

Consistency between local approval language and that of legislation authorizing an Art. 97 Action is important. So that it can be confirmed, if proposed or passed warrant article or other approval language. is available attach it here, along with documentation of any approval that has already occurred. Suitable language could come from a variety of sources such as a draft or approved warrant article from the clerk, meeting minutes, or other suitable documentation.

[Municipal-Council-Home-Rule-Petition.docx](#)

Status of Local Approval Language

Draft

Attach the approved warrant from the clerk, meeting minutes, or other suitable documentation.

[Municipal-Council-Home-Rule-Petition1.docx](#)

Impacted Land

Location

Rhode Island Rd. (Rt. 79), Assessor Parcel 131-52 (1st Affected Parcel)
Scadding Street, Assessor Parcel 15-86 (2nd Affected Parcel)
Taunton, Massachusetts 02780
United States

Current Holder of the Conservation Interest (identify any public entity that owns a property interest subject to Article 97 that will be impacted by the proposed Art. 97 Action)

City of Taunton, Conservation Commission

Natural resources present and current Art. 97 Use(s) such as Active Recreation, Passive Recreation, Habitat Protection, or Climate Change Mitigation that would be impacted by the proposed Art. 97 Action

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The area to be affected on Scadding Street (roadway easement and drainage easement) exists along the existing roadway and consists of the shoulder of the existing road and a narrow strip of land in the vicinity of the existing roadway. The drainage structure should improve water quality of runoff from the roadway toward Snake River. The relocation of the existing roadway will have an overall neutral impact on the resources abutting the road, i.e. Lake Sabbatia (on west side of road) and Snake River (on east side of road)

The 2,297 s.f. area to be affected on Rt. 79 is similar in that it is a woods area along the existing Rt. 79 roadway. No recreation areas are developed on said parcel and the parcel. The drainage structure to be installed in said location will improve stormwater quality and protect the environment relative to the remaining undisturbed conservation land inclusive of Cain Pond.

Size – Acres or Square Feet Impacted by the Art. 97 Action

Rt. 79/RI Road - Parcel D-2 (drainage easement) - 2,297 sq. ft.; Scadding Street - Parcel E-5 (roadway easement) 6,891 sq. ft. & Parcel D-2 (drainage easement) 586 sq. ft.

Map(s) of impacted area (Attach suitable base map(s) with the property boundaries delineated at a scale where the land and surrounding property uses are clear)

- [Scadding-Street-recorded-roadway-alteration-easement-plan-Plan-Bk.-550-P.-591.pdf](#)
- [2000276-Taunton-Easements-RT-79-plans1.pdf](#)

Appraised Value (if not waived)

Rt. 79/RI Road, Parcel D-2 (\$1,500); Scadding Street, Parcels E-5 & D-2 (\$2,400) = Total \$3,900

Appraisal

- [Appraisal-Scadding-St-Portion-of-Con-Com-land-to-be-taken-for-easements.pdf](#)
- [Appraisal-Rt-79-RI-Road-Con-Com-land-to-be-taken-for-drainage-easement.pdf](#)

Legal Description of the Impacted Area (if not included in provided legislation) (Deed, other dedication, and/or site plan) – attach relevant documents.

- [2000276-Taunton-Easements-RT-79-plans2.pdf](#)
- [Scadding-Street-recorded-roadway-alteration-easement-plan-Plan-Bk.-550-P.-592.pdf](#)

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<p>Online Submittal to Comply with M.G.L. c. 3, § 5A : show empty</p> <p>Entry # 423 fields</p>
<p>Past Funding Received to Acquire or Improve the Impacted Land from an EEA or Federal Source</p> <p>No</p>
<p>Additional impacted land.</p> <p>No</p>
<p>Funding in Lieu Request</p> <p>Funding in Lieu Request</p> <p>no</p>
<p>Replacement Land</p> <p>Location</p> <p>Fisher Street Assessor Parcel 64-295 Taunton, Massachusetts 02780 United States</p>
<p>Current Ownership</p> <p>City of Taunton</p>
<p>Current Uses (Demonstrate as needed that the replacement land is not already conserved)</p> <p>General Municipal Property -- unimproved.</p>
<p>Explain</p> <p>This parcel is similarly situated to the impacted areas on Rt. 79/RI Road and Scadding Street, in that it is a roadside parcel. However this parcel has more significant conservation value than the impacted parcels. It contains more area (23,858 sq. ft.) than all of the affected parcels combined and includes a forested wetland and riverfront area along the bank of the Three Mile River. The Three Mile River has substantial potential recreational value but has limited public access. This parcel on Fisher Street has potential to provide increased access to the river by foot from Fisher Street, as well as a potential landing site for canoeists and kayakers, while preserving habitat for animal and plant species along the river.</p>
<p>Intended Means of Conferring Art. 97 Status to the Replacement Land</p> <p>Dedication of Land owned by the public entity that is not already Subject to Art. 97</p>

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Size – Acres or Square Feet	
23,858 sq. ft.	
Map(s) (Attach USGS topographic or other suitable base map(s) with the property boundaries delineated at a scale where the land and surrounding property uses are clear)	
Fisher-St-Map-of-Replacement-Land.pdf	
Appraised Value Appraised Value (if not waived see “Appraisals” on page 5 of the Guidance)	
\$4,000.00	
Appraisal	
Appraisal-Fisher-Street-Parcel-64-295-Replacement-Land-for-Scadding-St.-Rt.-79.pdf	
Additional replacement land.	
No	

Notes ^ v ▲

Add Note

Also email this note to

Mass.gov Forms (Using Gravity) [Documentation](#)