



**VIRTUAL DESIGN PUBLIC HEARING**

**MARCH 2, 2023**

**FOR THE PROPOSED**

**CORRIDOR IMPROVEMENTS ON CHAUNCY STREET (ROUTE 106) FROM STATE  
ROUTE 140 TO COPELAND DRIVE**

**Project No. 613052**

**Project Management**

**IN THE TOWN OF MANSFIELD, MASSACHUSETTS**

**COMMONWEALTH OF MASSACHUSETTS  
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION  
HIGHWAY DIVISION**

**JONATHAN GULLIVER  
HIGHWAY ADMINISTRATOR**

**CARRIE E. LAVALLEE, P.E.  
CHIEF ENGINEER**

**THE COMMONWEALTH OF MASSACHUSETTS**  
**MASSACHUSETTS DEPARTMENT OF TRANSPORTATION – HIGHWAY DIVISION**  
**NOTICE OF A PUBLIC HEARING**  
**Project File No. 613052**

A Live Virtual Design Public Hearing will be hosted on the MassDOT website below to present the design for the proposed CORRIDOR IMPROVEMENTS ON CHAUNCY STREET (ROUTE 106) FROM STATE ROUTE 140 TO COPELAND DRIVE project in **Mansfield, MA**.

WHEN: **March 2, 2023 at 7:00 PM**

PURPOSE: The purpose of this hearing is to provide the public with the opportunity to become fully acquainted with the proposed CORRIDOR IMPROVEMENTS ON CHAUNCY STREET (ROUTE 106) FROM STATE ROUTE 140 TO COPELAND DRIVE project. All views and comments submitted in response to the hearing will be reviewed and considered to the maximum extent possible.

PROPOSAL: The project includes roadway widening and related drainage improvements, a shared use path along the southern side of Chauncy Street (Route 106) with ADA compliant ramps, reconstruction of sidewalks along the northern side of Chauncy Street (Route 106) with ADA compliant ramps, new signs, and pavement markings, as well as geometric modifications to include turn lanes and upgraded traffic signal systems at 2 locations: 1) the intersection of Chauncy Street (Route 106) and Commercial Street (Route 140) and 2) the intersection of Chauncy Street (Route 106) and Copeland Drive. The project also includes coordination plan upgrades for the 3 adjacent traffic signals along Commercial Street (Route 140) south of Chauncy Street (Route 106) and for the 2 adjacent traffic signals along Commercial Street (Route 140) north of Chauncy Street (Route 106) located in the Town of Mansfield.

A secure right-of-way is necessary for this project. Acquisitions in fee and permanent or temporary easements may be required. **MassDOT and the Town of Mansfield are responsible for acquiring all needed rights in private or public lands.** MassDOT's and The Town's policies concerning land acquisitions will be presented in the hearing.

Project inquiries, written statements and other exhibits regarding the proposed undertaking may be submitted to Carrie E. Lavallee, P.E., Chief Engineer, via e-mail to [MassDOTProjectManagement@dot.state.ma.us](mailto:MassDOTProjectManagement@dot.state.ma.us) or via US Mail to Suite 7550, 10 Park Plaza, Boston, MA 02116, Attention: **Project Management, Project File No. 613052**. Statements and exhibits intended for inclusion in the public hearing transcript must be emailed or postmarked no later than ten (10) business days (14 calendar days) after the hearing is hosted on the MassDOT website listed below.

This hearing is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (e.g interpreters in American Sign Language and languages other than English, live captioning, videos, assistive listening devices and alternate material formats), as available. For accommodation or language assistance, please contact MassDOT's Chief Diversity and Civil Rights Officer by phone (857-368-8580), TTD/TTY at (857) 266-0603, fax (857) 368-0602 or by email ([MassDOT.CivilRights@dot.state.ma.us](mailto:MassDOT.CivilRights@dot.state.ma.us)). Requests should be made as soon as possible and prior to the hearing, and for more difficult to arrange services including sign-language, CART or language translation or interpretation, requests should be made at least ten business days before the hearing.

This Live Virtual Design Public Hearing or a cancellation announcement will be hosted on the internet at [www.mass.gov/massdot-highway-design-public-hearings](http://www.mass.gov/massdot-highway-design-public-hearings).

JONATHAN GULLIVER  
HIGHWAY ADMINISTRATOR

CARRIE E. LAVALLEE, P.E.  
CHIEF ENGINEER



Dear Concerned Citizen:

The Massachusetts Department of Transportation (MassDOT) is committed to building and maintaining a transportation infrastructure that is both safe and efficient for all who use our roadways, bridges, bicycle facilities and pedestrian paths, while maintaining the integrity of the environment.

As part of the design process for this project, we are conducting this public hearing to explain the proposed improvements, listen to your comments and answer any questions you may have. At the conclusion of the hearing, MassDOT will review all of your comments and, where feasible, incorporate them into the design of the project.

We recognize that road and bridge construction can create inconveniences for the public. MassDOT places a great deal of emphasis on minimizing the temporary disruptive effects of construction.

MassDOT encourages input from local communities and values your opinions. Please be assured that we will undertake no project without addressing the concerns of the community.

Sincerely,

Carrie E. Lavalley, P.E.  
Chief Engineer

## **WHAT IS A PUBLIC HEARING?**

### **WHY A PUBLIC HEARING?**

To provide an assured method whereby the Commonwealth of Massachusetts can furnish to the public information concerning the State's highway construction proposals, and to afford every interested resident of the area an opportunity to be heard on any proposed project. At the same time, the hearings afford the Commonwealth an additional opportunity to receive information from local sources which would be of value to the State in making its final decisions to what design should be advanced for development.

### **WHY NOT A VOTE ON HIGHWAY PLANS?**

The hearings are not intended to be a popular referendum for the purpose of determining the nature of a proposed improvement by a majority of those present. They do not relieve the duly constituted officials of a State highway department of the necessity for making decisions in State highway matters for which they are charged with full responsibility.

### **WHAT DOES A PUBLIC HEARING ACCOMPLISH?**

It is designed to ensure the opportunity for, or the availability of, a forum to provide factual information which is pertinent to the determination of the final alternative considered by the state to best serve the public interest, and on which improvement projects are proposed to be undertaken.

It is important that the people of the area express their views in regard to the proposal being presented, so that views can be properly recorded in the minutes of the meeting. These minutes will be carefully studied and taken into consideration in the determination of the final design.

## **RIGHT OF WAY CONCERNS**

A secure Right of Way is required for this project. If your property, or a portion of it, must be acquired by the State or Municipality for highway purposes in the interest of all people of the Commonwealth, your rights are fully protected under the law. Procedures are different depending on whether the State or Municipality is making the acquisitions. Briefly, here are some of the answers to questions you might ask.

### **State Acquisitions**

#### **1. WHO CONTACTS ME?**

Representatives of the Right of Way Bureau of the Massachusetts Department of Transportation's Highway Division. They will explain the impacts and your rights as protected under Massachusetts General Laws Chapter 79.

#### **2. WHAT IS A FAIR PRICE FOR MY PROPERTY?**

Every offer is made to ensure that an equitable value is awarded to you for the property, or to appraise the "damage" to the property as a result of the acquisition. MassDOT appraisers, independent appraisers, MassDOT "Review Appraisers" and a Real Estate Appraisal Review Board may all contribute in arriving at an award of damages. The State also pays a proportionate part of the real estate tax for the current year for fee takings, and interest from the date the property is acquired to the payment date, on all impacts.

#### **3. MUST I ACCEPT THE DEPARTMENT'S OFFER?**

No. If, after the figure established as market value has been offered to the owner, the owner feels he or she is not being offered a fair price, he or she has the right, within three years, to appeal to the courts. Pending a court decision, he or she can be paid on a "pro-tanto" basis (or "for the time being") that in no way prejudices the court appeal.

#### **4. WHAT WILL HAPPEN TO MY HOUSE?**

The owner will have the opportunity to buy back his or her house, provided he or she has a location to which it can be moved, and the proper permits for its removal. If the owner does not wish to repurchase, the house will be advertised for bids. The highest bidder, who must also have a location and permits for removal, will be awarded the house. Otherwise, the structure will be slated for demolition.

#### **5. WHAT HAPPENS IF I MUST RELOCATE?**

In addition to the market value of the property, the Department pays certain relocation benefits for both owners and tenants of acquired residences and businesses who meet eligibility requirements. Assistance in relocation is also provided. Department brochures are available for details on these benefits.

## **Municipal Acquisitions**

### 1. REASON FOR PROJECT?

The construction of this project will serve the needs of local users as well as those of the greater surrounding communities. The proposed enhancement has been designed to service and provide for the public good.

### 2. WHO CONTACTS ME?

Representatives of the municipality have already contacted, or will contact you. They will explain the process and procedures used in acquiring any necessary rights required for the proposed project.

### 3. APPRAISALS, DONATIONS, RIGHTS OF ENTRY?

Impacted Property owners are entitled to an appraisal and Just Compensation, however, municipalities will often seek donations of parcels as this procedure will minimize the acquisition cost for your community.

A Right of Entry is a document that is signed by the owner. It allows the Contractor to perform certain types of temporary work on the owner's land. The work is usually minor in nature and frequently consists of loaming/seeding behind sidewalks, new driveway apron work, grading/sloping, etc.

### 4. WHAT IS A FAIR PRICE FOR THE ACQUIRED PARCELS?

When donations or Rights of Entry are not considered, or completed, every effort will be made to ensure that an equitable value is awarded. Municipal and/or outside appraisers will complete an appraisal and review appraisal. Consideration is given to the type of rights needed, whether in fee, permanent or temporary easements. The appraisal will be the basis for arriving at a fair price (Just compensation), for the rights to be acquired.

### 5. MUST I ACCEPT THE MUNICIPALITY OFFER?

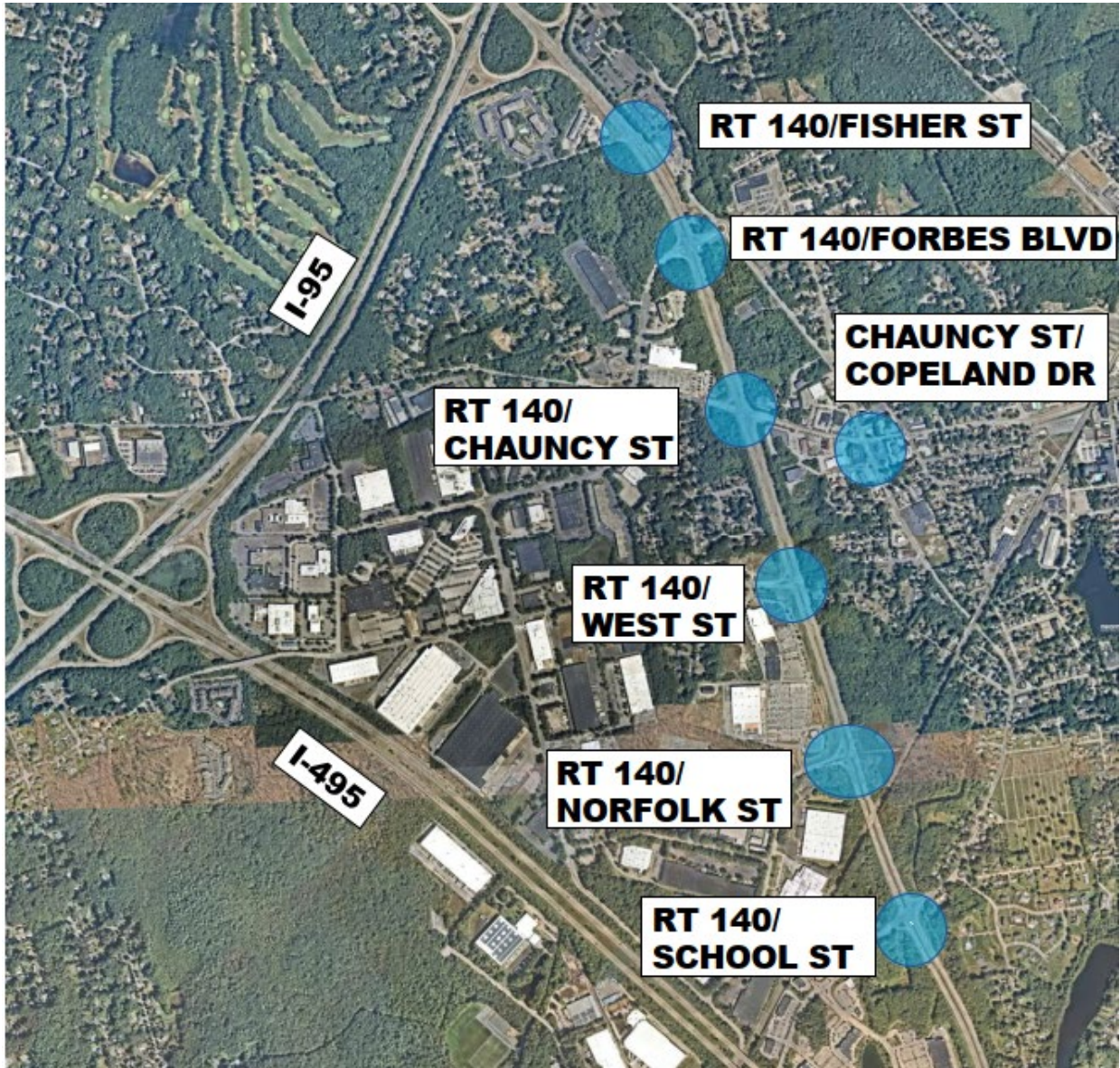
No, if the owner feels that the offer is not fair the owner may petition the courts. This action does not stop or delay the acquisition. The action must occur within 3 years from the date of the recording of the acquired parcel(s). The owner(s) may be paid pro tanto (for the time being). The pro tanto payment will not prejudice the court's final decision.



# PROJECT LOCUS MAP



Signalized Intersection



## **PROJECT LOCATION**

The Massachusetts Department of Transportation Highway Division (MassDOT) is proposing to construct improvements to Chauncy Street (Route 106), from Route 140 to Copeland Drive approximately 1800 feet (0.34 miles).

## **PROJECT PURPOSE**

The purpose of this project is to improve traffic and safety for all users along Chauncy Street (Route 106) from Route 140 to Copeland Drive including both intersections as well as improve traffic signal operations along the Route 140 corridor through traffic signal timing and coordination adjustments.

## **PROPOSED IMPROVEMENTS**

The project includes primarily milling and resurfacing of the road, areas of roadway widening, minor drainage improvements, a shared use path along the southern side of Chauncy Street (Route 106) with ADA compliant ramps, reconstruction of sidewalks along the northern side of Chauncy Street (Route 106) with ADA compliant ramps, new signs, and pavement markings, as well as geometric modifications to include turn lanes and an upgraded traffic signal system at the Chauncy Street/Route 140 and Chauncy Street/Copeland Drive intersections. Utility poles will be relocated to the back of sidewalk, with separate pole sets which currently exist on both sides of Chauncy Street combined to a single pole set on the south side of the roadway.

The Chauncy Street (Route 106) corridor and Chauncy Street (Route 106) and Copeland Drive intersection have safety and operational deficiencies which require improvements for safe and efficient operation for all users, including motor vehicles, bicycles, and pedestrians. The following proposed improvements were developed to address the existing deficiencies:

- Provide one 11-foot travel lane in both directions along Chauncy Street (Route 106) and a 13-foot two-way left-turn lane in the center of the road within the project limits.
- Provide an 8-foot-wide shared use path on the south side of Chauncy Street (Route 106) with a 4-foot buffer within the project limits.
- Provide a 5.5-foot-wide cement concrete sidewalk along the north side of the corridor.
- Install new accessible ramps with detectable warning panels at the intersections. Proposed ramps and sidewalks will meet MassDOT and ADA requirements.
- Provide crosswalks across all intersecting side streets.
- Adjust existing drainage system and structures, as necessary, due to widening to address any drainage concerns.
- Replace the existing traffic signals at both signalized intersections along Chauncy Street, including mast arm mounted signal heads on all approaches, full actuation with video detection for vehicles and bicycles, pedestrian countdown indications, pushbuttons, and emergency pre-emption. All traffic equipment will be powder coated black.
- At the Route 140 intersection, widen to provide an exclusive right-turn lane for Route 106 eastbound and modify to channelized right-turn lane for Route 106 westbound.



- At the Copeland Drive intersection, widen to provide exclusive left-turn lanes on all approaches and exclusive right-turn lanes for Chauncy Street (Route 106) eastbound and westbound. Also, provide a channelized right-turn lane on the Copeland Drive southbound approach.
- Provide lag operations for the Chauncy Street (Route 106) westbound left-turn movement and the Copeland Drive left-turn movements, as preferred by the Town of Mansfield.
- Provide new pavement markings and signs. All signs will be MUTCD compliant.
- Relocate utility poles in areas of widening and new sidewalk construction to maintain sufficient roadway offsets and combine to one pole set.

### **MAINTENANCE OF TRAFFIC DURING CONSTRUCTION**

All roadways within the project will remain open to traffic throughout construction. Widening operations at the intersections will allow one lane to be maintained on all approaches during peak hours. Occasional short traffic disruptions may occur, but every effort will be made to minimize inconvenience to the public. Pedestrian and vehicular access to abutting properties will be maintained at all times, except for brief periods of time during which abutters will be notified in advance.

### **RIGHT OF WAY IMPACTS**

The proposed improvements will require 19 takings, 21 permanent utility easements required for utility pole relocation and aerial rights and 1 permanent drainage easement. In addition, the project will require temporary construction easements affecting most but not necessarily all properties within the project limits.

### **PROJECT COST**

The preliminary construction cost of this project based on 25% design stage is approximately \$8,000,000.

### **PROJECT SCHEDULE**

The design plans presented this evening represent a 25% design plans. The project has been programmed in the Statewide Transportation Improvement Plan for Federal Fiscal Year 2025. Project is expected to be advertised for construction in Spring 2025 subject to ROW Certificate is issued and all Environmental Permits are obtained. Construction is anticipated to begin in the Summer of 2025.



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Please Place  
Appropriate  
Postage Here

Carrie E. Lavalley, P.E.  
Chief Engineer  
MassDOT – Highway Division  
10 Park Plaza  
Boston, MA 02116-3973

RE: Virtual Public Hearing  
**Corridor Improvements on Chauncy Street (Route 106) from State Route 140 to  
Copeland Drive**  
**TOWN OF MANSFIELD**  
Project File No. 613052  
Attn: Project Management

