

# HOUSE . . . . . No. 4836

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## The Commonwealth of Massachusetts

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In the Year Two Thousand Ten  
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An Act releasing a restriction on a parcel in the town of Norwood..

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1                   (a) Notwithstanding any general or special law to the contrary, any restriction on  
2   use of, and any reversionary interest held by the commonwealth on, the parcel designated as the  
3   Walnut Lodge property in the first paragraph of chapter 544 of the acts of 1976 conveyed to  
4   Caritas Norwood Hospital, Inc., on June 20, 1978, are hereby released.

5                   (b) For the purposes of this section “Caritas Norwood Hospital, Inc. or its successors”  
6   shall mean Caritas Norwood Hospital Inc. or any person, group or entity that purchases all, or  
7   substantially all, of the assets of Caritas Christi Healthcare System or all, or substantially all, of  
8   the assets of Caritas Norwood Hospital, Inc. including any subsequent purchasers, whether such  
9   purchase is effected by sale, merger or otherwise.

10                  (c) In consideration for the releases set forth in subsection (a), Caritas Norwood  
11   Hospital, Inc., or its successors, shall maintain services for the treatment of alcoholism and  
12   related conditions at the Walnut Lodge property or, if not at the Walnut Lodge property, at the  
13   site of the Caritas Norwood Hospital, Inc. and upon any disposition of said Walnut Lodge  
14   property by Caritas Norwood Hospital, or its successors, 50 per cent of the gross proceeds from

15 the sale, lease or other disposition of said parcel shall be paid by the seller to the commonwealth  
16 acting by and through the commissioner of capital asset management and maintenance. For the  
17 purposes of this section, “gross proceeds” shall mean all payments paid to Caritas Norwood  
18 Hospital, Inc. or its successors, as and when paid, by a transferee who shall not use the property  
19 as a medical care facility. Under any change of use by Caritas Norwood Hospital, Inc. or any  
20 successor thereto, if said Walnut Lodge property, or any portion thereof, ceases to be used for the  
21 treatment of alcoholism and related conditions or, if not at the Walnut Lodge property, at the site  
22 of the Caritas Norwood Hospital Inc., then Caritas Norwood Hospital, Inc. or any successor  
23 thereto, shall pay to the commonwealth, acting by and through the commissioner of capital asset  
24 management and maintenance, the sum of 50 per cent of the assessed valuation of the land  
25 included in such change of use, as such assessment valuation appears on the real estate tax  
26 assessment listing maintained by the assessors of the town of Foxborough for the fiscal year in  
27 which such change of use occurs. Nothing in this section shall restrict the transfer or conveyance  
28 of said property, or any portion thereof, for use as a medical care facility.