

SENATE No. 2051

By Ms. Candaras, a petition (accompanied by bill, Senate, No. 2051) of Gale D. Candaras (by vote of the town) for legislation to validate the actions taken at the town meeting in the town of Wilbraham. Municipalities and Regional Government. [Local Approval Received.]

The Commonwealth of Massachusetts

In the Year Two Thousand Eleven

An Act authorizing the town of Wilbraham to lease certain land..

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

1 Notwithstanding the provisions of Chapter 30B and Sections 3 and 4 of Chapter 40 of the
2 General Laws, the Town of Wilbraham may, with the approval of Town Meeting, amend and/or
3 extend the term leasehold interests associated with the property known as the Town of
4 Wilbraham golf course on Stony Hill Road, Wilbraham, Massachusetts, incorporated by
5 reference and attached as Exhibit A, in the best interests of the Town of Wilbraham, and in order
6 to promote the public welfare;

7 Exhibit A

8 Certain land situate in Wilbraham, Hampden County, Massachusetts, with the buildings
9 thereon, bounded and described as follows:

10 A certain parcel of land situate in said Wilbraham bounded and described as follows:

11 NORTHERNLY by Springfield Road, one hundred (180) feet;

12 NORTHEASTERLY by the junction of said Springfield Road and Club Drive,
13 measuring on the southwesterly curbing line thereof, thirty-one and 42/100 (41.42) feet;

14 EASTERLY by said Club Drive, four hundred fifty-five and 06/100 (455.06) feet;

15 SOUTHWESTERLY by Lot 9 as shown on said plan, two hundred thirty-six and 96/100
16 (236.96) feet; and

17 WESTERLY by lot 2 and by a driveway as shown on said plan, one hundred fifty (150)
18 feet.

19 Said parcel is shown as Lots 10, 11, 12 and 13 on said plan.

20 Also another parcel of land situated in said Wilbraham, bounded and described as
21 follows:

22 SOUTHEASTERLY by the junction of said Club Drive and Brookdale Drive, measuring
23 on the northwesterly curving line thereof, two hundred and 53/100 (200.53) feet;

24 SOUTHERLY by said Brookdale Drive, one hundred and 50/100 (100.5) feet;

25 NORTHWESTERLY by Lots 6 and 5 as shown on plan hereinafter mentioned two
26 hundred five and 26/100 (205.26) feet; and

27 NORTHEASTERLY by Lot 9 as shown on said plan, one hundred ninety-seven and
28 72/100 (197.72) feet.

29 Said parcel is shown as lots 7 and 8 on said plan.

30 Also another parcel of land situated in said Wilbraham bounded and described as follows:

31 NORTHERLY by Springfield Road, three hundred sixty (360) feet;
32 NORTHEASTERLY by the junction of said Springfield Road and Pole Bridge Road,
33 measuring on the southwesterly curving line thereof, thirty-one and 42/100 (31.42) feet;
34 EASTERLY by said Pole Bridge Road, five hundred eighty and 65/100 (580.65) feet;
35 SOUTHEASTERLY by the junction of said Pole Bridge Road and Brookdale Drive,
36 measuring on the northwesterly curving line thereof, one hundred thirty-one and 85/100 (131.85)
37 feet;
38 SOUTHERLY by said Brookdale Drive, two hundred seventyseven and 94/100 (277.94)
39 feet;
40 SOUTHWESTERLY by the junction of said Brookdale Drive and Club Drive, measuring
41 on the northeasterly curving line thereof, one hundred two and 04/100 (102.04) feet;
42 WESTERLY by said Club Drive, five hundred fifty-two and 19/100 (552.19) feet; and
43 NORTHWESTERLY by the junction of said Club Drive and said Springfield Road,
44 measuring on the southeasterly curving line thereof, thirty one and 42/100 (31.42) feet.

45 Said parcel is shown as lots 14 to 26, both inclusive, as shown on a plan hereinafter
46 mentioned

47 All of the boundaries of the forgoing described parcels are determined by the Court to be
48 located a shown upon plan numbered 11246A3, sheet 1 and sheet 2, the same being compiled
49 from a plan drawn by Cobb, Beesley and Miles, Engineers, dated June 1926, and filed with
50 Certificate of Title No. 1451

51 So much of the above described land as is included by implication of law in the streets
52 shown on said plans is subject to the rights of all persons lawfully entitled in and over the same.

53 For the grantor's title see Certificate of Title #4023 filed with Hampden County Registry
54 District.

55 Also another parcel of land situated in said Wilbraham bounded and described as follows:

56 EASTERLY by Stony Hill Road, twelve hundred seventy-four (1,274) feet;

57 SOUTHERLY by lands now or formerly of Edgar C. Clark and of George N. Lyman
58 about thirty-three hundred twenty nine (3,329) feet;

59 WESTERLY by North Branch of Mill River and again

60 WESTERLY by land now or formerly of said George M. Lyman about six hundred
61 ninety-five (695) feet;

62 NORTHERLY thirteen hundred eighty-five and 27/100 (1385.27) feet;

63 WESTERLY one hundred eighty-five and 03/100 (185.03) feet by said Lyman land; and

64 NORTHERLY by lands of sundry adjoining owners as shown on the plan
65 hereinafter mentioned twenty0five hundred thirty-seven and 03/100 (2,537.03) feet.

66 The above described land is shown as parcels B-1 and B-2 on plan numbered 12240-C,
67 filed with Certificate of Title No. 1597 in the Registry District of Hampden County, the same
68 being compiled from a plan drawn by Cobb, Beesley and Miles, Engineers, dated September
69 1928, and additional date on file in the land Registration Office all as modified and approved by

70 the Court, and all of said boundaries, except the water line, are determined by the Court to be
71 located on the ground as shown on plan numbered 12240-C.

72 Also another parcel of land situate in Wilbraham bounded

73 NORTHERLY by Springfield Road, five hundred twenty-four and 10/100
74 (524.10) feet;

75 EASTERLY in part by Pole Bridge Brook and in part by the North branch of Mill River
76 on lands of sundry adjoining owners as shown on plan numbered 12440-B filed with said
77 Certificate of Title #1597 in the Registry District for Hampden County;

78 SOUTHERLY by land now or formerly of Edgar C. Clark, fourteen hundred sixteen and
79 67/100 (1416.67) feet;

80 SOUTHWESTERLY by lots 21 to 24 inclusive shown on said plan, four hundred sixty-
81 four and 10/100 (464.10) feet;

82 SOUTHERLY by said lot 21, one hundred fifty (150) feet;

83 NORTHWESTERLY by Stony Hill Road, six hundred ninety and 70/100 (690.70) feet;

84 NORTHEASTERLY two hundred seventy-two and 26/100 (272.26) feet;

85 NORTHWESTERLY two hundred seventy-four and 89/100 (274.89) feet;

86 NORTHWESTERLY twelve hundred nineteen and 26/100 (1219.26) feet by Club Drive;

87 NORTHWESTERLY by the Junction of said Club Drive and Brookdale Drive measuring
88 on the southeasterly curving line thereof sixty and 71/100 (60.71) feet;

89 NORTHERLY three hundred forty-eight and 17/100 (348.17) feet;
90 NORTHWESTERLY one hundred ninety-one and 40/100 (191.40) feet; and
91 WESTERLY six hundred three and 77/100 (603.77) feet by said Brookdale Drive; and
92 NORTHWESTERLY by the junction of said Drive with said Springfield Road measuring
93 on the southeasterly curving line thereof thirty-one and 42/100 (31.42) feet.

94 Said parcel is shown as Lot A-1 on said plan numbered 12240B.

95 SAVING AND EXCEPTING from the hereinabove described parcel that portion thereof
96 which was conveyed to Western Massachusetts Electric Company by deed dated September 8,
97 1965 and noted as Document #35373 on Certificate of Title #2842, said excepted land being
98 shown as Lots 1 to 4 both inclusive on Land Court Subdivision plan #12364, but hereby
99 expressly conveying to the grantee herein all rights and easements reserved by the grantor herein
100 to itself, its successors and assigns in said Document #35373 noted as aforesaid.

101 Also other parcels of land situated in said Wilbraham being lots number 9 to 16 both
102 inclusive and Lots 21 to 24 both inclusive, all as shown on said plan numbered 12240B.

103 All of the boundaries, except the water line, of the two fore-going described parcels are
104 determined by the Court to be located as shown upon plan numbered 12240-B, filed with
105 Certificate of Title No. 1597 in the Registry District of Hampden County, the same being
106 compiled on a plan drawn by Cobb, Beesley & Miles, Engineers, dated August, 1928, and
107 additional data on file in the Land Registration Office, all as modified and approved by the
108 Court.

109 So much of the above described land as is included by implication of law in the streets
110 shown on said plan is subject to the rights of all persons lawfully entitled in and over the same.
111 For the grantors title see Certificate of Title number 2842 filed with Hampden County Registry
112 District.

113 Also four parcels of land located in said Wilbraham Hampden County, Massachusetts;
114 being shown as Parcels 1,2,3, and 4 on a plan entitled, “Western Massachusetts Electric
115 Company, Real Estate Dept., West Springfield, Mass., Scale 1”-100’, Plan of Land in
116 Wilbraham, Mass., DRG. No. AA-30329” to be recorded herewith being more particularly
117 bounded and described as follows:

118 PARCEL NO. 1: Bounded Easterly by other land of the Western Massachusetts
119 Electric Company and bounded Northerly, Westerly and Southerly by the thread of Pole Bridge
120 Brook, all as shown on said plan. Containing 600 square feet.

121 PARCEL NO. 2: Bounded Easterly by other land of the Western Massachusetts
122 Electric Company and bounded Northerly, Westerly and Southerly by the thread of Pole Bridge
123 Brook, all as shown on said plan. Containing 300 square feet.

124 PARCEL NO. 3: Bounded Easterly by other land of the Western Massachusetts
125 Electric Company and bounded Northerly, Westerly and Southerly by the thread of Pole Bridge
126 Brook, all as shown on said plan. Containing 6,000 square feet.

127 PARCEL NO. 4: Bounded easterly by other land of the Western Massachusetts
128 Electric Company and bounded Northerly, Westerly and Southerly by the thread of Pole Bridge
129 Brook, all as shown on said plan. Containing 50 square feet.

130 For title to the above described Parcels numbered one to four inclusive see deed from
131 Western Massachusetts Electric Company dated September 8, 1965 and recorded with the
132 Hampden County Registry of Deeds in Book 3145, Page 379.

133 Excepting from the herein above described parcels that portion that is reserved for the
134 Town of Wilbraham for use as the Town Offices, bounded:

135 Northerly by Springfield Street six hundred (600.00) feet;

136 Easterly three hundred (300.00) feet;

137 Southerly four hundred fifty-one and $\frac{31}{100}$ (451.31) feet;

138 Easterly one hundred sixty-nine and $\frac{06}{100}$ (169.06) feet;

139 Southerly by lot 9 as shown on L.C. Plan No. 11246A two hundred (200.00) feet;

140 Westerly by lots 2-3 and "Driveway" as shown on said plan three hundred eighty-
141 six and $\frac{96}{100}$ (386.96) feet.