

HOUSE No. 3380

The Commonwealth of Massachusetts

PRESENTED BY:

Thomas M. Stanley

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act authorizing the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land in the city of Waltham.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>1/18/2017</i>
<i>Michael J. Barrett</i>	<i>Third Middlesex</i>	
<i>John J. Lawn, Jr.</i>	<i>10th Middlesex</i>	<i>3/13/2017</i>

HOUSE No. 3380

By Mr. Stanley of Waltham, a petition (accompanied by bill, House, No. 3380) of Thomas M. Stanley, Michael J. Barrett and John J. Lawn, Jr. for legislation to authorize the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land in the city of Waltham. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninetieth General Court
(2017-2018)**

An Act authorizing the commissioner of Capital Asset Management and Maintenance to convey a certain parcel of land in the city of Waltham.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to convey forthwith a certain parcel of land in the city of Waltham, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

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

1 SECTION 1. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General
2 Laws or any other general or special law to the contrary, the commissioner of capital asset
3 management and maintenance shall, within 90 days of the effective date of this act, convey by
4 deed, a certain parcel of land in the city of Waltham, without the buildings thereon, to the Roman
5 Catholic Archbishop of Boston, a corporation sole, otherwise known as the Archdiocese of
6 Boston. The parcel, located at 939 Trapelo road and containing approximately 1.426 acres of
7 land, is identified in the “Atlas, City of Waltham, Massachusetts 1988” as Map 15, Block 1, Lot
8 1, and further as “Lot 2” on a plan entitled “Plan of Land in Waltham & Lexington (Middlesex
9 Co.) Mass.”, surveyed for Geraghty & Miller, dated December 2, 1996, recorded with the

10 Middlesex south district registry of deeds as Plan No. 379 of 1997 in book 27228, page 430,
11 being the same premises conveyed to the County of Middlesex by deed of the Roman Catholic
12 Archbishop of Boston dated December 8, 1959 recorded with the Middlesex south district
13 registry of deeds in book 9512, page 539.

14 SECTION 2. The consideration for the conveyance authorized in section 1 shall be the
15 full and fair market value of the parcel, as determined by the commissioner of capital asset
16 management and maintenance based upon an independent professional appraisal.

17 SECTION 3. The inspector general shall review and approve the appraisal conducted
18 pursuant to section 2. The review shall include an examination of the methodology utilized for
19 the appraisal. Within 30 days of receiving the appraisal, the inspector general shall prepare a
20 report of such review and file the report with the commissioner of capital asset management and
21 maintenance. Within 15 days of receiving the inspector general's report and not later than 15
22 days before the execution of any agreement or other document relating to the conveyance, the
23 commissioner shall submit it to the house and senate committees on ways and means and the
24 joint committee on state administration.

25 SECTION 4. The Roman Catholic Archbishop of Boston shall be responsible for all costs
26 and expenses, including, but not limited to, costs associated with any engineering, surveys,
27 appraisals, and deed preparation related to the conveyance authorized in this act as such costs
28 may be determined by the commissioner of capital asset management and maintenance.