

**HOUSE . . . . . No. 4240**

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

***Hannah Kane and Michael O. Moore***

*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 Division of Capital Asset Management and Maintenance to convey certain parcels to the town of Shrewsbury.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Hannah Kane</i>	<i>11th Worcester</i>	<i>1/23/2018</i>
<i>Michael O. Moore</i>	<i>Second Worcester</i>	<i>1/23/2018</i>

**HOUSE . . . . . No. 4240**

By Representative Kane of Shrewsbury and Senator Moore, a joint petition (subject to Joint Rule 12) of Hannah Kane and Michael O. Moore (by vote of the town) for legislation to authorize the commissioner of Capital Asset Management and Maintenance to convey certain parcels of land to the town of Shrewsbury. State Administration and Regulatory Oversight. [Local Approval Received.]

**The Commonwealth of Massachusetts**

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

An Act authorizing the Division of Capital Asset Management and Maintenance to convey certain parcels to the town of Shrewsbury.

*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 may convey approximately 13.48 acres of land located along the  
4 westerly side of Lake street in the town of Shrewsbury, shown as Parcel A on a plan on file at the  
5 Worcester District Registry of Deeds in Plan Book 905, Plan 90, to Shrewsbury Youth Soccer  
6 Association, Inc., for consideration of \$1, provided that the use of said property is restricted to  
7 public recreational uses. Any instrument conveying the property pursuant to this section shall  
8 include such use restriction and shall state that if the property is no longer used by the  
9 Shrewsbury Youth Soccer Association, Inc. for public recreational purposes or if Shrewsbury  
10 Youth Soccer Association, Inc. ceases to exist, the town of Shrewsbury shall have an enforceable  
11 option to purchase the property for \$1, provided that the property shall be restricted to public

12 recreational uses, and further, that any instrument conveying the property to the town shall  
13 include such restriction.

14 SECTION 2. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General  
15 Laws or any other general or special law to the contrary, the commissioner of capital asset  
16 management and maintenance may convey approximately 49.6 acres of land located on the  
17 easterly side of Lake street in the town of Shrewsbury, shown as Parcel B on the plan referenced  
18 in section 1, to the town of Shrewsbury for consideration of \$1, provided that the use of said  
19 property is restricted to agricultural and recreational uses. Any instrument conveying the  
20 property pursuant to this section shall include such use restriction.

21 SECTION 3. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General  
22 Laws or any other general or special law to the contrary, the commissioner of capital asset  
23 management and maintenance may convey 2 parcels of land, being formerly known as the Irving  
24 A. Glavin Regional Center, located at 214 Lake street in the town of Shrewsbury to the town,  
25 provided that the use of said parcels is restricted to general municipal purposes; the first parcel  
26 containing approximately 18 acres is located on the westerly side of Lake street and is shown on  
27 an exhibit plan entitled “Land Owned by the Commonwealth of Massachusetts to be Conveyed  
28 to the Town of Shrewsbury and Shrewsbury Youth Soccer” dated December 12, 2017, and the  
29 second parcel containing approximately 2.38 acres is located on the easterly side of Lake street,  
30 and is shown as “Parcel 2” on a plan on file at the Worcester District Registry of Deeds in Plan  
31 Book 917, Plan 63. The consideration for the conveyance of said parcels shall be the fair market  
32 value of the parcels as determined by the commissioner of capital asset management and  
33 maintenance based upon an independent professional appraisal report, taking into consideration  
34 the restriction on the use of the parcels. The inspector general shall review and approve the

35 appraisal. The inspector general shall prepare a report of such review of the methodology  
36 utilized for the appraisal and shall file the report with the commissioner, the house and senate  
37 committees on ways and means and the joint committee on state administration and regulatory  
38 oversight.

39 SECTION 4. The commissioner of capital asset management and maintenance may retain  
40 or grant right of ways or easements for access, egress, utilities and drainage across the properties  
41 described herein, as the commissioner deems necessary and appropriate.

42 SECTION 5. Notwithstanding any general or special law to the contrary, Shrewsbury  
43 Youth Soccer Association, Inc. shall be responsible for all costs and expenses relating to the  
44 conveyance of property pursuant to section 1 including, but not limited to, costs associated with  
45 any engineering, surveys, historical reviews, appraisals and deed preparation related to the  
46 conveyances authorized by this act as such costs may be determined by the commissioner of  
47 capital asset management and maintenance.

48 SECTION 6. Notwithstanding any general or special law to the contrary, the town of  
49 Shrewsbury shall be responsible for all costs and expenses relating to the conveyance of property  
50 pursuant to sections 2 and 3 including, but not limited to, costs associated with any engineering,  
51 surveys, historical reviews, appraisals and deed preparation related to the conveyances  
52 authorized by this act as such costs may be determined by the commissioner of capital asset  
53 management and maintenance.