

HOUSE No. 4409

The Commonwealth of Massachusetts

PRESENTED BY:

Daniel J. Ryan

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 a certain parcel of land in the city of Chelsea.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Daniel J. Ryan</i>	<i>2nd Suffolk</i>	<i>10/4/2019</i>
<i>RoseLee Vincent</i>	<i>16th Suffolk</i>	<i>10/4/2019</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>10/8/2019</i>

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By Mr. Ryan of Boston, a petition (subject to Joint Rule 12) of Daniel J. Ryan, RoseLee Vincent and Sal N. DiDomenico that the commissioner of Capital Asset Management and Maintenance be authorized to convey certain parcels of land to the city of Chelsea for conservation and passive recreational purposes. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-First General Court
(2019-2020)**

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

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, the commissioner of capital asset management and maintenance may convey to the city of
3 Chelsea, for conservation and passive recreational purposes only, certain parcels of land located
4 on the east and south side of Eastern Avenue adjacent to the Chelsea River which are currently
5 under the control of the department of conservation and recreation. The parcels are more
6 particularly described as Map15-Lot 4 containing approximately 32,625 square feet and Map 15-
7 Lot 5 containing approximately 5,602 square feet, and the former Chelsea Street containing
8 approximately 8,000 square feet, all of which are delineated on a plan entitled Fiscal Year 2019
9 Chelsea Assessor’s Map. The exact boundaries of the parcels shall be determined by the
10 commissioner of capital asset management and maintenance, in consultation with the city of
11 Chelsea, after completion of a survey.

12 SECTION 2. The consideration for the conveyance authorized in section 1 shall be an
13 amount equal to the full and fair market value, restricted to conservation and passive recreational
14 purposes, as determined by an independent appraisal. The commissioner of capital asset
15 management and maintenance shall submit the appraisal to the inspector general. The inspector
16 general shall review and approve the appraisal and the review shall include an examination of the
17 methodology utilized for the appraisal. The inspector general shall prepare a report of the
18 review, including a review of the methodology used for the appraisal, and file the report with the
19 commissioner of capital asset management and maintenance, the house and senate committees
20 on ways and means and the joint committee on state administration and regulatory oversight
21 prior to the execution of the conveyance authorized in this act. A deed conveying the parcels
22 shall contain a restriction that the parcels shall be used only for conservation and public point of
23 access use purposes. The parcels shall be conveyed by deed without warranties or
24 representations by the commonwealth, subject to Massachusetts Water Resource Authority
25 existing easements.

26 SECTION 3. Notwithstanding any general or special law to the contrary, the city of
27 Chelsea shall be responsible for all costs and expenses including, but not limited to, costs
28 associated with any engineering, surveys, appraisals and deed preparation related to any
29 conveyance pursuant to this act as such costs may be determined by the commissioner of capital
30 asset management and maintenance.

31 SECTION 4. Notwithstanding any general or special law to the contrary, if the city of
32 Chelsea uses a parcel conveyed by the commonwealth pursuant to this act for any purpose other
33 than conservation and passive recreational purposes, title to the property shall, upon written
34 notice from the division, revert to the commonwealth.