

SENATE No. 2911

Senate, July 30, 2024 - Text of the Senate amendment (Senator O'Connor) to the House Bill relative to certain parcels of land in the town of Cohasset (House, No. 4037).

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Third General Court
(2023-2024)

1 SECTION 1. (a) Notwithstanding any general or special law to the contrary, the select
2 board of the town of Cohasset may change the use of a portion of Wheelwright park located on
3 Forest avenue . The parcel was acquired by the town by a deed recorded in the Norfolk county
4 registry of deeds in book 1375, page 362 and the portion to be transferred contains 2 acres, more
5 or less, as approximately shown on a plan of land entitled "Wheelwright Park Plan" which is on
6 file with the town clerk. The select board may use the land for general municipal purposes and
7 for the purpose of leasing. The select board may enter into telecommunications leases on such
8 terms and conditions and for such duration, which may exceed 30 years, as the select board
9 deems in the best interests of the town and may grant access, utility and other easements on the
10 portion of the land so leased.

11 (b) Notwithstanding any general or special law to the contrary, as consideration for the
12 change of use of the land pursuant to subsection (a), the select board may transfer the care,
13 custody and control of a parcel of land owned by the town containing 2 acres, more or less,
14 located on Chief Justice Cushing highway and identified in the town's assessors' records as
15 parcel D8-52-006 from the select board for general municipal purposes to the select board, acting
16 as the board of park commissioners, for park purposes under section 3 of chapter 45 of the

17 General Laws. The land is further described in a deed recorded in the Norfolk county registry of
18 deeds in book 36605, page 504.

19 (c) If the land described in subsection (b) is not of equal or greater monetary value as the
20 land transferred pursuant to subsection (a) as determined by an independent appraisal of the fair
21 market value or value in use, the difference in monetary value shall be deposited into the town of
22 Cohasset Community Preservation Fund and dedicated solely for the acquisition of land for
23 conservation or recreation purposes; provided, however, that the town may identify additional
24 mitigation land of equal or greater monetary value to satisfy this difference.

25 SECTION 2. This act shall take effect upon its passage.