

HOUSE No. 3420

The Commonwealth of Massachusetts

PRESENTED BY:

Jeffrey Rosario Turco

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 releasing certain land use restrictions held by the commonwealth in the city of Revere.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Jeffrey Rosario Turco</i>	<i>19th Suffolk</i>	<i>1/16/2025</i>

HOUSE No. 3420

By Representative Turco of Winthrop, a petition (accompanied by bill, House, No. 3420) of Jeffrey Rosario Turco that the commissioner of Capital Asset Management and Maintenance be authorized to release the use restriction provision restricting the use of the parcel to parking purposes only in the city of Revere. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

An Act releasing certain land use restrictions held by the commonwealth in the city of Revere.

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 any general or special law to the contrary, the
2 commissioner of the division of capital asset management and maintenance may release the use
3 restriction provision restricting the use of the parcel to parking purposes only, the use restriction
4 provision restricting the owner of the land from using the parcel to enhance the permitted floor
5 area ratio of any of the land owner’s adjacent property, and the right of reverter created pursuant
6 to chapter 443 of the acts of 2004 and reserved through the release deed to Joseph A. Festa, Jr.
7 and John V. Festa as trustees of the Festa Towers Irrevocable Trust, recorded on December 13,
8 2006 with the Suffolk county registry of deeds in book 40922, page 303, pertaining to Lot “6A”
9 in the city of Revere as shown on a plan recorded on December 13, 2006 with the Suffolk county
10 registry of deeds in plan book 2006, page 1135.

11 SECTION 2. The consideration to be paid to the commonwealth for the conveyance
12 authorized in section 1 shall be the full and fair market value of the aforementioned restrictions

13 based upon an independent professional appraisal as determined by the commissioner of the
14 division of capital asset management and maintenance. The inspector general shall review and
15 approve the appraisal. Said inspector general shall prepare a report of their review of the
16 methodology utilized for said appraisal and shall file the report with the commissioner for
17 submission to the house and senate committees on ways and means and the chairs of the joint
18 committee on state administration. Said commissioner shall, 30 days before the execution of any
19 agreement authorized by this act, or any subsequent amendment thereof, submit the agreement or
20 amendment and a report thereon to said inspector general for review and comment. Said
21 inspector general shall issue their review and comment within 15 days of receipt of any
22 agreement or amendment. Said commissioner shall submit the agreement and any subsequent
23 amendments thereof, the reports and the comments of said inspector general, if any, to the house
24 and senate committees on ways and means and the chairmen of the joint committee on state
25 administration at least 15 days before execution.

26 SECTION 3. The owner of the land released shall assume all costs associated with
27 engineering, surveys, appraisals, deed preparation and other expenses deemed necessary by the
28 department to execute the conveyances authorized in this act.