

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

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

*Michael S. Day*

*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 Massachusetts Department of Transportation to convey a certain parcel of land in the town of Stoneham.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Michael S. Day</i>	<i>31st Middlesex</i>	<i>1/10/2025</i>

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

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 4965 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

An Act authorizing the Massachusetts Department of Transportation to convey a certain parcel of land in the town of Stoneham.

*Whereas*, The deferred operation of this act would tend to defeat its purpose, which is to provide forthwith a conveyance of land in the town of Stoneham, 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. (a) Notwithstanding section 7E of chapter 81 of the General Laws, or any  
2 other general or special law to the contrary, the secretary of the Massachusetts Department of  
3 Transportation may convey to Wakefield Investments, Inc. a certain parcel of land in the town of  
4 Stoneham owned by the Massachusetts Department of Transportation and taken for highway  
5 purposes in 1958 under Highway Layout 4724, for the purposes of reconstructing an off-ramp  
6 from the Interstate 93 northbound to Montvale avenue and Maple street.

7           (b) The parcel of land to be conveyed pursuant to subsection (a) is described as the  
8 property situated in the town of Stoneham, herein known as a portion of Parcel 2-31, which is

9 landlocked to the abutting property owner at 100 Maple street, and described in an order of  
10 taking, dated September 23, 1958 and recorded in the Middlesex south registry of deeds in book  
11 9244, page 114, containing 12,500 square feet of land, more or less.

12 SECTION 2. The consideration for the conveyance authorized in section 1 shall be the  
13 full and fair market value of the parcel as determined by the secretary of Massachusetts  
14 Department of Transportation, and as agreed to by the abutting property owner, Wakefield  
15 Investments, Inc. Said parcel shall be conveyed in its present condition, including as is, where is  
16 and with all faults, through the Massachusetts Department of Transportation's standard form  
17 release deed.

18 SECTION 3. Notwithstanding any general or special law to the contrary, Wakefield  
19 Investments, Inc., of Wakefield, Massachusetts, shall be responsible for all of costs and expenses  
20 related to the conveyance authorized in section 1, including, but not limited to costs associated  
21 with any engineering, surveys, layout alterations, recording costs, appraisals and deed  
22 preparation related to the conveyance authorized in section 1 as such costs may be determined by  
23 the secretary of the Massachusetts Department of Transportation.