

SENATE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Nick Collins

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 an easement across certain property in the Dorchester section of the city of Boston to the Boston Gas Company.

PETITION OF:

NAME:

Nick Collins

DISTRICT/ADDRESS:

First Suffolk

SENATE No.

[Pin Slip]

The Commonwealth of Massachusetts

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

An Act authorizing the division of capital asset management and maintenance to convey an easement across certain property in the Dorchester section of the city of Boston to the Boston Gas Company.

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, in consultation with the chancellor of the University of
4 Massachusetts Boston, may convey to Boston Gas Company, or its successors, assigns or
5 affiliates, a non-exclusive easement to install, construct, reconstruct, alter, extend, operate,
6 inspect, maintain, repair, renew, modify, replace, remove, operate, abandon and otherwise
7 change an underground natural gas distribution system for the distribution of natural gas to and
8 from the property located at 100 Morrissey boulevard in the Dorchester section of the city of
9 Boston. The parcel of land upon which the easement may be granted was taken for the purposes
10 of the University of Massachusetts and is more particularly described as “Parcel F” in an order of
11 taking dated November 17, 1969 filed with the Suffolk county district of the land court as
12 document number 296432, certificate number 53857 and recorded with the Suffolk country
13 registry of deeds in book 8331, page 118, and shown as parcel “F” on a plan of land entitled,

14 “Plan of Land in Boston (Dorchester) Mass. University of Massachusetts Columbia Point Site”,
15 dated October 6, 1969 and recorded with the Suffolk county registry of deeds in plan book 8324,
16 plan 505. Said natural gas distribution system shall include certain underground and grade level
17 gas systems currently existing on said Parcel F and the installation of a standard gas main
18 running from the existing gas systems to Bianculli boulevard and Morrissey boulevard. The
19 easement area is approximately shown as “PROPOSED GAS EASEMENT AREA = 5,425 SF
20 ±” on a plan of land entitled “SKETCH TO ACCOMPANY EASEMENT FOR THE
21 PROPOSED INSTALL OF 12-INCH PLASTIC 60 PSIG GAS MAIN ON PRIVATE
22 PROPERTY”, which is on file with the division of capital asset management and maintenance.
23 The easement shall include the right to pass and repass over, across and upon said property at
24 100 Morrissey boulevard in Dorchester section of the city of Boston from Morrissey boulevard
25 and Bianculli boulevard to the easement area by foot or vehicle as may be necessary from time to
26 time for the foregoing purposes.

27 SECTION 2. The grantee shall be responsible for all costs and expenses including, but
28 not limited to, costs associated with any engineering, appraisals, surveys and deed preparation
29 related to the conveyance authorized in this section as such costs may be determined by the
30 commissioner of capital asset management and maintenance. The grant of easement shall be
31 substantially in the form of Boston Gas Company’s standard easement for similar installations in
32 the commonwealth prepared in accordance with its distribution service terms and conditions as
33 approved by the department of public utilities.

34 SECTION 3. Consideration for the conveyance of the easement pursuant to section 1
35 shall be the greater of: (i) the full and fair market value; or (ii) the value in proposed use. Any
36 independent appraisal of the fair market value and value in proposed use of the easement

37 described in section 1 shall be prepared in accordance with the usual and customary appraisal
38 practices by a qualified appraiser commissioned by the commissioner. The commissioner of
39 capital asset management and maintenance shall submit the appraisal and a report thereon to the
40 inspector general for review and comment. The inspector general shall review and approve the
41 appraisal and the review shall include an examination of the methodology used for the appraisal.
42 The inspector general shall prepare a report of the review and file the report with the
43 commissioner of capital asset management and maintenance for submission by the commissioner
44 to the house and senate committees on ways and means and the house and senate chairs of the
45 joint committee on state administration and regulatory oversight. The commissioner shall submit
46 copies of the appraisal, the report thereon and the inspector general's review and approval, and
47 comments, if any, to the house and senate committees on ways and means and the house and
48 senate chairs of the joint committee on state administration and regulatory oversight prior to the
49 execution of the conveyance authorized by this act.

50 SECTION 4. There shall be established and set up on the books of the commonwealth a
51 separate, non-budgeted special revenue fund known as UMass Boston Morrissey Boulevard
52 Easement Fund, which shall be administered by the chancellor of the University of
53 Massachusetts Boston. The fund shall be credited with: (i) the proceeds realized from the
54 disposition authorized in section 1; (ii) any appropriation, grant, gift or other contribution made
55 to the fund; and (iii) any interest earned on money in the fund. Amounts credited to the fund
56 shall be expended, without further appropriation, for the purposes of the University of
57 Massachusetts Boston.

58 The unexpended balance in the fund at the end of a fiscal year shall remain available for
59 expenditure in subsequent fiscal years. No expenditure made from the fund shall cause the fund

60 to be in deficit at any point. The fund shall terminate upon expenditure of all money credited to
61 the fund.