

# SENATE . . . . . No. 2405

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## The Commonwealth of Massachusetts

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In the Year Two Thousand Twelve  
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1           SECTION 1. Notwithstanding sections 40E to 40J, inclusive, of chapter 7 of the General  
2 Laws, the commissioner of capital asset management and maintenance, in consultation with the  
3 secretary of health and human services and the commissioner of mental health, may lease or  
4 enter into other agreements for a term not to exceed 25 years 2 portions of a parcel of land  
5 located on Lake street and adjacent to the Irving A. Glavin Regional Center of Shrewsbury, to  
6 the town of Shrewsbury for consideration of \$1 per year. The parcel was conveyed to the  
7 commonwealth by deed dated April 30, 1890 and recorded in the Worcester district registry of  
8 deeds in book 1324, page 244. The portions to be conveyed are shown as “Rural AA” on a draft  
9 plan entitled “Glavin Rezoning Proposal” dated January 12, 2011 and prepared by the town of  
10 Shrewsbury engineering department. The division shall lease the first portion, located on the  
11 westerly side of Lake street containing approximately 15 acres and currently leased to the town  
12 of Shrewsbury for soccer playing fields, to be designated for recreational use. The division shall  
13 lease the second portion, currently designated as agricultural land, located on the easterly side of  
14 Lake street and containing approximately 54 acres to the town of Shrewsbury to be designated  
15 for agricultural and recreational use. The portions of the parcel are more particularly shown on a  
16 plan entitled “Lake St.-Glavin Center Proposed Zoning Districts” dated February 28, 2011  
17 prepared by the town engineering department. The exact size and boundaries of the land to be

18 leased shall be determined by the commissioner of capital asset management and maintenance, in  
19 consultation with the secretary of health and human services, the commissioner of mental health  
20 and the town of Shrewsbury, after completion of a survey.

21 SECTION 2. The leases authorized in section 1 shall be on such terms and conditions as  
22 the commissioner of capital asset management and maintenance deems appropriate.

23 SECTION 3. The town of Shrewsbury shall compensate the commonwealth in the sum  
24 of \$1 per year for the term of each lease; provided, however, that the town and its successors and  
25 assigns shall be responsible for all costs and expenses including, but not limited to, costs  
26 associated with any engineering, surveys and leases or other agreements.

27 SECTION 4. The commissioner of capital asset management and maintenance, in  
28 consultation with the secretary of health and human services and the commissioner of mental  
29 health shall, 30 days before the execution of the leases, other agreements authorized by this act  
30 or any subsequent amendment thereto, submit the proposed leases, other agreements or  
31 amendments and a report thereon to the inspector general for the inspector general's review and  
32 comment. The inspector general shall issue a review and comment within 30 days of receipt of  
33 the proposed leases, other agreements or amendments. The commissioner of capital asset  
34 management and maintenance, in consultation with the secretary of health and human services  
35 and the commissioner of mental health, shall submit the proposed leases, other agreements or  
36 amendments and the reports and comments of the inspector general, if any, to the house and  
37 senate committees on ways and means and the joint committee on state administration and  
38 regulatory oversight at least 30 days before execution of said leases.

39           SECTION 5. Notwithstanding any other general or special law to the contrary, if the  
40 portions of the parcel described in section 1 shall cease to be used at any time for the public  
41 purposes described in this act, or used for any purpose other than the public purposes stated in  
42 this act, the commissioner of capital asset management and maintenance shall give written notice  
43 to the lessee of the unauthorized use. The lessee shall, upon receipt of the notice, have 30 days to  
44 respond and a reasonable time to establish an authorized use of the parcel. If an authorized use of  
45 either of the 2 portions of the parcel is not thereafter established, the lease shall terminate.