

**Massachusetts House of Representatives
Bill Summary**

- Bill #:** H.5108
- Title:** An Act relative to the acquisition and disposition of certain land in the town of Falmouth
- Sponsor:** Rep. David Vieira
- Committee:** Joint Committee on Municipalities and Regional Government
- Hearing Date:** March 3, 2026
- Current Law:** Chapter 30B is the Uniform Procurement Act. Section 16 governs the disposition or acquisition of property by a governmental body, and contains requirements for declaring the property available, advertising and solicitation of public bids, determination of appraised value, and procedures to follow if the property is disposed of at a cost that is less than the appraised value.
- Summary:** Section 1 of the bill authorizes the town's select board to acquire by gift several parcels of land, comprising a total of 139.43 acres, now or formerly owned by the New Cape Cod Country Club, and described as follows:
- 41 Theatre Drive, consisting of 45.06 acres;
 - 42 Theatre Drive, 0.84 acres;
 - 48 Theatre Drive, 48.65 acres;
 - 59 Theatre Drive, 3.39 acres;
 - 0 Boxberry Hill Road, 41.49 acres.
- Section 2 authorizes the town select board to dispose of all or portions of the 5 parcels of land described in section 1 to one or more companies to be used for the construction, operation and maintenance of a solar energy generating facility, energy storage, energy transmission and related infrastructure by lease or otherwise.
- Section 3 would exempt the acquisition and disposition of the land from Chapter 30B, the Uniform Procurement Act.
- Section 4 provides for this legislation to take effect upon its passage.
- Notes:** Approved as Article 13 at the November 17, 2025 Annual Town Meeting by a unanimous vote. According to the town meeting explanation, this special legislation would streamline a land donation and related lease negotiations in order to facilitate the construction, operation and maintenance of a solar energy facility, which may include energy storage components, to generate electricity for transmission to the local electrical distribution network.