

HOUSE No. 3521

The Commonwealth of Massachusetts

PRESENTED BY:

Stephen Kulik

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 to convey a certain parcel of land in the town of Chesterfield.

PETITION OF:

NAME:

Stephen Kulik

DISTRICT/ADDRESS:

1st Franklin

HOUSE No. 3521

By Mr. Kulik of Worthington, a petition (accompanied by bill, House, No. 3521) of Stephen Kulik that the commissioner of conservation and recreation be authorized to convey a certain parcel of land in the town of Chesterfield. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act to convey a certain parcel of land in the town of Chesterfield.

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 capital asset management and maintenance, in consultation with the
3 commissioner of conservation and recreation may convey a certain parcel of land currently under
4 the care and control of the department of conservation and recreation in the town of Chesterfield.
5 Prior to finalizing the transaction or making the conveyance authorized herein, the division of
6 capital asset management and maintenance may make minor modifications to the area and plan
7 in order to carry out the purposes of this act.

8 SECTION 2. An independent appraisal of the fair market value and value in use of the
9 parcel described in section 1 shall be prepared in accordance with the usual and customary
10 professional appraisal practices by a qualified appraiser commissioned by the commissioner of
11 capital asset management and maintenance. Consideration for the conveyance authorized in
12 section 1 shall be the full and fair market value or the value in proposed use, whichever is

13 greater, as determined by the commissioner of capital asset management and maintenance and
14 calculated with regard to the parcel's full development potential. The commissioner of capital
15 asset management and maintenance shall submit the appraisal to the inspector general for review
16 and comment. The inspector general shall review and approve the appraisal and the review shall
17 include an examination of the methodology utilized for the appraisal. The inspector general shall
18 prepare a report of such review and file the report with the commissioner of capital asset
19 management and maintenance for submission by the commissioner to the house and senate
20 committees on ways and means and the joint committee on state administration and regulatory
21 oversight. The commissioner shall submit copies of the appraisal, and the inspector general's
22 review and approval and comments, if any, to the house and senate committees on ways and
23 means and the joint committee on state administration and regulatory oversight at least 15 days
24 prior to the execution of any documents effecting the transfers described in section 1 or section
25 2.

26 SECTION 3. The grantee shall assume all costs associated with engineering, surveys,
27 appraisals, deed preparation and other expenses deemed necessary by the commissioner of
28 capital asset management and maintenance to execute the conveyances authorized.