

HOUSE No. 3771

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act authorizing the division of capital asset management and maintenance to convey certain state owned land to the city of Boston.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to forthwith provide for the conveyance of certain land from the Commonwealth of Massachusetts to the City of Boston, therefore, it is hereby declared to be an emergency law, necessary for the immediate preservation of the public [Emergency Preamble Context].

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 certain land currently under the care
4 and control of the department of conservation and recreation to the city of Boston to be placed
5 under the care and control of its public works department for general municipal purposes,
6 including a street light facility, subject to the provisions of sections 3 through 5, inclusive, and to
7 such additional terms and conditions as the commissioner of capital asset management and
8 maintenance may prescribe in consultation with the commissioner of conservation and
9 recreation; provided, however, that such additional terms and conditions shall be consistent with
10 the purposes of this act. The parcel authorized to be conveyed contains an area of 2.951 acres or
11 128,546 square feet, more or less, and shall be shown on a plan of land to be filed by the division
12 of capital asset management and maintenance with the Suffolk registry of deeds. Prior to
13 finalizing the transaction or making the conveyance authorized herein, the division of capital
14 asset management and maintenance may make minor modifications to the area and plan to carry
15 out the purposes of this act.

16 SECTION 2. The parcel authorized to be conveyed pursuant to section 1 includes a
17 portion of a certain parcel of land located in the city of Boston described in a deed recorded in
18 the Suffolk registry of deeds in book 8773, page 674, and also as shown on an “Exhibit Plan”

19 prepared by Nitsch Engineering and dated May 9, 2012, on file with the division of capital asset
20 management and maintenance, and being more particularly described as follows:

21 Beginning at a point being located at the most northwesterly corner of the parcel on the
22 southerly sideline of Canterbury Street at 2932019.85 feet in the northing and 764388.10 feet in
23 the easting referenced to Massachusetts State Plane Coordinate System (NAD 83);

24 thence running by a curve to the left by said southerly sideline of Canterbury Street,
25 having a radius of 619.00 feet, and an arc length of 128.83 feet to a point of tangency;

26 thence N86°27'19"E by said southerly line of Canterbury Street, a distance of 6.64 feet to
27 a point;

28 thence N88°08'52"E by said southerly line of Canterbury Street, a distance of 88.73 feet
29 to a point of curvature;

30 thence by a curve to the right by the southerly line of Canterbury Street, having a radius
31 of 163.00 feet and an arc length of 48.78 feet to a point of compound curvature at the
32 southwesterly line of Canterbury Lane;

33 thence by a compound curve to the right by said southwesterly line of Canterbury Lane,
34 having a radius of 118.00 feet and an arc length of 65.62 feet to a point of tangency;

35 thence S44°50'45"E, by said southwesterly line of Canterbury Lane, a distance of 331.81
36 feet to a point;

37 thence S34°54'07"W by remaining land of the Commonwealth of Massachusetts, a
38 distance of 97.62 feet to a point of curvature;

39 thence by a curve to the right by remaining land of the Commonwealth of Massachusetts,
40 having a radius of 160.00 feet and an arc length of 138.60 feet to a point;

41 thence N44°39'27"W, by remaining land of the Commonwealth of Massachusetts, a
42 distance of 188.34 feet to a point;

43 thence S 88° 35' 50" W, by remaining land of the Commonwealth of Massachusetts, a
44 distance of 61.77 feet to a point;

45 thence N44°39'36"W by remaining land of the Commonwealth of Massachusetts, a
46 distance of 298.43 feet to a point;

47 thence N10°05'32"E by remaining land of the Commonwealth of Massachusetts, a
48 distance of 81.68 feet to the point of beginning.

49 SECTION 3. The conveyance authorized in section 1 shall be contingent upon the
50 Massachusetts Bay Transportation Authority conveying, for no consideration, easements upon

51 land near the Neponset River to the Commonwealth, to be placed under the care and control of
52 the department of conservation and recreation for conservation and recreation purposes
53 associated with the Neponset River Greenway. The easements shall allow the department of
54 conservation and recreation to construct, operate, maintain and repair a public recreational
55 corridor and to authorize public access to such recreational facilities, subject to the rules and
56 regulations of the department of conservation and recreation and section 32 of chapter 184 of the
57 General Laws. The parcels upon which such easements shall be granted are: (a) parcels
58 containing 36,700 square feet, more or less, in the vicinity of the Neponset River Greenway near
59 Mattapan Square as described in chapter 480 of the Acts of 1923; (b) parcels containing 41,800
60 square feet, more or less, in the vicinity of the Neponset River Greenway near Port Norfolk as
61 described in a deed recorded in the Suffolk registry of deeds in book 8067, page 503; (c) parcels
62 containing 18,850 square feet, more or less, in the vicinity of the Neponset River Greenway near
63 Valley Road Station as described in chapter 480 of the Acts of 1923; and (d) parcels
64 containing 44,000 square feet, more or less, in the vicinity of the Neponset River Greenway near
65 Butler Street Station as described in chapter 480 of the Acts of 1923. The exact boundaries of
66 the parcels shall be determined by the commissioner of the division of capital asset management
67 and maintenance in consultation with the commissioner of the department of conservation and
68 recreation after completion of a survey; provided, however, that the easements conveyed
69 pursuant to this section shall contain a total area of 3.24 acres or 141,350 square feet, more or
70 less, and shall be shown on a plan of land to be filed by the division of capital asset management
71 and maintenance with the Suffolk registry of deeds.

72 SECTION 4. Notwithstanding any general or special law to the contrary, the city of
73 Boston shall be responsible for all costs and expenses, including but not limited to, costs
74 associated with any engineering, surveys, appraisals, and deed preparation related to the
75 conveyance authorized pursuant to this act as such costs may be determined by the commissioner
76 of the division of capital asset management and maintenance.

77 SECTION 5. Notwithstanding any general or special law to the contrary, the city of
78 Boston shall accept the new alignment of Canterbury Street from Canterbury Street to Morton
79 Street as a city street upon the completion of the conveyance authorized in section 1, and shall
80 maintain the street as a city street immediately upon such conveyance. The city may at any time
81 release any easement in the discontinued portions of the street, and the commissioner of capital
82 asset management and maintenance may at any time grant a recordable street easement to the
83 city over land owned by the commonwealth to the extent that it lies within the area of the newly
84 aligned street as may be determined by the commissioner and approved by the city.