

SENATE No. 2303

Senate, July 29, 2019 – Substituted by amendment by the Senate (Senator Kennedy) as a new draft for Senate, No. 2239

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-First General Court
(2019-2020)**

An Act to authorize the conveyance by lease or easement and change of use of conservation land in the town of Groton.

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. (a) Notwithstanding any general or special law to the contrary, the town of
2 Groton may transfer to the care, custody and control of the board of selectmen of the town the
3 parcel of land described in subsection (b) currently held by the conservation commission of the
4 town for conservation purposes. Upon such transfer, the board may enter into an agreement with
5 Reedy Meadow Estates Trust to convey, by lease, easement or otherwise, all or a portion of the
6 parcel as the board deems necessary or appropriate. The board may change the use of all or a
7 portion of the parcel to the new use of providing stormwater drainage for Reedy Meadow
8 Estates, a residential development.

9 (b) The parcel of land referred to in subsection (a) is shown as map 228, parcel 59 on the
10 town of Groton assessor’s maps, being 0.34 acres or 15,000 square feet, more or less, and as
11 further shown on a plan entitled “Easement Plan in Groton, Massachusetts, Olivia Way, Date:
12 April 9, 2019, Prepared by Land Engineering & Environmental Services, Inc.” and was acquired

13 by the town by deed recorded in the Middlesex southern district registry of deeds in book 69226,
14 page 60.

15 (c) In consideration for the transfer, conveyance and change of use of all or a portion of
16 the parcel to be conveyed pursuant to subsection (a), the board of selectmen shall acquire by
17 purchase, gift or eminent domain and shall dedicate for conservation purposes under the care,
18 custody and control of the conservation commission pursuant to section 8C of chapter 40 of the
19 General Laws and Article 97 of the Amendments to the Constitution of the Commonwealth the
20 land and property shown on a plan entitled “Land Swap Plan, Red Pepper Lane, Groton,
21 Massachusetts dated April 23, 2019 prepared by Land Engineering & Environmental Services”,
22 being 1 property in-fee in the town of Pepperell shown on the plan as Parcel “L” totaling 0.24
23 acres or 10,686 square feet, more or less, acquired by deed recorded in the Middlesex southern
24 district registry of deeds in book 64746, page 214 and 1 conservation restriction on the property
25 shown as map 229, parcel 1 on the town of Groton assessor’s maps at 473 Nashua road in the
26 town of Groton totaling 0.14 acres or 6,000 square feet, more or less, acquired by deed recorded
27 in the Middlesex southern district registry of deeds in book 13316, page 665 for a total of 0.38
28 acres or 16,686 square feet, more or less. Further, the board shall return to the care, custody and
29 control of the conservation commission any portion of the parcel to be conveyed pursuant to
30 subsection (a), as deemed appropriate by the board, that is not conveyed and used for stormwater
31 drainage purposes.

32 SECTION 2. This act shall take effect upon its passage.