

SENATE No. 2503

Senate, November 14, 2023 -- Substituted as a new draft (Senator Rodrigues) for the Senate Bill relative to the conveyance of a certain parcel of land in the city of Fall River (Senate, No. 2439).

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act authorizing the conveyance of a certain parcel of land in the city of Fall River.

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 section 5A of chapter 3 of the General Laws or any other
2 general or special law, the Fall River Redevelopment Authority may convey to VMD Industrial
3 FR LLC a certain parcel of land held as a buffer zone pursuant to section 3 of chapter 266 of the
4 acts of 2002 and shown as Proposed Lot 5 on a plan of land entitled “Approval Not Required
5 Plan, 0 Innovation Way, Fall River-Map W-19 Lots 185 & 189 Freetown - Parcel ID 236-
6 006.01, Fall River/ Freetown Massachusetts”, prepared for V.M.D. Companies, LLC by MBL
7 Land Development and Permitting Corp., dated November 2, 2022 and recorded in the Bristol
8 Fall River district registry of deeds in plan book 169, page 33; provided, however, that the
9 boundaries of Proposed Lot 5 may be amended by the addition of the adjacent areas totaling +/-
10 1.8 acres and by removal of an adjacent area totaling +/-1 acre, which adjacent areas are shown
11 on the plan “Boundary Modification Plan” prepared by V.M.D. Companies, LLC, dated June 6,
12 2023, which is on file with the Fall River Redevelopment Authority, and a surveyor’s plan

13 showing Proposed Lot 5, as amended, shall be recorded in the Bristol Fall River district registry
14 of deeds concurrently with any such amendment.

15 SECTION 2. As consideration for the conveyance authorized in section 1 and the
16 amendment of the boundaries of the parcel, a conservation restriction shall be placed upon
17 Proposed Lot 5 pursuant to sections 31 and 32 of chapter 184 of the General Laws, as the parcel
18 is amended by the removal and addition of parcels as described in section 1. The conservation
19 restriction shall be granted to The Trustees of Reservations or to another public entity authorized
20 to hold a conservation restriction pursuant to said section 32 of said chapter 184 and to the
21 department of conservation and recreation or to another public entity so that the land shall
22 continue to be protected by article 97 of the amendments to the constitution of the
23 commonwealth; provided, however, that the conservation restriction shall continue to provide the
24 benefits required by section 3 of chapter 266 of the acts of 2002 and shall further those benefits
25 by ensuring a net gain of land held for the purposes of conservation and protection of the natural
26 resources of the Freetown-Fall River State Forest and the Southeastern Massachusetts
27 Bioreserve. Upon recording of the conservation restriction pursuant to this section, the deed
28 restriction, as recorded in the Bristol Fall River district registry of deeds in book 07124, page
29 137, may be terminated.

30 SECTION 3. Nothing in this act shall affect the applicability of chapter 131A of the
31 General Laws to any parcel referenced in this act.

32 SECTION 4. VMD Industrial FR LLC may transfer Proposed Lot 5, as described in
33 section 1, to VMD Conservation FR LLC; provided, however, that the parcel transferred shall
34 remain subject to the conservation restriction pursuant to section 2.

SECTION 5. This act shall take effect upon its passage.