

SENATE NO. 37

AN ACT CONVEYING CERTAIN PROPERTY IN THE CITY OF WORCESTER TO COMMUNITY HEALTHLINK

*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. The commissioner of the division of capital asset management and maintenance, in
2 consultation with the commissioner of the department of mental health, in accordance with chapter
3 300 of the acts of 1962 notwithstanding section 40H of chapter 7 of the General Laws, are hereby
4 authorized upon the initiation of construction of the department of mental health's Massachusetts
5 psychiatric hospital to convey to the community healthlink, a charitable corporation organized under
6 the laws of the commonwealth, a parcel of land and the building thereon, known as the Worcester
7 youth guidance center, located on the grounds of Worcester state hospital, to be used by the
8 corporation for the provision of mental health services to children and adults who reside in central
9 Massachusetts and who have serious mental illness; and shall include the access road known as dorista
10 goldsberry drive to the point where it connects to hospital road; and sufficient land to provide for
11 parking and appurtenant uses extending in an easterly direction from the perimeter of the
12 aforementioned building to hospital road and to the west, south and north at least three hundred feet in
13 each direction from the perimeter of the building. The exact acreage and boundaries of the property to

14 be conveyed as described above shall be determined by the commissioner, in consultation with the
15 department of mental health, after completion of a survey.

16 SECTION 2. The jurisdiction in and the title to the parcel of land authorized to be conveyed in section
17 one shall revert to and re-vest in the commonwealth whenever the parcel of land ceases to be used for
18 the purpose of providing mental health services, as provided in section one.

19 SECTION 3. The price paid by the grantee for the conveyance pursuant to this act shall be determined
20 by the commissioner of the division of capital asset management and maintenance based on an
21 independent appraisal. The inspector general shall review and approve the appraisal, and said review
22 shall include a review of the methodology utilized for said appraisal. In no instance in which the
23 commonwealth maintains responsibility for maintaining the disposition parcel or portion shall the
24 terms provide for payment of less than the annual maintenance costs. All monies paid to the
25 commonwealth as a result of this act shall be deposited into the general fund.

26 SECTION 4. Community healthlink shall be responsible, at its sole cost and expense, to obtain and
27 connect new public and private utility services to the center and to disconnect, remove and or sever all
28 utility connections into the Worcester state hospital infrastructure facility.

29 SECTION 5. Community healthlink shall be responsible, at its sole cost and expense, for snowplowing
30 and other maintenance of so much of any access road, parking lot, landscaping and grounds as the
31 commissioner of the department of mental health may specify from time to time.

32 SECTION 6. Community healthlink shall pay for the cost of all utility severance studies; appraisals,
33 surveys and deed preparation for the conveyance authorized by this act as considered necessary by the
34 commissioner.

35 SECTION 7. The commissioner of the division of capital asset management and maintenance is
36 hereby authorized to retain rights of way or easements across, on, under or above land conveyed

37 pursuant to this act for access, egress, utilities, drainage, and other purposes in such locations and on
38 such terms and conditions as said commissioner deems reasonable or appropriate. The commissioner
39 of the division of capital asset management and maintenance is hereby authorized to grant to
40 community healthlink such rights of way or easements across, on, under or above other
41 commonwealth property for access, egress, utilities, drainage, and other purposes in such locations and
42 on such terms and conditions as said commissioner deems reasonable or appropriate.