

# SENATE . . . . . No. 1884

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Senate, March 17, 2011 - New draft of Senate, No. 1048 reported from the committee on the Municipalities and Regional Government.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE  
□ SENATE  
□ , NO. 2627 OF 2009-2010.]

## The Commonwealth of Massachusetts

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**In the Year Two Thousand Eleven**  
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An Act authorizing the town of Sandwich to enter into a lease for the construction of an active recreation facility .

*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, Parcel B on a plan  
2 of land entitled “Town of Sandwich Acquisition of Verbon Trust Property,” dated March 1, 1999  
3 by Outback Engineering, Inc., 321 West Grove Street, Middleborough, Mass. and recorded with  
4 the Barnstable county registry of deeds in plan book 551, page 32, may be used for water supply  
5 and water protection purposes and for active recreational purposes including, but not limited to,  
6 active recreational field and facilities and a golf course; provided, however, that the board of  
7 selectmen may lease such recreational fields and facilities for recreational purposes. The lease  
8 may be a ground lease of the land only or it may provide for the finance, design and construction  
9 of a facility for active recreational use. The lease may be for such term of years and subject to  
10 such terms and conditions as the town manager and the board of selectmen deem appropriate.

11 (b) A request for proposals for the lease authorized in subsection (a) shall specify the  
12 method for comparing proposals to determine the proposal offering the lowest overall cost to the  
13 town including, but not limited to, all capital financing. If the town awards a contract to an  
14 offeror who did not submit the proposal offering the lowest overall cost, the town shall explain  
15 the reason for the award in writing.

16 (c) Notwithstanding the competitive bid requirements set forth in sections 38A½ to 38O,  
17 inclusive, of chapter 7, section 39M of chapter 30 or sections 44A to 44M, inclusive, of chapter  
18 149 of the General Laws, but subject to section 16 of chapter 30B of the General Laws, an active  
19 recreation facility may be constructed under a lease awarded pursuant to this act.

20 (d) Notwithstanding any general or special law to the contrary, a lease awarded pursuant  
21 to subsection (a) may include an option or a right of first refusal for the town to acquire the land  
22 and the active recreation facility upon termination of the lease. An option or right of first refusal  
23 shall be at the sole discretion of the town in accordance with the original terms and conditions set  
24 forth in the request for proposals or terms and conditions more favorable and acceptable to the  
25 town. A lease entered into pursuant to this act may provide that the town shall not be exempt  
26 from liability for payment over the term of the lease of the costs to finance, design and construct  
27 the active recreation facility.

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