


CITY OF PORTSMOUTH

LEGAL DEPARTMENT

MEMORANDUM

DATE: September 11, 2019

TO: JULIET T.H. WALKER, PLANNING DIRECTOR

FROM: SUZANNE M. WOODLAND, DEPUTY CITY ATTORNEY 

RE: PLANNING BOARD AGENDA ITEM  
125 COTTAGE STREET – SENIOR CENTER  
EASEMENT TO EVERSOURCE FOR ELECTRICAL SERVICE

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Work is currently underway to convert the former Doble Center at 125 Cottage Street to the City of Portsmouth's new Senior Center. The City and Eversource have recently determined that the best way to provide electricity to the new Center is to install a new electrical service from an Eversource pole located along the western property line abutting 185 Cottage Street. (See attached schematic for the proposed easement to Eversource.)

In order to provide this updated electrical service from the pole and by conduit to the new panel on the City's building, Eversource requires the City to grant it an easement. The form of the easement is being reviewed by the Legal Department.

**Proposed Motion:** Recommend that the City Council authorize the granting of an easement to Eversource for electrical service over municipal property located at 125 Cottage Street, Portsmouth (Tax Map 174 Lots 15 and 16).

Attachment

cc: Joseph J. Almeida, Department of Public Works  
Dan J. Hartrey, Engineering, Department of Public Works

R.C.R.D. BK 28C4, PG 218F

TAX MAP 174, LOT 11  
FERNANDO M. & NANCY M. OLIVEIRA  
7 GARDEN STREET  
PORTSMOUTH, NH 03801  
R.C.R.D. BK 5499, PG 0773

TAX MAP 174, LOT 12  
JHW PORTSMOUTH, LLC  
443 BENFORD STREET  
LEXINGTON, MA 02420  
R.C.R.D. BK 5394, PG 1677

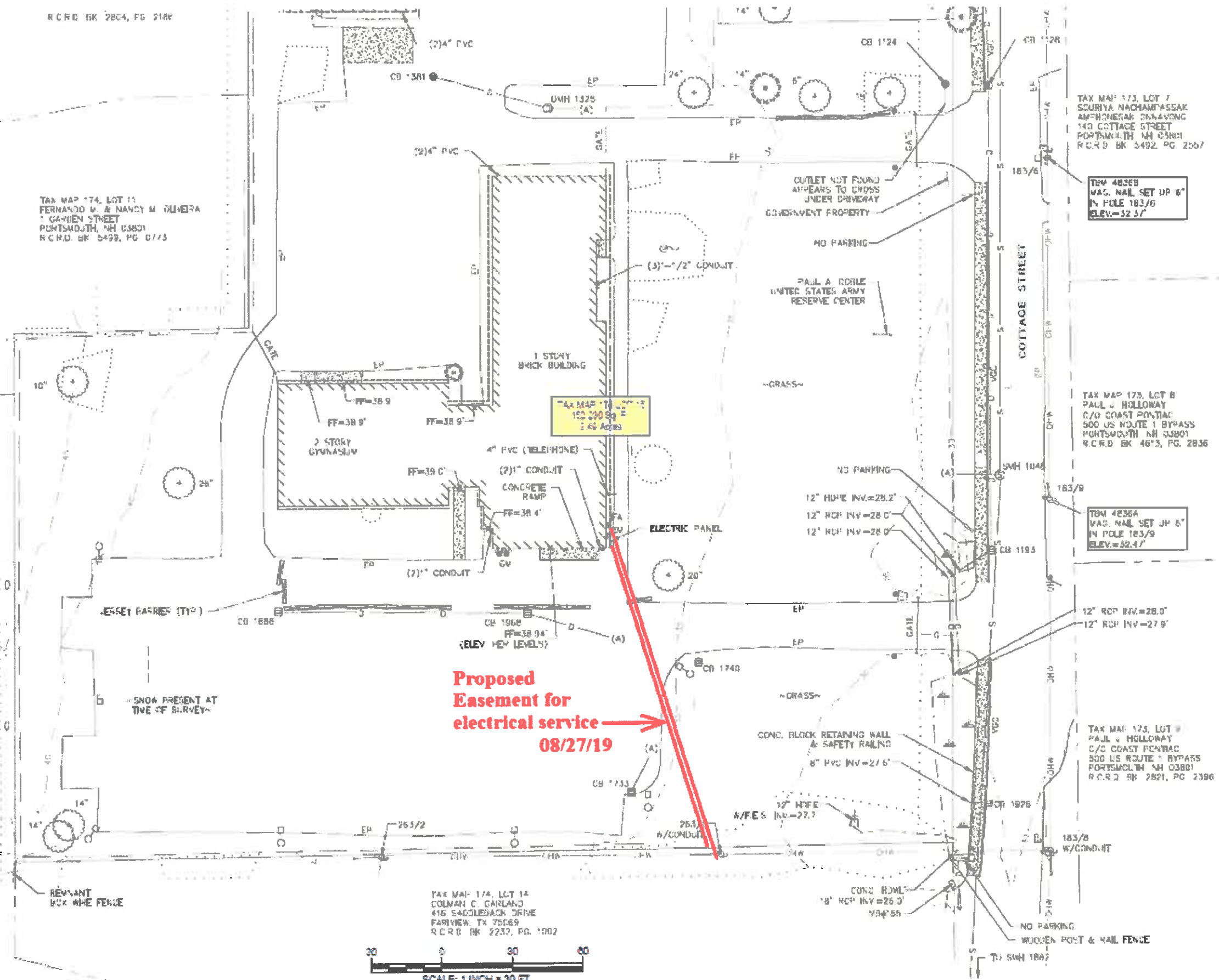
NO SNOW PRESENT AT  
TIME OF SURVEY

REMNANT  
BOX WIRE FENCE

TAX MAP 174, LOT 14  
COLMAN C. GARLAND  
416 SADDLESACK DRIVE  
FAIRVIEW, TX 75069  
R.C.R.D. BK 2232, PG. 1002



**Proposed  
Easement for  
electrical service  
08/27/19**



- OVERHEAD WIRE
- S— SEWER LINE
- D— DRAIN LINE
- G— GAS LINE
- M— MAJOR CONTOUR LINE
- m— MINOR CONTOUR LINE
- T— TREE LINE
- S— SHRUB LINE
- W— OBSERVED EDGE OF WATER (SEE NOTE 1)
- S— STREAM
- C— CONCRETE
- L— LANDSCAPED AREA
- U— UTILITY HOLE
- UW— UTILITY POLE & GUY WIRE
- ULW— UTILITY POLE W/ LIGHT
- LW— LIGHT POLE (ONE ARM)
- S— SIGN
- R— ROUND FOUND
- DF— DRILL HOLE FOUND
- IF— IRON PIPE/ROD FOUND
- B— BOLLARD
- F— FIRE HYDRANT
- WV— WATER GATE VALVE
- GR— GAS REGULATOR
- CB— CATCH BASIN
- DM— DRAIN MANHOLE
- FES— FLARED END SECTION
- SM— SEWER MANHOLE
- WA— WETLAND AREA
- FP— FLAG POLE
- CT— CONIFEROUS TREE
- DT— DECIDUOUS TREE
- TYP— TYPICAL
- DMF— DRILL HOLE FOUND
- IPF— IRON PIPE FOUND
- CONC— CONCRETE
- FF— FINISHED FLOOR
- TH— THRESHOLD FLOOR
- EP— EDGE OF PAVEMENT
- VGC— VERTICAL GRANITE CURB
- YL— DOUBLE YELLOW LINE
- SL— SINGLE WHITE LINE
- EV— ELECTRIC METER
- GM— GAS METER
- FA— FIRE ALARM

TAX MAP 173, LOT 7  
SOURIYA NACHAMPASSAK  
AMPHONGSAK SANAANGK  
143 COTTAGE STREET  
PORTSMOUTH, NH 03801  
R.C.R.D. BK 5492, PG 2567

TBM 48369  
WAC. NAIL SET UP 6"  
IN POLE 183/6  
ELEV.=32.37'

TAX MAP 174, LOT 15  
150 200 Sq. Ft.  
1.46 Acres

TAX MAP 173, LOT 8  
PAUL J. HOLLOWAY  
C/O COAST PONTAC  
500 US ROUTE 1 BYPASS  
PORTSMOUTH, NH 03801  
R.C.R.D. BK 4673, PG. 2836

TBM 4836A  
WAC. NAIL SET UP 6"  
IN POLE 183/9  
ELEV.=32.47'

**TOPOGRAPHIC PLAN  
FOR  
AECm, LLC  
OF  
TAX MAP 174, LOTS 15 & 16  
COTTAGE STREET  
PORTSMOUTH, NEW HAMPSHIRE**

NO.	DATE	DESCRIPTION	BY

DRAWN BY:	M.T.L.	DATE:	MARCH 2017
CHECKED BY:	M.W.F.	DRAWING NO.:	4836A
JOB NO.:	4836	SHEET	1 OF 1

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