



State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

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128 JS

JAN 28 2026

Charles M. Arlinghaus
Commissioner

Catherine A. Keane
Deputy Commissioner

Sheri L. Rockburn
Assistant Commissioner

January 5, 2026

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Administrative Services (the “Department”), acting pursuant to RSA 4:40 on behalf of the State of New Hampshire, to grant to Public Service Company of New Hampshire (d/b/a Eversource Energy) a perpetual utility line easement over State land in Rochester, New Hampshire located at 296 Rochester Hill Road to accommodate the installation of a new subsurface electrical distribution line to serve the future Rochester Courthouse facility to be constructed on site. Hunting or fishing would not be permissible within the proposed easement area due to its proximity to the main driveway for the new Courthouse facility, an occupied Courthouse building and an abutting house of worship, public roads, and nearby Skyhaven Airport, and also due to the lack of suitable space, rivers, or ponds located therein.

EXPLANATION

The Department proposes to dispose by transfer on behalf of the State of New Hampshire to Public Service Company of New Hampshire (d/b/a Eversource Energy) of a perpetual utility line easement across a parcel of State land located at 296 Rochester Hill Road in the City of Rochester, New Hampshire, to accommodate the installation of a new subsurface electrical distribution line to serve the future Rochester Courthouse facility to be constructed on site. The proposed easement is to be granted to Eversource in exchange for making available and maintaining electrical utility services for the proposed new facility.

The parcel of land upon which the State intends to construct the Rochester Courthouse facility was acquired by the State from the City of Rochester in February 2025. The proposed easement area will run from abutting Rochester Hill Road along the easterly side of the proposed new driveway and will terminate at or near the courthouse building site. The proposed line and associated conduit, equipment, and apparatus will be installed underground within the host parcel except for a pull box and a transformer to be installed at or above grade within the easement area.

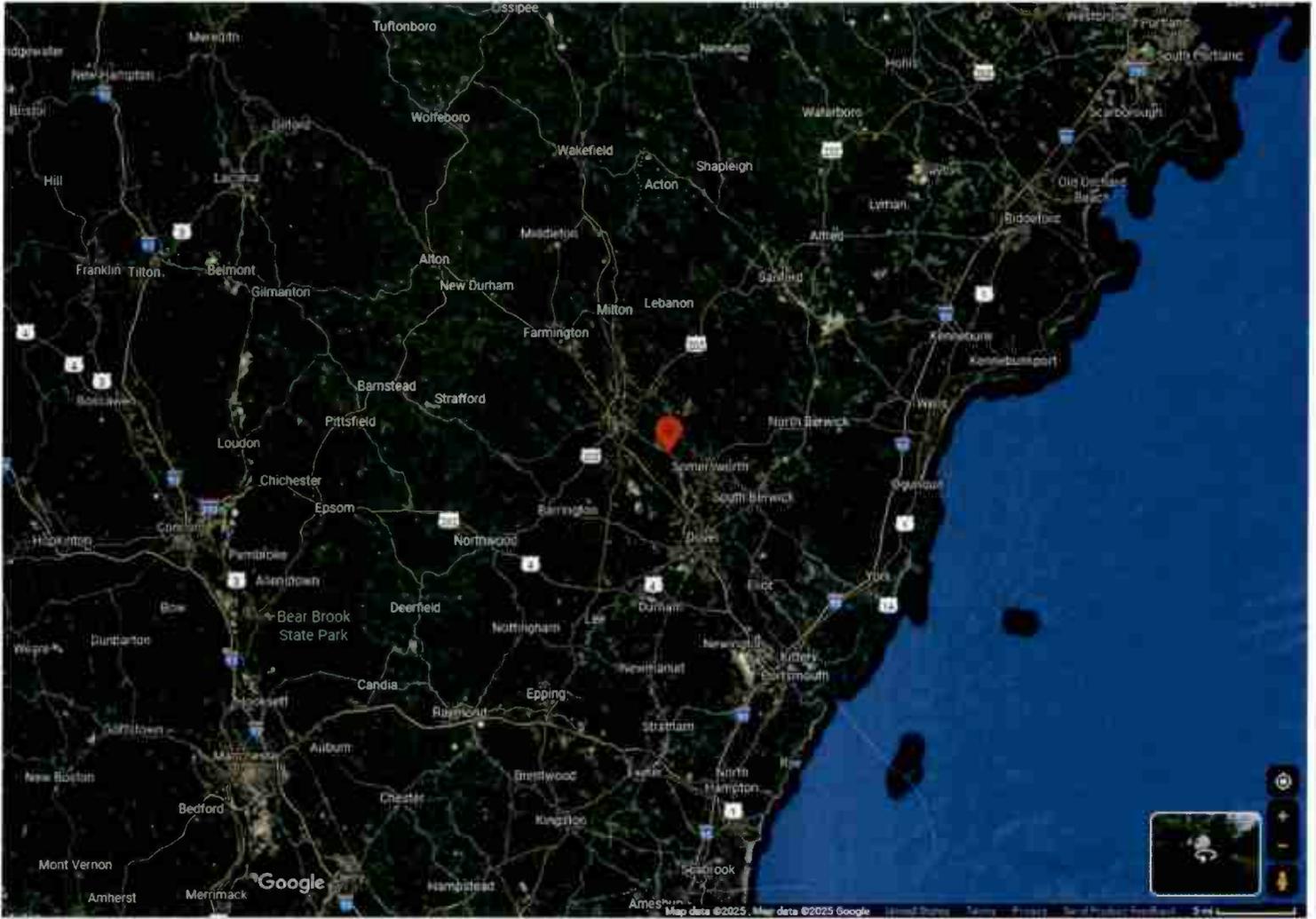
The proposed disposal by transfer of the foregoing easement was recommended by the Council on Resources and Development (CORD) on October 9, 2025 (SLR 2025-006) and was on the agenda for approval by the Long Range Capital Planning and Utilization Committee (LRCPUC) on January 12, 2026 (after the deadline to submit this request for the meeting of the Governor and Executive Council on January 28, 2026). In the event that the LRCPUC does not approve the proposed easement grant on January 12, then the authorization requested hereby shall be subject to approval of the proposed easement grant by the LRCPUC. The reasons for submitting this authorization request in advance of LRCPUC approval are: (1) the LRCPUC was previously scheduled to meet in December 2025, and the proposed easement was on the agenda for that meeting before it was postponed until January 2026 due to an anticipated lack of a quorum; and (2) the construction on site in Rochester has already progressed to the point where the transformer that is anticipated to be installed within the proposed easement area by Eversource is urgently needed to provide an electrical power supply suitable for completing construction as soon as possible to avoid significant construction delays.

Authorization is hereby requested: to grant to Eversource Energy the proposed easement on State land in Rochester as set forth above.

Respectfully submitted,



Charles M. Arlinghaus
Commissioner



Site of Future Rochester Courthouse
296 Rochester Hill Road
Rochester, New Hampshire
Google Location Map

(approximate location marked by red pin near center of map detail above)



Site of Future Rochester Courthouse
296 Rochester Hill Road (Tax Map 255, Lot 21-1)
Rochester, New Hampshire
City of Rochester GIS Tax Map Detail

(host parcel appears marked by orange arrow above)



Site of Future Rochester Courthouse
296 Rochester Hill Road
Rochester, New Hampshire
City of Rochester GIS Aerial Imagery Map

(host parcel shown as Lot 21-1 at center above)

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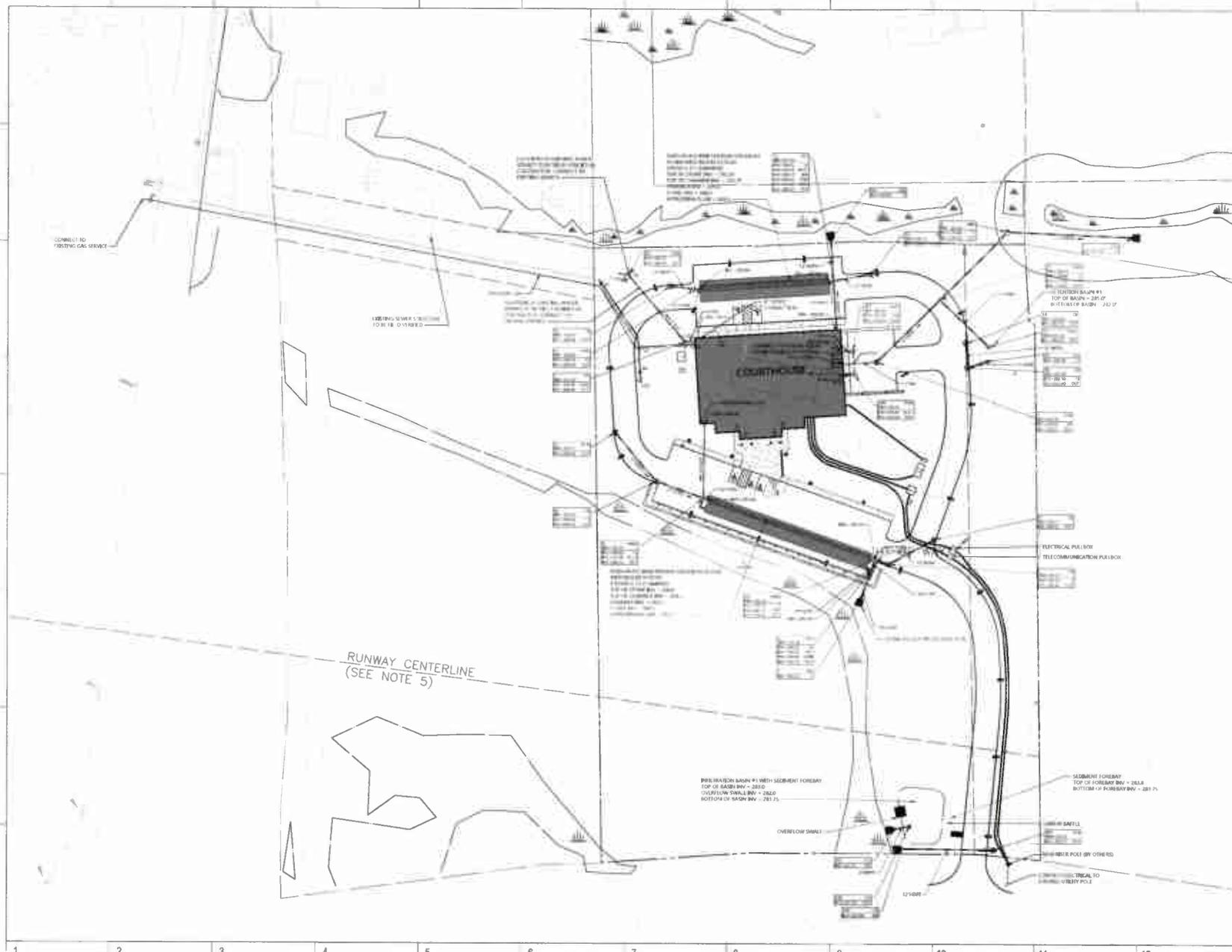
**ROCHESTER
COURTHOUSE**

296 Rochester Hill Road
Rochester, New Hampshire, 03867

NO.	DESCRIPTION	DATE



CONTENT	
Utility Plan	
DESIGNED BY	
PROJECT NO.	038039
DATE	07/20/09
REVISED	
SCALE	1" = 40'-0"
C5.00	
Project Name 100% CONSTRUCTION DOCUMENTS	
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Return to:
EVERSOURCE
Attn: Jacqueline Rae
PO Box 330
Manchester, NH 03105
EBA- _____
WO#: 15087924
Municipality: 182-Rochester
Tax Parcel ID: Map 255 Lot 21-1

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS that the **STATE OF NEW HAMPSHIRE**, acting by and through its Department of Administrative Services pursuant to RSA 4:40, as authorized by the Governor and Executive Council on _____, 2026 (Meeting Agenda Item # _____), with a mailing address of Department of Administrative Services, Office of the Commissioner, 25 Capitol Street, Concord, NH 03301 (hereinafter the "Grantor"), for good and valuable consideration, grants to **PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE ("PSNH") d/b/a EVERSOURCE ENERGY**, a corporation duly established by law, with a mailing address of P.O. Box 330, in Manchester, in the County of Hillsborough, in the State of New Hampshire, 03105, and its successors and assigns (collectively, hereinafter the "Grantee"), forever with QUITCLAIM COVENANTS:

The RIGHT and EASEMENT to lay, install, construct, reconstruct, operate, maintain, repair, replace, patrol and remove above/underground lines which may consist of wires, cables, pipes, ducts, conduits, manholes, and such testing terminals, transformers and foundations and enclosures for the same, vaults, pedestals, repeaters, markers, poles, crossarms, braces, anchors, guys, grounds and other equipment, for transmitting electric current and/or communications and intelligence, and to do the necessary cutting and trimming of trees and brush, over, under and across a portion of the land owned by the Grantor at **296 Rochester Hill Road in Rochester**, County of **Strafford**, State of New Hampshire.

The Easement Area within which such rights may be exercised shall be located within the following described limits:

Beginning at a point on the southwesterly line of the Grantor's property located at 296 Rochester Hill Road, Tax Map 255 Lot 21-1, City of Rochester, said point being at or nearest to PSNH pole numbered 1/118, thence extending in various directions along the southeasterly side of the existing driveway entering and crossing said land of the Grantor and then northerly, easterly, and westerly above/underground across land of the Grantor as necessary to provide service to the newly constructed courthouse facility within the premises; said Easement Area shall include but not be limited to a new PSNH pull box numbered 1/119V1 and a new PSNH Transformer numbered 1/119T1, as necessary to provide service to the premises as may be requested by the Grantor, its successors, or assigns now or in the future. The final location of the Easement Area shall be determined by the location of the facilities as installed whenever installed.

The width of this Easement Area shall be 20 feet, extending 10 feet on each side of the center line of the

distribution lines as constructed, or, if less than 10 feet exists on either side to the nearest adjacent boundary line, then extending 20 feet from said boundary line.

This deed further grants the right to place and operate guying/anchoring facilities adjacent to but outside of the 20-foot-wide Easement Area, together with the right to lay, install, construct, reconstruct, operate, maintain, repair, replace and remove any service cables and related equipment extending to any buildings or structures on said land in order to provide electric or telephone service and/or communications and intelligence thereto. This conveyance shall include the right of access across other land of the Grantor for all purposes in connection with the exercise of the within granted easement rights; the right to excavate, trench, and backfill by men or machines and temporarily to place excavated earth and other material on adjacent land, provided that the land shall be restored by the Grantee to substantially the condition in which it was immediately prior to such excavation, trenching, and backfilling; the right to enter upon adjoining land of the Grantor when working on said lines and associated equipment; and the right to install temporary aboveground lines for temporary periods over and across said land of the Grantor to provide continuity of service thereon when only underground line rights are requested.

The Grantor, for itself and its successors and assigns, covenants and agrees that it will not erect or maintain, or permit to be erected or maintained, any building or structure of any kind or nature within said Easement Area and that it will not plant or permit to be planted any trees within said Easement Area.

The Grantee, for itself and its successors and assigns, covenants and agrees that its exercise of the rights granted herein shall not unreasonably interfere with the Grantor's use and enjoyment of its land within which the Easement Area is to be located.

MEANING AND INTENDING to describe and convey an easement over a portion of the Grantor's premises described in Warranty Deed of the City of Rochester to the State of New Hampshire, dated February 12, 2025, recorded in the Strafford County Registry of Deeds at Book 5243, Page 929.

The rights granted herein are conveyed subject to any rights, liens, restrictions, and encumbrances of record.

Pursuant to Rev. 802.03(a), the Grantee shall be liable for payment of any real estate transfer tax imposed by RSA Chapter 78-B.

(SIGNATURE PAGE TO FOLLOW)

Witness my hand this _____ day of _____ 2026.

GRANTOR:

STATE OF NEW HAMPSHIRE

By and through its

DEPARTMENT OF ADMINISTRATIVE SERVICES

By: _____
Charles M. Arlinghaus, Commissioner
Duly Authorized

STATE/Commonwealth of _____
COUNTY OF _____, ss

On this _____ day of _____ 2026, personally appeared Charles M. Arlinghaus, as Commissioner of the Department of Administrative Services of the State of New Hampshire, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes contained herein.

My Commission expires:

Notary Public/Justice of the Peace

Print Name:

DRAFT