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State of New Hampshire

DEPARTMENT OF ADMINISTRATIVE SERVICES

25 Capitol Street
Concord, New Hampshire 03301
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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” or “DAS”), acting pursuant to RSA 4:40 on behalf of the New Hampshire Department of Health and Human Services (DHHS), to grant on behalf of the State of New Hampshire to Public Service Company of New Hampshire (d/b/a Eversource Energy) a perpetual utility line easement over portions of two abutting parcels of State land at Hampstead Hospital located at 218 East Road in Hampstead, New Hampshire, to accommodate the installation of a new subsurface electrical distribution line to serve the future DHHS facility now under construction on site. Hunting or fishing would not be permissible within the proposed easement area due to its proximity to the main Hampstead Hospital driveway, occupied residential and medical buildings, and public roads, and also the lack of suitable space, rivers, or ponds located therein.

EXPLANATION

The Department, at the request of the DAS Division of Public Works, 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 portions of two abutting parcels of State land at Hampstead Hospital located at 218 East Road in Hampstead, New Hampshire, to accommodate the installation of a new subsurface electrical distribution line to serve the future DHHS facility now under construction on site. Such facility is intended to replace the Sununu Youth Services Center facility in Manchester upon its completion. The proposed easement is to be granted to Eversource in exchange for making available and maintaining electrical utility services for the new facility.

The proposed easement area will run from abutting East Road, where the primary Hampstead Hospital access driveway begins, along the easterly side of the existing driveway (potentially through existing subsurface conduit), around behind (northwesterly of) the proposed new building, and will terminate at or near the parcel boundary with abutting Lot 128. It is not yet clear whether the proposed lines will remain subsurface or will be run overhead once the route of the proposed new utility lines breaks away from the existing driveway adjacent to the site of the proposed new building. The State-owned Hampstead Hospital campus property includes 3 tax parcels of land, 2 of which are likely to be affected by the proposed easement (Tax Map 13, Lots 3 & 128). The primary (largest) Hampstead Hospital parcel is Lot 3, which is where most of the existing Hamstead Hospital building is situated,

where the proposed new building is under construction, and where almost all of the proposed easement area will be located.

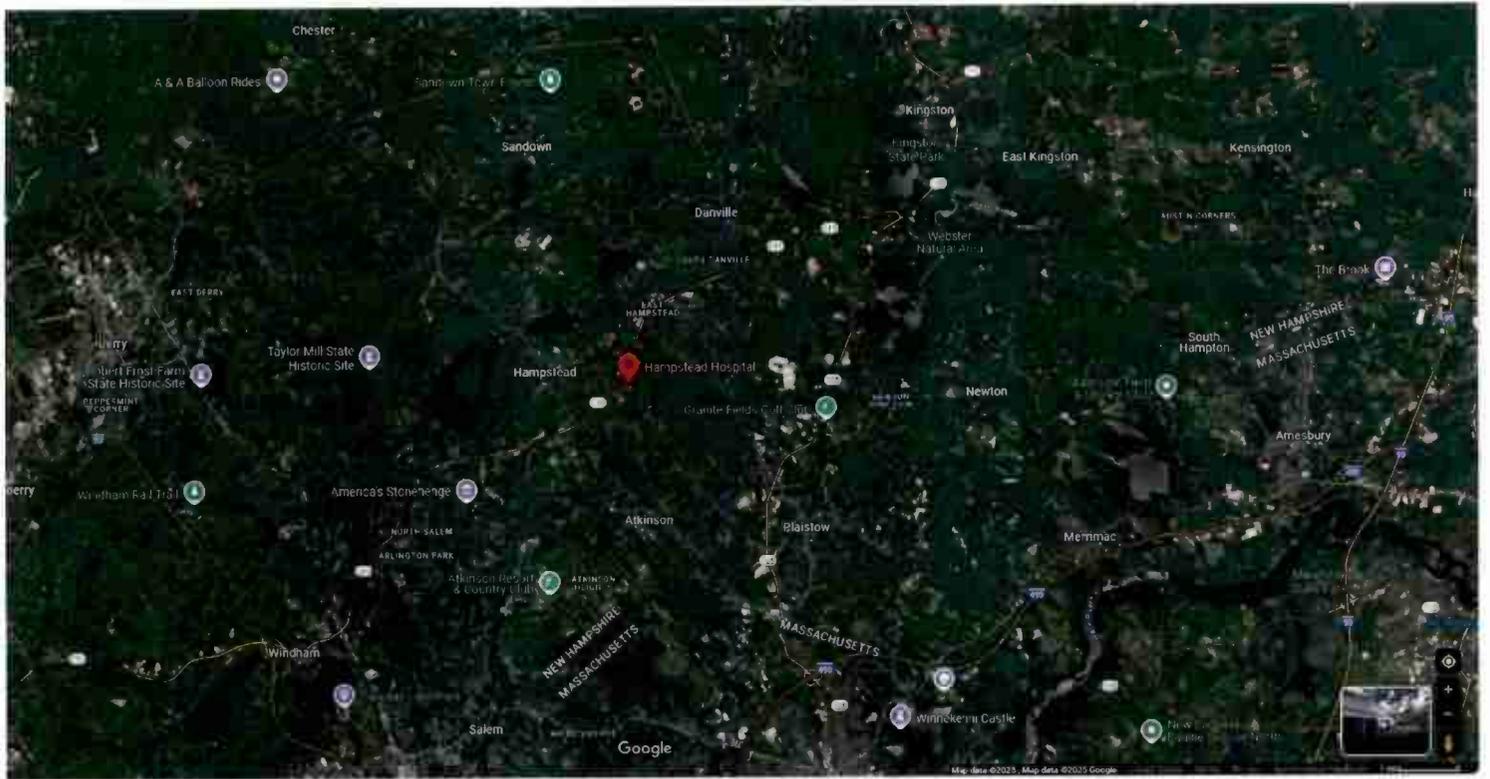
The proposed disposal by transfer of the foregoing easement was recommended by the Council on Resources and Development (CORD) on August 7, 2025 (SLR 2025-005) and approved by the Long Range Capital Planning and Utilization Committee on September 29, 2025 (LRCP 25-033).

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

Respectfully submitted,

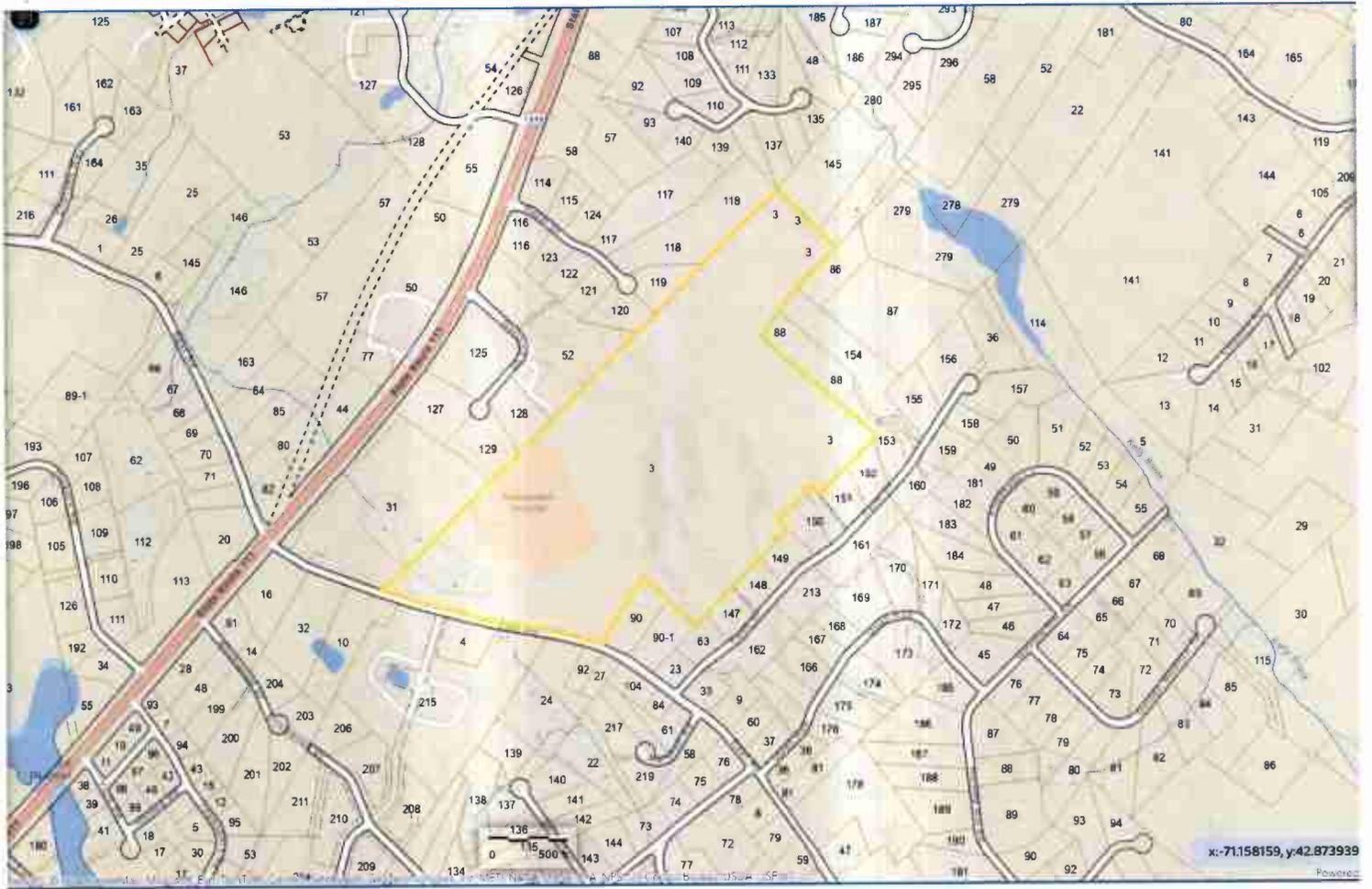


Charles M. Arlinghaus
Commissioner



Hampstead Hospital
218 East Road
Hampstead, New Hampshire
Google Location Map

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



Hampstead Hospital
218 East Road
Hampstead, New Hampshire
Town of Hampstead GIS Tax Map Detail

(primary host parcel appears outlined in yellow above;
proposed utility easement area may extend into abutting Lot 128)



Hampstead Hospital
218 East Road
Hampstead, New Hampshire
Town of Hampstead GIS Aerial Imagery Map

(primary host parcel appears outlined in yellow above;
proposed utility easement area may extend into abutting Lot 128)

Return to:
EVERSOURCE
Attn: Jacqueline Rae
PO Box 330
Manchester, NH 03105
EBA- _____
Work Order: 19699538
Municipality: 091-Hampstead
Tax Parcel ID: Map 13, Lots 3, 128, 129

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, New Hampshire 03301 (hereinafter the "Grantor"), for consideration paid, grants to **PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE ("PSNH") d/b/a EVERSOURCE ENERGY**, a New Hampshire 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 (collectively, hereinafter the "Grantee"), 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 **218 East Road in Hampstead**, and also being located off the **easterly side of Garland Drive** in said **Hampstead**, County of **Rockingham**, 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 westerly line of land of the Grantor located at 218 East Road, Tax Map 13, Lot 3 and adjoining Lot 129, Town of Hampstead, said point being at or nearest to PSNH pole numbered P25/17E, thence extending in various directions along the easterly side of the existing driveway entering and crossing said land of the Grantor and then northerly, easterly, westerly, and

southerly above/underground across land of the Grantor as necessary to provide service to the newly constructed facility within the premises as may be requested by the Grantor, its successors, or assigns, now or in the future. This easement also grants the right to extend such service to the boundary of and onto abutting land of the Grantor on Garland Drive at Tax Map 13, Lot 128, to provide service to that property 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 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 Grantor's premises described in Warranty Deed of Hampstead Outlook, Inc. to the State of New Hampshire dated June 8, 2022, acknowledged June 7, 2022, and recorded in the Rockingham County Registry of Deeds at Book 6414, Page 765.

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

The rights granted herein are not homestead property.

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.

Witness the hand of the Grantor 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 OF NEW HAMPSHIRE

COUNTY OF MERRIMACK

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Charles M. Arlinghaus, Commissioner of the Department of Administrative Services of the State of New Hampshire.

My Commission expires:

Notary Public/Justice of the Peace