THOMAS GALLIGANI
ACTING EXECUTIVE DIRECTOR

MEMO

To: Somerville Redevelopment Authority
From: Ben Demers, Economic Development Planner,
         OSPCD – Economic Development Division
Date: March 11th, 2024
RE: Eversource request for easement overall SRA-owned Parcel 96-A-43

Eversource is requesting an easement from the Somerville Redevelopment Authority (SRA) through a portion of Parcel 96-A-43, which the SRA owns. This is a long, thin parcel that runs adjacent to 600 Windsor Place along Windsor Place in Boynton Yards. (See Exhibit A for the map of the parcel.) The requested easement will allow Eversource to install underground transmission lines across the parcel, which will allow these lines to be brought from north of the MBTA Green Line tracks further into Boynton Yards. (See Exhibit B for the easement map.)

The specific language of the easement is still being finalized by Eversource and City staff. However, a vote is being requested at the March SRA general meeting on whether or not to grant the general easement, which will allow the work to move forward once language is finalized by staff. A representative from Eversource will join the SRA for their March meeting to answer any questions from board members.

Following an affirmative vote by the SRA, staff will finalize easement documentation, and then the Chair of the SRA will sign this documentation on behalf of the SRA. The Secretary of the SRA will also need to sign a certified copy of the SRA vote, which will be attached to the easement.

If the SRA later conveys this property to the City, as has been discussed at recent SRA meetings, the parcel will become part of the right-of-way and staff will be able to provide Eversource with this access. Staff do not foresee any conflicts in this process.

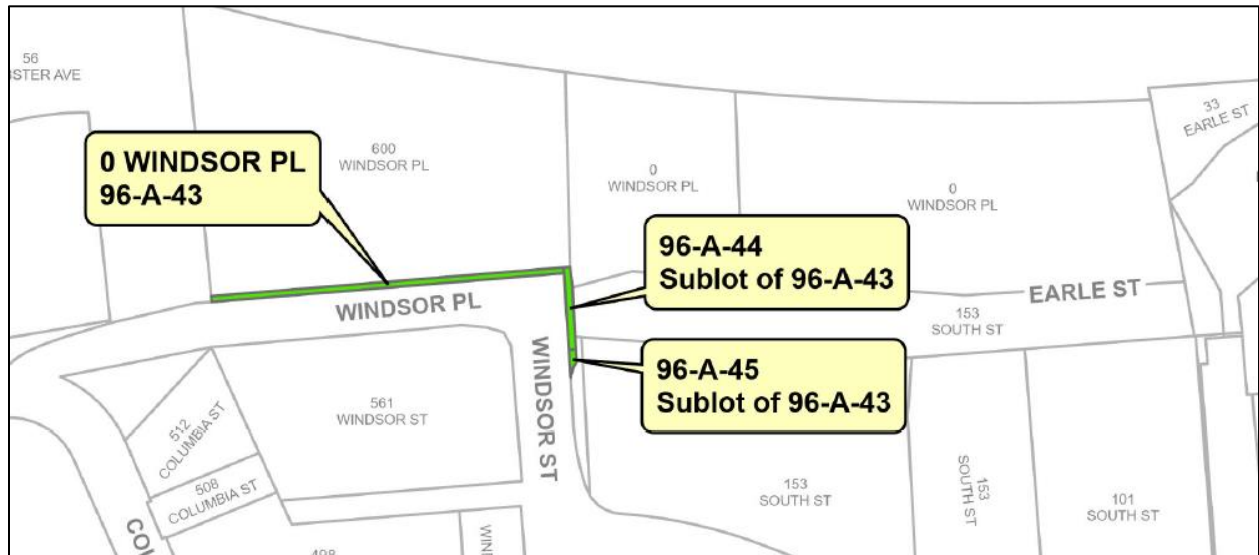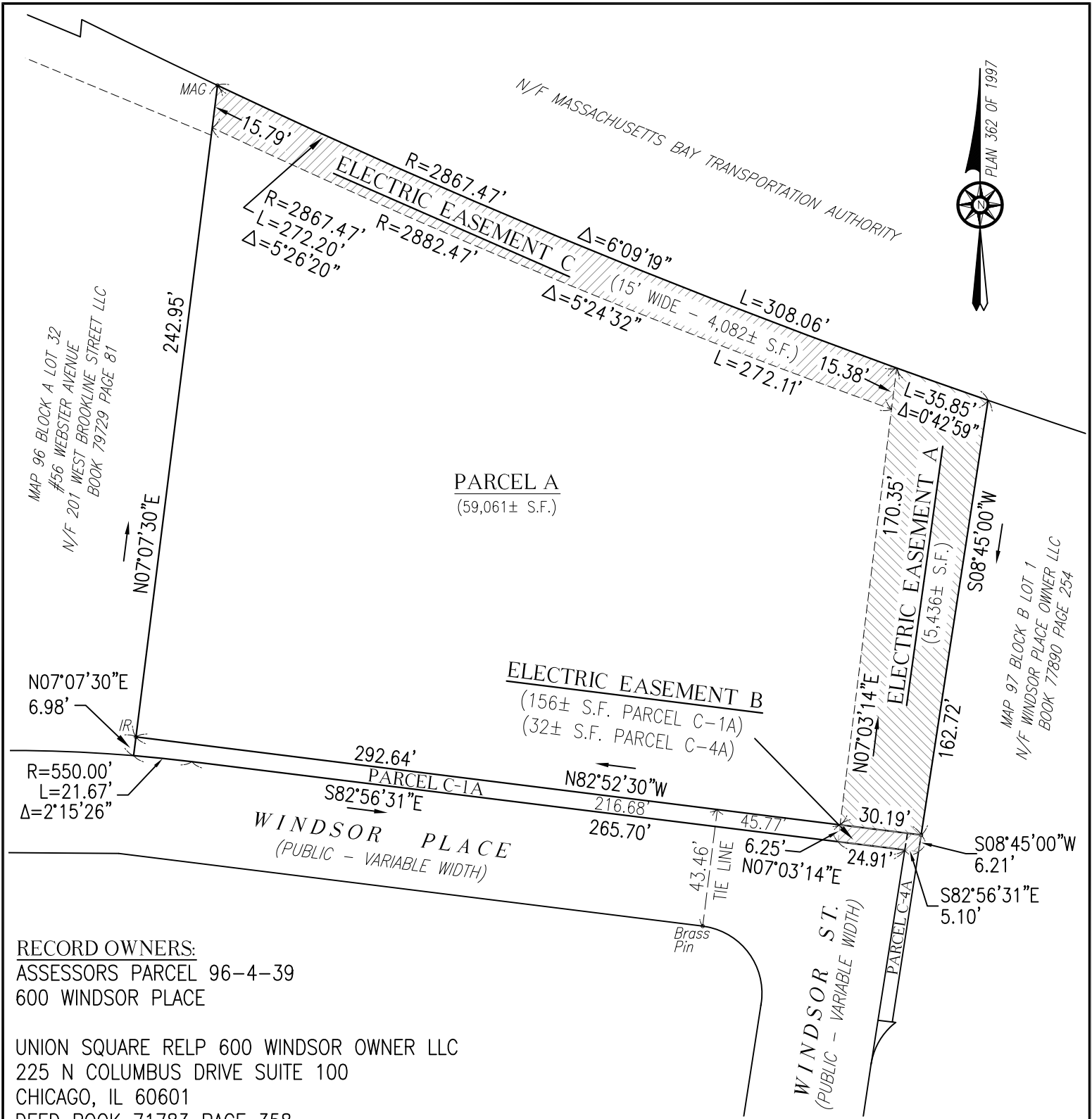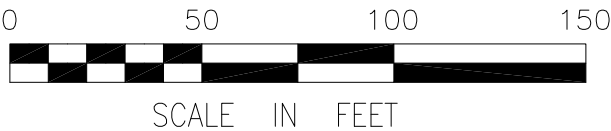# Exhibit A: Image depicting Parcel 96-A-43.

Exhibit B: Map of requested Eversource easement.

PLAN 362 OF 1997

N/F MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

MAG N.

15.79'

ELECTRIC EASEMENT C

R=2867.47'
Δ=6°09'19"
L=308.06'

R=2867.47'
L=272.20'
Δ=5°26'20"

R=2882.47'
Δ=5°24'32"
L=272.11'

(15' WIDE – 4,082± S.F.)

15.38'

L=35.85'
Δ=0°42'59"

242.95'

N07°07'30"E

MAP 96 BLOCK A LOT 32
#56 WEBSTER AVENUE
N/F 201 WEST BROOKLINE STREET LLC
BOOK 79729 PAGE 81

PARCEL A
(59,061± S.F.)

ELECTRIC EASEMENT A
(5,436± S.F.)

170.35'

S08°45'00"W

MAP 97 BLOCK B LOT 1
N/F WINDSOR PLACE OWNER LLC
BOOK 77890 PAGE 254

162.72'

ELECTRIC EASEMENT B
(156± S.F. PARCEL C-1A)
(32± S.F. PARCEL C-4A)

N07°07'30"E
6.98'

IR

N07°03'14"E

292.64'
PARCEL C-1A
S82°56'31"E

N82°52'30"W

216.68'
265.70'

45.77'

30.19'

R=550.00'
L=21.67'
Δ=2°15'26"

WINDSOR PLACE
(PUBLIC – VARIABLE WIDTH)

43.46'
TIE LINE

6.25'
N07°03'14"E

24.91'

S08°45'00"W
6.21'

S82°56'31"E
5.10'

PARCEL C-4A

Brass Pin

WINDSOR ST.
(PUBLIC – VARIABLE WIDTH)

RECORD OWNERS:
ASSESSORS PARCEL 96-4-39
600 WINDSOR PLACE

UNION SQUARE RELP 600 WINDSOR OWNER LLC
225 N COLUMBUS DRIVE SUITE 100
CHICAGO, IL 60601
DEED BOOK 71783 PAGE 358
PARCEL A – PLAN 362 OF 1997

ASSESSORS PARCEL 96-A-43
SOMERVILLE REDEVELOPMENT AUTHORITY
DEED BOOK 24804 PAGE 103
PARCELS C1A & C4A – PLAN 250 OF 2001

0   50   100   150

SCALE IN FEET

EVERSOURCE ENERGY

EXHIBIT A – ELECTRIC EASEMENT PLAN
600 WINDSOR PLACE
SOMERVILLE, MASSACHUSETTS

BY: PTUTTLE	CHKD:	APP:	APP:
DATE: 03/11/2024	DATE:	DATE:	DATE:
H-SCALE: 1"=50'	SIZE:	SURVEY JOB #: S21439	
V-SCALE: N/A	V.S.:	R.E.DWG.:	
R.E. PROJ. NUMBER:		NUSCO:	