

RESOLUTION OF THE CITY COUNCIL

No. 333

Approved October 12, 2022

RESOLVED, DECREED AND ORDERED:

Petitioner The Narragansett Electric Company, a domestic utility currently doing business as Rhode Island Energy, located at 280 Melrose Avenue in Providence, has requested an easement over, under, and across the southwest corner of City-owned land at 60 Camden Avenue (Assessor's Plat 69 Lot 215), also known as Harry Kizirian Elementary School. The City Council hereby authorizes the Mayor to enter into the easement attached as Exhibit A.

IN CITY COUNCIL
OCT 6 2022
READ AND PASSED


JOHN J. IOLOZZI, PRESIDENT

ACTING CLERK

I HEREBY APPROVE.



Mayor
Date: 10/12/22

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body

The Narragansett Electric Company ("Narragansett" or the "Company") respectfully petitions the City Council to grant to Narragansett a permanent easement for a distribution system on land located on Camden Avenue as explained in detail below.

The City of Providence is the owner of land located on the westerly side of Camden Avenue in the City of Providence, designated as Lot 215, Providence Tax Assessor's Plat 69, being that lot or parcel of land conveyed to the City of Providence by deed from the Providence Public Buildings Authority duly recorded with the Land Evidence Records of the City of Providence on November 18, 2013, in Book 10741 at Page 209 ("City's Land").

In connection with the Company's electric distribution project ("Project") to increase capacity in the City of Providence in order to continue to provide reliable electric service to the community, the Harry Kizirian Elementary School, located on the City's Land, was identified as one of the properties requiring the existing electric distribution facilities serving it to be upgraded.

For the benefit of the City of Providence, Narragansett has upgraded the electric distribution facilities at the Harry Kizirian Elementary School, which includes the replacement of an existing pole, and the installation of an anchor and other appurtenances and equipment as described in the attached easement, and which facilities are required for the sole purpose of providing electric service to the City's Land and the Harry Kizirian Elementary School.

Wherefore, Narragansett respectfully requests that the City Council grant to Narragansett the permanent easement attached hereto as Exhibit A.

Respectfully submitted,

THE NARRAGANSETT ELECTRIC
COMPANY



David Aho
Authorized Representative
Narragansett Electric Company
280 Melrose Street, Providence, RI 02907

April 13, 2022

Tina L. Mastroianni, Acting City Clerk
Providence City Clerk's Office
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Re: Petition for Grant of Easement to The Narragansett Electric Company from the City of Providence for an electric distribution system at Kizirian School on Camden Avenue

Dear City Clerk:

Enclosed please find the above-mentioned Petition and Grant of Easement. Should you have any questions or concerns regarding this matter, please contact Marisa Albanese, Principal Program Manager, National Grid. Marisa can be reached by phone at 401-784-7090 (office) and 401-290-8025 (cell), by mail at 280 Melrose Street, Providence, RI 02907, or by email at marisa.albanese@nationalgrid.com.

Thank you in advance for your attention to this matter.

Very truly yours,


Joyce Ann Xifaras

Real Estate Representative
Right of Way and Survey Engineering
National Grid
280 Melrose Street
Providence, RI 02907
P:(401) 784-7513
joyce-ann.xifaras@nationalgrid.com

CC (via email): M. Albanese, National Grid; C. Menihan, Esq., West Group Law PLLC

EXHIBIT A

GRANT OF EASEMENT

CITY OF PROVIDENCE, a municipal corporation organized under the laws of the State of Rhode Island with a usual place of business at 25 Dorrance Street, Providence, RI 02903 ("Grantor"), for consideration of One (\$1.00) Dollar, grants to THE NARRAGANSETT ELECTRIC COMPANY, a Rhode Island corporation having a principal place of business at 280 Melrose Street, Providence, Rhode Island 02907, ("Grantee"), its successors and assigns, with Quitclaim Covenants, a perpetual right and easement as described in Section 1 below ("Easement") in, under, through, over, across, and upon a portion of the Grantor's land, as described in Section 2 below ("Grantor's Land").

Section 1 – Description of Easement

The "Easement" granted by the Grantor to the Grantee consists of the perpetual right and easement:

- a) To install, construct, reconstruct, repair, replace, add to, maintain and operate a distribution system ("Distribution System") for the distribution of electric current, which Distribution System includes a pole with the necessary wires, cables, anchors, guys, conduits, equipment and appurtenances attached thereto, over, across and upon the Easement Area (as defined in Section 3 below), as may from time to time be required for the purpose of supplying electric and telephone service to the Grantor's Land and land of others adjoining the Grantor's Land;
- b) To clear and keep cleared from time to time the Easement Area of such trees, shrubs, bushes, above ground and below ground structures, objects and surfaces as may in the opinion and judgment of the Grantee, its successors and assigns, interfere with the safe and proper operation of the Distribution System;
- c) To make such excavation or excavations as may be reasonable and necessary to construct, reconstruct, repair and remove the Distribution System. But the Grantee shall properly backfill any excavation and restore the surface of the Easement Area in as good condition as before the excavation was made; and
- d) To pass over and across the Grantor's Land to and from the Easement Area as reasonable and necessary for all the purposes described in this Section.

Property Address: 60 Camden Avenue, Providence, R.I.

RE29349242JX

Address of Grantee:
Narragansett El., 280 Melrose Street, Providence, RI 02907

After recording return to:
Elizabeth Fresolone
National Grid
Service Company, Inc.
280 Melrose St.
Providence, RI 02907

49 PROVRI GEN

Section 2 – Description of Grantor’s Land

The “Grantor’s Land” consists of land situated on the westerly side of Camden Avenue in the City of Providence, County of Providence, State of Rhode Island, designated as Lot 215, Providence Tax Assessor’s Map 69, being that certain tract or parcel of land conveyed to the Grantor by deed from Providence Public Buildings Authority duly recorded with the Records of Land Evidence in Providence on November 18, 2013, in Book 10741, Page 209.

Section 3 – Location of the Easement Area and the Distribution System

The “Distribution System” extends in a general northerly direction from an existing pole which is located on Danforth Street, to and includes an existing Pole # P3, which is located on the Grantor’s Land within the Easement Area. The “Distribution System” shall then extend from said Pole # P3 to an anchor located on the Grantor’s Land within the Easement Area, and, underground, in a northerly direction, as approximately shown on a sketch attached hereto and recorded herewith as “Exhibit A”, copies of which are in the possession of the Grantor and the Grantee. Said Distribution System shall be located within an easement area fifteen (15) feet wide, the centerline of the Distribution System being the centerline of the easement area (the “Easement Area”). The final definitive locations of said Distribution System and Easement Area shall become established by the installation and erection of the Distribution System by the Grantee. Said Distribution System shall be installed in a location mutually satisfactory to the Grantor and to the Grantee and such location shall become established by and upon the installation thereof by the Grantee. If the Easement Area is unsuitable for the purposes of the Grantee or the Grantor, their successors and assigns, then the Easement Area may be changed to another location on the Grantor’s Land that is mutually satisfactory to both the Grantor and the Grantee; and further, said newly agreed to easement area shall be indicated and shown on a sketch plan and this Grant of Easement shall be amended accordingly. This Grant of Easement and the location of the Distribution System and Easement Area may not be changed or modified without the written consent of both the Grantor, its successor and assigns, and the Grantee, its successors and assigns, which consent may not be unreasonably withheld. Any relocation so requested shall be at the sole cost and expense of the requesting party.

Section 4 – Distribution System Ownership

It is agreed that the Distribution System shall remain the property of the Grantee, its successors and assigns, and that the Grantee, its successors and assigns shall pay all taxes assessed thereon.

IN WITNESS WHEREOF, CITY OF PROVIDENCE has caused these presents to be signed by its proper officer for that purpose duly authorized this ____ day of _____, 2022.

In the presence of:

CITY OF PROVIDENCE

By: Jorge O. Elorza
Its: Mayor

STATE OF RHODE ISLAND
COUNTY OF _____

In _____ in said County on the ____ day of _____, 2022 before me personally appeared the above named Jorge O. Elorza, Mayor of CITY OF PROVIDENCE, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed, in his capacity, and the free act and deed of CITY OF PROVIDENCE.

Notary Public
Printed Name: _____
My Commission expires: _____

In the presence of:

APPROVED AS TO FORM AND
CORRECTNESS:

By: Jeffrey Dana, Esq.
Its: City Solicitor

STATE OF RHODE ISLAND
COUNTY OF _____

In _____ in said County on the _____ day of _____, 2022 before me personally appeared the above named Jeffrey Dana, Esq., City Solicitor for the CITY OF PROVIDENCE, to me known and known by me to be the party executing the foregoing instrument and he acknowledged said instrument, by him executed, to be his free act and deed, in his capacity, and the free act and deed of said City Solicitor's office.

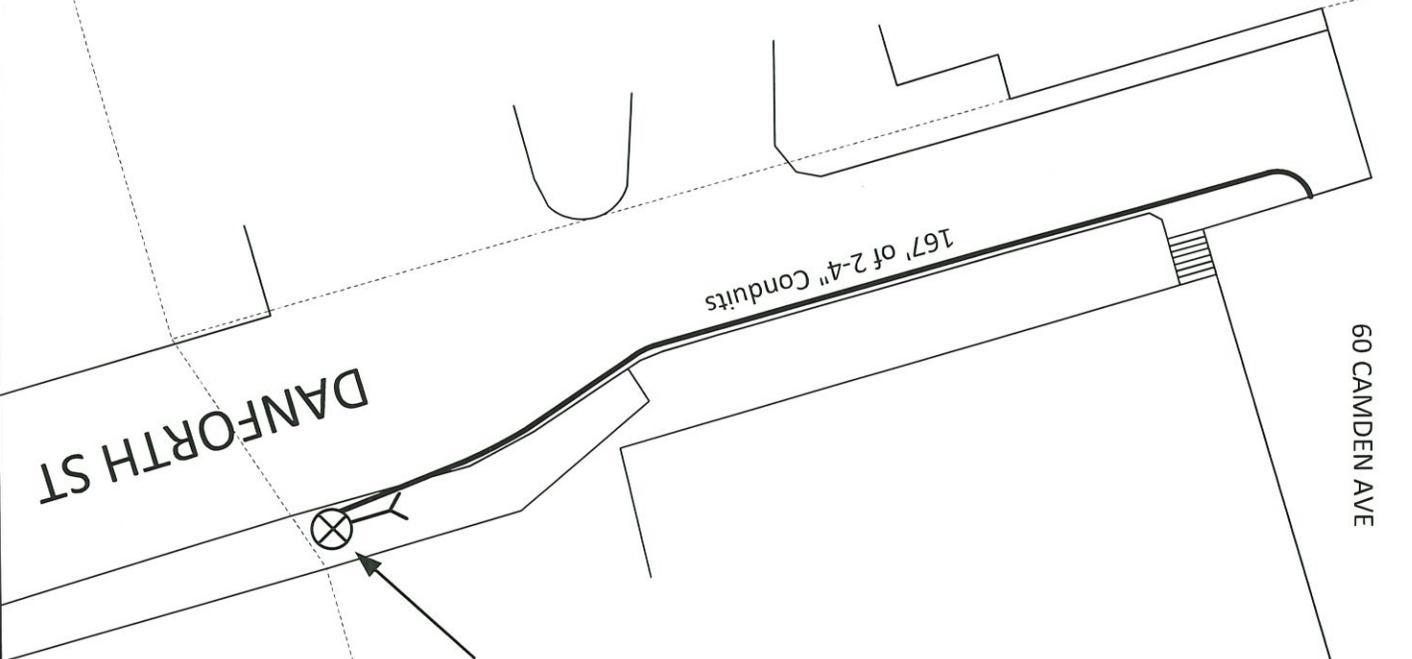
Notary Public
Printed Name: _____
My Commission expires: _____



LOCUS MAP



Exhibit A – Not to Scale
The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



Legend	
X	Proposed SO Pole
O	Proposed JO Pole
⊗	Existing SO Pole
⊗	Existing JO Pole
---	Property Line
⌒	Proposed Anchor
—	Proposed UG Conduit



Sketch to accompany easement for Installation of
Anchor for Pole 3 and Underground Conduit.
60 Camden Ave, Providence, RI

Drawn By: EMF	WR # 29349242	DATE 7/09/2020	SHEET 1 OF 1
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PROVIDENCE POLICE DEPARTMENT
Patrol Bureau
325 Washington St., Providence, RI 02903

5/18/22

To: Sheri A. Petronio, City of Providence First Deputy City Clerk
From: Cpt Luis F. San Lucas, Traffic Bureau Commanding Officer
Subject: Petition to the City Council for granting of permanent Easement at 60 Camden Ave

Sir,

After reviewing the petition for granting of permanent easement to install a an electric distribution system at Kizirian Scholl (Assessors Plat 69, Lot 215 at 60 Camden Ave), the Providence Police Department has no objections.

Respectfully Submitted

Luis F. San Lucas
////original signed////////

Petronio, Sheri

From: Khun, Phirom
Sent: Tuesday, May 31, 2022 11:38 AM
To: Petronio, Sheri
Cc: Nilsson, Wendy
Subject: No neighboring parks impact

Hi Sheri,

There are no neighboring parks impacted by the following projects:

- 99 Taft Avenue, Providence, RI (easement to install bollards)
- Pleasant View Elementary School, Providence, RI (permanent easement for underground distribution system)
- 60 Camden Ave, Providence, RI (permanent easement for an electric distribution system)
- 27 Penelope Pl, Providence, RI (abandonment a portion of Penelope Pl)

Thank you!



PROVIDENCE THE CREATIVE CAPITAL
MAYOR JORGE O. ELIAS

Phirom Khun

Supervisor of Project Planning
Parks Department
Dalrymple Boathouse
Roger Williams Park
1000 Elmwood Avenue
Providence, RI 02905
pkhun@providenceri.gov
(401) 680-7225 - Office
(401) 996-4219 - Mobile
Call to Connect | [PVD311](#)

Leo J. Perrotta
Director



Jorge O. Elorza
Mayor

DEPARTMENT OF PUBLIC WORKS
"Building Pride in Providence"

June 10, 2022

Councilman Michael Correia
Chairman of the Public Works Committee
Providence City Council-City Hall
Providence, R.I. 02903

**RE: Petition for a Permanent Easement for electric distribution system at Kizirian School 60
Camden Avenue**

Dear Chairman Correia:

This department has no objection to the petition for a permanent easement on that portion of Danforth Street, as that portion of Danforth Street is nor longer a public right of way, as per a condemnation plan that was approved June 5, 1959 (see attached). As such, the matter should be referred to the Public Properties Department of the City.

If we can further assist you in this regard, please advise.

Very truly yours,

A handwritten signature in blue ink, appearing to be "Leo J. Perrotta".

Leo J. Perrotta
Director of Public Works

Cc: Sheri Petronio- First Deputy Clerk

700 Allens Avenue Providence, Rhode Island 02905
Phone 401-467-7950/Fax 401-941-2567
www.providenceri.com/dpw

Condemnation Plan

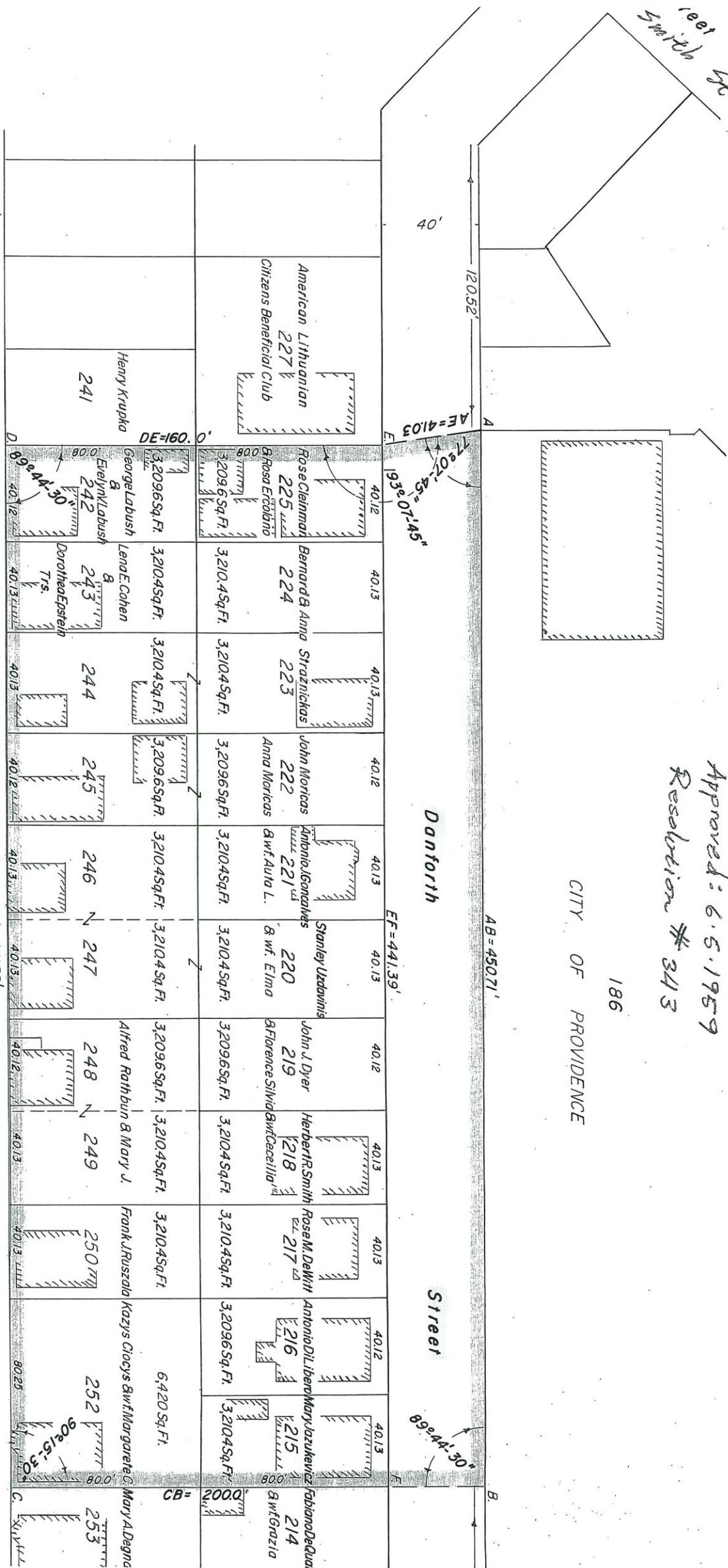
Approved: 6.5.1959

Resolution # 313

186

CITY OF PROVIDENCE

reel 46
Smith



40'

40'

120.52'

AE=410.3

193°07'45"-07'145"

40.12

40.13

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Comden

Avenue

Danforth

Street

AB=450.71'

EF=441.39'

DC=441.39'

DE=160.0'

CB=200'

69°44'30"

90°15'30"

Janesse Muscatelli
Tax Assessor



Jorge O. Elorza
Mayor

PROVIDENCE A CITY THAT WORKS

**Finance Department
Office of Tax Assessment**

May 25, 2022

Department of the City Clerk
Sheri A. Petronio, First Deputy City Clerk
25 Dorrance St.
Providence, RI 02903

Re: Proposed easement 60 Camden Avenue

Dear Ms. Petronio,

The information submitted for the proposed easement is located at Plat 69 Lot 215, where the current electrical connections and transformers are located. Since there appears to be no change apart from the formalization of the easement, we would recommend that no value be assigned. If you have any questions, please do not hesitate to contact me.

Respectfully submitted,

Janesse Muscatelli
Tax Assessor

City of Providence Assessor's Office • City Hall, Room 208
25 Dorrance St • Providence RI 02903 • (401) 680-5229
providenceri.com/assessor



June 29, 2022

City of Providence
Office of the City Clerk
Tina L. Mastroianni, Acting City Clerk
25 Dorrance St
Providence, RI 02903

VIA email c/o S. Petronio (spetronio@providenceri.gov) and US Mail

Re: Petition dated May 12, 2022 for a permanent easement from City of Providence to The Narragansett Electric Company for an overhead distribution system @ Camden Avenue in Providence RI

Dear City Clerk:

Please be advised that The Narragansett Electric Company has no objections to the above-mentioned easement.

Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Joyce Xifaras".

Joyce Xifaras
Right of Way Agent | RI Property Services
280 Melrose Street, Providence, RI 02907
(O): 401.784.7513 | (M): 774.991.9603
JXifaras@RIEnergy.com



Enclosures: letter

Cc (via email): M. Albanese (RI Energy); C.Menihan, Esq.(West Group Law) D. Ducimo (National Grid)



44 Old Townhouse Rd
ATTN: Daryl Crossman – ROW Manager
South Yarmouth, MA 02664

June 13, 2022

City of Providence
Office of the First Deputy City Clerk
Attn: Sheri A. Petronio
25 Dorrance Street
Providence, Rhode Island 02903

ATTN: Sheri A. Petronio, First Deputy City Clerk

RE: REQUEST A PERMANENT EASEMENT FOR A PORTION OF CAMDEN AVENUE

Dear Ms. Petronio,

Upon investigation it has been determined that Verizon will not object to the granting of said Easement.

Sincerely,

A handwritten signature in black ink that reads "Daryl Crossman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Verizon New England Inc.
Attn: Daryl Crossman - ROW
44 Old Townhouse Rd
South Yarmouth, MA 02664

(508) 398-5754 – South Yarmouth Office
daryl.crossman@verizon.com - Email

The Narragansett Bay Commission
Interceptor Maintenance
One Service Road
Providence, Rhode Island 02905

401 • 461 • 8848
401 • 461 • 6551 FAX

<http://www.narrabay.com>



Vincent J. Mesolella
Chairman

Laurie A. Horridge
Executive Director

MEMORANDUM
from the Interceptor Maintenance Section

DATE: 5/18/22

TO: Sheri A Petronio, First Deputy City Clerk

FROM: Patricia Chiellini

RE: Petition for easement on the west side of Camden Ave plat 69 lot 215 Providence, RI

The Narragansett Bay Commission has a 30" brick sewer line that runs through a portion of this plat we have an easement along this line which is 10 feet on either side of the sewer line so at this time we cannot grant a permanent easement for this entire plat. Please see attached map. If National Grid has any questions, please have them contact me at the email below or call.

Patricia Chiellini Asset Management Specialist
Narragansett Bay Commission
1 Service Road
Providence, RI 02905
pchiellini@narrabay.com
401-572-3041
401-461-8848 ext. 304
401-461-6551 fax

