

# Power Lines Easement in North Kingstown

Removing a Barrier to Revitalizing  
the Post Road Corridor

Town of North Kingstown  
Economic Development Advisory Board  
May 2, 2016

## **Power Lines Easement in North Kingstown Removing a Barrier to Revitalizing the Post Road Corridor**

For many years Post Road has been a wound in the fabric of North Kingstown. Route 1 flourishes to the North and to the South but in North Kingstown, along the segment named Post Road, development has been constrained by lack of sewers, burdensome regulation, and the Seaview Railroad easement. The easement is a burden especially along a part of Post Road that has been blighted since the departure of the Navy and isn't likely to significantly rebound unless its potential can be unencumbered. North Kingstown has taken steps to remediate the first two constraints, but addressing the third one needs the cooperation and assistance of National Grid.

### Background

National Grid uses three pathways for its power lines: the roadway rights of way on both sides of Post Road and the Seaview Railroad easement mainly to the East, which meanders and occasionally crosses Post Road (see Figures 1 and 2).

The Seaview easement was originally established for an electric streetcar that provided service from 1899 to 1922 between East Greenwich and points south. Subsequently the easement was sold to Narragansett Electric Company, now a subsidiary of National Grid, as a means to transport electricity through a service area that at the time was largely rural and undeveloped. Important parts of this area are now urban, and power is carried primarily along roadway rights of way rather than the easement.

### The problem

In North Kingstown the Seaview easement cuts across 48 properties along Post Road, with a total area of 150 acres (Figure 3). Twenty six of these properties are commercial lots. Thirteen properties, accounting for 55 percent of total affected acreage, remain undeveloped (Figure 4).

The easement makes development or redevelopment of a number of the affected properties not economically viable. This perpetuates ongoing decay and blight along parts of Post Road.

Moreover, as Route 1 has widened during the last 100 years without relocating utility poles, these now are at the edge of the travel lanes creating a safety hazard.

Two focus areas along Post Road are presented as examples. One extends from the northern limit of plat 147 lot 083 to Gate Road, the other from the intersection with Dana Street to Huling Road. These two areas comprise 17 lots constrained by the easement, of which five are currently vacant or cannot be redeveloped. For example, plat 147 lot 083 is the former Tarbox Toyota dealership, which now sits vacant (Figure 5). Plat 139 lot 007 has a gas station that cannot be rebuilt or upgraded (Figure 6).

The result is a utilities network that constrains development, is dangerous, and is unsightly.

### Proposed solution

The EDAB, in consultation with the North Kingstown Department of Public Works (DPW), recommends shifting the Seaview easement in certain areas of North Kingstown in concert with a consolidation of utilities. This would largely remove a major constraint on economic development along Post Road as well as enhance public transportation, accessibility, and safety, and improve aesthetics.

Shifting the easement to overlap the roadway right of way would maintain the essence of National Grid's needs and rights while freeing the balance of the affected properties for development or redevelopment.

Consolidating National Grid's three pathways and all other utilities onto a single set of uniform poles, all on one side of Post Road, would make better use of the existing roadway rights of way and allow for breakdown, bike path, and pedestrian usage.

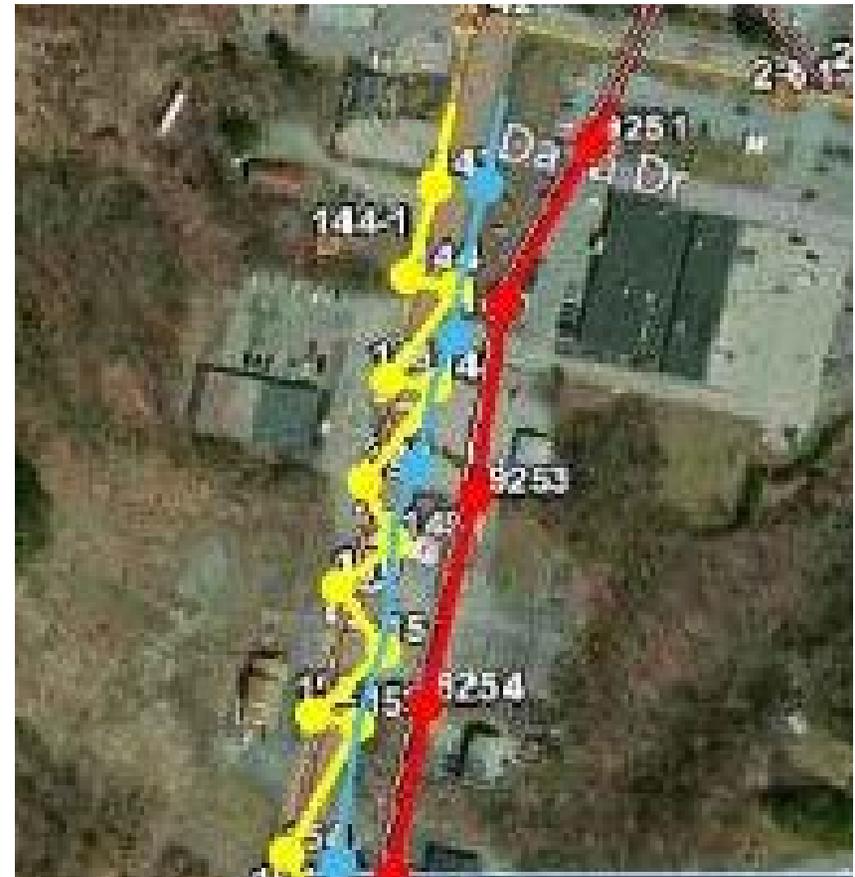
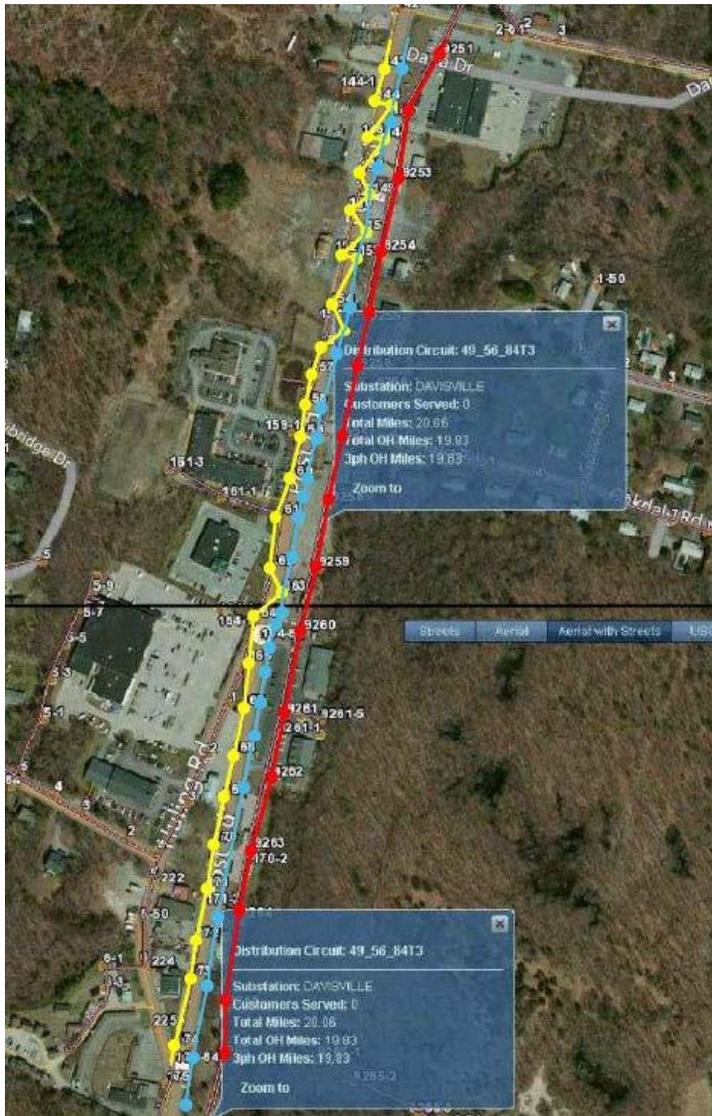
An example of this solution is found where all utilities have been consolidated onto a single set of poles at the crossing of Post Road and route RI 403, as directed by the RI Energy Facility Siting Board in connection with the Quonset Business Park (Figure 7). This solution could be extended to the southernmost part of Huling Road where the easement then dives into a wooded area.

### Conclusion

This is an opportunity for National Grid in partnership with North Kingstown to improve the utility delivery infrastructure, significantly unburden properties impacted by the easement, positively impact public safety up to contemporary standards, and tidy up a blighted area.

1

# Power lines use three pathways along Post Road



-  Seaview easement
-  West side right of way
-  East side right of way

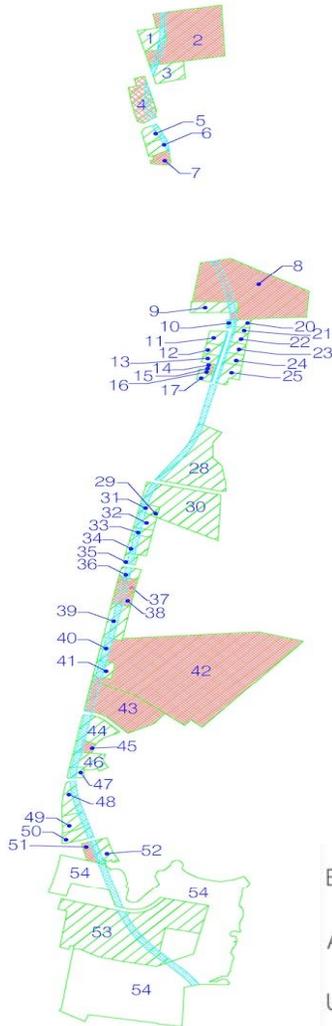
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# View of Post Road from the Wickford Motel



# 3

# Seaview easement affects 48 properties along Post Road



EASEMENT:



AFFECTED LOTS:



UNDEVELOPED LOTS:



#	Plat	Lot	Zone	Owner	Tax Assessed Value	X = Built	Size of Lot (Acres)	Size of Easement (Acres)	% of lot Affected
1	146	135	PR	6900 Post Rd LLC	\$1,183,500	X	1.67	0.29	17%
2	146	47	VR	6920 Post Rd LLC	\$333,500	X	5.16	0.32	6%
3	146	66	PR	6946 Post Rd LLC	\$2,469,100	X	1.8	0.13	7%
4	147	83	PR	Tarbox Real Estate LLC	\$610,100		2.83	0.62	22%
5	147	72	PR	Colbea Enterprises LLC	\$437,300	X	0.85	0.23	27%
6	147	84	PR	Fifth Kendall Realty Group	\$795,300	X	0.99	0.17	17%
7	147	77	PR	State of RI	\$203,900		0.74	0.01	1%
8	138	81	PR	7260 Post Road LLC	\$306,100		16.19	1.03	6%
9	138	108	PR	7260 Post Road LLC	\$593,500	X	1.87	0.24	13%
10	138	18	VR	McGrath, Robert N Jr	\$163,100	X	0.13	0.08	60%
11	138	50	VR	Hobday, Georgianna	\$224,800	X	0.78	0.05	7%
12	138	55	VR	JACOME, ALFRED J JR	\$162,200	X	0.63	0.04	6%
13	138	57	VR	HOU, CHAN PING	\$190,900	X	0.52	0.03	6%
14	138	68	VR	HOLLAND, RONALD L & BRENDA L	\$12,400		0.1	0.01	12%
15	138	67	VR	HOLLAND, RONALD L & BRENDA L	\$12,400		0.1	0.01	12%
16	138	66	VR	HOLLAND, RONALD L & BRENDA L	\$15,500		0.1	0.01	12%
17	138	62	VR	HOLLAND, RONALD L & BRENDA L	\$233,600	X	0.5	0.02	5%
18	N/A	N/A	NA	NA	NA	NA	NA	N/A	N/A
19	N/A	N/A	NA	NA	NA	NA	NA	N/A	N/A
20	138	17	VR	STEVENSON, NANCY ELAINE	\$125,800	X	0.42	0.06	14%
21	138	16	VR	SCHILLER, DAVID B & MARY A	\$168,300	X	0.29	0.03	10%
22	138	15	VR	GOMES, JOSEPH	\$219,600	X	0.63	0.07	12%
23	138	10	VR	PRATT, JONATHAN L & JOHNN A	\$273,000	X	0.67	0.07	11%
24	138	7	VR	JOHNSON, CHRISTOPHER E	\$209,500	X	0.71	0.07	10%
25	138	2	VR	MCCARTHY, KEVIN J & RICCI, LORI	\$319,000	X	1.29	0.14	11%
26	N/A	N/A	NA	NA	NA	NA	NA	N/A	N/A
27	N/A	N/A	NA	NA	NA	NA	NA	N/A	N/A
28	108	57	MFR	BOSCO, THOMAS A L/EST	\$901,100	X	8.71	1.26	14%
29	N/A	N/A	NA	NA	NA	NA	NA	N/A	N/A
30	108	83	PR	GREATER PROVIDENCE YOUNG MENS	\$1,928,000	X	9.54	0.43	5%
31	108	11	PR	STORTI, KIA	\$228,200	X	0.52	0.15	30%
32	108	4	PR	RENZI, ANGELO J	\$272,400	X	1.07	0.32	30%
33	108	10	PR	7592 POST ROAD LLC	\$338,600	X	0.5	0.14	28%
34	108	9	PR	JSR REALTY INC LLC	\$712,800	X	1.38	0.38	27%
35	108	41 (084/085/086/087)	PR	CID REALTY LLC	\$88,800	X	0.44	0.20	46%
36	108	42	PR	RED GATE MOTEL INC	\$500,900	X	0.68	0.21	31%
37	108	56	PR	DWYER, FRANCIS M & EMILY ANN	\$45,800		0.87	0.26	30%
38	108	108	PR	DWYER, FRANCIS M & EMILY ANN	\$49,800		0.95	0.29	31%
39	108	3	PR	POST ROAD PLAZA LTD	\$583,400	X	2.42	0.72	30%
40	139	6	PR	GRADY, EDWARD F III	\$266,100	X	0.75	0.53	71%
41	139	7	PR	SSB LLC	\$515,800	X	1.1	0.41	37%
42	139	41	NR	MCKENDALL, F DONALD	\$331,090		46.54	0.17	0%
43	139	36	P	COCUMSCUSSOC ASSN	\$339,100		7.92	0.74	9%
44	139	34	NR	COCUMSCUSSOC ASSN	\$506,500	X	2.83	0.76	27%
45	139	37	P	COCUMSCUSSOC ASSN	\$13,000		0.52	0.09	17%
46	139	1	VR	KESZLER, MARTIN & MARY LENORE	\$767,300	X	1.82	0.32	18%
47	139	46	VR	DEMEO, CANDIDA	\$234,700	X	0.54	0.21	38%
48	139	45	VR	CARROLL, KEVIN C & PATRICIA A	\$277,000	X	1.79	0.66	37%
49	139	48	VR	FAHLING, MICHAEL F & REBECCA A	\$234,400	X	1.36	0.29	21%
50	139	42	VR	CARTY, CHRISTOPHER B	\$232,500	X	1.12	0.25	23%
51	139	27	VR	CARTER, JOHN C	\$11,100		0.65	0.10	15%
52	139	49	VR	ZELINSKI, VLADIMIR & OLGA	\$331,900	X	1.4	0.38	27%
53	118	39	PVD	WICKFORD VILLAGE REALTY LP	\$6,764,100	X	15.5	1.04	7%
54	118	32	OS	N KINGSTOWN, TOWN OF					

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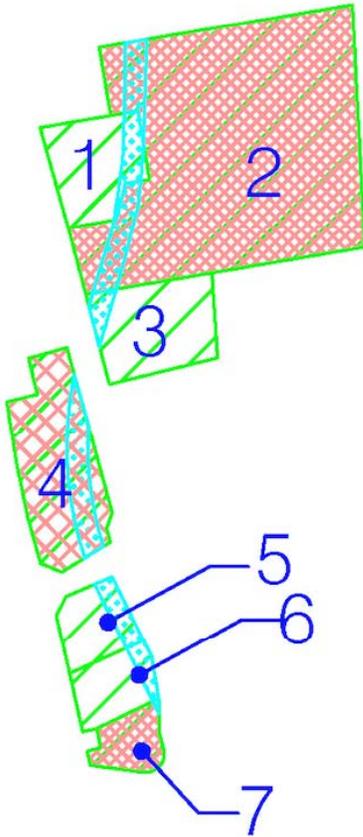
# Over one-half of affected acreage remains undeveloped

## Lots affected by easement

<b>All lots</b>	
number	48
of which commercial	26
area (acres)	150
of which easements	14
<b>Undeveloped lots</b>	
number	13
percent of total	27
area (acres)	83
percent of total	55

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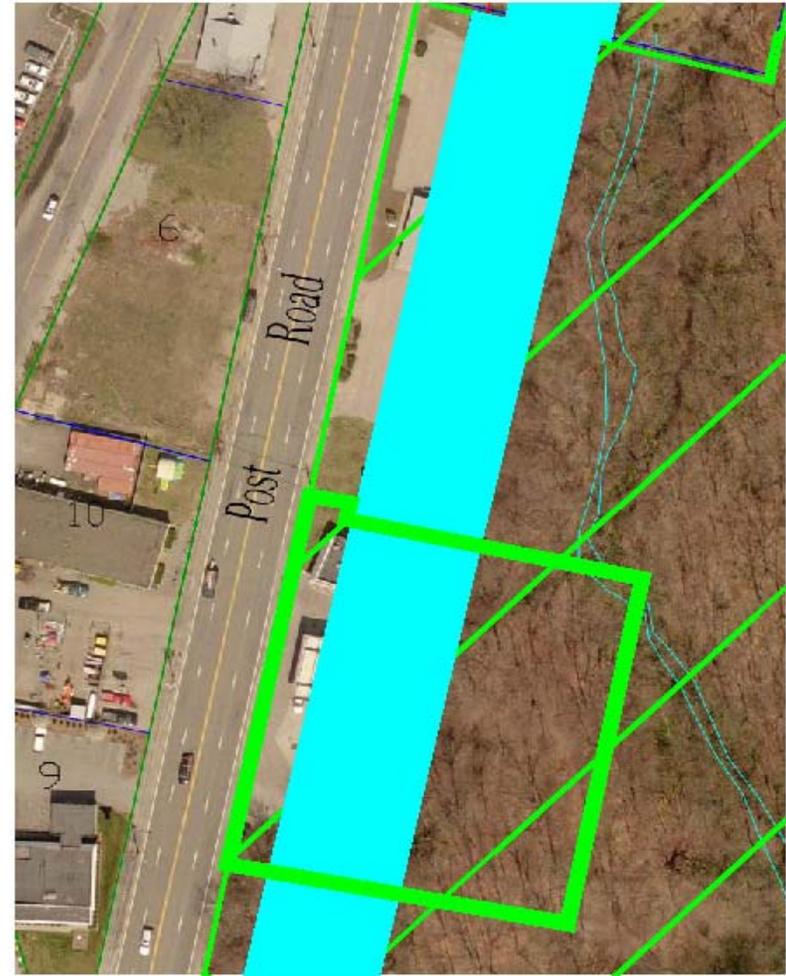
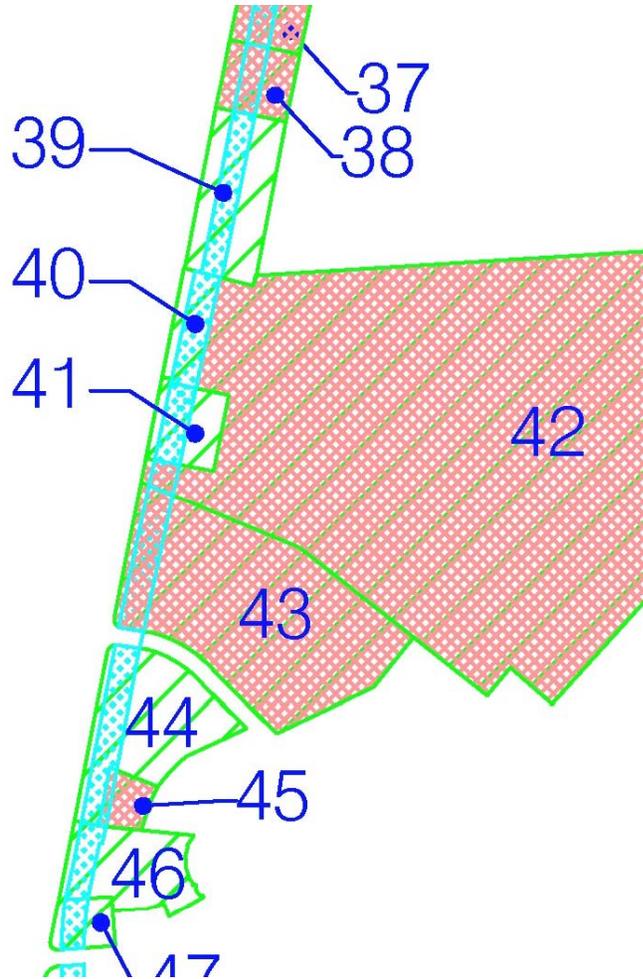
# Example: former Tarbox dealership now sits vacant



**Plat 147 Lot 083**

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# Example: gas station cannot be redeveloped or upgraded



Plat 139 Lot 007

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# Utilities consolidated in state right of way at Post Road and RI 403

