

City of Portsmouth

Department of Public Works



MEMORANDUM

TO: Peter Stith, Principal Planner

CC: Karen Conard, City Manager
Peter Rice, Director of Public Works
Peter Britz, Director of Planning

FROM: Marc Batchelder, Project Manager
Erich Fiedler, City Engineer

DATE: June 11, 2025

SUBJECT: City Council Recommendation
Borthwick / Coakley Connector Road Easements

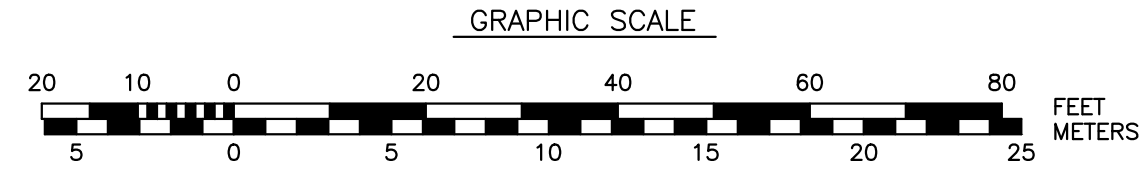
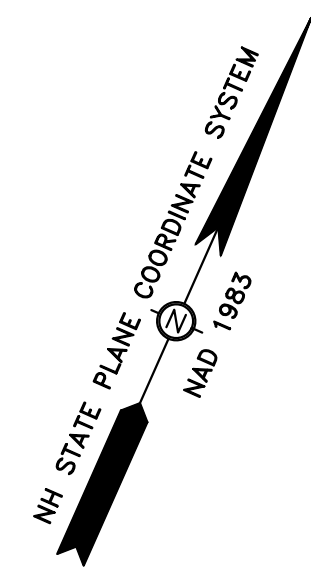
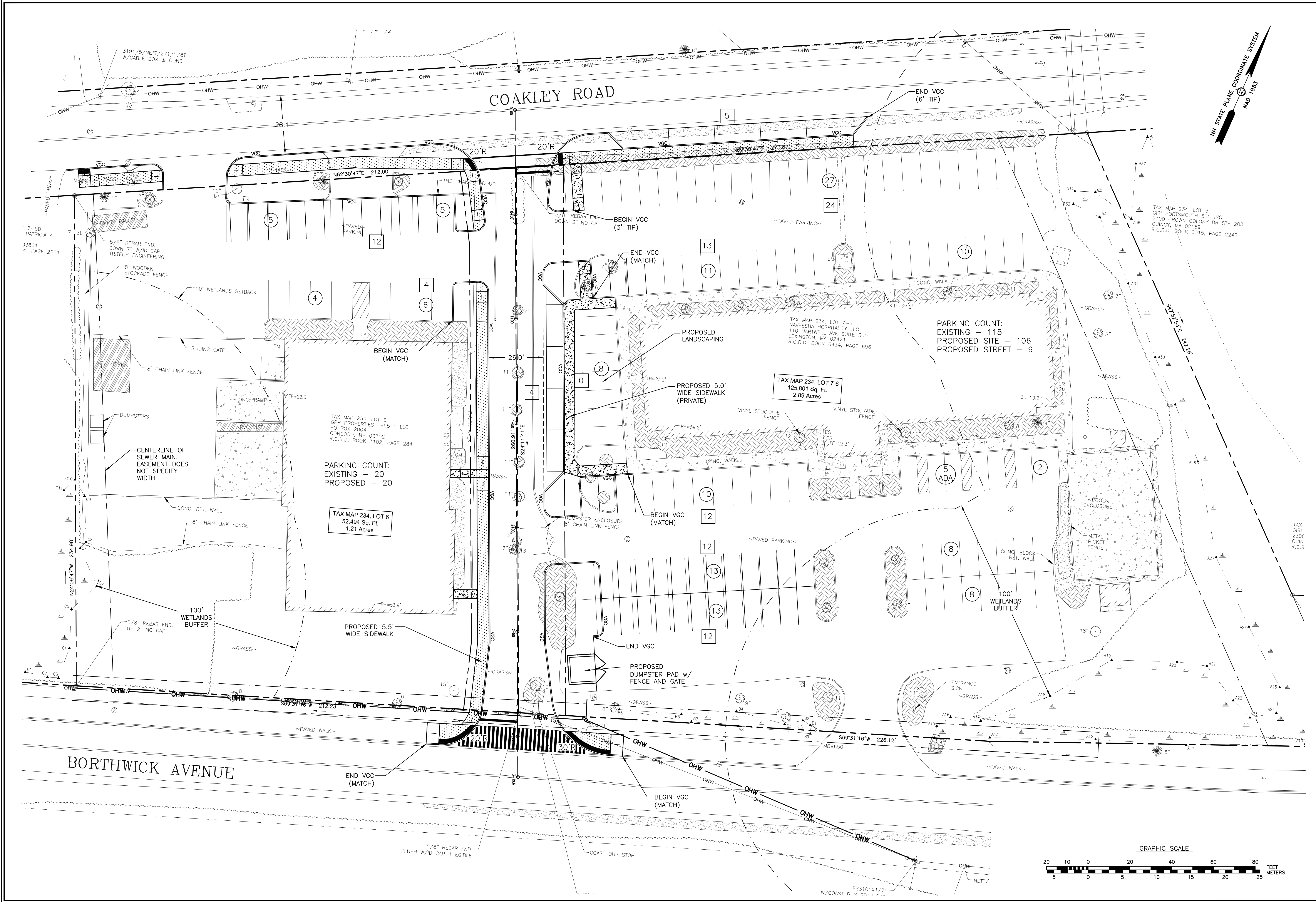
As part of a plan to reduce the long-standing congestion and address safety concerns at the intersection of Route 1 By-Pass and Coakley Road / Cottage Street, the City Department of Public Works is coordinating efforts with the New Hampshire Department of Transportation to eliminate the existing traffic signal at this intersection. The plan calls for extending the median island on the By-Pass to block left turns to and from Coakley Road and Cottage Street.

To implement these traffic changes, the City must create a new connector road between Coakley Road and Borthwick Avenue. The connector will allow residents and business along Coakley Road to reach the signalized intersection at Route 1 By-Pass and Borthwick Avenue, preserving access to the Traffic Circle and points beyond.

Public Works has identified the best location for this connector road as the area between the Fairfield Inn and the Granite Group Plumbing Supply, as depicted on the attached plan (Sheet C-201). The project requires the City to acquire certain legal rights over privately owned land to complete the connector road. The proposed permanent and temporary easements are depicted on the attached plans (Sheets E-001 and E-002).

The proposed layout follows the legal process under RSA 231:8–RSA 231:10, which includes the formal use of eminent domain. This also includes the formal eminent domain processes described in RSA Chapter 498-A.

City staff seeks Planning Board review and recommendation to the City Council to secure the required easements in accordance with Ordinance Chapter 11, Section 11.602.



PROJECT:	BORTHWICK - COAKLEY CONNECTOR ROAD				SHEET:			
	DATE: JANUARY 2025				C-201			
	SCALE: AS SHOWN							
TITLE:	BORTHWICK - COAKLEY CONNECTOR ROAD				NO.			
	DATE: JANUARY 2025							
	SCALE: AS SHOWN							
REVISIONS	60% DRAWING REVIEW				NO.			
	DATE: JANUARY 2025							
	SCALE: AS SHOWN							
APPROVED	MRB				DATE: 02/21/25			
	DATE: JANUARY 2025							
	SCALE: AS SHOWN							
REVISIONS	MRB				DATE: 02/05/25			
	DATE: JANUARY 2025							
	SCALE: AS SHOWN							

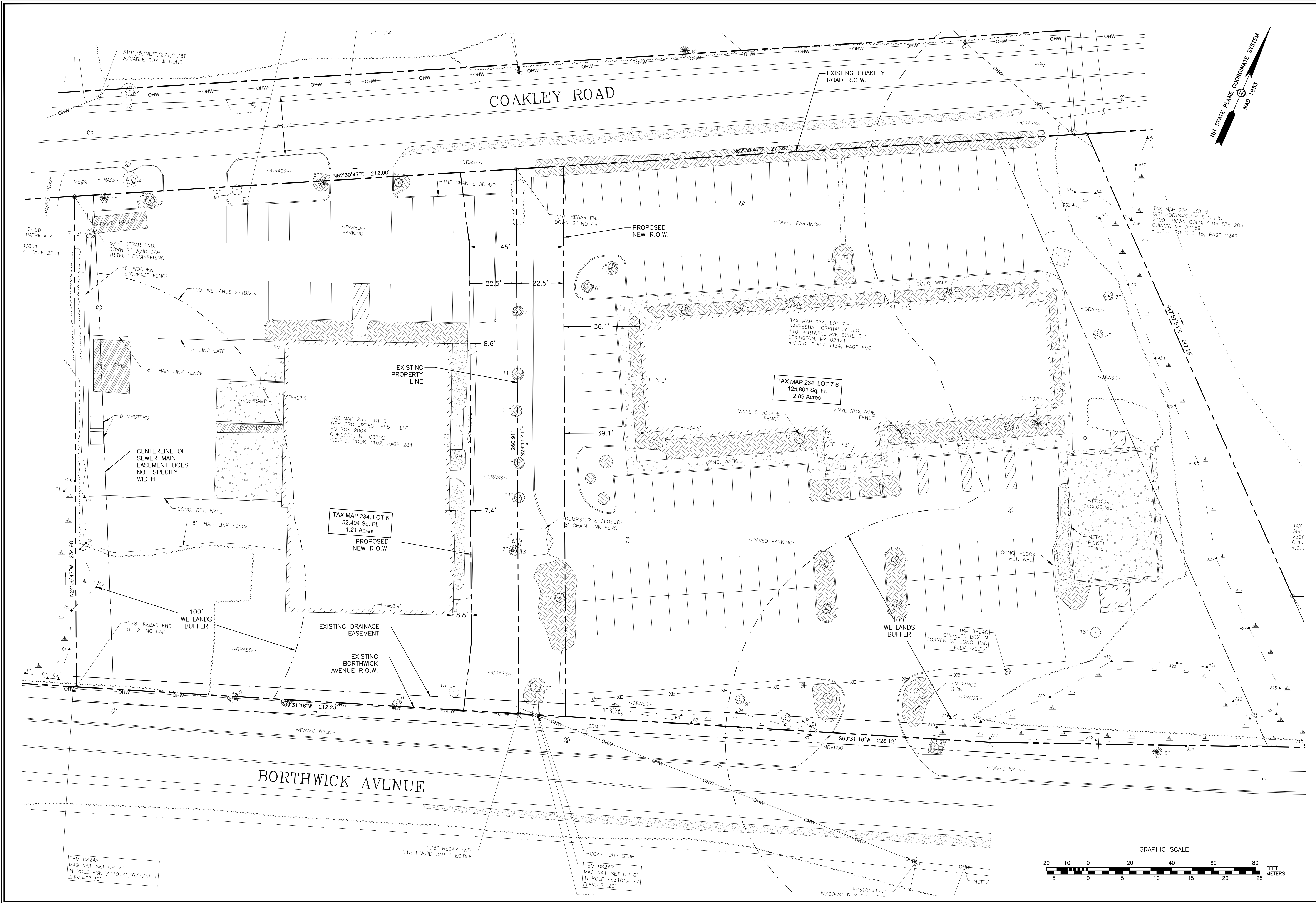
DEPARTMENT OF
PUBLIC WORKS
CITY OF PORTSMOUTH, NH
680 FEVERY HILL ROAD
603-427-1530



DATE: JANUARY 2025
SCALE: AS SHOWN
PROJ. NO.: 7251
APVD BY: MRB

PROJECT: BORTHWICK - COAKLEY CONNECTOR ROAD
TITLE: SITE PLAN

SHEET: C-201



PROJECT: BORTHWICK - COAKLEY CONNECTOR ROAD		DATE: JANUARY 2025		SHEET: E-001	
TITLE: PROPOSED RIGHT-OF-WAY PLAN		SCALE: AS SHOWN		APVD BY: MRB	
DEPARTMENT OF PUBLIC WORKS		CITY OF PORTSMOUTH, NH		ISSUED FOR REVIEW	
680 PEVERLY HILL ROAD		603-427-1530		NO.	
A		MRB		APPT'D	
06/10/25		DATE		REVISIONS	

