

**THE STATE OF NEW HAMPSHIRE**  
**BEFORE THE SITE EVALUATION COMMITTEE**

**DOCKET NO. 2015-04**

**Application of Public Service Company of New Hampshire**

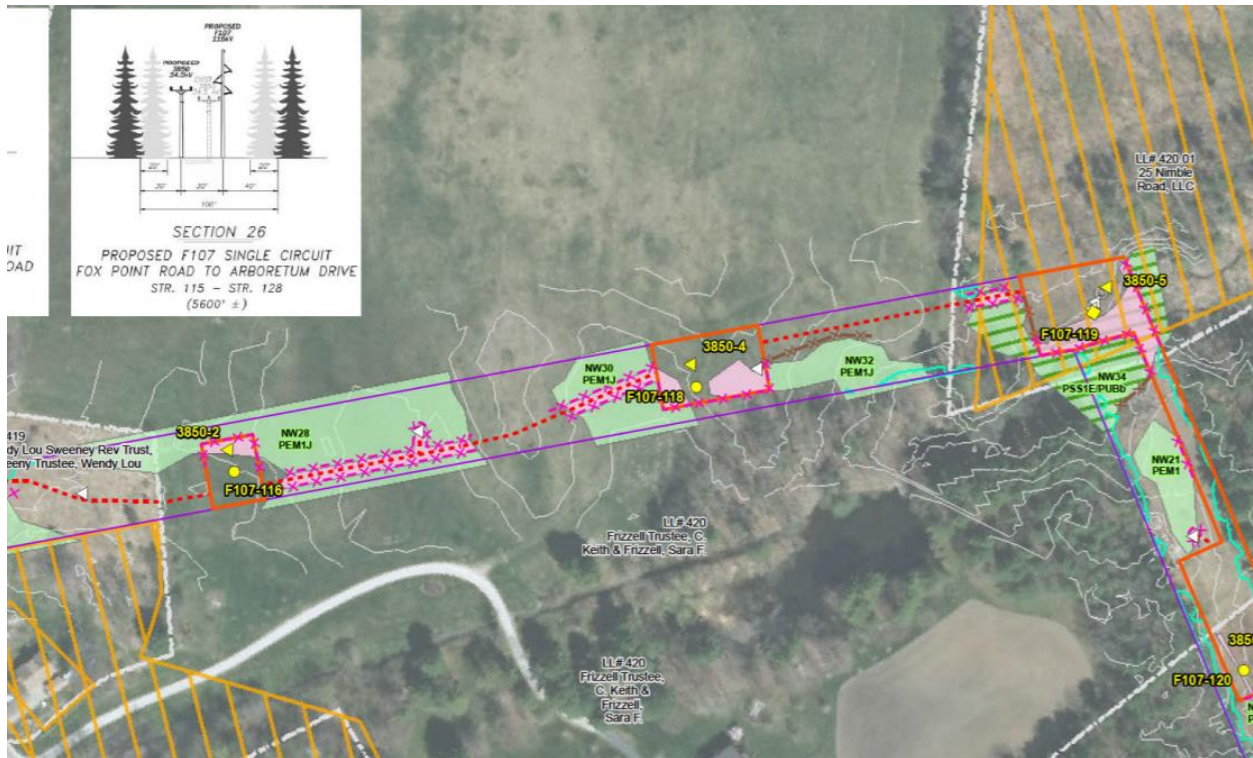
**d/b/a Eversource Energy**

**For a Certificate of Site and Facility**

**PREFILED DIRECT TESTIMONY OF KEITH FRIZZELL**

**INTRODUCTION/OVERVIEW**

- 1 Q. Please state your name, current address
- 2 A. My name is Keith Frizzell. My home is a single family residence on 36 acres at 24 Fox Point
- 3 Lane, Newington, New Hampshire. My property is crossed at two locations by power line
- 4 easements as shown in this portion of Appendix 2a Map 23 of 28



5

1 I bought the property in 1992. My home was built in 2005. My family planned to live here for  
2 the rest of my life.

3 Q. Please describe your educational background and your work experience.

4 A. High school – Concord Carlisle High School, Concord Massachusetts.

5 Undergraduate – University of Colorado, Boulder Colorado

6 Work, 35 years' experience in Investment Real Estate. Owner of numerous entities holding  
7 Investment Income properties.

8

9 Q. What is the purpose of your testimony?

10 A. The purpose of my testimony is to establish that the applicant has failed to provide a  
11 reasonable estimate of the effect of the project on real estate values and also failed to provide  
12 sufficient information regarding the effect of the project on the environment.

13 Site 301.09 (b)(4) states that Each application shall include information regarding the effects  
14 of the proposed energy facility on the orderly development of the region, ... and the applicant's  
15 estimate of the effects of the construction and operation of the facility on: ...

16 (b) The economy of the region, including an assessment of:

17 (4) The effect of the proposed facility on real estate values in the affected communities;

18 The Applicant claims that it has no duty or obligation to assess the so-called fair market value for  
19 use of a property upon which the Applicant already has a permanent existing easement, and may  
20 use the property for its purposes pursuant to that easement for the life of the Project.

21

22

1 Q. Do you agree with Dr. Chalmers' testimony and report concluding that "there will be no  
2 discernible effect of the Project on property values or marketing time in local or regional real  
3 estate markets."

4 A. No, all else being equal, the value of a property which is not impacted directly or indirectly by  
5 an electric transmission line is greater than the value of a property which is impacted by an  
6 electric transmission line in any way.

7 A property with a visual or actual impact from an electric transmission line at the same price of a  
8 property which does not have an impact and both properties being equal will have a longer  
9 marketing time than the unaffected equal property. And a lower selling price.

10 The analysis of trends in real estate sales and/or survey data regarding installation of the Project  
11 is not the same as assessing economic consequences to an individual landowner.

12 An economic consequence depends on a number of factors and can only be determined at the  
13 time of the sale.

14

15 Q. Will the Project have an effect on the value of your property?

16 A. The Applicant admits that this question cannot be fully addressed in the absence of a sale of  
17 my property.

18

19 Q. Will the property have an effect on aesthetics?

20 A. There will be an adverse effect on aesthetics. My opinion is that it will be unreasonable.

21

22 Q. Are there wetlands located in the ROW corridor on your property

23 A. Yes. As depicted in the amended environmental maps (Appendix 2a, Map 23), portions of

1 wetlands NW 28, NW30, NW32, NW34, and NW21 occur within the Project corridor within  
2 LL#420, which lists Mr. and Mrs. Frizzell as Trustees.

3

4 Q. Are there any prime wetlands on the Frizzell Property that are within the Project's  
5 corridor or right of way,

6 A. Yes. NW34 is prime wetland.

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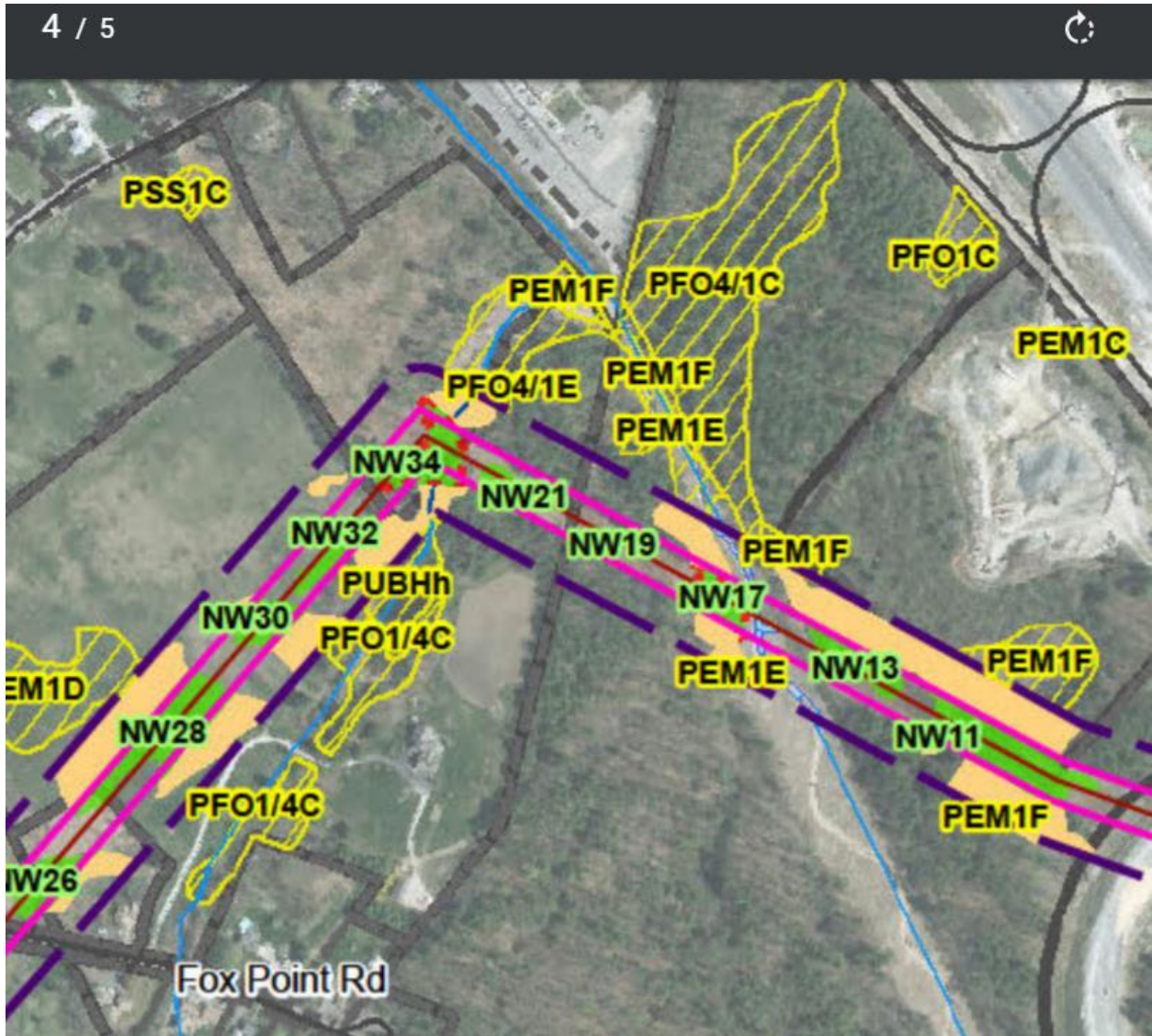
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10 Appendix 3a p. 4

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6 Q. Do any northern long-eared bats exist, or

7 have any of the same ever been observed, on your property?

8 A. Yes, northern long-eared bats are recognized as more prevalent

1 on the NH seacoast, including Newington. This species is assumed to occur in the Project area  
2 (see the Biological Assessment for the Northern Long-Eared Bat (Appendix 39 in the original  
3 SEC application dated April 12, 2016)).

4  
5 Q. Will the Project have any adverse effect upon the air quality, water quality, natural  
6 environment, and wildlife on the Frizzell Property?

7 A. Some adverse environmental effects will inevitably occur,

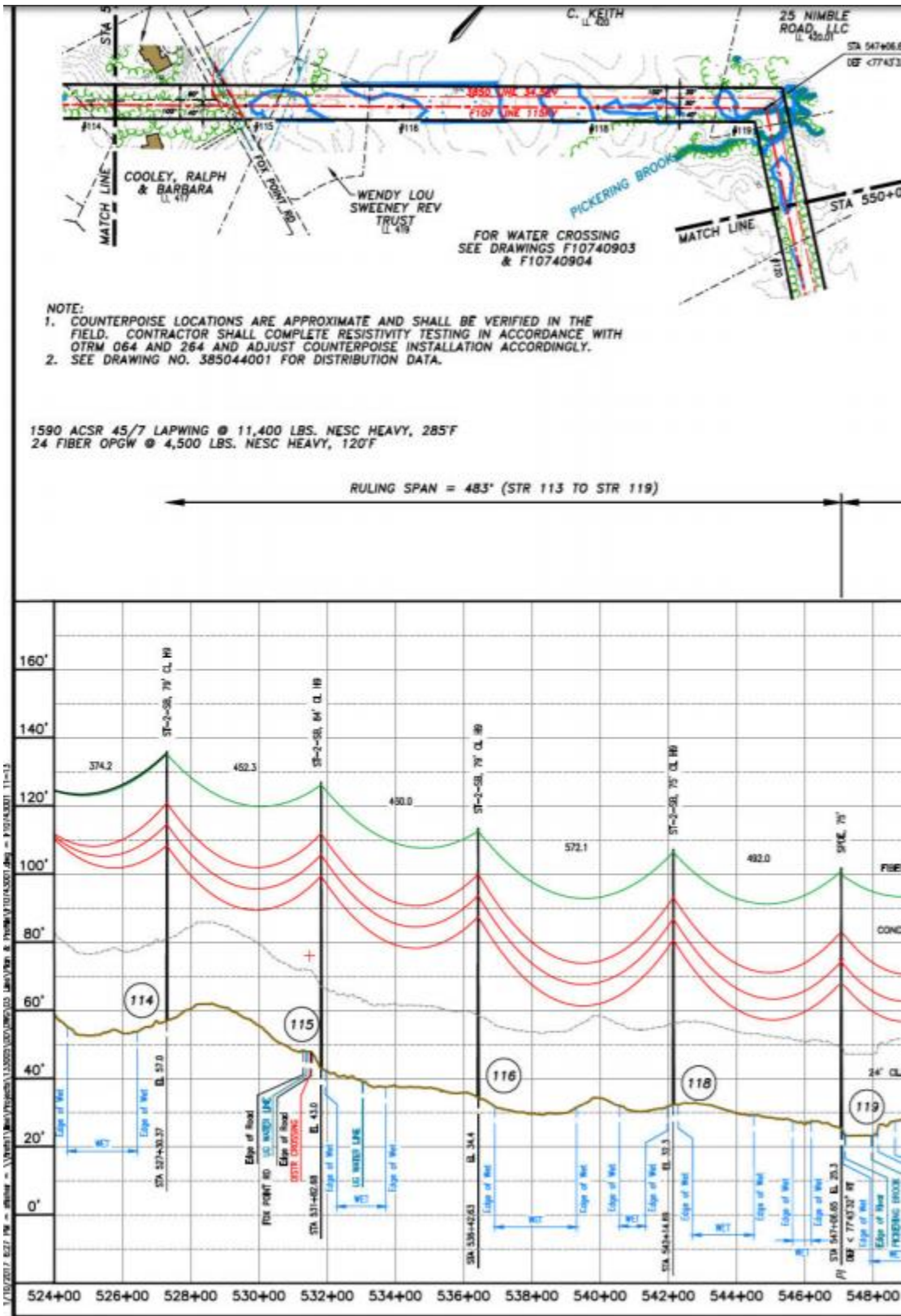
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9 Q. How many new transmission and distribution lines will be constructed  
10 on your property as a result of the Project?

11 A. As shown on Map 23 of 28 in Appendix 2a of the Amendment there will be  
12 two lines and four structures.

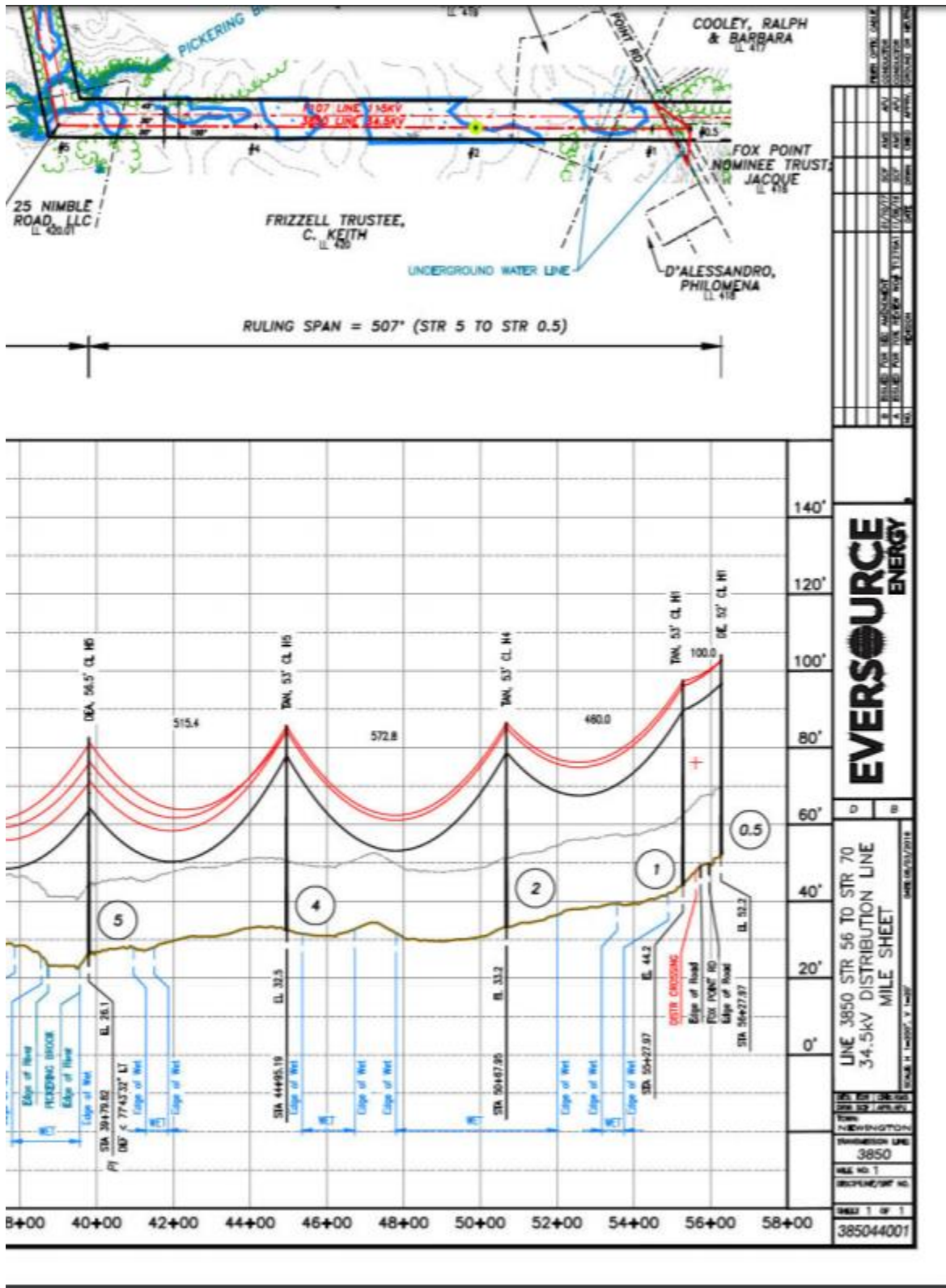
13 The location of these structures is also shown on Drawing  
14 F10743001 Sheet 11 of 13 and Drawing 385044001 Sheet 1 of 1 in Appendix 5a.

15 There will also be a 90 degree corner just off my property as well as additional poles just off my  
16 property in different locations than the corner poles.

17  
18 Appendix 5a 11 of 13 two  
19 115kV structures (Structures 116 and 118)



1 Appendix 5a 1 of 1 two 34.5kV structures (Structures 3850-2 and 3850-4)



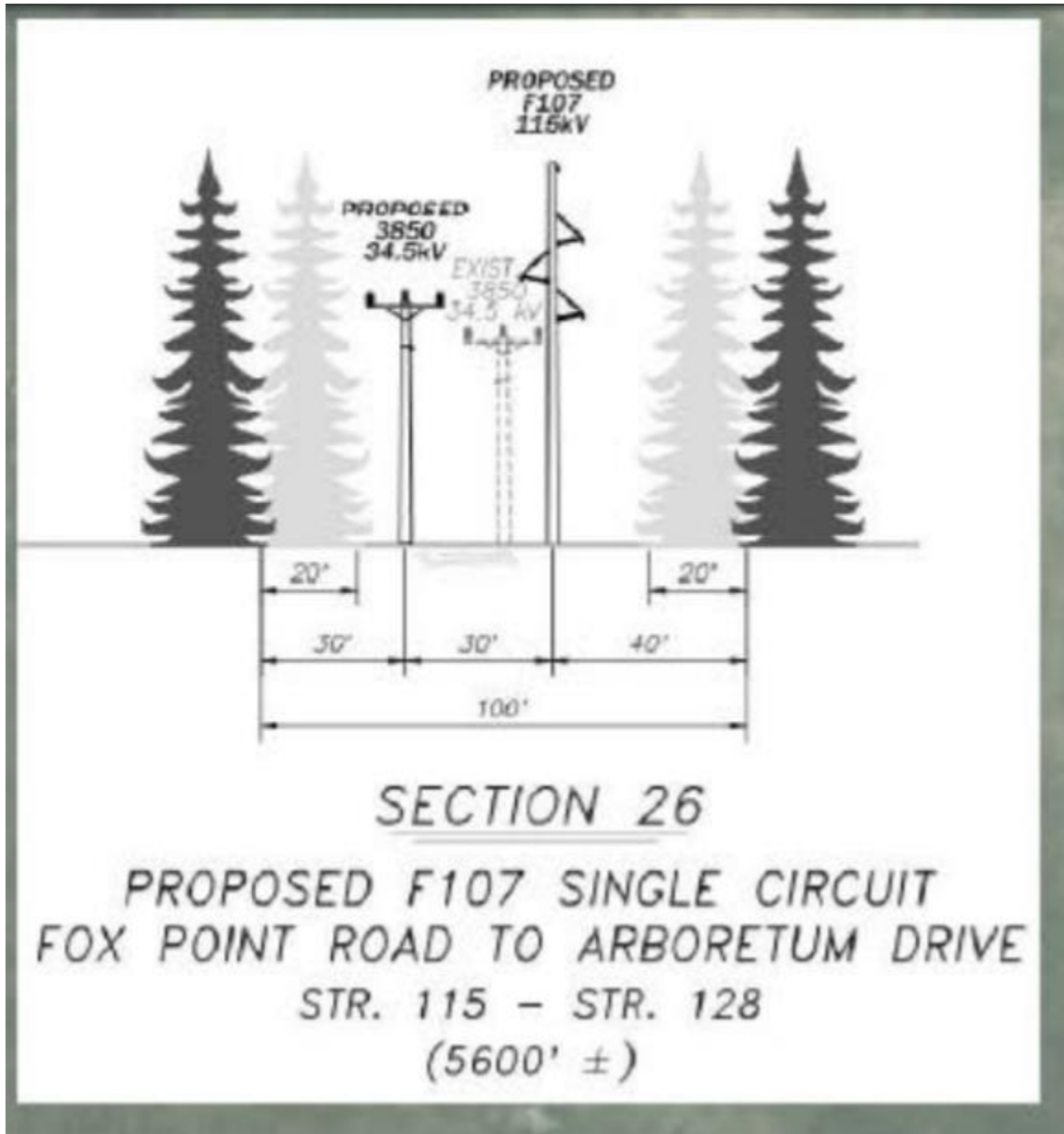
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3 Appendix 5a 1 of 1.



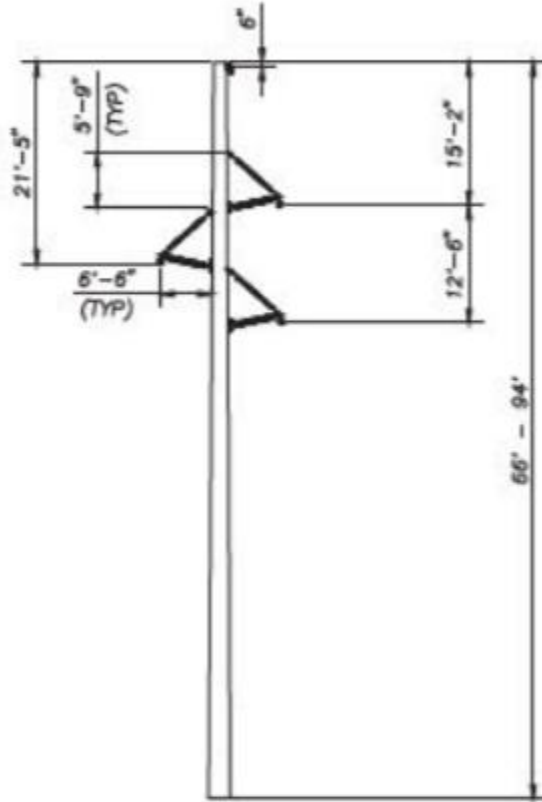
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6 The 115kV structures will be Type ST-2-SB structures as shown on

7 Drawing F10705000 Sheet 1 of 2 in Appendix 5a.

1



TYPE ST-2-SB

LIGHT DUTY STEEL SINGLE POLE  
BRACED POST TANGENT  
115 KV  
DIRECT EMBED FOUNDATION

2

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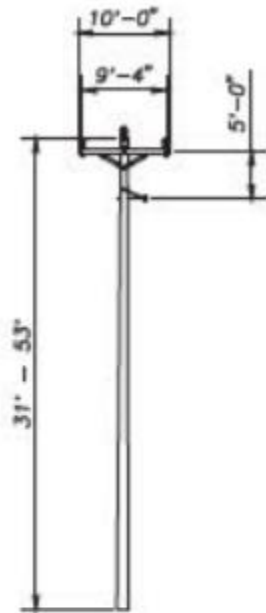
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2 The 34.5kV structures will be Type Tan

3 structures as shown on F10705000 Sheet 2 of 2.

4



TYPE TAN

ROUNDWOOD SINGLE POLE  
TANGENT  
34.5 KV  
DIRECT EMBED FOUNDATION

5

6

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8

1 Q. What will be the effect of the construction process

2 A. The process will include the noise of construction equipment with back-up signals. There  
3 will be boring. There will be a negative effect on traffic. There will be radio and other electrical  
4 interference

5

6 Does this conclude your testimony?

7 Yes.

8