

[WITNESS: Vissering]

1 MS. MANZELLI: Sorry.

2 BY MS. MANZELLI:

3 Q. "Identify and address all areas from which portions of
4 roads, ridgeline clearing, cut and fill slopes and/or
5 turbine pads may be visible." Next bullet: "General
6 revegetation". Next bullet: "Any significant
7 visibility of substation and O&M facility." Would that
8 complete your list of mitigation that would be required
9 for this Project?

10 A. Yes.

11 Q. Okay. Now, let me just clarify. You described a
12 project in Vermont that had recently been approved and
13 the conservation plan that was part of that approval.
14 Is that the type of conservation plan that you would
15 recommend for this Project?

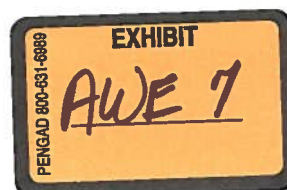
16 A. Yes. That was a larger project, but, even in terms of
17 looking at the sort of proportional amount of
18 conservation, it certainly -- it certainly should be.

19 Q. And, the primary attributes there was a conservation
20 easement on the project site itself?

21 A. Yes.

22 Q. And, a conservation easement around the project. And,
23 in addition, a separate conservation easement of a
24 large unfragmented swath of land?

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1 A. Yes, I don't know that it necessarily needs to be the
2 exact same thing.

3 Q. Uh-huh.

4 A. Because there may be things that are more appropriate
5 here. But I think it needs to be equivalent in
6 recognizing the values that are here in this particular
7 ridgeline, because that -- it's very clearly stated,
8 and the Project will have many significant impacts,
9 both from a fragmentation point of view, which is not
10 my area of expertise, --

11 Q. Uh-huh.

12 A. -- but also a visual point of view.

13 Q. Okay. Now, you mentioned that turbines similarly sized
14 to those like the ones in Lempster would be more
15 appropriate for this Project. I don't know off the top
16 of my head, do you know off the top of your head what
17 size the turbines in Lempster are?

18 A. I think they're 2.5 megawatts.

19 Q. I'm sorry, do know their height?

20 A. I do not.

21 Q. Okay. Do you know that they're shorter than the
22 turbines proposed here?

23 A. I believe they're shorter, yes.

24 Q. Can you say at all whether they're shorter by 10 feet?

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1 50 feet? 100 feet? If you can't, that's fine.

2 A. I would be guessing, but, and let me mention, if I
3 could, another reason for the shorter turbines. It's
4 partly a sort of visual proportional concern. But
5 there has been a lot of discussion in recent months, in
6 Vermont, between the -- the difference between the
7 Lowell and the Sheffield projects, which I'm sure
8 you're not familiar with. But one of -- there are many
9 differences. But one of them seem to have resulted in
10 very large roads, a huge amount of cut and fill on the
11 mountain summit, and the other in far, far less. And,
12 there were a number of reasons for that, the number of
13 techniques that were used, but one of the differences
14 was that the turbines on the Sheffield Project were
15 smaller.

16 And, so, what happens is that the larger
17 the turbine, the more difficult it becomes to get those
18 pieces up roads, and it requires much larger -- much
19 larger -- results in much larger cut and fill in order
20 to kind of get those pieces around curves going up a
21 mountain. And, also, to just put -- build them
22 on-site, so -- and store those pieces. It requires
23 much larger turbine pads. These are all things that
24 can make quite a difference in the overall impact of a

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1 it's very heavily used, but that it's primarily used by
2 people within the region. I also, despite the fact
3 that the Audubon sanctuary is the largest Audubon
4 sanctuary in the state, I did make an assumption that
5 it was nevertheless a very important, but one that was
6 primarily used regionally, rather than as a state
7 resource.

8 Q. Uh-huh. Would the Quabbin-to-Cardigan Corridor
9 Initiative result in a resource of statewide
10 significance?

11 A. That is -- that should be considered a statewide -- a
12 statewide project.

13 Q. And, that project is in the works, right?

14 A. Yes. And, I think part of it would go over Pitcher
15 Mountain, if I'm not mistaken.

16 Q. And, you're aware that Willard Pond is actually owned
17 by the state?

18 A. Yes. And, I believe it's a great pond as well.

19 Q. Mr. Guariglia said that your analysis relied on
20 "personal judgment" and your perception on the "quality
21 of views". Can you please explain the role of personal
22 judgment and subjectivity in how professionals like you
23 and Mr. Guariglia analyze views?

24 A. Okay. There has been a lot of -- Mr. Kimball mentioned

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1 the U.S. Forest Service's methodology. I actually
2 brought a copy of that with me, but I don't have it
3 right here, it's out in my satchel. But it -- this was
4 way back in the 1970s, when there was a lot of concern
5 about, at that time it was partly just over-cutting and
6 forestry techniques, to how do we protect some of these
7 very scenic resources, state, the federal -- on federal
8 lands. And, there was a lot of research that took
9 place at that point, in terms of public preferences and
10 how people perceive impacts on landscapes and what
11 defines "scenic beauty".

12 And, so, there is a very defined sort of
13 methodology for determining scenic quality. It's
14 actually very easy to do. And, this is probably --
15 this is something I spent semesters teaching at the
16 University of Vermont, so I'm not going to go into
17 everything right now. But there are some basic
18 criteria that would determine high scenic quality.
19 And, there are also criteria for determining to what
20 extent elements in the landscape might detract from
21 scenic quality. So, that's pretty much a part of at
22 least my training and how I will look at these, at any
23 particular location, landscape site, in terms of
24 evaluating it.

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1 Q. So, do these criteria take away personal opinion on
2 what is of scenic value?

3 A. I believe they do. Because they're based on research
4 of human perceptions. So, in other words, we use the
5 research. And, it is very consistent, in terms of how
6 people perceive landscapes, what they find to be
7 attractive, what they find to be unattractive. And,
8 so, they're the same -- they're the same principles
9 that we use in -- that I would use in design. They're
10 the same principles that, for eons, people who built
11 cities or designed -- designed human landscapes used.

12 MS. MANZELLI: If I could just have a
13 moment please?

14 (Short pause.)

15 MS. MANZELLI: I have no further
16 questions. Thank you very much, Ms. Vissering.

17 MS. BAILEY: Thank you. Ms. Allen?

18 MS. ALLEN: No questions.

19 MS. BAILEY: Mr. Block.

20 MR. BLOCK: Yes. Thank you. Just one
21 second, let me get my notes together here. All right.

22 BY MR. BLOCK:

23 Q. Let me go back for a minute to some things you said
24 just a little while ago. You were talking about

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1 Lempster and comparing that. I believe you said you
2 believed that the turbines that are installed at
3 Lempster seem more appropriate in that situation than
4 the ones that are proposed for interim, is that true?

5 A. Yes.

6 Q. What do you base that on?

7 A. My observation of the Lempster Project.

8 Q. Is that observation based on proportionality to the
9 setting?

10 A. Yes. That is a fairly low ridgeline, in relation to
11 its vantage points. And, I mean, every setting is
12 somewhat different, in terms of how they are seen. But
13 it seemed to me that those had a reasonable
14 relationship with that ridge.

15 Q. Okay. The Lempster turbines are 396 feet, and the rise
16 on that is about a thousand feet. So, therefore, those
17 turbines seem to about 40 percent of the rise from the
18 road up to the hills, does that sound about right to
19 you?

20 A. That could be.

21 Q. Okay. The turbines recommended for Antrim are almost
22 500 feet, and Tuttle Hill is about a 650-foot rise, and
23 that comes out to be about a 77 percent rise. Is that
24 part of what you're objecting to here, the greater

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1 amount of proportion on the turbines to the height
2 proposed for Antrim as opposed to in Lempster?

3 A. Yes. Well, there's two things that happen with the --
4 with some of the so-called "larger" turbines, and
5 sometimes there's very little difference. But they can
6 be both -- the towers can be larger, so that they
7 appear more massive, as well as the overall height of
8 the turbine.

9 Q. Do you have any sense of the difference in proportion
10 for the blade sizes between the two installations?

11 A. Well, the blade size is usually a factor of the height
12 of the turbine, because it can only -- of course, there
13 will be the maximum blade for the height of the tower.

14 And, I'm less concerned about the blades, quite
15 honestly, because they're a much lighter, less
16 perceptible part of the -- of the overall facility.

17 I'm more concerned with the tower and nacelle, because
18 that's the massive part. And, of course, partly
19 because it does move, there's less -- it's very -- it's
20 more difficult to look -- to understand the height, in
21 relationship to the tip of the blade itself.

22 Q. So, I guess, if the 40 percent proportionality in
23 Lempster seems more appropriate, wouldn't that --
24 wouldn't one need to recommend that turbines in Antrim

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1 be lower to about 260 feet in height, in order to
2 follow that same proportion?

3 A. It's possible. I guess I would hesitate to make that a
4 specific recommendation.

5 Q. All right. You were talking also about, when we were
6 talking about the forested cover and difference between
7 summer and -- foliage on and foliage off, and you were
8 talking about the turbines are essentially vertical
9 elements, and in cover you've got vertical elements in
10 the trees. And, I guess this relates to that vegetated
11 viewshed map. You were talking about that as
12 determining the unobstructed views, is that correct?
13 And, the viewshed map being a tool to assess
14 unobstructed views?

15 A. Yes. Exactly. So, that's the one that, if I'm doing a
16 visual assessment, I will usually focus on the
17 vegetated viewshed map, just because it gives me a
18 better idea of where the openings would occur where the
19 visibility would be notable.

20 Q. So, the way I interpret the viewshed map is there are
21 color-coded areas on it that determine from a certain
22 area you can see either no turbines or maybe one
23 turbine or maybe three or four. So, it's number of
24 turbines that are visible, is that correct?

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1 A. I'm trying to remember if Mr. Guariglia's viewshed map
2 had that graded system. Many of them do. But, yes,
3 that's right. It gives you an idea whether it's nine
4 to ten or one to two, that kind of thing.

5 Q. Okay. Is it -- is the situation where, rather than
6 number of turbines, but partial views of turbines, is
7 that ever of concern? In other words, seeing turbines
8 through trees or behind things, is that of concern or
9 is that eliminated from your concern?

10 A. Well, that is one of the things I would look at, "how
11 are they seen?" And, there certainly would be a
12 difference -- there certainly would be a difference if
13 they're -- if you were seeing just a blade over the
14 ridgeline, for example, there would definitely be a
15 difference between seeing ten of them across a lake or
16 pond, versus one or two at the edge. So, all of those
17 things are the kinds of things that I would look at,
18 when I was looking at the relative impacts.

19 Q. But, in terms of vertic [sic] elements, how does
20 movement of turbine blades affect the dominance within
21 a view? If all elements are vertical, but one of the
22 elements is moving, such as spinning blades, how would
23 that affect dominance?

24 A. Well, it's a little bit of a sort of double edge,

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1 because it does, to some extent, the movement draws
2 attention to the turbines. But, on the other hand,
3 there have been studies that show people find them more
4 attractive when they're moving, and not at all
5 attractive when they're still. And, the reason, I
6 mean, I think the reason for that is that -- is that,
7 if you're going -- if you're looking at a wind project,
8 it's fairly evident that it's a wind project, it needs
9 to be serving its purpose. It's supposed to be
10 generating -- generating electricity. And, obviously,
11 if it's just sitting there, it's kind of useless, but
12 -- and superfluous. But, yes. So, I think that it
13 does -- you notice. But, given that there's a wind
14 project there, I do not think that the turning
15 necessarily is something that is -- a turning blade
16 isn't necessarily a negative part of the feature. It
17 is what it is supposed to be doing.

18 Q. Mightn't turning blades be more distracting, though, in
19 a lot of situations?

20 A. They can -- they're certainly more noticeable. But I
21 -- they're certainly more noticeable because of the
22 turning blades. But, on the other hand, big white
23 towers on top of a hill are probably even more so.

24 Q. Well, I agree with that. I know, for instance, if you

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1 drive on Route 10, past Lempster, it's hard to keep
2 your eyes on the road sometimes when those turbines are
3 spinning.

4 MS. GEIGER: I'm going to object. I'm
5 going to object to that statement. It's a statement, not
6 a question.

7 MR. BLOCK: I'll withdraw that
8 statement.

9 BY MR. BLOCK:

10 Q. You described or you talked about a viewing area. And,
11 one of your considerations is the amount of use in a
12 particular viewing area determines, to some extent, its
13 -- maybe its weight or its importance, is that correct?

14 A. To some extent. I was trying to argue that that isn't
15 always the case, because sometimes a very -- a trail,
16 like the Appalachian Trail, which might receive
17 relatively very little use, could be at least as
18 valuable as a heavily-used recreation area.

19 Q. Okay. I was going to ask --

20 A. In terms of a resource, in terms of those, yes.

21 Q. Okay. Can you describe what you mean by "amount of
22 use"? Is it number of people? Is it the number of
23 hours that it's occupied? Or what would, you know,
24 what factors would you consider for "amount of use"?

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1 recommendations for conditions, I believe, in your --
2 at the end of your report. And, again, did you consult
3 with any members of the public in developing your
4 recommendations?

5 A. No, I did not. Let me just review them and make sure
6 that I didn't on any of these. No. These were --
7 these were my recommendations.

8 Q. Okay.

9 A. I didn't consult with anybody on these.

10 Q. Okay. So, you didn't consult with Public Counsel or
11 anybody else in making these recommendations?

12 A. No. I mean, obviously, Public Counsel reviewed my
13 recommendations. But they are essentially the same
14 recommendations that I had when I -- with the draft
15 report.

16 Q. Okay. Is it your position that all of the seven
17 measures that you've listed at the end of your report
18 must be taken to ensure that the Project will not have
19 an unreasonable adverse effect on aesthetics?

20 A. Yes.

21 Q. Okay. Are these recommendations listed in the order of
22 importance to you?

23 A. I would say that they're all -- all of the
24 recommendations are important, in the sense that they

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1 -- the Project has significant impacts. And, it is my
2 opinion that these are -- these are not just sort of
3 throwing in ideas. These are all what I would consider
4 to be important and serious, in terms of what is
5 necessary for this Project to be acceptable.

6 Q. So, are they of equal importance to you?

7 A. Yes.

8 Q. Okay. Do you know what impact your proposed mitigation
9 measures would have on the competitiveness of this
10 Project?

11 MR. ROTH: I object to this question.
12 The witness is not versed in or expected to testify on the
13 economic viability of any particular project and what
14 competitiveness might be with respect to this project,
15 with or without this mitigation package that she
16 recommends.

17 MS. GEIGER: I'm just asking her --
18 well, I'll rephrase the question.

19 BY MS. GEIGER:

20 Q. Do you know what it would cost the Applicant to
21 implement any of these or all of these recommendations?

22 MR. ROTH: Same objection.

23 MS. GEIGER: Just asking if she shows.

24 MR. ROTH: She's not an expert on cost

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1 of --

2 MS. BAILEY: Then, she can probably
3 answer her question that way, if she doesn't know.

4 **BY THE WITNESS:**

5 A. I do not know.

6 **BY MS. GEIGER:**

7 Q. So, you made these recommendations without regard to
8 what it would -- what costs the Applicant would incur
9 if these measures were implemented?

10 A. To some extent, I do, I mean, obviously, there are
11 small projects that have been built, a range of project
12 sizes which have been built in the past. So, -- and
13 all of the recommendations are typical recommendations
14 that I've seen used in the mitigation required for
15 other projects.

16 Q. Would you expect that, if the Project had been
17 configured without these recommendations and the
18 Project has developed cost estimates going forward
19 that, if these measures were implemented, it would be
20 more expensive for this Applicant to construct this
21 Project?

22 A. Yes.

23 Q. Okay.

24 A. I assume that would be the case.

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1 --

2 A. Is that in this binder?

3 Q. That's the next one over. It's "AWE 34".

4 A. And, what page?

5 Q. Page 19 please.

6 A. Okay.

7 Q. And, isn't it true there that you've said that "often
8 fewer, higher-output turbines, for example, 2.0 plus
9 MW", 2 megawatts, "appear less visually intrusive than
10 an equivalent output using 1.5 megawatt turbines"?

11 A. Yes, and notice it's 2.0 megawatts versus 1.5.

12 Q. Yes. Right.

13 A. But, yes, and I agree. That's generally what my
14 approach, that I would rather see a higher output
15 turbine. But this case visually is very different from
16 -- in its situation, just because, as I said, of the
17 proximity in which we see it, and the size of the hill
18 itself.

19 Q. Okay. Now, the fourth, the fourth recommendation
20 you've made is for "specific plans for land
21 conservation as part of an off-site mitigation
22 program", Applicant should work with Audubon on
23 conservation plans, is that correct?

24 A. I'm not sure that Audubon is that interested in working

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1 on this. But --

2 Q. Why do you say that?

3 A. Well, I don't know. I did not have -- there did not
4 seem to be any interest on the part of -- on the part
5 of Audubon in doing this, but I shouldn't speak for
6 them. I don't think it necessarily needs to be working
7 with Audubon. It seemed to me at the time, because of
8 the impacts to Audubon, that that would be the logical
9 party. But I think there's a lot of ways that it could
10 be done. And, I think the more important thing is --
11 the more important thing is the quality of the -- of
12 the final decision and how it is -- the degree to which
13 it protects the entire ridgeline.

14 Q. Okay. Now, are you aware that Antrim Wind has reached
15 agreements with the Harris Center for Conservation
16 Education regarding conservation of 685 acres of land
17 in and around the Project?

18 A. Yes.

19 Q. And, are you aware that 100 percent of this land is
20 within the Town of Antrim's priority conservation area?

21 A. Yes.

22 Q. Okay. Now, your supplemental testimony indicates that
23 you do not find the Project's 685 acre conservation
24 plan adequate, and that you believe additional

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1 conservation measures will be required, is that
2 correct?

3 A. Yes.

4 Q. I think you said -- also said that these measures are
5 required "to address the ridgeline as a whole and to
6 ensure that any future development is not located
7 within the more visually and ecologically sensitive
8 higher elevation areas." Correct?

9 A. Yes.

10 Q. Okay. Where are these "ecologically sensitive higher
11 elevation areas" located?

12 A. I think that the -- looking at the Antrim conservation
13 plan, the entire area is really identified as an
14 "ecologically sensitive area" because of fragmentation.

15 Q. And, by whom? Who has --

16 (Court reporter interruption.)

17 **BY THE WITNESS:**

18 A. By the Antrim Conservation Commission.

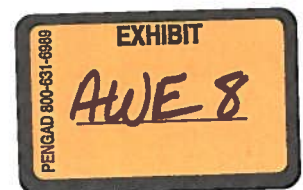
19 **BY MS. GEIGER:**

20 Q. Are you saying that the Antrim Conservation Commission
21 has designated the entire ridgeline as "ecologically
22 sensitive"?

23 A. It's the land, the ridge, and along the flanks of that
24 ridgeline.

I N D E X (CONT'D)

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1 (WHEREUPON after the lunch recess the
2 hearing was resumed at 1:39 p.m.)

3 * * * * *

4 MS. BAILEY: We're back on the
5 record, and we're going to resume
6 cross-examination of Ms. Vissering.

7 MS. GEIGER: Thank you.

8 CROSS-EXAMINATION

9 BY MS. GEIGER:

10 Q. Ms. Vissering, before the lunch break I asked
11 you some questions about your testimony -- or
12 your supplemental testimony regarding the
13 project's conservation plan and your
14 statement, that you believe "additional
15 conservation measures would be required to
16 address the ridgeline as a whole and to
17 ensure that any future development is not
18 located within the more visually and
19 ecologically sensitive higher elevation
20 areas." Do you remember that question?

21 A. Yes.

22 Q. Okay. And do you remember I asked you where
23 these ecologically sensitive, higher
24 elevation areas were located? Do you

1 remember that question?

2 A. Yes.

3 Q. Okay. And I believe your response was that
4 they were located within a priority area for
5 land conservation, according to Antrim's
6 Open-Space Conservation Plan; is that right?

7 A. Yes.

8 Q. And could you please turn to the exhibit
9 that's been marked as AWE 17.

10 A. Yeah, I have it in front of me.

11 Q. Okay. Now, do you agree that is a map from
12 the Open-Space Conservation Plan for Antrim
13 that designates the Open-Space Protection
14 Priority Areas in yellow?

15 A. Yes.

16 Q. Okay. And do you know approximately how many
17 acres those yellow areas entail?

18 A. If you count all of the yellow areas on this
19 map, I think there was a -- I think I saw
20 somewhere a chart that said how many acres
21 there were, which I don't see on this chart
22 right now.

23 Q. Well, that's okay. Let me ask you a
24 different question. I believe that -- did

1 had to build the shorter towers, and they had
2 to eliminate two of them, and the Applicant
3 decided that the project was no longer
4 financially viable because the power
5 generated by that configuration wouldn't
6 exceed the cost of building it, would that be
7 a good result, that the project would be
8 eliminated?

9 A. So I think --

10 MR. ROTH: Madam Chairman, I
11 know this is kind of unusual to object to a
12 question by the Committee. But her expertise
13 and her role is not to decide the ultimate
14 policy question about whether a wind farm
15 should or should not be built on this site.

16 MS. BAILEY: I understand.
17 But I think she has lot of experience in
18 wind-development siting, and I think she has
19 an opinion about the value of wind energy.

20 BY MS. BAILEY:

21 Q. Do you have an opinion about the value of
22 wind energy?

23 A. Well, I do.

24 MS. BAILEY: So I don't think

1 it's an unreasonable question to ask her
2 opinion. Perhaps the other chairman could
3 help me out on this.

4 MR. ROTH: I'm not going to
5 argue with you on this, but I just wanted to
6 voice my objection. I think it's perhaps
7 going too far to ask her for that ultimate
8 conclusion. That really is up to you.

9 CHAIRMAN IGNATIUS: I think
10 it's fair to ask her her point of view, if
11 you want to pursue it.

12 BY MS. BAILEY:

13 Q. I'd like to know your point of view.

14 A. So one of the things that this project has
15 made me think about is that it is somewhat
16 unfortunate that, to me, as I look at this
17 project, there were some big red flags there
18 from the outset. I don't know if anybody
19 ever said this to the developer. But if you
20 compare this project with Lempster, they are
21 night and day. Lempster is hardly visible
22 from anywhere. It's the perfect project.
23 Here we are, five miles, ten miles away, and
24 this is a very, very different setting. So

1 my feeling is that -- and I guess what I feel
2 sad about is that, had there been some kind
3 of state agency that could look at this and
4 say, Look, you've got some really red flags
5 here. You might want to think about a
6 different kind of project here, because a lot
7 of time and money goes into the planning for
8 these projects. And anybody could have
9 looked at this. I don't think that what I'm
10 saying is quite shocking -- exactly shocking.
11 Looking at this compared to some other
12 projects, it is -- you've got a lot of public
13 resources.

14 And so I guess the answer to my question
15 is: The reason I thought this was a good
16 wind site generally is because it's near
17 power. It's a ridge that isn't -- isn't too
18 difficult, I think, to get up on, in part.
19 But on the other hand, it's got some real
20 impacts. And I guess I think that this is
21 something that it would be nice to start that
22 discussion a little bit earlier in the
23 process to get a project that is
24 appropriately scaled to the site. And I

1 Q. Actually, you're one of the most frequent.

2 A. Oh, dear. No, I mean, in my experience, that
3 happens -- having sat on different sides of
4 the table, and I have -- but I like to think
5 that I can logically explain why I come to my
6 conclusions.

7 Q. Right. But I guess my point that I'm getting
8 at is another expert might come to a
9 different conclusion, and using your same
10 criteria be able to logically explain their
11 conclusion; is that right? I mean, do you
12 disagree with that? Or is your
13 classification of "moderate to significant"
14 the only classification that anybody with
15 your expertise could come up with on
16 viewing -- on assessing those impacts?

17 A. Oh, I see. Okay. Well, in terms of the
18 "moderate to significant," that particular
19 nomenclature --

20 Q. Well, any of your assessments. I mean, the
21 question goes to any of your assessments.
22 She happened to ask about those two.

23 A. Okay. So you're talking generally about the
24 way I go about looking at --

1 Q. Yeah, but I'm not asking you to explain
2 again, because I think you explained it well.
3 The point is that, the way I understood --
4 and I may have misunderstood your answer
5 before. But the way I understood your answer
6 was that you conceded to Ms. Geiger that,
7 applying the same criteria, you might come up
8 with the classification that you did. And
9 let's say you came up with moderate as
10 opposed to being on the cusp of moderate
11 to -- you might come up with moderate. But
12 another expert might say it's minimal or
13 might say it's significant, depending upon
14 who the expert is, but using the same
15 criteria.

16 A. I think that that is -- I think that it is
17 definitely -- it is possible that somebody
18 would come up with a different conclusion
19 than I did. I would hope that they would
20 have explained in detail why they came to
21 that conclusion --

22 Q. Okay.

23 A. -- because I guess that's something I feel
24 very strongly about. I need articulating the

1 reasons in a way that somebody can
2 understand. The logic and rationale is
3 important.

4 Q. And I agree with you. I guess my point,
5 though, is you do believe that it is possible
6 for two people, reasonably experienced like
7 yourself, to come up -- using the same
8 criteria, to come up with a different
9 classification at the end of the day.

10 A. I've seen it in the past.

11 Q. Okay. Also, and I just... you testified
12 about the unfragmented habitat being one of
13 the values for your assessment. And we heard
14 earlier in this proceeding about unfragmented
15 land in the context of wildlife and the
16 environment. I'm sure we're going to hear
17 more of that as well.

18 I just want to be sure. When you're
19 talking about "unfragmented habitat," you're
20 only talking about it from the visual
21 standpoint; is that correct?

22 A. Yes.

23 Q. Okay. And can you explain how the fact that
24 the -- all right. Let me back up.

1 that because there's already turbines up
2 there --

3 Q. Well, I think --

4 A. -- there's already an impact up there?

5 Q. Well, isn't what you told us, the concern
6 with the turbines becomes the focal point
7 when somebody observes the ridge from the
8 various viewpoints?

9 A. So I guess -- I think maybe I could answer it
10 this way: With a wind project, the idea of a
11 wind project, but everything else is --
12 retains the sort of condition of a natural,
13 even if it's logged, forest is very different
14 from houses in the high elevation. So I
15 think one concern would be that -- would be
16 that you'd be sort of, in addition to the
17 wind project, adding new impacts, new visual
18 impacts, in the form of visible houses.

19 Q. And what about the logging aspect of it?
20 Does that --

21 A. I think the logging is pretty much consistent
22 with the existing condition. It's a
23 temporary -- it's a kind of temporary impact
24 that over a few years tends to be very often

1 not particularly noticeable, and it evolves.

2 It's green.

3 Q. If the easements had -- if the proposed
4 easements had prohibited construction of a
5 single-family home, but still permitted the
6 logging, would that satisfy your qualitative
7 concerns about the proposed easements?

8 A. I think if they were the kind of easements
9 with no development, that would be an
10 improvement. But I still have some concerns,
11 as you indicated, with the --

12 Q. Quantity?

13 A. -- the quantity. Thank you. I'm losing it a
14 little bit here.

15 Q. I only have a couple more questions.

16 You indicated that you believe that
17 Lempster is a great project because it's not
18 visible from anywhere. Have you been out to
19 the Lempster project?

20 A. I've been out a couple times.

21 Q. Have you ever had the opportunity to drive
22 down Route 10?

23 A. Yes. It's definitely very visible from
24 Route 10.

1 Q. Have you ever had the opportunity to drive up
2 County Road and go past the pond on County
3 Road?

4 A. Is that the road that's sort of on the east
5 side?

6 Q. If you're coming from Sunapee area, you bank
7 a left at the little village. I don't --
8 that's County Road.

9 A. I think I've been on it.

10 MR. ROTH: It goes towards the
11 town of Washington.

12 MR. IACOPINO: Yes.

13 A. And I should say, I am aware that it's
14 certainly visible.

15 BY MR. IACOPINO:

16 Q. Okay. What do you base the statement that
17 it's "not visible from anywhere" or --

18 A. Nowhere --

19 Q. -- is it just some hyperbole?

20 A. No, no, no. What concerns me here, if this
21 project were visible from some of the state
22 roads and the town centers, I wouldn't -- I
23 would not have many concerns at all. It is
24 not visible -- there may be some slight