



## LandWorks Analysis of Resources NOT Evaluated\*

\*Based on the Saratoga Associates visual resource report and supplemental testimony

Saratoga Associates did not identify or assess 172 resources of the 290 resources that LandWorks did, which are listed below. They did not identify the scenic byways, scenic roads or scenic viewsheds. They also did not list many of the lakes, ponds and rivers with public access. Nor did they identify any of the recreational and hiking trails in the area, as well as many locally documented recreation areas.

1. Edward MacDowell Lake Recreation Area-Dublin, Peterborough
2. Edward MacDowell Lake Project Lands-Hancock, Harrisville, Peterborough
3. Contoocook River Shorebank Angling Area-Antrim
4. Pitcher Mountain State Forest-Stoddard
5. Currier & Ives Scenic Byway-Henniker
6. Contoocook River-Antrim, Bennington, Deering, Greenfield, Hancock, Henniker, Hillsborough, Peterborough
7. Ashuelot River-Gilsum, Marlow, Washington
8. Piscataquaog River-Deering
9. Otter Lake-Greenfield
10. Childs Bog-Harrisville
11. Seavers Reservoir-Harrisville
12. Silver Lake-Harrisville, Nelson
13. Center Pond-Nelson
14. Cold Spring Pond-Stoddard
15. Halfmoon Pond- Washington
16. Sunapee Loop-Antrim, bennington, Hillsborough, Washington, Windsor
17. Monadnock Region Loop-Antrim, Gilsum, Hancock, Marlow, Peterborough, Stoddard
18. Clement Hill Road-Deering
19. Fisher Road-Deering
20. Glen Road-Deering
21. Mountain View Lane-Deering
22. Old Clement Road-Deering
23. Old Francestown Road-Deering
24. Pleasant Pond Road-Deering
25. Wolf Hill Road-Deering
26. Oak Hill Road-Francestown
27. Old County Road North-Francestown
28. Pleasant Pond Road-Francestown
29. Schoolhouse Road-Francestown
30. Cavendar Road-Greenfield
31. Colonial Drive-Greenfield
32. County Road-Greenfield
33. Muzzy Hill Road-Greenfield
34. Old Bennington Road-Greenfield
35. Riverbend Drive- Greenfield
36. Sunset Lake Road-Greenfield
37. Swamp Road-Greenfield
38. Baker Road-Henniker
39. Bear Hill Road-Henniker
40. Western Avenue-Henniker
41. Barden Hill Road-Hillsborough
42. Beard Road-Hillsborough
43. Danforth Corners Road-Hillsborough
44. Jones Road-Hillsborough
45. Second NH Turnpike-Hillsborough
46. Shedd Road-Hillsborough
47. Crosby Road-Peterborough
48. Windy Row Road-Peterborough
49. Black Fox Pond Scenic Viewshed-Deering
50. Clark Summit Scenic Viewshed-Deering
51. Clement Hill Road Scenic Viewshed(1) –Deering
52. Clement Hill Road Scenic (2)-Deering
53. Codman Hill Scenic Viewshed-Deering
54. Cove Hill Scenic Viewshed-Deering
55. Deering Reservoir Scenic Viewshed(1)-Deering
56. Deering Reservoir Scenic Viewshed(2)-Deering
57. Deering Reservoir Scenic Viewshed(3)-Deering
58. Gregg Hill Road Scenic Viewshed-Deering
59. Hedgehog Mountain Summit Scenic Viewshed-Deering
60. Hodgen Scenic Viewshed-Deering
61. Old County Road Scenic Viewshed(1)-Deering
62. Pattern Brook Scenic Viewshed-Deering
63. Peter Wood Hill Road Scenic Viewshed-Deering
64. Pleasant Pond Road Scenic Viewshed-Deering
65. Range Road Scenic Viewshed-Deering
66. Rangeway Road Scenic Viewshed-Deering
67. Scenic Viewshed (north of Clark Summit)-Deering
68. Tubs Hill Road Scenic Viewshed(1)-Deering
69. Tubs Hill Road Scenic Viewshed (2)
70. West Deering Scenic Viewshed-Deering
71. Wilson Hill Scenic Viewshed-Deering
72. Wilson Hill Scenic Viewshed-Deering
73. Baker Road Scenic Vista-Henniker
74. Bear Hill Road(1) Scenic Vista-Henniker
75. Bear Hill Road (2) Scenic Vista-Henniker
76. Kimball Hill Road Scenic Views-Hillsborough
77. Hurlin Trail-Antrim
78. Lily Pond Trail-Antrim
79. Lovern's Trail at Lovern's Mill Cedar Swamp-Antrim
80. Thumb Mountain Summit Trail at Harris Center (Briggs Reserve)-Hancock
81. Trail around Half Moon Pond at Sargent Center-Hancock
82. Contoocook Riverwalk-Hillsborough
83. Thompson Mountain Trail at Wenny-Baker Forest-Hillsborough
84. Trails at Fox Forest-Hillsborough

85. Kulish Ledges Trail-Nelson
86. Trails at Otter Brook Preserve-Nelson, Stoddard, Sullivan
87. The common Pathway-Peterborough
88. Trails at Andorra Forest-Stoddard, Washington
89. Trout-n-Bacon Trail at Pierce Reservation-Stoddard
90. Trails at Camp Morgan Town Forest- Washington
91. Oak Hill Summit Trail at Clark Robinson Memorial Forest-Washington
92. Shea Field-Antrim
93. Deering Town Beach-Deering
94. Moose Brook Park-Hancock
95. Town Beach at Norway Pond-Hancock
96. Seaver Pond Picnic Area-Harrisville
97. Sunset Beach-Harrisville
98. Town Beach at Gould Pond-Hillsborough
99. Route 10 Picnic Area-Marlow
100. Town Common-Nelson
101. Mill Pond-Antrim
102. Rye Pond-Antrim, Nelson, Stoddard
103. Cold Spring Pond-Bennington
104. Whittemore Lake-Bennington
105. Dudley Pond-Deering
106. Deering Reservoir-Deering
107. Howe Reservoir-Dublin, Harrisville
108. Mud Pond-Dublin
109. Wood Pond-Dublin
110. Pleasant Pond-Francetown
111. Halfmoon Pond-Hancock
112. Hunts Pond-Hancock
113. Juggernaut Pond-Hancock
114. Harrisville Pond-Harrisville
115. Russell Reservoir-Harrisville
116. Skatutakee Lake-Harrisville
117. Gould Pond- Hillsborough
118. Sand Brook Marsh-Hillsborough
119. Village Pond-Marlow
120. Village Tin Shop Pond-Marlow
121. Granite Lake-Nelson, Stoddard
122. Spoonwood Pond-Nelson
123. Center Pond-Stoddard
124. Trout Pond-Stoddard
125. Bolster Pond-Sullivan
126. Chapman Pond-Sullivan
127. Ashuelot Pond-Washington
128. Barrett Pond-Washington
129. Mill Pond- Washington
130. Millen Pond-Washington
131. Smith Pond- Washington
132. Virginia Baker Natural Area-Antrim
133. Bennington Town Land (Cold Spring Pond)-Bennington
134. Bruce Edes Forest-Bennington
135. Bradford Bog-Bradford
136. Bradford Springs and Hotel Site-Bradford
137. Deering Wildlife Sanctuary-Deering
138. Black Woods Easement-Dublin
139. Dublin Lake Scenic Area-Dublin
140. Dublin Town Parcel-Dublin
141. Dublin Town Land (at Howe Reservoir)-Dublin
142. Dublin Town Land (at Mud Pond)-Dublin
143. Crotched Mountain Town Forest-Francetown
144. Emerson Brook Forest-Filsum Marlow
145. Briggs Preserve-Hancock
146. John Kulish Forest-Hancock
147. Walcott Forest-Hancock
148. Contoocook River Access-Hennikett
149. Coffin Wildlife Sanctuary-Hillsborough
150. Wenny-Baker Forest-Hillsborough
151. Stickey Wicket Wildlife Sanctuary-Marlow
152. Claus Wildlife Sanctuary-Nelson
153. The Great Meadow-Nelson
154. Otter Brook Farm-Peterborough
155. Parker Hill Forest-Roxbury
156. Charles L. Pierce Wildlife and Forest Reservation-Stoddard, Windsor
157. Stoddard Rocks-Pioneer Lake Reservation-Stoddard
158. Thurston V. Williams Forest-Stoddard
159. Barrett Pond Town Forest-Washington
160. Camp Morgan Town Forest-Washington
161. Eccardt Farm Conservation Easement-Washington
162. Farnsworth Hill Town Forest-Washington
163. Huntley Mountain Town Forest-Washington
164. Journey's End, Bell-Cofield Forest-Washington
165. Nuthatch Way Town Forest-Washington
166. Old Meadow Town Forest-Washington
167. Webb Forest Preserve LLC-Washington
168. Eliza Adams Gorge-Harrisville
169. Gleason Falls-Hillsborough
170. Bailey Brook Falls-Nelson
171. Robinson Brook Cascades-Stoddard
172. Stoddard Rocks-Stoddard

[WITNESS: Vissering]

1 in my previous report.

2 Q. Right.

3 A. I didn't, in terms of this one, I made the assumption  
4 that all those things were still true, and I was only  
5 looking at the difference in terms of the two. Because  
6 the context -- the context is -- the context is what I  
7 had identified before in my previous report. But the  
8 difference was in the Project, not in the context.

9 Q. Does context of view at a particular scenic resource  
10 change based on the visibility of the object you're  
11 analyzing?

12 A. No. That has to do with project. The context is still  
13 the resource. It does change, to the extent that you  
14 have the resource, you have the kind of characteristic  
15 of the resource, and then you look at the project and  
16 determine "well, how does this" -- "to what degree does  
17 this contrast with the existing context or have some  
18 kind of either negative or potentially positive  
19 impact?" But, certainly, in terms of the impacts, the  
20 visibility does make a difference.

21 Q. On Line 23 of that same page, I say "Visibility of  
22 clearing around Turbine 9 will also result in  
23 significant visual impacts." Can you describe all of  
24 the places, in your opinion, that will experience those

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[WITNESS: Vissering]

1 significant visual impacts?

2 A. That would be from Goodhue Hill.

3 Q. Anyplace else?

4 A. Well, I haven't seen those clearing studies anywhere  
5 else, for any -- because that was the only one that I  
6 did, because it hadn't been done by the previous -- in  
7 the previous application. And, so, we don't know what  
8 the -- from where these, the road grading/clearing,  
9 that's a piece of information that I don't have access  
10 to.

11 Q. So, you can't identify specific locations on Goodhue  
12 Hill where you believe these significant impacts would  
13 be experienced?

14 A. Well, it was from the clearing at the top.

15 Q. Is that the only location?

16 A. Yes.

17 Q. And, is that based on the prior work you did or is that  
18 based on new work you've done?

19 A. That's based on the prior work that I did.

20 Q. So, you actually haven't done new work regarding the  
21 proposed Project to reach that conclusion?

22 A. Well, my understanding is there was no difference in  
23 Turbine Number 9, in terms of its location or the road  
24 clearing. So, it seems logical to me that those --

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1       that that visibility would continue to be there.

2       Q.   Let's turn to Page 8 please.  And, I'm looking at Line  
3       22.  And, it says, and it carries over to the next  
4       page, "View of roads and clearings would be visible  
5       along the project ridge and visible from off-site  
6       viewpoints including those within the Sanctuary."  So,  
7       it seems to me that this point relates to the one we  
8       were just talking about, though I'm not sure.  Can you  
9       explain that to me?  What "off-site viewpoints" do you  
10      mean?

11      A.   Well, I had been thinking about Goodhue Hill in that  
12      particular case.  But I had raised, in my last  
13      assessment, questions, because of looking in detail at  
14      the grading plans, whether there would be the potential  
15      for off-site visibility from other locations as well.  
16      But I don't -- I didn't -- I don't know of any.

17      Q.   Okay.  Looking at Page 10 now.  And, I'm looking at the  
18      table that you've got on Page 10.  And, the first  
19      complete entry on that page says, and I guess the  
20      heading is "Project Characteristic", and then the  
21      characteristic you list is "Visibility of Road and  
22      Clearing at Turbine 9 and between Turbines 5 and 6".  
23      You see where I am?

24      A.   Yes.

[WITNESS: Vissering]

1 Q. Again, does that relate to anything beyond the clearing  
2 of Goodhue Hill?

3 A. Not from -- not from my own assessment. I would add  
4 that another possible viewpoint would be Pitcher  
5 Mountain, would be another possible place where there  
6 could be some visibility. But that was only  
7 speculation. So, yes, this does relate to that.

8 Q. So, only to Goodhue Hill?

9 A. Yes.

10 Q. Page 10, Lines 2 through 4, you say "Removal of one  
11 turbine and a slight lowering of a second turbine would  
12 not materially change the proposed project's impact,  
13 especially given the substantial aesthetic impacts  
14 noted by the SEC in the previous decision." What is  
15 your view regarding the impact at the boat launch at  
16 Willard Pond with respect to the new Project?

17 A. I think it's the same as the former Project, which is  
18 that there isn't -- there isn't -- the visibility is  
19 somewhat limited from that point of view.

20 Q. So, it's your view that there's no material change  
21 between the old Project and the new Project from the  
22 boat launch?

23 A. So, from the boat launch -- may I ask a sort of  
24 clarifying question?

[WITNESS: Vissering]

1 Q. That was my question. Thank you. On Page -- bottom of  
2 Page 12, over to Page 13, you talk about "scale of  
3 structures" and the importance of that. Do you see  
4 where I am?

5 A. Yes.

6 Q. Is there some accepted standard for evaluating that?

7 A. For the scale of structures?

8 Q. Yes.

9 A. There is -- I think the -- the evaluating scale has to  
10 do with a combination, is there -- I guess your  
11 question is really, is there a -- I think that, again,  
12 you're looking at those, the characteristics,  
13 proximity, the actual size of the structure. The  
14 scale, of course, has to do with two things. It has to  
15 do with the horizontal scale and the vertical scale,  
16 and both of those come into play. So, those are the --  
17 those are the data points that we can work with to look  
18 at.

19 Q. I understand. I just am trying to get more specific  
20 here. You've provided a list of things that you  
21 consider to be important variables. "Scale of  
22 structure" is one. And, I just want to understand, is  
23 there a particular accepted standard in the visual  
24 impact assessment community for evaluating that?

[WITNESS: Vissering]

1 A. With wind turbines? The idea of scale I think has --  
2 with something that was with the kinds of developments  
3 that we would see in the landscape, shopping centers,  
4 housing projects, you have a sense of what the scale of  
5 those are going to be in relation to what is around.

6 With wind turbines, the scale issue has  
7 become -- has become more difficult, because of the  
8 extreme heights. So, what we have to work with is a --  
9 the known variable is existing projects, and looking at  
10 those, and the effects of those projects, but also  
11 within the particular context. Because scale has to  
12 do, in part, with what's -- with what's around it.  
13 And, again, with wind projects, you have a -- there's a  
14 difficulty, because you have -- you have a scale of  
15 landscape that sometimes there are grand landscapes,  
16 bigger mountains, sometimes there are much smaller  
17 landscapes. So, scale is always a relative thing.  
18 It's always relative to the surroundings. Scale is, by  
19 itself, cannot be really determined. It has no  
20 meaning. It's only -- scale is only in relation to  
21 what is its context.

22 Q. So, I think we're probably in the same place, let me  
23 just be sure. If you were to look at the Forest  
24 Service visual assessment methodology, there would be



[WITNESS: Vissering]

1 nothing in there that says "when evaluating scale of  
2 structures, do the following:"?

3 A. That's correct.

4 Q. And, if you were to look at the BLM methodology, the  
5 same answer?

6 A. Yes. I think that that's correct.

7 Q. And, for any other methodologies you can think of, same  
8 answer?

9 A. Yes.

10 MR. NEEDLEMAN: I have nothing further.

11 Thank you.

12 MR. IACOPINO: Justin.

13 MR. RICHARDSON: Thank you. Good  
14 afternoon.

15 MS. VISSERING: Good afternoon.

16 MR. RICHARDSON: I'm Justin Richardson,  
17 we met earlier today, for the Town of Antrim.

18 BY MR. RICHARDSON:

19 Q. I want to go back to a point that Attorney Needleman  
20 raised early on. And, I just wasn't sure that I  
21 understood your answer correctly. And, to characterize  
22 it, I think what he was asking was, "is there a  
23 difference between deciding what the -- whether the  
24 visual impact is different and whether the Project is

[WITNESS: Vissering]

1 different?" Do you remember that?

2 A. Yes.

3 Q. Okay. So, my question is, setting aside the -- setting  
4 aside whether or not the visual impact is different,  
5 how did you set about to evaluate whether the Project  
6 was different? What did you consider important to look  
7 at?

8 A. So, I think that the differences, in terms of the  
9 Project, were -- I think the thing that I looked at was  
10 "how much of a difference visually, in terms of  
11 impact?" I mean, "visibility" does not necessarily  
12 mean "impact".

13 Q. Uh-huh.

14 A. But those factors that we've been talking about, the  
15 proximity, the number of turbines visible, --

16 Q. Sure.

17 A. -- those kinds of things were the ones that --

18 Q. So, am I correct then in saying that the purpose of  
19 your report was really to get -- I'm sorry, I keep  
20 losing you, I'm going to move over here -- to get to  
21 the second question, which is "how is the visual impact  
22 the same or different?" And, the answer to that  
23 question really controls whether or not the Project is  
24 different.

[WITNESS: Vissering]

1 recommendations I saw, you listed this one first?

2 A. Because those are the two turbines that were closest to  
3 the -- well, clearly, Number 10 was the most egregious.  
4 Turbine Number 9 was not particularly -- not  
5 particularly, it was lower in view, --

6 Q. Uh-huh.

7 A. -- as we know, and probably not as tall as some other  
8 turbines that were viewed. But this seemed to me, and  
9 the main reason I put in "Turbines 9 and 10" in my  
10 recommendations is because, if -- it seemed like it  
11 would be a lot easier to eliminate Turbines 9 and 10,  
12 in terms of changing the Project, than it would be in  
13 terms of eliminating 10 and 7.

14 Q. Uh-huh. And, I guess the question, I mean, there's  
15 always a danger in trying to read too much into it.  
16 What I was really trying to find out, without asking  
17 you a leading question, was did you put this  
18 recommendation first because it was the most important  
19 of the recommendations? Or, are they all equally  
20 important? Or, how -- what was your thought in putting  
21 this recommendation first, both in your testimony here  
22 and in your report in the last case?

23 A. So, if you read my report, the Visual Impact Assessment  
24 Report, you will see that I very clearly state that

[WITNESS: Vissering]

1       these are all significant.

2   Q.   Uh-huh.

3   A.   And, so, there was no reason for putting this one  
4       first.  It's probably the most -- the most obvious one.  
5       But I think that it's -- but I was very clear in  
6       stating that I thought these all needed to go in --

7                       (Court reporter interruption.)

8   **CONTINUED BY THE WITNESS:**

9   A.   Needed to go, I said, "be done in combination".

10  BY MR. RICHARDSON:

11  Q.   Understood.  So, in your -- with that caveat that you  
12       just explained, would this recommendation that you  
13       listed first provide the greatest benefit to the  
14       visual -- or, to reducing visual impacts, of all seven  
15       recommendations that you made?

16  A.   I would say that there -- the first three probably have  
17       been the ones that provided the most meaningful  
18       benefit.

19  Q.   Okay.  So, then, after the first three, the benefits,  
20       in terms of reducing visual impacts, drop off, although  
21       it would not quantifying it, but, in general, you think  
22       that the first three big ones are the most critical?

23  A.   I would say, yes, those are the most critical.

24  Q.   And, I almost, to go back where we started, and as I

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1       went away from this a little bit, because I wanted to  
2       touch base on this point before we went back to it, but  
3       it almost seems to me that part of your testimony is  
4       saying that, because this changed Project didn't adopt  
5       all of your recommendations, it therefore continues to  
6       have a visual impact, and, therefore, it's not  
7       substantially different. I mean, is that another way?  
8       So, you could look at the fact or you looked at the  
9       fact that not all of these changes had been implemented  
10      as a basis for concluding that it's really the same  
11      project?

12    A. I think that the Project is -- the changes have been  
13      small, they have ignored some of the major impacts of  
14      the Project. So, I think that would -- that would be  
15      my answer.

16    Q. Uh-huh. So, when the changes are small, though, I mean  
17      we just kind of went over -- I believe you ultimately  
18      reached the conclusion that we can't use just height.  
19      So, we have to look at the "total visual impact" you  
20      said?

21    A. So, eliminating Turbines 9 and 10 had to do with  
22      proximity to the refuge, had to do with the  
23      visibility -- the particular visibility around Turbine  
24      9, of some of the clearings that were associated with