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**Subject:** MVRP/ NHSEC Property Value impact as related to Londonderry

We wish to thank both Bonnie Kurylo of EverSource and Pamela Monroe of the NHSEC for providing links to the Docket No 2015-05 Appendix AK – High Voltage Transmission Lines and Real Estate Markets in New Hampshire: A Research Report, June 30, 2015.

We especially are grateful to Bonnie for responding promptly to our queries and keeping us of upcoming activities and events during this process.

It is regrettable that the View Simulation could not be completed prior to the MVRP NHSEC. We also regret that no representatives of affected towns were present, or identified themselves during the session.

The preliminary images, even acknowledging that these were intended as “worse-case” scenarios, are nonetheless very sobering. While we appreciate the effort EverSource is making to mollify the impact of the ROW expansion, the simulated images depicting the immediate, 3-5 year, and 8-10 year re-growth expectation clearly shows a significant impact to the appearance to our property and neighborhood. This impact most certainly will affect our ability to sell our property in the 6 to 8 year timeframe as we approach retirement and may quite possibly exceed our lifetime.

We have always maintained that higher-values properties suffer an increased loss. This would seem to be confirmed by the Appraisal Institute, an independent Real-Estate organization which cites studies by Chalmer and Voort. <http://www.appraisalinstitute.org/power-lines-impact-on-sales-depends-on-property/>

Inasmuch as last week's MVRP NHSEC meeting in Londonderry was intended to address the impact for Rockingham County we had expectations that answers regarding property value would have been in that context. While the questions relating to flora/fauna and EMF impact were answered in the local context, we felt the answer regarding property value impact was generalized, broad-brush and inaccurate in its reliance on state-wide averages. We feel these do not accurately reflect the broad geographic and demographic differences which exist within our state nor the impact in our town in particular nor in this part of the state.

I have downloaded the **Appendix AK – High Voltage Transmission Lines and Real Estate Markets in New Hampshire: A Research Report, June 30, 2015.**

Over the weekend, I created a spreadsheet (see attached) and started analyzing the information. While I am still processing much of this information, I find much to substantiate my concerns.

## Corridor #2 Town Review

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Using the list of towns in the Corridor #2 subdivision from North to South, I studied in-detail the entire route(s), thru each listed town using Zillow map->aerial view, where: property value  $\geq$  \$300K.

The tab labeled: “**Corridor #2 Town Review**” contains the towns, median household income(2013), estimated-median home values(2013), population(US Census 2010) and a summary of the properties values near the ROW and a link to the Zillow map/filter used( visitor must set map/aerial mode after clicking link) for readers to jump-to the relevant areas.

I intend to repeat this exercise for towns in Corridor #1.

My investigation showed no property meeting the value, neighborhood, and proximity to ROW as will be experienced by the Jason Drive, Shadow Ridge Drive neighborhoods in Londonderry.

Moreover, I was disappointed that the Southern-most study town is Deerfield. This town is immediately north of NH-101, south of which the population density begins to increase dramatically with a corresponding increase in median home property values in the  $>$ \$300K range. [Zillow Map centered on DeerField](#)

## Case Studies Reviews

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All the Case-Studies for the three corridors were converted from text document form(very difficult to read due to point-size and orientation I might add) and imported into an excel table to enable filtering to support cross analysis.

This is found under the tab labeled: ‘**Corridor Case Studies**’

To find Case Study examples which would be representative of the Londonderry impact, I set the following filters:

‘Dist House to ROW’  $\leq$  100ft **and** ‘Appraised Value Absent HVTL’  $\geq$  \$300,000

The following 5 case studies constitutes the result set:

Corridor Study #	Case Study #	Address	Town	Type	GLA (sqft)	Lot Size (Acres)	Encumb %	# of Structures on Prop	Distance to ROW (ft.)	Distance to Nearest Structure (ft.)	Distance to Most Visible Structure (ft.)	Visibility of Most Visible Structure	Appraised Value Absent HVTL	Sale Price	Premium (+) Discount (-)	Days on Mkt (DOM)	Town Average DOM	Interview Evidence of Sale Price Effect	Interview Evidence of Mkt Time Effect	Sale Price Effect Conclusion	Mkt Time Effect Conclusion
1	15	21 Bixby Farm Lane	Bedford	SF	2,180	2.6	76.9	1	60	357	357	clear	\$400,000	\$365,000	8.8%	1	78	yes	none	yes	none
1	18	1 Southgate Dr	Bedford	SF	2,049	1	2	0	49	110	110	clear	\$360,000	\$349,000	2.8%	48	92	none	none	none	none
1	19	19 Bixby Farm Lane	Bedford	SF	1,921	2.72	73.5	2	88	260	260	partial	\$350,000	\$344,000	1.6%	36	94	none	none	none	none
1	A1	9 Autumn St	Windham	SF	1,800	2.1	49	1	93	321	321	partial	\$320,000	\$287,000	10.3%	189	10	yes	yes	yes	yes
3	A4	85 Ridgecrest Drive	Greenland	SF	1,872	1.91	60%	3	0	71	71	clear	\$428,000	\$391,935	8.4%	117	93	none	none	yes	none

Again using Zillow aerial map view, I found case studies 15, 19 and A1, most closely reflect the Jason/Shadow Ridge area.

All of these properties suffer some to significant impact.

Specifically:

#15 -Without additional information looks very interesting as 8.8% loss was accepted after 1 DOM

#18 – is on corner of side street and a main road (double-yellow-line) which parallels HVTL. Property has mature tree belt to alleviate impact.

#19 – Given proximity to Case study #15, the results appear contradictory without knowing additional factors. I plan to visit area personally.

#A1- This the Case Study which is closest to 10 Jason Drive situation vis-à-vis: value, neighborhood, position relative to ROW and surviving tree screen.

#A4 – Similar to #15

In Londonderry alone there appear to be at least an equal-number-or-more properties which will face potential impact based on the stated criteria, than are provided in the detailed state-wide study data.

Thank you,

<a href="http://www.city-data.com">www.city-data.com</a>								
Towns listed from Northern-most to South-most	Est Median Household Income 2013	Est Median house or condo value in 2013	Population (2010)	Estimated properties along Right-of-Way	Zillow link (Click link then on Legend on right: select Map -> Aerial to see ROW)			
Whitefield	\$35,361	\$133,523	1,142	\$80K to \$116K	<a href="http://www.zillow.com/homes/for_sale/Town-of-Whitefield-NH/396069_rid/300000-price/1107-mp/featured_sort/44.404937,-71.531081,44.358316,-71.615539_rect/13_zm/">http://www.zillow.com/homes/for_sale/Town-of-Whitefield-NH/396069_rid/300000-price/1107-mp/featured_sort/44.404937,-71.531081,44.358316,-71.615539_rect/13_zm/</a>			
Sugar Hill	\$66,119	\$333,259	563	ROW does not appear to come with 200 feet of any properties over \$235K	<a href="http://www.zillow.com/homes/for_sale/Sugar-Hill-NH/397172_rid/50000-275000_price/184-1015-mp/featured_sort/44.271079,-71.725531,44.177587,-71.877108_rect/12_zm/">http://www.zillow.com/homes/for_sale/Sugar-Hill-NH/397172_rid/50000-275000_price/184-1015-mp/featured_sort/44.271079,-71.725531,44.177587,-71.877108_rect/12_zm/</a>			
Easton	\$66,049	\$279,170	254	Power line is out of sight except where it crosses Gingerbread Rd and again at Rt 116 from NW to SE, south of town in view of farming area. \$265K	<a href="http://www.zillow.com/homes/for_sale/Easton-NH/45066_rid/50000-price/185-mp/featured_sort/44.193467,-71.709223,44.099852,-71.869383_rect/12_zm/">http://www.zillow.com/homes/for_sale/Easton-NH/45066_rid/50000-price/185-mp/featured_sort/44.193467,-71.709223,44.099852,-71.869383_rect/12_zm/</a>			
Woodstock	\$47,764	\$180,685	1,374	\$70K to \$80K	<a href="http://www.zillow.com/homes/for_sale/Woodstock-NH/21381_rid/50000-225000_price/185-830-mp/globalrelevance_sort/44.038761,-71.697615,44.026388,-71.721497_rect/15_zm/">http://www.zillow.com/homes/for_sale/Woodstock-NH/21381_rid/50000-225000_price/185-830-mp/globalrelevance_sort/44.038761,-71.697615,44.026388,-71.721497_rect/15_zm/</a>			
Campton	\$39,213	\$183,981	3,333	Properties along right-of-way Trapper Rd, Ken Mar Dr, and Weston Woods Circle are well under \$300K.	<a href="http://www.zillow.com/homes/for_sale/Campton-NH/10686_rid/300000-price/1108-mp/featured_sort/43.871694,-71.593909,43.824651,-71.671586_rect/13_zm/">http://www.zillow.com/homes/for_sale/Campton-NH/10686_rid/300000-price/1108-mp/featured_sort/43.871694,-71.593909,43.824651,-71.671586_rect/13_zm/</a>			
Holderness	\$64,340	\$278,007	2,108	One property on 28 Trivett Ln listed for \$699K with price cut of -\$26K as of 10/8/15	<a href="http://www.zillow.com/homes/for_sale/Holderness-NH/25152_rid/50000-price/185-mp/featured_sort/43.785363,-71.637962,43.761812,-71.6768_rect/14_zm/">http://www.zillow.com/homes/for_sale/Holderness-NH/25152_rid/50000-price/185-mp/featured_sort/43.785363,-71.637962,43.761812,-71.6768_rect/14_zm/</a>			
Franklin	\$41,899	\$156,487	8,438	\$80K to \$128K	<a href="http://www.zillow.com/homes/for_sale/Franklin-NH/2101372735_zpid/45338_rid/300000-price/1107-mp/globalrelevance_sort/43.513888,-71.581163,43.407978,-71.772223_rect/12_zm/">http://www.zillow.com/homes/for_sale/Franklin-NH/2101372735_zpid/45338_rid/300000-price/1107-mp/globalrelevance_sort/43.513888,-71.581163,43.407978,-71.772223_rect/12_zm/</a>			
Canterbury	\$78,523	\$266,820	2,352	\$72K- \$230K	<a href="http://www.zillow.com/homes/for_sale/Canterbury-NH/21435_rid/50000-275000_price/185-1015-mp/1_pnd/43.370149,-71.557603,43.31578,-71.653132_rect/13_zm/0_mmm/1_rs/">http://www.zillow.com/homes/for_sale/Canterbury-NH/21435_rid/50000-275000_price/185-1015-mp/1_pnd/43.370149,-71.557603,43.31578,-71.653132_rect/13_zm/0_mmm/1_rs/</a>			
Allenstown	\$56,779	\$147,016	4,322	\$58K-\$250K	<a href="http://www.zillow.com/homes/for_sale/Allenstown-NH/10085_rid/50000-275000_price/185-1015-mp/1_pnd/43.190378,-71.309724,43.135786,-71.405253_rect/13_zm/0_mmm/1_rs/">http://www.zillow.com/homes/for_sale/Allenstown-NH/10085_rid/50000-275000_price/185-1015-mp/1_pnd/43.190378,-71.309724,43.135786,-71.405253_rect/13_zm/0_mmm/1_rs/</a>			
Deerfield	\$78,919	\$259,271	4280	Very few properties along ROW, ~\$230K	<a href="http://www.zillow.com/homes/for_sale/300000-600000_price/1108-2215-mp/1_pnd/43.151004,-71.138577,43.101202,-71.241403_rect/13_zm/0_mmm/1_rs/">http://www.zillow.com/homes/for_sale/300000-600000_price/1108-2215-mp/1_pnd/43.151004,-71.138577,43.101202,-71.241403_rect/13_zm/0_mmm/1_rs/</a>			
<b>Londonderry NH(2002)</b>	<b>\$85,551</b>	<b>\$233,300</b>	<b>11,037</b>					
	<b>\$64,230</b>	<b>\$255,262</b>	<b>1,275,056</b>					

Corridor Study #	Case Study #	Address	Town	Type	GLA(sqft)	Lot Size (Acre)	Encumb %	# of Struct on Prop	Dist House to ROW	Dist Nearest Struct	Dist Most Visible Struct	Visibility of Most Vis Struct	Appraised Value Absent HVTL	Sale Price Sale	Prem (+) Disc (-)	Days on Mkt (DOM)	Town Ave DOM	Interview Evid of Sale Price Effect	Interview Evid of Mkt Time Effect	Sale Price Effect Conclu	Mkt Time Effect Conclu
1	1	1314 Monroe Rd	Littleton	SFD	2,132	47.14	19.1	7	675	950	805	partial	\$375,000	\$400,000	5.80%	237	142	none	none	none	none
1	2	2477 Lime Kiln Rd	Haverill	MOD	870	8.44	71.1	5	153	395	395	clear	\$108,000	\$107,000	-0.90%	131	198	none	none	none	none
1	3	2464 Lime Kiln Rd	Haverill	MOD	1,404	1.31	38.2	0	101	280	280	clear	\$112,000	\$117,300	4.70%	566	193	none	possible	none	p
1	4	208 Atwell Hill Rd	Wentworth	SFD	864	2.02	abuts	0	253	320	320	partial	\$130,000	\$126,000	-3.10%	50	160	none	none	none	n
1	5	287 Moosilauke Hwy	Wentworth	SFD	1,779	30	16.7	4	413	515	515	partial	\$220,000	\$225,000	2.30%	130	101	none	none	none	no
1	6	88 Sculptured Rocks	Groton	SFD	1,367	0.9	abuts	0	177	272	272	partial	\$120,000	\$125,000	4.20%	238	192	none	none	none	no
1	7	816 Murray Hill Rd	Hill	SFD	2,872	33.3	15.6	4	448	565	na	none	\$390,000	\$365,000	-6.40%	828	231	none	none	none	none
1	8	81 West Shore Dr	Andover	SFD	1,530	5.9	25.4	0	781	850	na	none	\$152,000	\$143,000	-5.90%	175	89	none	none	none	none
1	9	45 West Shore Dr	Andover	SFD	1,512	7.4	0.1	0	910	975	na	none	\$203,000	\$230,000	13.30%	33	76	none	none	none	none
1	10	548 Racoon Hill Rd	Salisbury	SFD	768	4.9	20.4	0	953	1,045	na	none	\$130,000	\$136,000	4.62%	29	82	none	none	none	none
1	11	419 Racoon Hill Rd	Salisbury	SFD	1,344	2.5	abuts	0	160	239	na	none	\$170,000	\$160,000	-5.90%	15	126	none	none	possible	
1	12	1143 Long St	Webster	SFD	1,370	26.69	71.2	15	19	190	190	clear	\$160,000	\$157,500	-1.60%	587	80	yes	yes	yes	yes
1	13	894 Hopkinton	Hopkinton	SFD	1,602	5.09	2	0	63	168	338	clear	\$175,000	\$180,000	2.86%	123	114	none	none	none	none
1	14	74 Horizon Dr	Goffstown	SFD	2,208	4.97	45.3	2	24	165	165	clear	\$285,000	\$273,500	-4.00%	112	75	yes	none	yes	yes
1	15	21 Bixby Farm Lane	Bedford	SFD	2,180	2.6	76.9	1	60	357	357	clear	\$400,000	\$365,000	-8.80%	1	78	yes	none	yes	none
1	16	8 John Goffe Dr	Bedford	SFD	2,360	1.35	45.3	0	164	242	242	clear	\$340,000	\$345,000	1.50%	2	78	none	none	none	none
1	17	15 Bixby Farm Lane	Bedford	SFD	2,546	1.51	13.2	0	260	300	300	partial	\$420,000	\$430,000	2.40%	1	89	none	none	none	none
1	18	1 Southgate Dr	Bedford	SFD	2,049	1	2	0	49	110	110	clear	\$360,000	\$349,900	-2.80%	48	92	none	none	none	none
1	19	19 Bixby Farm Lane	Bedford	SFD	1,921	2.72	73.5	2	88	260	260	partial	\$350,000	\$344,400	-1.60%	36	94	none	none	none	none
1	20	54 Pilgrim Dr	Bedford	SFD	2,434	1.84	0.5	0	423	485	na	none	\$382,000	\$381,000	-0.30%	25	75	none	none	none	none
1	21	7 Hawkview Rd	Hudson	SFD	1,954	1.22	abuts	0	25	274	274	partial	\$278,000	275,000	-1.10%	76	77	none	none	none	none
1	22	29B Lund Dr	Hudson	DUP	1,926	1.12	62.5	0	240	480	480	partial	\$200,000	\$213,900	7.00%	17	79	none	none	none	none
1	A1	9 Autumn St	Windham	SFD	1,800	2.1	49	1	93	321	321	partial	\$320,000	\$287,000	-10.30%	189	100	yes	yes	yes	yes
1	A2	57 Kienia Rd	Hudson	SFD	2,128	1.5	11.9	0	247	469	469	partial	\$295,000	\$284,900	-3.42%	6	53	none	none	possible	none
2	23	224 Portland St	Lancaster	SFD	1,400	24.01	10.40%	1	655	743	na	none	\$290,000	\$317,500	9.50%	397	218	none	none	none	none
2	24	2220 NH Rte 117	Sugar Hill	SFD	1,701	10.12	abuts	0	369	435	435	partial	\$250,000	\$235,000	-6.00%	197	329	none	none	possible	none
2	25	216 Hadl ey Rd	Sugar Hill	SFD	2,081	6.84	4.40%	0	257	320	320	partial	\$325,000	\$340,000	4.60%	328	161	yes	yes	possible	yes
2	26	354 Garnet Hil l Rd	Sugar Hill	SFD	1,164	14.5	41.40%	3	199	350	350	partial	\$219,000	\$225,000	2.70%	161	135	yes	yes	possible	possible
2	27	798 NH Rte 18	Sugar Hill	SFD	664	2.18	27.50%	3	132	150	150	clear	\$66,000	\$67,000	1.50%	300	181	none	none	none	possible
2	28	150 Sundance Rd	Woodstock	SFD	1,464	1.81	55.30%	0	24	165	165	partial	\$225,000	\$230,000	2.20%	47	99	yes	none	possible	none
2	29	261 Daniel Webster Hwy	Woodstock	MOD	924	5.7	73.70%	4	16	25	25	clear	\$80,000	\$87,500	9.40%	45	189	none	none	none	none
2	30	321 Lost River Rd	Woodstock	SFD	1,024	3	3.30%	0	1,057	1,220	na	none	\$250,000	\$245,000	-2.00%	30	168	none	none	none	none
2	31	1710 NH Rte 175	Thornton	SFD	1,152	1.25	3.20%	0	28	118	360	clear	\$140,000	\$115,000	-17.90%	475	160	yes	yes	yes	yes
2	32	173 Sunrise Hill Rd	Thornton	SFD	1,056	1.44	6.90%	0	106	296	296	clear	\$168,000	\$148,500	-11.60%	255	149	yes	yes	yes	yes
2	33	47 Trapper Rd	Campton	MOD	1,620	1	abuts	0	143	285	285	partial	\$117,000	\$117,000	0.00%	212	180	none	none	none	none
2	34	723 NH Rte 175	Campton	SFD	1,380	1.4	2.10%	0	103	238	238	clear	\$150,000	\$141,000	-6.00%	36	163	none	none	possible	none
2	35	74 Trapper Rd	Campton	MOD	1,140	1	40.00%	0	24	223	223	partial	\$118,000	\$118,500	0.40%	80	160	none	none	none	none
2	36	313 Mount Prospect Rd	Holderness	SFD	2,846	6.43	abuts	0	244	320	429	partial	\$334,000	\$327,500	-1.90%	336	156	none	yes	none	yes
2	37	81 Sargent Rd	Holderness	SFD	6,083	5	36.00%	1	133	200	200	partial	\$740,000	\$760,000	2.70%	883	194	yes	yes	possible	possible
2	38	849 NH Rte 132	New Hamptc	SFD	1,350	1.02	58.80%	0	131	260	288	partial	\$157,000	\$164,500	4.80%	38	138	none	none	none	none
2	39	696 Coolidge Woods Rd	New Hamptc	SFD	1,264	5.4	11.10%	0	194	434	na	none	\$200,000	\$200,000	0.00%	226	157	yes	yes	possible	possible
2	40	226 Salisbury Rd	Franklin	SFD	1,469	5.24	7.60%	0	256	308	308	partial	\$174,000	\$176,000	1.10%	21	115	none	none	none	none
2	41	76 Lark St	Franklin	MOD	1,040	1.01	75.20%	1	0	202	202	clear	\$73,000	\$65,000	-11.00%	16	87	none	none	yes	none
2	42	575 Oak Hill Rd	Northfield	SFD	1,998	50	10.00%	5	920	1,022	na	none	\$170,000	\$165,000	-2.90%	5	99	none	none	none	none
2	43	23 Battis Crossing Rd	Canterbury	SFD	1,440	5.4	14.80%	1	441	521	na	none	\$205,000	\$205,000	0.00%	156	115	none	none	none	none

2	44	41 Hoit Rd	Concord	SFD	1,624	1.94	61.90%	2	7	100	237	clear	\$209,000	\$180,000	-13.90%	106	78	yes	yes	yes	yes
2	45	569 Mountain Rd	Concord	SFD	1,344	6.3	abuts	0	269	407	407	partial	\$196,000	\$198,000	1.00%	112	97	none	none	none	none
2	46	16 Brookwood Dr	Concord	SFD	2,144	1.71	58.50%	1	51	118	118	clear	\$235,000	\$237,000	0.90%	105	96	none	yes	none	possible
2	47	86 Oak Hill Rd	Concord	SFD	638	2.34	21.40%	1	23	110	110	clear	\$109,000	\$115,000	5.50%	34	93	none	none	none	none
2	48	534 Cross Country Rd	Pembroke	SFD	2,024	5.83	1.70%	0	33	190	190	partial	\$259,000	\$250,000	-3.50%	159	71	none	none	none	none
2	49	50 Mt. Delight Rd	Allenstown	DUP	2,216	7.15	1.00%	1	849	957	na	none	\$266,000	\$285,000	7.10%	22	101	none	none	none	none
2	50	39 Haynes Rd	Deerfield	SFD	1,872	6.76	29.60%	3	30	92	92	partial	\$239,000	\$245,000	2.50%	121	164	possible	possible	possible	posible
3	A3	7 Pinewood Circle	Greenland	SFD	1,821	4.192	37.90%	0	114	309	309	partial	\$469,000	\$459,900	-1.90%	30	95	none	none	none	
3	A4	85 Ridgecrest Drive	Greenland	SFD	1,872	1.91	23.60%	3	0	71	71	clear	\$428,000	\$391,935	-8.40%	117	93	none	none	yes	none
3	A5	146 Durham Point Road	Durham	SFD	4,187	13.4	4.70%	1	243	290	290	partial	\$635,000	\$635,000	0.00%	71	87	none	none	none	n
3	A6	175 Odiorne Point Road	Portsmouth	SFD	4,120	1.59	28.30%	1	175	234	234	partial	\$1,140,000	\$1,090,000	-4.40%	319	63	none	none	possible	possible
3	A7	178 New Road	Newmarket	SFD	1,400	2.21	19.00%	1	11	73	73	clear	\$229,000	\$213,000	-7.00%	169	65	none	none	yes	yes
3	A8	229 Back Road	Dover	SFD	996	1.1	49.10%	0	66	282	346	clear	\$179,000	\$178,000	-0.60%	21	78	none	none	none	none

STDDEV -> \$175,057.62

MEDIAN -> \$219,500