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Admitted in: NH

February 5, 2016

**By Electronic Mail and First-Class Mail**

Pamela Monroe, Administrator  
NH Site Evaluation Committee  
21 South Fruit Street, Suite 10  
Concord, NH 03301

Re: Northern Pass Transmission LLC and Public Service Company of New  
Hampshire d/b/a Eversource Energy  
Docket No. 2015-06

Dear Ms. Monroe:

I have enclosed the following for filing in the above matter:

1. Petition to Intervene of Dixville Capital, LLC and Balsams Resort Holdings, LLC; and
2. My Appearance on behalf of Dixville Capital, LLC and Balsams Resort Holdings, LLC.

Thank you for your attention to this matter. Please contact me if you have any questions.

Very truly yours,



Mark E. Beliveau

MEB/kmd  
Enclosures

cc: See attached Distribution List

**Northern Pass Transmission LLC and Public Service Company of New Hampshire dba  
Eversource Energy  
SEC 2015-06  
Distribution List**

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Eversource Energy  
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**THE STATE OF NEW HAMPSHIRE**  
**NEW HAMPSHIRE SITE EVALUATION COMMITTEE**

Joint Application of Northern Pass Transmission LLC and  
Public Service Company of New Hampshire d/b/a Eversource Energy  
for a Certificate of Site and Facility to Construct a New High  
Voltage Transmission Line and Related Facilities in New Hampshire

**Docket No. 2015-06**

**Appearance**

Pursuant to New Hampshire Administrative Rule Site 202.04 [Appearances and Representation], please enter my appearance as counsel for Dixville Capital, LLC ("Dixville Capital") and Balsams Resort Holdings, LLC ("BRH"), in this matter, which involves the Joint Application of Northern Pass Transmission LLC and Public Service Company of New Hampshire d/b/a Eversource Energy for a Certificate of Site and Facility to Construct a New High Voltage Transmission Line and Related Facilities in New Hampshire. I am an attorney licensed to practice in New Hampshire.

Respectfully submitted,

Dixville Capital, LLC and  
Balsams Resort Holdings, LLC

By their attorneys,

Pierce Atwood LLP

Dated: February 5, 2016

By:



Mark E. Beliveau  
NH Bar No. 301  
One New Hampshire Avenue  
Suite 350  
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Telephone: (603) 433-5300  
mbeliveau@pierceatwood.com



**Certificate of Service**

I hereby certify that on this 5<sup>th</sup> day of February, 2016, I caused a copy of the foregoing Appearance to be served by electronic mail on the Distribution List for SEC 2015-06.

  
Mark E. Beliveau

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

Joint Application of Northern Pass Transmission LLC and  
Public Service Company of New Hampshire d/b/a Eversource Energy  
for a Certificate of Site and Facility to Construct a New High  
Voltage Transmission Line and Related Facilities in New Hampshire

**Docket No. 2015-06**

**Petition to Intervene of Dixville Capital, LLC and Balsams Resort Holdings, LLC**

Now come Dixville Capital, LLC (“Dixville Capital”) and Balsams Resort Holdings, LLC (“BRH”), by and through their undersigned attorneys, and, pursuant to RSA 541-A:32 [Intervention] and New Hampshire Code of Administrative Rules Site 202.11 [Intervention], respectfully request that they be permitted to intervene in the above-captioned matter. In support of this request, Dixville Capital and BRH state as follows:

1. Dixville Capital and BRH have agreements and options to purchase land and existing buildings in Dixville Notch and surrounding areas in Coos County, New Hampshire, totaling approximately 11,000 acres. Included among such agreements is an option to purchase The Balsams Resort with its owners, Balsams View, LLC, Balsams Amenities, LLC, and Dixville Woodlands, LLC.

2. Balsams View, LLC, Balsams Amenities, LLC, and Dixville Woodlands, LLC are aware of and support this Petition to Intervene.

3. The Balsams Resort is a historic grand hotel, golf course, and ski resort located in the scenic north country of Dixville Notch.

**The Project**

4. Dixville Capital and BRH plan to substantially develop The Balsams Resort into a year-round destination, by undertaking an approximately \$143 million project (the “Project”)

that would, among other things: dramatically expand the skiing terrain to 2,200 acres, by far the largest skiable terrain in New England; create extensive and fully-integrated trail networks for Nordic skiing, hiking, and biking; build new lodging and connect lodging to the trail system; revitalize the existing Balsams Panorama Golf Course; restore the historic clubhouse building; establish fine dining and culinary venues and programs; and create a world class spa and wellness destination, centered on a sustainable resort footprint that accentuates local resources and experiences.

### **Status of The Project**

5. There is broad support for the Project. For example, legislation was enacted in 2015 that paves the way for a guarantee by the Business Finance Authority of a redevelopment bond in connection with the Project. *See* RSA 162-I:1, IX [Declaration of Need and Purpose]; RSA 162-I:2, IX-c [Definitions; “redevelopment district in an unincorporated place”]; RSA 169-I:9, II(a)(11) [Approval of Governor and Council]; RSA 162-I:9-a [State Guarantee]; RSA 162-I:15-a [Assessment for Development in Unincorporated Places].

6. Further, to date, the Project has obtained federal and state permits, including an Army Corps of Engineers Permit under Section 404 of the Clean Water Act, and a Wetlands and Non-Site Specific Permit issued by the New Hampshire Department of Environmental Services, as well as a Water Quality Certification in fulfillment of Section 401 of the Clean Water Act and NH RSA 485-A:12, III and IV, which permits the withdrawal of water from the Androscoggin River for snowmaking, among other things.

7. Furthermore, on December 3, 2015, the Project’s Planned Unit Development was approved by the Coos County Planning Board, allowing the development of up to 4,600 residential units within the development district.

### **Basis for Intervention**

8. Joint Applicants Northern Pass Transmission LLC (“NPT”) and Public Service Company of New Hampshire d/b/a Eversource Energy propose to construct, among other things, a 1,090 MW electric transmission line that would run parallel to the eastern boundary of the Project, and at one point, come within a half-mile of the Project boundary.

9. As noted above, The Balsams Resort is a historic ski resort, and expansion of skiable terrain is a cornerstone of the redevelopment Project and is located in close proximity to the proposed transmission line.

10. The proposed power transmission line would also impact the availability of power to The Balsams Resort, in the short and long term, as well as energy costs.

11. Accordingly, Dixville Capital and BRH’s “rights, duties, privileges, immunities or other substantial interests may be affected by the proceeding” on the Joint Application of NPT and Eversource Energy. RSA 541-A:32, I(a); *see also* Site Rule 202.11(b)(2).

12. The interests of justice and the orderly and prompt conduct of these proceedings would not be impaired by allowing the intervention by Dixville Capital and BRH. *See* RSA 541-A:32, I(c); Site Rule 202.11(b)(3).

WHEREFORE, Dixville Capital, LLC and Balsams Resort Holdings, LLC respectfully request that the Site Evaluation Committee:

A. Grant Dixville Capital, LLC and Balsams Resort Holdings, LLC’s Petition to Intervene, allowing them to intervene in the above-referenced proceeding; and

B. Grant such other and further relief as may be just.

Respectfully submitted,

Dixville Capital, LLC and  
Balsams Resort Holdings, LLC



By their attorneys,

Pierce Atwood LLP

Dated: February 5, 2016

By:



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**Certificate of Service**

I hereby certify that on this 5th day of February, 2016, I caused a copy of the foregoing Petition to Intervene to be served by electronic mail on the Distribution List for SEC 2015-06 as of February 5, 2016.



Mark E. Beliveau