

**From:** Cheryl Jensen [<mailto:cheryljensen448@gmail.com>]  
**Sent:** Friday, December 22, 2017 9:57 AM  
**To:** Monroe, Pamela  
**Subject:** Update: Northern Pass and Transition Station #5 in Bethlehem

December 22, 2017

Dear Ms. Monroe:

As the record is closing on Northern Pass testimony and comments, I want to update the SEC on the question of whether Eversource is going to move the Transition Station #5 to make it less visible to future guests of the proposed Homewood Suites being developed by Yizchok Rudich.

This question came up when Sandy Laleme and I testified on November 8 to the SEC.

As has been discussed, Mr. Rudich thought he had an agreement with Eversource to move the Transition Station away from Rt. 302. However, when I was questioned by Mr. Walker, he was adamant that there was no plan to change the location of the Transition Station.

I thought that this might be cleared up at a Planning Board meeting scheduled for November 15, at which Mr. Rudich's representative, David Eckman of Eckman Engineering, was presenting a Site Plan Review of the project. The SEC asked for the Minutes of that meeting. I would like to call their attention to the final minutes that were submitted by Steven Whitley on December 19, 2017 as Exhibit JT MUNI EX 350.

This issue was not resolved at that meeting, since right around the time Mr. Walker was telling me and the SEC that the

Transition Station wasn't going to be moved, Mr. Rudich was learning the same thing.

I am sure you will read those Minutes prior to your deliberations, but to summarize a couple of important points: At that meeting, Mr. Rudich's representative, David Eckman, said that Mr. Rudich felt "a little bit betrayed, deceived, tricked" and wouldn't have written his January 23, 2017 letter supporting the project if the Transition Station wasn't going to be moved. At that meeting, Planning Board Chair, Mike Bruno, expressed concern that this could result in the project not going forward.

David Eckman thought Mr. Rudich would go ahead because he had spent a lot of money and time on the project, including the landscaping but that this whole situation was not good. David Eckman said there was going to be a meeting between Mr. Rudich and Eversource on Tuesday of the following week.

So, is Mr. Rudich going to proceed? We don't know. The Town has heard nothing further since November 15. We haven't been notified by anyone about the outcome of that meeting.

I would like to make it clear to the SEC members, because I don't think I did when I testified, that Mr. Rudich also had been planning a second project, which is to replace the deteriorating Baker Brook cabins across from the planned hotel. The other concern is that, even if he goes ahead with the Homewood Suites, he may not be inclined to go ahead with the second project on the other side of Rt. 302 directly across from the Transition Station.

Either way, this project could unduly interfere with the orderly development of the region.

Sincerely,

Cheryl Jensen, representing the Town of Bethlehem