

New Hampshire Site Evaluation Committee

November 14, 2016

Pamela G. Monroe, Administrator

21 South Fruit Street, Suite 10

Concord NH 03301

Re: Pre-filed Testimony for McKenna's Purchase Unit Owners Association; Grouped with Abutting Property Owners (overhead portion), Ashland, Northfield, Canterbury, Allenstown and Concord. NH Site Evaluation Docket No. – 2015 – 06 Northern Pass Transmission – Eversource

Please identify yourself.

I am Michelle Kleindienst; I reside in Center Barnstead, NH and am the Association Manager for McKenna's Purchase since 2008. I have filed and been accepted for intervening status with the SEC, DOE and PUC on behalf of McKenna's Purchase due to the existing ROW on the east side of the association's property.

What is McKenna's Purchase?

The association consists of 148 townhomes built in the late '80 and early 90's, with the members' median age being 65 years old. Although we are not an age restricted HOA we have many retired members within the association and one of their biggest major investment is their home. We have worked very hard to maintain property values in a very uncertain real estate climate. Other local area associations have had numerous bankruptcies; foreclosures and outrageous delinquency and rental percentages. We however, remain at less than 1% delinquency and have a very low rental percentage at 4%, which means that 96% of the townhomes are owner occupied.

What effect, if any, has the Northern Pass Project had to date?

Ever since the current route was announced in 2010 the association has been under siege and placed in a very precarious position. We have met with representatives from PSNH/Northern Pass and every time we have pressed them for particulars on exact placement of the structures they reply with "possibly or maybe" we could do this, due to their ambiguity the association had no choice and decided to intervene based on the following concerns:

Will this project have an unreasonable adverse effect on aesthetics?

We believe it will. Currently there is a vegetation/tree barrier in-between the association and the ROW. This barrier is both a visual and noise buffer for the association if this barrier is minimized or removed the character, scenic beauty and quiet enjoyment of the association will be severely compromised. The height increase of the structures in some cases is doubled, so in order to judge the total effect on the association's actual views this would need to be assessed with a balloon test. We believe this project will have a disastrous effect on the entire association.

Will this project have an unreasonable adverse effect on the natural environment?

We believe it will. The vegetation within the current structures has been cultivated by the association with pine barrens planted within the ROW. The association owns one of the few supporting habitats in New Hampshire for the Karner Blue butterfly. This species is both a federal and New Hampshire endangered species.

Will this project have an unreasonable adverse effect on the health and safety?

We believe it will. The electrical magnetic fields (EMF) could have a long term effect on the members due to the close proximity of the power lines to the townhomes, in some cases just a few feet from the ROW. The Sun Chronicle sites a case in North Attleboro of a home that became unlivable as it *"was built so close to power lines that it delivered a mild electric shock to anyone touching a metal surface inside has been torn down"* this home was built approximately 30 feet away from high voltage power lines. In 2011 the association hired Holden Engineering & Surveying, Inc. to survey the ROW we had 8' steel poles placed on the western side of the ROW in some cases the western side of the ROW abuts the buildings and in one particular case goes through a member's deck. Not only are we concerned about the EMF's we are concerned with the "fall zones" of the actual structures, with New Hampshire's volatile weather; blizzards, snow and ice storms along with thunder storms, micro bursts and tornadoes we feel weather could compromise the NP structures leaving the association vulnerable. Along with the previous concerns we have great concerns about the natural gas distribution line that runs through the existing ROW and worry about the close proximity of a high voltage electrical line being built next to it due to deterioration of the pipeline from corrosion caused by the high voltage lines.

Will the project have an unreasonable adverse effect on property values?

We believe it will and suspect a loss in real-estate value anywhere from 30% to 50%. Currently townhomes are selling anywhere from \$160,000 to \$190,000 depending on the upgrades, dormer, non-dormer etc... which equates to \$175,000 average which could be a property value loss of \$52,500 to \$87,500. Should this happen I would recommend the association file for a blanket tax abatement for property taxes. We believe property values will plummet for all members not just the townhomes next to the ROW as with any condominium association all appraisals will use all sales within the association for comparison thus creating the same property value for all. I contacted Susan Roemer with The Masiello Group who has sold many townhomes within the association asking for a recommendation for an appraiser who was familiar with McKenna's, Susan reached out to a few appraisers who felt they could not fully assess the total effects the NP project would have on the association until after the project was built. To my knowledge three potential buyers have walked away due to the pending NP project, how many others have and will walk away once the project is looming over the association? This project will have devastating effects on the association and we will not fully realize the enormity of the losses the association will have to endure until after the project is realized. The association could lose their 100% FHAVA approval along with conventional financing from all lending institutions. The potential adverse effects cannot be reliably predicted at this time, so conditions should be included for post-construction monitoring for the association.

Respectfully Submitted,



Michelle Kleindienst

Association Manager

McKenna's Purchase Unit Owners Association

Cc: SEC distribution list as of November 3, 2016 Copies of this request have been sent via email to the SEC Committee Membership as posted on your website

McKenna's Purchase Unit Owners Association

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