

**State of New Hampshire
Site Evaluation Committee
Docket No. 2015-06**

**Joint Application of Northern Pass, LLC and Public service Company of New Hampshire
d/b/s Eversource Energy for a Certificate of Site and Facility.**

**Pre-Filed Testimony of Susan E. Percy for The Percy Summer Club, Host Property
Owners to the Project and Member of the Dummer-Stark-Northumberland (Overhead
Portion) SEC Mandated Group**

My name is Susan E. Percy. I represent The Percy Summer Club, an abutter to the proposed project of Northern Pass which has been granted Intervenor Status by the SEC. I am the "Spokesperson" for the Mandated Grouping outlined by the SEC known as Dummer-Stark-Northumberland. Northern Pass proposes to use our personal property through an easement granted in the late 1940's, to construct large transmission structures that will have an Unreasonable Adverse Effect on our properties. Intervenor Eric Jones and Karen Spencer (members of the Dummer-Stark-Northumberland Mandated Group) have submitted testimony in support of continuing Intervenor Status in this Project.

Private Ownership Interests: By way of a refresher, I represent the interests as Intervenor for seven Percy Summer Club members who own property on the western shore of Christine Lake. We are the only property owners on the lake. The surrounding environment which abuts Percy Summer Club land is protected in perpetuity from development and held in easement by the State of New Hampshire and by the Society for the Protection of New Hampshire Forests. The Percy Summer Club understands the protections that have been put in place through generations of ownership and can speak directly to those restrictions and covenants that have not been considered by Northern Pass/Hydro-Quebec. (The Applicant made one attempt to contact me by phone during the March Public Hearing but has made no other contact to any Club member since that time.)

The ROW proposed for use by Northern Pass runs across Percy Summer Club land and is owned by The Percy Summer Club. The narrow 150 foot ROW that stretches through the Kauffmann Forest on the south shore off Christine Lake has existing towers which are proposed for removal and/or replacement, and the addition of 110- 130 foot lattice structures and an unknown number of monopoles. This same ROW also has a buried natural gas pipeline which presents obstacles for siting the lattice towers. The current easement of 150 feet is bordered on both sides with heavy woods and brush significantly impacting siting the large structures. While the photo simulation (prepared by Terrance J Dewan & Associates for Northern Pass July 2015) identifies approximately 22 towers will be visible from Victor Head, a popular hiking trail on the Coos Loop, it is estimated that more than 50 towers will be visible from Percy Summer Club properties, lands and the Lake. Additionally, the photo simulation states that these are "preliminary design plans". (Terrance J Dewan & Associates, July 2015, Northern Pass photo simulation Victor Head, Nash Stream Forest, Stark). Evidently there is the potential for design changes to the proposed large number of towers that will have a significant impact on the Percy Summer Club and the public from viewsheds on, around and above Christine Lake. There has been no follow-up from Northern Pass representatives to any Club member to assess further impact from informed citizens on the surrounding areas.

Historic Interests: The SEARCH report presented to the Department of Historic Preservation for New Hampshire has recommended the Percy Summer Club "be further documented on a Historic District Area Form" because of its "unique example of a late nineteenth/early twentieth century example of a summer community". Recognizing the beauty of Christine Lake and the surrounding mountains of Victor Head, Bald Mountain, Long Mountain, and Potters Ledge and its importance in preserving the wilderness, the Club members began acquiring parcels of land to enlarge the area around the lake for protection. In total, members associated with the Percy Summer Club has preserved over 2000 acres all held in trust through gift or easements to the State of New Hampshire and the Society for the Protection of New Hampshire Forests. With the exception of a dirt road built in the 1940's, the Percy Summer Club, its houses and communal property, is virtually unchanged since the late 1800's and early 1900's. SEC rules governing RSA 162-H "unreasonable adverse effect on historic sites" addresses visual impacts of the proposed transmission line using a visual impact distance of "5-10 miles". Northern Pass, through its contractor, the Preservation Company, identified the Percy Summer Club as significant for its historic integrity. However, Cheryl Widell, in response to a question from Spokesperson and Intervenor, Susan Percy at the technical session on Historic Resources, (10/14/16) did not recognize the view of the current ROW from the western shore of Christine Lake, both from the Lake itself and from Club properties within this distance, as she relied only on information she obtained from Google Earth, LiDAR, DeWan Associates, and other referenced materials. [Preservation Company report (pages 7-9)]. Ms. Widell did not contact any property owners during her assessment and therefore deprived the public from valuable information in identifying viewpoints of the proposed transmission line from the lake and the surrounding protected forests. If Ms. Widell was aware of that the current ROW was clearly visible from the western shore of Christine Lake, would her assessment of the visual impact on historic structures at Christine Lake change?

Applicants Responses to Dummer, Stark and Northumberland abutting Property Intervenor's data requests and Interrogatories-Set 1 identifies the proposed tower structures to be between "74.5 feet to 110.5 feet above grade." Mr. DeWan, in his VIA report identified the structure height to be at 95 feet, just below tree line and therefore not visible from the Lake. However, as the second day of query of Mr. DeWan was cancelled, (November 9, 2016), Spokesperson and Intervenor Susan Percy, was unable to clarify structure height and possible effects on historic impact using the full scope of tower heights proposed by the Applicants of Mr. DeWan in the town of Stark and on the Christine Lake itself due to the cancellation of the second day of the Technical Session. Lack of clarity regarding the proposed structures informed Ms. Widell's perspective of visual impact. If tower height were established to be above tree line, would Ms. Widell's consideration of visual impact on historic structures change?

Public Interests: The Percy Summer Club owns land and maintains access to Christine Lake for the use by the general public. Over the years, families have and continue to enjoy the lake and its surrounding beauty while swimming, canoeing and kayaking. Fishermen launch their boats from this property owned by the Percy Summer Club. Hikers access the trails through Club land. The scenic interests and significant visual impacts of towers more than twice the height of the current 43 foot poles will forever alter the experience on Christine Lake and the surrounding mountains and hills by the public.

The trails in the Kauffmann Forest and, the Nash Stream Forest and in land preserved through easement by the Percy Summer Club to the State of New Hampshire are many. However, the

VIA completed by Terrance DeWan and Associates chose one location only to complete a visual assessment. The impact of the transmission lines looping across the southern edge of Christine Lake is significant from Victor Head. It is even more substantially seen from Potter's Ledge which is south of Victor Head. No visual assessment was made from the Potter's Ledge Viewshed nor from other vantage points along Coos Trails in the Kauffmann Forest beyond Victor Head. If other trails and viewsheds were identified in the Kauffmann Forest and Nash Stream Forest, serving the public interest and appreciated by all, would DeWan Associates amend their assessment of the project visibility substantially?

Site 301.14 identifies findings relative to "Unreasonable Adverse Effects on aesthetics" as important in the consideration of the Applicants proposal. The scenic vistas along trails and waterways through the town of Stark are particularly notable and worthy of further scrutiny. Industrial development the size and scope of Northern Pass will forever alter the vistas and quiet enjoyment of the Great North Woods which includes the Kauffmann Forest, Nash Stream Forest, and surrounding areas. There are no measures proposed by Northern Pass to "avoid, minimize, or mitigate" [Section 301.14 (7)] the transmission lines which will be seen for miles along the ROW through Stark from various viewsheds. Should further review of the many historic and important areas, trails, vistas, and agricultural landscapes be considered in greater detail than from just one source (Preservation Company) before important landmarks are forever altered?

Site 301.16 identifies the public interest served by the Applicants through its Northern Pass proposal. That public interest is not in New Hampshire, it is for states south of us. And it is for private gain in privately held companies effectively arguing that easements granted by property owners in the late 1940's, are theirs to use without recourse to the Property Owner. This is considered by most to be known as applying "eminent domain". But when did we allow private companies who will reap millions at the expense of New Hampshire, to apply eminent domain to any project? All ROW property owners in Dummer, Stark and Northumberland are significantly impacted by the proposed structures. Should property owners along the ROW be compensated for the "taking" of their lands by a private company for "public good" that is not within their state?

Intervenors, Jones and Spencer (SEC Mandated Grouping Dummer-Stark-Northumberland) have also identified the Wetlands Issues and the Economic Issues that personally affect the "taking" of their ROW granted to Public Service New Hampshire in 1946, by Eversource and then leased to Northern Pass. Until the ROW issue is resolved fully, and fairly compensated to the people of New Hampshire, should we be considering Hydro-Quebec/Northern Pass at all?

On behalf of Dummer, Stark, and Northumberland we submit our intent to remain "Intervenors" as granted to us in the SEC Mandated Group.

Most sincerely,

Susan E. Percy
Intervenor and Spokesperson for Dummer, Stark, and Northumberland