

**STATE OF NEW HAMPSHIRE SITE EVALUATION COMMITTEE
SEC DOCKET NO. 2015-06**

**JOINT APPLICATION OF NORTHERN PASS TRANSMISSION LLC & PUBLIC
SERVICE COMPANY OF NEW HAMPSHIRE D/B/A EVERSOURCE ENERGY FOR A
CERTIFICATE OF SITE AND FACILITY**

Pre filed testimony of Jeanne M. Menard o/b/o Anne K. Burnett, 65 Nottingham Road, Deerfield.

Please state your name and place of business.

1. My name is Jeanne Menard and I am a broker/owner of Parade Properties, a real estate company located in Deerfield, NH at 45 North Road. I am the sister in law of Anne K. Burnett who owns and resides in a 3rd generation home of my family.

What is the purpose of your testimony?

2. To testify that the Impacts of NPT will further compound the environmental degradation of the ROW along my sister in laws property. Environmental impacts from cumulative effects of ROW activity are best shown with pictures of the existing ROW taken from the property. The promises of Best Management Practices are meaningless to a landowner such as ourselves. What is practiced in the ROW is what matters. Please refer to the following 7 photo (attachments #1 - #4) entitled:

Intact stone wall
Scattered remnants of ROW stone wall
Ruts in the ROW
Debris in the ROW
Lone blueberry bush in ROW
Former blueberry habitat
Runoff from ROW to pond

Are there any other ROW issues that have gone unresolved that will carry over and involve NPT if approved?

3. PSNH widened the ROW and has, in writing, taken the position that they are “going over and above” by maintaining a vegetative buffer as clearly described in our deed. (See letter attached #5). One maintenance crew cut the tree buffer, a few years later PSNH agreed to plant hemlock trees, and once again, a few years later another crew cut them down. This buffer is noted on NPT_ DIS # 042704 (see attachment #6) which reads “Leave trees around edge of pond even though in ROW” on the far left just below the compass symbol.
Our deed is also noteworthy in that the right to remove trees by the Grantee has been struck as evidenced by the single line through (2) 1st paragraph on page 2. (see deed in attachment #7).

Has the applicant provided sufficient evidence that aesthetic impacts of NPT will not diminish property values?

4. I do not believe that applicant has accounted for several properties in Deerfield where the property views will be irreparably impaired as will 65 Nottingham Road. I will refer to public comments made by residential landowners of 27 Lang Road and Nottingham Road, a raw land parcel tax Map 209, lot 39 (see tax maps attached #8 and #9) The orientation of these properties to the ROW will greatly diminish their property values as a result of view impacts of NPT towers. Specific property impacts need to be brought forward as examples and I respectfully request that the SEC give full and serious consideration of the Deerfield public comments posted to the docket which will add additional support to my testimony.

You have raised concerns regarding the limitations of the Applicants expert Real Estate Report, referred to as the Chalmers Report, and that this insufficient research is limited to HVTL effects on residential property while excluding raw land not in subdivision settings as well as other property types such as condominium associations or commercial properties. Do you have any evidence to support your claim that the NH Real estate market has regional differences?

5. In addition to my testimony submitted November 15, 2016 and as per Site 301.09, Orderly Development of Region, (b)(4) directs the SEC to consider the effect of the proposed facility on real estate values in the affected communities and site 301.16, Criteria relative to Finding of Public Interest, (b) private property, and since the Applicant's expert relied upon case study market data which utilized 1 single family residential listing representative of the Deerfield market, (see attachment #10) to draw conclusions regarding the effect of HVTL on property values in NH, the regional differences of local market activity must be considered when debating the Applicant's conclusions. I would present for the SEC's consideration **the 2013 Real Estate Market Activity per Host Towns worksheet (see attachment #11)**, compiled from available data from Multiple Listing Service, in each of the host towns from 2013, a year also studied in the Chalmers Report, to show how diverse NH market activity is, especially with regards to land and condo listing activity. Raw data used to compile worksheet is available upon request.

Does this conclude your testimony?

6. Yes.

Jeanne M. Menard on behalf of Anne K. Burnett
12/30/2016

Pre-filed Testimony of Jeanne M. Menard o/b/o Anne K. Burnett

List of Attachments:

1. Photo sheet of stone walls
2. Photo sheet of ruts and debris in ROW
3. Photo sheet of wild blueberry habitat damage in ROW
4. Photo of runoff from ROW to pond
5. PSNH Letter to Peter Menard re: Vegetative Pond Buffer
6. NPT_DIS # 042704
7. a) and b) Property deed for 65 Nottingham Road, Deerfield
8. a) and b) Approx. Distance from residence at 27 Lang Road, Deerfield to ROW tax map
9. Tax map of Map 209, Lot 39, raw land Nottingham Road, Deerfield overlooking ROW
10. 39 Haynes Road Deerfield listing sheet
11. NH 2013 Real Estate Market Activity Per Host Towns



Intact stone well leading from ROW edge into woods off driveway to cabin.



Scattered remnants of ROW stone wall on right side of driveway to cabin.



Ruts in the ROW.



Debris (run-over wetlands sign) in the ROW.



One of few remaining wild blueberry bushes in ROW.



Former blueberry bush habitat with few remaining bushes due to ROW maintenance.



Runoff from ROW into pond. No Silt fencing used.



**Public Service of
New Hampshire**

Attachment #5

1000 Elm Street, Manchester, NH

Public Service Company of New Hampshire
P.O. Box 330
Manchester, NH 03105-0330
(603) 669-4000

March 4, 2003

Peter Menard
65 Nottingham Rd.
Deerfield NH 03037

This is to confirm that in the spring of 2003 PSNH will be returning to re-establish a buffer strip along the so called ice pond listed in the deed. I would prefer to use Hemlock saplings because of the wet conditions at this location, and also there growing characteristics would work the best for a year round buffer. PSNH is going over and above of what is expected at this location given our rights stated in the deed. If there are any questions please do not hesitate to call.

Public Service of NH
Transmission Arborist
Scot MacGregor



1311 383 E.A.A - 2894

KNOW ALL MEN BY THESE PRESENTS

That We, Philip K. Lindsay and Madeleine M. Lindsay

of Deerfield County of Rockingham

in The State of New Hampshire

(hereinafter called the Grantor) in consideration of one dollar and other valuable considerations paid by the Public Service Company of New Hampshire, a corporation having a principal place of business at Manchester, in the County of Hillsborough, and The State of New Hampshire (hereinafter called the Grantee), the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the Grantee and its successors and assigns forever, the RIGHT and EASEMENT to erect, repair, maintain, rebuild, operate, patrol and remove electric transmission and distribution lines, consisting of suitable and sufficient poles and towers, with suitable foundations; together with wires strung upon and extending between the same, for the transmission of electric current, together with all necessary cross-arms,

braces, anchors, wires, guys and other equipment over and across a strip of land 100 feet

in width in the town of Deerfield County of Rockingham State of New Hampshire, bounded and described as follows:

Said foot strip shall extend feet

and of a line or extension of a line, described as follows:

A strip or parcel of land 100 feet in width lying southerly of and adjacent to the 100 foot right of way strip of land deeded to J. Brodie Smith and assigns by George Fortin by deed dated June 11, 1926 and recorded in Rockingham county Registry of deeds, Book 811, Page 470.

Said 100 foot right of way strip of land extends from land of Roy Smith on the east a distance of 1950 feet more or less to land of Ralph Chase on the west.

The grantee agrees to leave a 15 foot strip of trees uncut on the southerly side of said right of way extending from the grantor's east boundary to the ice pond, so called, except such trees that in the judgment of the grantee may interfere with or endanger said lines or their maintenance or operation.

Also to leave uncut a 15 foot wide border of all growth under 10 to 12 feet high around the north side of so called ice pond within the above described right of way strip of land.

The grantee covenants and agrees for itself, its successors and assigns to pay all taxes that may be assessed on the poles or wires erected hereunder on the premises of the Grantor.

The grantee further covenants and agrees that it will limb the wood and timber and dispose of the debris either by burning or chipping within a reasonable time after the strip is cleared.

It is also agreed by the grantee that the "obstructions or structures" referred to below do not include stone walls, fences, gates, etc. but only such structures or obstructions that may be a hazard to grantee's transmission lines or their operation. Any portion of walls, fences, etc. necessary to be removed during construction or maintenance of lines will be replaced in as good condition as found. The grantor agrees to give special attention to doing a neat clearing job and will cut all stumps not more than two inches above the swell of the roots.

It is not the intention of this instrument to convey any rights across grantor's land except on the strip described above.

Being a part of the same premises described in deed of Lester E. Maynard, Adm.

to Philip K. & Madeleine M. Lindsay dated and recorded in

the Rockingham County Registry of Deeds, Book 1182

Page 237

RCRD

17th March 1954

This conveyance shall include (1) the right to clear and keep clear the strip of all trees and underbrush by such means as the Grantee may select, and to remove all structures or obstructions which are now or may hereafter be found within the limits of the above described strip and (2) ~~the right to remove from the premises of the Grantor above referred to such trees as in the judgment of the Grantee may interfere with or endanger said lines or their maintenance or operation.~~

All wood and timber on said strip which is cut by the Grantee shall remain the property of the Grantor but the Grantee shall have the right to cut, fit and leave such wood and timber in such manner as it may determine.

And the parties hereto, by delivering and accepting this conveyance, agree that all agreements, understandings and negotiations, written or verbal, heretofore made or entered into by the parties hereto or their representatives with respect to this conveyance are hereby waived and cancelled, and that there are no agreements, promises, representations or understandings with respect to this conveyance not herein mentioned.

To have and to hold to the Grantee and its successors and assigns forever.

The Grantor covenants and agrees that ~~they~~ ^{they} have full right, title and authority to convey the foregoing rights and easements and will defend same to said Grantee against the lawful claims or demands of all persons.

And We, Philip K. Lindsay and Madeleine M. Lindsay, Husband & Wife.

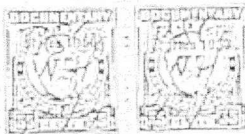
for the consideration aforesaid, do hereby release to the said Grantee our respective
right of Curtsey and Dower in the before-mentioned premises.

WITNESS our hand and seal this 17th day of March 1954

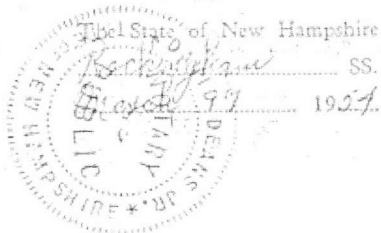
In the presence of

Constance R. Lindsay
To both

Philip K. Lindsay
Madeleine M. Lindsay



hand and seal this 10 day of March 1954



Philip K. Lindsay
Madeleine M. Lindsay

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me.

Notary Public

Justice of the Peace

personally appeared and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me.

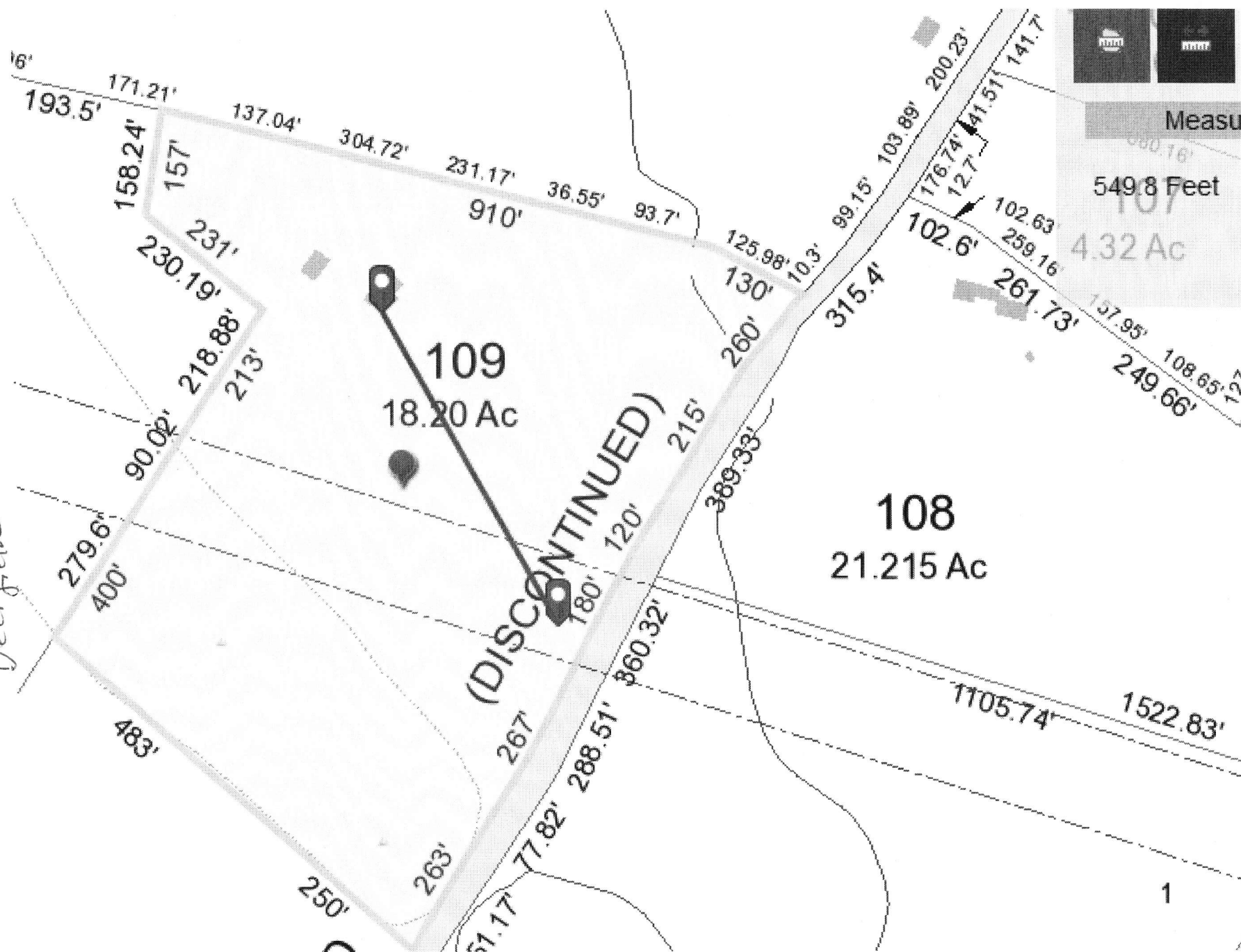
Notary Public

Justice of the Peace

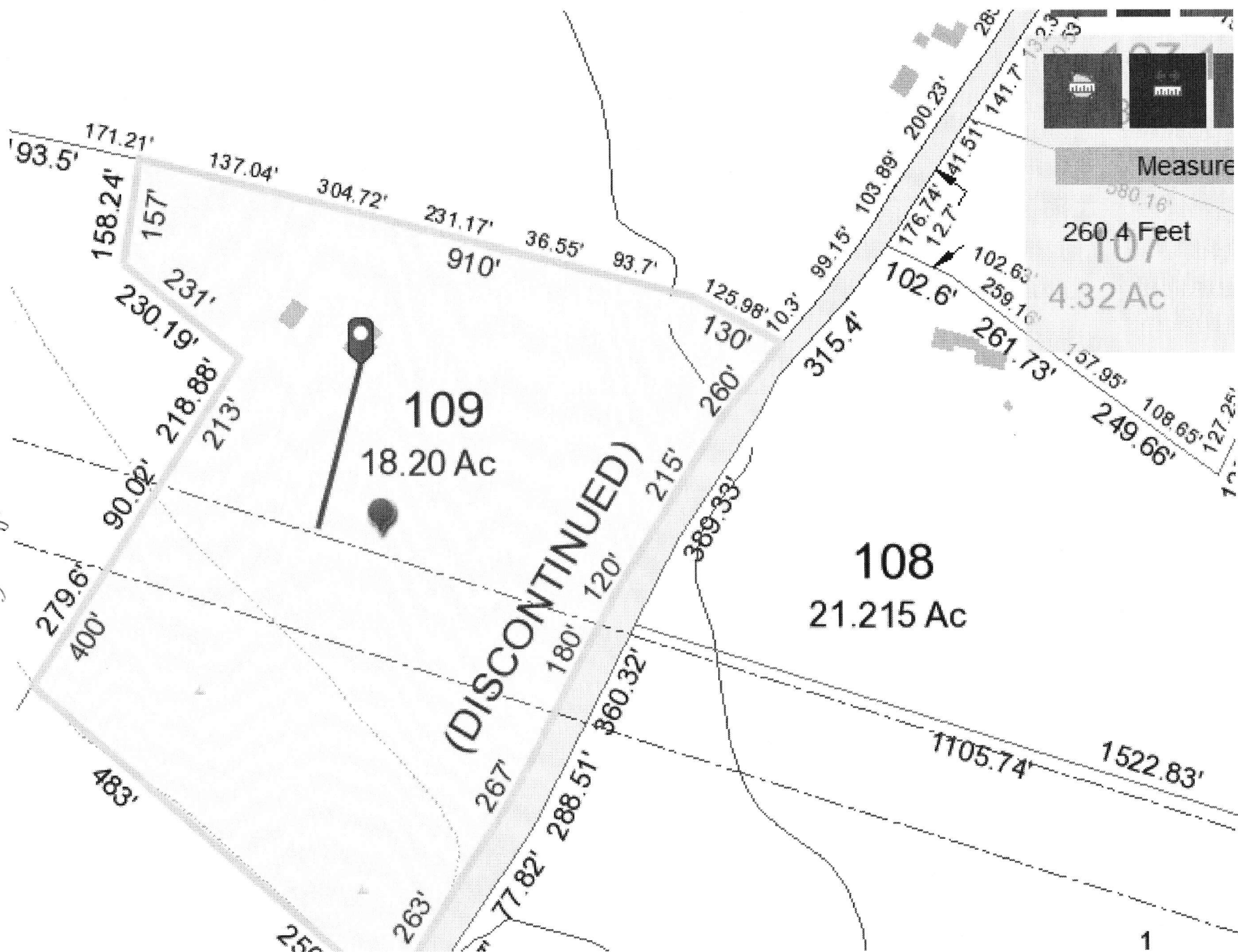
BUCKINGHAM RECORDS
Received Apr. 2, 1954
Recorded Vol. 1311 Page 383

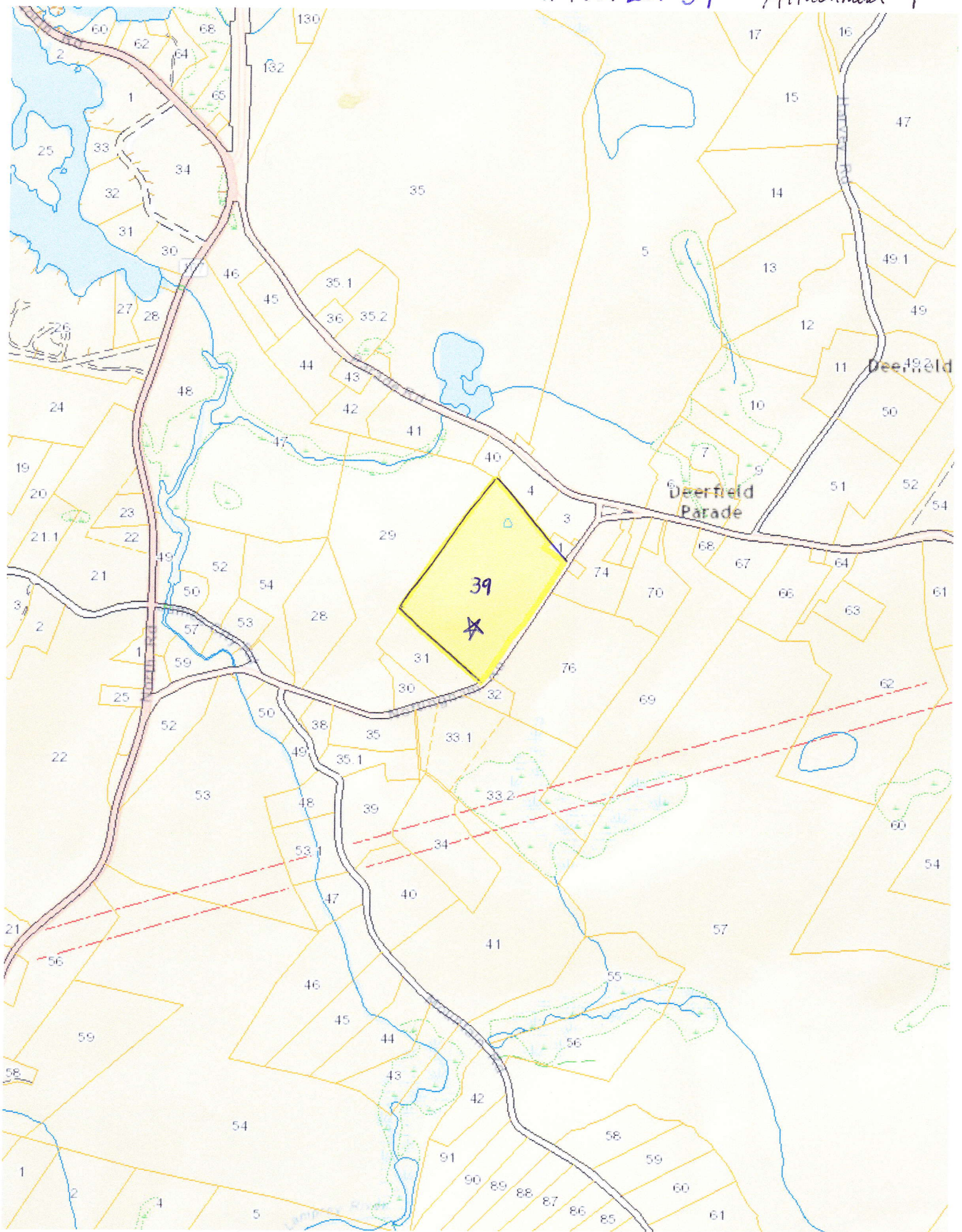
Received and recorded Apr. 2, 10:45 A.M., 1954

27 Lang Rd
Deerfield



Attachment 8 a
27 Lang Rd
Deerfield





12/30/2016 09:54 AM

Note: Report includes internal fields.

Page 1 of 3

Residential / Single Family
4194831
Closed

39 Haynes
Deerfield

Unit/Lot #:
NH 03037

Price - List **\$249,900**
Price - Closed **\$245,000**



Year Built 1987
Style Colonial

Color
Total Stories 2
Zoning res/agric
Taxes TBD N

Gross Taxes/Year \$5,567.00 / 2012 :
Lot Acres/SqFt 6.76 / 294,466

Rooms - Total 8
Bedrooms - Total 3
Baths - Total 2
Baths - Full 1
Baths - 3/4 1
Baths - 1/2 0
Baths - 1/4 0
SqFt-Tot Finished 2,064
DOM 121

Directions From Exit 3 Rt 101 take Route 43 North to left on South Road. 2 miles to right on Birch. At end take left on Middle to quick right on Range Road which turns into Ridge Road. Haynes is on left. Enjoy the country paved roads to this property.

Many upgrades in this 2000+ sqft Colonial. Kitchen has maple cabinets, new quartz countertops with stainless steel appliances, center island with extra sink and wine fridge! Formal dining room with cherry flooring and atrium doors leading to heated sunroom on it's own heating zone. Living room with built in bookcases and wood burning fireplace, hard wood flooring and exposed beams. Solid wood doors and Anderson windows. Modified handicapped bathroom compliments the first floor bedroom option. Private rear wrap-around deck with hot tub can extend your enjoyment of the outdoors. Generator hookup and 3 flue chimney. Walkout basement and additional storage under sun room. There is wonderful value in this home given the upgrades and improvements!

Virtual Tours: Previsite VTour URL

STRUCTURE

| | | | |
|-----------------------------|----------------------|---------------------------------|---------------|
| Construction Status | Existing | Footprint | 36x26 + 16x12 |
| Construction | Wood Frame | SqFt-Apx Fin AG/Source | 2,064 / |
| Foundation | Concrete | SqFt-Apx Fin BG/Source | 0 / |
| Exterior | Clapboard | SqFt-Apx Unfn AG/Source | / |
| Roof | Shingle - Fiberglass | SqFt-Apx Unfn BG/Source | / |
| Basement/Access Type | Yes / Walkout | SqFt-Apx Tot Below Grade | 0 |
| Basement Description | Concrete, Full | SqFt-Apx Total Finished | 2,064 |
| | | SqFt-Apx Total | |
| Garage/Capacity | Yes / 2 | Mobile Make/Model | / |
| Garage Type | Under | Mobile Serial Number | |
| Garage Description | Auto Open | Mobile Anchor | |
| | | Units Per Building | |

| ROOM TYPE | DIMENSIONS | LEVEL | ROOM TYPE | DIMENSIONS | LEVEL |
|----------------|------------|-------|-----------|------------|-------|
| Kitchen | 14 x 12-6 | 1 | | | |
| Dining Room | 12 x 13-4 | 1 | Other | 11-4 x 15 | 1 |
| Living Room | 14 x 12-10 | 1 | | | |
| Office/Study | | | | | |
| Office/Study | | 1 | | | |
| Master Bedroom | | 2 | | | |
| Bedroom | | 2 | | | |
| Bedroom | | 2 | | | |

UTILITIES

| | | | |
|------------------|--|----------------------------|---|
| Heating | Baseboard, Hot Water, Multi Zone | Services | |
| Heat Fuel | Oil | Management Co/Phone | / |
| Cooling | Multi Zone, Whole House Fan | Fuel Company | |
| Water | Drilled Well, Private | Phone Company | |
| Sewer | Concrete, Leach Field, Private | Cable Company | |
| Electric | 200 Amp, Circuit Breaker(s), Generator | Electric Company | |

2013 Real Estate Market Activity per Host Towns

| | <u>Single Family</u> | <u>Mobile</u> | <u>Condo</u> | <u>Multi Family</u> | <u>Land</u> |
|----------------|----------------------|---------------|--------------|---------------------|-------------|
| Deerfield | 108 | 0 | 0 | 5 | 14 |
| Allenstown | 52 | 31 | 8 | 7 | 4 |
| Pembroke | 104 | 1 | 28 | 18 | 7 |
| Concord | 499 | 58 | 144 | 55 | 23 |
| Canterbury | 64 | 0 | 0 | 0 | 17 |
| Northfield | 104 | 6 | 2 | 0 | 12 |
| Franklin | 188 | 3 | 0 | 20 | 22 |
| Hill | 27 | 3 | 0 | 1 | 6 |
| New Hampton | 71 | 2 | 4 | 0 | 21 |
| Bridgewater | 41 | 3 | 7 | 0 | 13 |
| Ashland | 68 | 1 | 20 | 2 | 23 |
| Bristol | 117 | 4 | 24 | 4 | 26 |
| Plymouth | 63 | 10 | 23 | 7 | 36 |
| Campton | 141 | 11 | 36 | 1 | 77 |
| Thornton | 102 | 2 | 50 | 1 | 52 |
| Woodstock | 34 | 7 | 60 | 2 | 10 |
| Franconia | 28 | 10 | 2 | 0 | 29 |
| Sugar Hill | 17 | 0 | 0 | 0 | 9 |
| Easton | 12 | 0 | 0 | 0 | 0 |
| Bethlehem | 83 | 3 | 7 | 1 | 46 |
| Whitefield | 56 | 2 | 0 | 1 | 17 |
| Dalton | 37 | 9 | 0 | 0 | 13 |
| Lancaster | 72 | 3 | 1 | 2 | 19 |
| Northumberland | 41 | 7 | 0 | 4 | 21 |
| Stark | 24 | 0 | 0 | 1 | 15 |
| Pittsburg | 88 | 2 | 1 | 0 | 40 |
| Clarksville | 20 | 0 | 0 | 0 | 13 |
| Stewartstown | 49 | 5 | 4 | 2 | 15 |
| Millsfield | 1 | 0 | 0 | 0 | 0 |
| Dummer | 7 | 0 | 0 | 0 | 4 |
| Dixville | 0 | 0 | 0 | 0 | 0 |

REMARKS

Concord High Condo Market Activity
 Thornton High Land and Condo Market Activity
 Woodstock High Condo Market Activity
 Franconia More Land Activity than Single Family

Notes

Land Activity in Most NH communities represents a significant share of overall Real Estate Market Activity
 All listing status tallied ie: Active, pending, closed, expired for the calendar year 01/01/2013-12/30/2013
 Data compiled for calendar year 2014 to ensure no major market skew
 Commercial activity not tallied as multiple entries for "Commercial Potential" noted on listings.