

SEC Docket 2015-06

**Joint Application of Northern Pass Transmission, LLC
and
Public Service Company of New Hampshire
d/b/a
Eversource Energy Service Company
For a Certificate of Site and Facility**

**Additional Pre-filed Testimony of Karen J J Spencer
on behalf of Lagaspence Realty, LLC**

March 7, 2017

My name is Karen J Johnson-Spencer, I reside at 161 Sullivan Road, Stark, NH 03582. I am married to Kevin D Spencer and serve as the Secretary-Treasurer of LAGASPENCE REALTY, LLC, also known as PERCY LODGE AND CAMP GROUND. Marc Lagasse, is the manager, which is Kevin's business partner in LAGASPENCE REALTY, LLC.

PERCY LODGE AND CAMP GROUND, was purchased in February, 2012. At this date in time the property was being sold under a Bank Auction. The property was built back in the late 1800's, used as a boarding lodging house for the lumber jacks for the Lumber Mills and the Bobbin Mill in Percy Village. Percy Village, in 1832, was annexed, by an act of the State Congress, from a part of Stratford. Then again, in 1832, another act changed the name of the town from Percy to Stark, in honor of General John Stark. This property was once the George Smith Boarding House, later owned by Leo Meacham, house was also the Percy Post Office. There once was a tremendous five story barn, next to the house, which held most of the horses and cattle used in the lumbering days.

In the year of 2014, seventy-two (72) acres, across the road from the Percy House, Kevin and Marc purchased, once known as Percy Meadow. At haying time, up to two hundred (200) tons of hay were harvested by hand each season and stored in the big barn.

These properties, totaling twenty-six (26) acres, with the farm house, and seventy-two (72) acres of open land, across the road, were purchased for a total of \$128,324.21. These acquired parcels of property, has just the right unspoiled scenic landscape, bring the tranquil retreat that vacationers, fishermen, hunters, hikers, ATV trails and snowmobile trails, that Coos County has always been known for. Marc and Kevin, with this equal partnership in LAGASPENCE REALTY, LLC, have discussed the possibility of owning, as owner operators, just such an investment. They have known each other, personally, for over forty (40) years and have a business relationship for over twenty-five (25) years.

At the time of purchase, of the farm house, the original back portion of the house, had to be completely demoed to the basement level, for the farm house was in the beginning of complete collapse. The only remaining part of the building is the original front portion, which was once the Percy Village Post Office.

Over the winter of 2013, the newly constructed lodge was framed. Over the 2014, 2015 and into 2016, the new construction has now three floors, new kitchen, new area for a small convenient store and the original front portion is being constructed to be the Lounge area for the new seven (7) room lodge. The third floor has a complete kitchen. All rooms have all new plumbing, heating system throughout each floor and each room. All seven (7) lodge rooms are finished with T&G wood walls and ceilings. The building has a new metal roof and all outside is log siding. The original front porch, which was torn down, has been rebuilt. In January 2015, a complete State approved septic system was installed.

The total grand investment in real estate purchase, complete demo of farm house, equipment, materials, labor, State requirements, Federal requirements, Town requirements, real estate taxes, accounting fees, from February 2012 to year ending of December 2014 is: \$326,099.59.

The total grand investment in the continuing improvements for Percy Lodge and Camp Ground from January 2015 to October 31, 2016 is: \$303,230.61

TO DATE TOTAL INVESTMENT IS: \$629,330.20

This grand total to date is a Cash Capital investment by Marc and a Sweat Equity investment by Kevin. Demo of farm house was completed by the labor of Marc and equipment purchased for this project. Marc's cash investment for materials and all subcontractors for metal roof, outside log siding, electrical install, plumbing install, heating install, inside T&G wood walls and ceiling, wood flooring, house insulation. Labor for all the construction of the new completed Lodge and interior labor construction of all rooms is sweat equity from Kevin. Across the road, for the investment of the Tenting and RV camping, the new well, electric and water hook ups for RV camping. Portie Potties available for campers, fire rings, picnic tables. Bush Hog for the open fields, through the summer months, equipment for mowing, and bush hog, all cash capital investment by Marc. Labor to maintain open fields of mowing and bush hog, completed by sweat equity by Kevin. Labor to build new pump house for well, sweat equity by Kevin, cash capital investment for material by Marc.

This whole project is a "dream come true" for Marc and Kevin. The Money and Equity that has gone into this property, for the sole propose of opening-up Percy Lodge and Camp Ground, has been a long time coming and very hard work, for both Marc and Kevin. This is when Kevin, Marc and I started to take notice to the signs going up in our Great North Woods, in response to the Northern Pass Project.

In June of 2013, we started receiving mail from The Northern Pass Transmission, located in Manchester, NH. Kevin and I first attended a town meeting in Stark, back in September of 2013. There we were introduced to the information available in pamphlets and area maps in regards to the construction of the transmission lines. We were also getting mail from Society for the Protection of New Hampshire Forest, which owns the land that is on the north, west and east side of the Percy property. We were also getting emails from the Sierra Club. At this open house meeting, at Stark, we filled out a comment form, on September 4, 2013, an email was received from The Northern Pass, signed by Sarah Demers, Community Relations Specialist, Burns & McDonnell. In this email, she attached links to view all of Starks maps on their website, which I downloaded and printed out. Then Marc received a letter from Jerry P. Fortier, Project Director, Northern Pass Project. In this letter, it states....."As a landowner who lives adjacent to an existing transmission line right-a-way where Northern Pass is proposing to locate a new line, we understand that you may have specific questions or concerns about the project." He goes

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on to write that they would very much appreciate the opportunity to meet with us. We were told a member of their team would be contacting us to schedule a one-on-one meeting, to let them know of any specific questions or concerns we may have. That meeting did not happen until January 2016.

Over the many months since the open house meeting in Stark, I have written many letters expressing our complete opposed position to Northern Pass.

March 2015, email to CLEANENERGYURFP@GMAIL.COM, to speak up to stop Eversource, from emails from NO TO NORTHERN PASS. Wrote comments to the Northern Pass EIS Website, on August 11, 2015. On October 15, 2015, sent an email to NHSC@gmail.com, expressing the negative impact on our Percy property, Town of Stark's landscape and loss of property value, tourism, view shed. On December 22, 2015, wrote a letter to Society for the Protection of New Hampshire Forests, informing them of the letters I have written to were: NHSC, DOE, DEIS, NHPR, U.S. Department of Energy, in Washington, DC, regarding the impact of the Northern Pass Project and its' negative effect on us.

On October 20, 2015, I received an email from Cathy Corkery, of the New Hampshire Sierra Club. With the help of Cathy, she helped us contact Attorney Arthur B. Cunningham. Our meeting with the SEC, representatives for Northern Pass, were from the Company of Burns & McDonnell, on January 22, 2016, both Marc and Kevin met them, they asked them questions regarding the towers, but the answers were basically how the Project was going to bring much needed energy and commerce to this area. During the month of January, I filed the required PUC Docket 15-464 Intervention and SEC Docket 15-06 Intervention. On February 8, 2016, Marc and Kevin entered an agreement for legal representation with Attorney Arthur B. Cunningham. On February 19, 2016, Marc, Kevin and myself, met Attorney Cunningham at the PUC session in Concord, NH. At this meeting, we were talked to by Matthew J Fossum, Senior Counsel of PSNH, basically a very rude person. On February 10, 2016, our Attorney filed his Supplemental Objection to our Motion for the Property Rights of Interveners. On February 21, 2016, I wrote a letter to New Hampshire Site Evaluation Committee, ATTN: Ms. Monroe, here again expressing our concerns over the results of the PUC prehearing conference, on February 19, 2016, which generated another objection from PSNH/Eversource to the PUC, requesting that the Commission : (1) Deny the Movant's reply; (2) Deny the motion to dismiss this proceeding; (3) issue an order appropriately limiting the scope of the docket and the scope of the Movant's intervention, if granted; and (4) Order such further relief as may be just and equitable. On February 22, 2016, Attorney Cunningham filed Motion for Docket No. 2015-06, stating Applicant Northern Pass Transmission LLC does not have the right to construct the Northern Pass on interveners' property. On March 21, 2016, SEC for Docket No. 2015-06 filed their Objection to Kevin and Marc Motion regarding Applicant's claimed rights to construct the Northern Pass on PSNH Easements. Over the many months going to meetings in Concord, Lincoln, Whitefield, the Applicants made a "ruling" that all interveners, from the Canadian border to Deerfield, NH, were to be represented in Groups, with a pointed "Spokesperson". In my personal-opinion, this is what I call a "Legal Gag Order", for now at any, and all, PUC or SEC meetings, only the "Spokesperson" can speak for its' GROUP, even if you are already represented by Legal Counsel. I have read that only if the "Spokesperson" doesn't asked a question to the committee, that was given to her/him by an Intervener's Legal Counsel, can your Legal Counsel, address the Committee.

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On March 17, 2016, I wrote a letter to President Obama, expressing our effort to stop Northern Pass.

On May 5, 2016, an article was published in, INDEPTHNH, their column, TALKING NORTHERN PASS, titled, Stark Campground, Lodge Developers Fight Northern Pass, this was an opportunity for me to tell our story for the public to read about.

On June 4, 2016, I wrote a letter to Governor Hassan, for I understood she stated concerns for the "Good of the Public". There is nothing, what so ever, that this Northern Pass Project is for the "Good of the Public". In my letter, I express how we are now, at the SEC Docket No. 2015-06, Order to Intervene, being addressed as "Abutters". Abutters, we don't abut up to the PSNH easement, we OWN the easement. We are also talked to by Mr. Honigberg, in a very abusive, irritability, impatience, arrogant, manner, it is so unacceptable.

On August 4, 2016, Lagaspence filed suit in the United States District Court, District of New Hampshire, Spencer et al. v. Eversource Energy Service Company, No. 16-cv-353-PB. The suit asks the court for a declaration that the easement burdening their property does not permit the construction of the Northern Pass and that the use by Northern Pass will be unreasonable. The suit is pending.

It is now November 1, 2016, Marc and Kevin are still fighting the legal fight for the Property Rights of these PSNH/Eversource easements, pretty-simple, really, YOU CAN NOT LEASE PROPERTY YOU DO NOT OWN, THE PROPERTY OWNERS ONLY HAVE THAT RIGHT.

With all the letters, emails, face to face conversations with Northern Pass representatives, stating that this Project has a definite damaging effort on Percy Lodge and Camp Ground, stating the loss of the view shed, property value decreasing, seems to be spent on deaf ears and totaling non-caring Corporate Personnel, for the damage the Great North Woods will endure with these huge towers. The maps that have been given showing where, how high, how many and even these maps are grossly miss represented. Stating how this Project will bring much needed commerce for the local Towns, for what, two (2) years? Stating how this Project will bring much needed Electrical Energy to Coos County, or should I say New Hampshire. These statements are false and will only bring profits to the Connecticut based Corporation of Eversource. This is a Project between huge Corporations and will only benefits its' Owners, and Stock Owners. I understand that this project, if allowed to be built, is to last for approximately twenty or more years, then what? Will the residence of New Hampshire then be left with these huge towers to rust away over the years and beyond? There is nothing this Project will bring to New Hampshire, except loss of property value, loss of the Beautiful Scenic Landscape, that New Hampshire is so proud of. It will only profit Corporate Greed, being sacrificed by the property owners of New Hampshire and it will, mark my words, will be paid for, by the New Hampshire resident's monthly electricity bills, by Eversource Energy Service Company, of the State of Connecticut.

Original testimony, for document entered on November 11, 2016, dated November 1, 2016, the following is to be Included, for the several months of Capital Cash and Equity Labor for the continued investment in the real estate, known as Percy Lodge and Camp Ground, located in Stark, New Hampshire.

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Since the original filing, of my Pre-Filed Testimony, the heating system was supplied with the propane tank and propane lines to the heating unit. The continued installation of the T&G through-out the first and second levels, which includes the ceilings, walls and floors. The install of the bath room vinyl flooring, and the installation of vanity sinks and toilets in all bathrooms. The convenient store floors and walls applied with the poly coating. Service counter in convenient store installed. New support beams and cement footings, in basement, for the flooring completion of the Lounge on first floor. Spray insulation in the basement. Additional electrical install lighting in basement and plumbing for washer and dryer.

As stated in my original document, the total investment for this property from February 2012 to December 2016 is \$629,330.20. To date, an additional investment of \$9,288.33. My original documents have shown the camp ground with its beautiful scenic views of Percy Peaks and Long Mountain. When, and if this project is approved, the impact of the towers will have a devastating effect on the property values. I have read, over and over again, the data and studies, these tower's impact, will have on property value. One which will cause the greatest property loss, is the closeness of these towers to the Lodge itself and the camping sites located in the tree canopies of the twenty-six (26) acres, which is across the road from the camp ground itself.

I have written a, Letter to the Editor, which I sent to eighteen different newspapers, from Manchester to Colebrook. In this Letter to the Editor, I stated the many articles in local newspapers regarding the negative impact on property value these towers will cause. I stated a question as to why the original route entry from Canada was changed from the proposed route using the already existing 2000 MW HVDC Transmission Line, already constructed for this use, to the old easements which PSNH holds now. These are questions, that I believe, should be addressed by every land owner who owns these old easements. My belief is pretty simple, Corporate Greed, and the complete disregard of all property owners in the State of New Hampshire.

Attached to this Pre-Filed Testimony are pictures taken over the years of 2012 to present date.

























