

**STATE OF NEW HAMPSHIRE
SITE EVALUATION COMMITTEE**

Docket No. 2015-06

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

**SUPPLEMENTAL DIRECT TESTIMONY OF DAVID M. JODOIN ON BEHALF OF
THE TOWN OF PEMBROKE**

APRIL 17, 2017

Background and Qualifications

Q. Please state your name and address.

A. My name is David M. Jodoin. My address is 3 Loon Avenue, Concord, New Hampshire 03303.

Q. Please describe your official capacity in the Town of Pembroke?

A. I have been the Town Administrator for the Town of Pembroke since December 2008.

Q. Has the Planning Board authorized you to submit this supplemental testimony, and if so on what date?

A. On March 20, 2017, the Pembroke Board of Selectmen authorized me to convey the Town's concerns and opinions with regards to the effects that the Board felt would be imposed on the Town due to the Northern Pass project.

Purpose of Testimony

Q. What is the purpose of this supplemental direct testimony?

A. My supplemental testimony is being presented on behalf of the Town of Pembroke to respond to new information regarding the Project and to respond to questions raised at my technical session.

Q. Do you believe the project will have an unreasonably adverse visual impact in Pembroke, and if so why?

A. Yes, in my opinion any type of enlargement from what is currently there causes a view problem for the property owner. Everyone's taste and versions of what detracts from a view

1 can vary greatly, but I believe the adverse impact in Pembroke will be unreasonable. The
2 project's unreasonable adverse visual impacts include, but are not limited to, the following:

- 3 a) I have reviewed the Town tax cards as well as the Northern pass diagrams showing the
4 location and height of the current lines as well as the proposed lines. I reviewed the
5 Project on the land from Fourth Range Road through Route 28 which abuts Allenstown,
6 and it appears as though the major impact with the increased height starts in the location
7 of 534 Cross Country Road where the structure increases by 5 feet and then jumps
8 considerably along the way across the street at 517 Cross County by an increase of 65
9 feet. These dramatic increases continue along the line from Cross Country all the way
10 through to North Pembroke Road exiting on Route 28 near Epsom. The current tax cards
11 also take into consideration a depreciation adjustment which is anywhere from 5 to 50%.
- 12 b) It appears from the segment diagrams and scale provide by Northern pass on their maps
13 that many of the new structures will be approximately 35 feet from the right of way. I
14 have enclosed the tax cards along with a description that correlates to the Northern Pass
15 maps depicting the current structure height and the proposed. It should also be noted that
16 in my opinion the visual impacts on the properties that are just land only would limit the
17 amount of development that would occur in the future because potential developers will
18 be constrained in maximizing the earning potential of land that is in close proximity to or
19 visually impacted by the project. Two clear cases where the proposed structure will now
20 be located closer to an established home are at 517 Cross Country Road where the
21 structure (3132-195) will now be approximately 50 feet closer to the residence and the

1 other is 817 Bachelder Road where the structure (3132-218) is relocated approximately
2 37 feet from a current established home. The resident of this home William Allaire is
3 extremely concerned on the negative impact on his property.

4 **Q. Have you reviewed TJ Boyle's Dec 30th submission regarding visual impacts**
5 **pertaining to Pembroke? Do you agree with the findings for the particular locations in**
6 **Pembroke, and if so, why?**

7 A. I have read in its entirety the report from TJ Boyle and viewed all of the related
8 schedules and visual simulations concerning Pembroke. I agree with how TJ Boyle classified
9 them as unreasonably adverse.

10 **Q. With respect to impacts on historic/culturally significant properties in town,**
11 **did Victoria Bunker, Cherylin Widell, or the Preservation Company (working on behalf of**
12 **NPT) contact you or anyone else at town to determine significant views or viewsheds in**
13 **Pembroke? Are there scenic resources in town that NPT failed to identify and evaluate?**

14 I was never contacted by anyone concerning historic or culturally significant properties in
15 Town.

16 **Q. Do you believe the project will interfere with the orderly development within**
17 **Pembroke? Do you agree with the assessment bay Mr. Varney on the project's stated**
18 **consistency with the town's orderly development, and why or why not?**

19 Regardless of what Northern Pass and their experts say, in my opinion I am positive that
20 land and building values will be negatively impacted by the new lines and towers. Currently

1 several properties receive a tax break because of the lines, poles and rights of way, and I attach
2 the tax cards for those properties as Exhibits 1 through 4. I am confident that Pembroke will
3 surely see an increase in abatement requests particularly where the tower heights will be greater
4 increasing the visual impact on abutting and nearby properties. It should be noted that another
5 part of Northern Pass is already buying up property in Pembroke and I attach the tax cards for
6 those properties as Exhibits 1 through 4. The promises of extra tax revenue is likely to be offset
7 by the reductions in property values due to a properties proximity and/or visual impact of the
8 line, as well as abatements.

9 **Q. Did you or anyone you know of in town speak to Robert Varney on behalf of**
10 **NPT to discuss whether the project is consistent with Pembroke's master plan, zoning**
11 **ordinance, or prevailing land uses? If so, please describe.**

12 A. I have never spoken to Mr. Varney.

13 **Q. Do you believe the project will have net positive or negative economic**
14 **benefits in town, and why or why not?**

15 A. Regardless of what Northern Pass and their experts say, in my opinion I am
16 positive that land and building values will be negatively impacted by the new lines and towers.
17 Currently several properties receive a tax break because of the lines, poles and rights of way, and
18 I attach the tax cards for those properties as Exhibits 1 through 4. I am confident that Pembroke
19 will surely see an increase in abatement requests particularly where the tower heights will be
20 greater increasing the visual impact on abutting and nearby properties.

1 **Q. Do you believe the project's construction in town will have negative impacts,**
2 **and if so please explain and describe.**

3 A. A large scale operation like this will undoubtedly have numerous heavy
4 equipment travelling the Town roads to access the rights of way. The Town has spent a
5 considerable amount of money in this area over the last five years rebuilding and re-paving
6 roads. It is evident that these roads will need to be travelled to access the range roads, which by
7 the way are impassible in certain areas. Several range roads now have natural ponds or beaver
8 dams. The vehicles will be transporting large heavy poles to the construction site and I am sure
9 that the increased weight travelled will impact the roadway and its infrastructure.

10 **Q. Does this conclude your testimony?**

11 A. Yes it does.