

Northern Pass Committee
Meeting #1
City Hall, 2nd Floor Large Conference Room
Monday, March 23, 2015
Meeting Minutes—FINAL

In attendance: Councilor Gail Matson (Chairwoman)
Councilor Candace Bouchard
Councilor Mark Coen

Absent: Mayor Pro-Tem St. Hilaire

Staff: Carlos P. Baía, Deputy City Manager—Development

Meeting called to order at 4:15 p.m.

The committee introduced itself to the public in attendance.

Councilor Matson explained that she had been contacted by constituents in the past with concerns about Northern Pass. Those concerns led her to draft a letter to City Council that subsequently resulted in the Mayor's convening of this committee.

Councilor Bouchard stated that she had not received official complaints about Northern Pass but has heard questions. She remarked that it was good to have Northern Pass officials in the audience to address such questions.

Councilor Coen referred to the agenda and asked what the committee's mission was. Councilor Matson answered that if Northern Pass goes through Concord it will affect several areas that are densely populated and, therefore, perhaps the line should go underground.

Councilor Bouchard stated that before drawing any conclusions the committee should first learn more about Northern Pass and its plans. Councilor Bouchard explained that she did not know enough about Northern Pass to make a recommendation.

Councilor Matson stated that she had been contacted by Bonnie Kurylo of Northern Pass. Ms. Kurylo was willing to make a presentation to the committee. Ms. Kurylo was in the audience. Councilor Matson asked Ms. Kurylo if she was prepared to present today. Ms. Kurylo indicated that she was not but would be happy to do so if the committee wished to schedule another session. Councilor Matson suggested having her on the next agenda.

Councilor Coen asked to re-visit the mission of the committee. In response, Councilor Matson read her letter to the City Council regarding Northern Pass and expressed a desire to learn what impacts Northern Pass routes will have on Concord.

Councilor Bouchard suggested that the committee's mission is to gain information and report back to City Council. She asked Deputy City Manager Baía what authority the City has over Northern Pass. Mr. Baía explained that the Council can, if it so desired, make a recommendation.

Councilor Coen inquired as to the amount of taxes that might be paid for the poles and lines. Mr. Baía explained that Northern Pass has an estimate of what they believe the tax revenue will be for this project to Concord. Mr. Baía noted, however, that pending legislation at the State regarding the taxability of telephone poles might call into question the future taxability of other utilities. He advised that he would provide the committee with tax information at its next meeting.

Ms. Bouchard asked if the Northern Pass route around the airport had been approved by FAA. Mr. Baía stated that it was his understanding that Northern Pass and the FAA had worked out an alternative that was mutually acceptable.

Councilor Coen stressed that the committee needed to define its mission. Councilor Bouchard remarked that the mission was to educate itself as to the pros and cons of the Northern Pass project as it impacts Concord and to ultimately report back to City Council.

Ms. Kurylo added that once the federal draft environmental impact statement is released this year, there will be a series of public meetings through the Site Evaluation Committee process. Ms. Kurylo also offered to have the Concord committee drive the route. Mr. Baía advised the committee that he believed that if they chose to do that as a body, it would be considered a meeting of the committee and would require public notice.

The committee opted to hold its next meeting on Monday, March 30th at 4:15 p.m. at City Hall at which time Northern Pass will make a presentation.

Meeting adjourned at 4:45 p.m.

Northern Pass Committee
Meeting #2
City Hall, 2nd Floor Large Conference Room
Monday, March 30, 2015
Meeting Minutes

In attendance: Councilor Gail Matson (Chairwoman)
Councilor Candace Bouchard
Councilor Mark Coen
Mayor Pro-Tem St. Hilaire

Staff: Carlos P. Baía, Deputy City Manager—Development
Katherine Temchack, Director of Real Estate Assessment

Meeting called to order at 4:25 p.m.

Councilor Bouchard moved approval of the March 23rd minutes. Councilor Coen seconded. Motion passes unanimously.

Deputy City Manager Baía explained that the sizable handout that the committee was receiving this evening contained the substantive correspondence from his office concerning Northern Pass. Mr. Baía noted that there is one piece of correspondence that City staff was unable to locate and he wanted to ensure that the committee was aware of it. The correspondence in question was a letter drafted by Mr. Baía to Northern Pass in 2010 concerning Northern Pass' (NP) initial proposed route. At the time, NP was contemplating two possible corridors; the first using existing PSNH right of way and an alternate corridor that would have cut an entirely new swath of right of way from north to south through the Broken Ground area along the eastern boundary of the community. Mr. Baía's correspondence encouraged Northern Pass to make every effort to stay within its existing right of way so as to not impact additional areas of the city. Mr. Baía explained that there were several references in committee's handout documents to that original letter.

Mr. Baía stated that all the handouts and presentations made part of this and future meetings of the committee will be placed on the committee's page of the City's website for public review.

Councilor Matson opened the meeting to Bonnie Kurylo with Northern Pass (NP). Ms. Kurylo delivered a PowerPoint presentation. Ms. Kurylo noted that the majority of the NP structures proposed for Concord were between 43' and 97' in height. This was a reduction from the original proposed height of 130'.

Brian Bosse with NP noted that the heights mentioned and illustrated in the presentation were "typical" and that anyone in the public that wishes to find the exact height of any of the specific structures can find that online at www.northernpass.us and going to the "my community" section.

Mr. Bosse also explained that depending on the particular circumstances of a specific location, such as topography, one or two structures in Concord could be 130'.

Mayor Pro Tem St. Hilaire mentioned that he had met with NP officials and a constituent some time ago to resolve the constituent's concern of a structure location within the immediate view corridor of the homeowner. Mayor Pro Tem St. Hilaire explained that, as a result of that meeting, NP officials moved

the proposed structure to a different location that would be less noticeable by the constituent. Mayor Pro Tem St. Hilaire thanked the NP officials for their cooperation. He asked whether such a relocation creates the need for a larger structure.

Mr. Bosse explained that they might have to move structures at times to accommodate different concerns but it is not likely that it results in significant change to the structures.

Mayor Pro Tem St. Hilaire inquired as to what the view corridor will be like with NP near the Steeplegate Mall particularly now that nearby development has cleared a lot of the tree cover that buffered Old Loudon Road from the commercial area. Mr. Bosse noted that the typical structures will be higher around the Loudon Road area to safely clear the area.

NP officials presented the revised McKenna's Purchase area cross-section. Michelle Kleindienst—Manager for the McKenna's Purchase Unit Owners' Association—confirmed that she had received the revision but explained that the revised design appears to take away most of the existing vegetative buffer for the condominiums. Mr. Bosse noted that the revised design would relocate the existing berm within the PSNH right of way closer to McKenna's purchase. He stressed, however, that the new berm would have to be designed in consultation with the condo association.

A member of the public asked what the existing berm was for. Ms. Kleindienst answered that it was for the noise. Mr. Bosse noted that the proposed berm would likely have a maximum height of over 10'.

Ms. Kurylo noted that the NP would generate an estimated \$828,124 in additional property tax revenue over what Eversource is currently paying for its existing infrastructure in Concord. Deputy City Manager Baía asked if NP was still using \$30 million as their projected tax value. Ms. Kurylo affirmed that this was the correct number. Councilor Coen asked what that would equate to. Deputy City Manager Baía explained that it would be equivalent to the current value for the Steeplegate Mall.

Councilor Coen asked what type of city services NP structures would trigger once they were in place. Deputy City Manager Baía could think of few, if any, calls for service for these structures.

City Assessor Kathy Temchack noted that she is aware of utilities seeking to use a valuation methodology that is based on a significant depreciation of the structure over a short period of time. If that model were to become mandated in New Hampshire, NP's structures could go down in value unlike other properties in the city that see their values increase over time.

Councilor Bouchard asked how Eversource's structures were assessed today. City Assessor Temchack noted that Eversource's value in Concord is going up but she stressed that the company has also opened up new right of way and installed new structures. Councilor Bouchard asked if Eversource (formerly PSNH) had filed any abatement requests over the last 10 years. City Assessor Temchack answered that to her recollection they had not.

Mayor Pro Tem St. Hilaire asked to confirm that the \$828,124 in property taxes was in addition to the \$460,000 in taxes already paid by Eversource in Concord in 2014. Ms. Kurylo confirmed that Mr. St. Hilaire was correct; the \$828,124 would be in addition to the existing tax payment of \$460,000.

Ms. Kurylo explained that the project would take two years to construct once approved by the State Site Evaluation Committee (SEC). At this point there were some questions from the committee concerning

the role of the SEC. Deputy City Manager Baía referred the committee to a legal opinion from the New Hampshire Municipal Association found in the committee's handout. Mr. Baía noted that although the City Council did not have a statutory role in the approval of NP, City staff originally believed that the Planning Board would have jurisdiction locally in terms of reviewing and approving NP in Concord. However, the NHMA opinion noted that due to the specific circumstances of the NP project such local authority was preempted by the SEC process. Councilor Bouchard stressed that this was an important reason why attending the public meetings relative to the potential SEC review process was critical.

Mayor Pro Tem St. Hilaire asked if NP was burying the line around the Concord Airport. Ms. Kurylo answered that they were not.

Councilor Bouchard asked NP officials if they were planning to meet with McKenna's Purchase representatives regarding the revised plan. Ms. Kurylo explained that she had emailed the McKenna's Purchase representative the revised plan but has not heard back yet.

Councilor Coen asked if NP could provide view simulations from I-393 south as that would be a very visible area for the lines and the people that have raised concerns to him have largely focused on aesthetics for that heavily populated area. Ms. Kurylo indicated that she would look into that and report back.

A member of the public asked if the U.S. Department of Energy (DOE) had the revised design concept that NP officials presented. Mr. Bosse explained that they do have it and DOE is reviewing that version.

City Assessor Temchack asked how the construction will be effectuated. Mr. Bosse noted that the construction will be driven by the various elements of the project (foundations, structures, lines, etc.) so it will be in and out of Concord as the project evolves.

A member of the public asked if the structures couldn't be lowered by adding insulation. Mr. Bosse explained that at this voltage level, the amount of necessary insulation when coupled with the existing weight of the line would result in such a heavy line that the project would need a lot more structures.

A member of the public asked what percentage of the proposed structures in Concord will be over 100'. Mr. Bosse answered that he didn't have that number but that it was very small. NP officials added that NP would provide that number to the committee.

A member of the public asked how much of the existing wooded areas in Concord were going to be cleared as a result of NP. Ms. Kurylo committed to getting back to the committee with an answer.

A member of the public asked what would be underground below each of the proposed structures. Mr. Bosse explained that it depended on the type of structure and soil conditions at each particular site. However, as an example, a monopole might have a 4'-6' wide below-ground concrete foundation.

Councilor Matson asked if there were any other communities that have asked NP to bury the project line. Ms. Kurylo answered that there have been but that the existing easements in Concord only allow for overhead installations. Councilor Matson asked for clarification.

Mr. Bosse noted that the easements are contingent on what was negotiated at the time they were obtained. They only refer to overhead infrastructure.

Mayor Pro Tem St. Hilaire asked if it was true that if the NP line is buried that it wouldn't, necessarily, be buried as far away from residential as is currently proposed for overhead. In that case, wouldn't the potential EMF be stronger at the property line. Mr. Bosse noted that the line, if buried, might not be in the same location as proposed for overhead.

A member of the public asked if NP had done any work to simulate how the line would be seen from various parts of Concord. Another member of the public asked if the buried line were underground if it wouldn't have more tax value for the City than if overhead. The City Assessor noted that typically she values conduit more than an overhead line.

Councilor Rob Werner (sitting as a member of the public) asked NP to elaborate on the process for amending the existing utility easements. NP officials committed to providing the committee with a response to this at a later date. Mayor Pro Tem St. Hilaire suggested that the City Solicitor also be consulted relative to this matter.

The committee asked Ms. Kurylo and her team how long it might take them to respond to the various questions posed during today's meeting. Ms. Kurylo stated that she would need, at least, one week. There was also some discussion about the scheduling of the next meeting. Based on the committee's input, Deputy City Manager Baía indicated that he would look to schedule the next meeting, at least, two weeks from now.

In the interim, NP officials committed to provide all the answers to Mr. Baía's office for distribution to the committee.

Meeting adjourned at 5:25 p.m.

Respectfully submitted,

Carlos P. Baía

Northern Pass Committee
Meeting #3
City Council Chambers
Tuesday, April 28, 2015
Meeting Minutes

In attendance: Councilor Gail Matson (Chairwoman)
Councilor Candace Bouchard
Councilor Mark Coen
Mayor Pro-Tem St. Hilaire

Staff: Carlos P. Baía, Deputy City Manager—Development

Meeting called to order at 4:15 p.m.

1. Approval of the March 30, 2015 Minutes

Councilor Coen moved approval of the minutes. Councilor Bouchard seconded. Motion passes unanimously.

2. Public to be Heard

Susan Arnold with the Appalachian Mountain Club (AMC) and Will Abbott of the Society for the Protection of New Hampshire Forests (“Society”) addressed the committee.

Councilor Matson asked that the speakers restrict their comments to impacts on Concord.

Councilor Coen asked if the speakers were residents of Concord. Both answered that they were not.

Ms. Arnold explained that the AMC is a membership organization that maintains trails and mountain huts throughout the state. According to Ms. Arnold, the AMC and the Society have worked together for over 100 years citing the collaboration that ensured that I-93 through the notches is the only 2 lane section of U.S. interstate in the nation.

Ms. Arnold stated that the Northern Pass (NP) issue is as important to the state and its future as was the protection of the White Mountains years ago. To illustrate this, AMC has prepared a Google Earth-based video model of the NP route where every tower is located with its related height—based on the public information provided by NP. Ms. Arnold distributed a hand-out based on that modeling that demonstrated that the average tower is 90’ tall.

Ms. Arnold noted that over 9,300 acres of the city (21% of Concord’s land area) would be exposed to the NP towers. Councilor Coen asked if that exposure wasn’t, at least, partially attributable to existing line and pole infrastructure. Ms. Arnold answered that it did not as the proposed NP towers would be taller and above the existing tree line. Councilor Coen asked then if what Ms. Arnold was stating was that today there are no acres of city land exposed to the existing towers. Ms. Arnold answered that this was not what she was stating. She acknowledged that there could be existing towers visible along the right of way. By that rationale, Councilor Coen asked, if it wasn’t possible that the 21% of city land Ms. Arnold implied as new exposure might, in fact, already be exposed. Ms. Arnold acknowledged that that could

be the case. However, Ms. Arnold noted that the NP route includes 4 contiguous steel lattice towers where the project crosses Loudon Road.

Ms. Arnold indicated that there are very significant impacts in Concord from NP that not only will be experienced by daily commuters but will also impact the city's natural resources such as the scenic byway, Turtle Pond, and the Merrimack and Soucook Rivers.

Ms. Arnold asked that the City Council recommend opposition to the NP project as proposed and require that the project be buried statewide if it receives federal and state authorization to proceed.

Councilor Bouchard observed that there are existing lines along the proposed NP route. She asked if the resolution that Ms. Arnold was seeking from Council would include a recommendation to bury those existing lines as well. Ms. Arnold answered that burying the NP lines could require that other lines in the corridor be relocated due to voltage/separation requirements.

Mr. Abbott stated that the Society was primarily concerned about the visual impact on the landscape from Pittsburgh to Deerfield as a result of NP. He argued that the Council had more authority than it believes. Mr. Abbott cited RSA 162H as providing municipalities with unique standing with the Site Evaluation Committee process. He noted that 28 other municipalities have voted to oppose the project as proposed. Mr. Abbott contended that the Concord City Council could weigh in on behalf of its constituents.

Mr. Abbott argued that there is a credible alternative which would be the burial of the NP lines. This would be a "win-win-win" where land owners win by not having to see the line; the State wins by generating revenue from the utility's occupation of its right of way and the utility wins by moving the project forward.

Councilor Bouchard asked about the recent anti-Northern Pass video focused on Concord that the AMC and Society collaborated on. She noted that the video showed an existing playground by the Alton Woods apartment complex but failed to show any of the lines and poles that exist today in that area. Instead it only showed the addition of the supposed NP lines as if this area was untouched by power lines. Councilor Bouchard expressed disappointment that the shot was a misrepresentation.

Mr. Abbott stated that the video was not the Society's creation but acknowledged that the Society had been involved in its production. He admitted that the video could have been done more accurately. However, he contended that if that same playground area is unsightly today due to the power lines it will be even more unsightly with the addition of NP. He also stated that he would be surprised if this were the only inaccuracy by all parties involved in this project over the last four years.

Ms. Arnold challenged the committee to count how many towers appear in the ads put forth by pro-NP entities over the last four years.

Councilor Bouchard stated that if both sides could provide accurate information, it would be helpful.

Mayor Pro Tem St. Hilaire asked Mr. Abbott if he would agree that the City Council has no authority over the NP project. Mr. Abbott agreed that the Council has no authority to stop the project but argued that the Council could influence people with such authority. Mayor Pro Tem St. Hilaire retorted that Mr. Abbott's answer is not what the video conveyed specific to the Concord City Council. Mr. Abbott

indicated that the Council could recommend that the NP lines be buried which, if the federal government and SEC agreed, would stop the project as proposed. Mayor Pro Tem St. Hilaire stated that the average citizen would think that "stopping the project" would not mean having the lines buried. Mr. Abbott stated that the goal would be to have Council take a position on the project.

Mayor Pro Tem St. Hilaire explained that Concord is already an intervenor in the NP review process. He asked if there are other communities that have obtained similar status. Ms. Arnold answered that there are other town intervenors in the Department of Energy process. She agreed to provide the committee with a list of the towns.

Mayor Pro Tem St. Hilaire contended that the City has been proactive by intervening and convening this committee of Council despite not having authority over the NP project.

Ron Rainer, resident of Concord, stated that he had submitted a letter to the Department of Energy and the Site Evaluation Committee encouraging NP to use transportation corridors and to bury the lines.

Mr. Rainer asked if the NP officials had responded to the questions from the committee at the last meeting. Deputy City Manager Baía explained that the City had received NP's responses and they had been distributed to the committee and posted on the committee's webpage. Moreover, discussion of the responses was on the agenda for today's meeting.

Mr. Rainer asked the committee to email him directly once anything is added to the committee webpage. Deputy City Manager Baía explained that it was noted at the first meeting that materials received by the committee would be posted on the website and that has been done since that date. Mr. Baía further explained how to access the committee's page on the City's website which is a simple process. Mr. Rainer acknowledged that he is online daily. The committee felt that the current practice was sufficient.

Mr. Rainer recommended that the committee refrain from submitting any final report to Council until the federal environmental impact statement (EIS) has been released and the public is given a chance to review it. He anticipated that the EIS would likely be issued late summer or fall. Councilor Matson stated that, at this point, the committee is not working under any set timeline.

Public to be heard section of the agenda concluded.

Mayor Pro Tem St. Hilaire expressed concern over the steel lattice structures proposed for the Loudon Road crossing near the Steeplegate Mall. He felt that they were unsightly and might be a deterrent to attracting quality commercial development to that area. He asked if Northern Pass had calculated the cost for the four steel lattice towers as opposed to burying the line across Loudon Road. Brian Bosse with Northern Pass stated that the steel lattice structures near Loudon Road have been removed from the project. The current proposal contemplates H-Frame structures which is a two-legged steel structure with a cross-frame.

Mayor Pro Tem St. Hilaire asked if there is a structure proposed for the triangular piece of land where Old Loudon Road and Loudon Road presently intersect. Mr. Bosse did not have the location plans on hand, but felt that it was likely that an H-frame structure would be located there to avoid needing higher poles. Mayor Pro Tem St. Hilaire suggested that Northern Pass examine the issue of undergrounding the lines across Loudon Road.

Bonnie Kurylo with Northern Pass noted that Eversource was confronted with a similar request with its recent 317 line work project in Penacook. A number of the neighbors there asked that the line be buried. In that instance, however, the burial would have impacted wetlands and both the NHDES and the Army Corps of Engineers would not have supported the burial. In addition, Ms. Kurylo noted that the project cost would have risen from \$1 million to \$17.5 million if that line were required to be buried.

Ms. Kurylo noted that a view simulation will be prepared from the perspective of the McKenna's Purchase property. Ms. Kurylo indicated that she can have the photographer shoot the area near Loudon Road as well that Mayor Pro Tem St. Hilaire is concerned about. Mayor Pro Tem St. Hilaire agreed to await the view simulation before having NP do anything related to the concerns he expressed today.

Councilor Coen asked Ms. Kurylo if she was a Concord resident. She replied that she was not.

3. Review of NP Responses

Deputy City Manager Baia stated that City Assessor Kathy Temchack had a Board of Assessors meeting that conflicted with the committee's session thus the reason she was not in attendance. The Assessor would be available to provide comment at the next meeting relative to NP's responses to the tax and value questions.

4. Future Meeting Dates/Topics

Councilor Matson stated that the next committee meeting agenda would include the City Assessor's input on the NP responses; a review of the view simulations to be provided by NP; as well as comments from the public.

Ms. Kurylo of NP asked to submit a written copy of NP's rebuttal to the video discussed earlier in the meeting. This was submitted for the record.

The committee agreed to postpone the next meeting until after the adoption of the City's FY 16 budget.

Meeting adjourned at 5:20 p.m.

Respectfully submitted,

Carlos P. Baia

Northern Pass Committee
Meeting #4
City Council Chambers
Tuesday, September 15, 2015
Meeting Minutes

In attendance: Councilor Gail Matson (Chairwoman)
Councilor Candace Bouchard
Councilor Mark Coen
Mayor Pro-Tem St. Hilaire

Staff: Carlos P. Baía, Deputy City Manager—Development
Katherine Temchack, Director of Real Estate Assessment

Meeting called to order at 4:16 pm

1. Approval of the April 28, 2015 Meeting Minutes

Mayor Pro Tem St. Hilaire moved approval; Councilor Bouchard seconded the motion. Motion passed unanimously.

2. Follow –up to Northern Pass’ Responses to the March 30th Questions

Kathy Temchack, City’s Director of Real Estate Assessment, noted that the tax amount presented by Northern Pass is the maximum amount that the City would expect. Based on legal appeals that parent company, Eversource, has entered into across the state, the utility has argued that assessments should be on “net book” method. These appeals currently are at the NH Supreme Court. If Eversource prevails and net book valuation is the method used, that would mean that the assessments on the Northern Pass infrastructure would go down every year.

Councilor Bouchard asked if Ms. Temchack thought Northern Pass’ proposed 1st year value is too high. Ms. Temchack replied that although the proposed assessed value would start out at \$30 million, based on the methodology proposed in Eversource’s appeals, the assessments would be expected to decline every year thereafter.

Councilor Coen asked if the Court denies Eversource’s appeal, would the assessment numbers come in more in line with what we’d expect. Ms. Temchack answered that it would possible for the assessment, in that scenario, to be stable or possibly increase. Ms. Temchack indicated that she would apply the methodology of replacement value minus depreciation. Councilor Coen asked when Ms. Temchack expected a decision from the court. Would it be decided in less than 5 years? Ms. Temchack was uncertain, but felt it would be in less than 5 years.

Councilor Matson asked Ms. Temchack if she was satisfied with Northern Pass' (NP) response concerning the value. Ms. Temchack stated that in terms of new infrastructure once NP is built, she wouldn't imagine that there would be too many additions for the near to mid-term that would increase the value.

Councilor Bouchard asked if the value, using NP's net book approach, would ever go to zero. Ms. Temchack replied that with the exception of the tax rate going up, the value—as presented by NP, will not go up and will likely go down.

Ellen Schaffer, 34 Irving Drive, stated that she found it interesting that the abatement that NP has asked for has cost towns. They have made 70 abatement requests already according to what she's heard. She thinks that this is a "bait and switch." Ms. Schaffer further stated that when she read the comments by Eversource CEO Bill Quinlan at the recent SEC hearing stating that he had not heard from Concord about burial of the lines, she was furious because she has been sending communication. She has since made contacts with her neighbors. She has 170 signatures seeking the lines to be buried. Only 6 people refused to sign. This was done in just a matter of hours. She submitted the petition into the record.

Walter Carlson, 84 Branch Turnpike-Unit 132, informed the committee that he also has a petition with a over 60 signatures seeking burial. He raised a concern regarding the Forward NH plan, noting that the property impact section quoted an expert who does most of his work in Montana where there is less population density.

Mr. Carlson indicated that he has googled property devaluation due to power lines. He cited one writer who had reviewed multiple studies and found a 10-30% loss of value by having power lines next to one's home. Mr. Carlson claimed that McKenna's Purchase pays about \$650,000 in Concord real estate taxes. If they lost 20% in value, it would be a \$130,000 loss from that development. NP estimates that it would pay \$611,000 in taxes but it would depreciate each year. Soon, it would be a net loss to the City. He urged the City to require NP to bury the lines.

Lisa Shapiro, an economist working for NP, stated that she doesn't disagree with what the City's Assessor stated. Ms. Shapiro prepared a chart showing what the NP depreciation might look like over the next 20 years. She assumed an increase in tax rate. Fair market value is the standard. Because this proposal is a regulated piece of property that has limitations NP has looked at using the net book value approach which she presented in the chart.

Ms. Shapiro indicated that the numbers she was presenting are slightly different due to the new route announcement and some changes in cost but still around the \$30 million. NP has put out a broader range for taxes in year 1, due to the fact that the value of the project and the tax rate won't be known until the project is constructed. She also looked at 75% of \$30 million to be conservative.

Ms. Shapiro explained that her chart, entitled "Concord: Illustration of Northern Pass Transmission Local Property Tax Payments" provides some sense as to what the value would be, even under the net book approach to valuation.

Ms. Temchack asked how many years she had utilized for the depreciation schedule. Ms. Shapiro stated that she had relied on a 40 year depreciation at 2% per year.

Mayor Pro Tem St Hilaire posited that, under this methodology, the NP infrastructure would depreciate to zero at some point. Ms. Shapiro explained that from an accounting perspective, yes, but in practice she couldn't predict that far out. She noted that there are different methods out there to value the property.

Mayor Pro Tem St Hilaire noted that an office building's value could go up and down but in 40 years it will still have value. It appears that the value of the NP, although perhaps not reaching zero, could be very low in that same time frame. Ms. Shapiro answered that it was too challenging to say.

Mayor Pro Tem St. Hilaire asked what was the valuation of what Eversource currently controls in Concord. Bonnie Kurylo, with Northern Pass, answered that Eversource's tax payments in 2014 were \$460,000.

Ms. Temchack asked Ms. Shapiro if the NP's values would be adjusted for inflation. Ms. Shapiro acknowledged that under Ms. Temchack's proposed methodology of replacement cost less depreciation, there would be some accounting for inflation. The model Ms. Shapiro presented in her chart is strictly the net book value which does not account for inflation.

Councilor Coen asked if the value that Ms. Shapiro is presenting is for all new infrastructure or does it include anything that is out there today. Ms. Shapiro replied that it's all new.

Len Woodard, 13 Edward Drive, stated that he would like the City to consider what the tax revenue would be if the lines were buried as opposed to overhead.

Bonnie Kurylo, with NP, cited a past comment by Deputy City Manager Baía that the City's Assessor historically did not attribute a downgrade in assessed value for homes next to power lines. Councilor Coen stated that might be the case with the assessment but wasn't sure if the market would reflect that as well.

Kelly Normandeau, 56 Sanborne Rd., addressed the committee. She explained that she owns Concord Equestrian Center and pays \$8,000 in taxes for property of which half is under power lines. She has no motivation to make improvements to that portion of the property. If this project is going through, what will happen to the properties when their values decline. She fears that property owners won't be able to access financing because bank appraisals won't support the values. She further stated that right across the street from her they are building new homes and the real estate agents don't know anything about NP relative to those properties. She felt that the direct abutters should be notified by the City when there will be meetings about this. She feels that the City's NP committee is all a "hush" deal. The voices in the media have been squashed. There is more to all of this. She is opposed to the project

wholeheartedly. But for the rest of the city, burying it is a much better idea. She is not getting a tax break for the power lines going through her property now.

Councilor Bouchard asked if anyone from NP had contacted her. Ms. Normandeau answered that she had received letters from NP stating that the project was in the planning stages. She also acknowledged having signed up on the NP website and receiving, via UPS, the Forward NH Plan. Councilor Bouchard asked if anyone from NP had met with her to walk her property to show her where the poles would go. Ms. Normandeau replied that this had not happened.

Ms. Normandeau explained that she had no idea of the existence of the Council's NP committee. Councilor Coen asked how she got her news. Ms. Normandeau stated that she doesn't subscribe to the newspaper and, instead, will usually get news from TV. Councilor Coen wondered what the City could do differently to get the word out about these meetings as it already does a lot to ensure that the information is out there for the public. Ms. Normandeau stated that perhaps the City could notice abutters directly.

Chris Flynn, lives in Turtle Pond Village, and stated that the NP line ought to be buried. He noted that in April 2014, he saw trucks come in to replace the old Eversource lines with new lines and towers. Mr. Flynn noted that in the 15 years he has lived at his address, he has seen assessments go up and down according to the market. He lives across the street from the pond and has one of the best views. A year and a half ago, one condex sold for \$185,000. Its neighbor recently sold for \$140,000. It wasn't in bad condition but it didn't sell for over a year due to the fear of bigger, taller power lines in front of their eyes. Mr. Flynn was initially opposed to the whole idea of the NP project. It's not going to help Unitil in Concord but realizes that it could help others. If it has to come through Concord, he felt it should be buried.

Mayor Pro Tem St Hilaire remarked that according to a contact at NHDES, burying the lines in the Turtle Pond area would be damaging to the environment. He asked Mr. Flynn for his thoughts on that. Mr. Flynn stated that Eversource should have picked a better spot to put the lines in originally. He indicated that he was not aware of the NHDES opinion that Mayor Pro Tem St. Hilaire cited, but noted that Eversource did a lot of damage to the marshland when they were putting in the poles back in 2014 so he can't imagine that burying it would be any worse for the environment.

Councilor Coen asked who owns those power lines cited by Mr. Flynn. Brian Bosse, with NP, explained that the lines that Mr. Flynn is referring to would be Eversource's lines consisting of two transmission lines plus one distribution line in certain sections.

Dean Wilbur, 99 Oak Hill Road, noted that the Eversource right of way takes up 6.5 acres of his land. He noted that Eversource has been a difficult to deal with for the property owners. His taxes on that 6.5 acres is double the value that Eversource paid for the right of way originally. Mr. Wilbur cited Eversource's recent bad interaction by their contractor and a lack of responsiveness by Eversource employees although he did acknowledge that Mr. Bosse has been responsive.

Mr. Wilbur noted that everyone that drives up his driveway will see the NP infrastructure. He's asked real estate people that have advised him to sell before NP goes through. He concluded that if NP has to go through, it should be put underground.

Joanne Lydell, a neighbor of Mr. Flynn on Turtle Pond, moved to NH 20 years ago from Boston. She picked Turtle Pond because of its proximity to conservation land. She noted that technology exists to bury these lines. She reiterated that Eversource made a mess the last time they were putting in new lines.

Councilor Coen suggested that the committee explain its role to the public in attendance. Councilor Matson stated that the committee was impaneled to gather information as to how this project will affect the city and what recommendations or report it would take to the City Council. The Council can make requests but ultimately the federal government will determine whether or not to accept this project. The City has filed to be an intervenor as many others can do.

Walter Carlson, 84 Branch Turnpike, Unit 132, cited a comment by the Eversource CEO that it was "irrefutable" that burying the lines would be more expensive. Mr. Carlson has challenged this and hasn't seen anything to corroborate it. He noted the details of what would be required to install above ground towers such as construction of access roads, ordering of steel, use of cranes, etc. Mr. Carlson suggests that having this within Turtle pond and any other swamp land is much more detrimental. He suggests burying it along State right of way where there would be far less of an environmental impact. That would be much less complicated and keep them out of environmentally sensitive territory in Concord.

Brian Bosse, with NP, noted that their team is in process of securing pricing for the project which includes aerial and underground installation. In areas where they propose direct current (DC) lines, it would cost \$3 million per mile for an aerial installation but the cost could be in the \$8 - \$13 million dollar range to go underground due to a variety of factors including sub-soil conditions. Councilor Bouchard noted, however, that along the Concord route, specifically the Heights area, the sub-soils are sand. Mr. Bosse explained that in Concord it would be an AC line which has more conductors adding to the cost. Councilor Bouchard replied that in Concord we have the most poles. Ms. Kurylo, with NP, added that NP doesn't have property rights to go underground in Concord within its existing right of way. She noted that they would have to renegotiate the approximately 90 existing easements in Concord and would need to get everyone in agreement. She'd be happy to talk with any abutter.

Ms. Kurylo explained that one other community had also asked to go underground and NP started talking to property owners with whom NP held easements. Ms. Kurylo stated that it was evident that there wouldn't be unanimity in that case. Councilor Coen asked about the idea of using state road right of way in Concord. Mr. Bosse explained that from I-93 and I-393's standpoint, there has to be no other alternative to construct the project before the governing authorities would consider allowing NP to use that same right of way. In addition, if they were allowed to be there, their line would need be so close to the edge of the right of way that it would, in essence, create a brand new path.

Ms. Schaffer, 34 Irving Drive, noted that AC power hums and some of her neighbors expressed concerns about that. Mr. Bosse explained that the new lines would be 2-3 times the voltage of the existing lines and added that the Department of Energy looked at that in the draft EIS and determined that there would be no adverse effect to wildlife and people. NP is also having an expert conduct a study that is showing that same thing. Councilor Bouchard asked if the lines hum. Mr. Bosse answered that some would under certain conditions but that NP has designed the line to have a very quiet audible performance.

Councilor Coen asked how long is the natural gas line along McKenna's purchase in the Eversource ROW. Mr. Bosse answered that it is in their right of way for about a 1,000'. Councilor Coen stated that he understood that an increase in voltage could have impacts on the coatings of the gas pipes even if not buried. He asked Mr. Bosse if he was aware of that. Mr. Bosse replied that this should have been addressed in the original design and that NP will continue to look at the impact but it hasn't been brought up yet.

Kathy Temchack, not speaking as the Assessor but rather as a citizen, stated that her understanding is that there is an additional amount of the line that NP is going to bury up north and it's along I-93. She wondered how that happened there and why.

Mr. Bosse explained that in northern part of the state, the DC line is not along I-93, it is within the right of way of route 3 and other state routes, not the interstate.

Councilor Matson asked if it is a federal law or state statute that precludes NP from building along I-93? Mr. Bosse was not certain and indicated that an NP expert would look into that and provide the committee with an answer.

Mayor Pro Tem St. Hilaire asked how NP managed to secure the State's authorization to locate within their rights of way up north.

Jerry Fortier, with Eversource, explained that they worked with NHDOT to file the pertinent info in the SEC process. Mr. Fortier stated that there is a long-standing practice in NH that utilities can be buried along right of ways. NP has discussed the proposal with NHDOT. Mayor Pro Tem St. Hilaire asked if NP had a "right" to be in the state right of way. Mr. Fortier explained that NP is going to apply for that right. Mayor Pro Tem St. Hilaire reiterated that what Mr. Fortier was stating was that utilities can use state rights of way. Mr. Fortier answered "yes" explaining that it's a long-standing practice.

Walter Carlson, 84 Branch Turnpike, Unit 132, noted that before he moved to Concord, he lived in Deerfield close to Eversource's lines. He could hear the lines humming on warm nights. He added that the DRAFT EIS showed the line, under one alternative, as coming down I-93.

Joanne Lydell, Turtle Pond, asked if NP was saying they can bury lines based on the roads they choose. She wondered why aren't they exploring this option to a greater degree.

Ms. Kurylo, with NP, noted that what NP has heard across the state is that NP needed to pay attention to the view shed in White Mountains and Franconia Notch. That's not to say that they don't continue to

look at concerns elsewhere, but the project need a “balance.” If NP buries the lines throughout state it would add \$1 billion to the project.

Councilor Bouchard asked for an explanation of the Forward NH Fund. Ms. Kurylo explained that it’s a plan for community betterment and economic development that would provide \$200 million over a 20 year period. Eversource would oversee the fund but an external advisory board would make recommendations for what would get funded. Councilor Bouchard suggested that NP use those \$200 million instead to bury the lines. Ms. Kurylo noted that burial would add \$5 million per mile to the project and the \$200 million from the Forward NH Fund wouldn’t be enough for the entire project so they’d have to pick and choose as to who got that and who was left out.

Councilor Coen asked NP to explain the electricity rates expected from this project. Ms. Kurylo noted that, once in service, there would be a savings of \$80 million per year for all of NH. However, she noted that discounted power purchase agreements would only be for Eversource customers. Councilor Matson posited that this would mean that since the majority of the Concord residents are Unitil customers, Concord wouldn’t benefit. Ms. Kurylo reiterated that the power purchase agreements would only be for Eversource customers.

Mr. Fortier interjected, however, that the \$80 million savings would be for all NH customers (not just Eversource). The \$10 million savings via power purchase agreements would only be for Eversource customers.

Paul Worsowicz, attorney representing NP, explained that with more power coming in the price will go down in the region. He noted that with NP up and running, when Unitil bids for energy, there will be a lower price and that will be passed on to the customers. He added that the PUC approves the rate that would be put on the bill. Mayor Pro Tem St. Hilaire asked if that lower cost would be due to more supply or cheaper generation. Mr. Worsowicz stated that it would be due to both. Mayor Pro Tem St. Hilaire noted, however, that Eversource is divesting itself of generation facilities. He asked if Eversource had done a long-range plan showing the impact of this divestiture. Mr. Worsowicz replied that this will be determined during the public hearings at the PUC which Concord is welcome to attend.

Ellen Schaffer, 34 Irving Drive, pondered if NP wouldn’t have to earn money first before they can give customers a rate reduction.

Mr. Worsowicz stated that when this committee was impaneled, NP was asked to discuss what the benefits were to Concord. If the committee now wants to open this up to an analysis of the entire NP model, that would be a different and larger discussion. Mayor Pro Tem St. Hilaire posited that the committee is discussing this in response to what happened just within the last couple of weeks at the Site Evaluation Committee (SEC) hearing.

Marie Rieger, 5 Irving Drive, stated that even if she gets a break on her utility bill, she’ll lose more due to the loss in value to her home stemming from the towers.

Ron Rainer, resident on Rumford St., stated that he was a professional environmental engineer working in NH for nearly 40 years. He noted that he has spent a lot of time on the Department of Energy website going through the visual simulations. He stated that there is deadline to reply to the federal government concerning the Draft EIS. He stressed that it is critical that the committee and Council understand this. He noted that the Congressional delegation has unsuccessfully requested another extension to the public comment period. The City needs to be cognizant of that deadline.

Deputy City Manager Baia stated that based on the information provided on the federal website, the clock started on July 31st. With 90 days, the deadline would be end of October.

Mr. Rainer noted that it makes sense that NP had to go on a state route other than I-93 as he understands the federal constraints. The lattice structure is grotesque. The monopole is more attractive if he were living near the lines. Idealistically he'd like to see all 8 miles in Concord buried however he believes that not going to happen. It's too expensive. He agreed that there needs to be a balance. He suggested that the sub-committee look at the different visual simulations and do the "dirty job" to select what parts of Concord should have an underground line. That will be much more sellable to the federal government and NH SEC. He suggested perhaps undergrounding the line at Portsmouth Street through the Heights by McKenna's Purchase. He explained that the committee would need to look at this in 2000' increments as that's where the "splicing stations" will be.

Mr. Rainer added that the community could ask for lower poles but that would mean more frequent structures. But again, this should be specific locations not just asked for across the board. This line will be built.

Mr. Bosse clarified that the two lattice structures noted by Mr. Rainer have since been replaced with monopole structures. Councilor Bouchard asked how that change came about. Mr. Bosse stated that the lattice and monopole are interchangeable but the lattice are typically easier to install because they are lighter.

Walter Carlson, 84 Branch Turnpike, stated that this project requires a Presidential permit. So he assumes that the President wields power to have the project buried along 93.

The committee now moved on to the review of the view simulations provided by NP.

Councilor Coen asked if the view simulation showing the lattice structure near Loudon Road can be discarded. Councilor Matson concurred that this is what she understood Mr. Bosse to have just stated.

Councilor Matson noted that there is an H-frame structure in one of the visualizations. She asked if that is no longer proposed as well. Mr. Bosse stated that the H-frame is still an alternative because it's the shortest structure.

Michael D'Amante, property owner where the proposed towers would go near Loudon Road, stated that he had met with NP and if the project is to be aerial, he would prefer the monopole.

Mr. Bosse confirmed that the lattice structures will be struck from the plan at Loudon Road. The proposed structure will be a monopole. He acknowledged, however, that if you did use an H-frame, it would be the shortest structure for NP but would require having to rebuild the existing 115 KV line which would have to increase in height.

Mr. Bosse, explained that if one started at Shaw's working south, the next existing four poles are 74', 84', 61' and 70' high today. If an H-frame were used, these lines would end up 115, 120, 95 and 90' in height.

Councilor Matson stated that it did not appear that the H-frame would be a benefit to McKenna's Purchase.

Mayor Pro Tem St. Hilaire asked if NP was using monopoles throughout Concord. Mr. Bosse clarified that Concord is proposed to have all H-frames with the exception of the two monopoles at Loudon Road.

Mayor Pro Tem St. Hilaire noted, however, that the visualization of the proposed NP project for Brenda Court shows new monopoles. Mr. Bosse noted that in Concord, 112 existing structures will be relocated along the entire route, from some portion of the right of way to closer to the edge. Councilor Bouchard asked how close to the structures would the new or relocated poles be. Mr. Bosse explained that the poles would have to meet the national safety code, and that their placement is measured from edge of the right of way internally. For example, he noted that—theoretically—someone could put a building right at the edge of the right of way but NP can only control what's in their right of way. Councilor Matson asked how close is the closest structure to the right of way. Mr. Bosse did not have this information with him but noted that the route map helps illustrate that.

Pat Chaloux, 84 Branch Turnpike, Unit 71, stated that the most obvious thing on the visual simulation is what is omitted. You don't see the power lines that are there today on Brenda Court. He asked what is NP going to do with the existing vegetation. Mr. Chaloux stated that there has been talk that NP will need to clear which is not portrayed in the visualization. Also, there is an earthen berm on the eastern side of the right of way. NP states that it's going to move it to the western side. Mr. Chaloux wondered how NP was going to do that and keep the trees that are there today. Mr. Chaloux also noted that just looking at the picture of Brenda Court one doesn't appreciate the scale and proximity of the right of way to the homes. Some of the buildings are just a few feet away from the right of way.

Mr. Bosse confirmed that the simulations did show an existing tree buffer. The distribution line will be relocated to the far side of the existing right of way in the area portrayed in the visualization. That tree buffer wouldn't be impacted. They agreed to move the existing berm closer to McKenna's acknowledging that it wouldn't make sense to cut the trees.

Councilor Matson indicated that due to the hour, at this point, the committee would need to recess its meeting to a later date.

Deputy City Manager Baía directed the public to the committee’s page on the City’s website explaining that all the details of the meetings and all the documents that the committee is reviewing, including emails sent to the site, are posted there.

Meeting recessed at 6:45 pm.

Respectfully submitted,

Carlos P. Baía

NP Committee
Meeting # 5
Monday, September 28, 2015
Meeting Minutes

In attendance: Councilor Gail Matson (Chairwoman)
Councilor Candace Bouchard
Councilor Mark Coen
Mayor Pro Tem Dan St. Hilaire

Staff: Donna Muir, Administrative Assistant

Meeting called to order at 4:15 p.m.

Councilor Matson reconvened the meeting from September 15th and stated that the Committee would begin with the agenda items and that any public comments would be taken at the end of the meeting; those who have not yet had a chance to speak would be provided the opportunity first.

1. Approval of the September 15, 2015 Meeting Minutes

Mayor Pro Tem St. Hilaire moved approval of the minutes. Bonnie Kurylo, with NP, stated that she had a correction to the minutes – Page 5, Paragraph 5, 3rd sentence - the cost per mile is listed as \$18 million per mile, it should be listed as an \$8 - \$13 million dollar range. Mayor Pro Tem St. Hilaire moved approval of the minutes with the correction. Councilor Coen seconded the motion. Motion passed unanimously.

At the request of Councilor Coen, Councilor Matson explained to the audience that the Northern Pass (NP) Committee, a subcommittee of the City Council, has been tasked with submitting a report to City Council regarding the impact of the NP project to Concord, along with recommendations for City Council to consider. Once the Committee's report is complete, it will be presented at the next scheduled City Council meeting. She stated that there has been a change in regard to the Department of Energy's Draft Impact Statement and the Department's timeline, therefore, the Committee may have another meeting prior to the report being completed. Councilor Matson emphasized that neither the NP Committee nor the City Council has authority over the state or federal government in this process but can ask for what it feels is appropriate for the city.

NP representative Brian Bosse reviewed the visual simulations with the committee.

Mr. Bosse noted that NP is no longer proposing the lattice structure for Loudon Road but rather the monopole. He also identified other changes such as the reduction in height of the monopoles from earlier iterations.

Councilor Bouchard asked if the lattice structure is now gone altogether from the NP route in Concord. Mr. Bosse confirmed that there will be no lattice structures erected as part of the NP in Concord.

Mayor Pro Tem St. Hilaire asked if the monopoles were as high as the lattice structures. Mr. Bosse confirmed that the use of the monopole would not alter the proposed height of the structures.

Mayor Pro Tem St. Hilaire inquired as to how close together these poles are. Mr. Bosse replied that it varies depending on what is on the ground; typically the poles are 600 – 650 feet apart.

Mayor Pro Tem St. Hilaire asked how many poles will be located in Concord. Mr. Bosse answered that there will be 77 structure for the NP line.

Mayor Pro Tem St. Hilaire asked how many are there now. Mr. Bosse replied that there are 230 existing transmission structures in Concord. Mayor Pro Tem St. Hilaire posited that this would mean that Concord could expect over 300 with the NP project. Mr. Bosse confirmed that this would be the case.

Councilor Matson suggested that the committee consider the Draft Impact Statement. She asked Ms. Kurylo with NP if she had any comments. Ms. Kurylo did not.

Councilor Matson reminded the audience that at the last meeting she had asked what prevented the NP project from being installed in the I-93 right-of-way.

Mr. Bosse explained that the NH Department of Transportation accommodation manual requires a petition proving hardship showing that no viable alternative exists but to install the line along the I-93 right-of-way.

Councilor Bouchard asked what the environmental impact might be if the lines were buried. Mr. Bosse explained that along the road right-of-way, the land is already disturbed with poles but when undergrounding the line, construction would need to account for differences in terrain such as culverts.

Mr. Bosse also noted that in the existing Eversource right-of-way, the project has more than 600 easements – developed many years ago when the easements were made for overhead lines. In Concord, Ms. Kurylo stated that she believed it was 90 underlying property owners.

Mayor Pro Tem St. Hilaire asked what the proposed width of the trench would be to bury the line. Mr. Bosse replied that it would be between 8'-10' depending on soil conditions and construction factors.

Mayor Pro Tem St. Hilaire noted that there would be no noticeable noise from the line if it was buried. Mr. Bosse indicated that the proposed overhead NP line is within limits in terms of sound and that there are already 250 miles of overhead Eversource lines in New Hampshire of which Eversource has not received noise complaints.

Councilor Matson asked where some of those lines without noise complaints were located; particularly if they were in densely populated areas. Mr. Bosse noted that the line from Deerfield to Londonderry travels through some congested areas, with both residential and business properties.

Councilor Bouchard posited that even in an aerial installation, there will be disturbances to the environment due to the need for access roads. Mr. Bosse noted that the project as proposed envisions using access from town roads as much as possible. In cases where an access road would need to be built and wetlands were present, the project would hope to snake around the wetland.

Councilor Coen inquired as to how many access roads are currently being used by Eversource in Concord. Mr. Bosse did not have that answer but informed the committee that he could provide it at a later date.

Mayor Pro Tem St. Hilaire asked about the airport area. Mr. Bosse stated that the FAA had confirmed that the NP could be accommodated aerially near the airport.

Councilor Coen asked about the proposed benefits of NP in terms of rate reduction to NH—specifically to Unitil customers in Concord. Ms. Kurylo remarked that the costs for generation get passed along to the rate payer. With NP's generation, it would be added to the existing portfolio of regional generation assets and should reduce the rate paid by customers in this area.

Councilor Coen asked if NP's proposed 200 million dollar "Forward NH Fund" for job creation is payable over 20 years. Ms. Kurylo confirmed that it was and explained what she thought the structure and purpose of that fund might take.

Councilor Bouchard asked if the fund's advisory committee has been established. Ms. Kurylo explained that NP plans to work on that this fall and are now asking for recommendations for the advisory committee

Councilor Bouchard asked if there is a formula such as "so many miles = so many dollars." Ms. Kurylo explained that that is what the advisory board will decide.

Mayor Pro Tem St. Hilaire asked if the "Forward NH Fund" is available to host communities or all communities. Ms. Kurylo replied that it is for everyone in the state.

Councilor Matson stated that the Dept. of Energy's Draft Environmental Impact Study noted that overhead lines produce fewer jobs than undergrounding the lines. She understands that the aerial work is more specialized whereas undergrounding could provide more work opportunities for NH residents. Ms. Kurylo stated there is a training program and NP expects to pay potential linesmen while they are training for this specialized aerial work. Councilor Matson asked if NP had a timeframe for the job creation. Ms. Kurylo estimated the jobs would be in place for 2-3 years during construction. Councilor Matson asked what happens to those employees after the construction is over. Ms. Kurylo noted that NH residents today have to leave the state to find jobs. She added that the pertinent linesmen union is looking forward to this project.

Councilor Coen asked when the NP would be completed. Ms. Kurylo replied that the project should be completed by early 2019. She added that the Department of Energy just extended the review of the draft impact study and public comments solicitation until December 31, 2015.

Mayor Pro Tem St. Hilaire asked when shovels would be in the ground. Ms. Kurylo answered 2017 but acknowledged it could be later depending on what emerges over the course of the permitting process.

Councilor Coen asked if NP construction would start on one end and work down. Mr. Bosse explained that construction would not be lineal; instead there would be a series of construction activities ongoing depending on a variety of factors such as time/seasonal considerations, environmental reasons, etc.

Mayor Pro Tem St. Hilaire asked at what stage Canada was in relative to their permitting process for NP. Mr. Bosse indicated that Canada's process, although different, is comparable to where NP is in the U.S.

Ms. Kurylo indicated that if the committee had projects in mind for possible consideration by the Forward NH Fund, she could take them now and forward them to the team putting together the fund.

Councilor Bouchard remarked that she thought that NP didn't have a team yet for the fund. Ms. Kurylo explained that NP is just now getting names for the advisory committee but she could take project suggestions.

Judy Eliasberg, a Concord resident, stated that she lives near the route the NP is proposed and believes that there would be a lot less people against the project if it were underground. She asked if the cost of construction would be added to the cost of electricity and, if so, would there be compensation for those neighborhoods which will be blighted by the unsightly lines. Ms. Kurylo noted that NH residents are not going to be paying for the project. She also directed residents with concerns about property values to refer to the information on the NP website.

Laura Bonk, a resident of Concord, stated that she owns 1,000 feet that this project will impact in Allenstown. She feels that the parties who truly will benefit from NP will be Quebec and shareholders in Eversource. She believes that the benefit to citizens of NH is nominal.

Jerry Drypolcher, a Concord resident, stated that it bothers him that after the press coverage up north, NP decided to bury part of the line and that undergrounding is not being considered in Concord because NP officials claimed that they never heard similar issues/concerns from "stakeholders" in this area. Mr. Drypolcher stated that he never found out who the stakeholders were – if he were to make a guess he would say it is Eversource's stockholders or business persons, because it wasn't the people in McKenna's Purchase who wanted this or those in the Hot Hole Pond area saying bring us more poles/lines. Mr. Drypolcher added that NP needs to bury the lines. He also wondered about the type of contractual arrangements for those existing easements – he wondered if, in fact, the process to amend them for burial of lines was simpler than portrayed to date.

George Lewis, a resident of Dover St., cited other similar projects in the Lake Champlain area that were placed underground and underwater.

TJ Cronin, a resident of Oak Hill Road, assumed increased height of the poles relates to increase voltage – how deep would they have to bury those lines to get the same benefit. Mr. Bosse explained that from a safety standpoint, higher voltage equates to higher lines. He noted that underground lines have different parameters, as they are magnetic fields not electrical fields, but they are designed to be safe. Mr. Cronin asked how deep the lines have to be buried to be safe. Mr. Bosse answered that DC lines would be at least 30 inches deep.

Lynn Woodard, a resident of 13 Edward Drive, noted that Concord is the most populace area that the NP transmission line will encounter. He felt that the impact is greater in Concord than anyplace else, except the White Mountain National Forest. Next, it is his understanding that the engineering on this project is only 25-30 percent complete at this time, therefore, he asked, how can we even know what the outcomes will be at this point prior to the engineering being completed. Being an engineer himself, he explained that after permitting there are change orders – perhaps leading the towers to be increased in height. Mr. Woodard proposed that the City be an intervener to the Department of Energy and SEC and that the City use all of its resources to indicate that we do not want these overhead towers.

Walter Carlson, a resident of McKenna's Purchase, addressed the property value issue by stating that the Realty Group in Atlanta ranked power lines the number one item that affects property values. The stigma is not a compensable loss, but it should be. McKenna's owners want them buried. The monopole is 100 feet from his deck.

Councilor Coen asked if the existing power lines were in place when he bought his unit. Mr. Carlson replied that they were. He indicated that the existing lines were originally built in 1956 and the most recent ones were built in 1989. Mr. Carlson acknowledged that McKenna's Purchase was built with the lines and poles already there.

Ellen Schaffer, resident of Concord, thought that Ms. Kurylo had stated that the \$80 million benefit from NP would be over a ten-year period. Ms. Kurylo stated that the \$80 million would be an annual benefit. Councilor Matson clarified that this benefit would be in potential reduced power costs.

Ms. Schaffer stated her concern about the proposed lines emitting 16 decibels more noise than what is there today. Mr. Bosse indicated that the noise could be masked by highway noise. Ms. Schaffer indicated that there is no noise in the area – it will be detrimental to the home owners and the fishermen at the pond.

Ms. Schaffer submitted a petition to the Committee with a total of 494 signatures to be made part of the NP Committee's record.

Dean Wilber, a resident at 99 Oak Hill Road, stated that in 1981 he purchased 200 sweet tree maples as he is a maple producer – a lot of the trees are now being tapped. Mr. Wilber explained that in 2007 PSNH came through and cleared their right-of-way and in doing so took down a lot of the pine trees that posed as a wind break and protectant for the maples. Thanksgiving weekend we had a big storm and the maple trees were significantly impacted precluding them from being tapped. This was a financial impact on him as a maple producer, as well as on the environment on his property. He noted that during PSNH's last clearing, the contractors left ruts and said they would fix them, but they never did.

At this point, the Committee thanked those in attendance for their comments regarding the NP. The Committee discussed the next steps, which would include an additional meeting to prepare a report to City Council.

Meeting adjourned at 6:23 p.m.

Respectfully submitted,

Donna Muir

Northern Pass Committee
Meeting #6
City Council Chambers
Monday, October 5, 2015
Meeting Minutes--DRAFT

In attendance: Councilor Gail Matson (Chairwoman)
Councilor Candace Bouchard
Councilor Mark Coen
Mayor Pro Tem St. Hilaire

Staff: Deputy City Manager Carlos P. Baía

Meeting called to order at 4:20 pm

1. Approval of the September 28th Meeting Minutes

It was noted that a petition with 494 signatures was submitted at the last meeting and was not referenced in the meeting minutes. It was also observed that Mr. Lynn Woodard's name and address were incorrectly cited in the minutes.

Mayor Pro Tem St. Hilaire moved approval with the corrections noted. Councilor Bouchard seconded the motion. Motion passes unanimously.

2. Committee Work Session

Attorney Kennedy was asked to speak on the State's Site Evaluation Committee (SEC) process. Mr. Kennedy noted that the Site Evaluation committee has a docket number for Northern Pass case of #2015-06. He explained that the SEC is made up of a number of different commissioners from around the state. They are responsible to review the application that will come to them from Northern Pass to determine if it meets the pertinent statutory criteria. The Northern Pass cannot move forward without the SEC's approval.

Mr. Kennedy noted that nothing of real substance has yet been addressed by the SEC regarding the Northern Pass. He stated that the Town of Holderness filed for SEC intervener status, however, the Northern Pass has objected claiming it is too early for that. A ruling has not yet been issued relative to that filing by the SEC. The governing statute is RSA 162-8.

Mr. Kennedy elaborated that when an application is submitted to the SEC, the SEC must review the application to determine if it's complete within a limited timeframe. After that determination, the SEC has 365 days to hold hearings and make a final determination whether Northern Pass meets the statutory criteria. Mr. Kennedy explained that it is important for Council to consider rules governing intervener status before making a decision to intervene. The motion for intervener status would need

to be accepted by the SEC based on established criteria. Mr. Kennedy suggested it might be prudent to wait until an application has been filed by Northern Pass before filing as an intervener.

Mr. Kennedy noted that the City would need to set forth why it feels it should be an intervener. Councilor Coen asked if the committee could get a copy of the criteria for filing for intervener status. Attorney Kennedy read through sections of the criteria such as the notification of parties.

Attorney Kennedy acknowledged that intervener status at the SEC might afford Concord more of a role than the U.S. Department of Energy intervener status.

Councilor Matson asked if in the case of the City Council directing Attorney Kennedy to file for intervener status, he would take care of the processing. Attorney Kennedy stated that he could but the substantive matters that form the basis of the intervener status would need to be established by the committee.

This concluded the Committee's discussion with Attorney Kennedy.

Councilor Bouchard stated that Concord is as beautiful as the North Country in its own special way and the City and private developers have made many investments to make the Loudon Road corridor look better. Also, the committee has heard loud and clear that there are still questions and concerns by the community relative to this project, particularly about its impact on home values.

Councilor Bouchard suggests an interim report recommending that the 8 mile stretch through Concord be buried. She noted that the Committee has heard clearly that this is what our citizens want Northern Pass to consider. She acknowledged the challenges of affordable energy but wants our community to be treated as favorably as those in the North Country. Councilor Bouchard suggested an interim report recommending burial of the lines and keeping the committee together to work through the SEC process.

Mayor Pro Tem St. Hilaire expressed doubt that the committee would continue to meet to gather information. However, he did want the City to file for intervener status. He stated that he is definitely worried about the clutter on the Heights near the mall. At the same time, he is also concerned about Turtle Pond and impacts from burial of the lines in that location. He also raised the concern that if the Northern Pass line is buried in that area, the rest of the existing lines should also be buried. However, he noted that near his house the lines are hidden by the trees so it's not necessary to bury them there. He is still in fact-finding mode so he feels there might be some room for negotiation. However, he is not against Councilor Bouchard's suggestion.

Councilor Bouchard agreed with Mayor Pro Tem St. Hilaire that there might be room for some areas not being buried, but for the purposes of the interim report, what should be recommended is the burial of the entire line. She wants the committee to stay together and if Northern Pass comes back with more info on the details of what a burial might entail, they could examine those specifics at that time.

Councilor Coen stated that the sense he got is that the bulk of Northern Pass' energy and time has been focused on the North Country and not as much has been paid to the south, specifically the Concord area. For example, he has asked about what would be the cost to bury the line on the Heights where it's

sand, not ledge. Northern Pass hasn't been able to provide him with an answer on that. Councilor Coen stated that Northern Pass shouldn't make the assumption that there would be opposition on the part of the property owners to altering the existing easements to bury the line.

Councilor Coen also acknowledged that just saying "go ahead and bury it" everywhere including the wetlands may not work for environmental reasons but the committee really doesn't know because all the focus has been on the North Country. Councilor Coen hopes that a compromise can be found where some of the lines could be buried but perhaps not all. He concluded by stating that energy independence is important.

Councilor Matson agrees with the other committee members stating that she has also heard from her constituents regarding the burying of the line.

Mayor Pro Tem moved that the committee recommend that Attorney Kennedy file for SEC intervener status. Councilor Bouchard seconded the motion. Motion passes unanimously.

Councilor Bouchard moved to recommend that the City stay informed about the Forward NH Fund, Motion seconded by Mayor Pro Tem St. Hilaire. Motion passes unanimously.

Councilor Bouchard moved that the interim report include that Northern Pass bury the 8 miles of the line with understanding that Northern Pass will come back with more detail as to what is feasible or not based on issues such as soil conditions. Mayor St. Hilaire seconded the motion. Motion passes unanimously.

Mayor Pro Tem St. Hilaire suggested that Deputy City Manager Baía draft the report and it should include pictures, talk about H-Frame design, talk about right of way use, number of poles, petitions, minutes. Councilor Bouchard feels the interim report can go on the Council's consent agenda and wouldn't require a public hearing as this is only an interim report. Mayor Pro Tem St. Hilaire agrees.

The Committee thanked the public and Northern Pass for their dedication in attending the meetings and providing information.

Meeting adjourned at 5:05 p.m.

Respectfully submitted,

Carlos P. Baía