

## Baia, Carlos

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**From:** Baia, Carlos  
**Sent:** Thursday, April 02, 2015 1:52 PM  
**To:** Candace CW Bouchard; Dan St.Hilaire; Gail Matson ; 'Mark Coen'  
**Subject:** Northern Pass-Question #1

Dear Members of the Northern Pass Committee:

The following was a question from a committee member. I will number the questions going forward to make it easier for the committee to refer back to them in the future:

Question #1:

The pending question concerns the impact of power line corridors on property values; specifically if a negative adjustment is made to the value for properties located next to these corridors.

Answer:

According to the City Assessor, it is challenging to make a universal statement as to how all properties abutting power line corridors are assessed as individual cases may have significantly different characteristics. The data, nationally, in the assessing industry regarding this matter seems to find that power line corridors may negatively impact the value of the original subdivision of a vacant property as it would affect the total potential density a developer could obtain or the lot selection by the first buyer. However, it appears that the negative impact on value is not typically seen in transactions beyond the first buyer of the original lot/newly constructed house.

In practice, locally, our City Assessor has not historically applied a negative adjustment to value simply because a property is located next to a power line.

## Baia, Carlos

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**From:** Baia, Carlos  
**Sent:** Thursday, April 02, 2015 2:10 PM  
**To:** Candace CW Bouchard; Dan St.Hilaire; Gail Matson ; 'Mark Coen'  
**Subject:** Northern Pass--Question Set #2

Good Afternoon Northern Pass Committee Members:

Below please find the follow-up inquiries from City Assessor Kathy Temchack to Northern Pass. These questions were forwarded earlier this afternoon via email to Bonnie Kurylo with Northern Pass.

### Question Set #2

1. Will the Northern Pass Project be required to file an application with the NH Energy Facility Siting Council in addition to the Federal Energy Regulatory Commission? If yes, when do you expect to make that filing?
2. An increase of new local taxes in the amount of \$541,991, as well as proposed new taxes for the county and state, were presented at the meeting on March 30, 2015. Please show the calculation used to determine those amounts.
3. How was the \$30,000,000 +/- in new assessed value arrived at? Is that the anticipated cost new? Does that number represent market value? What methodology was used to determine the value(s). For example:
  - a. Original cost less depreciation (net book)
  - b. Reproduction/replacement cost less depreciation
  - c. The unit method.

If reproduction/replacement cost less depreciation was used what is the depreciation time and is there a residual value?

4. How do you anticipate that the value will change over the next 10 years? Next 20 years? Will there be an increase, decrease or will the value remain constant? Please explain the response.
5. Over the past 7 weeks there were about 110 appeals heard for 54 towns at the Board of Tax and Land Appeals for PSNH (Eversource) and NHEC. The argument made by the utilities was that net book was the appropriate method of valuation. Does that same argument or approach to value apply with the Northern Pass Project to be constructed in Concord? Please explain your response.

## **Muir, Donna**

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**From:** Baia, Carlos  
**Sent:** Thursday, April 16, 2015 7:13 PM  
**To:** Candace CW Bouchard; Dan St.Hilaire; Gail Matson ; 'Mark Coen'  
**Cc:** Muir, Donna  
**Subject:** Northern Pass-Question Set #3

Good Evening Northern Pass Committee:

### **Question Set #3:**

**Q:**

A Committee member inquired as to whether the land under the proposed Northern Pass corridor in Concord is owned by Eversource/Northern Pass or by another entity.

**A:**

An examination of the City's Geographic Information System (GIS) shows that, with the exception of the PSNH/Eversource substation property at the end of Farmwood Road, Eversource does not appear to own any other land, in fee, within the proposed Northern Pass right of way. Without conducting an extensive property record search of each individual parcel along the 8 miles, City staff cannot confirm the exact nature of the easements in place on each of these privately held parcels to determine what type of rights Northern Pass may have. However, a question to that effect was forwarded from the Committee's last meeting to Northern Pass and City staff anticipates a response by the Committee's next session.

## Muir, Donna

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**From:** Baia, Carlos  
**Sent:** Tuesday, May 05, 2015 1:26 PM  
**To:** Candace CW Bouchard - City Councilor (cwbouchard@aol.com); Coen, Mark; Councilor Matson; Matson, Gail; St. Hilaire, Dan  
**Cc:** Muir, Donna  
**Subject:** Question Set #4

Good Afternoon NP Committee Members:

Below please find Northern Pass' responses to questions posed by one of the committee members:

### Question Set #4:

1. How long has Eversource (or PSNH before it) owned the right of way through Concord?
  - 225' Easement acquired in 1949 -1951
  - 250' Easement acquired in 1950 - 1957
  - 255' Easement acquired in 1950
  - 265' Easement acquired in 1950
  - Various other easements acquired from 1928 - 1969
  - V-182 Line built in circa 1951
  - P-145/F139 Line built in circa 1966
  - 66 Line built in Circa 1929
  
2. When was the last time that Eversource/PSNH installed new poles/lines in that right of way?
  - In 2007, the entire V182 Line was replaced.
  - In 2014, two 115kV structures on the P145 Line were replaced. The location was in the Turtle Pond area.
  - In 2015, four structures were replaced to tie in the new Farmwood Substation.