

William Cundiff

From: Robert Anders [lhanders3@aol.com]
Sent: Friday, January 14, 2011 6:35 AM
To: wCundiff@DouglasMa.org
Subject: Fwd: 10 December 2010.doc-Douglas Wind Farm

Begin forwarded message:

From: "Board of Assessors" <assessor@webster-ma.gov>
Date: December 10, 2010 11:56:37 AM EST
To: <lhanders3@aol.com>
Cc: <chad.pepin@gmail.com>, "Marc Becker" <mbeck@charter.net>
Subject: FW: 10 December 2010.doc-Douglas Wind Farm
Return-Path: <assessor@webster-ma.gov>
Received: from mtain-de11.r1000.mx.aol.com (mtain-de11.r1000.mx.aol.com [172.29.64.211]) by air-me04.mail.aol.com (v129.4) with ESMTTP id MAILINME041-8bac4d025b472c4; Fri, 10 Dec 2010 11:54:31 -0500
Received: from mta51.charter.net (mta51.charter.net [216.33.127.84]) by mtain-de11.r1000.mx.aol.com (Internet Inbound) with ESMTTP id C334D3800022A for <lhanders3@aol.com>; Fri, 10 Dec 2010 11:54:30 -0500 (EST)
Received: from imp12 ([10.20.200.12]) by mta51.charter.net (InterMail vM.7.09.02.04 201-2219-117-106-20090629) with ESMTTP id <20101210165430.VEID2425.mta51.charter.net@imp12>; Fri, 10 Dec 2010 11:54:30 -0500
Received: from server.webster-ma.gov ([66.189.122.71]) by imp12 with id hUuU1f00P1YXyNy01UuVN4; Fri, 10 Dec 2010 11:54:29 -0500
Received: from assessor ([192.168.5.33]) by server.webster-ma.gov (IceWarp 9.3.2) with ASMTTP id SCM02128; Fri, 10 Dec 2010 11:54:28 -0500
X-Authority-Analysis: v=1.0 c=1 a=WTW2G6b7gEYA:10 a=jBfURsNeQKcA:10 a=bL-brDBSxAK_MUQUF4A:9 a=flhfdQymTTuHjHqvDNMA:7 a=oH171c6oNOH_c5ymCY_umQdgm7EA:4 a=CjulK1q_8ugA:10 a=CJFfQnV3t3zCOwVL:21 a=PqY3dDj-0adISL-p:21 a=SSmOFEACAAAA:8 a=8-Qb1hPJT1ozYCGUT44A:9 a=RKfQazHwNa_cxZ_ZBFgA:7 a=POJ0YBqJlUUVhgMFXpaQnF-QEzsA:4 a=CdfgbvDZuXg73j2-.21 a=yta3zyxC1zEOZS4e:21
X-Authority-Analysis: v=1.0 c=1 a=WTW2G6b7gEYA:10 a=jBfURsNeQKcA:10 a=bL-brDBSxAK_MUQUF4A:9 a=flhfdQymTTuHjHqvDNMA:7 a=oH171c6oNOH_c5ymCY_umQdgm7EA:4 a=CjulK1q_8ugA:10 a=CJFfQnV3t3zCOwVL:21 a=PqY3dDj-0adISL-p:21 a=SSmOFEACAAAA:8 a=8-Qb1hPJT1ozYCGUT44A:9 a=RKfQazHwNa_cxZ_ZBFgA:7 a=POJ0YBqJlUUVhgMFXpaQnF-QEzsA:4 a=CdfgbvDZuXg73j2-.21 a=yta3zyxC1zEOZS4e:21
Message-Id: <hUuU1f00P1YXyNy01UuVN4@webster-ma.gov>
X-Authority-Score: 0.00
Mime-Version: 1.0
Content-Type: multipart/alternative; boundary="-----_NextPart_000_0018_01CB9861.4CBC9C70"
X-Mailer: Microsoft Office Outlook, Build 11.0.5510
X-Mimeole: Produced By Microsoft MimeOLE V6.00.2900.5994
Thread-Index: AcuYiRjwfiJtVfNIQhyxqDs9eNx9oQAAYtCA
X-Spam-Indexstatus: 0
X-Aol-Global-Disposition: G
X-Aol-Sid: 3039ac1d40d34d025b462845
X-Aol-Ip: 216.33.127.84
X-Aol-Spf: domain : webster-ma.gov SPF : none

Greetings Bob and Chad , I have letter with me at SR office with the letterhead , just gave to selectman and TA. Just heard the 12/14 meeting cancelled MB

From: Joann Korostek [mailto:JKorostek@webster-ma.gov]
Sent: Friday, December 10, 2010 11:42 AM

To: assessor@webster-ma.gov

Subject: 10 December 2010.doc-Douglas Wind Farm

10 December 2010

RE: Request to Webster Board of Selectmen for a letter from the Chief Assessor regarding the potential negative effect of IWTF (Douglas Wind Farm) on nearby residential property values.

Dear Board of Selectmen,

My review of information and studies lead me to believe up to a 50% decline in value.

Quoting from a summary of opinions by Michael S. McCann, Certified Residential Appraiser:

1. Residential property values are adversely and measurably impacted by close proximity of industrial-scale wind energy turbine projects to the residential properties, with value losses measured up to 2-miles from the nearest turbine(s), in some instances.
2. Impacts are most pronounced within “footprint” of such projects, and many ground-zero homes have been completely unmarketable, thus depriving many homeowners of reasonable market-based liquidity or pre-existing home equity.
3. Noise and sleep disturbance issues are mostly affecting people within 2-miles of the nearest turbines and 1-mile distances are commonplace, with many variables and fluctuating range of results occurring on a household by household basis.
4. Real estate sale data typically reveals a range of 25% to approximately 40% of value loss, with some instances of total loss as measured by abandonment and demolition of homes, some bought out by wind energy developers and others exhibiting nearly complete loss of marketability.

Respectfully,

Marc D. Becker

Chief Assessor

MDB/jwk