

----- Original Message -----

From: [John O'Donnell](mailto:John.O'Donnell@jeodonnell.com)

To: [summerme](mailto:summerme@maine.gov).

Sent: Wednesday, July 13, 2011 11:17 AM

Subject: Sumner wind project Berkeley National Lab report on Wind power projects impacts on residential property values 12/09

Hi Cyndy,

Our position is there is no way to measure the impact on value before the project is in place and it will take time for the trends in real estate values to reveal themselves. Even as the real estate market has sales you can't separate the specific impact of the wind project from other factors. For us in assessing it isn't necessary to separate the impact of one specific influence (this is supported by the case of Yusem vs Town of Raymond, a case we were involved with). I mention this because those for and against wind power will want to focus on just the wind power aspect.

The text below has a link at the bottom to a Berkeley National Lab report. The text itself is an excerpt from page 8. The Berkeley report speaks for itself. For people looking for studies this report and the studies it references are about all there is out there.

For assessing purposes we recommend towns not to make statements or take positions on impact on value of wind projects. Our recommendation is supported by our position stated above and the Berkeley report. As for your committee I suggest printing the Berkeley Report in its entirety and give it to them.

Good Luck

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-----Original Message-----

From: Doiron, Robert V [<mailto:Robert.V.Doiron@maine.gov>]

Sent: April 13, 2011 1:10 PM

To: John O'Donnell

Subject: Berkeley National Lab report on Wind power projects impacts on residential property values 12/09

See link at bottom relative to your questions in Dixfield over value impact due to commercial wind. A real "mouthful" report; skip to page 6. Following is from page 8. bob d

When this literature is looked at as a whole, it appears as if wind projects have been predicted to negatively impact residential property values when pre-construction surveys are conducted, but that sizable, widespread, and statistically significant negative impacts have largely failed to materialize post-construction when actual transaction data

become available for analysis. The studies that have investigated Area Stigma with market data have failed to uncover any pervasive effect. Of the studies focused on Scenic Vista and Nuisance Stigmas, only one is known to have found statistically significant adverse effects, yet the authors contend that those effects are likely driven by variables omitted from their analysis (Sims and Dent, 2007). Other studies that have relied on market data have sometimes found the possibility of negative effects, but the statistical significance of those results have rarely been reported. Despite these findings, the existing literature leaves much to be desired. First, many studies have relied on surveys of homeowners or real estate professionals, rather than trying to quantify real price impacts based on market data. Second, a number of studies conducted rather simplified analyses of the underlying data, potentially not controlling for the many drivers of residential sales prices. Third, many of the studies have relied upon a very limited number of residential sales transactions, and therefore may not have had an adequate sample to statistically discern any property value effects, even if effects did exist. Fourth, and perhaps as a result, many of the studies did not conduct, or at least have not published, the statistical significance of their results.

Fifth, when analyzed, there has been some emphasis on Area Stigma, and none of the studies have investigated all three possible stigmas simultaneously. Sixth, only a few of the studies (Hoen, 2006; Sims and Dent, 2007; Sims et al., 2008; Kielisch, 2009) conducted field visits to the homes to assess the quality of the scenic vista from the home, and the degree to which the wind facility might impact that scenic vista. Finally, with two exceptions (Sims and Dent, 2007; Sims et al., 2008), none of the studies have been academically peer-reviewed and published.

<http://eetd.lbl.gov/ea/ems/reports/lbnl-2829e.pdf>