Exhibit Petitioner LP-2

HISTORIC BUILDINGS EVALUATION REPORT

For

Section 248 Review

Georgia Mountain Community Wind

Georgia, Vermont

Prepared for:

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1. INTRODUCTION

Section 248 requires the Public Service Board to make a finding that the proposed Georgia Mountain Community Wind (GMCW) Project ("Project") will not have an undue adverse effect on, among other things, historic sites. This report describes the work undertaken by Liz Pritchett in reviewing historic structures in the vicinity of the proposed Georgia Mountain Community Wind Project, and her assessment of any potential impacts to identified historic sites. Ms. Pritchett's conclusion is that the Project will not pose an undue adverse impact to any historic sites.

To conduct this review, standards were followed that are used by the Vermont Division for Historic Preservation (VDHP) and have been applied in other Act 250 and Section 248 cases. These standards are essentially borrowed from those set forth in regulations established by the Advisory Council on Historic Preservation to implement Section 106 of the National Historic Preservation Act (36 CFR 800). Project review identifies potential impacts to historic buildings, structures, historic districts, historic landscapes and settings, and to known or potential archeological resources (see Potential Viewshed Map, Attachment E).

Literature review involved research of town files at the VDHP offices in Montpelier, Vermont. The purpose of the VDHP file search was to inventory significant historic sites in the APE that are currently listed on the National Register of Historic Places (NR) and the Vermont Historic Sites and Structures Survey (also called the State Register/ SR), or have been determined NR or SR eligible by the Vermont Advisory Council on Historic Preservation. Project files previously reviewed by the VDHP for Act 250 or Section 106 within in the APE were also investigated. Reference materials include information regarding the Project provided by VERA, and the Section 106 and Act 250 Review letter report dated June 4, 1999 for the Bell Atlantic Mobil Project in Milton, Vermont prepared by Liz Pritchett.

Fieldwork involved site visits to the surrounding area to identify districts or sites with significant historic buildings over fifty years of age, which were determined to either be within the Project's footprint or potentially have views of the Project. The **Area of Potential Effect (APE)** comprises a 10-mile radius from the existing wind measurement station (generally the center of the proposed wind turbine locations) on Georgia Mountain in Milton and Georgia. The towns within the APE that are closest to the Project are Milton, Georgia, Fairfax, and Westford. Towns at the outer edges of the APE are portions of St. Albans, Fairfield, Fletcher, Cambridge, Underhill, Essex, Colchester, South Hero and Grand Isle.

Liz Pritchett, drove all major public roads within the 10-mile radius, focusing primarily within a 6-mile radius from the Project area on US Route 7, and VT Routes 104, 104-A, 128, and I-89. Within the 6-mile radius, Pritchett drove all public roads. The fieldwork in the 6-mile radius focused on the towns of Milton, Georgia, Fairfax and Westford. Surrounding the core towns of Milton, Georgia, Fairfax and Westford at a distance of 6 to 10 miles from the Project are the towns of St. Albans, Fairfield, Fletcher, Cambridge, Underhill, Essex, Colchester, South Hero and Grand Isle. Although within the 10-mile radius, these surrounding towns were determined less of a concern for potential impacts due to the lack of significant visual impacts

of the Project according to the LandWorks viewshed maps and the towns' distance of generally more than six miles from the Project. (The LandWorks report on the viewshed is provided as part of the Petition submission to the Public Service Board.)

After conducting fieldwork, literature review, and review of other relevant materials, the Project's potential effects to historic resources were assessed. Although the VDHP has not developed specific guidance or criteria regarding wind projects, it has developed the "Criteria for Evaluating the Effect of Telecommunications Facilities on Historic Resources for both Indirect Impacts and Direct Impacts". Because of the similarity in many of the issues involved, and based upon discussions with the VDHP, those criteria were considered. In addition, the three-part test for evaluating impacts on historic sites, known as the *Quechee* analysis was also applied to determine the effect of the Project.

2. DESCRIPTION OF THE PROPOSED PROJECT

Georgia Mountain Community Wind, LLC is a Vermont company owned by the Harrison family of Georgia, Vermont. Georgia Mountain Community Wind, LLC is preparing to file a petition for a Certificate of Public Good with the Vermont Public Service Board requesting approval to build and operate a 3-5 wind turbine electric generation facility on Georgia Mountain in the Towns of Milton and Georgia, Vermont. The Georgia Mountain Community Wind Project ("GMCW" or "Project") will be located on a portion of the 700+/- acres of private land on Georgia Mountain in Milton owned by the Harrison family, and a smaller portion on the 445+/- acres of private land in Georgia owned by Green Crow, LLC, a forest products company. Georgia Mountain is currently the site of a 120 ft. tall telecommunications tower located at the southern end of Georgia Mountain as well as the temporary meteorological tower installed in 2006 for this Project. Arrowhead Lake, located at the western foot of Georgia Mountain, is the site of an existing hydroelectric generation station and dam.

Jim Harrison, his wife Nancy and children are life-long residents and local business owners and operators of third-generation concrete businesses serving northwestern Vermont – Harrison Concrete Construction, Inc. and Harrison Redi-Mix Corporation. These companies employ 75 people from the region.

Over the last several years, studies have been performed to assess wind resources characteristics, aesthetics, environmental conditions and potential impacts, and economic viability of the Project. In addition, GMCW had established a website, prepared fact sheets and reached out to regulatory agencies, local communities and neighbors to share information about the Project.

The attached Project Site Plan (C-1) illustrates the preferred location of the Project's components. The attached USGS map also identifies the location of the Project's components.

Wind Turbines

The 5 turbines will be installed on a ¾ mi. section of ridgeline between 1320 and 1420 feet above sea level. Although not yet determined, it is anticipated that the wind turbines will be megawatt-scale, three-bladed rotor, with rotor diameters from 246 to 295 ft. The rotors are

attached to the generator and gearbox housed in the nacelle, and the nacelle sits on the columnar tower though which the power cables extend to its base. Tower heights range from 230 to 328 ft. The total height at the tip of the rotor blades in their highest position would be approximately 433 ft. Turbines will be painted a neutral off-white color.

Access Road, Maintenance/Control Building

Access to the wind turbines will be approximately 2.2 miles of new and upgraded service road entirely within the Harrison property and connect the Project with Westford Road at the southern base of Georgia Mountain. The roads will be up to 17 ft. in width. Access road work will involve upgrading the existing lower lengths of the private road known as Ted Road and the lower section of an existing 4WD service road to the existing communication tower. A new road section will be constructed from the existing cell tower road up to and connecting the wind turbines. A maintenance building will be constructed in the area where the new road leaves the existing cell tower road (see site plan map).

Electrical Collection System

A new 34kV electrical collection line will carry power from the transformers at the wind turbines to a Point of Interconnection at the Husky Injection Molding facility entrance along Milton town highway (TH5) North Road. The location is shown on the attached USGS Map. Central Vermont Public Service Corporation (CVPS) is the owner of the nearby existing 34.5 kV sub-transmission line and is the interconnecting utility. The electric collection line from the wind turbines to the public road will be entirely on Harrison lands. It will be installed underground between the turbines along the ridgeline, and a 34.5kV overhead electric collection line on 34-38' tall single poles spanning approximately 250-300' is planned to extend from the ridgeline to North Road, the approximately 1450 ft. along North Road to connect with the existing transmission line. Clearing for the overhead line will be approximately 25 feet wide.

Transportation

Wind turbine equipment comprising large tower sections, rotor blades and nacelles will require special handling and vehicles to transport them to the Project site. Specific transportation plans, scheduling and coordination with Milton officials will be prepared by the wind turbine supplied chosen for the Project.

Project Benefits

GMCW estimates that a total of 7.5 to 12 megawatts of power generation from 5 wind turbines will produce energy to meet energy requirements of over 3500 average households (more than the Town of Milton). All power will be sold to local utilities. The Project will clearly benefit Vermont utilities that aim to meet the state's renewable energy goals. The new Vermont law, effective July 1, 2008 states: "It is a goal of the state by the year 2025 to produce 25% of the energy consumed within the state through the use of renewable energy resources particularly from Vermont farms and forests."

Aesthetics

The aesthetics assessment by Landworks of Middlebury, Vermont incorporates the provisions of the *Quechee* analysis as adopted by the Public Service Board when considering aesthetic impacts of projects. The overall conclusion of Landworks assessment is that the GMCW

Project will not result in an undue adverse impact to the aesthetics and scenic beauty of the area.

Public Support

Recent polling, including the Vermont Department of Public Service Deliberative Polling effort "Vermont's Energy Future" (January 2008) found that participants "90% supported (74% strongly) a wind farm's being built if it were visible from where they live" (www.vermontsenergyfuture.info/). This high level of public support and understanding of the benefits of wind energy exists among residents of the GMCW Project area. Martha Staskus and John Zimmerman of Vermont Environmental Research Associates, Inc. (VERA), Project Managers for the GMCW undertaking, report very favorable support by residents overall from the towns within the APE. The selectboards of Milton and Georgia, where the turbines will be located, are also supportive of the Project.

CLG Program

There are no Certified Local Governments in the Project area. The CLG program extends the federal and state preservation partnership to the local level. Towns that have applied for and have been awarded CLG designation include Burlington, Bennington and Rockingham. Through the CLG program, communities are able to benefit from federal historic preservation grants, technical assistance programs and other initiatives that can enhance preservation planning on the local level.

Historic Preservation Focus of Towns in Project area

Town Plans for the towns of Milton, Georgia, Fairfax and Westford were reviewed for local information regarding historic preservation guidelines or recommendations. In the Plans each town provides general guidance for preservation of its significant historic resources. All Plans include a list of their town's historic resources entered in the State and National Registers and most plans identify important scenic views or landscape elements considered worthy of preservation.

The Town of Milton Vermont 2008 Comprehensive Plan notes the large, historic homes and beautiful trees along Main Street are threatened by the increasing expense of maintaining the homes as single family residences and modern development patterns. Under Aesthetic Resources and the discussion of viewsheds, the Plan states that research is needed to fully identify and properly evaluate Milton's aesthetic resources, but the Plan does not include a list of sites that reflect the opinions of the Milton Planning Commission. It suggests establishing standards for more appropriate and useful open space [to be] set aside from cluster subdivisions (7.1.5). In addition the Plan has as a goal to facilitate renewable energy development, citing in particular the potential for development of wind energy on Georgia Mountain.

The Town of Georgia Vermont 2006 Comprehensive Municipal Plan has perhaps the most detailed and specific guidelines and recommendations for preservation activities of town plans reviewed. In addition, the Town of Georgia appears to have taken the most initiative in its preservation planning in recent years with the nomination of 7 individual sites to the National Register (District Schools 2 and 8, Georgia Plains Baptist Church, The Ballard Farm, the

Evarts-McWilliams House, Kemp-Shepard House, and Solomon Goodrich Homestead.) Rehabilitation of historic resources and appropriate adaptive use of structures is encouraged under guidance of the DHP. Under Policies, the Plan states, "Specific noteworthy land features are "Goodrich Hill, Georgia Mountain, St. Albans Hill and Bradley Hill. These forested slopes are prominent features, whose scenic quality are subject to degradation by development or cover change." Other areas of note are adjacent to Arrowhead Mountain Lake and the Lamoille River. As Objectives, the Plan recommends "to encourage innovation in design and layout of development so that the visual impact can be minimized; and to encourage the use of vegetative buffers and other screening methods to help reduce the visual impact of development." Under Policies it makes the statement that places of outstanding historical or educational value should be protected from development that would unreasonably impair their character or quality. It is clear from this report that the proposed turbines on Georgia Mountain will not "unreasonably impair" the character or quality of the historic resources in Georgia.

Fairfax, Vermont Town Plan 2008. Photographs in the Fairfax Town Plan include sweeping views of Mt. Mansfield to the south, not of the closer, but less dramatic views to the west of Georgia Mountain. The Fairfax Plan identifies the traditional working landscape due to the many active farms in town and identifies the Fairfax Village Historic District as significant. Based on the assessment in this report, the proposed turbines will not compromise the "visual integrity of the significant scenic views or cultural features" of the historic district or working landscape. In addition, the Plan supports wind energy under Energy Goals and Policies with the goal "to encourage and enable public and private installation and application of appropriately sited, small scale renewable energy production systems, such as wind energy conversion and photo voltaic systems."

Westford Town Plan 2004
Westford's Plan like the other plans in the Project area recommend that the historic resources be carefully inventoried and planning should occur to protect the resources. Nominating the Brick Meeting House in Westford Village to the National Register is suggested. A primary objective of the Plan is to maintain the character of the village area. Due to the siting of the village and its location being surrounded by forested hills to the west and north, views of the turbines on Georgia Mountain will not be readily visible and thereby will not have a substantial impact on the character of the village area.

3. INVENTORY AND SIGNIFICANCE OF ARCHITECTURAL RESOURCES

The architectural resources within the APE are comprised of historic buildings over fifty years of age that represent the various periods of history and local activity in the towns surveyed. However, the scope of this research is not to identify each historic building in all the towns in the APE. While numerous historic buildings, both as historic districts and individual sites are recorded at the Vermont Division for Historic Preservation, and were found in the Project area during field visits, only those that were identified as both important architectural resources and having the potential to be adversely effected by the proposed Project are inventoried in this report. Overall, few resources met both these criteria – to be significant architectural

resources and to be potentially adversely effected by the Project due to proximity to the turbines or visual impact by the turbines.

According to records in the VDHP files there is one National Register historic district located within the Project viewshed: Sandbar State Park. There are fourteen individually listed National Register properties in the Project viewshed: West Milton Bridge (this bridge however has been replaced); Fairfax Covered Bridge in Fairfax village; Fletcher Union Church in Fletcher Center; Gates Farm bridge in Cambridge village; Houghton House, Fairfield Street School and Willard Manufacturing Center in St. Albans City; and seven sites in Georgia, the Evarts-McWilliams House, Ballard Farm, Kemp-Shepard House, District No. 8 School, District No. 2 School, Georgia Plains Baptist Church, and the Solomon Goodrich Homestead. In addition, more than 300 properties have been individually listed in the State Register in the 13 towns within the 10-mile viewshed radius. State Register Districts within Milton, Georgia, Fairfax and Westford, the four towns that comprise the viewshed within approximately a 6 mile radius from the Project are: the Milton Falls Historic District Checkerberry Village Green Historic District, Miltonboro Historic District, Georgia Center Historic District, Georgia Plain Historic District, and Fairfax Village Historic District. No historic districts have been inventoried in Westford. Two significant resources identified during field research: a two-story, wood frame house and barn at 234 East Road in Milton, and Two Rivers Farm on McNall Road in Fairfax are recommended as eligible for listing in the State Register.

The landscape comprising the 10-mile viewshed is a juxtaposition of farming, townscape and forest extending from the Champlain lowlands and the rolling hills of Milton and Georgia Mountain to the expansive open agricultural lands in Fairfax and Fletcher. Within the 10-mile radius of the APE for historic resource review, Milton has undergone the most intensive residential development in the past fifty years spreading into former farm fields and impacting the agricultural context of this community. Westford has retained much of its farming heritage, and small farms for dairying and cheese making operate within the rolling hills of this town. The variety of elevation combined with dense woodland in many parts of Westford obscure distant views from significant historic resources that could be impacted by the proposed Project in the town. Georgia and Fairfax appear to have a well-preserved agricultural heritage that is embodied in numerous farms both small and large-scale, and the open fields with panoramic views from many retain a clear sense of the working landscape and historic farm heritage in these communities.

While many historic districts and individual sites exist with the 10-mile viewshed area, due to topography, buildings and forested woodland, distant views are obscured from many vantage points. The process to determine the effect of the Project on the viewshed is explained below in the Determination of Potential Effect. In accordance with the process to determine the effect for this particular undertaking comprising five wind turbines on Georgia Mountain, the APE in which the potential for adverse effect could occur is from 0 to 10 miles. Therefore, based on fieldwork and file review for the Project, twenty-five sites listed below that are located from approximately 1.1 to 10 miles from the Project have been identified as both important architectural resources and having the potential to be affected by the proposed wind turbine Project. See the attached Map for the site locations.

SITE SUMMARY TABLE

Site #	Site name	Listed NR / SR	Approx. Distance from turbines
1	Sandbar State Park, Milton	NR	8 mi.
2	Georgia Plains Baptist Church, Georgia	NR	6.2 mi.
3	Solomon Goodrich Homestead, Georgia	NR	6 mi.
4	Willard Manufacturing Co. Building, St. Albans	NR	10 mi.
5	Loomis-Wood-Young Farm, Georgia	SR	4.5 mi.
6	Ballard Farm, Georgia	NR	4.5 mi.
7	Ballard-Hunt Farm, Georgia	SR	4.3 mi.
8	Dee-Cobb House, Georgia	SR	3.5 mi.
9	Orton-McNall Farm, Fairfax	SR	4.5 mi.
10	Bessette House, Fairfax	SR	4.2 mi.
11	Napoli House, Fairfax	SR	2.7 mi.
12	Bellows Farm, Fairfax	SR	2.5 mi.
13	Fairfax Village HD, Fairfax	SR	2.75 mi.
14	McNall / Two Rivers Farm, Fairfax	Not listed	2.3 mi.
15	Villado Farm, Fairfax	SR	1.9 mi.
16	Harvey Klein House, Milton	SR	1.6 mi.
17	234 East Road, Milton	Not listed	3 mi.
18	Bouffard-Martel, Place, Milton	SR	2.8 mi.
19	Milton Falls HD	SR	2.25-2.75 mi.
20	Devino / Arrowhead Farm, Milton	SR	1.5 mi.
21	Brush Place, Milton	SR	1.1 mi.
22	Kemp-Shepard House, Georgia	NR	2 mi.
23	Hathaway-Morgan House, Georgia	SR.	2.4 mi.
24	Purmort-Mraz House, Georgia	SR	1.7 mi.
25	Purmort-Rainville House, Georgia	SR	1.75 mi.

6-10 MILE RADIUS

1. Sandbar State Park, c. 1933
Located on US Route 2 on the shores of Lake Champlain in Milton, the four and a half acre historic park is listed in the National Register of Historic Places. The significant Rustic Style stone bath house was built c. 1934 by the Civilian Conservation Corps. From some locations on the beach the ridgeline of Georgia Mountain approximately 8 miles away is barely visible. Primary views from the beach are toward the lake and the Adirondack Mountains to the west.

2. Georgia Plains Baptist Church, 1877
This well-preserved example of the High Victorian Gothic Style of architecture in Vermont is located on the west side of Georgia Middle Road in the village of Georgia Plains. The Georgia Plains Church is entered in the National Register. It is distinguished by the polychrome brick façade, slate roof, tall steeple, and Gothic pointed arch windows and doors. The building faces easterly with the Project approximately 6.2 miles away to the southeast. Views of the Project will be limited at best due to distance, topography and forested areas.

3. Solomon Goodrich Homestead, 1786
Located on the west side of Route 7 in Georgia, the Solomon Goodrich Homestead is listed in the National Register. It is a Federal style, two and one-half story, Georgian Plan brick house. The attached summer kitchen comprises the original dwelling, which is one of the earliest documented homes in Georgia. The original 100 acre farmstead has been subdivided and the property currently consists of two acres. The house faces east; views of the Project approximately 6 miles away will be limited at best due to distance, topography and forested areas.

4. The Willard Manufacturing Company, 1896
The Willard Manufacturing Company building at 25 Stowell Street in St. Albans survives as one of the few remaining examples in the city of an intact industrial mill building. It is listed in the National Register of Historic Places. Built to house the garment manufacturing operations of the Willard Manufacturing Company, it was most recently occupied by the Leader Evaporator Company prior to its rehabilitation for affordable family housing. This large, two-story, flat roofed, wood frame building occupies a prominent site at the end of a residential street. Although the Landworks viewshed map indicates that views of the Project approximately 10 miles away may be visible from the property, this is unlikely due to the proximity of buildings in this urban setting that will obscure views.

3 – 6 MILE RADIUS

5. Loomis-Wood-Young Farm, SR 0608-7, c. 1810
This 19th century farmstead with its Federal style, broad 3-bay gable front house, and significant 19th century grouping of barns faces southerly at the corner of Carpenter Hill and Oakland Station Road in Georgia. The views to the south across the valley toward Georgia Mountain and the Project approximately 4.5 miles away are largely obscured by forested areas.

6. Ballard Farm, 1788 / c. 1835

Located on Ballard Road (TH29) in Georgia, the Ballard Farm is listed in the National Register. The brick, Georgian Plan "I house" faces west on the east side of the road, while the two distinctive Queen Anne style, late 19th century bank barns on the west side of the road face east. Most of the land for the farm is located west of the barns. The success of the Ballard farm and its owners dating back to Joseph Ballard whose deed was signed by Ira Allen in 1788 is reflected in the high style, dignified symmetry of the house and ornate barns. Views of the Project approximately 4.5 miles from the Ballard Farm will be somewhat limited due to distance and forested areas.

7. Ballard-Hunt Farm, SR 0608-26, c. 1830

The sidehall plan, brick, two-story Ballard-Hunt house, located on the east side of Ballard Road just south of the Ballard Farm is an early example of the Greek Revival style in Georgia. The house and c. 1900 cow barn face west. While views of the Project approximately 4.3 miles from this property will be generally unobscured from many vantage points behind and south of the buildings, the views of the Project will only comprise a small portion of the broad landscape spanning ridgelines to the east and south of Georgia Mountain including distant peaks such as what appears to be Smuggler's Notch ski area in Jeffersonville, Vermont.

8. Dee-Cobb House SR 0608-14, c. 1802

The Dee-Cobb House is located on the west side of Route 7 in Georgia just north of the I-89 Exit 18. The significant Federal style, Flemish bond brick house has been compromised somewhat due to the large c. 1970 rear wing addition. A 19th century bank barn across the road that is associated with this site remains as a good example of its type. Views of the Project approximately 3.5 miles from the property will be relatively unobscured, however the setting of the Dee-Cobb House and its views to the south have already been adversely impacted by modern intrusions including the interstate highway and adjacent construction such as convenience stores and other commercial activity.

9. Orton-McNall Farm, SR 0604-53, 1875

The Orton-McNall Farm is located on the west side of Route 104 north of Fairfax village. This significant late 19th century farmstead is distinguished by its T-plan, vernacular Queen Anne style farmhouse and associated grouping of contemporaneous barns including a horse barn and cow barn. While primary views from the house are toward the east, views from behind and south of the house toward the Project approximately 4.5 miles away will not adversely affect the integrity of the setting of this property.

10. Bessette House, SR 0604-52, c. 1830

Located on the east side of Route 104 north of Fairfax village, the sidehall plan Bessette House with its triangular gable vent and rectangular window lintels is a good example of the Greek Revival style of architecture, and its series of attached rear appendages makes it also a good example of continuous architecture in Fairfax. A slate roof horse barn to the south has the date 1887 formed by black slate shingles. While views to the southwest from the front of the house will likely include the Project that will be approximately 4.2 miles away, the proposed turbines will only comprise a small portion of the broad viewshed due to its distance of over 4 miles from the property.

1-3 MILE RADIUS

11. Napoli House, SR 0604-49, c. 1865
The Napoli House is located on the west side of Route 104 north of Fairfax Village. It is a vernacular, wood frame house with modest detailing such as the two steeply pitched gabled wall dormers on the front elevation. The house faces east. From the back and south end of the house the views through the trees of the turbines would be limited. The cell tower on Georgia Mountain is not visible from the property. The property is approximately 2.7 miles from the Project.

12. Bellows Farm, SR 0604-46, c. 1830
The Bellow Farm comprises a highly significant agricultural complex on the west side of Route 104 just north of Fairfax village. This well-maintained farmstead has a distinctive c. 1830, two and one-half story, brick, Greek Revival style, pavilion with ells plan house detailed with bold, brick corner pilasters, heavy cornice moldings, and a sidehall entry with sidelights. The historic grouping of barns dating from 1908 (colored slates define the date on south barn roof) is well-preserved. The open farmland surrounding the buildings creates an intact agricultural setting. The house faces east with notable views of Mt. Mansfield to the southeast. The turbines on Georgia Mountain would be visible behind (west of) the buildings. The cell tower on Georgia Mountain is visible from the property. The property is approximately 2.5 miles from the Project.

13. Fairfax Village Historic District, SR 0604-44
Fairfax Village is a long, linear historic district comprising 99 structures along Main Street (Route 104) and adjacent cross streets. It is located on the north bank of the Lamoille River along the old Huntington / Canada post road. The Fairfax covered bridge (listed in the National Register) crosses Mill Brook on Maple Street within the village. Due to topography, numerous buildings, and vegetation, views of the turbines from Main Street and most structures in the historic district are limited at best, except at the north and south ends from buildings such as the c. 1795 stone house at the north end (building #99) constructed by the Hessian Revolutionary solder and stonemason, George Magers, and at the southwest corner, from behind the Colonial Revival style, hip roof, c. 1925 Bellows Free Academy principal's house (now the Town Clerk's office, site #71). Bellows Falls Free Academy was built in 1904, burned in 1941 and rebuilt in 1943. Alterations and modern additions to the academy have somewhat compromised the 1940s appearance of the school. Similarly, the cell tower on Georgia Mountain is not readily visible from the historic district except at the southwest and northwest corners of the district. Fairfax Village Historic District is approximately 2.75 miles from the Project.

14. McNall / Two Rivers Farm, c, 1880
Located on both sides of McNall Road in Fairfax, this farm appears to date from the 1880s and is eligible for the Vermont Historic Sites and Structures Survey (State Register). The house and barns retain historic massing and details such as the Colonial Revival style front porch with its flared apron and half-height posts, and the long, gable roof dairy barn with its later, 20th century arched roof addition. The buildings have been altered somewhat with modern siding and windows. The open fields of the surrounding agricultural landscape preserve the historic context of the farm. Due to the house facing south and its location in a

low area near the Browns River, a tributary of the Lamoille River, views of the turbines to the west would be limited. The cell tower on Georgia Mountain may be visible from the property. The property is approximately 2.3 miles from the Project.

15. Villado Farm, SR 0604-41, c. 1830

The Villado house is a c. 1830, brick, Greek Revival style, three-quarter cape dwelling on the west side of McNall Road in Fairfax. This property is listed in the VHSSS as the Villado Farm, however, farming on the site has ceased, the barn and remains of associated outbuildings are near collapse, and the surrounding landscape has been developed with numerous recently constructed homes. The house has an altered rear ell and replacement windows throughout. The architectural integrity of the building and its setting has been substantially compromised. The house faces east. The turbines would be visible behind and above the house on Georgia Mountain. The cell tower on Georgia Mountain is likely visible from the property. The property is approximately 1.9 miles the Project.

16. Harvey Klein House, SR 0410-6, c. 1865

The Harvey Klein House is Gothic Revival style, brick house on Westford Road in Milton. Scroll sawn, bargeboard gable trim is its most distinguishing feature. The house does not face the Project, it faces southwest. The turbines would be visible to the northwest behind the house. The cell tower on Georgia Mountain is visible from the property. The property is approximately 1.6 miles from the Project.

17. 234 East Road, c. 1830

This two and one-half story, wood frame, Federal style, Georgian plan house in Milton has twin chimneys, a wrap-around front porch and clapboard siding. The property appears eligible for both the SR and NR but has not been listed and apparently was missed with the SR survey for Milton was done. A c. 1860 barn is located northerly of the house. The house and barn do not face the Project, but rather face west toward East Road. The turbines would be visible to the northeast across the open fields behind the house and barn. The cell tower on Georgia Mountain is visible from the property. The property is approximately 3 miles from the Project.

18. Bouffard-Martell Place, SR 0410-11, c. 1825

The two and one-half story, brick Federal style house on East Road in Milton has twin chimneys, Flemish bond brickwork on the front elevation, quarter-round gable windows, and an arched transom over the center entrance. A former barn no longer remains. The house faces east and views from the front elevation across open fields to the northeast would include the turbines. The cell tower on Georgia Mountain is visible from the property. The property is approximately 2.8 miles from the Project.

19. Milton Falls Historic District, SR 0410-17

The Milton Falls Historic District comprises a roughly rectangular district of 70 structures on Main Street and portions of the intersecting streets of School Street, Railroad Street and River Street in Milton Falls. It is bounded by Route 7 on the west and North Road on the east. The turbines would not be readily visible from Main Street or adjacent streets in the district due to topography, vegetation and buildings that obscure distant views. Similarly the cell tower on

Georgia Mountain is not readily visible from the historic district. The district is approximately 2.25 to 2.75 miles from the Project.

20. Devino Farm / Arrowhead Farm complex, SR 0410-8, c. 1850
The Devine Farm on North Road in Milton comprises a distinctive c. 1850 Gothic Revival style, brick, tri-gable ell plan farmhouse with a wood frame rear wing. The main block has steep gables trimmed with scroll sawn bargeboard, a recessed second porch under the front gable peak, and replacement porch elements at the first story front porch. The house appears in fair to good condition. The gambrel roof barns appear to date from the early 20th century, and later additions likely date from the second half of the 20th century. This is a large dairy farm operation. The house and barns face west, and the turbines would be visible to the northeast across the farm fields to Georgia Mountain. The cell tower on Georgia Mountain is visible from the property. The farm context remains intact however modern development has encroached on adjacent former farmland to the west where the Husky Injection Molding plant is set back off North Road, and a modern residential development has been built to the south at the east side of North Road where it intersects with Westford Road. The property is approximately 1.5 miles from the Project.

21. Brush Place, SR 0410-7, c. 1860
Located on the west side of North Road in Milton, this brick, sidehall plan, two-story, Greek Revival style house with ell is distinguished by its decorative brick corner pilasters and denticulated cornice, and an enriched front entry with sidelights and square columns. A historic barn formerly across North Road no longer stands. The house faces east toward the Project, however, due to its location at the base of Georgia Mountain only the tops of the turbines would likely be visible. The former farm context of the site has been compromised due to the loss of the barn and surrounding fields which are no longer open due to dense vegetative growth. The cell tower on Georgia Mountain is not visible from the property. The property is approximately 1.1 miles from the Project.

22. Kemp-Shepard House, National Register, c. 1830
The Kemp-Shepard House, located on 10.5 acres on the north side of Route 104A in Georgian was built by Levi Kemp for himself, and represents the work of this master local craftsman and builder. Other houses in Georgia also display the work of this mason with similar artistic detail seen in the corbelled brick cornices with brick dentils, Kemp's architectural signature. The wing was the original 18th century house. A c. 1850 horse barn and late 18th century corn crib are set back behind the house. The original 80 acre farm was renowned for its quality maple sugar and wool products. Much of the land was flooded in 1937 for Arrowhead Mountain Lake, and today the remaining former open land surrounding the farmhouse is largely overgrown with vegetation, compromising the original agricultural setting. The house faces south and would have limited views through the trees of the turbines to the southeast. The cell tower on Georgia Mountain is not visible from the property. The property is approximately 2 miles from the Project.

23. Hathaway-Morgan House, SR 0608-17, c. 1840
Located on the north side of Dee Road in Georgia, this vernacular Greek Revival style classic cottage dwelling has gable end chimneys, kneewall windows, an ell with a full length porch, and Greek Revival details such as corner pilasters and a full entablature with sidelights at the

recessed central entrance. The house faces south and would have views over the trees across the road of the turbines to the southeast. The cell tower on Georgia Mountain is not visible from the property. The property is approximately 2.4 miles from the Project.

24. Purmort-Mraz House, SR 0608-19, c. 1790
This late 18th century vernacular, wood frame dwelling has an off center front entrance, a modern concrete chimney on the south gable end, and a contemporaneous wing. According to the SR form, the narrow front entrance with partial entablature is typical of early houses in Georgia. In the 1960s, a shed addition was built on the west side of the house, the garage was constructed, and a large 1807 barn was taken down. The house faces east and likely would have views of the turbines to the south. The cell tower on Georgia Mountain is not visible from the property. The property is approximately 1.7 miles from the Project.

25. Purmort-Rainville Farm, SR 0608-18, c. 1840
This vernacular, wood frame, two-story Greek Revival, L-plan farmhouse in Georgia has vinyl siding that obscures historic details. Other changes include concrete block chimneys and many altered windows. A large garage and workshop dates from the 1970s. The house faces south and would have views of the turbines to the southeast. The cell tower on Georgia Mountain is not visible from the property. The property is approximately 1.75 miles from the Project.

4. DETERMINATION OF POTENTIAL EFFECT

Based on review of Landworks' Potential Viewshed Map, VERA's photographic simulations, fieldwork and literature review, I have made the following considerations and determinations.

The area of Vermont within the viewshed comprises a complex landscape in which numerous hills of varying sizes and shapes, small mountains and diverse vegetation, all contribute to a rich scenic environment and obstruct many actual views toward the Project. Where any given feature or element is visible, its perceived size diminishes significantly with distance as the view around and beyond the element expands.

Four considerations that primarily involve distance and visibility were taken into account to determine impacts on historic resources from the Project.

1) Distance of historic resource from the turbines.
2) Setting: Is the historic setting intact or has it been compromised?
3) Primary viewshed: The primary viewshed is generally agreed to be from the front (i.e. most significant) elevation of a historic resource; is the view intentional as to how the building was constructed?
4) Other important views: Are other views from the historic resource more significant than views of Georgia Mountain?

This historic resource review has determined that the presence of the Project within the foreground view (within ½ mile) and nearer portion of the middle ground view (up to approximately 3 miles) from a historic property could potentially alter characteristics of

setting that qualify the property for inclusion in the State or National Registers, if in fact the property's setting is integral to its significance. However, locations in which the Project would be visually perceived as simply another element in a large and varied landscape (generally around and beyond 3 miles) would not fall within the area in which the Project would have demonstrable potential to affect historic properties. Therefore properties within the 3 mile viewshed were analyzed most carefully for potential impacts, although properties beyond the 3 mile radius within the 3 to 10 mile radius were also reviewed as many historic sites exist throughout the entire APE. Of the 25 properties included in the historic resource review inventory that could be affected by the undertaking, four are within the 6-10 mile viewshed, six are within the 3 to 6 mile viewshed and fifteen are within the 3-mile viewshed.

A. Historic Structures Within a Six to Ten Mile Radius

Historic resources within the 6 to 10 mile radius, and from which the proposed turbines would be visible within a primary viewshed, would not be adversely affected due to their distance from the ridgelines on which the turbines are proposed. A primary viewshed is the view of the landscape from a point adjacent to or within a building at which one can best appreciate the setting of the property – this view is usually from the front elevation of a property's main building, usually a house or public building such as a church. At a distance of 6 to 10 miles from the Project, the turbines would not dominate the viewshed due to their diminished size when observed from such a distance. If the turbines become visible as part of a broad viewshed, the turbines would only comprise a small portion of the viewshed and would not substantially alter the viewer's ability to appreciate the qualities of the overall landscape. Beyond six miles, in which views from properties include the turbines, the turbines would appear very small and insignificant due to their location in the distance or background of the landscape.

Significant historic resources identified in the inventory (sites 1 – 4) that are located within the 6 to 10 mile radius include Sandbar State Park (Milton), Georgia Plains Baptist Church (Georgia), the Solomon Goodrich Homestead (Georgia) and the Willard Manufacturing Company building (St. Albans). Views of the Project from these sites will be limited at best and will not compromise the settings of the resources.

B. Historic Structures Within a Three to Six Mile Radius

Historic resources within the 3 to 6-mile radius (sites 5 – 10) , and from which the proposed turbines would be visible within a primary viewshed, would not be adversely affected due to their distance from the ridgelines on which the turbines are proposed. From a distance of 3 to 6 miles the visual impact of the turbines would not be remarkable. (See VERA photographic simulation #5 that provides a simulation of the five proposed turbines on Georgia Mountain from a distance of 4.4 miles at US Route 7 Intersection with Bartlett Road in Milton.) Beyond six miles, if the turbines can be seen at all, they would be part of a broad landscape that includes many other hills, mountains and ridgelines, and the turbines would not overwhelm the viewer's enjoyment of the landscape.

Examples of historic properties that have primary views of the turbines within a 3 to 6 mile radius include several properties in Georgia north of the I-89 Exit 18 such as the Loomis-

Wood-Young Farm (site 5, SR 0608-7) on Oakland Road , and the 2-story, brick Federal Dee-Cobb House and Barn (site 8, SR 0608-14). VERA provides a simulation from a similar viewpoint as the Dee-Cobb House in its Simulation #3 which is taken 3.0 miles from the turbines at US Route 7 and I-89 Exit 18 in Georgia. In Fairfax along Route 104 north of Fairfax Village, several historic resources will have the Project within the viewshed between 4 and five miles to the southwest such as the 1875 Orton-McNall Farm (site 9, SR 0604-53) or the 1879 brick sidehall plan Bessette House (site 10, SR 0604-52). An approximate simulation of the viewshed from this distance is VERA's viewpoint #5 showing the five turbines on Georgia Mountain from US Route 7 Intersection with Bartlett Road in Milton, 4.4 miles from the turbine location.

C. Historic Structures Within a One to Three Mile Radius

Views of the turbines from historic resources within the 1-3-mile radius (sites 11-25) move to the middle ground and thus have greater potential for effects. Overall, it appears that the turbines have been sited in a manner that even at this mid-ground distance, significant architectural resources would not be affected. This is because the turbines would be located on ridges that are largely surrounded by wooded land where no homes have been built. Most occupied, existing buildings are located below the ridgelines so that the turbines at this close proximity often would be completely or largely hidden from view due to topography or vegetation. For example, only the tops of the turbines would likely be visible from the Villado House (site 15) on Georgia Hill Road, approximately 1.9 miles from the Project, or the Brush Place (site 21) on North Road, approximately 1.1 miles from the turbines. Given the very limited visibility of the turbines from both the Milton Falls Historic District (site 19) and Fairfax Village Historic District (site 13), the impact on the setting or resources in either village is minimal.

Two sites that are perhaps the most significant resources in the 1-3 mile radius are the Kemp-Shepard House on Route 104A in Georgia (site 22) and Bellows Farm (site 12) on Route 104 just north of Fairfax Village. The Kemp-Shepard House is listed in the National Register. This c. 1830 dwelling is an excellent example of the craftsmanship of mason Levi Kemp, a local builder who designed a number of distinctive brick houses in Georgia. Based on field work and viewshed maps, it appears that the Project will only be partially visible from the front of the Kemp-Shepard House and thereby will not have a substantial impact on the ability of the viewer to appreciate the quality of the setting of this property. However, the agricultural context and setting of this historic former farmstead was previously impacted in 1937 when surrounding arable land was flooded to create Arrowhead Lake and the Public Electric Light Co. dam was built. The Bellows Farm is listed in the State Register. It is an excellent example of a mid-19th century farmstead with its highly articulated Greek Revival style house and grouping of barns distinguished by slate roofs and prominent cupolas. The buildings are highly visible in the open landscape along the west side of Route 104. The turbines will create a backdrop to the west of this farmstead, approximately 2.5 miles away. The impact of the Project to the west of this site has the potential for an adverse effect; however, this effect will not be undue. The Project will only comprise a portion of the viewshed of the broad Georgia Mountain ridgeline behind the buildings in the open landscape along this portion of Route 14. In addition another significant and possibly more important view, from the front of the buildings on Bellows Farm, is to the south comprising the ridgeline of Mt. Mansfield in

Stowe. Indeed, this view of Mt. Mansfield is considered significant to the residents of Fairfax as the ridgeline is featured in two photographs in the 2008 Fairfax Town Plan.

C. Historic Structures Within a One Mile Radius

No historic sites have been identified within a one mile radius of the Project.

5. ASSESSMENT OF EFFECT USING THE CRITERIA FOR EVALUATING THE EFFECT OF TELECOMMUNICATIONS FACILITIES ON HISTORIC RESOURCES

The Project was reviewed using the fourteen criteria developed by the VDHP to determine the effect of telecommunications facilities (see attached) The Criteria state, "Evaluations of Project impacts should be made on an individual case-by-case basis and should focus on direct and indirect impacts of a substantial nature." Thus a Project may have an adverse effect when either a "substantial" direct or indirect impact could occur.

A Direct Impact is one that would "*cause physical damage, alteration or destruction of an historic resource,*" items 1-6 of the criteria. The Georgia Mountain Community Wind Project would not have a Direct Impact. No extant historic structures are within the Project's footprint.

An Indirect Impact is one that would "*cause significant alteration and deterioration of the setting or character of an historic resource."* Examples of such impacts are provided in items 6-14 of the Criteria.

Criterion 6 is an indirect impact where *"installation of the [wind turbine] facility would create a significant intrusion into important public views of an important historic building or group of buildings, especially when those views are identified in municipal or regional plans.*

Important public views identified in the town plans within the 10 mile viewshed include scenic land features in Georgia, Milton and Fairfax that have the potential for indirect impacts from the Project. Georgia lists Georgia Mountain and the Route 7 viewshed, particularly from Georgia Center north, and areas adjacent to Arrowhead Mountain Lake and Lamoille River. Milton lists the area along Main Street in the Milton Falls Historic District. Fairfax includes the "significant scenic views or cultural features, such as the Fairfax Historic District", and provides two photographs in the town plan that show distant views to the south of Mt. Mansfield.

Based on the discussion above, it appears that the proposed 5 turbines would not create a significant intrusion into important public views of the 25 historic sites discussed in Section 3, public views of Georgia Mountain or the Route 7 viewshed, as well as sites along Arrowhead Mountain Lake such as the Kemp-Shepherd House at approximately 2 miles from the Project. Views from the properties within the Milton Falls Historic District at a distance of 2.25 to 2.75 miles from the Project will be limited. Similarly, the historic context or setting of Fairfax Village will not be substantially impacted by the proposed turbines at approximately 2.75

miles from the village due to topography, vegetation and numerous buildings that obscure views.

Criterion 7 is an indirect impact where *"installation of the [wind turbine] facility would create a significant intrusion into a hillside backdrop of an important historic building or group of buildings."*

The two identified sites within the 3 mile viewshed for which the turbines could create a significant intrusion into a hillside backdrop are the Devino Farm (site 5) and the Bellows Farm (site 12). These two sites are both significant farm complexes, where due to the open character of the surrounding agricultural fields, the views to Georgia Mountain behind the farm buildings are not obscured. However, due to the distance of the turbines being 1.5 miles from the Devino Farm and 2.5 miles from the Bellows Farm, the impact of the turbines on the hillside backdrop is not substantial. Rather the impact is minimized by the turbines being among other elements that comprise the viewshed along the wooded ridgelines.

Criterion 8 is an indirect impact where *"the siting of the [wind turbine] facility would create a focal point that would overwhelmingly disrupt and distract from the elements of an historic landscape and the public's ability to appreciate it."*

In order to overwhelmingly disrupt and distract from the elements of a historic landscape and the public's ability to appreciate it, a wind turbine facility of this small size, 5 turbines, would need to be within a 0 to one mile distance from the historic resource, especially if the turbines were clearly within the primary viewshed, such as from the front elevation of an important building. This situation does not exist in the Georgia Mountain Community Wind Project. The closest building to the proposed Project is 1.1 miles; the Brush Place on North Road in Milton, and from that historic resource, only the upper portions of the most northerly turbines would likely be visible due to the historic buildings being at the base of Georgia Mountain.

Criterion 9 is an indirect impact where *"the [wind turbine] facility would create an intrusion in the setting of a National Historic Landmark (which requires additional federal review by the national Advisory Council on Historic Preservation)."*

No National Historic Landmark sites exist in the 10-mile viewshed area.

Criterion 10 is an indirect impact where *"the [wind turbine] facility would create a significant intrusion in a rural historic district or historic landscape with a high degree of integrity, i.e. with little incompatible modern development."*

No known designated or eligible rural historic districts exist in the 10-miles viewshed area.

Historic landscapes with "a high degree of integrity, i.e. little incompatible modern development" or change in context such as newly forested former agricultural land include the open fields surrounding house and barn at 234 East Road (site 17) and the Bouffard-Martel house (site 18) in Milton, the Bellows Farm (site 12) and the McNall Two Rivers Farm (site 14) in Fairfax, and the intact 19th century residential character of the Milton Falls and Fairfax Village Historic districts. The wind turbines will be sufficiently distant, 2.25 miles and more,

from all these resources to not result in a significant intrusion on the setting or character defining features of the resources that qualify them for listing in the State or National Registers.

Criterion 11 is an indirect impact where *"installation of the [wind turbine] facility would significantly impair the viewshed from an historic resource if that viewshed is a significant component of the character of the historic resource and its history of use (e.g. the home of an important artist whose work portrayed the viewshed landscape.)"*

None of the viewsheds in the 10-mile viewshed area applicable to this particular undertaking as described above is known to be a significant component of the character of the historic resources and their history of use.

Criterion 12 is an indirect impact where *"installation of the [wind turbine] facility would significantly interfere with the public's ability to interpret and appreciate the qualities of a historic cultural facility, including impairment of the viewshed if experiencing the view from the site is an important part of experiencing the site."*

The proposed turbines will be over 1 mile from any historic resources identified as significant and having the potential to be impacted by the undertaking. At this distance the wind turbine facility would not significantly interfere with the public's ability to interpret and appreciate the qualities of the cultural resources including the viewshed experiences from the sites. In most cases, the turbines will be behind (at the rear of) the historic buildings or will be only minimally visible, so that the primary viewshed generally considered to be from the front of the structures will be away from the turbines.

Criterion 13 is an indirect impact where "*installation of the [wind turbine] facility would introduce a structure that would be dramatically out of scale with and would visually overwhelm an important historic resource."*

At a distance of more than 1 mile, the 5 proposed turbines will not visually overwhelm the resources. The Brush Place, at 1.1 miles from the turbines will only have limited views of the tops of the turbines. At 1.5 miles, the turbines along the ridge above the Devino Farm will be visible among other elements in the viewshed and along the ridgeline of Georgia Mountain; the turbines will be tall, but the distance from the viewer will mitigate this size and visual impact. The impact will also be mitigated somewhat by the numerous buildings of the Devino Farm that span a wide area of the landscape in relation to the turbines which are set back behind and distant from the structures.

Criterion 14 is an indirect impact where *"installation of the [wind turbine] facility would isolate the historic resource from its historic setting, or introduce incongruous or incompatible new uses, or new visual, audible or atmospheric elements.*

The wind turbine facility will not isolate historic resources from their historic settings, as the turbines are distant from the 25 identified historic land parcels. The turbines will be sufficiently distant from the historic resources to not introduce new audible or atmospheric elements. The wind farm is a new use on Georgia Mountain, yet it is not incongruous. A wind

farm is part of a working landscape. The turbines will be much taller than wind mills frequently used in the 19th century agricultural landscape, yet their use is associated with these earlier structures. Like the historic wind mills, today's wind turbines are not necessarily permanent features on the landscape. They may be removed at a later date when they are no longer needed and the landscape will remain intact without permanent change or intrusion.

6. ASSESSMENT OF EFFECT USING THE *QUECHEE* ANALYSIS

Of the 25 historic resources identified in the inventory of sites in the APE that are historic and have the potential for impacts from the Project, 23 are listed in the State or National Registers and two are not listed but appear eligible for the State or National Registers (the McNall / Two Rivers Farm and 234 East Road (sites 14 and 17 respectively). The review for potential impacts discussed above assesses the potential for adverse effects to the resources. Based on field work, research of DHP files, and review of Landworks viewshed maps and VERA simulations the following determinations can be made.

1) The Project will not result in any physical destruction, damage or alteration of the qualities which make the sites historic, such as an existing structure, landscape or setting.
2) The Project will not have other effects on the historic structures, landscape or setting which are incongruous or incompatible with the sites' historic qualities, including, but not limited to such effects as isolation of an historic structure from its setting, new property uses, or new visual, audible or atmospheric elements.
3) The Project has the potential for adverse effect at such highly significant sites as the Kemp-Shepard House (site 22) or the Bellows Farm (site 12) but the effect will not be undue as explained below.
    a) The Project has taken mitigating steps to preserve the character of the historic sites in the APE by selecting the location for the Project in a forested area that is undeveloped in terms of housing and other historic resources. The closest historic resource to the Project is 1.1 miles distant (Brush Place, site 21), but views of the Project from that site will be limited due to topography and forested areas.
    b) The Project will not interfere with the ability of the public to interpret or appreciate the historic qualities of the significant historic resources in the APE primarily because the Project is sufficiently distant from these resources, the context of the area surrounding some resources such as the Dee-Cobb House (site 8) and the Devino Farm (site 20) has already undergone alteration and change due to modern encroachment.
    c) The cumulative effects of the Project on the qualities of the historic resources when taken together are not so significant or substantial that they create an unacceptable impact.
    d) As noted in the review of Town Plans for towns in the APE, the Project will have no known violation of a community standard which is intended to preserve the historic qualities of the sites.

7. SUMMARY

This historic resource review report provides a thorough investigation of the breadth of the APE for the Georgia Mountain Community Wind Project, the significance of the historic resources in the 10-mile viewshed area, and the potential to impact the inventoried twenty-five resources determined significant within a 10 mile radius of the Project. **The Georgia Mountain Community Wind Project comprising the installation of five wind turbines on Georgia Mountain has the potential for an adverse effect to historic, above-ground resources; however this effect will not be undue.** The identified, significant historic resources will be more than 1 mile from the Project located on the ridgeline of Georgia Mountain in Georgia and Milton, Vermont. At this distance the turbines will not overwhelm or dominate the setting and characteristics that qualify the historic resources for listing in the State and National Registers, nor will they affect the ability of the public to interpret and appreciate these resources. Overall, the character of the significant landscape features and historic structures in Milton, Georgia, Fairfax, Westford and surrounding towns will not be substantially impacted by the installation of this small wind turbine facility.

ATTACHMENTS

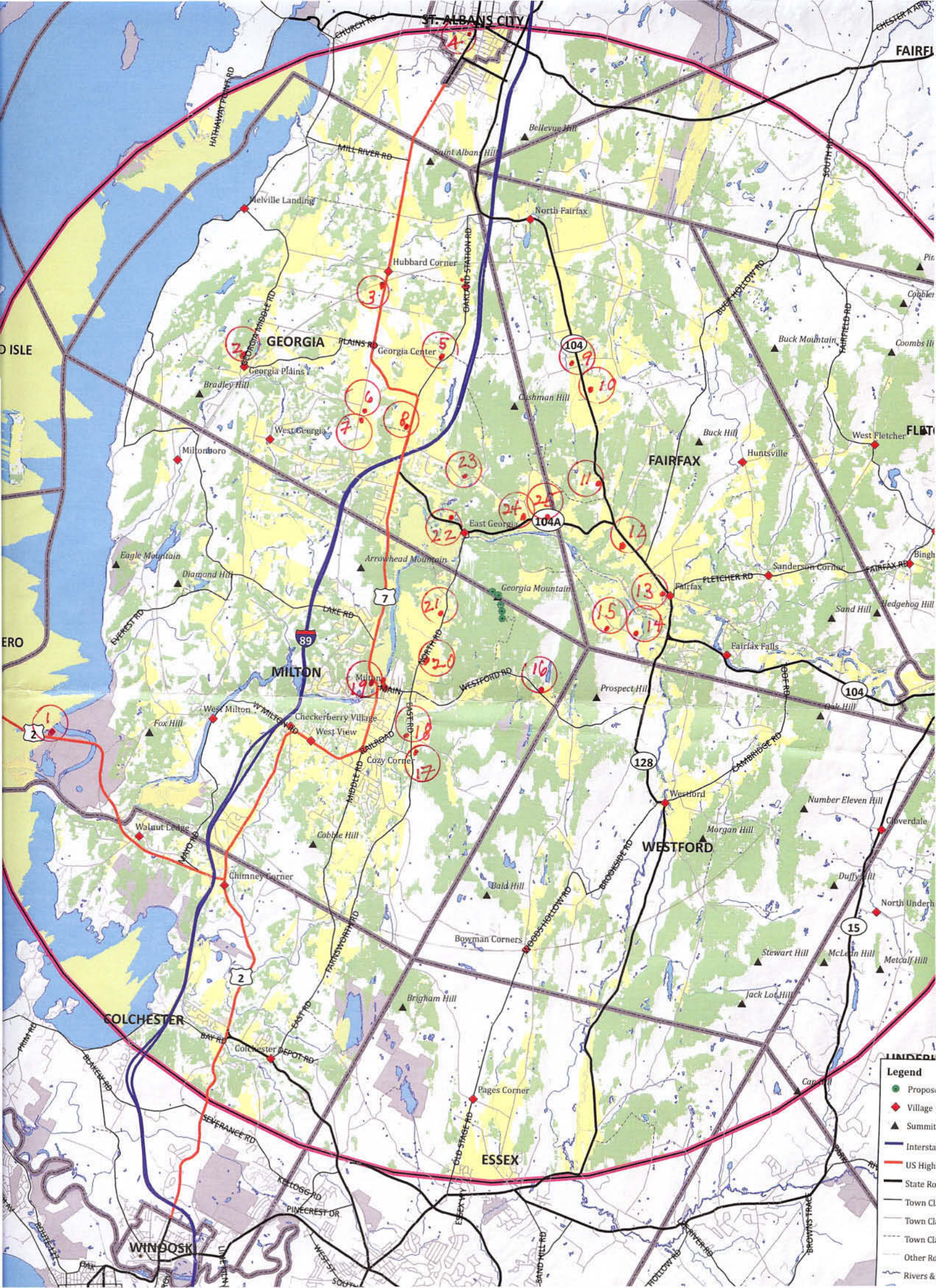
a) Map of Historic Building Locations

b) VERA Photographic Simulations

c) Criteria for Evaluating the Effect of Telecommunications Facilities on Historic Resources (VDHP)

d) Photographs of Architectural Resources identified on Historic Building Locations Map

e) Landworks Potential Viewshed Map


ST. ALBANS CITY
FAIRFI
CHURCH RD
HATHAWAY POINT RD
MILL RIVER RD
Bellevue Hill
Saint Albans Hill
Melville Landing
North Fairfax
SOUTH RD
Hubbard Corner
OAKLAND STATION RD
BUCK HOLLOW RD
FAIRFIELD RD
Cobble
Buck Mountain
Coombs Hi
GEORGIA
PLAINS RD
Georgia Center
Georgia Plains
GEORGIA MIDDLE RD
Bradley Hill
Cushman Hill
West Georgia
Buck Hill
West Fletcher
Huntsville
FAIRFAX
Miltonboro
East Georgia
104
104A
Eagle Mountain
Arrowhead Mountain
Diamond Hill
Georgia Mountain
Sanderson Corner
FAIRFAX RD
FLETCHER RD
Fairfax
Sand Hill
Hedgehog Hill
EVEREST RD
LAKE RD
7
89
MILTON
NORTH RD
Milton
MAIN
WESTFORD RD
Fairfax Falls
ROOF RD
Prospect Hill
Oak Hill
West Milton
W MILTON RD
Checkerberry Village
West View
Fox Hill
RAILROAD
EAST RD
Cozy Corner
MIDDLE RD
128
Westford
CAMBRIDGE RD
Number Eleven Hill
Cloverdale
Walnut Ledge
MAPLE RD
Cobble Hill
Morgan Hill
WESTFORD
Chimney Corner
Bald Hill
BROOKSIDE RD
Duffy Hill
North Underh
15
Bowman Corners
WOODSHOLLOW RD
Stewart Hill
McLean Hill
Metcalf Hill
FARNSWORTH RD
Brigham Hill
Jack Lot Hill
COLCHESTER
BAY RD
EAST RD
Colchester
DEPOT RD
PRIM RD
BLAKELY RD
Pages Corner
SEVERANCE RD
OLD STAGE RD
ESSEX
KELLOGG RD
PINECREST DR
WINOOSKI
ESSEX WY
SAND HILL RD
RIVER RD
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Viewpoint #1

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

Camera Information

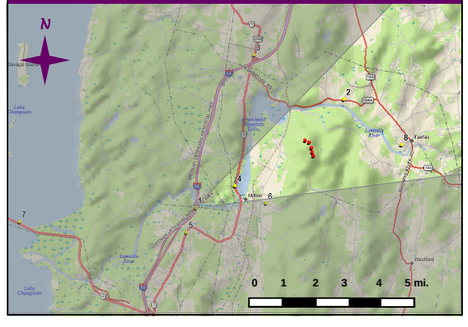
Date and Time of Photograph:	24 February, 2009 2:32 PM
Latitude (N)	44°38’09.93”
Longitude (W)	73°08’26.27”
Elevation above sea level	176 ft (53.6 m)
Focal Length in 35mm	51mm
Distance to nearest turbine	3.9 miles (6.2 km)

Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph

Viewpoint Location Map



Georgia Mountain Community Wind

I-89 Bridge over Lamoille River, Milton

March 2009

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Viewpoint #2

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

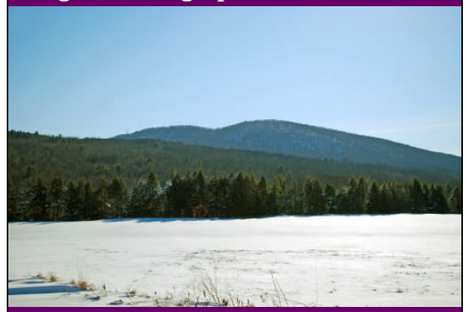
Camera Information

Date and Time of Photograph:	24 February, 2009 3:01 PM
Latitude (N)	44°41’00.10”
Longitude (W)	73°03’00.30”
Elevation above sea level	397 ft (121 m)
Focal Length in 35mm	51mm
Distance to nearest turbine	1.6 miles (2.6 km)

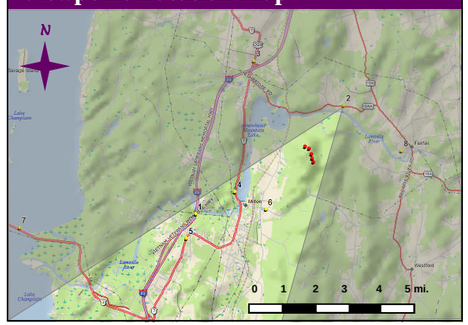
Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph



Viewpoint Location Map



Georgia Mountain Community Wind | **Route 104A at Georgia-Fairfax Town Line** | **March 2009**

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Viewpoint #3

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

Camera Information

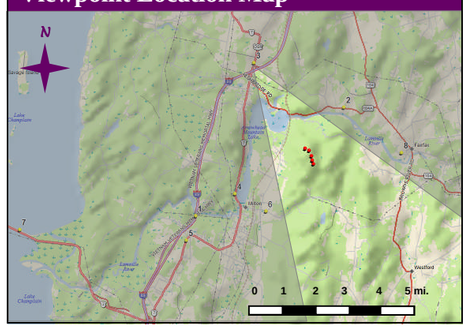
Date and Time of Photograph:	24 February, 2009 2:44 PM
Latitude (N)	44°42’09.78”
Longitude (W)	73°06’19.12”
Elevation above sea level	426 ft (130 m)
Focal Length in 35mm	51 mm
Distance to nearest turbine	3.0 miles (4.8 km)

Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph

Viewpoint Location Map



Georgia Mountain Community Wind

Georgia Public Library
US Rt 7, Georgia

March 2009

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Viewpoint #4

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

Camera Information

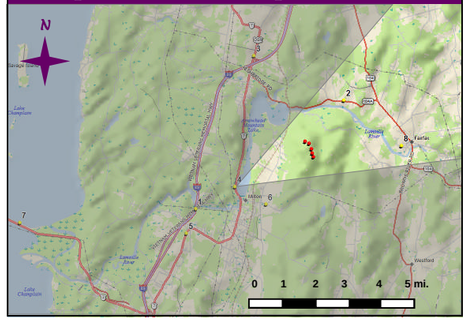
Date and Time of Photograph:	24 February, 2009 3:42 PM
Latitude (N)	44°38’44.78”
Longitude (W)	73°07’00.33”
Elevation above sea level	325 ft (99 m)
Focal Length in 35mm	51 mm
Distance to nearest turbine	2.5 miles (4.1 km)

Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph

Viewpoint Location Map



Georgia Mountain Community Wind

US Route 7 at Arrowhead Reservoir, Southwestern shore

March 2009

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Viewpoint #5

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

Camera Information

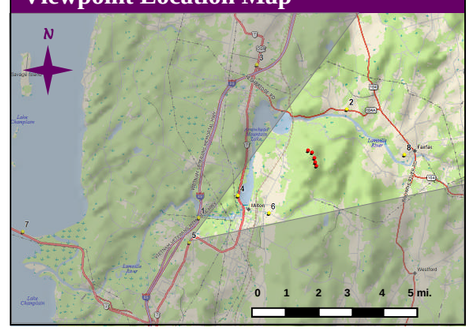
Date and Time of Photograph:	24 February, 2009 4:24 PM
Latitude (N)	44°37’31.41”
Longitude (W)	73°08’47.34”
Elevation above sea level	354 ft (108 m)
Focal Length in 35mm	51 mm
Distance to nearest turbine	4.4 mi (7.1 km)

Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph

Viewpoint Location Map



Georgia Mountain Community Wind

US Route 7 Intersection with Bartlett Rd, Milton

March 2009

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Viewpoint #6

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

Camera Information

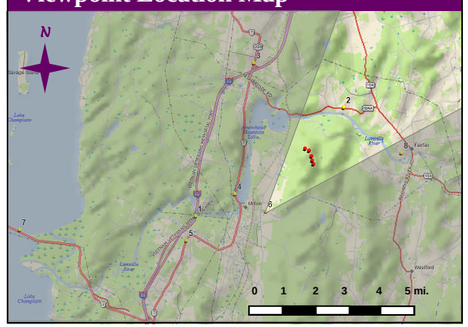
Date and Time of Photograph:	24 February, 2009 3:36 PM
Latitude (N)	44°38’17.50”
Longitude (W)	73°05’52.00”
Elevation above sea level	433 ft (132 m)
Focal Length in 35mm	51 mm
Distance to nearest turbine	1.9 mi (3.1 km)

Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph

Viewpoint Location Map



Georgia Mountain Community Wind

Intersection of Westford Road and Hunting Ridge Lane, Milton

March 2009

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Viewpoint #8

Project Location

Georgia Mountain, towns of Milton and Georgia, Vermont

Turbine Information

Turbine Model	GE 1.5sle
Hub Height	262 ft (80 m)
Rotor Diameter	253 ft (77 m)

Camera Information

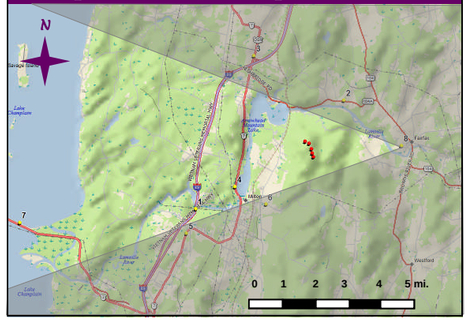
Date and Time of Photograph:	24 February, 2009 3:16 PM
Latitude (N)	44°39’48.90”
Longitude (W)	73°00’53.80”
Elevation above sea level	384 ft (117 m)
Focal Length in 35mm	51mm
Distance to nearest turbine	2.7 miles (4.3 km)

Technical Information

Recommended viewing Distance	13 in (33 cm)
Software	WindPRO 2.5
Digital elevation data	SRTM (1 arc sec)
Datum	WGS 84
DEM source	http://seamless.usgs.gov

Original Photograph

Viewpoint Location Map



Georgia Mountain Community Wind | **BFA High School, Fairfax** | **March 2009**

Prepared For	Prepared By
Georgia Mountain Community Wind, LLC	VERA www.northeastwind.com

Criteria for Evaluating the Effect of Proposed Telecommunications Facilities, Transmission Lines, and Wind Power Facilities on Historic Resources*

The installation of telecommunications facilities, transmission lines, wind power facilities and other similar projects may affect historic resources directly and indirectly. Evaluations of project impacts are made on an individual case-by-case basis and focus on direct and indirect impacts of a substantial nature. Use of these criteria further implements any applicable state and federal review standards. Projects may have an adverse or an undue adverse effect under the following circumstances:

Direct Impact: The installation of a telecommunications facility, transmission line, wind power facility or other similar project would cause physical damage, alteration or destruction of an historic resource. For example:

1. If installation of project components would require the whole or partial demolition or abandonment of an historic building;

2. If installation of a tower, pole or other related structure would cause ground disturbance at the installation site that would impact known archeological sites or archeologically sensitive areas;

3. If construction or expansion of access roads, staging or storage areas, borrow areas, disposal or waste areas and/or transmission lines would cause ground disturbance that would impact archeological resources along a corridor connected to the installation site;

4. If attachment of any devices to an historic building would cause immediate or potential structural or physical damage of the building, cause a significant visual intrusion to the architectural character of the building, or pose a proven threat to the continued use of the building;

5. If installation of a tower, pole or other related structure would cause physical damage or destruction of historic features of the landscape surrounding and/or part of an historic resource, such as stone walls, historic roadways and drives, important tree lines, orchards, etc.

Indirect Impact: The installation of a telecommunications facility, transmission line, wind power facility or other similar project would cause significant alteration and deterioration of the setting or character of an historic resource. For example:

6. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion into important public views of an historic building, group of historic buildings, or historic landscapes, especially when those views are identified in municipal or regional plans;

7. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion into a hillside backdrop of an important historic building or group of buildings;

8. If the siting of a telecommunications facility, transmission line, wind power facility or other similar project would create a focal point that would overwhelmingly disrupt and distract from the elements of an historic landscape and the public's ability to appreciate it;

9. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create an intrusion in the setting of a National Historic Landmark (which requires additional federal review by the national Advisory Council on Historic Preservation);

10. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would create a significant intrusion in a rural historic district or historic landscape with a high degree of integrity, i.e. with little incompatible modern development;

11. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would significantly impair a vista or viewshed from an historic resource if that vista or viewshed is a significant component of the character of the historic resource and its history of use (e.g. the home of an important artist whose work portrayed the vista or viewshed landscape);

12. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would significantly interfere with the public's ability to interpret and appreciate the qualities of a historic cultural facility, including impairment of the vista or viewshed if experiencing the view from the site is an important part of experiencing the site;

13. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would introduce a structure that would be dramatically out of scale with and would visually overwhelm an historic resource or its setting;

14. If installation of a telecommunications facility, transmission line, wind power facility or other similar project would isolate a historic resource from its historic setting, or introduce incongruous or incompatible new uses, or new visual, audible or atmospheric elements to a historic setting.

June 2007**

*This document is a revision of and supersedes the Division for Historic Preservation's document "Criteria for Evaluating the Effect of Telecommunications Facilities on Historic Resources".

**This document may be updated periodically. Please be sure to check our website for the most recent version. (www.historicvermont.org)

6- 10 MILES

Site 1. Sandbar State Park, Milton, National Register historic district; view east toward Georgia Mountain (center distant, low hill in background), approximately 8 miles from the Project.

Site 2. Georgia Plains Baptist Church, 1877, Georgia Middle Road, Georgia, listed in the National Register, approximately 6.2 miles from the Project.

Site 3. Solomon Goodrich Homestead, Route 7, Georgia, listed in the National Register, approximately 6 miles from the Project.

Site 4. The Willard Manufacturing Company building, 1896, corner of Stowell and Allen Street, St. Albans, listed in the National Register, approximately 10 miles from the Project.

3-6 MILES

Site 5. Loomis-Wood-Young Farm, c. 1810 house, Oakland Station Road, Georgia, listed in the State Register (SR 0608-7), approximately 4.5 miles from the Project.

Site 5. Loomis-Wood-Young barns, 19th century, (SR 0608-7) Oakland Station Road, Georgia, approximately 4.5 miles from the Project.

Site 6. Ballard Farm, 1788 / c. 1835 house, Ballard Road (TH29), Georgia, listed in the National Register, approximately 4.5 miles from the Project.

Site 6. Ballard Farm barn, 1895, one of two similar Queen Anne style bank barns.

Site 7. Ballard-Hunt Farm, c. 1830 house, c. 1900 barn, Ballard Road, Georgia, listed in the State Register (0608-26), approximately 4.3 miles from the Project.

Site 7. Ballard-Hunt Farm, (SR 0608-26), view from field south of house to southeast toward Georgia Mountain, approximately 4.3 miles away; Smuggler's Notch ski area visible to right of large tree on left.

Site 8. Dee-Cobb House (SR 0608-14), Oakland Road, Georgia, north of I-89 Exit 18, approximately 3.5 miles from the Project.

Site 8. Dee-Cobb Barn (SR 0608-14), Oakland Rd. north of I-89 Exit 18 Approximately 3.5 miles from the Project.

Site 9. Orton-McNall Farm, Route 104 north of Fairfax village, SR 0604-53, view looking westerly approximately 4.5 miles from the Project.

Site 9. Orton-McNall Farm barns, Route 104 north of Fairfax village, SR 0604-53, view looking westerly.

Site 10. Bessette House, Route 104 north of Fairfax village, SR 0604-52, view looking northeast, approximately 4.2 miles from the Project.

1 - 3 MILES

Site 11. Napoli House (SR 0604-49), c. 1865, Route 104 north of Fairfax Village, view looking northwest, approximately 2.7 miles from the Project.

Site 12. Bellows Farm (SR 0604-46), c. 1830, Route 104 just north of Fairfax Village, view to Southwest, approximately 2.5 miles from the Project.

Site 12. Bellows Farmhouse, view to northwest.

Site 12. Bellows Farm barns, view to west, Georgia Mountain in background, Project approximately 2.5 miles away.

Site 13. Fairfax Village Historic District (SR 0604-44), 19th century village; the Fairfax Village Bridge, listed in the National Register is also located in the Fairfax Village Historic District, historic district (HD) site 13, approximately 2.75 miles from the Project.

Site 13. Northwest corner of Fairfax Village Historic District, c. 1795 stone house (HD site #99), view to west toward Georgia Mountain, approximately 2.75 miles away.

Site 13. Town Clerk's office, former principal's house for Bellows Free Academy, site 71 in Fairfax Village Historic District, view looking southwest.

Bellows Free Academy, 1943, view looking west, just outside Fairfax Village Historic District.

Bellows Free Academy, view looking east of modern additions behind 1943 section.

Sports fields west of Bellows Free Academy buildings looking west to Georgia Mountain approximately 2.7 miles away.

Site 14, McNall / Two Rivers Farm, c. 1880, McNall Road, Fairfax, view to west, Georgia Mountain in distance approximately 2.3 miles away.

Site 14. McNall Farm house and garage, c. 1880, view looking easterly.

Site 14. McNall Farm barns, view looking easterly from McNall Road.

Site 15. Villado Farm (SR 0604-41), c. 1830, McNall Road, Fairfax, view looking west toward Georgia Mountain approximately 1.9 miles away.

Site 15. Villado Farm, view looking northwesterly, note new house in background.

Site 15. Villado Barn, view looking northerly.

View of new development adjacent to Villado Farm (site 15), Georgia Mountain on left.

Site 16. Harvey Klein House (SR 0410-6), c. 1865, site #1, view looking northerly from Westford Road, Milton, approximately 1.6 miles from the Project.

Site 17. 234 East Road, Milton, c. 1830, view looking northeast, approximately 3 miles from the Project.

Site 17. 234 East Road barn, view to northeast, note cell tower on Georgia Mt. just left of barn.

Site 17. View of Georgia Mountain from fields north of house at 234 East Road.

Site 18. Bouffard-Martel House (SR 0410-11), c. 1825, view looking west from East Road, Milton, approximately 2.8 miles from the Project.

Site 18. View across road from Bouffard-Martel House toward Georgia Mountain, approximately 2.8 miles away, note cell tower on right.

Site 19. Route 7 view east, Milton Falls Dam on right, at west end of Milton Falls Historic District (SR 0410-17) Georgia Mountain on left, approx. 2.7 mi. away.

Site 20. Devino / Arrowhead Farm (SR 0410-8), Milton, c, 1850, view to northeast from North Road toward Georgia Mountain approximately 1.5 miles away.

Site 20. Devino farmhouse, view to east from North Road.

Site 20. Devino farm, view across fields past barns to Georgia Mountain Approximately 1.5 miles away.

View on west side of North Road across from Devino farm (site 20) to the Husky plant.

Site 21. The Brush Place (SR 0410-7), c. 1860, North Road, Milton, view looking northwest, approximately 1.1 miles from the Project.

Site 22. Kemp-Shepard House, listed in the National Register, c. 1830, Route 104A, Georgia, view looking north, house faces the Project approximately 2 miles away.

Site 22. Kemp-Shepard barn, Route 104A, view looking north.

Site 22. View from Kemp-Shepard House to south and Georgia Mountain approximately 2 miles away.

Site 23. Hathaway-Morgan House (SR 0608-17), c. 1840, Dee Road, Georgia, view looking north.

Site 23. Across Dee Road from Hathaway-Morgan House, view looking south to Georgia Mountain approximately 2.4 miles away.

Site 24. Purmort-Mraz House, Silver Lake Road, Georgia, view looking west approximately 1.7 miles from the Project.

Site 25. Purmort-Rainville Farm, Route 104A, Georgia, view looking north approximately 1.75 miles from the Project.

NOTE: This map depicts areas with POTENTIAL views of one or more turbines. Not all turbines (or all parts of turbines) will be seen from each location. The map only accounts for topography and deciduous, coniferous, and mixed forest cover at an assumed height of 40 feet. The map does not account for other factors such as buildings and structures, actual tree height and density, site specific vegetation and/or removal, variations in eyesight, atmospheric and weather conditions. Under certain conditions this map overstates where turbines will be seen from. Potential viewshed is based on GIS data available at the time from the Vermont Center for Geographic Information, Inc. (VCGI). Data is only as accurate as the original source and is not guaranteed by LandWorks.

APPENDIX 1. VIEWSHED MAP: AREAS OF POTENTIAL VISIBILITY

N

1:124,000

0 6,000 12,000 Feet

3.26.09

Georgia Mountain Community Wind

Prepared by LandWorks, Middlebury, VT
Prepared for Vermont Environmental Research Associates

LandWorks