

**STATE OF VERMONT  
PUBLIC UTILITY COMMISSION**

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Petition of Northland Solar LLC for a Certificate of Public Good, pursuant to 30 V.S.A. § 248, authorizing the installation and operation of a 4.999 MW solar electric generation facility off Route 100 in Lowell, Vermont to be known as the “Northland Solar Project”	Case No. 25-2346
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**PREFILED TESTIMONY OF MADONNA SULLIVAN  
On behalf of the Town of Lowell and Madonna Sullivan**

March 13, 2026

**Exhibits:** TL-MS-1, Photographs from Madonna Sullivan’s Home looking at the proposed Northland Solar Project Site.

**Summary:** Madonna Sullivan addresses issues associated with health, quality of life and aesthetics, 30 V.S.A. § 248(b)(5).

**Pre-filed Direct Testimony  
Of  
Madonna Sullivan**

**1. Introduction**

1 **Q.1 Please identify yourself by full legal name, occupation, and home address.**

2 A.1 My name is Madonna Sullivan, direct support professional and respite provider, and I  
3 live at 267 VT Rte 58, Lowell, VT 05847,

4 **Q.2 What is the purpose of your testimony?**

5 A.2 The purpose of my testimony is to address issues associated with health, quality of life  
6 and aesthetics.

7 **Q.3 Have you previously provided testimony before the Vermont Public Utility  
8 Commission or in other judicial or administrative proceedings?**

9 A.3 No.

10

11 **2. Aesthetics, Historic Sites, Air and Water Purity, the Natural Environment,**  
12 **and Public Health and Safety [30 V.S.A. § 248(b)(5)]**

13

14 **Q.4 How does the Northland Solar project affect your interests?**

15 A.4 The proposed Northland Solar Project would have a direct impact on the aesthetic  
16 character and visual environment of my home. My residence faces the open field  
17 where the project is proposed, and nearly every window in my home looks out toward  
18 the west, north, and east across that landscape. Because of this orientation, the solar  
19 facility would be clearly visible from most areas of my home and would become a  
20 dominant feature of the view from my property.

1     **Q.5 What are the aesthetics issues that affect your interests?**

2     A.5 Historically, I have held art classes in my home. The surrounding landscape and rural  
3           scenery are an important part of that experience, both for me and for those who attend  
4           the classes. The open field, natural light, and unobstructed views of the rural landscape  
5           contribute to the creative and educational environment that I provide.

6     The construction of a large-scale solar facility in this location would significantly alter that  
7           landscape. Instead of the existing open field and rural character, the view would  
8           consist of rows of solar panels, fencing, and associated electrical equipment. This  
9           would replace the natural and pastoral setting with industrial infrastructure.

10    As a result, the project would substantially diminish the aesthetic qualities of the landscape  
11           visible from my home and would negatively affect the visual environment in which I  
12           live and have historically conducted art classes. The change to the view would be  
13           significant and permanent, and it would alter the rural character of the landscape that  
14           currently surrounds my property.

15    **Q.6 How does the proposed solar project affect your quality of life and health?**

16    A.6 The proposed solar project would have a direct impact on my daily life because the  
17           project site is located directly along my property boundary. My kitchen and deck face  
18           the field where the project is proposed, and these are areas of my home that I use  
19           frequently throughout the day as seen in *Figure 1 and 2, Exhibit TL-MS-1*.

20    The kitchen is a central space in my home where I spend a significant amount of time

1 preparing meals and carrying out normal daily activities. The deck is also an important  
2 space for spending time outdoors, relaxing, and enjoying the surrounding landscape.  
3 Currently, these areas overlook an open field that contributes to a quiet and peaceful  
4 setting.

5 If the solar project is constructed, the view from these areas would change dramatically.

6 Instead of looking out over an open field, I would be looking directly toward rows of  
7 solar panels, fencing, and associated infrastructure along the edge of my property as  
8 seen in *Figure 2, Exhibit TL-MS-1*. The close proximity of this type of development  
9 would introduce a constant visual presence that would be difficult to avoid in the  
10 course of my normal daily routines.

11 The loss of the current rural setting and the introduction of large-scale infrastructure  
12 immediately adjacent to my property would reduce my ability to enjoy my home and  
13 outdoor space. Over time, this type of visual intrusion can contribute to stress and  
14 diminish the sense of comfort and well-being that people expect to experience in their  
15 home environment. For these reasons, the project would negatively affect both my  
16 quality of life and my overall sense of health and well-being.

17 **Q.7 Approximately how close would the solar facility be to your home and the areas**  
18 **of your property that you regularly use?**

19 **A.7** According to the project plans in Exhibit NS-TH-2 (Site Plans), the proposed solar arrays  
20 would be located approximately 191 feet from my home. Because my kitchen and

1 deck face the project area as seen in *Figure 1, Exhibit TL-MS-1*, the proposed solar  
2 project would be in direct view from these regularly used parts of my home.

3 At that distance, the solar arrays and associated infrastructure would be a prominent and  
4 unavoidable feature of the landscape immediately adjacent to my property. The  
5 proximity of the project will have a direct impact on my daily life.

6 **Q.8 In your opinion, will the proposed shrubbery adequately screen the solar project**  
7 **from your home? Why or why not?**

8 **A.8** No, I do not believe the proposed shrubbery will adequately screen the project from my  
9 home. Based on the location of the proposed plantings, the screening would  
10 significantly alter my existing view, but would not fully block the project. From the  
11 first floor of my home, the shrubbery would likely block my current view of the  
12 mountains entirely as seen in *Figure 1, Exhibit TL-MS-1*. However, from the second  
13 floor—where my art studio is located—I would most likely be able to see over the  
14 plantings and still have a view of the solar panels.

15 As a result, the screening would not eliminate the visual impact of the project. Instead, it  
16 would replace the open mountain view I currently have with a hedge, while still  
17 leaving the project visible from the upper level of my home. To my knowledge, the  
18 applicant has not provided any visual simulations showing what the project would  
19 look like at the time the screening is planted or how it would appear after 5, 10, or 15  
20 years of growth. Without that information, it is difficult to evaluate whether the

1 proposed screening would actually mitigate the visual impact. Regardless, the plan  
2 would drastically change my view by replacing the mountain vista with a hedge and,  
3 from the second floor, views of the solar array.

4 **Q.9 Is there anything else you would like to say?**

5 A.9 The PUC should deny the proposed solar project and take into consideration the homes  
6 that will be directly impacted by the proposed Northland Solar site. Unlike many if  
7 not most, the Northland Solar Site is in direct view of residential dwellings and  
8 adversely affects my ability to enjoy my home on a daily basis.

9

10 **Q.10 Does this conclude your pre-filed direct testimony?**

11 A.10 Yes.

Affidavit of Madonna Sullivan

1. I have provided pre-filed testimony and exhibits in the above-captioned matter.
2. I have personal knowledge of the information provided in my pre-filed testimony.
3. I am able to testify as to the validity of the information contained in my pre-filed testimony and exhibits.
4. I declare that the foregoing statements are true and accurate to the best of my knowledge and belief. I understand that if the above statement is false, I may be subject to sanctions by the Commission pursuant to 30 V.S.A. § 30.

Dated at Lowell Vermont this 12 day of MARCH 2026.

Madonna Sullivan  
Name