

## Betsy Little Real Estate, LLC

April, 8, 2011

Dear Siting Council members,

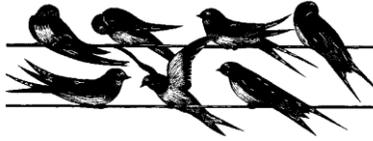
I am writing in regard to BNE's petitions #983 and #984. I wrote the essence of this email a few weeks ago when I was traveling and sent it to you from my iphone. I now realize that because of a technical problem only part of the original email came through to you. Therefore I am sending it again to make certain you have the whole thing. Please substitute this letter for the one you received from me a few weeks ago.

I have been in the real estate business for 19 years selling properties predominantly in Colebrook and Norfolk Connecticut. I have been a real estate broker managing my own firm for 15 of those 19 years. Since 1992 I have personally listed and/or sold over 300 properties, more than 200 of which have been in the towns of Colebrook and Norfolk. I believe it is fair to say I know the real estate market in these two towns exceedingly well.

The people who buy properties in these two towns want peace and quiet. They come to live in a healthy community that values and protects its natural surroundings. Some are weekenders looking for a second home which will provide a refuge from the rat race of city life. Some have become fed up with increasing development, congestion and noise in southern Connecticut and elsewhere. They move here because they find that Norfolk and Colebrook remind them of what their towns used to be like. ALL place a high value on the peaceful, rural, natural setting they find in our small corner of Connecticut.

Now, into the middle of rural residential Colebrook and Norfolk, throw a bunch of enormous industrial wind turbines. These structures are massive. They are way out of scale for our topography. They are not compatible with rural residential life. They pose hazards to humans, birds, bats and all creatures that reside within some significant distance. Constant low-frequency vibration and noise may well disturb the inner ear and the brain causing wind turbine syndrome. Ice throw from 160 foot whirling blades is a scary prospect. They can wear out and explode apart. You get the picture and so will potential buyers who won't want to worry about





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how much noise and danger there will be. They won't raise their children anywhere near these things. They won't risk investing in an area where property values may go down the drain. These are the things buyers will focus on when they consider purchasing a property in this area. These are the things that will make them decide to look elsewhere.

I can state without a shadow of a doubt that if these two Wind Generating Facilities come to pass they will have a deleterious effect on real estate values in Colebrook and Norfolk. Property values will decline, no question about it. By how much I do not know and no-one does. Properties close to the turbines will become essentially valueless. Only time will tell how far one has to be from the turbines to not feel their effects both physically and financially – a mile, 2 miles, Salisbury?

Think about it. Without a strong full-time and second home market, which provides an essential boost not only to the local tax base but also to the local economy, these two towns would die. Local carpenters, landscapers, real estate agents, restaurants, antique shops, B&B's, you name it, would sorely lack for work. People would not be able to pay their taxes; the towns wouldn't be able to manage. This may sound ridiculous to you, but I know how sharp the pencils of the local finance boards already have to be to manage to pay the towns' bills. Over the past few years I have witnessed the beginnings of a destabilization of the local real estate market due to the general faltering of the economy. Ill conceived development could prove to be the tipping point.

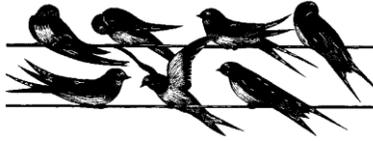
What might be quick financial bonanza to a few developers (Who, from what I have read, seem to know next to nothing about building these things or how they operate. Rather, they seem to know about gaming the system of tax credits and subsidies.) would certainly be a deep long term loss to two of the sweetest small towns in the state of CT and all the people who live here. Can the potential benefits of these industrial turbines possibly outweigh the potential detriments? I don't think so.

Do the right thing. Say NO.

Sincerely,



PO Box 485, Norfolk, Connecticut 06058-0485  
Tel: 860-542-5020 Fax: 860-542-0136 [betsy@betsylittle.com](mailto:betsy@betsylittle.com)



## Betsy Little Real Estate, LLC

*Elizabeth Kittredge*

Elizabeth Kittredge, broker designee  
Betsy Little Real Estate, LLC  
PO Box 485  
Norfolk, CT 06058

Tel: 860-542-5020  
Fax: 860-542-0136



PO Box 485, Norfolk, Connecticut 06058-0485  
Tel: 860-542-5020 Fax: 860-542-0136 [betsy@betsylittle.com](mailto:betsy@betsylittle.com)