

**Responses of Iberdrola Renewables and Meadowsend Timberlands Ltd. to
Questions from the Grafton Wind Information Committee**

Questions for Iberdrola

1. If you place turbines in the Grafton section of MTL's property, will you put them on the mountaintops? In mountainous topography with steep slopes and narrow valleys, like this property, do you ever place turbines in the valleys? If so, where have you done this?

Iberdrola Renewables has released a draft study layout of potential turbine locations on MTL's Stiles Brook property. A copy of the draft study layout is attached. The selection of these locations is a result of a combination of site-specific information, including among other things, environmental resources, specific wind resources on the project site, and topographic and other site limitations. Our goal is to develop a well-designed project that minimizes impacts, while taking advantage of the wind resource on the project site. Generally speaking, wind turbines tend to be located in higher elevation areas to maximize the wind resource available on the site, but those siting decisions are always guided by a thorough evaluation of the potential impacts at any specific location.

With respect to the Stiles Brook property, the topography can be best described as elevated plateau, with elevations ranging from approximately 1,150 feet at the lowest point to 2,350 feet at its highest. The average elevations range between 1,800 and 2,000 feet, with some slightly higher areas on the plateau. There are some ledge-laden steep slopes found within the parcel, but those features are not typical of the entire site. These locations are current estimates, and subject to refinement in the final proposed layout.

2. There is a high density of people who live close to potential turbine sites in Grafton, Windham, Townshend, Jamaica, and Athens. How often have you built large wind-turbine complexes in areas with this much human density? Given the damage forcing these complexes in close to people causes to the social fabric of the community, property values, and human health, why wouldn't you avoid these types of sites in favor of ones that are far away from people?

We take the community's concern regarding potential impacts on residents in the area very seriously, and we can assure you that minimizing the project's potential impacts is a key issue that always guides siting and development of our projects. Iberdrola Renewables owns and operates more than 50 wind projects, most of which have

residences within the project area. We do not view this site as substantially different from other sites from that perspective. The location of residences relative to a project site is one of the many factors that Iberdrola considers when developing a project, and local community concerns will be carefully reviewed as part of the permitting process, as they always are. We believe this location is potentially a good site for a project, in part, because of the large size of the project parcel (over 5000 acres), and the corresponding distance to any residences not directly involved in the project. It is important to note there are no residences within MTL's 5000 acre parcel.

3. How visible will the turbines be in Grafton? For example, will you be able to see them from Grafton Village, Chester Hill, the Grafton Ponds ski trails, or Fisher Hill? How visible will they be in surrounding towns? How about Jamaica, for example?

As noted above, we have recently released a draft layout of proposed turbine locations, and are in the process of conducting a visual analysis for the surrounding area to determine the visibility of the project from different areas. During our October 26-27, 2015 community meetings we showed several visual simulations of the project from both Grafton and Windham and we are in the process of preparing additional simulations from other locations of interest. We will continue to produce and show preliminary visual simulations to the public. Overall, we expect that some areas in the Town of Grafton will have views of the project, but anticipate that the views will generally be limited, due to the distance to the project site, and intervening topography between the project and Grafton.

We currently have simulations from the Grafton Inn and the parking lot at Grafton Pond that you can review at StilesBrookForest.com. There are several other visual simulations available from areas that were not specifically asked about in the question. We continue to work on additional visual simulations and will provide them to the communities of Grafton and Windham, when they are available.

4. In Grafton and Townshend, the people on the Townshend Road south of Grafton Village will be more vulnerable to infrasound than anybody else. This is because of their proximity to potential turbines sites in Grafton, and their location downwind of these sites and the prevailing, westerly winds. How many houses are on that road within two miles of the nearest potential turbine site?

We understand that the potential sound profile of a facility of this type is of interest to the community and we plan to present detailed information regarding the project's sound profile. The sound generated by the project will be carefully evaluated and

studies will be provided to residents and the Town to ensure a full consideration of the issue.

All of the credible peer reviewed scientific data and various government reports (U.S., U.K., Australia and Canada) have refuted the claim that wind farms cause negative health impacts. Currently, hundreds of thousands of people live and work near operating wind farms without any health effects. In addition, the project will be required to meet the sound limits established by the Vermont Public Service Board, which are established to protect human health and safety, and the projects sound characteristics will be closely evaluated by state agencies as part of the permitting process.

As noted above, Iberdrola has recently completed a draft layout of turbine locations for the project, and we can now begin to model the sound profile of the project in relationship to nearby residences. We expect to have an initial analysis of the sound profile of the project to present early next year during community workshops. The analysis to determine the precise distance between the turbines and residential dwellings still needs to be field verified. We will provide this information as soon as we have had the opportunity to do the appropriate and necessary verification.

5. Assuming you did not use the MTL property in Windham, would you consider building a turbine complex just on their Grafton property?

At this time the study area for a potential project assumes the use of MTL lands in both the Towns of Windham and Grafton. We have not given consideration to development of a project in just one town.

6. Approximate number of turbines?

Iberdrola's current draft study layout for the Project includes 28 turbines, 8 in Grafton and 20 in Windham. The number and location of turbines may change as we conduct further studies.

7. Approximate number of turbines in each of the towns?

Iberdrola's current draft study layout for the Project includes 28 turbines, eight in Grafton and 20 in Windham. The number and location of turbines may change as we conduct further studies.

8. Approximate height of the turbines?

Turbines proposed in the draft study layout are Vestas V-126 turbines, which have a hub height of 87m, and a blade tip height of 150 meters, or approximately 492 feet.

9. Approximate height to the tip of the blades?

Turbines proposed in the draft study layout are Vestas V-126 turbines, which have a blade tip height of 150 meters or approximately 492 feet

10. Approximate number of full time jobs involved in construction including site preparation?

Based on our experience constructing similar projects, and our expectations for this project at this time, we anticipate there will be between 125-150 jobs during the construction period. Exact numbers may vary. A formal economic analysis, including an estimate of construction jobs, will be completed and included as part of a permit application, and we will share additional details with the town if this estimate changes.

11. Approximate number of part time jobs involved in construction including site preparation?

Some part-time seasonal work and jobs may be needed during specific periods of construction but the vast majority of the jobs will be full time for the relevant construction period. It is worth noting that the construction of wind projects generally proceeds in defined stages, so that some types of jobs may be required early in the development (logging, for example) while other types of jobs may be available later in the construction sequence (concrete work, or electrical work, for example). These positions will likely be full-time for the period of time those individuals are on site, but there may be seasonal or part-time work available during any specific phase of development.

12. What are the different type of jobs and their approximate numbers?

Construction of wind projects requires a wide range of skill sets and therefore a wide range of jobs will be available. The types of different jobs that may be available during the construction include, but are not limited to: electricians, laborers, equipment operators, truck drivers, loggers, electrical lineman, mechanical, civil & electrical

engineer, concrete, inspectors, environmental inspectors, truck drivers, wind turbine technicians. There may be additional employment opportunities beyond these, and the number of positions for each job category will ultimately depend on the size and layout of the project. We will provide a more detailed analysis of employment opportunities as part of the permit application if we reach that point.

13. Approximate duration for each type of job?

Typically, construction of a wind project takes one to two years. As noted above, the sequencing of construction means that different types of jobs may be available for different periods of time. Many general construction positions will be available for the entire construction period, and other specialized jobs may be shorter-term.

14. Which jobs can be hired out to local contractors?

Iberdrola Renewables prioritizes the hiring of local labor and encourages its contractors to do the same. Whenever possible, we will hire local labor. We typically retain a general construction contractor with experience in wind construction to manage the project construction and hire the subcontractors from local, state, and regional workforce, depending on the availability of specific skill sets. We expect that interested local contractors will have an opportunity to obtain employment in various aspects of project construction.

15. How many full time jobs for site maintenance, etc. once turbines are up and running?

Based on prior project experience, we anticipate between four and six permanent full-time jobs may be required after construction for project operations. An exact number has not been determined, but this level of support would be consistent with previous projects. Some part time and contract work will also be available.

16. How many part-time jobs for site maintenance, etc. once turbines are up and running?

As noted above, we expect that some part time maintenance work will be required during project operations. This work will likely vary by year, and will depend on individual maintenance needs that may arise from time to time on the site. We can't estimate a specific number of part-time jobs that would typically be available, but other similar projects have regularly used part-time and seasonal workers during

maintenance activities.

17. Approximate amount of soil, etc. that will be removed?

The engineering field work for the project has not been completed at this time, and therefore we do not have a specific estimate for the amount of soil, if any, that may need to be removed from the site. This work will be completed closer to project construction. It is common engineering practice to try to design a “balanced” soil management plan in order to avoid the need to bring soil on site or remove soil from the site. Our goal is to minimize the extent for soil disturbance. Where soil is disturbed the construction activity will be closely managed under a state construction stormwater permit, which will have strict controls to minimize the potential for any soil erosion. The project will be required to obtain this permit from the State Agency of Natural Resources (ANR) prior to construction activities, and ANR will inspect the site during construction on a regular basis.

18. Approximate amount of concrete, etc. that will be put in place for the project?

An evaluation of the volume of concrete has yet to be completed and is determined by the wind turbine model and foundation design in addition to the number of wind turbines. We have selected the Vestas V-126 turbine but still need to perform the necessary evaluations to determine the required foundation. We are happy to provide a rough estimate of the amount of concrete at a later date.

19. Approximate amount of the “carbon footprint” from the turbine manufacture, construction, transportation, and any other sources for the project?

The American Wind Energy Association (AWEA) sites a Science Daily finding (<http://www.sciencedaily.com/releases/2014/06/140616093317.html>) which determined that a typical wind project repays its carbon footprint in six months or less, providing decades of zero emission energy that displaces fossil fuel energy. The National Renewable Energy Laboratory reviewed all published research and concluded that wind energy’s carbon footprint is a fraction of all fossil fuels’ and even lower than nuclear and most other renewable energy sources. Every study by utilities, independent power system operators, and government entities has found those pollution reductions are as large or larger than expected. (<http://www.awea.org>)

20. Approximate number of years before this “carbon footprint” will be “paid off” by the energy produced by the project?

As noted above, recent analysis has indicated that a typical wind project repays its carbon footprint in approximately the first six months of operations.

21. Will Grafton residents have statistics of the final test results regarding power output?

The question is a little unclear. We are not sure what “final test results” this question refers to. Would you please provide a clarification so we can provide you with an answer?

22. How far out will this be projected (5, 10, 15+ years) taking into consideration ongoing climate changes?

We are not entirely clear on the question. To the extent this is asking about the projected life of the project, the initial life-cycle of a wind turbine is 25-years. Thus the projected initial operational life of this project would be a minimum of 25-years after construction is completed.

23. What happens to towers if, in the future, they are not economically feasible?

It is the responsibility of Iberdrola Renewables to meet specific standards of operations and the project will be contractually required to deliver energy to the Independent System Operator of New England (ISO-NE) and to the customer. In the event that the project owner stops operating the project for some reason, the Public Service Board may order decommissioning of the facility as a condition of Certificate of Public Good issued for the project. Decommissioning will include removing all project infrastructure, including the towers. The plan for a project’s decommissioning is required by the Vermont Public Service Board, and is submitted with the petition. As part of that plan, the Public Service Board has required prior wind projects to secure the funds for the decommissioning process before constructing the project, generally through a letter of credit or other approved financial mechanism. The project owner will pay to ensure that this security is available for the life of the project. The financial security (such as a letter of credit) is required to be “bankruptcy remote” and provides the Public Service Board direct access to sufficient funds to ensure removal of the project even if the project owner no longer exists or cannot pay for decommission on its own. As a result, there is no risk that the project will remain on site if it becomes uneconomical to operate, which we do not anticipate.

24. Will Iberdrola honor the majority vote?

Yes, Iberdrola has pledged to honor the outcome of a vote on a full project proposal by the registered voters from each host community (Grafton and Windham). Although not legally required, we have proposed this vote in recognition of the past practice in Vermont of legal residents voting on proposed wind projects. The company agrees to be bound by a majority (greater than 50 percent) vote of legal residents once Iberdrola Renewables has had the opportunity to present a full project plan to each community.

25. Would Iberdrola be open to an assessment by an independent agency on the impact of wind turbine development on wildlife, soils and plants?

Review by independent agencies is a critical part of any project proposal in Vermont. A site evaluation will be performed by multiple expert consultants in various fields of study on behalf of the project. This information is then evaluated by independent state and federal agencies which include but are not limited to: the Vermont Agency of Natural Resources, Department of Environmental Conservation, U.S. Army Corp. of Engineers, and U.S. Fish & Wildlife Services. In addition, the Vermont Public Service Board, which is an independent agency, will also review all project information in determining whether to issue the project a certificate of public good.

26. It's been estimated that the Grafton Property Tax would be reduced by the following amounts if the project is built: approximately \$94 per year for a property assessed at \$100,000; approximately \$188 per year for a property assessed at \$200,000; approximately \$282 per year for a property assessed at \$300,000; etc. Property owners with less than \$47,000 annual income may receive no property tax reduction at all. In general, those with the highest assessed property values would receive the largest reduction in property tax. Is this what you would expect as well and are these figured (figures) reasonable?

At the meeting in Grafton on October 26, 2015, Iberdrola Renewables presented an economic benefits package that would result in payments of \$285,000 to the Town of Grafton every year the project operates. This proposed amount, which would total at least \$5.7 million in revenue over 20 years, is based on the current draft layout of eight turbines in the Town of Grafton. As with other projects in Vermont, this amount would be paid to the Town in one lump annual payment. The community can choose how to use that money however it likes. Some communities, such as Sheffield, have elected to use a portion of the payment to pay down half of the municipal taxes, while saving the rest of the payment for future expenditures. The Town of Lowell, on the other hand,

recently voted to apply almost all of its annual payment to municipal tax relief, eliminating municipal taxes for that community that year. At this point, without knowing how the Town of Grafton would choose to spend its money—i.e. put it towards lowering municipal tax rates or some other use—we cannot say what impact the payments would have on individual property taxes.

As part of the next phase of project development, an economic analysis will be conducted that will present a more detailed account of how the economic benefits proposed by the project will positively affect the towns of Grafton and Windham.

Questions for Iberdrola & MTL

1. Who has the final say on whether your proposed wind development on MTL property will be posted against trespassers? How many of your other wind developments are posted? Are all of them?

Meadowsend has the final say on access associated with the land/proposed wind project. The land will remain open for responsible low-impact recreational use just the same as it is today.

We are the landowner for the Sheffield, Vermont wind project and all of the 2,770 acres is open land with none of it being posted. As with the Stiles Brook forest, we encourage respectful recreational use of our lands and hope that the public takes time to enjoy what the woods have to offer. Of course, due to safety, some areas surrounding the sub-station and operations and maintenance building are off-limits.

Over the course of our ownership there have been gates on the MTL land in Grafton/Windham at most entry points. These existing road gates are closed/locked from November through April in attempt to reduce disturbance on soils during the wetter seasons of the year. However, there are miles of snowmobile trails and ATV trails and hunting during appropriate seasons, hiking, and exploring is encouraged on a year round basis. As in Sheffield any new roads would be open for low-impact non-motorized vehicular recreation.

2. Innumerable properties near industrial wind turbines (IWTs) around the world have lost much of their value because of this proximity. Thousands of people around the world who live near IWTs have also gotten sick with the same symptoms because of exposure to infrasound produced by these turbines. If people in Grafton lose all or most of their property values, or worse, get sick from infrasound generated by your turbines, will you be there to cover their financial losses, help

with their medical expenses, and find them new places to live?

All of the credible peer reviewed scientific data and various government reports (U.S., U.K., Australia and Canada) have refuted the claim that wind farms cause negative health impacts. Currently, hundreds of thousands of people live and work near operating wind farms without any health effects.

A second major study on wind farms and property values conducted by the Lawrence Berkeley National Laboratory and released in August of 2013 analyzed more than 50,000 home sales near 67 wind facilities across nine U.S. states and did not uncover any impacts to nearby home property values.

This new study used a number of sophisticated techniques to control for other potential impacts on home prices, including collecting data that spanned a time period from well before the wind facilities' development was announced to after they were constructed and operating. This allowed researchers to control for any pre-existing differences in home sales prices across their sample and any changes that occurred due to the housing bubble.

This study, the most comprehensive to-date, builds on both a previous Lawrence Berkeley National Laboratory study as well as a number of other academic and published U.S. studies, which also generally find no measureable impacts near operating turbines.

According to Ben Hoen, the lead author of the new report, "This is the second of two major studies we have conducted on this topic, and in both studies, we find no statistical evidence that operating wind farms have had any measurable impacts on home sale prices."

3. How many acres in the proposed project?

The Stiles Brook Forest, owned by MTL, consists of 5,023 acres. Based on the preliminary proposed layout, the project will only use approximately 75 acres.

4. How many acres in the Town of Windham?

3,338 acres in Windham.

5. How many acres in the Town of Grafton?

1,541 acres in Grafton.

6. How many acres in other towns?

154 acres in Townsend.

7. How many residential dwellings within one-half mile of the property boundaries?

The analysis to determine the precise distance between the turbines and residential dwellings still needs to be field verified. We will provide this information as soon as we have had the opportunity to do the appropriate and necessary verification.

8. How many of these are in the Town of Windham?

Please see the answer to question number seven.

9. How many of these are in the Town of Grafton?

Please see the answer to question number seven.

10. How many residential dwellings within one mile of the property boundaries?

Please see the answer to question number seven.

11. How many of these are in the Town of Windham?

Please see the answer to question number seven.

12. How many of these are in the Town of Grafton?

Please see the answer to question number seven.

13. How many residential dwellings within one and a half miles of the property boundaries?

Please see the answer to question number seven.

14. How many of these are in the Town of Windham?

Please see the answer to question number seven.

15. How many of these are in the Town of Grafton?

Please see the answer to question number seven.

Questions for Meadowsend Timberland

1. Meadowsend speaks of, and refers to in their company brochures, their commitment to permanent land conservation on their other properties. Why is it not included in the plan for Stiles Brook?

Researching a potential wind energy project on a 5,000 acre parcel of land is one step towards working towards permanent land conservation for that parcel. Producing green, renewable energy for generations to come goes hand in hand with sustainable forest management for the long-term. Together, wind energy and sustainable forestry create a working landscape that is open to wildlife, surrounding communities and makes it possible to permanently conserve land for the future.

2. How much federal money has Meadowsend received for woodland management over the last 15 years?

Meadowsend has received Federal legacy money for conserving land and also actively receives cost shares for putting together NRCS forest management plans. Both of the Forest Legacy and NRCS programs operate with goal of enhancing the conservation of private forestland.

3. How much have Sheffield property values declined since the project went in?

The town officials in Sheffield say that property values have not declined since the wind project has been built. The number of home sales in Sheffield has been consistent, and all new home sales (since the project has been built) have shown no decrease in value.

4. How many homeowners were bought out before, during and after the project went in?

Based on the information available to us, we are not aware of any homeowners that have been bought out.