

Project Meeting Minutes

Community Liaison Committee Meeting

Committee Chair:	John Woods	Note Taker:	Mary-Frances Lynch	
Location:	Ellershuse Community Hall		Date:	January 7, 2014
Attendance	Representation		Present	Regrets
CLC Members				
Shirley Banfield	Local Resident, Landowner		X	
Dave Blanchard	Local Resident, Landowner, Community Hall		X	
Weiner Brown	Local Resident, Landowner, Business Owner			X
Myles Cornish	Local Resident, Engineer in Training		X	
Yvonne Davison	Local Resident, Landowner		X	
Greg McNeil	Local Resident		X	
Dougie Ross	Local Resident, Snowmobile Association		X	
Steve Sharpe	Local Resident, Landowner, Business Person		X	
Project Team Members				
Aaron Long	Minas Basin Pulp and Power		X	
Mary-Frances Lynch	Minas Basin Pulp and Power		X	
John Woods	Minas Basin Pulp and Power		X	
Chris Peters	Minas Basin Pulp and Power		X	
Guests				
Ron Seftel	Bullfrog Power		X	
Lisa McNeil	Local Resident		X	
Ed Sulis	Resident from Kentville		X	
Local children – Banfield, McNeil	Local Residents		X	

1. Adoption of Meeting Agenda

Adopted meeting agenda.

2. Review of November 13, 2013 Meeting Minutes

No suggested edits, minutes approved.

Action Items from November 13, 2013:

1. Discuss property values at future meeting (p. 2). *To be discussed at this meeting.*
2. Take photomontage from Steve Sharpe's property and end of Maple Avenue (p.3). *To view and discuss photograph at this meeting.*
3. Share answer on GHG emissions question with rest of CLC. *Shared with CLC at this meeting.*
4. Information on extra public review days for EA, given the submission before Christmas holidays (p. 4). *Public comment period has been extended to January 28, 2014 and final decision will be made on February 17, 2014.*
5. In how large of a radius can bats experience barotrauma (p.4)? *Answer provided in writing by Melanie Smith from Strum Consulting. Bat would need to fly through rotor sweep to experience barotrauma.*
6. Concern regarding impacts on epileptics from shadow flicker (p.5). *A reference was given by fellow CLC member Myles Cornish from the Epileptic Society stating their position that there*

	<p><i>are no health impacts as a result from shadow flicker.</i></p> <p>7. A discussion to be held on how turbine locations were determined. <i>To be discussed at this meeting.</i></p> <p>8. Mary-Frances to send along more details on wind farm field trip (p.6). <i>Completed.</i></p>
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3. Recap of Nuttby Field Trip

	<p><i>What were your impressions of the wind farm?</i> <i>What major questions were answered for you?</i> <i>Do you have any lingering questions from that trip?</i></p> <ul style="list-style-type: none"> • Nuttby has a bigger land mass with no community around it • Impressed with organization • Big size of turbines and no noise • Tour guide Steve McRae provided great answers, he has strong ties to his community, he relieved concerns • Turbines will be taller at Ellershouse, curious as to how will they be seen in here • Lingering question on impacts to livestock (ie. rabbits) • Light flicker and noise concerns were alleviated as a result of the trip • Could hear noise while standing at the base of the turbine • The nearest resident at Nuttby was Steve's sister and her major complaint was related to traffic • Turbine sound has diminished with technology improvements • Gained a better understanding after standing underneath turbines, there is a need to shift away from coal • Impressed at monitoring being conducted on the site, especially related to birds. Interesting fact that white night lighting may attract birds and increase bird kill. <p>Questions:</p> <ul style="list-style-type: none"> • Will same post-construction monitoring be done on the Ellershouse Wind Farm? <i>Yes, NSE holds project to account on post-construction monitoring.</i> • Is there a computer inside the turbine? <i>Yes.</i> • Were the Nuttby turbines the same size as the turbines to be used in Ellershouse? <i>No, turbines in Ellershouse will be taller and will have longer blades; however, will produce the same amount of power (2.3 MW each).</i> • When the wind dies down, is power produced? <i>No power is generated when the wind does not blow. In that instance, hydro and gas will pick up generation.</i> • How often will you use auxiliary power? <i>Auxiliary power is used about half of the time; however, wind energy facilities do not replace fossil fuelled facilities. Instead, the use of wind energy means we can run the fossil fuelled facilities less.</i> • There is research saying that turbines are 20-22% efficient. Denmark cannot close coal plants. ACTION ITEM: Steve Sharpe to send article from Denmark. • How much GHGs will be reduced as a result of this project? How much will be the turbines be benefiting residents in terms of environmental savings?
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4. Environmental Assessment Update

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	<p>Environmental Assessment Process:</p> <ul style="list-style-type: none"> EA submitted on December 19, 2013 Public input will be received by Nova Scotia Environment until January 28, 2014 Minister's Decision to be made by February 17, 2014 A summary document of major findings shared with CLC and on the project website. Overall, EA demonstrates minimal environmental impacts from wetland, wildlife, sound and shadow flicker studies especially. <p>Questions:</p> <ul style="list-style-type: none"> Is there a complaint resolution plan? <i>A plan is required by NSE as part of the project's Environmental Protection Plan and will be developed post EA approval. More details of this will be discussed later.</i> What are the post-construction monitoring requirements? <i>Birds and bats require regular monitoring; NSE to provide guidance on monitoring.</i> Has wildlife data been gathered? <i>Yes, all of this information is included in the EA.</i> Will comments from public be made public? <i>Comments are not typically made public. NSE will keep information and this will not be shared with Developer.</i>
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5. Photomontage from Steve Sharpe's Property and Maple Ave

	<p>Photos were taken on November 22, 2013 from Steve Sharpe's back property, see photo handouts. Three turbines were minimally visible from these vantage points.</p> <p>Other photos were taken from near the fence at the end of Maple Road and near the Kwik Way. Turbines were not visible from these two locations.</p> <p>Comments and Questions: Concern that angle of sun made turbines less visible in photo. What came of pictures taken facing different direction from Steve Sharpe's property? Turbines were not visible from that vantage point.</p>
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6. Describe Ellershouse, benefits, Bullfrog Power

	<p>Presentation delivered by John Woods on History of Ellershouse. See attachments.</p> <p>Presentation delivered by Bullfrog Power (see attachments):</p> <ul style="list-style-type: none"> Bullfrog Power is working with Minas and Municipalities of Berwick and Mahone Bay on project Bullfrog will pay for environmental attributes of projects, ie. Bullfrog buys a project's "non-emissions" in the form of carbon credits or Renewable Electricity Credits Customers can sign on with Bullfrog and pay a premium for their power, companies can also do the same Bullfrog also provides environmental education and shares info on benefits of renewables They also provide funding for small community projects. Example of projects: <ul style="list-style-type: none"> Deanery Project in Ship Harbour, NS, where they funded the cost of putting solar panels on main building. They were able to net meter the power. Morris House in Halifax will be an energy efficient building and will have solar panels. Black Diamond, near Calgary Alberta, was equipped with solar panels and money saved was put into Green Reserve Fund for other renewable projects. Alberta Winter Games/Canadian Rockies Public School, Banff, Alberta was equipped with solar panels.
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- Kluane First Nation, Burwash Landing Yukon, was provided three small wind turbines
- A \$10,000-15,000 grant could be given to Ellershouse from Bullfrog and the community would decide on the project. CLC to brainstorm.

Art piece created by Darlene Morrison and local children during meeting – “What’s in the Community of Ellershouse?” (see attachment for drawing):

- House next to railroad tracks
- Tourists
- Hunters
- Ellershouse mansion
- Church
- Sledding
- Gardeners house
- Von Guzman house
- Sawmill
- ATVers
- Post office
- Wind turbines
- Weiner Brown’s house
- Swimming in Brooklyn
- Famous artist that drew lake behind white house
- Fisherman
- Quarry
- Roads
- Community hall
- Maple trees
- Our beautiful community

Brainstorm on community benefits:

- Changes to the hall, ie. heat exchangers, replacing oil furnace
- Playground behind community hall
- Bullfrog to look at power bills of community hall to see if solar panels could be viable. **ACTION ITEM. Get bills from Dave Blanchard.**
- School scholarships
- Build another renewable energy project – ie. a larger solar project, small wind turbine – could money be re-invested in community from another renewable energy project?
- Put solar panels on homes in community
- Could West Hants provide some of the tax revenues from the project to Ellershouse? Should try and speak to politicians about how money can be spent in Ellershouse.
- If you divide the tax revenues to West Hants by the number of people in the Municipality it does not leave much money per capita. It is harder to get funding from West Hants since there are several towns/villages in the Municipality.
- Efficiency Nova Scotia is doing a better job of taking homes “off the grid”, compared to a project like South Canoe who will provide power to 30,000 homes for a cost of \$220 million.
- Could funding be provided by Berwick and Mahone Bay?
- There is a feeling that people in Berwick and Mahone Bay do not want wind.
 - Berwick and Mahone Bay held an RFP for electricity and asked why the project could not be located in Berwick or Mahone Bay. Unfortunately, a project in either of those locations does not work for logistical reasons, ie. transmission constraints. Driest and most suitable site is in Ellershouse. Proximity to grid and Halifax are major factors.
- Could a group from outside Ellershouse stop project? No.

Questions to Bullfrog Power:

- Who buys carbon credits? *Companies like Staples, JustUs, TD, NSCC, MEC, etc. See slides.*
- Are those companies offsetting their electricity use? *No, these businesses want to help support renewable energy and pay a premium to sign up with Bullfrog. This aligns with their beliefs.*
- Does Bullfrog partner with other renewable energy projects? *Maybe tidal in future, works primarily with solar projects.*
- Has Bullfrog done any small wind installation projects? *It is harder to get a small wind installation built for \$10,000. Solar seems to be a better fit for buildings.*
- Why isn't solar as popular as wind? Isn't solar less expensive? *No, solar is more expensive to do on large scale.*
- Germany engaged in solar panels are they getting more efficient, price is coming down.
- What is the efficiency on solar panels? *18-20%*
- 3 turbines = displace 165,000 litres of diesel -> good example, easy to understand, project should provide some of these easily understood examples/comparisons. **ACTION ITEM.**
- Ellershouse Wind Farm will contribute 40,000 tonnes of carbon less/year.

7. Property Values

- Concerns that property values will decrease.
- Suggestion to increase setback to over 2km, similar to Martock project.
- Will 2km make a difference? What effect does proximity have on property values at the end of the day?
- There is subjectivity in property values.
- How to determine if there are declines in property values due to project?
- Want project to bring community together, not divide. What are the benefits from the project, ie. reduce GHGs?
- Anecdotal evidence, biased information on property values.
- Information and research on property values in the project's Environmental Assessment, plenty of research has been done on property values, ie. large sample size in Berkley study shows no decline in property values.
- Concern that Berkley study is flawed and funded by a pro-wind group (Ministry of Environment in US).
- Inflation is not factored into the Berkley study, some properties kept up with inflation.
- How many properties are abandoned due to wind farms? Have heard that people have abandoned homes in Pubnico.
- Difficult to get full value of home, assessed value unlikely to be what the house will be sold for, is assessment accurate?
- If a pig farm was built, neighbouring property values would go down; however, that farm complies with Municipal bylaws.
- 101 Hwy has added noise to area, but houses continued to be built. The town's proximity to the 101 increases property values.
- Is there a starting point we can agree on for property values, then evaluate against it? It would be difficult to agree on this.
- People moving to Ellershouse are more interested to know if the store is open instead of if there is a wind farm.
- Some people of a younger generation would like to move closer to a renewable energy project.
- If people get sick from turbines, this is not acceptable.
- Belief that benefits are going somewhere else.
- Ellershouse is playing a part in the project and should talk to politicians, don't underestimate community voice.

8. Turbine Locations

	Agenda item deferred to next CLC meeting.
9. Check out	
	Next meeting <u>February 25, 2014, 6pm at the Ellershouse Community Hall.</u> Meeting Adjourned at 8:52pm.
Minutes compiled by:	Mary-Frances Lynch