

PLANNING BOARD MINUTES
MAY 18, 2009

Attendance:

Members Present:

Joseph DiMartino, Vice Chair
Felix Appolonia
James Hart

Members Absent:

Raymond Paolino, Chair
Sandra Bucci

Alternate Members Present:

James Williamson
Joseph Gardosik

Planning Staff:

Elaine L. Mansour

Planning Solicitor:

Albert DiFiore, Esquire

All witnesses listed below were sworn in by the Chair prior to testimony.

The meeting was called to order at 5:30 p.m.

Item #3 Second request for Master Plan Extension. Applicant: Steven Marra and Joseph Welch. Location: 1545 Division Road, P30, L13. Zone BP:

Continue to the June 1, 2009 meeting by agreement of counsel.

Item #4 Site Plan Review – Mill Re-Use District. Proposal to use the premises for office space, storage of cable and electronic equipment and a dispatch center for applicant’s cable business. Applicant: Lionel Verrier. Location: 1693 Main Street, P 9, L52:

Continue to the June 1, 2009 meeting due to the applicant being ill.

Item #7 PUBLIC HEARING. Preliminary Site Plan Review. Proposal for an eight (8) lot subdivision. Applicant: Antonio Giarrusso. Location: 6 Barber's Court/Wilson Street, P37, L194 and 437. Zone: R 6. (Continued from the April, 2009 meeting).

Continue to the June 1, 2009 meeting for further drainage review.

Item #1 Minutes of the April 6, 2009 and April 23, 2009 meetings:

Motion to accept the April 6, 2009 and April 23, 2009 minutes by Mr. Appolonia, seconded by Mr. Williamson. All in favor.

Motion to hear Item #11 by Mr. Appolonia, seconded by Mr. Hart. All in favor.

Item #11 Zoning Application 2009-2. Requesting a dimensional variance for relief from height restrictions contained in Section 5.4 in order to construct new and relocated transmission lines. (Also, seeking a special use permit from the Zoning Board of Review under Section 5.3(C)4 (public utility structure right of way)). Applicant: Narragansett Electric Co., d/b/a National Grid. Location: Wakefield Street and Providence Street, P21, L14 and 16. P22, L5. P23, L2,3,12 and 15. P24, L15, 30, 138 and 139. Zone R 10, R 7.5, B and CI. (Continued from the Feb, 2009 meeting).

Mr. Williamson recused himself due to personal interest. Mr. DiFiore stated this is a recommendation to the Zoning Board and will also go to the Energy Siting Board for the State of Rhode Island. Attorney John Casey of Robinson & Cole is representing on behalf of Peter LaCouture. Dave Beron, Project Manager and Sue Moakler, Environmental Consultant is also present.

Project Manager Dave Beron reviewed the RI Reliability Transmission Project. There is a new 345kv line, several miles of corridor, passes through West Warwick. Typical view of transmission corridor, being asked to provide an advisory opinion, the deadline is 06/15/09. Mr. Appolonia asked if the existing 345 line will remain and Mr. Beron said yes, and there are no plans to replace it at this time.

Mr. Appolonia asked if there is a possibility in 10-15 years these monopoles could need more power. Mr. Beron said it is possible but it is difficult to look beyond 15 years. Mr. Appolonia asked why the wooden poles are not being replaced and Mr. Beron said they are functioning fine, requires no work to be done. Mr. Appolonia noted Narragansett Electric goes underground in certain areas. Mr. Beron said state law requires undergrounding of certain voltage lines, the law has been softened, and the costs are to be born locally. The cost of this project will be spread throughout New England, RI rate payers will pay approximately 7%. RI would have to pay the cost for underground, it would not be regionalized. Mr. Appolonia noted the transmission line allocation is small and Mr. Beron said it is approximately 6 to 7% of each bill. Mr. Beron stated underground utilities are installed if it is not feasible overhead. The total cost is approximately \$245 million.

Mr. Appolonia noted there were previous concerns in East Greenwich regarding overhead lines and EMF. Mr. Beron stated they are required to provide 2 aspects with regard to EMF:

1. Health report (App B in the Application) to the Energy Siting Board. Mr. Appolonia asked if the report is current and Mr. Beron said it was done in mid 2008.

2. The second part is modeling and prediction of effect of edge of right of way magnetic field wires. Optimize wire, edge of right of way levels will drop slightly. Mr. Appolonia stated the poles are very close, within 300 ft of homes on Gilcrest, Carrie Ann, Morning Glory and Newell. Mr. Beron stated the National Electrical Safety Code in accordance with regulations. Magnetic fields result from current. National Grid takes readings for free. Modeled a typical load day and max load day. 1 to 2 days per year, not even a full day. National Grid would take free readings, pre or post project.

Mr. DiMartino noted the Providence St post readings show a lower load at peak and Mr. Beron responded by saying there is a greater cancellation between lines at peak loads. Mr. DiMartino asked what were the levels at the right of way when they determined to underground the lines. Mr. Beron said there are no formal laws or regulation.

Mr. Hart asked if the diagram is what West Warwick will be and Mr. Beron said yes with the exception of the Providence St area which narrows to 170'.

Mr. Appolonia asked if there are state standards for EMF and audible noise. Mr. Beron said CA has standards, no New England states have standards and the audible noise is handled at the local level. Mr. Appolonia spoke of the HUD form for hazards and nuisances with regard to fall distances. Mr. Beron said he is not familiar with the form or fall zones. To meet code clearance they assume there is a structure at the edge of the right of way. Mr. Appolonia stated there are currently wood poles that are shorter than the large base steel poles that are being installed and Mr. Beron said yes, however all of the new structures will be roughly in the same area and will be lined up with one another.

Mr. DiMartino asked if they are requesting a variance for the entire length and Mr. Casey said only for the B and CI zones. Mr. DiMartino asked if the determination is made by the Siting Board and Mr. Casey said yes.

Item #2 Second request for Master Plan Extension. Harris Greene Condominiums. Applicant: Coastal KJB Builders. Location: 45 Greene Street, P4, L215 and 335. Zone R 8. (Continued from the March and April, 2009 meetings.):

Continue to the June 1, 2009 meeting by agreement of counsel.

Item # 8 Request for modification of original bond amount for Royal Hatheway Estates. Applicant: Padula Properties. Location: 199 East Greenwich Avenue, P11, L19:

Continue to the June 1, 2009 meeting by agreement of counsel.

Item #9 Major Land Development. Request for Final Approval. Hunter's Reserve Condominiums. Proposal for 123 units. Applicant: Bradford Sternbach, LLC and CWW,

LLC. Location: North Pleasant Street, P1, L85, 145 and 529. Zone: R 8. (Continued from the April, 2009 meeting):

Continue to the June 1, 2009 meeting by agreement of counsel.

National Grid:

Mr. Appolonia showed the Gilcrest Drive photo, the poles look 3 times the height of the house, notes it appears the photo was taken from down the street. Mr. Beron noted the corridor is set aside for this purpose, there is no displacement of land uses.

Mr. Appolonia asked the cost of the 2 mile project and was told approximately \$13 million from Mr. Casey. Mr. Appolonia said when you cross the Cranston line the wires are very close. Can they go underground where the houses are, stay above ground after the school and then go underground at Newell. Mr. Beron said the rate payers of RI would have to pay. A transmission substation needs to be built where ever you transmission from overhead to underground, a 50 x 100 structure. The cost would go directly to RI rate payers, not throughout New England. The cost is only regionalized if there is no feasible overhead alternative.

Mr. Appolonia stated the National Association of Realtors Website states there is a 2 to 10% impact on property values. There is a significant difference between the wood poles and steel poles. Mr. Beron noted the steel poles are self weathering and look much like wood over time.

Councilman Angelo Padula, 554 Wakefield St: 95% of the lines pass through Ward 1. House values are \$300k to \$500k. The poles are too high and too close. This is a \$270 million dollar project and will cost approximately \$2 to \$3 million additional to go underground. The expert is only as good as who pays for it. Mr. Padula states he is totally against this project.

Councilman Peter Calci, 260 East Greenwich Ave: The only positive thing is there is an established easement right of way, the output of wires, double or triple are as safe as the standards and width of the current easement. If a racetrack is built in the 60's for speeds of a specific nature....do not let the established easement be a factor for expansion. The average persons perception is critical when buying a home. HUD qualifies it to be a factor when buying a home.

Town Manager Jim Thomas: Supports council members comments. Times have changed, West Warwick has changed and the need for electricity has grown. A home is a major asset. The need was not envisioned. There is not enough evidence on electronic emissions, we do not know the full effect.

Paul Pezza, 48 Gilcrest Drive: Letter from residents of Hilltop Estates, Ex. A. P21, L14 lot held in fee by National Grid. There are several hundred trees in the area, conduits are in place for expansion, an extra \$2 million amortized over 40 years is a minimal cost. He is asking the Board to forward an unfavorable recommendation to the Zoning Board.

Bob Boyer noted there are other areas where the same conditions exist. He deals with the PUC with

the water board and he feels the PUC will not have adverse comments of additional costs. There are always overages in cost predictions and he feels this is an excellent request for underground lines.

Paul Thomas, 51 Gilcrest Drive: There is an easement, however he feels the ball game has changed. The poles are a different style than the existing, they are higher, and they are closer to homes. There is no reason not to go underground, a 40 year amortization is pennies.

Ron Keach, 50 Gilcrest Drive: He has been a high voltage electrician for 20 years and he can't see how adding a 345kv line would reduce the EMF fields. It's impossible, the counter EMF would increase, not decrease.

Mr. Casey noted this is an emotional situation for residents. Concerns have been thought through. This is what is best for the rate payers of the entire state, they look at facts not emotions. He asked the Board to consider standards of granting a Special Use Permit and Variances, this complies with the Comp Plan and they are looking for a favorable recommendation.

Mr. Appolonia again reviewed the report regarding the unknown health concerns, "renowned scientists issue wake up call", Dr. David Carpenter of State University in Albany, NY. This effects market ability, value and tax dollars of homes and what would happen if you get a high reading after the project, then what? Photos are deceiving. Mr. Casey said realtors look for ways to maximize property values.

Mr. Beron said experts look at organizations that have convened panels that reviewed available information, they don't rely on just one study. This topic has been researched for close to 40 years. The panel of experts evaluate the strengths and weaknesses of studies.

Motion to close the Public Hearing by Mr. Hart, seconded by Mr. Gardosik. All in favor.

Mr. DiFiore noted there is a tremendous amount of information, findings of fact are extremely important, if the Board wants to continue the matter to review all of the information that is permissible, however you will have to meet prior to the 27th of the month due to the Zoning Board meeting.

Dimensional Variance:

Motion to forward a non-favorable recommendation to the Zoning Board of Review and RI Energy Siting Board by Mr. Gardosik, seconded by Mr. Hart.

Discussion: See attached decision for discussion. All in favor of motion.

Special Use Permit:

Motion to forward a non-favorable recommendation to the Zoning Board of Review and RI Energy Siting Board by Mr. Hart, seconded by Mr. Gardosik.

Mr. DiFiore noted discussion was held regarding the dimensional variance, he would like direction to use the same rationale and place into motion decision.

Amend motion to direct counsel to use the same discussion of fact findings in the decision by Mr. Gardosik, seconded by Mr. Hart. All in favor.

Discussion: See attached decision for discussion. All in favor of motion.

5 minute recess by Mr. Hart, seconded by Mr. Appolonia. All in favor.

Item #5 Minor Site Plan Review for change of use. Applicant: Erik Johansson/Manny Estrela. Location: 724 Providence Street, P40, L117. Zone: Natick Design Control:

Mr. DiFiore noted Mr. Estrela was notified of the tax situation.

Mr. Johansson requests a one month extension to the June 1, 2009 meeting.

Item #6 PUBLIC HEARING. Site Plan Review Approval. Proposal to convert a commercial building into an owner occupied residence. Applicant: Domenic Ruzzo. Location: 23 Weaver Street, P5, L378. Zone: Arctic Design Control. (Continued from the April, 2009 meeting):

Mr. Ruzzo is present. He has reconsidered his position regarding the woodshop. If he decides to do woodworking in the future he will come back for permits. His parking does show on the plan as requested.

Motion to close the Public Hearing by Mr. Hart, seconded by Mr. Williamson. All in favor.

Motion to grant Site Plan approval given the fact he satisfied previous questions and amended the application to remove the woodshop for the time being by Mr. Williamson, seconded by Mr. Appolonia. All in favor.

Item #10 Master Plan Approval. Duke Street Condominiums. Proposal to construct ten (10) condominium units. Applicant: MTM Investment Group, LP. Location: Duke Street (North Terminus), P15, L483 and 484. Zone: R 7.5. (Continued from the April, 2009 meeting):

Mr. DiFiore noted in February, 2009 a Special Use Permit was granted subject to a 4 ft fence around the detention pond, individual refuse containers to take the place of a dumpster, a 17-21 fee per unit and 6 or more guest parking spaces.

Attorney Jay Glasson is present. Mr. DiFiore asked him if he agrees with the Zoning Board stipulations and he said yes.

Motion to grant Master Plan approval subject to the Zoning Board of Review stipulations and a 17-21 fee per unit by Mr. Appolonia, seconded by Mr. Williamson. All in favor.

Item #12 FY 2010 Capital Budget Recommendation:

Motion to recommend the FY 2010 Capital Budget by Mr. Williamson, seconded by Mr. Gardosik. All in favor.

Item #13 Discussion regarding letter with regard to Land Surveys:

Mr. DiFiore noted the letter says that if a survey is received it must be stamped and signed by a surveyor and state the type of survey it is. If stamped by an architect or anyone else, it can be rejected. If defective, the liability goes to the surveyor. It gives the Board the power to raise the standard and pursue.

Item #14 New Business:

None.

Item #15 Public Comment:

None.

Motion to adjourn at 8:30 pm by Mr. Hart, seconded by Mr. Appolonia. All in favor.

STATE OF RHODE ISLAND
KENT, SC.

PLANNING BOARD OF THE
TOWN OF WEST WARWICK

PETITION NO. 2009-2

APPLICANT: NARRAGANSETT ELECTRIC CO. d/b/a NATIONAL GRID

LOCATION: WAKEFIELD AND PROVIDENCE STREETS, WEST WARWICK, RI

ASSESSOR'S PLAT: 2	LOTS: 14 AND 16
ASSESSOR'S PLAT: 22	LOT: 5
ASSESSOR'S PLAT 23	LOTS: 2, 3, 12 AND 15
ASSESSOR'S PLAT 24	LOTS: 15, 30, 138 AND 139

ZONES: R-10, R-7.5, B AND CI

Received in West Warwick R.I.
Date May 27, 2009 Time 02:16:05P
Deborah A. Tellier, Town Clerk

RELIEF SOUGHT: DIMENSIONAL VARIANCE FROM HEIGHT RESTRICTIONS FOR
RELOCATION OF PRESENT TRANSMISSION LINES AND CONSTRUCTION OF NEW
TRANSMISSION LINES WITH INCREASED VOLTAGE

INST# 00002693

DECISION Bk# 2003 Pg# 257

The above matter came on for hearing before the West Warwick Planning Board on May 18, 2009, for a recommendation to the West Warwick Zoning Board and an opinion to the State of Rhode Island Energy Facility Siting Board regarding Applicant's seeking a Dimensional Variance from height restrictions in order to relocate certain electric transmission lines and supporting structures and to add additional electric transmission line and structure with increased voltages.

A quorum was present. Board member James Williamson recused himself.

After hearing thereon, based on the application, the testimony and the evidence presented and personal knowledge of the area, the following FINDINGS OF FACT were made:

The relief being sought is based on the fact that the applicant has a present ownership in fee or right of way over the proposed area and is in no way due to the unique characteristics of the subject land.

The adjoining land is residential and does not have the general characteristic of an electric transmission line.

The applicant bases it's request on the fact that a number of years ago it acquired title to or a right of way over the land in question for the construction of transmission lines. The original lines were of much lower voltage and were not constructed close to residential properties as the present request proposes.

The applicant has presented no evidence to contradict the presented documentation that the erection of transmission lines as close to residential properties as those proposed will have a

detrimental effect on the property values. In fact the applicant, through counsel, stated that it is not prepared to discuss property values.

The cost of placing the transmission lines underground in the residential areas will amount to a very small increase in cost over the propose approximately \$240,000,000.00 for the project and will amount to a minimal effect on the rate to the consumer.

The applicant has acknowledged that there is evidence both pro and con regarding the health hazards from subjection to EMF and presented no evidence to establish that there is no danger of increased health hazard from the proposed project. The applicant has not proposed any plan for the event of determination that after construction of the project the health hazard to persons living in the area is increased.

The applicant has failed to address the issue of the effect on properties in the "fall zone" and has acknowledged that it has no knowledge of the concept of "fall zone."

The applicant has acknowledged that there is no assurance that at a future date a further increase in voltage in the transmission lines in the same area will not be sought.

The applicant acknowledged that it knows of no rules or guidelines to determine the effect the placement of the proposed transmission lines will have on health or property values.

The applicant has indicated that there will be increased taxes paid to the Town from the increase in transmission lines but offered no evidence that any such increase will not be offset by a decrease in property values in the area.

The evidence submitted by the applicant relating to the health hazards of the project is based on a level of 3 to 4 Milligauss. The testimony indicated that there will be 20 to 30 Milligauss, at the edge of right of way. This is an increase of ten times the basis of the report submitted by the applicant.

The applicant has failed to address the concerns stated in report of Dr. David Carpenter, Director, Institute for Health and Environment at the University of Albany, New York, a copy of said report attached hereto as Exhibit A and incorporated into this decision by reference.

The applicant has failed to address the loss of marketability of the properties in the area of the project as indicated in section "VC-1 SITE HAZARDS AND NUISANCES I" of the Department of Housing and Urban Development Notice to Lenders, a copy of said Notice attached hereto as Exhibit B and incorporated in this decision by reference.

Based on the above facts, it is found:

That the hardship from which the applicant seeks relief is not due to the unique characteristics of the subject land or structure and is not in conformance with the general characteristics of the surrounding area; and is due to economic desires of the applicant.

That the hardship is the result of any prior action of the applicant in that it has established a right of way a number of years ago for a stated purpose and now desires to greatly increase the burden and use of that right of way over the burden and use at the time of its establishment and does result primarily from the desire of the applicant to realize greater financial gain.

That the granting of the requested variance will severely alter the general character of the surrounding area in that it will impose on residential areas a use that is detrimental to the area and will impair the intent or purpose of the zoning ordinance or the comprehensive plan upon

which the ordinance is based in that it will alter the residential character for which the area is planned..

That the relief to be granted is not the least relief necessary in that portions of the area of the transmission lines could be underground, eliminating the concerns stated, for a nominal increase in cost..

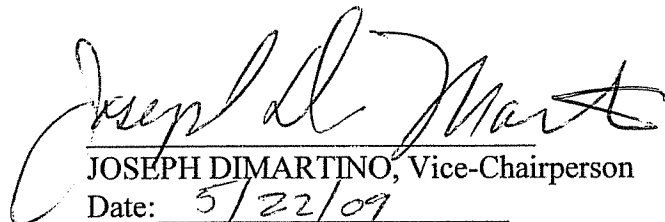
That the hardship that will be suffered by the applicant if the dimensional variance is not granted as opposed to the burying of the transmission lines for which the variance will not be required will not amount to more than a mere inconvenience.

James T. Hart moved and Joseph Gardosik and Felix Appolina seconded the following motion:

That the Planning Board make an unfavorable recommendation to the Zoning Board and render an unfavorable opinion to the State of Rhode Island Energy Facility Siting Board regarding Applicant's application for a Dimensional Variance from height restrictions in order to relocate certain electric transmission lines and supporting structures and to add additional electric transmission line and structure with increased voltages.

The following votes were cast:

JOSEPH DIMARTINO	YES
JAMES T. HART	YES
FELIX APPOLONIA	YES
JOE GARDOSK	YES



 JOSEPH DIMARTINO, Vice-Chairperson
 Date: 5/22/09

University of Albany, New York– August 31 / **Serious Public Health Concerns Raised Over Exposure to Electromagnetic Fields (EMF) from Power Lines and Cell Phones**

An international working group of scientists, researchers and public health policy professionals (The BioInitiative Working Group) has released its report on electromagnetic fields (EMF) and health. It raises serious concern about the safety of existing public limits that regulate how much EMF is allowable from power lines, cell phones, and many other sources of EMF exposure in daily life.

Electromagnetic radiation from such sources as electric power lines, interior wiring and grounding of buildings and appliances are linked to increased risks for childhood leukemia and may set the stage for adult cancers later in life. A report from the BioInitiative Working Group (www.bioinitiative.org) released on Friday, August 31st documents the scientific evidence that power line EMF exposure is responsible for hundreds of new cases of childhood leukemia every year in the United States and around the world.

The report provides detailed scientific information on health impacts when people are exposed to electromagnetic radiation hundreds or even thousands of times below limits currently established by the Federal Communications Commission (US FCC) and International Commission for Non-Ionizing Radiation Protection in Europe (ICNIRP). The authors reviewed more than 2000 scientific studies and reviews, and concluded that the existing public safety limits are inadequate to protect public health. From a public health policy standpoint, new public safety limits, and limits on further deployment of risky technologies are warranted based on the total weigh of evidence.

The report documents scientific evidence raising worries about childhood leukemia (from power lines and other electrical exposures), brain tumors and acoustic neuromas (from cell and cordless phones) and Alzheimer's disease. There is evidence that EMF is a risk factor for both childhood and adult cancers.

Public health expert and co-editor of the Report Dr. David Carpenter, Director, Institute for Health and the Environment at the University of Albany, New York says *"this report stands as a wake-up call that long-term exposure to some kinds of EMF may cause serious health effects. Good public health planning is needed now to prevent cancers and neurological diseases linked to exposure to power lines and other sources of EMF. We need to educate people and our decision-makers that "business as usual" is unacceptable."*

Health questions about power line EMFs were initially raised by Nancy Wertheimer, a Colorado public health expert and Ed Leeper, an electrical engineer in 1979. Wertheimer noticed that children were twice or three times as

likely to have leukemia tended to live in homes in the Denver, CO area close to power lines and transformers. Now, there are dozens of studies confirming the link, but public health response has been slow in coming, and new standards to protect the public are necessary.

Brain tumor specialist Dr. Lennart Hardell, MD, PhD and Professor at University Hospital in Orebro, Sweden is a member of the BioInitiative Working Group. His work on cell phones, cordless phones and brain tumors is widely recognized to be pivotal in the debate about the safety of wireless radiofrequency and microwave radiation. *"The evidence for risks from prolonged cell phone and cordless phone use is quite strong when you look at people who have used these devices for 10 years or longer, and when they are used mainly on one side of the head.*

Brain tumors normally take a long time to develop, on the order of 15 to 20 years. Use of a cell or cordless phone is linked to brain tumors and acoustic neuromas (tumor of the auditory nerve in the brain) and are showing up after only 10 years (a shorter time period than for most other known carcinogens). *"This indicates we need research on more long-term users to understand the full risks"* says Dr. Hardell.

Dr. Hardell's work has been confirmed in other studies on long-term users. A summary estimate of all studies on brain tumors shows overall a 20% increased risk of brain tumor (malignant glioma) with ten years of use. But the risk increases to 200% (a doubling of risk) for tumors on the same side of the brain as mainly used during cell phone calls. *"Recent studies that do not report increased risk of brain tumors and acoustic neuromas have not looked at heavy users, use over ten years or longer, and do not look at the part of the brain which would reasonably have exposure to produce a tumor."*

Wireless technologies that rely on microwave radiation to send emails and voice communication are thousands of times stronger than levels reported to cause some health impacts. Prolonged exposure to radiofrequency and microwave radiation from cell phones, cordless phones, cell towers, WI-FI and other wireless technologies have linked to physical symptoms including headache, fatigue, sleeplessness, dizziness, changes in brainwave activity, and impairment of concentration and memory. Scientists report that these effects can occur with even very small levels of exposure, if it occurs on a daily basis. Children in particular are vulnerable to harm from environmental exposures of all kinds.

Co-editor of the report, Cindy Sage of Sage Associates says *"public health and EMF policy experts have now given their opinion of the weight of evidence. The existing FCC and international limits for public and occupational exposure to electromagnetic fields and radiofrequency radiation are not protective of public health. New biologically-based public and occupational exposure are*

recommended to address bioeffects and potential adverse health effects of chronic exposure. These effects are now widely reported to occur at exposure levels significantly below most current national and international limits."

Biologically-based exposure standards are needed to prevent disruption of normal body processes. Effects are reported for DNA damage (genotoxicity that is directly linked to integrity of the human genome), cellular communication, cellular metabolism and repair, cancer surveillance within the body; and for protection against cancer and neurological diseases. Also reported are neurological effects including changes in brainwave activity during cell phone calls, impairment of memory, attention and cognitive function; sleep disorders, cardiac effects; and changes in immune function (allergic and inflammatory responses).

Sage says *"the Working Group recommends a biologically-based exposure limit that is protective against extremely-low frequency (power line) and radiofrequency fields which, with chronic exposure, can reasonably be presumed to result in significant impacts to health and well-being"*.

Contributing author Dr. Martin Blank, Columbia University professor and researcher in bioelectromagnetics says *"cells in the body react to EMFs as potentially harmful, just like to other environmental toxins, including heavy metals and toxic chemicals. The DNA in living cells recognizes electromagnetic fields at very low levels of exposure; and produces a biochemical stress response. The scientific evidence tells us that our safety standards are inadequate, and that we must protect ourselves from exposure to EMF due to powerlines, cell phones and the like."* He wrote the section on stress proteins for the BioInitiative Report.

Contact: info@bioinitiative.org (open on August 31, 2007)

Report: available at www.bioinitiative.org (on August 31, 2007)

Title: BioInitiative: A Rationale for a Biologically-based Public Exposure Standard for Electromagnetic Fields (ELF and RF)

Bk = 2003 Ps = 263

Contact: info@bioinitiative.org
Cindy Sage Tel: 805-969-0557

Renowned Scientists Issue Wake-up Call on EMF and RF Radiation Hazards

State University of New York at Albany / August 30 / An international working group of renowned scientists, researchers and public health policy professionals (The BioInitiative Working Group) has released its report on electromagnetic fields (EMFs) and health. It raises serious concerns about the safety of existing public limits that regulate how much EMF is allowable from power lines, cell phones, and many other sources of EMF exposure in daily life.

The report documents scientific evidence raising worries about health impacts including childhood leukemia (from power lines and other electrical exposures), brain tumors and acoustic neuromas (from cell and cordless phones) and Alzheimers disease. There is evidence that EMFs are a risk factor for both childhood and adult cancers. EMFs from such sources as electric power lines, interior wiring and grounding of buildings and appliances are linked to increased risks for childhood leukemia and may set the stage for adult cancers later in life.

The BioInitiative Report (<http://www.bioinitiative.org/>) to be released on Friday, August 31, 2007 documents the scientific evidence that power line EMF exposure is responsible for hundreds of new cases of childhood leukemia every year in the United States and around the world.

Wireless technologies that rely on radiofrequency radiation (RF) to send emails and voice communication are thousands of times stronger than levels reported to cause sleep disorders, headaches, problems with memory and concentration and other adverse physical symptoms.

Public health expert and co-editor of the Report Dr. David O. Carpenter, Director, Institute for Health and the Environment at the University of Albany, New York states:

This report stands as a wake-up call that long-term exposure to some kinds of EMFs may cause serious health effects. Good public health planning is needed now to prevent cancers and neurological diseases linked to exposure to power lines and other sources of EMFs. We need to educate the public and our decision makers that business as usual is unacceptable.

Co-editor Cindy Sage of Sage Associates asserts:

Public health and EMF policy experts have now given their opinion of the weight of evidence. The existing FCC and international limits for public and occupational exposure to EMFs and RF radiation are not protective of public health.

New public safety limits and limits on further deployment of risky technologies are warranted based on the total weight of evidence.

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NOTICE TO THE LENDER

All required repairs must be completed in a professional manner prior to closing, and in compliance with HUD guidelines. The lender is responsible for coordinating repairs with appropriately qualified individuals or entities, which may include professional engineers, tradespersons, HUD fee inspectors, or HUD roster appraisers. The lender must obtain documentation that all readily observable deficiencies noted by the appraiser have been acceptably corrected. The FHA shall invoke a VC condition for every "yes" response or other items requiring clarification.

SITE CONSIDERATIONS

VC-1 SITE HAZARDS AND NUISANCES

Check the appropriate response for *readily observable* evidence of hazards. Hazards, as defined below, are conditions that endanger the health and safety of the occupants and/or the marketability of the property. Use these criteria to determine the extent of the hazard. Please refer to HUD Handbook 4150.2 Section 2-2 for unacceptable locations and the protocol in Appendix D of the Handbook for further guidance. Provide a detailed comment for any "yes" response on Page 5.

- a. Surface evidence of subsidence/sink holes
 yes no
- b. An active or planned oil or gas-drilling site is within 300 feet of the subject dwelling or related property improvement(s)
 yes no
- c. Subject dwelling or related property improvement(s) is/are within 75 feet of an operating oil or gas well with no visible mitigation measures
 yes no
- d. Abandoned oil or gas well within 10 feet of subject dwelling or related property improvement(s)
 yes no
- e. Readily observable evidence of slush pits
 yes no
- f. Excessive noise or hazard from heavy traffic area
 yes no
- g. New/proposed construction in airport clear zone
 yes no
- h. Subject dwelling or related property improvement(s) is/are within 10 feet of the easement for a "high-pressure" gas or petroleum line
 yes no
- i. Subject dwelling or related property improvement(s) is/are located within the engineering (designed) fall distances for overhead high-voltage transmission line tower, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc.)
 yes no
- j. Excessive hazard from smoke, fumes, offensive noises or odors
 yes no
- k. New/proposed construction or all manufactured homes in Special Flood Hazard Areas without LOMA or LOMR or elevation certificate
 yes no
- l. Stationary storage tanks with more than 1000 gallons of flammable or explosive material
 yes no

PROPERTY CONSIDERATIONS

Mark "YES" for any *readily observable* deficiency noted below. Each "YES" constitutes a limiting condition on the appraisal. Each condition requires repair or further inspection. These conditions must be satisfied prior to closing for the mortgage to be eligible for FHA mortgage insurance. Please refer to HUD Handbook 4150.2, Section 3-6 for guidance on HUD's General Acceptability Criteria. Also, refer to the protocol in Appendix D of the Handbook for repair and inspection requirement parameters.

VC-2 SOIL CONTAMINATION

Check the appropriate response. Provide a detailed description of "yes" responses and provide further analysis on Page 5.

- a. Surface evidence of an Underground Storage Tank (UST)
 yes no
- b. Proximity to dumps, landfills, industrial sites or other locations that could contain hazardous materials
 yes no
- c. Presence of pools of liquid, pits, ponds, lagoons, stressed vegetation, stained soils or pavement, drums or odors.
 yes no

VC-3 GRADING AND DRAINAGE

Check the appropriate response. Provide a description of "yes" responses page 5.

- a. Grading does not provide positive drainage from structure(s)
 yes no
- b. Standing water proximate to structure(s)
 yes no

VC-4 INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS

Check the appropriate response. Provide a detailed description of "yes" or "unable to determine" responses on Page 5.

- a. Private sewage system shows observable evidence of system failure
 yes no
- b. Property lacks connection to public water*
 yes no
- c. Property lacks connection to a public/community sewage system
 yes no
- d. Separation distance between well and septic tank does not comply with HUD guidelines
 yes no unable to determine
- e. Separation distance between well and drain field does not comply with HUD guidelines
 yes no unable to determine
- f. Separation distance between well and property line does not comply with HUD guidelines
 yes no unable to determine

*Lender will require water testing for "yes" response.

NOTE: Connection should be made to public or community water/sewage disposal system. Appraiser shall indicate whether public water or sewage disposal system is available. The lender will determine whether connection is feasible.

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EXHIBIT B

VC-5 WOOD DESTROYING INSECTS

Check the appropriate response. Provide a detailed description of "yes" responses on Page 5.

- a. Structure and accessory building(s) is/are ground level and/or wood is touching ground
 yes no
- b. The house and/or other structure(s) within the legal boundaries of the property show obvious evidence of infestation from wood destroying insects
 yes no

VC-6 PRIVATE ROAD ACCESS

Check the appropriate response. Provide a detailed description of "yes" responses on Page 5.

- a. Property inaccessible by foot or vehicle
 yes no
- b. Property accessible only by a private road or drive*
 yes no
- c. Property is not provided with an all-weather surface (gravel is acceptable)
 yes no

*In all cases where a private road exists, lender is to submit evidence that the road is protected by a permanent recorded easement (non-exclusive, non-revocable roadway, driveway easement without trespass from the property to a public street/road) and that there is an acceptable maintenance agreement recorded on the property or that the road is owned and maintained by an HOA.

VC-7 STRUCTURAL CONDITIONS

Check the appropriate response. Provide a detailed description of "yes" responses and identify the exact location of any deficiencies on Page 5.

Floor Support Systems

- a. Significant cracks
 yes no
- b. Evidence of water damage
 yes no
- c. Evidence of spongy/weak/rotted flooring
 yes no

Framing/Walls/Ceiling

- d. Significant cracks
 yes no
- e. Visible holes in exposed areas that could affect structure
 yes no
- f. Significant water damage
 yes no

Attic

- g. Inadequate Access
 yes no n/a
- h. Evidence of holes
 yes no n/a
- i. Support structure not intact or damaged
 yes no n/a
- j. Significant water damage visible from interior

yes no n/a

- k. No ventilation by vent, fan or window
 yes no n/a

VC-8 FOUNDATION

Check the appropriate response. (Appraiser must have full access to these areas) Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

Basement

- a. Blocked or inadequate access
 yes no n/a
- b. Evidence of significant water damage
 yes no n/a
- c. Significant cracks or erosion in exposed areas that affect structural soundness
 yes no n/a

Crawl Space

- d. Blocked or inadequate access
 yes no n/a
- e. Space inadequate for maintenance and repair (Recommend 18 inches)
 yes no n/a
- f. Support beams not intact
 yes no n/a
- g. Excessive dampness or ponding of water
 yes no n/a

Slab

- h. Significant cracks that could affect structural soundness
 yes no n/a

VC-9 ROOFING

All roofs on subject property must be addressed. Check the appropriate response. Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

- a. Evidence of deterioration of roofing materials (missing tiles, shingles, flashing)
 yes no
- b. Roof life less than two years*
 yes no
- c. Holes
 yes no
- d. Signs of leakage observable from ground
 yes no
- e. Roof is Flat or otherwise unobservable**
 yes no

*HUD/FHA requires that the roof have at least 2 years remaining life. If the roof has less than 2 years remaining life, then the appraiser must call for re-roofing or repair. The condition must clearly state whether the subject is to be repaired or re-roofed. FHA will accept a maximum of 3 layers of existing roofing. If more than 2 layers exist and repair is necessary, then all old roofing must be removed as part of the re-roofing.

**All such roofs require inspection. Inspections must estimate life expectancy of the roof to be at least 2 years.

Bk = 2003 Pg = 265

VC-10 MECHANICAL SYSTEMS

(All utilities must be turned on at time of appraisal, if possible) Check the appropriate response. Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

Furnace/Heating System

(If unable to test check all "yes")

- a. Unit does not turn "On"
 yes no n/a
- b. Heat is not emitted
 yes no n/a
- c. Unusual or irregular noises are heard
 yes no n/a
- d. Smoke or irregular smell is emitted
 yes no n/a
- e. Significant holes or deterioration on the unit(s)
 yes no n/a

Air Conditioning (central)

(If unable to test check all "yes")

- f. Unit does not turn "On"
 yes no n/a
- g. Cold air is not emitted
 yes no n/a
- h. Unusual or irregular noises are heard
 yes no n/a
- i. Smoke or irregular smell is emitted
 yes no n/a
- j. Significant holes or deterioration on the unit(s)
 yes no n/a

Electrical System (If unable to test check all "yes")

- k. Electrical switches do not function
(check representative sample)
 yes no
- l. Outlets do not function
(check representative sample)
 yes no
- m. Presence of sparks or smoke from outlets
 yes no
- n. Exposed, frayed or unconnected wiring
 yes no

Plumbing System (If unable to test check "yes")

- Water**
- o. Significant drop or limitation in pressure
 yes no
- p. No hot water
 yes no

Toilet

- q. Toilets do not function
 yes no
- r. Presence of leak(s)
 yes no

Sinks/Bathtubs/Showers

- s. Basin or pipes leak
 yes no
- t. Water does not run
 yes no

Leaks

- u. Evidence of damage under fixtures
 yes no
- v. Puddles present
 yes no

Sewer System

- w. Observable evidence of malfunction
 yes no

VC-11 OTHER HEALTH AND SAFETY DEFICIENCIES

Check the appropriate response. Provide a detailed description of "yes" responses and identify the exact location of any deficiencies on Page 5.

- a. Broken window panes/inoperable windows
 yes no
- b. Broken or missing stairs
 yes no
- c. Broken or missing exterior doors
 yes no
- d. Inadequate/blocked entrances or exits
 yes no
- e. Steps without handrails
 yes no
- f. The mechanical garage door does not reverse or stop when meeting reasonable resistance during closing
 yes no n/a
- g. Health, preservation and/or safety deficiencies exist and are not included in this or any other VC item
 yes no

VC-12 LEAD BASED PAINT HAZARD

For any home built prior to 1978, check for evidence of defective paint surfaces, including: peeling, scaling or chipping paint. Check appropriate response. Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

- a. Evidence on interior
 yes no
- b. Evidence on exterior
 yes no
Year built _____

If the home was built before 1978, this may indicate a lead paint hazard. For all FHA insured properties, correction is required to all defective paint in or on structures and/or property improvements built before January 1, 1978 in accordance with 24 CFR Part 35.

VC-13 CONDOMINIUMS

Provide a description of any "yes" responses on Page 5.

Property is a condominium

- yes no

If yes,

- a. This property is not on an FHA approved condominium list
 yes no
- b. This condominium project does not meet the 51% owner occupancy requirement. **Mark yes if unable to determine percentage of owner occupancy.**
 yes no

Bk = 2003 Pg = 266

VC-14 Manufactured Housing

A manufactured home is defined as a structure that is transportable in one or more sections. In the traveling mode, the home is eight feet or more in width and forty feet or more in length and is built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities, which includes the plumbing, heating, air-conditioning and electrical systems contained therein. A Manufactured Home is designed and constructed to the Federal Manufactured Construction and Safety Standards (MHCSS) as evidenced by an affixed certification label. Manufactured Homes may also be referred to as mobile homes, sectionals, multi-sectional, double-wides, triple-wides or single-wides. Modular housing is built to local/state codes and is not to be considered manufactured housing. When erected on site, to be eligible for FHA insurance the manufactured home is:

- Built on or after June 15, 1976 to the MHCSS
- At least 400 square feet
- Built and remains on a permanent chassis
- Designed to be used as a dwelling with a permanent foundation built to FHA criteria

Provide a description of any "yes" responses on Page 5.

Subject property or any portion of the property is a manufactured home as defined by HUD
 yes no

If yes, the following are required:

a. Manufactured home does not have a HUD certification label/seal (red tag)
 yes no
Label/Seal Number(s) _____

b. Manufactured home has attached additions/structural modifications
 yes no
If yes, cite nature and location of structural modifications on Page 5.

Alternate Construction serial number

- c. Engineering Certification is not present
 yes no
Permanent Foundation must comply with the HUD Permanent Foundation Guide for Manufactured Housing - (Engineering Cert Required).
- d. Manufactured home is not taxed as Real Estate (personal property title must be purged).
 yes no

ADDENDA

A. Provide a summary of estimated repair Costs:

\$ _____

Please attach any additional information/reports and give number of attached pages.

Public reporting burden for the collection of information is estimated to average 30 minutes to complete the Comprehensive Valuation Package. This includes the time for reviewing the associated Handbook and reporting the data. This does not include the requisite market research or the appraisal process. This agency may not collect this information, and you are not required to complete this form unless it displays a current valid OMB control number.

Privacy Act Notice: This information is required for the U.S. Department of Housing and Urban Development to endorse a single-family mortgage and is used for underwriting purposes. The collection of this information is necessary to comply with HUD's Home Buyer Protection Plan. The information may be made available to a federal agency for review. This information is not confidential and will be made available to the public.

Bk: 2003 Pg: 267

STATE OF RHODE ISLAND
KENT, SC.

PLANNING BOARD OF THE
TOWN OF WEST WARWICK

PETITION NO. 2009-2

APPLICANT: NARRAGANSETT ELECTRIC CO. d/b/a NATIONAL GRID

LOCATION: WAKEFIELD AND PROVIDENCE STREETS, WEST WARWICK, RI

ASSESSOR'S PLAT: 2	LOTS: 14 AND 16
ASSESSOR'S PLAT: 22	LOT: 5
ASSESSOR'S PLAT 23	LOTS: 2, 3, 12 AND 15
ASSESSOR'S PLAT 24	LOTS: 15, 30, 138 AND 139

ZONES: R-10, R-7.5, B AND CI

Received in West Warwick R.I.
Date May 27, 2009 Time 02:16:02P
Deborah A. Fellier, Town Clerk

RELIEF SOUGHT: A SPECIAL USE PERMIT FOR RELOCATION OF PRESENT TRANSMISSION LINES AND CONSTRUCTION OF NEW TRANSMISSION LINES WITH INCREASED VOLTAGE IN A B AND CI ZONE

DECISION INST# 00002692
BK# 2003 Pg# 245

The above matter came on for hearing before the West Warwick Planning Board on May 18, 2009, for a recommendation to the West Warwick Zoning Board and an opinion to the State of Rhode Island Energy Facility Siting Board regarding Applicant's seeking a Special Use Permit in order to relocate certain electric transmission lines and supporting structures and to add additional electric transmission line and structure with increased voltages in a B and CI.

A quorum was present. Board member James Williamson recused himself.

After hearing thereon, based on the application, the testimony and the evidence presented and personal knowledge of the area, the following FINDINGS OF FACT were made:

The relief being sought is based on the fact that the applicant has a present ownership in fee or right of way over the proposed area and is in no way due to the unique characteristics of the subject land.

The adjoining land is residential and does not have the general characteristic of an electric transmission line.

The applicant bases it's request on the fact that a number of years ago it acquired title to or a right of way over the land in question for the construction of transmission lines. The original lines were of much lower voltage and were not constructed close to residential properties as the present request proposes.

The applicant has presented no evidence to contradict the presented documentation that the erection of transmission lines as close to residential properties as those proposed will have a detrimental effect on the property values. In fact the applicant, through counsel, stated that it is

not prepared to discuss property values.

The cost of placing the transmission lines underground in the residential areas will amount to a very small increase in cost over the propose approximately \$240,000,000.00 for the project and will amount to a minimal effect on the rate to the consumer.

The applicant has acknowledged that there is evidence both pro and con regarding the health hazards from subjection to EMF and presented no evidence to establish that there is no danger of increased health hazard from the proposed project. The applicant has not proposed any plan for the event of determination that after construction of the project the health hazard to persons living in the area is increased.

The applicant has failed to address the issue of the effect on properties in the "fall zone" and has acknowledged that it has no knowledge of the concept of "fall zone."

The applicant has acknowledged that there is no assurance that at a future date a further increase in voltage in the transmission lines in the same area will not be sought.

The applicant acknowledged that it knows of no rules or guidelines to determine the effect the placement of the proposed transmission lines will have on health or property values.

The applicant has indicated that there will be increased taxes paid to the Town from the increase in transmission lines but offered no evidence that any such increase will not be offset by a decrease in property values in the area.

The evidence submitted by the applicant relating to the health hazards of the project is based on a level of 3 to 4 Milligauss. The testimony indicated that there will be 20 to 30 Milligauss, at the edge of right of way. This is an increase of ten times the basis of the report submitted by the applicant.

The applicant has failed to address the concerns stated in report of Dr. David Carpenter, Director, Institute for Health and Environment at the University of Albany, New York, a copy of said report attached hereto as Exhibit A and incorporated into this decision by reference.

The applicant has failed to address the loss of marketability of the properties in the area of the project as indicated in section "VC-1 SITE HAZARDS AND NUISANCES I" of the Department of Housing and Urban Development Notice to Lenders, a copy of said Notice attached hereto as Exhibit B and incorporated in this decision by reference.

Based on the above facts, it is found:

The proposed use is not compatible with the neighboring land use in that the neighboring land use is residential and this use is commercial with a potentially hazardous health effect on the residents the neighboring land as well as the decrease in property values

The proposed use will create an nuisance in the neighborhood in the increase of potential for dangerous conditions existing with the placing of transmission lines as close to the edge of right of way as is proposed.

The proposed use will hinder the future development of the Town in that the area being residential in nature will suffer a severe decline in desirability for development.

The proposed development will not conform to all applicable sections of the zoning ordinance and is not in conformance with the purposes and intent of the West Warwick

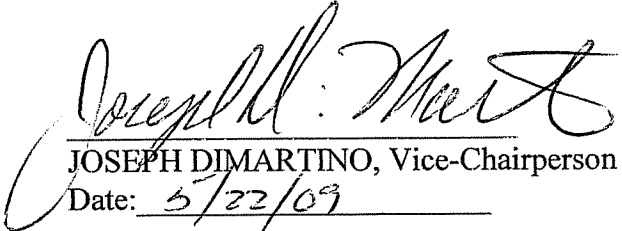
comprehensive plan in that the zoning code and comprehensive plan set a residential nature to the area and the proposed plan will increase the burden and use of a commercial nature on the area.

Joseph Gardosik moved and James T. Hart seconded the following motion:

That the Planning Board make an unfavorable recommendation to the Zoning Board and render an unfavorable opinion to the State of Rhode Island Energy Facility Siting Board regarding Applicant's application for a Special Use Permit in order to relocate certain electric transmission lines and supporting structures and to add additional electric transmission line and structure with increased voltages in a B and CI zone.

The following votes were cast:

JOSEPH DIMARTINO	YES
JAMES T. HART	YES
FELIX APPOLONIA	YES
JOE GARDOSK	YES


JOSEPH DIMARTINO, Vice-Chairperson
Date: 5/22/09

University of Albany, New York– August 31 / **Serious Public Health Concerns Raised Over Exposure to Electromagnetic Fields (EMF) from Power Lines and Cell Phones**

An international working group of scientists, researchers and public health policy professionals (The BioInitiative Working Group) has released its report on electromagnetic fields (EMF) and health. It raises serious concern about the safety of existing public limits that regulate how much EMF is allowable from power lines, cell phones, and many other sources of EMF exposure in daily life.

Electromagnetic radiation from such sources as electric power lines, interior wiring and grounding of buildings and appliances are linked to increased risks for childhood leukemia and may set the stage for adult cancers later in life. A report from the BioInitiative Working Group (www.bioinitiative.org) released on Friday, August 31st documents the scientific evidence that power line EMF exposure is responsible for hundreds of new cases of childhood leukemia every year in the United States and around the world.

The report provides detailed scientific information on health impacts when people are exposed to electromagnetic radiation hundreds or even thousands of times below limits currently established by the Federal Communications Commission (US FCC) and International Commission for Non-Ionizing Radiation Protection in Europe (ICNIRP). The authors reviewed more than 2000 scientific studies and reviews, and concluded that the existing public safety limits are inadequate to protect public health. From a public health policy standpoint, new public safety limits, and limits on further deployment of risky technologies are warranted based on the total weigh of evidence.

The report documents scientific evidence raising worries about childhood leukemia (from power lines and other electrical exposures), brain tumors and acoustic neuromas (from cell and cordless phones) and Alzheimer's disease. There is evidence that EMF is a risk factor for both childhood and adult cancers.

Public health expert and co-editor of the Report Dr. David Carpenter, Director, Institute for Health and the Environment at the University of Albany, New York says *"this report stands as a wake-up call that long-term exposure to some kinds of EMF may cause serious health effects. Good public health planning is needed now to prevent cancers and neurological diseases linked to exposure to power lines and other sources of EMF. We need to educate people and our decision-makers that "business as usual" is unacceptable."*

Health questions about power line EMFs were initially raised by Nancy Wertheimer, a Colorado public health expert and Ed Leeper, an electrical engineer in 1979. Wertheimer noticed that children were twice or three times as

likely to have leukemia tended to live in homes in the Denver, CO area close to power lines and transformers. Now, there are dozens of studies confirming the link, but public health response has been slow in coming, and new standards to protect the public are necessary.

Brain tumor specialist Dr. Lennart Hardell, MD, PhD and Professor at University Hospital in Orebro, Sweden is a member of the BioInitiative Working Group. His work on cell phones, cordless phones and brain tumors is widely recognized to be pivotal in the debate about the safety of wireless radiofrequency and microwave radiation. *"The evidence for risks from prolonged cell phone and cordless phone use is quite strong when you look at people who have used these devices for 10 years or longer, and when they are used mainly on one side of the head."*

Brain tumors normally take a long time to develop, on the order of 15 to 20 years. Use of a cell or cordless phone is linked to brain tumors and acoustic neuromas (tumor of the auditory nerve in the brain) and are showing up after only 10 years (a shorter time period than for most other known carcinogens). *"This indicates we need research on more long-term users to understand the full risks"* says Dr. Hardell.

Dr. Hardell's work has been confirmed in other studies on long-term users. A summary estimate of all studies on brain tumors shows overall a 20% increased risk of brain tumor (malignant glioma) with ten years of use. But the risk increases to 200% (a doubling of risk) for tumors on the same side of the brain as mainly used during cell phone calls. *"Recent studies that do not report increased risk of brain tumors and acoustic neuromas have not looked at heavy users, use over ten years or longer, and do not look at the part of the brain which would reasonably have exposure to produce a tumor."*

Wireless technologies that rely on microwave radiation to send emails and voice communication are thousands of times stronger than levels reported to cause some health impacts. Prolonged exposure to radiofrequency and microwave radiation from cell phones, cordless phones, cell towers, WI-FI and other wireless technologies have linked to physical symptoms including headache, fatigue, sleeplessness, dizziness, changes in brainwave activity, and impairment of concentration and memory. Scientists report that these effects can occur with even very small levels of exposure, if it occurs on a daily basis. Children in particular are vulnerable to harm from environmental exposures of all kinds.

Co-editor of the report, Cindy Sage of Sage Associates says *"public health and EMF policy experts have now given their opinion of the weight of evidence. The existing FCC and international limits for public and occupational exposure to electromagnetic fields and radiofrequency radiation are not protective of public health. New biologically-based public and occupational exposure are*

recommended to address bioeffects and potential adverse health effects of chronic exposure. These effects are now widely reported to occur at exposure levels significantly below most current national and international limits."

Biologically-based exposure standards are needed to prevent disruption of normal body processes. Effects are reported for DNA damage (genotoxicity that is directly linked to integrity of the human genome), cellular communication, cellular metabolism and repair, cancer surveillance within the body; and for protection against cancer and neurological diseases. Also reported are neurological effects including changes in brainwave activity during cell phone calls, impairment of memory, attention and cognitive function; sleep disorders, cardiac effects; and changes in immune function (allergic and inflammatory responses).

Sage says *"the Working Group recommends a biologically-based exposure limit that is protective against extremely-low frequency (power line) and radiofrequency fields which, with chronic exposure, can reasonably be presumed to result in significant impacts to health and well-being"*.

Contributing author Dr. Martin Blank, Columbia University professor and researcher in bioelectromagnetics says *"cells in the body react to EMFs as potentially harmful, just like to other environmental toxins, including heavy metals and toxic chemicals. The DNA in living cells recognizes electromagnetic fields at very low levels of exposure; and produces a biochemical stress response. The scientific evidence tells us that our safety standards are inadequate, and that we must protect ourselves from exposure to EMF due to powerlines, cell phones and the like."* He wrote the section on stress proteins for the BioInitiative Report.

Contact: info@bioinitiative.org (open on August 31, 2007)

Report: available at www.bioinitiative.org (on August 31, 2007)

Title: BioInitiative: A Rationale for a Biologically-based Public Exposure Standard for Electromagnetic Fields (ELF and RF)

Bk = 2003 Pg = 251

Contact: info@bioinitiative.org
Cindy Sage Tel: 805-969-0557

Renowned Scientists Issue Wake-up Call on EMF and RF Radiation Hazards

State University of New York at Albany / August 30 / An international working group of renowned scientists, researchers and public health policy professionals (The BioInitiative Working Group) has released its report on electromagnetic fields (EMFs) and health. It raises serious concerns about the safety of existing public limits that regulate how much EMF is allowable from power lines, cell phones, and many other sources of EMF exposure in daily life.

The report documents scientific evidence raising worries about health impacts including childhood leukemia (from power lines and other electrical exposures), brain tumors and acoustic neuromas (from cell and cordless phones) and Alzheimers disease. There is evidence that EMFs are a risk factor for both childhood and adult cancers. EMFs from such sources as electric power lines, interior wiring and grounding of buildings and appliances are linked to increased risks for childhood leukemia and may set the stage for adult cancers later in life.

The BioInitiative Report (<http://www.bioinitiative.org/>) to be released on Friday, August 31, 2007 documents the scientific evidence that power line EMF exposure is responsible for hundreds of new cases of childhood leukemia every year in the United States and around the world.

Wireless technologies that rely on radiofrequency radiation (RF) to send emails and voice communication are thousands of times stronger than levels reported to cause sleep disorders, headaches, problems with memory and concentration and other adverse physical symptoms.

Public health expert and co-editor of the Report Dr. David O. Carpenter, Director, Institute for Health and the Environment at the University of Albany, New York states:

This report stands as a wake-up call that long-term exposure to some kinds of EMFs may cause serious health effects. Good public health planning is needed now to prevent cancers and neurological diseases linked to exposure to power lines and other sources of EMFs. We need to educate the public and our decision makers that business as usual is unacceptable.

Co-editor Cindy Sage of Sage Associates asserts:

Public health and EMF policy experts have now given their opinion of the weight of evidence. The existing FCC and international limits for public and occupational exposure to EMFs and RF radiation are not protective of public health.

New public safety limits and limits on further deployment of risky technologies are warranted based on the total weight of evidence.

#####

NOTICE TO THE LENDER

All required repairs must be completed in a professional manner prior to closing, and in compliance with HUD guidelines. The lender is responsible for coordinating repairs with appropriately qualified individuals or entities, which may include professional engineers, tradespersons, HUD fee inspectors, or HUD roster appraisers. The lender must obtain documentation that all readily observable deficiencies noted by the appraiser have been acceptably corrected. The FHA shall invoke a VC condition for every "yes" response or other items requiring clarification.

SITE CONSIDERATIONS

VC-1 SITE HAZARDS AND NUISANCES

Check the appropriate response for *readily observable* evidence of hazards. Hazards, as defined below, are conditions that endanger the health and safety of the occupants and/or the marketability of the property. Use these criteria to determine the extent of the hazard. Please refer to HUD Handbook 4150.2 Section 2-2 for unacceptable locations and the protocol in Appendix D of the Handbook for further guidance. Provide a detailed comment for any "yes" response on Page 5.

- a. Surface evidence of subsidence/sink holes
 yes no
- b. An active or planned oil or gas-drilling site is within 300 feet of the subject dwelling or related property improvement(s)
 yes no
- c. Subject dwelling or related property improvement(s) is/are within 75 feet of an operating oil or gas well with no visible mitigation measures
 yes no
- d. Abandoned oil or gas well within 10 feet of subject dwelling or related property improvement(s)
 yes no
- e. Readily observable evidence of slush pits
 yes no
- f. Excessive noise or hazard from heavy traffic area
 yes no
- g. New/proposed construction in airport clear zone
 yes no
- h. Subject dwelling or related property improvement(s) is/are within 10 feet of the easement for a "high-pressure" gas or petroleum line
 yes no
- i. Subject dwelling or related property improvement(s) is/are located within the engineering (designed) fall distances for overhead high-voltage transmission line tower, radio/TV transmission tower, cell phone tower, microwave relay dish or tower, or satellite dish (radio, TV cable, etc.)
 yes no
- j. Excessive hazard from smoke, fumes, offensive noises or odors
 yes no
- k. New/proposed construction or all manufactured homes in Special Flood Hazard Areas without LOMA or LOMR or elevation certificate
 yes no
- l. Stationary storage tanks with more than 1000 gallons of flammable or explosive material
 yes no

PROPERTY CONSIDERATIONS

Mark "YES" for any *readily observable* deficiency noted below. Each "YES" constitutes a limiting condition on the appraisal. Each condition requires repair or further inspection. These conditions must be satisfied prior to closing for the mortgage to be eligible for FHA mortgage insurance. Please refer to HUD Handbook 4150.2, Section 3-6 for guidance on HUD's General Acceptability Criteria. Also, refer to the protocol in Appendix D of the Handbook for repair and inspection requirement parameters.

VC-2 SOIL CONTAMINATION

Check the appropriate response. Provide a detailed description of "yes" responses and provide further analysis on Page 5.

- a. Surface evidence of an Underground Storage Tank (UST)
 yes no
- b. Proximity to dumps, landfills, industrial sites or other locations that could contain hazardous materials
 yes no
- c. Presence of pools of liquid, pits, ponds, lagoons, stressed vegetation, stained soils or pavement, drums or odors.
 yes no

VC-3 GRADING AND DRAINAGE

Check the appropriate response. Provide a description of "yes" responses page 5.

- a. Grading does not provide positive drainage from structure(s)
 yes no
- b. Standing water proximate to structure(s)
 yes no

VC-4 INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS

Check the appropriate response. Provide a detailed description of "yes" or "unable to determine" responses on Page 5.

- a. Private sewage system shows observable evidence of system failure
 yes no
- b. Property lacks connection to public water*
 yes no
- c. Property lacks connection to a public/community sewage system
 yes no
- d. Separation distance between well and septic tank does not comply with HUD guidelines
 yes no unable to determine
- e. Separation distance between well and drain field does not comply with HUD guidelines
 yes no unable to determine
- f. Separation distance between well and property line does not comply with HUD guidelines
 yes no unable to determine

*Lender will require water testing for "yes" response.

NOTE: Connection should be made to public or community water/sewage disposal system. Appraiser shall indicate whether public water or sewage disposal system is available. The lender will determine whether connection is feasible.

EXHIBIT B

VC-5 WOOD DESTROYING INSECTS

Check the appropriate response. Provide a detailed description of "yes" responses on Page 5.

- a. Structure and accessory building(s) is/are ground level and/or wood is touching ground
 yes no
- b. The house and/or other structure(s) within the legal boundaries of the property show obvious evidence of infestation from wood destroying insects
 yes no

VC-6 PRIVATE ROAD ACCESS

Check the appropriate response. Provide a detailed description of "yes" responses on Page 5.

- a. Property inaccessible by foot or vehicle
 yes no
- b. Property accessible only by a private road or drive*
 yes no
- c. Property is not provided with an all-weather surface (gravel is acceptable)
 yes no

*In all cases where a private road exists, lender is to submit evidence that the road is protected by a permanent recorded easement (non-exclusive, non-revocable roadway, driveway easement without trespass from the property to a public street/road) and that there is an acceptable maintenance agreement recorded on the property or that the road is owned and maintained by an HOA.

VC-7 STRUCTURAL CONDITIONS

Check the appropriate response. Provide a detailed description of "yes" responses and identify the exact location of any deficiencies on Page 5.

Floor Support Systems

- a. Significant cracks
 yes no
- b. Evidence of water damage
 yes no
- c. Evidence of spongy/weak/rotted flooring
 yes no

Framing/Walls/Ceiling

- d. Significant cracks
 yes no
- e. Visible holes in exposed areas that could affect structure
 yes no
- f. Significant water damage
 yes no

Attic

- g. Inadequate Access
 yes no n/a
- h. Evidence of holes
 yes no n/a
- i. Support structure not intact or damaged
 yes no n/a
- j. Significant water damage visible from interior

yes no n/a

- k. No ventilation by vent, fan or window
 yes no n/a

VC-8 FOUNDATION

Check the appropriate response. (Appraiser must have full access to these areas) Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

Basement

- a. Blocked or inadequate access
 yes no n/a
- b. Evidence of significant water damage
 yes no n/a
- c. Significant cracks or erosion in exposed areas that affect structural soundness
 yes no n/a

Crawl Space

- d. Blocked or inadequate access
 yes no n/a
- e. Space inadequate for maintenance and repair (Recommend 18 inches)
 yes no n/a
- f. Support beams not intact
 yes no n/a
- g. Excessive dampness or ponding of water
 yes no n/a

Slab

- h. Significant cracks that could affect structural soundness
 yes no n/a

VC-9 ROOFING

All roofs on subject property must be addressed. Check the appropriate response. Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

- a. Evidence of deterioration of roofing materials (missing tiles, shingles, flashing)
 yes no
- b. Roof life less than two years*
 yes no
- c. Holes
 yes no
- d. Signs of leakage observable from ground
 yes no
- e. Roof is Flat or otherwise unobservable**
 yes no

*HUD/FHA requires that the roof have at least 2 years remaining life. If the roof has less than 2 years remaining life, then the appraiser must call for re-roofing or repair. The condition must clearly state whether the subject is to be repaired or re-roofed. FHA will accept a maximum of 3 layers of existing roofing. If more than 2 layers exist and repair is necessary, then all old roofing must be removed as part of the re-roofing.

**All such roofs require inspection. Inspections must estimate life expectancy of the roof to be at least 2 years.

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VC-10 MECHANICAL SYSTEMS

(All utilities must be turned on at time of appraisal, if possible) Check the appropriate response. Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

furnace/Heating System

(If unable to test check all "yes")

- a. Unit does not turn "On"
 yes no n/a
- b. Heat is not emitted
 yes no n/a
- c. Unusual or irregular noises are heard
 yes no n/a
- d. Smoke or irregular smell is emitted
 yes no n/a
- e. Significant holes or deterioration on the unit(s)
 yes no n/a

Air Conditioning (central)

(If unable to test check all "yes")

- f. Unit does not turn "On"
 yes no n/a
- g. Cold air is not emitted
 yes no n/a
- h. Unusual or irregular noises are heard
 yes no n/a
- i. Smoke or irregular smell is emitted
 yes no n/a
- j. Significant holes or deterioration on the unit(s)
 yes no n/a

Electrical System (If unable to test check all "yes")

- k. Electrical switches do not function
(check representative sample)
 yes no
- l. Outlets do not function
(check representative sample)
 yes no
- m. Presence of sparks or smoke from outlets
 yes no
- n. Exposed, frayed or unconnected wiring
 yes no

Plumbing System (If unable to test check "yes")

Water

- o. Significant drop or limitation in pressure
 yes no
- p. No hot water
 yes no

Toilet

- q. Toilets do not function
 yes no
- r. Presence of leak(s)
 yes no

Sinks/Bathtubs/Showers

- s. Basin or pipes leak
 yes no
- t. Water does not run
 yes no

Leaks

- u. Evidence of damage under fixtures
 yes no
- v. Puddles present
 yes no

Sewer System

- w. Observable evidence of malfunction
 yes no

VC-11 OTHER HEALTH AND SAFETY DEFICIENCIES

Check the appropriate response. Provide a detailed description of "yes" responses and identify the exact location of any deficiencies on Page 5.

- a. Broken window panes/inoperable windows
 yes no
- b. Broken or missing stairs
 yes no
- c. Broken or missing exterior doors
 yes no
- d. Inadequate/blocked entrances or exits
 yes no
- e. Steps without handrails
 yes no
- f. The mechanical garage door does not reverse or stop when meeting reasonable resistance during closing
 yes no n/a
- g. Health, preservation and/or safety deficiencies exist and are not included in this or any other VC item
 yes no

VC-12 LEAD BASED PAINT HAZARD

For any home built prior to 1978, check for evidence of defective paint surfaces, including: peeling, scaling or chipping paint. Check appropriate response. Provide a detailed description of any "yes" responses and identify the exact location of any deficiencies on Page 5.

- a. Evidence on interior
 yes no
- b. Evidence on exterior
 yes no
Year built _____

If the home was built before 1978, this may indicate a lead paint hazard. For all FHA insured properties, correction is required to all defective paint in or on structures and/or property improvements built before January 1, 1978 in accordance with 24 CFR Part 35.

VC-13 CONDOMINIUMS

Provide a description of any "yes" responses on Page 5.

Property is a condominium

- yes no

If yes,

- a. This property is not on an FHA approved condominium list
 yes no
- b. This condominium project does not meet the 51% owner occupancy requirement. Mark yes if unable to determine percentage of owner occupancy.
 yes no

FHA CASE NUMBER _____

VC-14 Manufactured Housing

A manufactured home is defined as a structure that is transportable in one or more sections. In the traveling mode, the home is eight feet or more in width and forty feet or more in length and is built on a permanent chassis and designed to be used as a dwelling when connected to the required utilities, which includes the plumbing, heating, air-conditioning and electrical systems contained therein. A Manufactured Home is designed and constructed to the Federal Manufactured Construction and Safety Standards (MHCSS) as evidenced by an affixed certification label. Manufactured Homes may also be referred to as mobile homes, sectionals, multi-sectional, double-wides, triple-wides or single-wides. Modular housing is built to local/state codes and is not to be considered manufactured housing. When erected on site, to be eligible for FHA insurance the manufactured home is:

- Built on or after June 15, 1976 to the MHCSS
- At least 400 square feet
- Built and remains on a permanent chassis
- Designed to be used as a dwelling with a permanent foundation built to FHA criteria

Provide a description of any "yes" responses on Page 5.

Subject property or any portion of the property is a manufactured home as defined by HUD

yes no

If yes, the following are required:

a. Manufactured home does not have a HUD certification label/seal (red tag)

yes no

Label/Seal Number(s) _____

b. Manufactured home has attached additions/structural modifications

yes no

If yes, cite nature and location of structural modifications on Page 5.

Alternate Construction serial number

c. Engineering Certification is not present
 yes no

Permanent Foundation must comply with the HUD Permanent Foundation Guide for Manufactured Housing - (Engineering Cert Required).

d. Manufactured home is not taxed as Real Estate (personal property title must be purged).

yes no

ADDENDA

A. Provide a summary of estimated repair Costs:

\$ _____

Please attach any additional information/reports and give number of attached pages.

Public reporting burden for the collection of information is estimated to average 30 minutes to complete the Comprehensive Valuation Package. This includes the time for reviewing the associated Handbook and reporting the data. This does not include the requisite market research or the appraisal process. This agency may not collect this information, and you are not required to complete this form unless it displays a current valid OMB control number.

Privacy Act Notice: This information is required for the U.S. Department of Housing and Urban Development to endorse a single-family mortgage and is used for underwriting purposes. The collection of this information is necessary to comply with HUD's Home Buyer Protection Plan. The information may be made available to a federal agency for review. This information is not confidential and will be made available to the public.

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E4:
A

Wakefield Hills Residents
Recommendations to National Grid RE:
Rhode Island Reliability Project

May 12, 2009

STATEMENT

The residents of Hilltop Estates in West Warwick herein voice their concerns over National Grid's proposed upgrade to the high voltage lines crossing West Warwick adjacent to our neighborhood also known as the Rhode Island Reliability Project (the "Project").

We the undersigned feel that more attention needs to be paid to the safety of our neighbors and the property which is within the zone of danger created by this project. We feel that National Grid doing business as Narragansett Electric could easily address these concerns and mitigate our concerns by relocating the lines underground for two sections of the Project that pass through West Warwick.

In reviewing the Project's Environmental Report Volume II, dated September 2008, **no other section of this Project will be in such close proximity to residential property than the section that passes through the Town of West Warwick.** As such, we ask for special consideration of this fact in making this project safe while not incurring the added costs of relocating the whole project underground.

Here in West Warwick there are 11 homes that will be located within 100 feet of the new transmission lines on the east of those lines; 5 homes on Gilcrest Dr. and 6 on Carries Ann Dr. There are an additional 4 homes located on Newell St within 100 feet of the new lines. The Project proposes to move the eastern most transmission line between 15-25 feet closer to those home than they are currently.

The Project also calls for new, taller poles to which the lines will be mounted. These poles will be approximately 24 feet taller than the existing poles on the existing T-172 line, standing approximately 80 feet in height. The proposed 345kV line will be 100 feet in height. The lowest line affixed to the post will be no higher than the current line, thus moving it closer to the edge of the right of way creates the added danger of contact with trees located along the edges of the right of way. Our initial conversations with representatives of National Grid expressed a willingness to plant trees along the edge of the right of way, but we question the safety of such action given the limited distance between the lines and the edge of the right of way.

Section 5.1 of the Environmental Report states that there is a danger of "excessive sagging of conductors creating a safety risk due to reduced clearances" This danger is especially troubling to those located so close to this Project

UNDERGROUND ALTERNATIVE

Nation Grid's Environmental Report already investigated the alternative of placing the transmission lines underground in the existing right of way in section 5.6.1.1. We are asking not for the entire project to be placed underground, but rather a small section of the project consisting of less than 1 mile from the Cranston line to Wakefield St and about 1000 feet from the Pawtuxet River to Providence St. This distance amounts to less than 2.6% of the total project distance thus reducing the impact of the

negative factors cited in support of not using this means. The factors cited as disadvantages to this alternative are addressed below:

1. Number of wetlands located within the existing right of way.
 - a. There is but one section within this proposed 3000 feet of project that would require the project to cross wetlands.
2. The crossing of ponds and streams along the route
 - a. There is one section of wetlands referenced above which has already running through it a gravel and crushed stone access road
 - b. The Pawtuxet River is not within the area we propose they relocate the lines underground
3. There is significant visible rock
 - a. Along the ½ mi section of the right of way south of the Cranston line there is far less visible rock than exists in the northern part of the state. There exists already, as was referenced above, a gravel road that already traverses this right of way. This road could easily serve as the location for the line to be moved underground as the proposed underground placement of the lines requires they only be located 5 feet underground.
4. There would be a need to maintain more permanent access roads along the right of way
 - a. Between the Cranston line and Wakefield street there exists a significant access road that can easily be used without improvement
5. The majority of the property in the right of way is not held in fee, but rather easements are held.
 - a. It is our understanding, based upon information provided to us by representatives of National Grid, that the property in West Warwick is held in fee, thus there would be no additional cost to acquire the rights to go underground nor any time lost in acquiring the rights to do so.

Also cited as a disadvantage to locating the lines underground is the cost. An estimated \$170 million in additional costs. As our proposal requires the location of less than 5% of the project underground we feel that the de minimus impact this will have on the budget justifies the expense to help ensure the safety of the residents of West Warwick.

The Environmental Report- section 5.6.6.4 states" Underground cables are equipped with metallic shielding, and essentially have no external electrical fields." This statement address one of our stated concerns and supports our proposal to located the lines underground.

For the foregoing reasons, we strongly recommend that National Grid located the transmission lines underground from the Cranston line 2000 feet south to Wakefield St.

INCREASED LEVELS OF AMBIENT NOISE

The Environmental Report in section 8.11.3 states" the proposed transmission lines will not generate an audible sound level under normal operating conditions. As a result, the existing ambient noise levels will not be altered by the proposed project". The current lines have a noticeable, audible "hum" especially on clear, summer nights. We are concerned that an increase in volume will likewise create an increase in audible noise, thus creating a nuisance impeding the quiet enjoyment of our property along the right of way.

MITIGATION OF PROJECT'S IMPACT

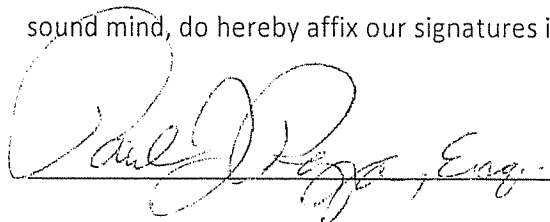
National Grid made several attempts to reach out to the community to address the concerns of citizens in the areas closet to the lines. We applaud National Grid for their efforts to address our concerns and suggest that the best means of mitigating the Project's impact on the residents of West Warwick would be to locate between 2000-3000 feet of this project underground. Doing so addresses the concerns of the residents of West Warwick and there exists no greater way to mitigate the impact than to address these concerns. National Grid has committed to mitigating the impact of the Project and we expect them to continue to do so in addressing our concerns.

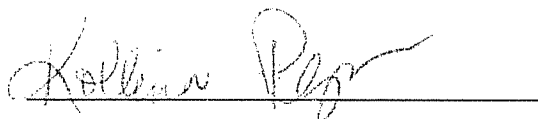
CONCLUSION

We therefore strongly recommend to the Planning Board of the Town of West Warwick, the Town Counsel of West Warwick, and our various elected officials support the conclusions contained herein by working with National Grid to relocate the Project underground for this 2.5% of the Project that detrimentally impacts the safety of the residents of West Warwick and negatively impacts upon the quiet use and enjoyment of our property located adjacent to the existing right of way.

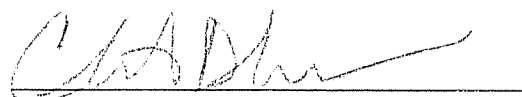
It is our intention to persuade National Grid to submit to the recommendations made herein through their commitment to customer service and the people of the State of Rhode Island, but we reserve the right to use additional legal means to impede the construction of the project should our concerns not be addressed.

As proof of our commitment, we the undersigned residents of West Warwick, being of legal age and sound mind, do hereby affix our signatures in support of this recommendation:









John P. [unclear] 20
Gilcrest

John P. [unclear] 20
Gilcrest

Barbara [unclear] 43
Gilcrest Dr.

Mina [unclear] 10
Gilcrest Dr.

Sheila Tomnessens 38
Gilcrest Dr.

~~Sally [unclear]~~ 34
Gilcrest Dr.

Malissa Faria 30
Gilcrest

Ann [unclear] 1
Gilcrest

Anna [unclear] 1
Gilcrest

Will [unclear] 3
Gilcrest

[unclear] 3
Gilcrest

Annita Blase 5
Gilcrest

Mike Flare 4
Gilcrest Drive

Bob Masten 8
Gilcrest

[unclear] 17
Gilcrest Dr.

Margaret de Chamberland 10
Gilcrest Dr.

David Chamberland

Michael Chatterley 7
Gilcrest Dr.

Mike Simon 5
Gilcrest Dr.

[unclear] 54
Gilcrest Dr.

AT [unclear] 50
Gilcrest Drive

Donald H Keach 50
Gilcrest Dr.

Colleen A Keach

Janith A. Brossetta 49
Gilcrest Drive