

Table 4-5
Potential Cumulative Noise Impacts

| Location | Expected Sound Level with Only the St. Lawrence Project, dBA | Potential Sound Level with Both Projects in Operation, dBA | Cumulative Increase, dBA |
|----------|--|--|--------------------------|
| A | 40.6 | 42.5 | 1.9 |
| B | 41.2 | 42.2 | 1.0 |
| C | 41.4 | 42.2 | 0.8 |
| D | 40.4 | 42.4 | 2.0 |

In general, a change of at least 3 dBA is normally required before any real difference in sound level begins to be perceptible, so these cumulative increases of 2 dBA or less at some residences in the Project Area are minor and do not represent a substantial, or particularly tangible, change in the potential impact from the Project when combined with the adjacent project. Essentially, whatever the reaction to noise might have been in response the St. Lawrence Project alone would occur to the same degree and extent if both projects were constructed.

4.1.11 Socioeconomics

4.1.11.1 Population and Housing

Construction and operation of the wind projects are not anticipated to have adverse cumulative affects on the population and housing in the area, and it is not anticipated that additional (new) housing will be required. Construction for the Wolfe Island Wind Farm started in November 2008 and will be completed in July 2009 before the Project will be built. Based on the known schedules for the other wind projects, the Project construction will not overlap and therefore not cause or contribute to cumulative impacts on population and housing.

4.1.11.2 Property Values

The proposed projects should not have a cumulative adverse impact on local property values. The sales data collected in existing wind farm markets indicates that the construction and operation of wind farms have no influence on property values. A recent U.S. focused study, investigating four sites in the northeast (two in New York and two in Pennsylvania) with a sample size of over 350 home sales for each site, evaluated whether wind facilities affect local property values (Wiser and Hoen, 2007). This study evaluated three categories of concerns: 1) Area Stigma defined as “industrialization” of area leading to decreases in tourism and second home desirability, 2) Scenic Vista Stigma defined as decreases in quality of scenic vistas from homes; and 3) Nuisance & Health Effects defined as potential health/well being concerns of nearby residents. Preliminary results of this study indicate that there is no statistical evidence