

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

July 22, 2021 4:00 – 5:00 pm

In person option at Chamber of Commerce, Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

| | | |
|---|---|---|
| x | Lee Cattaneo, Orange Commissioner | 1 |
| | John Brabant, Calais Commissioner | 2 |
| x | Bill Arrand Commissioner (Alternate Seat) | 3 |
| x | Peter Carbee, Washington Commissioner | 4 |
| x | Janet Shatney, Barre City Commissioner | 5 |
| x | Robert Wernecke, Berlin Commissioner | 6 |

7 Staff: Clare Rock

8 Guests: Owen Smith, Will Dodge, DRM, Jeff DelliColli, Jannille Smith: representing AT&T

9

10 L. Cattaneo called the meeting to order at 4:00pm.

11

12 Adjustments to the Agenda

13 None

14

15 Public Comments

16 None

17

18 Act 250 / Section 248 Applications & Projects of Substantial Regional Impact

19 a) Presentation by AT&T representatives regarding the Feral Mountain Road project in
20 Middlesex, as well as other AT&T active projects for the CVRPC region.

21

22 Introductions were made and Will Dodge presented information about the project – see copy
23 of presentation attached – including:

24

25 First Net Technology Overview – AT&T won the award to build out the network for the first
26 responder network across the States – this will use AT&T network assets. First Network –
27 similar to AT&T network, has good frequently for commercial users and the network piggy
28 backs off AT&T network and can be used 24/7. Today first responders use separate radio's so
29 these various networks would be integrated.

30

31 The Middlesex project proposes to build out the AT&T network and provide the First Net
32 technology, which is used by some state agencies and local first responders.

33 It will involve adding an extension to the tower, along with a generator at the base. It will have
34 low visibility, primarily along East Hill. AT&T was trying to accomplish the same outcome in a
35 project proposed in East Montpelier, which was met by a lot of opposition. So AT&T looked
36 toward Middlesex project instead. East Montpelier site will likely not be revisited. The

1 Middlesex town improvement should provide service/better coverage to an additional about
2 230 residents.

3
4 Other recent AT&T projects in the region:

- 5 • Moretown: Hoover Hill Road, permitted in 2014, built in 2019, Verizon also co located at
6 site.
- 7 • Berlin: Granger Road, AT&T collocated on existing tower.
- 8 • Berlin: Three Mile Bridge Road, straight collocation, no new tower location.
- 9 • Graniteville, near Williamstown: on existing tower, AT&T straight collocation, and low
10 impact.
- 11 • Montpelier: AT&T has existing on top of City Center roof, wasn't working well, and will
12 move slightly.

13
14 AT&T looked closely at the Regional Plan and recognized the project meets the regional plan
15 goals and policies. And in order to upgrade to 5G it would not require more upgrades.

16
17 b) Committee may consider significant regional impact and conformance with regional plan.

18
19 Members agreed that collocation indicates that it is in conformance and doesn't have a regional
20 impact. An inquiry was made about if how not providing service in some areas, would that
21 constitute having substantial regional impact. Staff noted that this approach could be a
22 consideration for the regional plan update.

23
24 c) Review Project Review Summary Sheet

25
26 No comments or questions

27
28 **Election of Officers**

29
30 R. Wernecke nominated L. Cattaneo as Chair, seconded by P. Carbee. R. Wernecke nominated P. Carbee
31 for Vice Chair, seconded by B. Arrand. With no other nominations, L. Cattaneo closed the nominations.
32 All in favor Motion carried.

33
34 **Approve meeting minutes**

35
36 R. Wernecke moves to approve the February 25, 2021 minutes, seconded by J. Shatney. All in favor.
37 Motion carried.

38
39 **Adjournment**

40
41 B. Arrand moved to adjourn, seconded by J Shatney meeting adjourned at 4:40pm.



Central Vermont Regional Planning Commission

Presented July 22, 2021

AT&T Telecommunications Facilities Middlesex (Feral Mtn Rd) and Other Projects

Presenting: William J. Dodge, Owen Smith, Jennille Smith, Jeff DelliColli



Presentation

- I. Overview of FirstNet / AT&T
- II. Middlesex Facility Description
- III. Visual Impacts
- IV. RF Coverage
- V. Other AT&T Sites in CVRPC District
- VI. Regional Plan
- VII. Q&A

I. FirstNet Overview

BUILT FOR PUBLIC SAFETY. INSPIRED BY PUBLIC.



Over 100 years in emergency response solutions.



March 2010

FCC follows the 911 Commission's recommendation to create a nationwide public safety network.



First Responder
Network Authority

February 2012

The FirstNet Authority was authorized to develop and oversee the dedicated nationwide network for first responders.



March 2017

AT&T awarded contract to provide the capabilities for FirstNet to be built.



December 2017

All U.S. states & territories opt in.



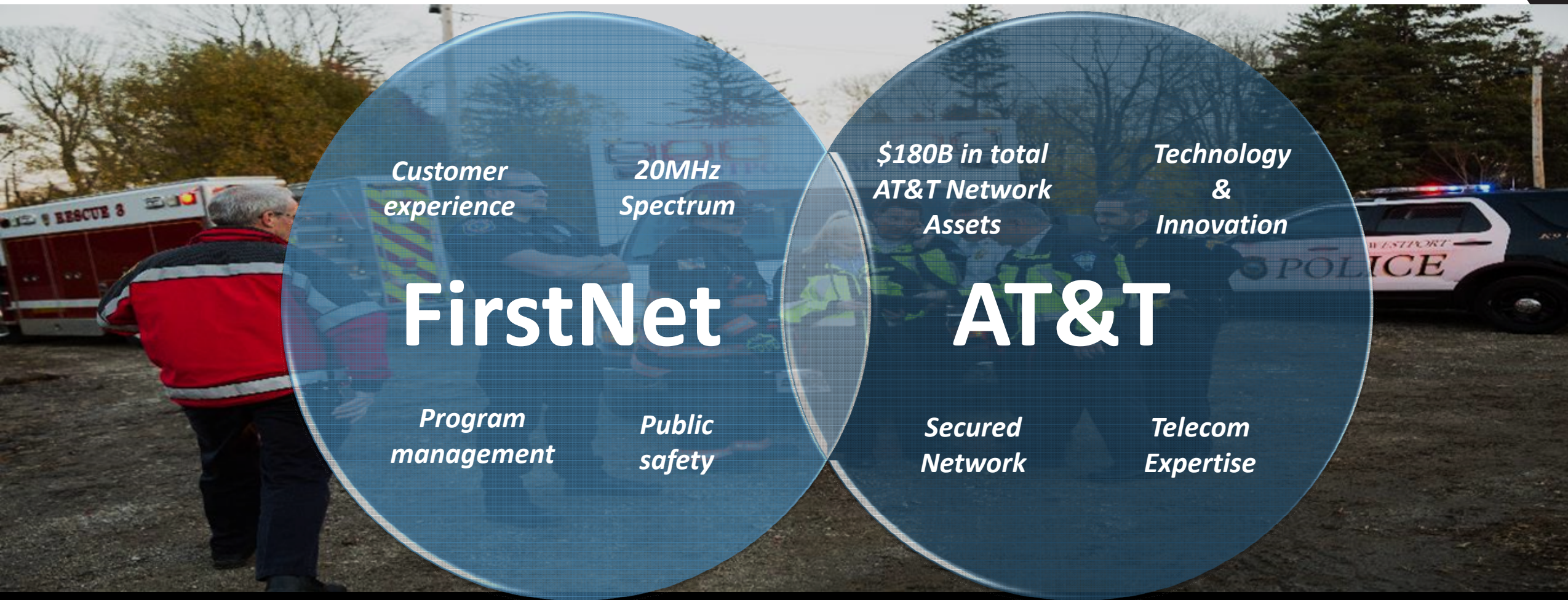
FIRSTNET.
Built with AT&T

Today

We are developing the tools that advance public safety with you.



I. FirstNet Overview



Purpose Built: Creating an infrastructure dedicated to public safety

© 2017 AT&T intellectual property. All rights reserved. AT&T and Globe Logo are registered trademarks and service marks of AT&T Intellectual property. FirstNet, First Responder Network Authority and FirstNet logo are registered trademarks and service marks of FirstNet, an independent authority within the U.S. Department of Commerce. All other marks are the property of their respective owners.



I. FirstNet Overview

Subscribed VT FirstNet Users (Statewide)

- VTrans
- Vermont Electric Cooperative
- Green Mountain Power Corp.
- VELCO
- Vermont State Police
- DMV Law Enforcement
- Vermont Agency of Natural Resources

Subscribed VT FirstNet Users (Orange / Washington Counties)

- Randolph Town Office of Emergency Management
- Town of Northfield
- Moretown Volunteer Fire Department
- Waterbury Ambulance Service
- Cabot Ambulance Service
- Town of Cabot Highway Department
- Town of Plainfield Police Department
- Windham Northeast School U47
- Central Vermont Medical Center

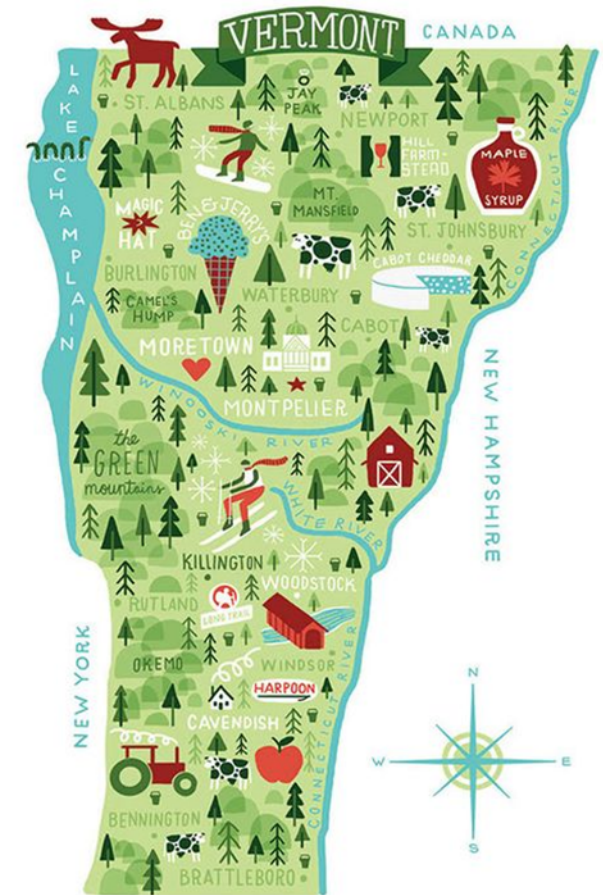
New AT&T FirstNet Facilities

Permitted or On-Air Since 2018

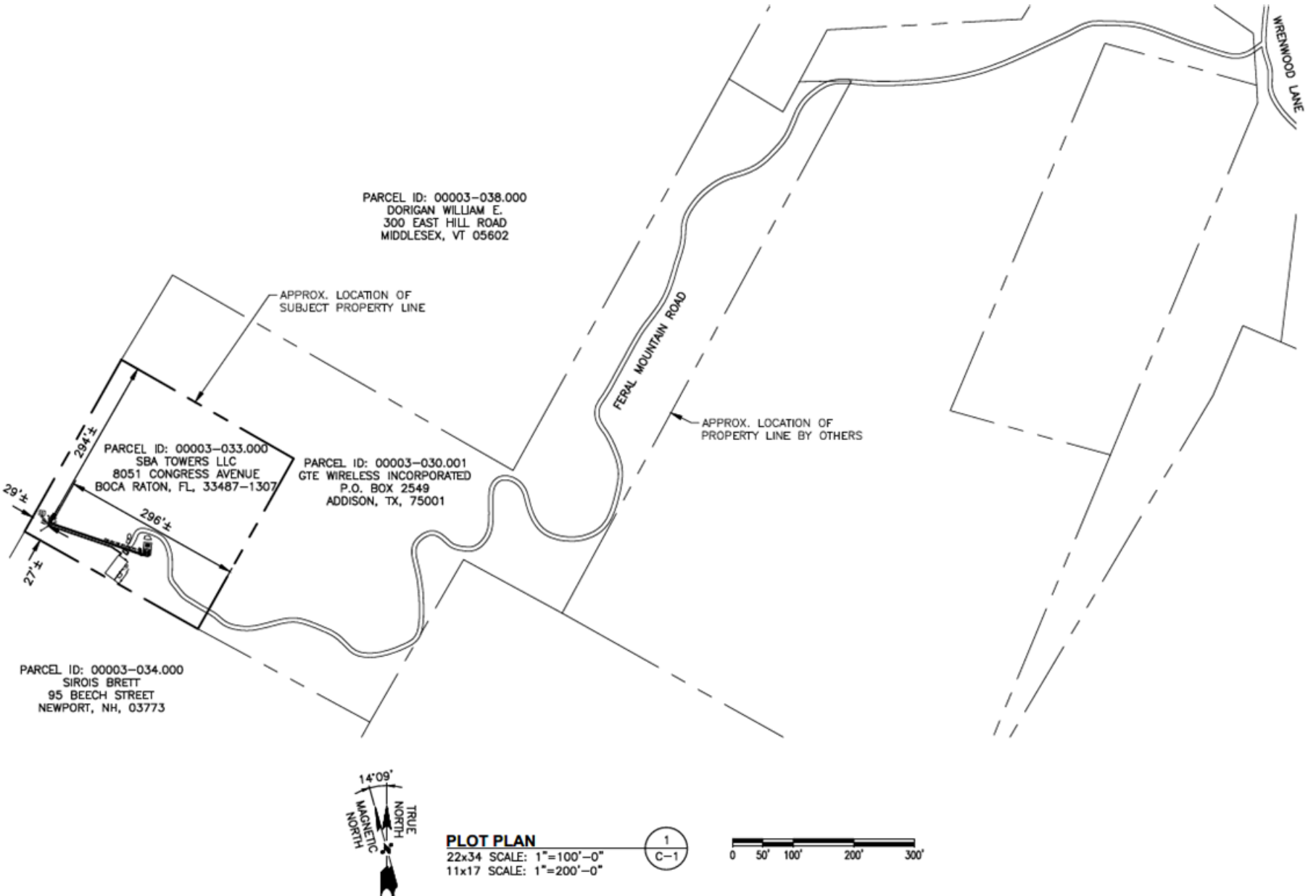
- Moretown
- Benson
- Castleton
- Hancock
- Marlboro
- Shaftsbury
- Derby
- Killington
- Grand Isle
- Chester
- Sheffield
- Thetford
- Richford
- Springfield
- Topsham
- Peru
- Woodford
- Lowell
- Middlebury
- Barnet

Additional Facilities in Permitting Phase

- Huntington
- Cambridge
- No. Bennington
- Ferrisburgh
- Sheffield
- Huntington
- Chelsea
- Stockbridge
- Brattleboro
- Cambridge
- Granville
- No. Bennington
- Ferrisburgh
- Fairfax



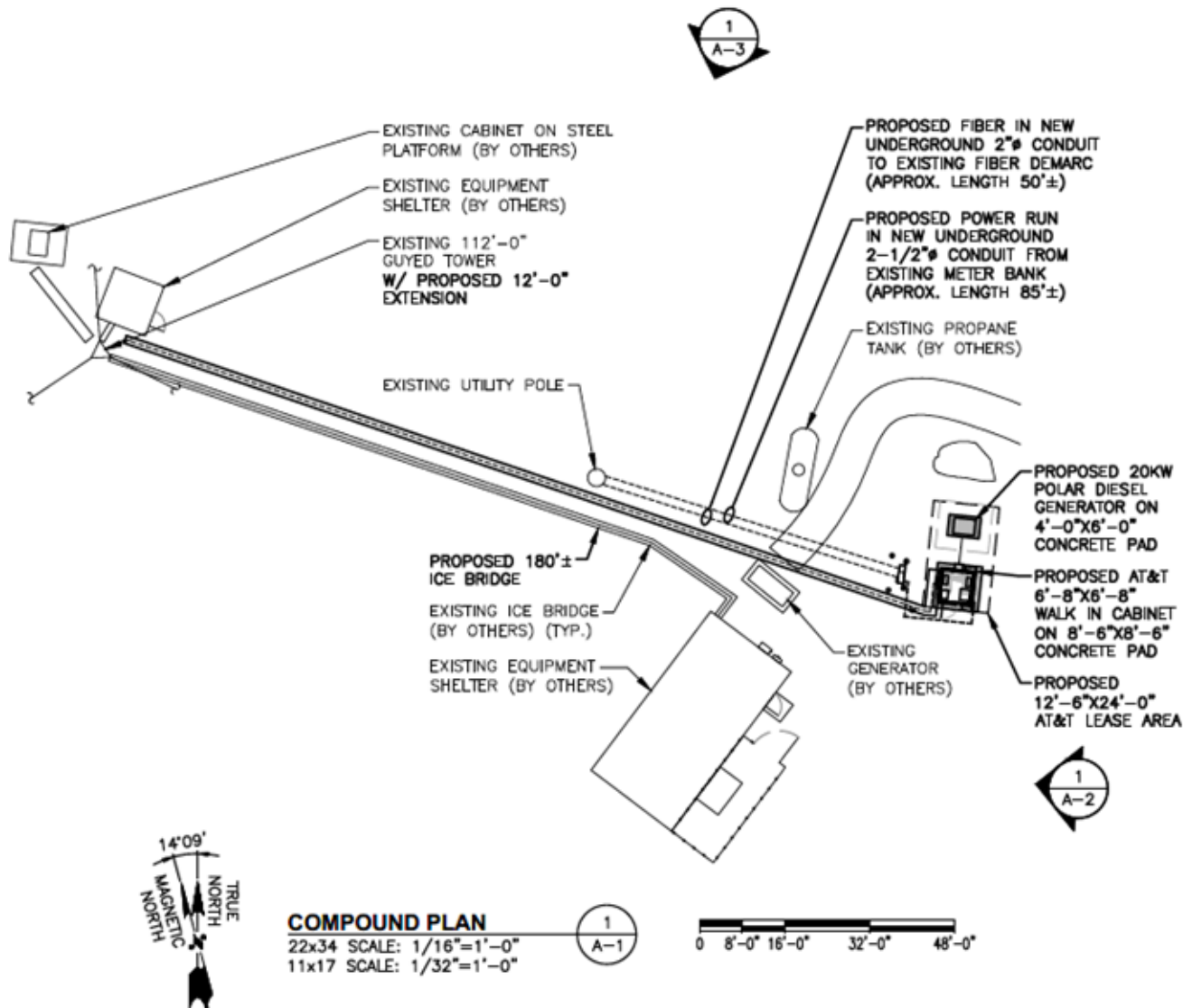
II. Facility Description



PROJECT CHARACTERISTICS

1. Project accessed from existing road off of Wrenwood Lane.
2. No changes to be made to access road.
3. Utilities already available at site.
4. Facility has unusual configuration at the top: equipment at end of road; tower further upland on rock outcropping.
5. SBA Towers is the property owner.

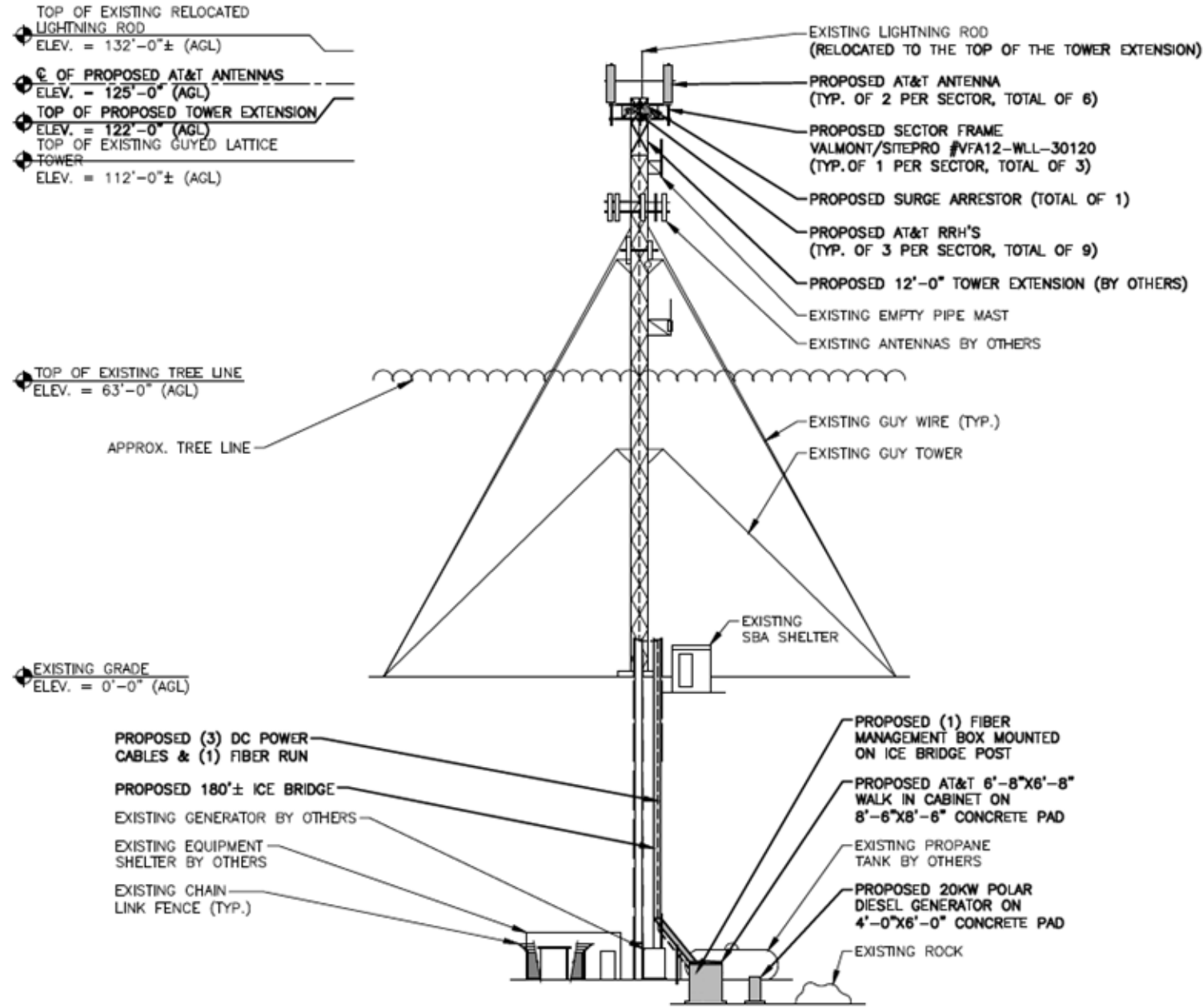
II. Facility Description



PROJECT CHARACTERISTICS

1. 12' extension to existing 112' guyed tower.
2. 6 panel antennas, 9 RRUs, one surge arrestor
3. Walk-in-Cabinet
4. 20 kw Diesel generator on concrete pad
5. 12'6" x 24' unfenced compound
6. Underground utilities
7. 180' ice bridge to connect the site; minor appurtenances.

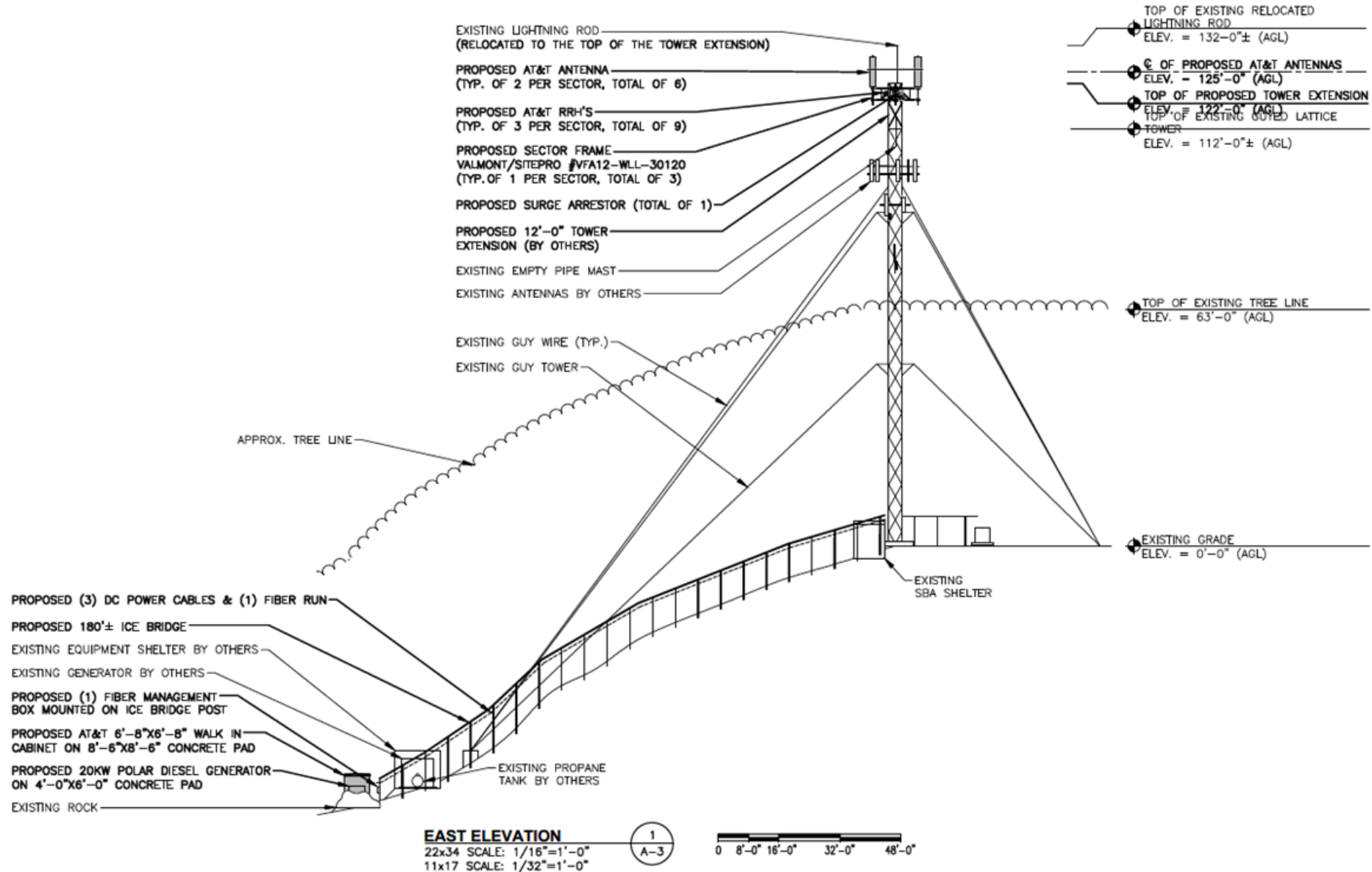
II. Facility Description



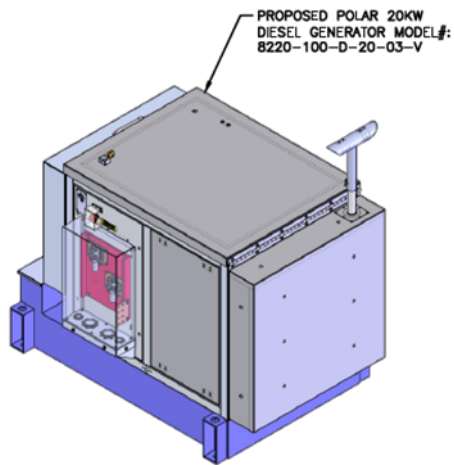
PROJECT CHARACTERISTICS

1. 12' extension to existing 112' guyed tower.
2. 6 panel antennas, 9 RRUs, one surge arrestor
3. Walk-in-Cabinet
4. 20 kw Diesel generator on concrete pad
5. 12'6" x 24' unfenced compound
6. Underground utilities
7. 180' ice bridge to connect the site; minor appurtenances.

II. Facility Description

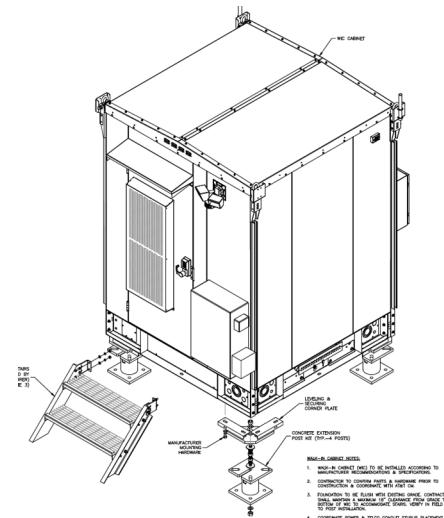
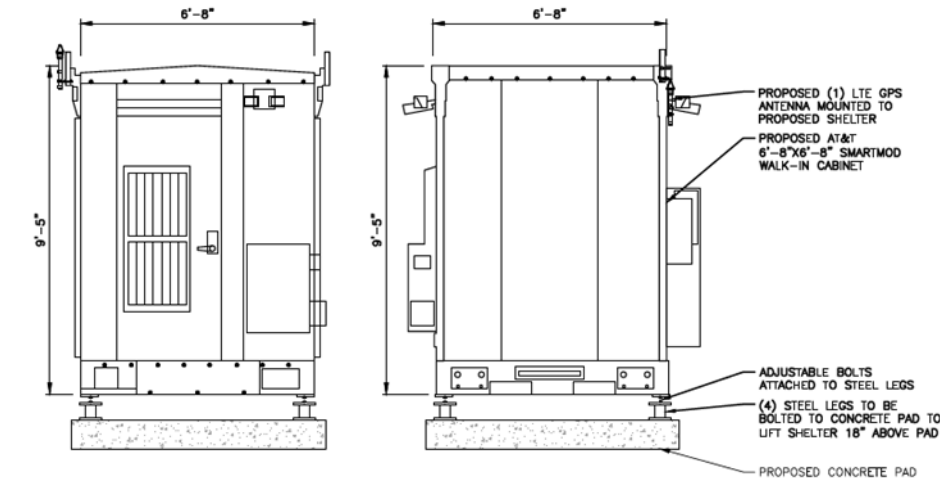


Middlesex VT4274: Site Plans



GENERATOR DETAIL
SCALE: N.T.S.

4
A-5



WIC ISOMETRIC
SCALE: N.T.S.

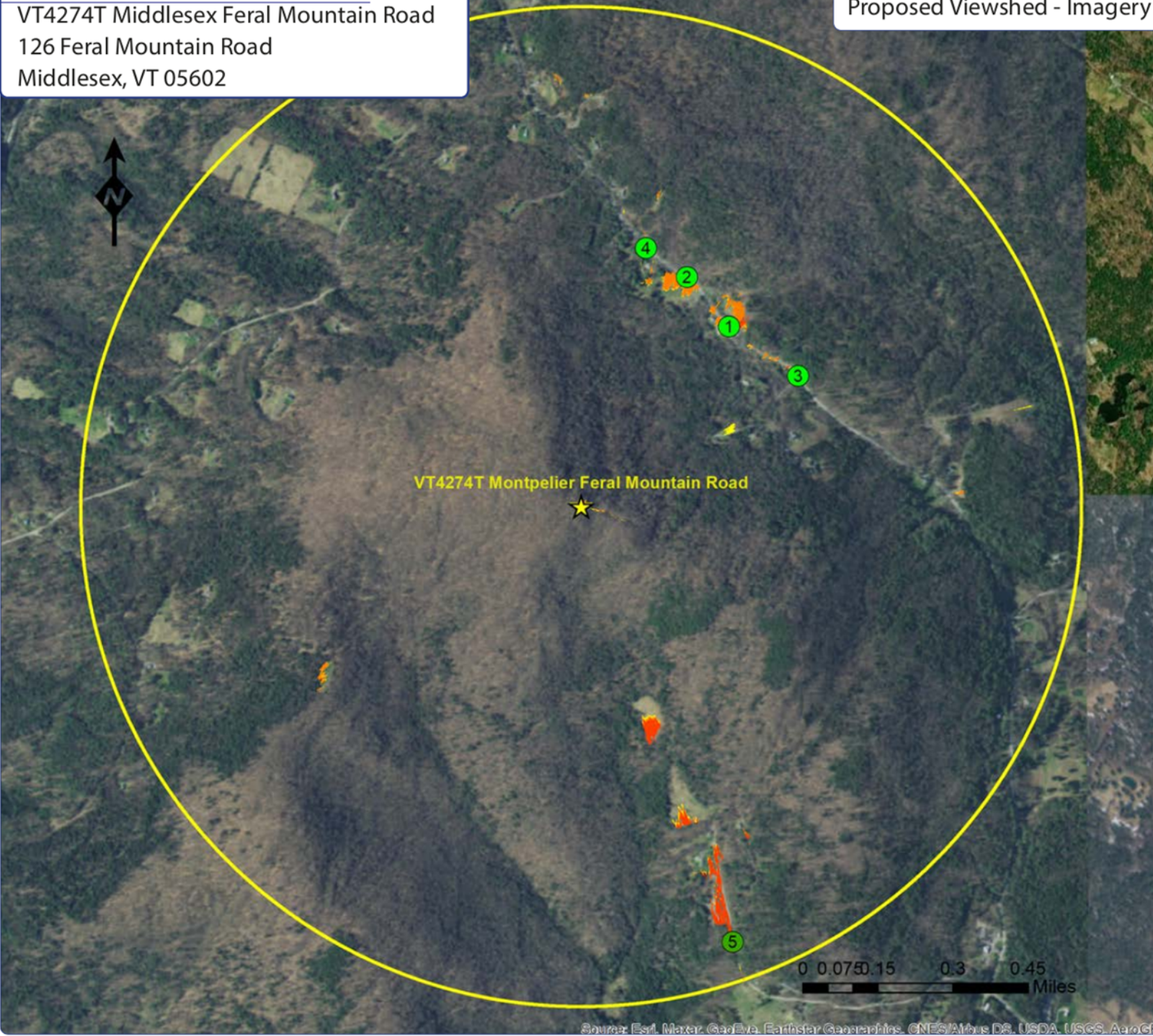
PROJECT CHARACTERISTICS

1. Diesel 20kW generator with embedded tank, containments for spill.
2. WIC houses all equipment – closet rather than a shelter.
3. No changes proposed to existing road
4. Limited utility work.






VT4274T Middlesex Feral Mountain Road
126 Feral Mountain Road
Middlesex, VT 05602

Proposed Viewshed - Imagery






III. Visual Impacts





Existing Viewshed - Topo

| Tower Visibility | | | |
|---|----------|-------|-----------|
| Color | Location | % Vis | Acres |
|  | Top 25% | 0.02% | 0.5 |
|  | Top 50% | 0.10% | 2.0 |
|  | Top 75% | 0.11% | 2.3 |
|  | Top 100% | 0.10% | 1.9 |
|  | Base | 0.00% | 0.0 |
| TOTAL | | 0.33% | 6.7 Acres |

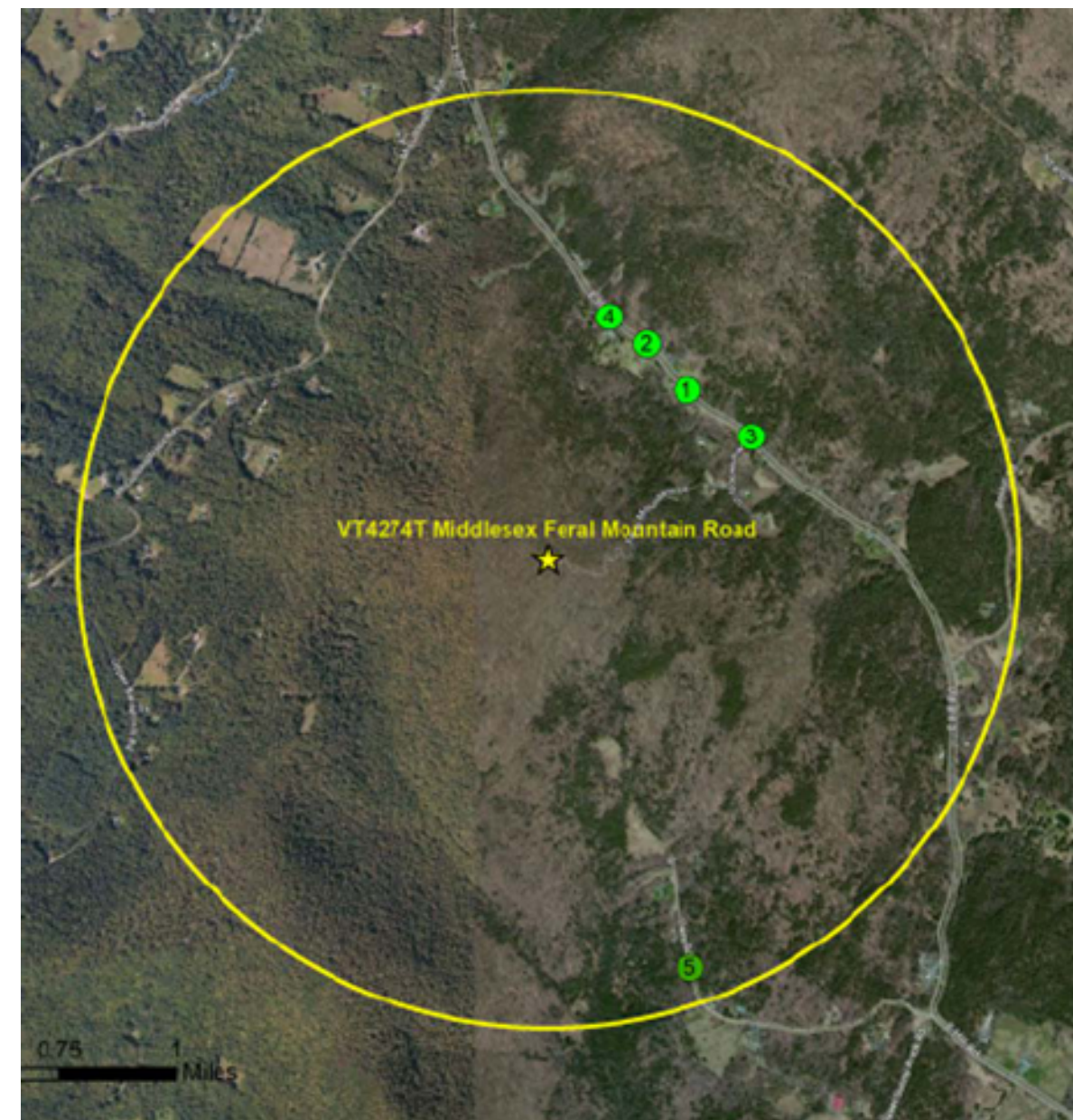
Proposed Viewshed - Imagery

| Tower Visibility | | | |
|---|----------|-------|-----------|
| Color | Location | % Vis | Acres |
|  | Top 25% | 0.04% | 0.7 |
|  | Top 50% | 0.03% | 0.6 |
|  | Top 75% | 0.15% | 3.1 |
|  | Top 100% | 0.14% | 2.8 |
|  | Base | 0.00% | 0.0 |
| TOTAL | | 0.36% | 7.2 Acres |

| | |
|---|--------------------------------|
|  | Existing Tower Visibility |
| 0.33 % Visible | 6.7 Acres |
|  | Proposed Additional Visibility |
| 0.03% Visible | 0.5 Acres |

III. Visual Impacts

Presented by: Title here - edit or delete



Legend:

- ★ Facility Location
- 1 Mile Radius
- Reconnaissance Track Log
- ⓧ Photo location - Balloon visible
- Year Round Visibility
- ⓧ Photo location - Balloon visible
- Obscured Visibility
- ⓧ Photo location - Balloon NOT visible

III. Visual Impacts



| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 1 | E Hill Rd | 44.3087 | -72.61589 | 0.47 Miles | North-East | 219 | Year Round |

III. Visual Impacts

Simulation



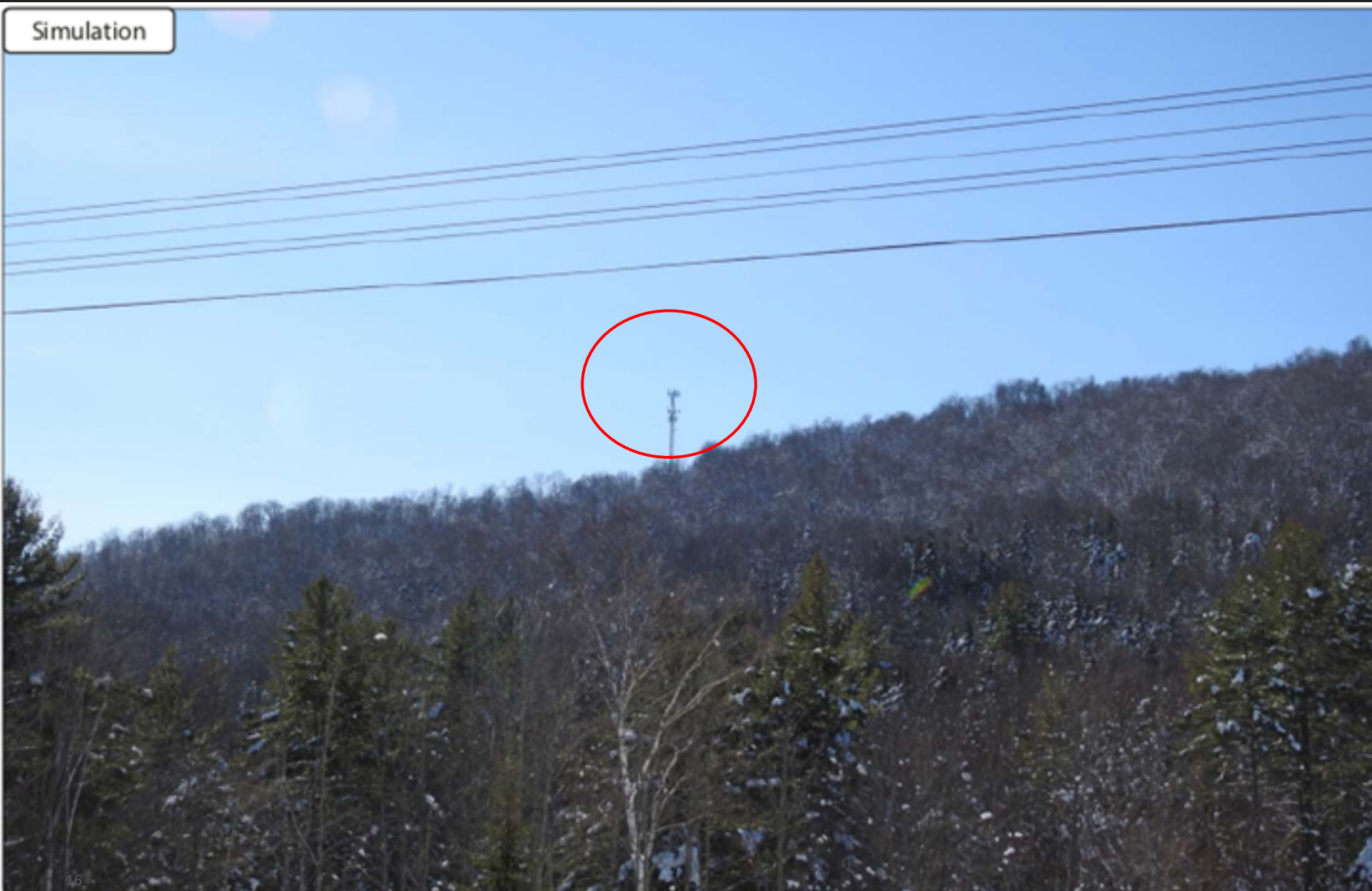
| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 1 | E Hill Rd | 44.3087 | -72.61589 | 0.47 Miles | North-East | 219 | Year Round |

III. Visual Impacts



| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 2 | E Hill Rd | 44.31013 | -72.61759 | 0.51 Miles | North-East | 205 | Year Round |

III. Visual Impacts



| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 2 | E Hill Rd | 44.31013 | -72.61759 | 0.51 Miles | North-East | 205 | Year Round |

III. Visual Impacts



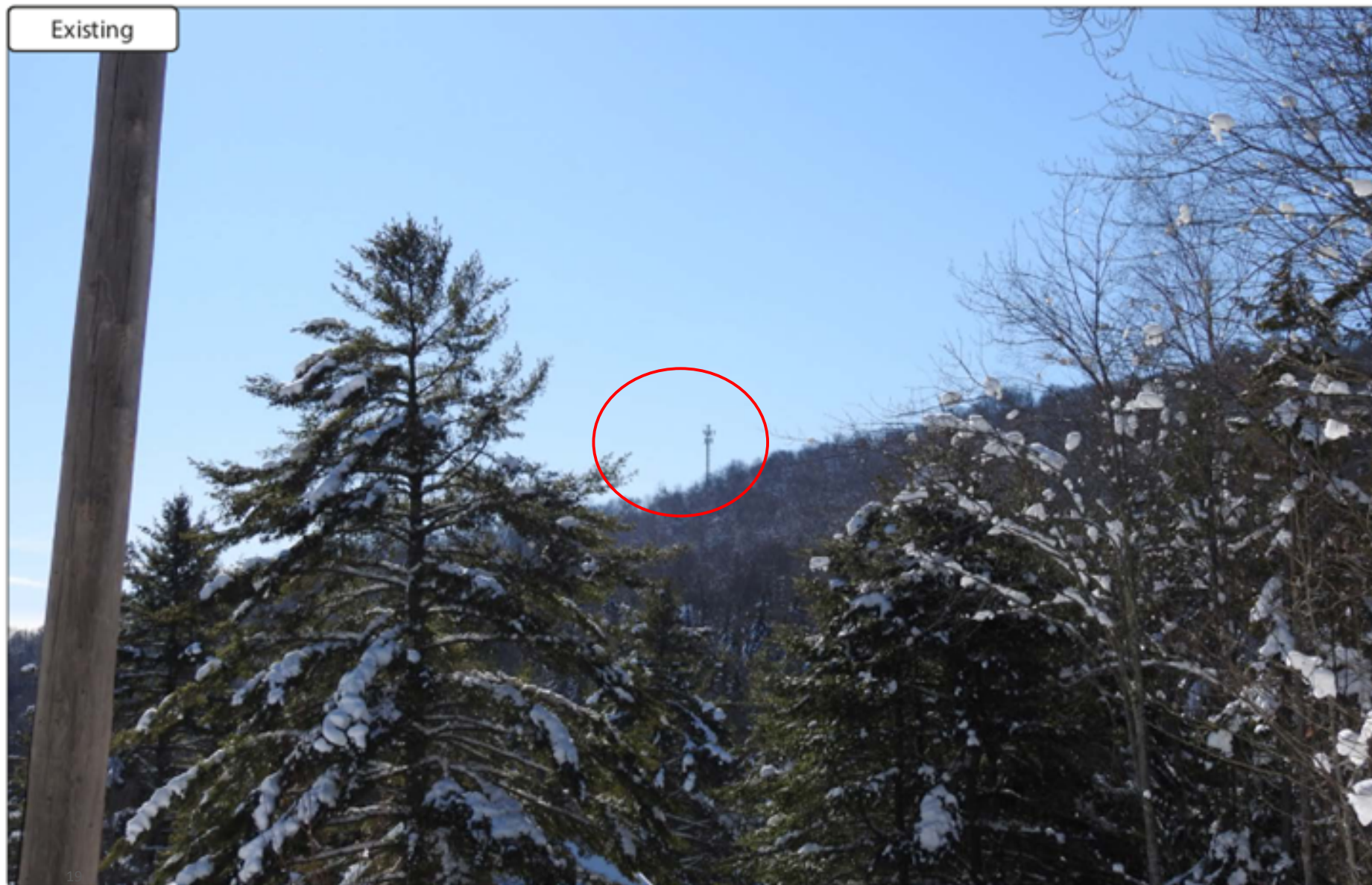
| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 3 | E Hill Rd | 44.30726 | -72.61312 | 0.51 Miles | North-East | 239 | Year Round |

III. Visual Impacts



| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 3 | E Hill Rd | 44.30726 | -72.61312 | 0.51 Miles | North-East | 239 | Year Round |

III. Visual Impacts

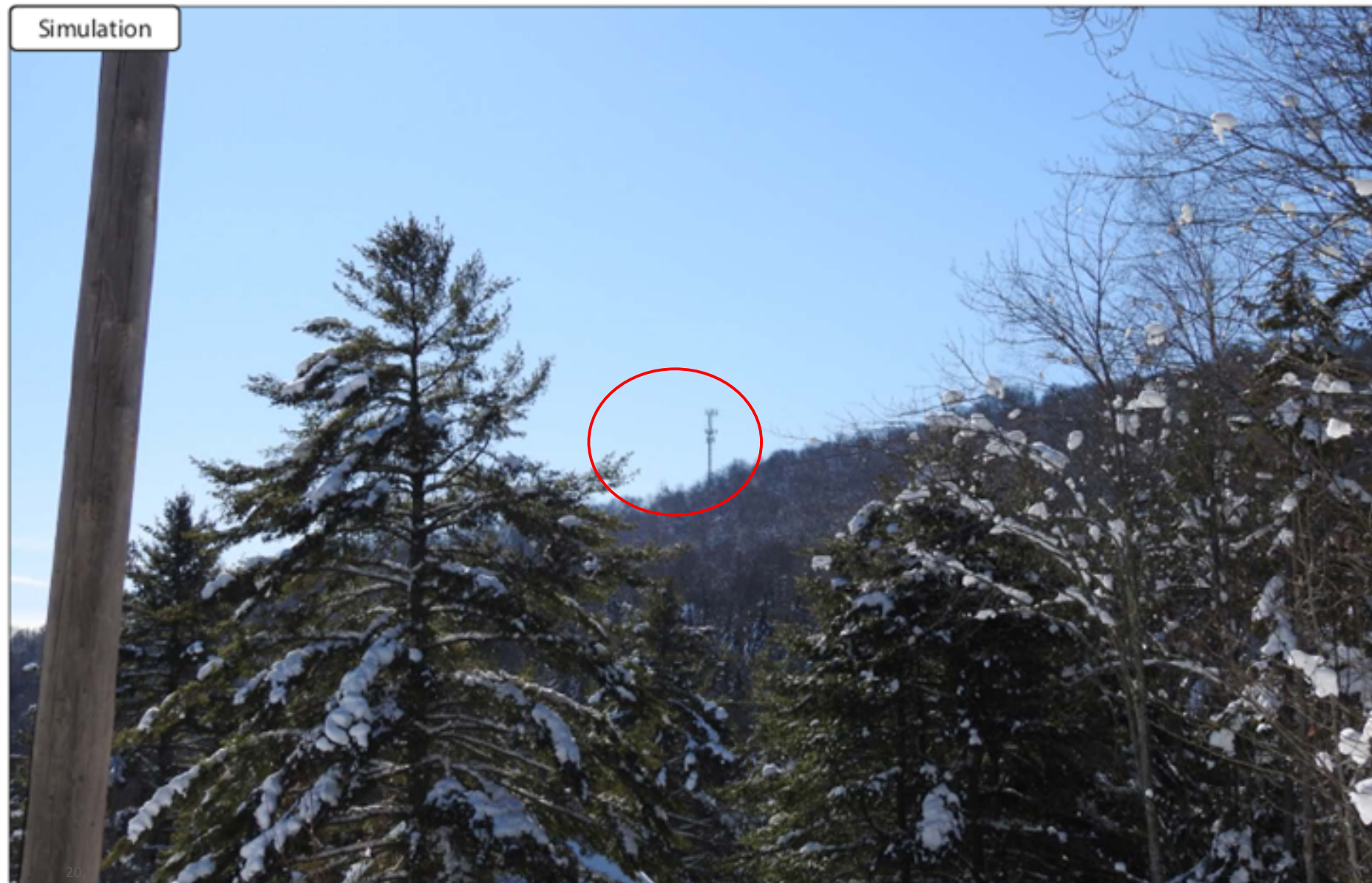


| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 4 | E Hill Rd | 44.31097 | -72.61923 | 0.53 Miles | North | 194 | Year Round |

III. Visual Impacts

Presentation title here - edit or delete as needed

Simulation

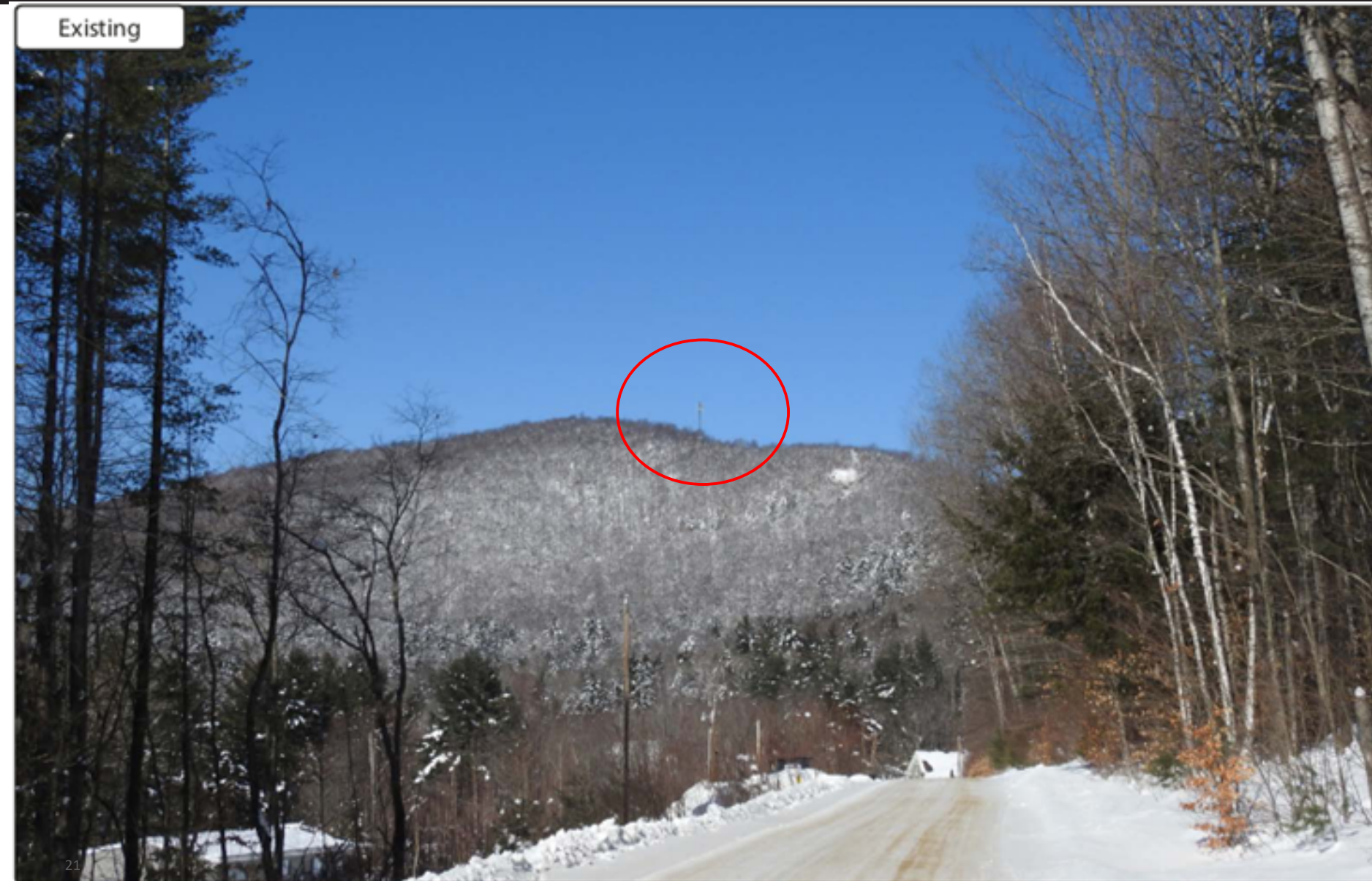


| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 4 | E Hill Rd | 44.31097 | -72.61923 | 0.53 Miles | North | 194 | Year Round |

III. Visual Impacts

Presentation title here - edit or Slide Master

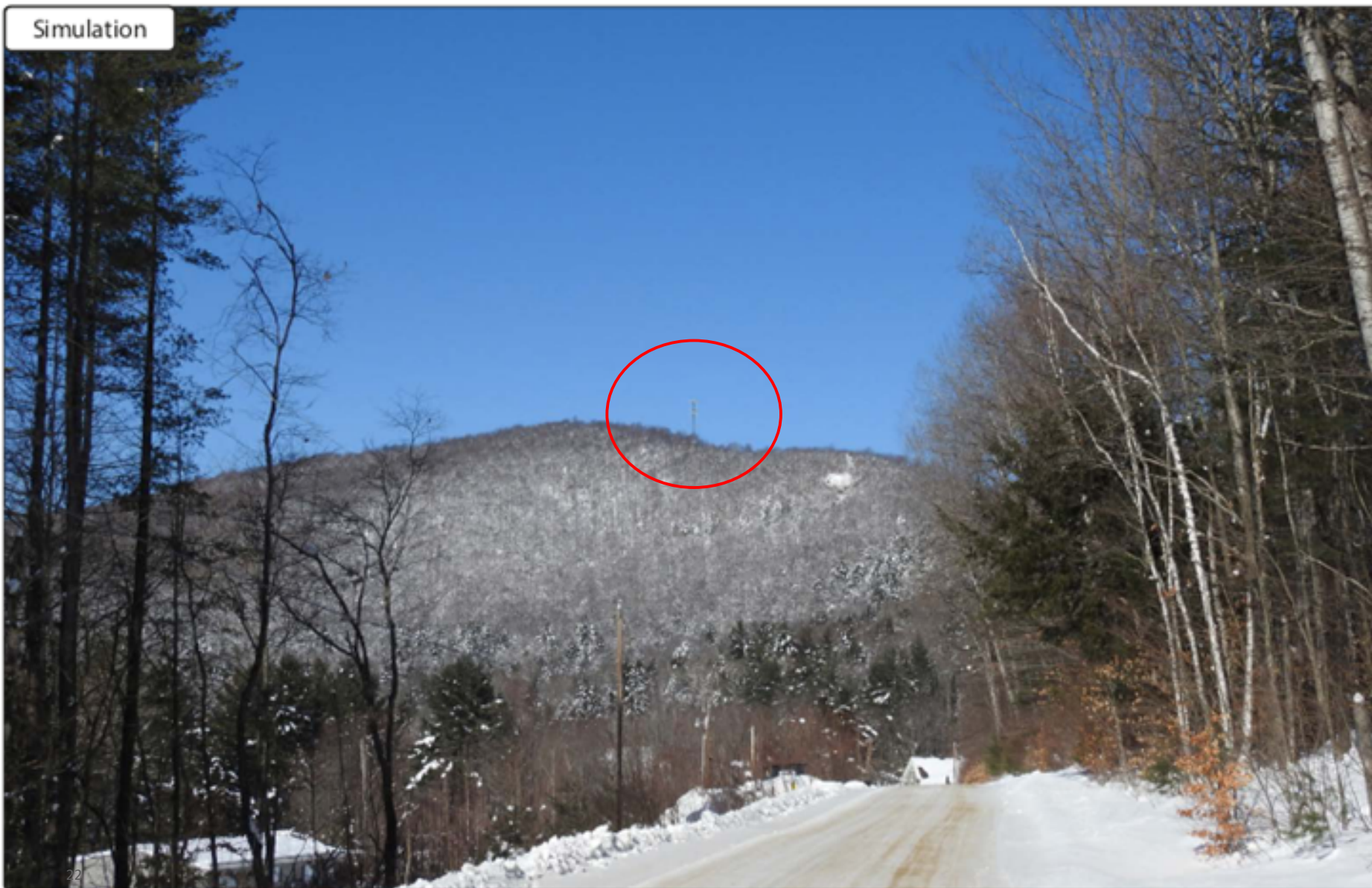
Existing



21

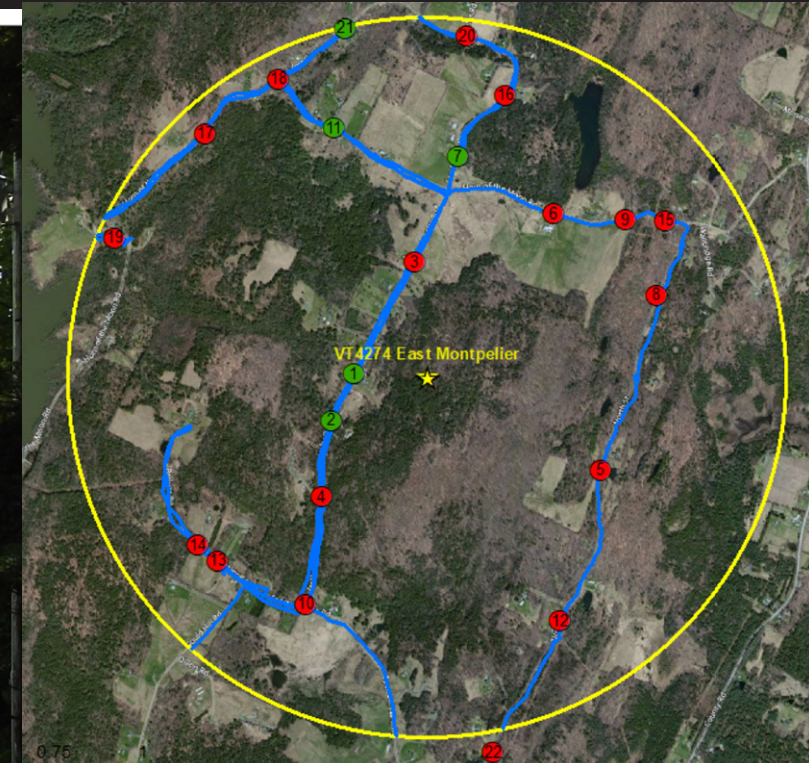
| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 5 | Davy Rd | 44.2909 | -72.61579 | 0.92 Miles | South | 341 | Year Round |

III. Visual Impacts



| Photo # | Approximate Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|----------------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 5 | Davy Rd | 44.2909 | -72.61579 | 0.92 Miles | South | 341 | Year Round |

III. Visual Impacts: Orig. Location

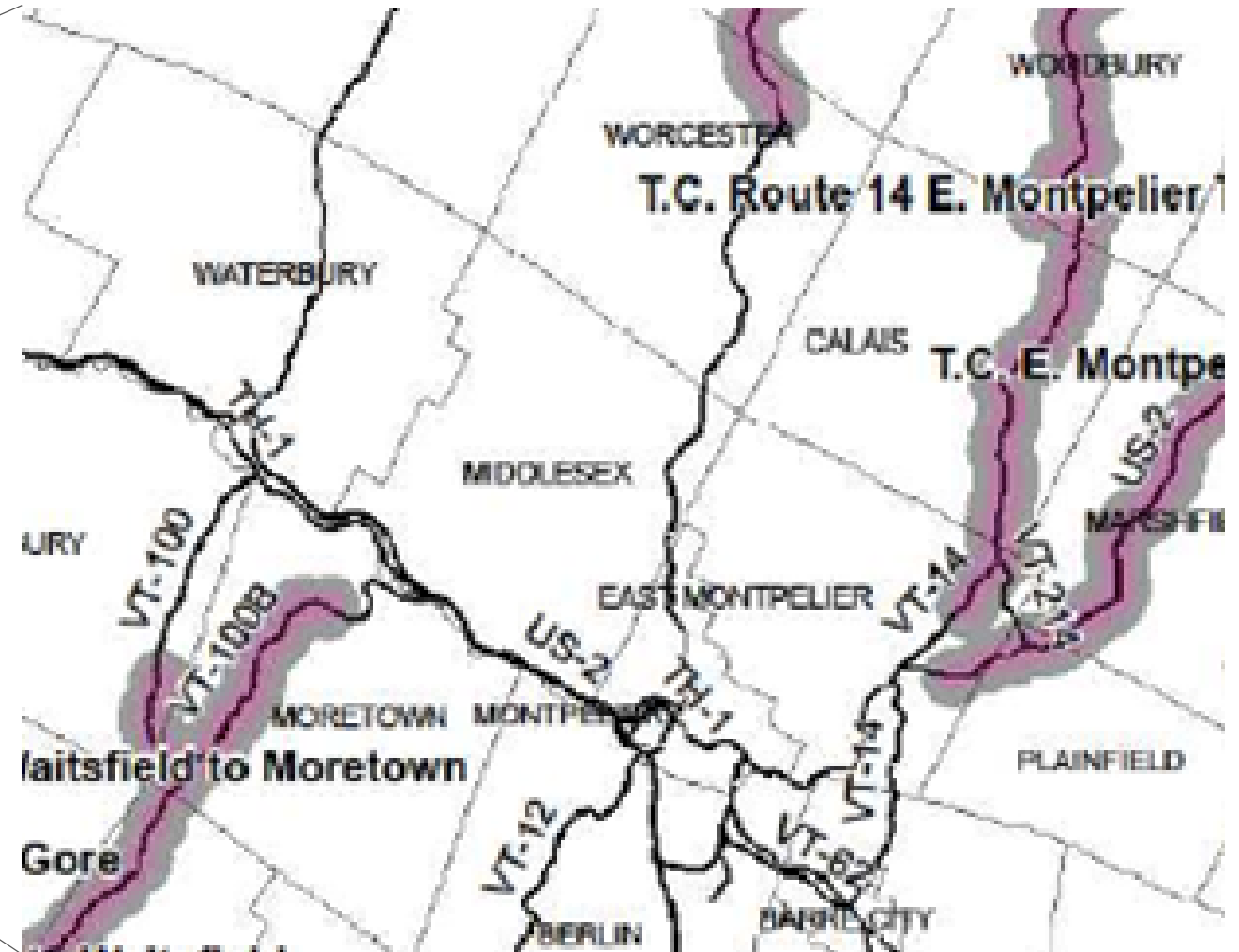
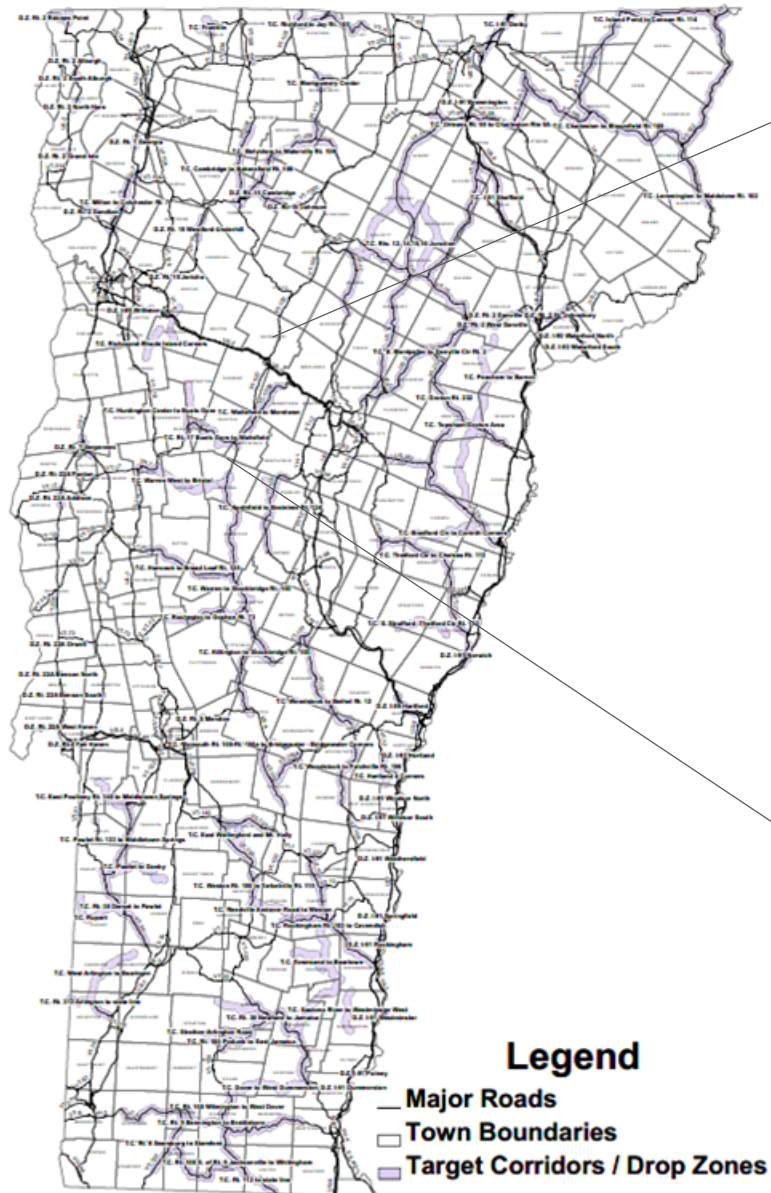


| Photo # | Location | Gps Coordinates | | Distance to site | Orientation | Bearing to site | Visibility |
|---------|---------------|-----------------|-----------|------------------|-------------|-----------------|------------|
| 2 | 530 Jacobs Rd | 44.312 | -72.55615 | 0.29 Miles | South-West | 66 | Year Round |

IV. RF Coverage

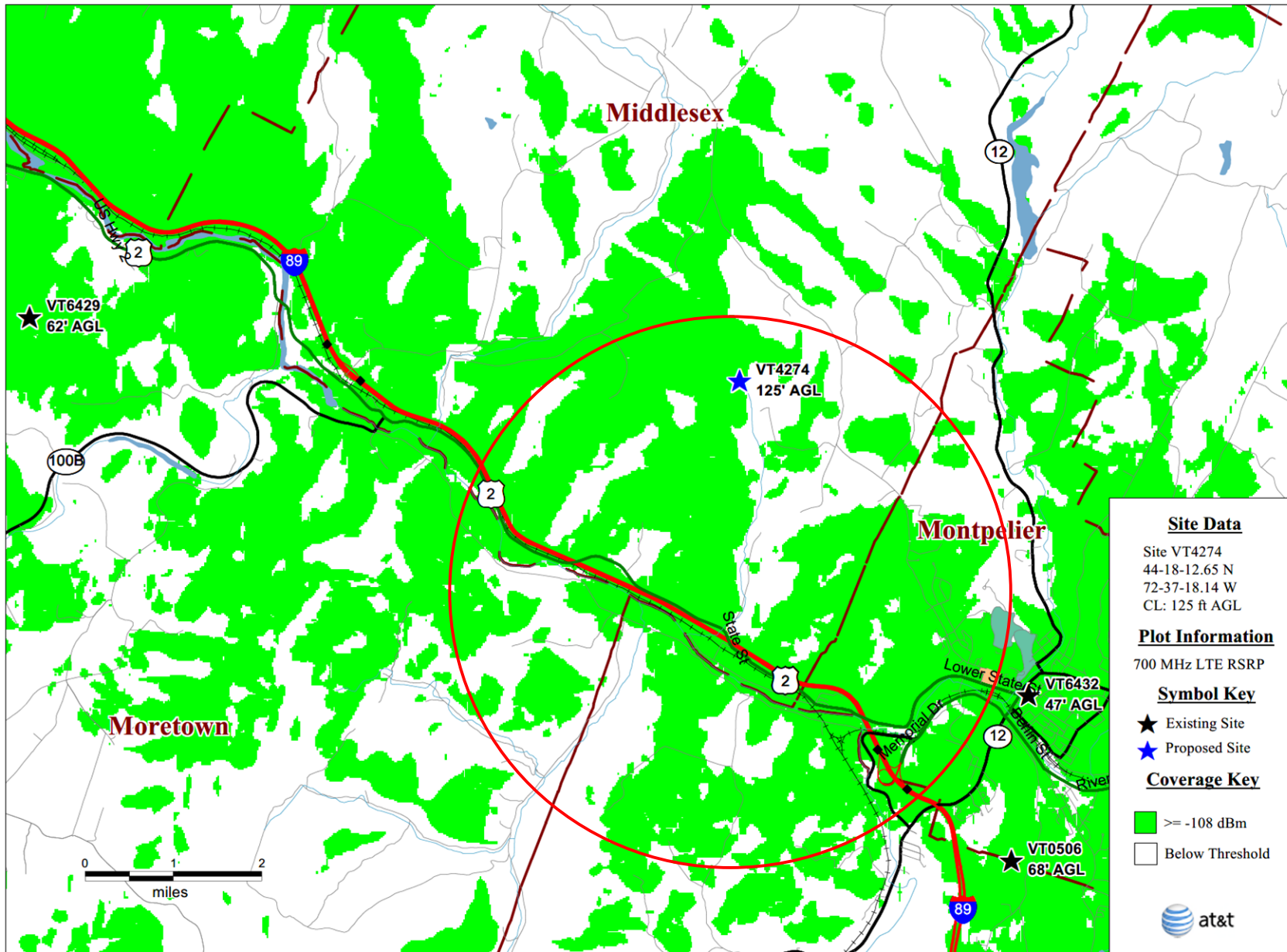
Middlesex VT4274: VTA Target Corridors (2009)

Cellular Target Corridors and Drop Zones



IV. RF Coverage

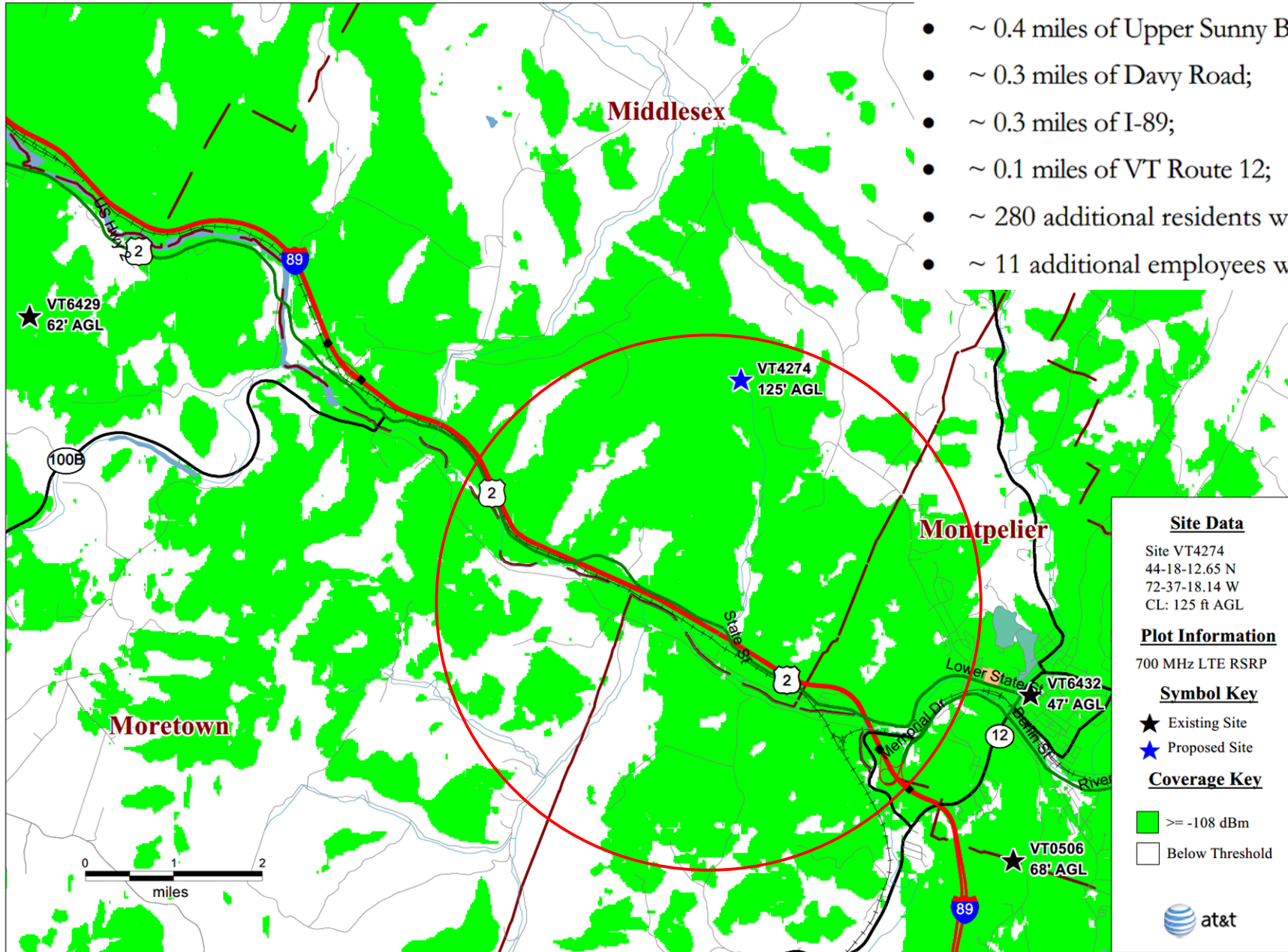
VT4274 - Existing 700 MHz LTE Coverage (-108 dBm)



- Highway I-89 (incl. Exit 8 interchange)
- VT Route 12
- Bartlett Road
- Crosstown Road
- Upper Sunny Brook Road
- Davy Road

IV. RF Coverage

VT4274 - Existing 700 MHz LTE Coverage with Proposed Site (-108 dBm)

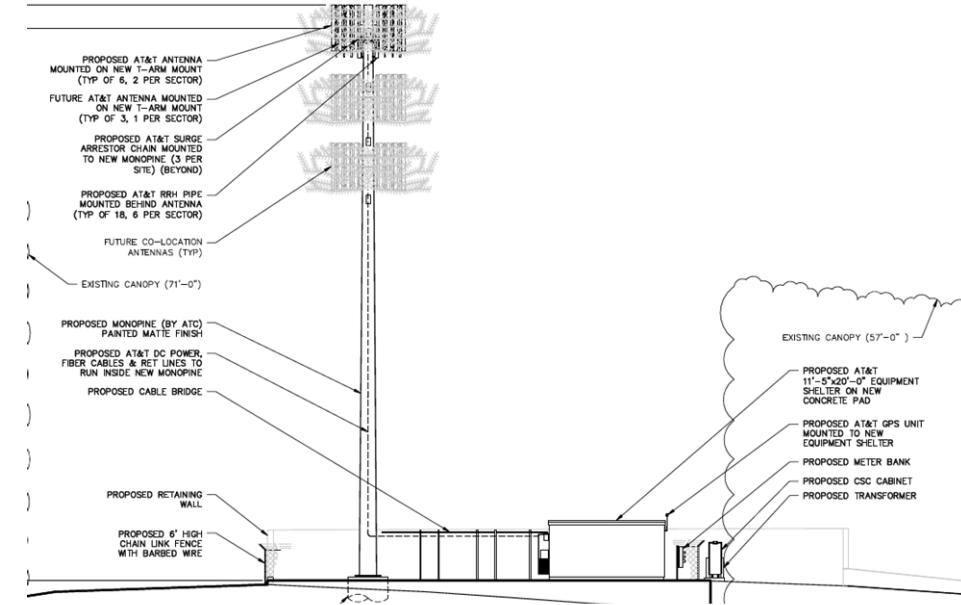


- ~ 0.8 miles of Bartlett Road;
- ~ 0.7 miles of Crosstown Road;
- ~ 0.4 miles of Upper Sunny Brook Road;
- ~ 0.3 miles of Davy Road;
- ~ 0.3 miles of I-89;
- ~ 0.1 miles of VT Route 12;
- ~ 280 additional residents within the surrounding area at the 700 MHz frequency;
- ~ 11 additional employees within the proximity of the proposed facility;

V. Other Wireless Facility Projects in Central VT



Proposed
Conditions



For visual reference only. Actual visibility is dependent upon weather conditions, season, sunlight, and viewer location.

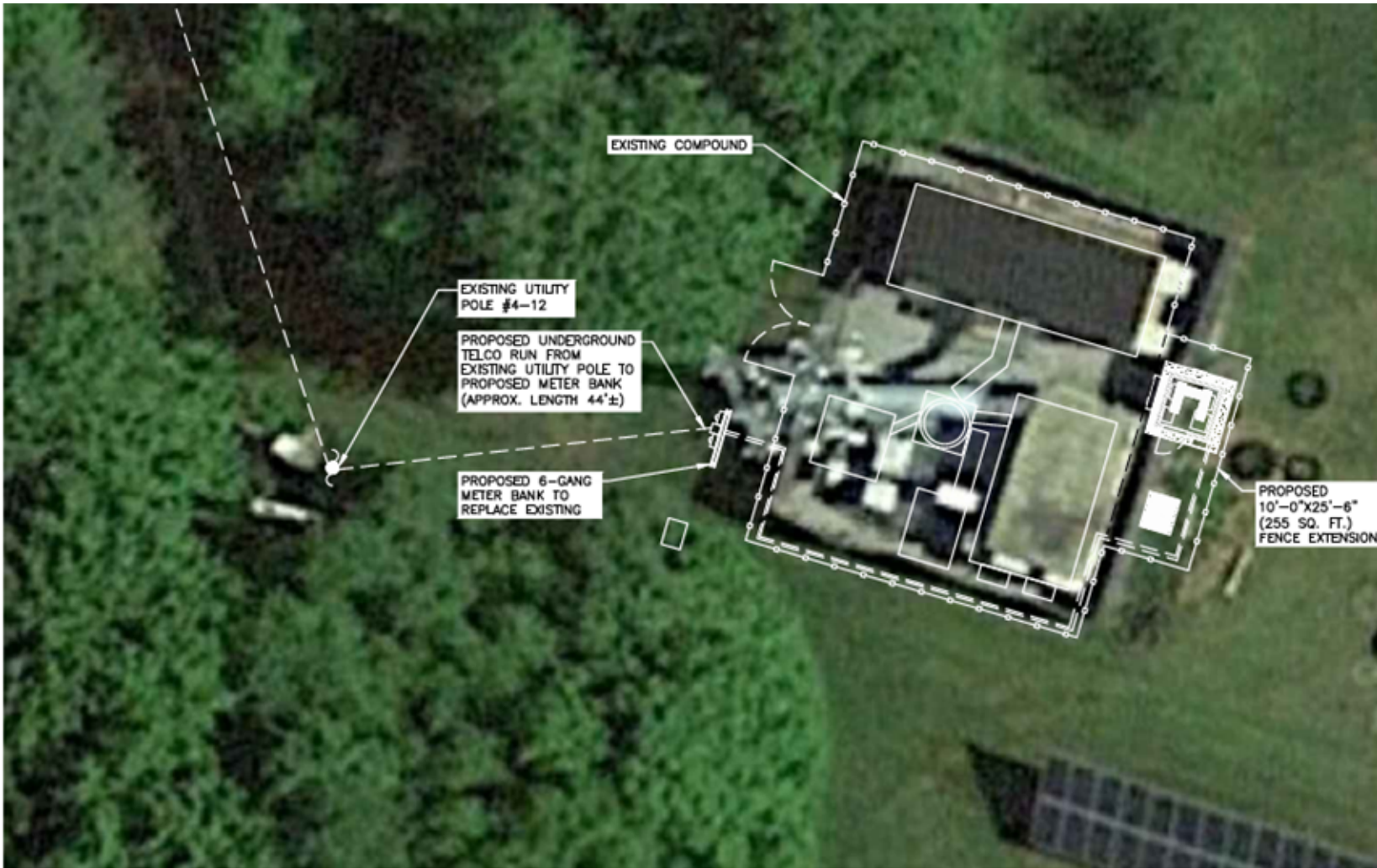
Based upon request by client to render as a 100' tall MonoTREE

Hoover Hill Road Moretown VT ~ (5/14/14)

Photo Location E ~ 50mm ~ 1830' +/- (0.35mi) Away
From near Pony Farm Road

Created By: Benjamin E. Caron
CARON & ASSOCIATES DESIGN
(978) 360-3671 info@cadsim.com

V. Other Wireless Facility Projects in Central VT

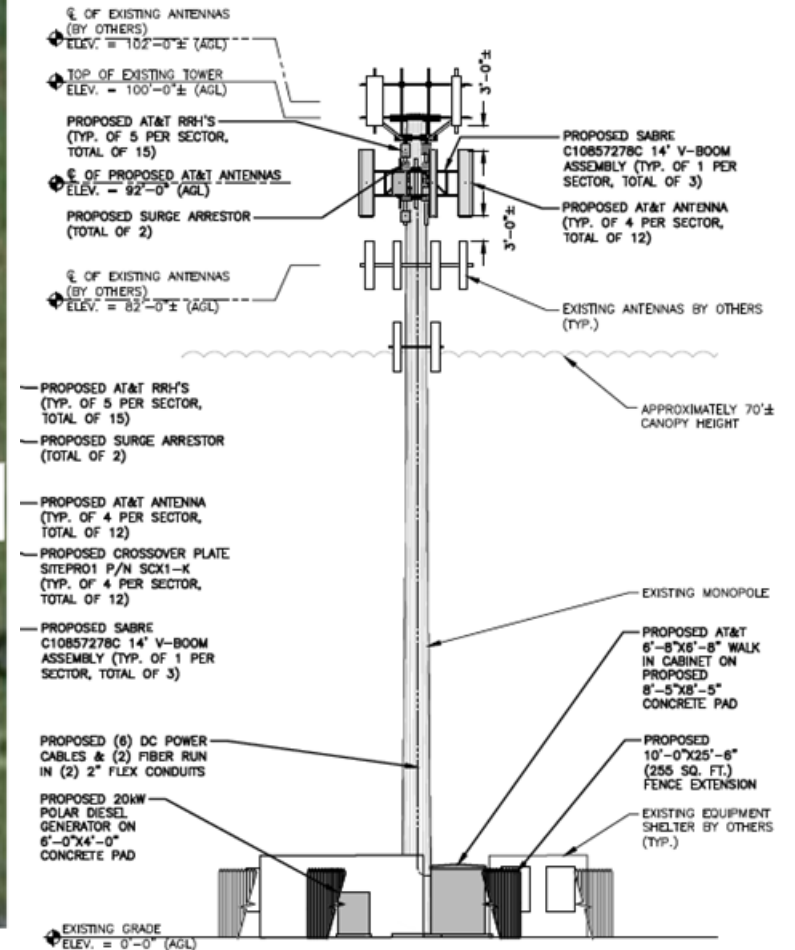


SITE PLAN

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

1
C-2

0 4'-0" 8'-0" 16'-0" 24'-0"



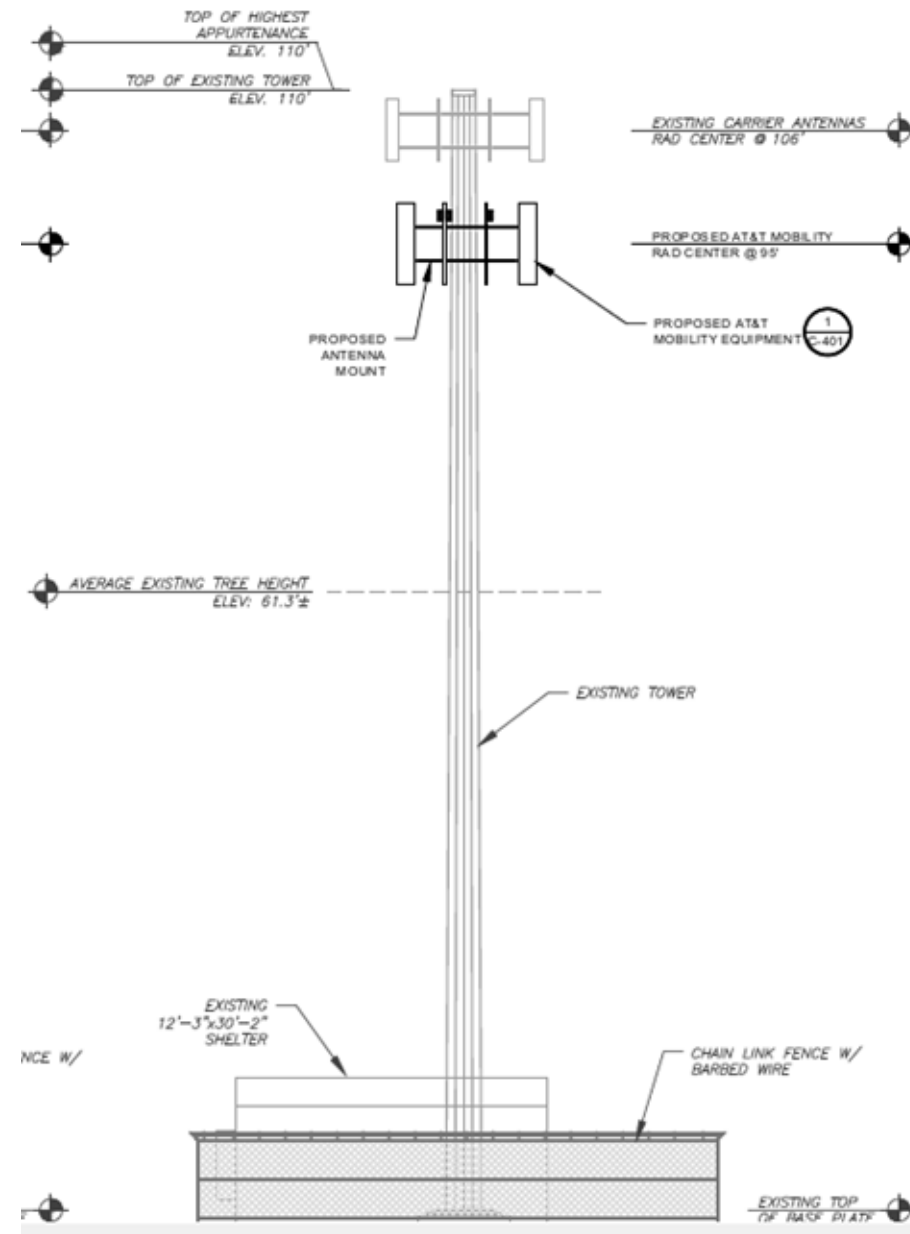
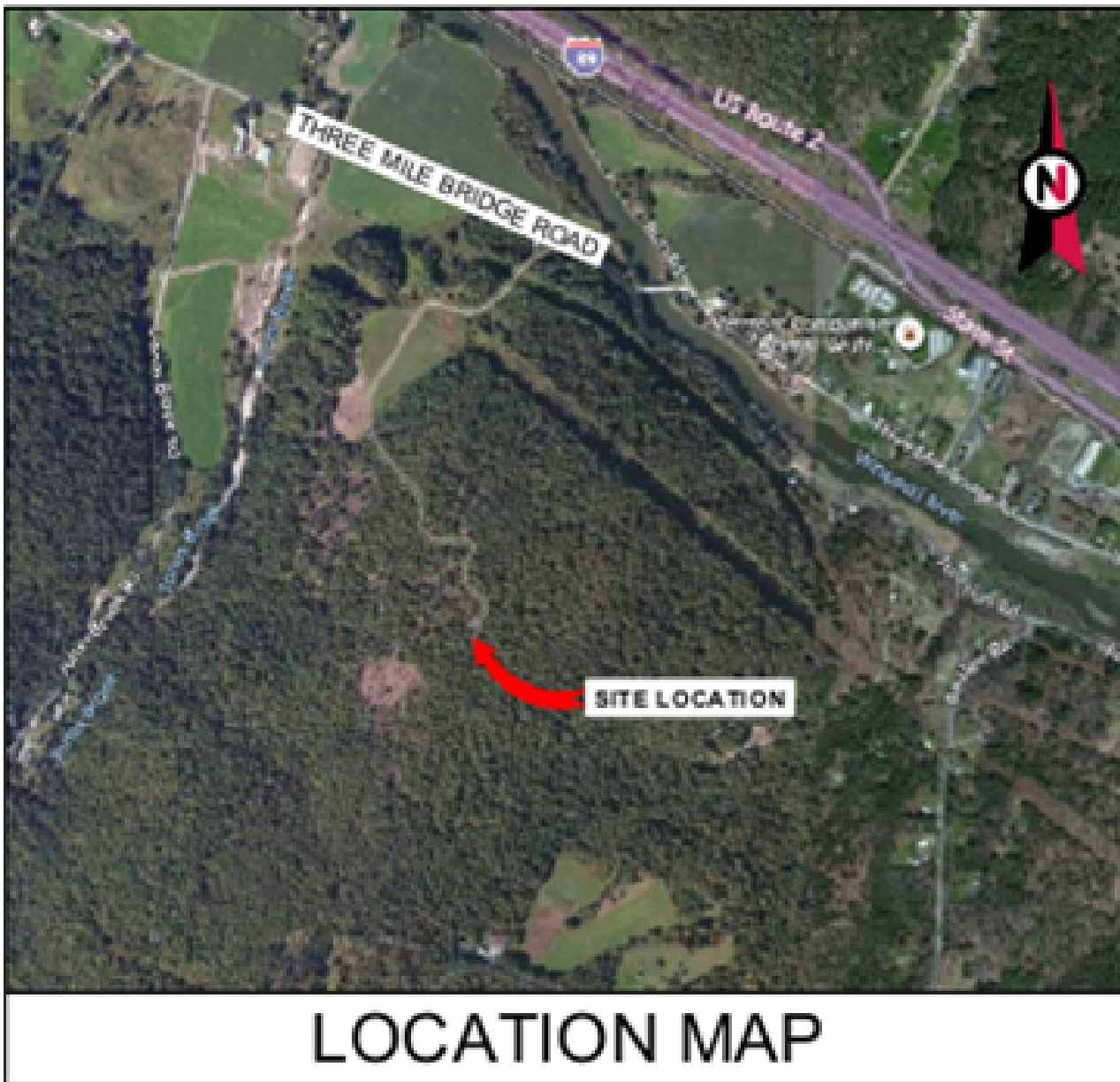
EAST ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

3
A-2

0 4'-0" 8'-0" 16'-0" 24'-0"

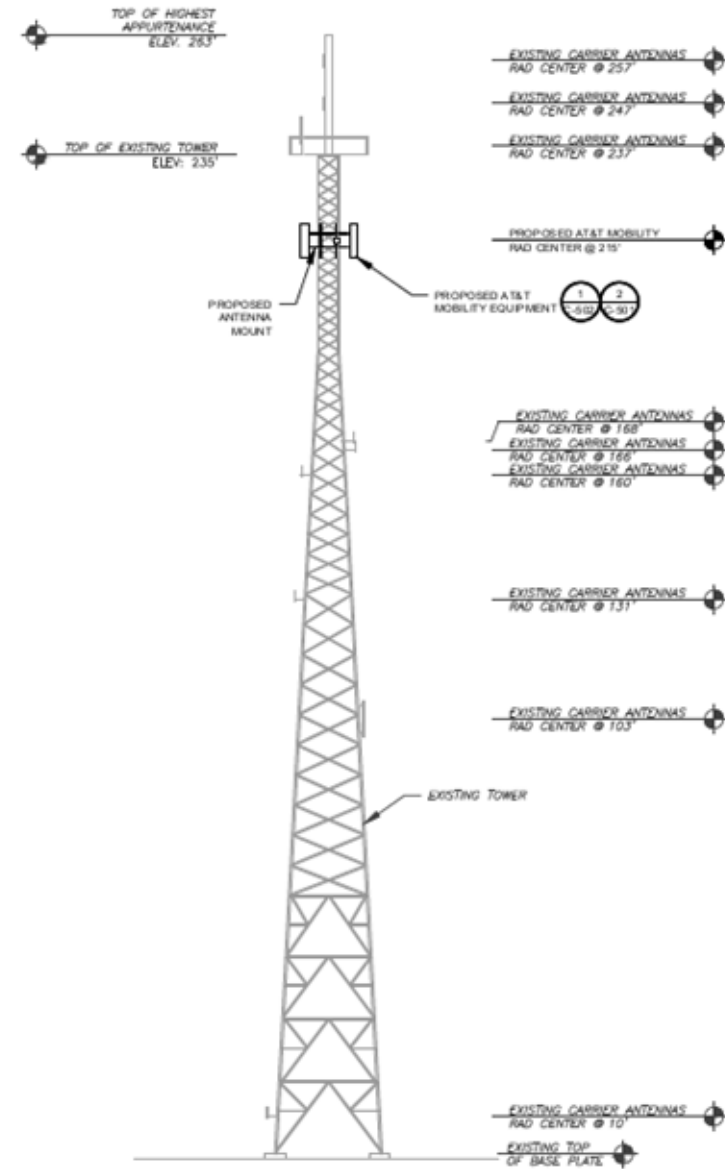
V. Other Wireless Facility Projects in Central VT



V. Other Wireless Facility Projects in Central VT

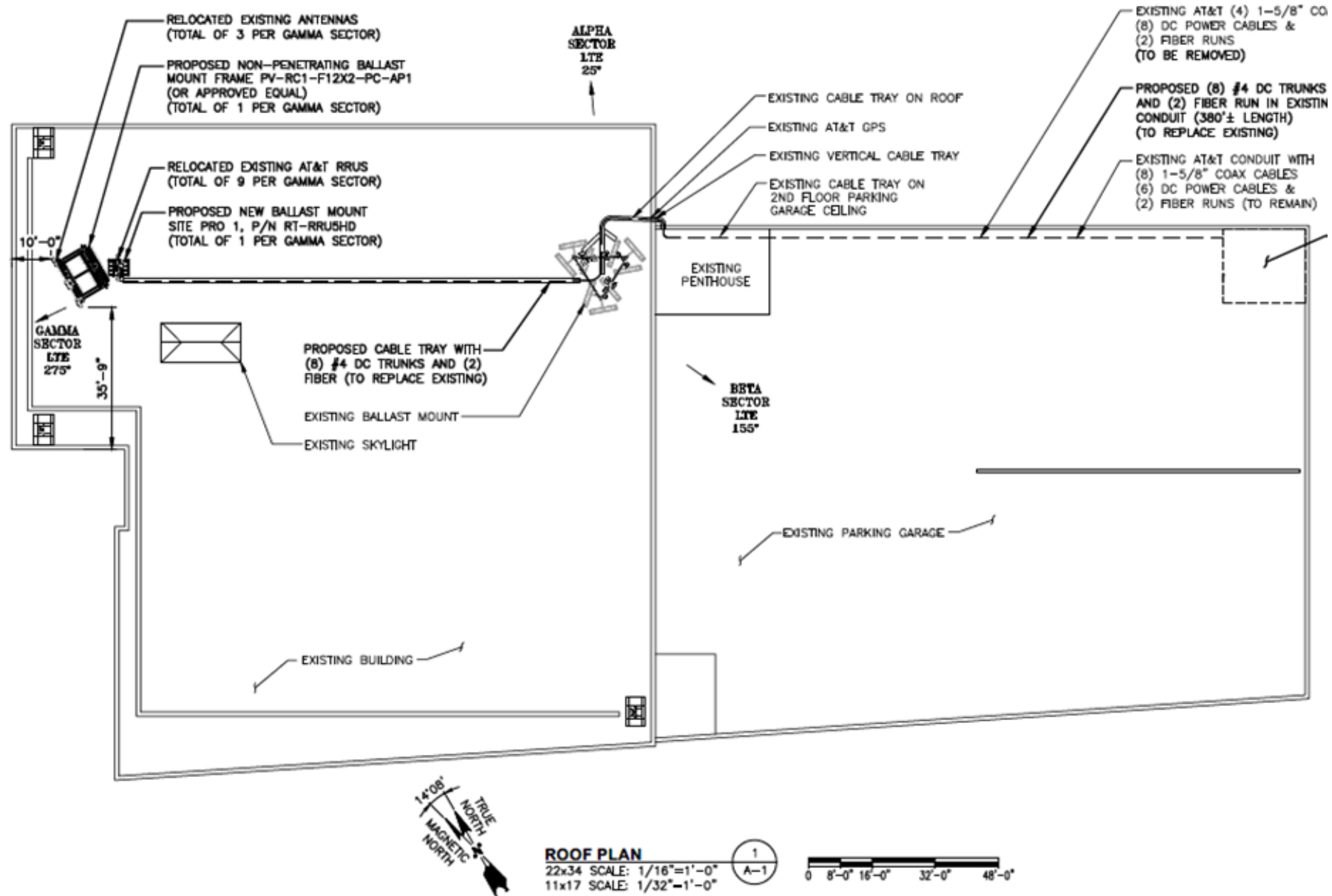


LOCATION MAP



1 TOWER ELEVATION
SCALE: N.T.S.

V. Other Wireless Facility Projects in Central VT



VI. 248a(c)(2) Regional Planning Documents

- **Section 248a:** RPC may make recommendation based on land conservation measures in regional plan.
- Substantial deference / good cause principle
- **Regional Plan:** Facility meets core principles as set out on page 5-55.

WIRELESS TELECOMMUNICATION FACILITIES GOAL: To promote Effective and efficient communication systems.

Policies:

1. Telecommunication facilities should not be sited where they may create an attractive nuisance.
2. Telecommunication facilities should be sited, designed, maintained and operated so as to minimize negative impacts on natural, cultural and scenic resources. Use of stealth design and/or use of existing structures are encouraged where appropriate. New towers should be no taller than necessary to provide coverage. The policies of this Plan addressing ridgeline and hilltop development (see Land Use Element, Goal 5) are intended to apply to telecommunication facilities.
3. Use of existing towers, communication facilities, and structures where possible, is encouraged and expected rather than development of new transmission and receiving stations. Permits for tower facilities should require permittees to accommodate additional users, appropriate to the structure, at a fair market rate.
4. Permits for towers should require a financial mechanism to ensure their removal by service providers should they be abandoned or rendered obsolete by advances in technology. Processes for establishing bonds should take inflation into account as many years can elapse between construction and removal.
5. Applicants must demonstrate that telecommunication facilities comply with FCC emission standards in order to protect public health and safety.
6. Assist service providers and municipalities to identify appropriate locations for the construction of new tower (or other facilities) necessary to achieve adequate coverage of the Region as well as locations that are not appropriate for new towers. CVRPC will act to implement the results of this effort through its participation in the Section 248 Process.

VI. 248a(c)(2) Municipal Documents

- **Section 248a:** RPC may make recommendation based on land conservation measures in regional plan.
 - Substantial deference / good cause principle
 - **Regional Plan:** Facility meets core principles as set out on page 5-55.
7. CVRPC will provide its "Model Telecommunication Facility" bylaw to all member municipalities and work with towns and cities to develop bylaw, ordinance, and/or town plan language to address facility siting. The Commission encourages municipalities that adopt telecommunications regulations to provide for an expedited permit process for small scale facilities.
 8. New towers should be constructed in areas served by existing roads or trails.
 9. Access roads should be designed to minimize their impact on scenic, agricultural, forestry, and natural resources.

VII. Q&A

For copy of tonight's presentation, please visit the project website
(to be posted on 07/23/2021):

<https://www.drm.com/news/middlesex-vt-feralmtnrd-att-telecom>

To view the video regarding FirstNet, please visit:

<https://youtu.be/p-zyDCSaDug>