



## Project Review Committee

Thursday, February 10, 2022

*Remote Participation via Zoom<sup>1</sup>*

<https://us02web.zoom.us/j/84298650550?pwd=ZUIxNGFWWWhUeDgxYkptL1NYdUdGdz09>

Via phone: +19294362866 or +13017158592

Meeting ID 842 9865 0550; Passcode 246492

Download the app at least 5 minutes prior to the meeting start: [www.zoom.com](http://www.zoom.com)

### AGENDA

page	4:00pm <sup>2</sup>	<b>Adjustments to the Agenda</b>
		<b>Public Comment</b>
<b>2-23</b>	<b>4:05pm</b>	<b>Act 250 / Section 248 Applications &amp; Projects of Substantial Regional Impact</b> <ul style="list-style-type: none"> <li>a) Presentation of proposed wireless telecommunications facility at 334 Norton Road, Worcester, VT by representatives of Industrial Wireless Technologies, Inc.</li> <li>b) Committee to consider significant regional impact and conformance with regional plan.</li> <li>c) Review <i>Project Review Summary Sheet</i></li> </ul>
<b>24</b>	<b>5:05 pm</b>	<b>Minutes</b> Approve July 22, 2021 meeting minutes
	<b>5:15pm</b>	<b>Adjourn</b>

**Next Meeting: March 24, 2022**

<sup>1</sup> Dial-in telephone numbers are “Toll” numbers. Fees may be charged to the person calling in dependent on their phone service.

<sup>2</sup> All times are approximate unless otherwise advertised



## MEMO

Date: February 4, 2022  
To: Project Review Committee  
From: Clare Rock, Senior Planner  
Re: Industrial Wireless Technologies telecommunications proposal

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- ☒ **ACTION REQUESTED:** The committee is charged with determining whether the proposed project is:
- ☐ a project with Substantial Regional Impact (SRI);
- And if so, determine if it is:
- ☐ in conformance with the Regional Plan.
- The Committee may also be tasked with deciding:
- ☐ whether to become involved in the review of a project on behalf of a member municipality (Worcester) as outlined in the PRC Rules of Process.

### Project Information

Industrial Wireless Technologies, Inc is proposing to construct a wireless telecommunications facility at 334 Norton Road, Worcester, VT. On December 20, 2021, CVRPC received Industrial's 60-day Notice from MSK Attorneys, dated December 17, 2021 (see attached). Following the 60-Day Notice the applicant can submit the formal Petition for a Certificate of Public Good (CPG) from the Public Utility Commission (PUC.)

As described in the 60-Day Notice, Industrial proposes to construct a new 185' telecommunications tower within the 80'x80' compound enclosed by an 8' chain linked fence. A 12' wide gravel drive will be constructed to access the site off Norton Road. The tower will be designed to accommodate equipment for other wireless providers; wireless providers who will utilize the structure have not been identified. The Notice does not include information about extent of coverage this facility will provide. The Notice also states that Industrial evaluated co-location sites but that none exist.

In addition to the 60-Day Notice (attached), Industrial Wireless representatives will share the following presentation that is available on our CVRPC Project Review Committee web page and can be accessed directly [HERE](#). The presentation provides a visual simulation of the proposal.

## Substantial Regional Impact

Development projects of Substantial Regional Impact (SRI) are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality. Based upon CVRPC's SRI definition, staff has identified the following component to be most relevant to this proposal:

- *Will likely impact on a resource within the Region which is widely used or appreciated by people outside of the locality in which it is located.*

Impacts may be positive or negative. Staff identified the following potential resources which may be impacted by the tower proposal to include:

- ☐ Rural character and natural resources
- ☐ Aesthetic and scenic resources
- ☐ Utilities and facilities resources (access and availability to cellular and wireless communication services)

### ➡ For Committee:

- Does the Committee agree with this assessment?
- Are there any other resources to consider?

## Conformance with the Regional Plan

### Rural Character and Natural Resources

The proposed project is located within the Rural Land Use Planning Area. These areas encompass much of the Region's large forest blocks, sand/gravel/mineral deposits, and prime agricultural soils that, when in productive use, contribute to the working landscape and have significant economic value. Rural areas also include residential, small-scale commercial and industrial, and recreational uses.

### Relative Rural Land Use Policies:

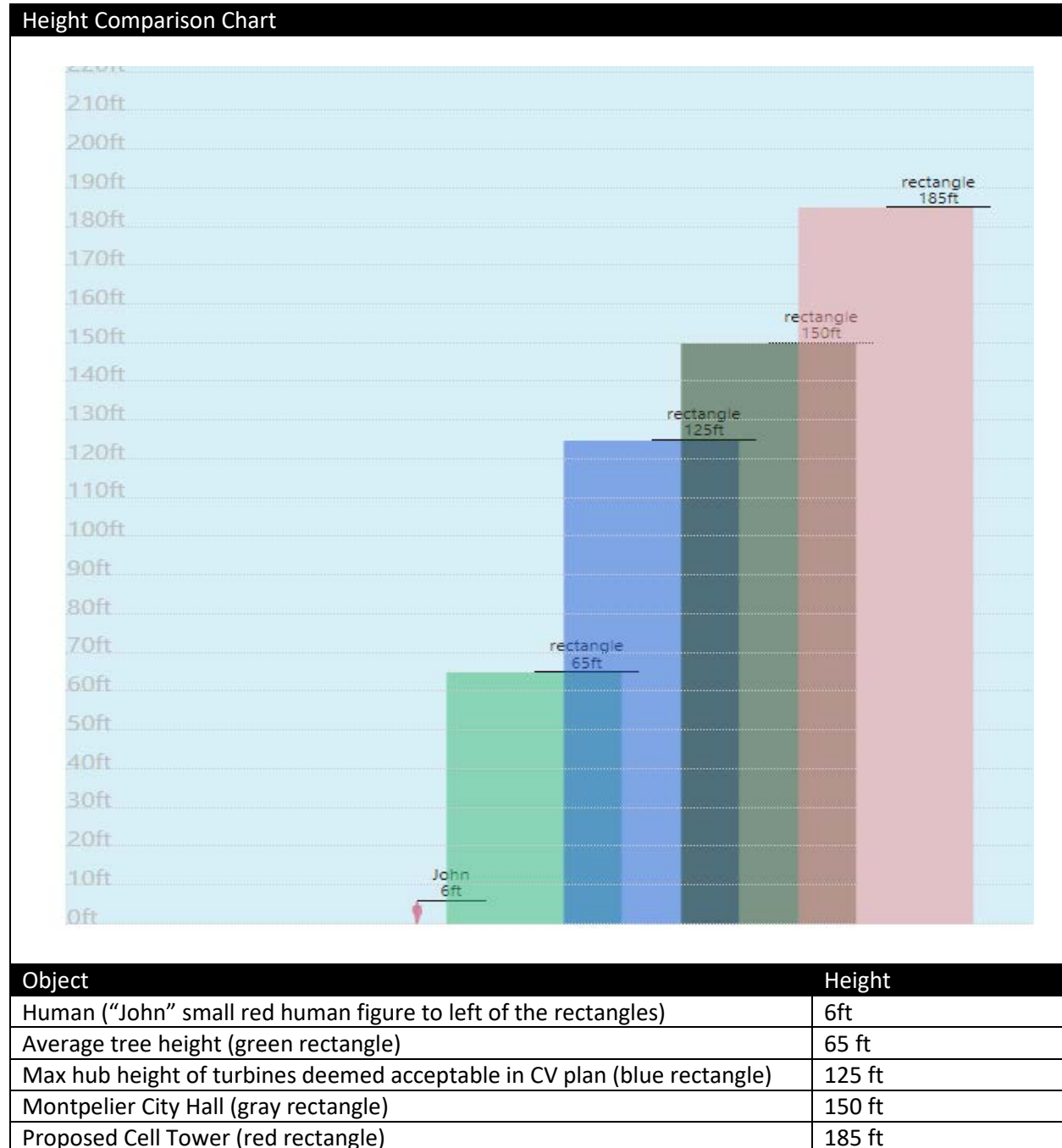
*7. Non-residential uses, including small service businesses, small professional offices and inns are acceptable land uses for Rural Areas provided that such uses are planned as relatively small in size or scale, are not primary or dominant uses in an area, do not unduly conflict with existing or planned residential, forestry or agricultural uses, and do not unduly affect rural character.*

The proposed tower would not conflict with existing forestry or agricultural uses. CVRPC staff reviewed the site on the State's [Natural Resource Atlas](#) and found that it is not located within a highest priority forest block, there are no wetlands, vernal pools, agricultural soils or Rare, Threatened or Endangered Species in the vicinity. A copy of the map is located within the packet.

A 185' tower may however unduly affect rural character. This determination has been made based upon how the plan treats similar structures of this nature. On page 219 of the regional plan it states that *"the Central Vermont Regional Planning Commission has determined that industrial-scale wind development is not compatible with the future land use patterns of Central Vermont. For the purposes of this plan, industrial-scale wind development will include any wind turbine with a hub height greater than 125 feet (excluding the blades)."*

The plan goes on to state that *"Hub heights above 125 feet will be considered industrial in scale and not fitting for Central Vermont. This height restriction is intended to reduce the visual impact of wind generation facilities while still permitting commercial and residential land uses to incorporate wind generation as appropriate."*

Staff developed the height comparison chart (above) to help put the structure into context with other landscape features. The tower is considerable taller than the surrounding average tree height and taller than the max hub height of turbines deemed acceptable in the regional plan.



For Committee:

- Does the Committee find the 185' tower unduly affects the region's rural character?
- Should telecommunication towers be reviewed similar to turbines?

### Aesthetic and scenic resources

The height of structure can impact the aesthetic quality of the Region. The Central Vermont Regional Plan discussion on Scenic Areas generally describes these to be “*the mountain vistas, pastoral scenes, fertile valleys, historic villages, Interstate 89 (which has received awards for its scenery), remote back roads, and woodlands ablaze with autumn color.*” In other areas of the plan high elevations (2,500 ft and higher) and ridgelines are considered to hold scenic value; and the plan goes on to specifically mention the special scenic values of the peaks of the Worcester and Green Mountain ranges (including Camel’s Hump State Park).

The Central Vermont Regional Plan includes the following Goals and Policies on this topic:

*Land Use Goal #5: To preserve the aesthetic quality of the Region*

Relative policies include:

- 1. Municipalities and developers are encouraged, through design and siting of structures, to make a concerted effort to preserve access to and enjoyment of scenic views for the public.*
- 2. Unless effectively screened, or clearly in the best interest of the general public, ridge line development or conspicuous development on locally prominent landscape features is discouraged.*
- 3. The scale and siting of new structures should be in keeping with the surrounding landscape and architecture; however, towers should utilize stealth technology.*
- 10. The location of telecommunication towers is a significant aesthetic issue within the Region. Policies intended to minimize negative impact are presented in the wireless telecommunication facilities policies of this Plan. [these are located below in the next section.]*

The tower is not proposed to be located at a high elevation, on a ridgeline, nor on the peaks of the Worcester or Green Mountain Range. The developer’s representative will present a visual analysis of the proposed tower depicting the towers aesthetic impact as viewed from Route 12 and surrounding roads.

Staff understands there is a public recreation trail which connects Kaeding Road (just east of the project site) to a local road in Calais, and views from the trail provide sweeping vistas of the Worcester Range. The tower would be located within this landscape viewshed. Staff anticipates the Town of Worcester to submit a letter to the Project Review Committee regarding the towers impacts on views.



#### **For Committee:**

- Has a concerted effort been made preserve the region’s aesthetic qualities and public scenic views?
- Is the tower a conspicuous development on a locally prominent landscape feature?
- Do the proposed benefits of the tower serve the best interest of the general public?

### Utilities and facilities resources (access and availability to cellular and wireless communication services)

The Regional Plan recognizes that “Wireless communication through broad band technologies has become a part of everyday life and a service relied upon by business, emergency services, and the public.” And that “Clearly, the ability to communicate to almost anyone, from almost anywhere, at almost anytime brings added convenience and security to our lives.”

There are no other existing towers in Worcester as verified by the viewing the Department of Public Service’s Tower Locations [interactive map](#).

Based upon DPS Mobile Wireless Drive Test [updated interactive map](#) there is limited to no coverage in most of Worcester (data was collected along roads and not at house sites, in viewing the map the red blocks indicate zero service.) The 60-Day Notice does not provide information about the extent of proposed or potential coverage.

The Regional Plan includes the following goals and policies specific to telecommunications:

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

Relative policies:

1. *Telecommunication facilities should not be sited where they may create an attractive nuisance.*
2. *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, Goal5) 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.*
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.*



**For Committee:**

- Ask the applicant about
  - Extent of proposed or potential coverage which will be possible based upon the tower height and location.
  - The possibility of alternative location (s) which would provide same or similar coverage.
  - The possibility of shorter tower in alternative location(s) which would provide same or similar coverage.
- Has a concerted effort been made preserve the region's aesthetic qualities and public scenic views?

### **Staff discussion and recommendation**

If the Committee finds the tower should be treated the same as wind turbines the proposal appears not to be conformance with the Regional Plan. If the tower should not be treated the same as wind turbines, staff recommended the Committee define what regional scenic resource or locally prominent landscape feature (based upon any information provided by Worcester) are effected. If additional information can be gathered about the extent of new service coverage, staff recommends the Committee weigh the scenic and aesthetic impacts with the region's public benefit.

Staff recommends that based upon additional information gathered at the meeting the Committee:

- ☐ Make a conformance determination based upon the proposal as presented; and
- ☐ If the Committee finds the proposal not to be in conformance, then identify any changes or modifications which would be recommended (i.e. would a tower shorter than 150 ft be in conformance)?

**Involvement on behalf of a member municipality**

Based upon the PRC Rules of Process, the PRC will become involved in the review of a project on behalf of a municipality if the local position is compatible with the adopted Regional Plan. Staff anticipates a request may be forthcoming from the Town of Worcester. Staff understands the Worcester SB will be meeting on Monday evening (2/7) and any additional information and/or specific request will be submitted the following day.



DEC 20 2021



December 17, 2021

To: Parties on attached Service List

Re: Application for a Certificate of Public Good, pursuant to 30 V.S.A. § 248a  
Applicant: Industrial Wireless Technologies, Inc. ("Industrial")  
Project: Construction of a Wireless Telecommunications Facility  
Location: 334 Norton Road, Worcester, Vermont; Parcel 00TR030  
Landowner: Nova-Leigh Dodge Krupa and Richard F. & Irene Dodge

Dear Statutory Party:

Our firm represents Industrial. You are receiving this notification because Industrial intends to file an application with the Public Utility Commission ("Commission"), under the provisions of 30 V.S.A. § 248a ("Section 248a"), for a Certificate of Public Good to allow the construction of a wireless telecommunications facility in the Town of Worcester, Vermont. The "Notice" provision of the Section 248a process, as amended, requires that:

The applicant must provide written notice, at least 60 days in advance of filing a Section 248a application, to the following entities:

- (a) the legislative bodies and municipal and regional planning commissions in the communities where the project will be located;
- (b) the Secretary of the Agency of Natural Resources;
- (c) the Agency of Transportation;
- (d) the Division for Historic Preservation;
- (e) the Commissioner of the Department of Public Service and its Director for Public Advocacy;
- (f) the Natural Resources Board...;
- (g) the landowners of record of property adjoining the project sites; and
- (h) the Public Utility Commission...

The application will be filed in accordance with the Amended Order Implementing Standards and Procedures for Issuance of a Certificate of Public Good for Communications Facilities Pursuant to 30 V.S.A. § 248a, issued by the Commission on September 21, 2018, ("Amended Order"), and the Standards and Procedures Applicable to Electronic Filing Using ePUC, eff. January 17, 2017 ("ePUC Procedures").

Copies of the Amended Order and ePUC Procedures are available on the web at <http://puc.vermont.gov> and at the Commission's offices, on the 4th Floor of the Peoples United



Parties on attached Service List  
December 17, 2021  
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Bank Building, 112 State Street, Montpelier, Vermont 05620. Documents filed with the PUC are available electronically through the PUC's website at <http://epuc.vermont.gov/>.

### **Project Location**

Industrial intends to construct a telecommunications facility on an approximately 20-acre parcel of land owned by Nova-Leigh Dodge Krupa and Richard F. & Irene Dodge (together "Dodge") at 334 Norton Road in Worcester, Vermont. The Town of Worcester has designated this lot as Parcel 00TR030.

Industrial refers to the project as "Worcester." The property owners have given Industrial permission to proceed with this Application. The coordinates for the Project are latitude 44° 21'32.39" North and longitude 72°32'54.07" West. *See* attached Permit Plans for visual depiction of the Project's location.

### **Project Description**

Industrial will create an 80' x 80' compound ("Compound") enclosed by an 8' high chain link fence, with a locked gate. Industrial will construct a 185' above ground level ("AGL") telecommunications self-supporting lattice tower ("Tower") within the Compound.

Six (6) thin, "whip" antennas ("Antennas") will be mounted at the 185' AGL level of the Tower. Five (5) of the Antennas will extend upward to a maximum height of 198.8' AGL. The remaining Antenna will reach downward from the 185' AGL mounting level. Each Antenna will measure approximately 13' long and 2.75" in diameter.<sup>1</sup>

Industrial has designed the Tower and Compound to accommodate the equipment of other wireless communications providers. Sheet 4 of the permit plans illustrates possible locations for the antennas that such carriers would seek to place on the Tower.

Industrial will install its equipment cabinets ("Cabinets") in the Compound near the Tower. The Cabinets will sit on a 10' by 10' concrete pad and will contain the electronics equipment necessary for the operation of the Project.

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<sup>1</sup> From time to time, equipment manufacturers may alter their products or Industrial may purchase from different suppliers. Therefore, there is a possibility that the actual antennas and other equipment may be slightly different from but of similar dimensions as those described in this notice.

**MSK**  
ATTORNEYS

Parties on attached Service List  
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Co-axial and fiber optic cables from the Antennas will descend along one of the three (3) legs of the Tower. The cables will exit near the base of the Tower and will connect with the Cabinets via a proposed cable bridge.

To provide access ("Access") to the Compound, Industrial proposes to construct a 12' wide gravel drive from Norton Road. Approximate clearing limits are shown on the enclosed plans.<sup>2</sup> The contractor will limit clearing to the minimum required to construct the Access and Compound, which is estimated to be approximately 21,795 square feet. Culverts, check dams, water bars and silt fencing will be placed along the Access and at the Compound as indicated on the enclosed plans to control erosion both during and after construction.

Construction shall meet the requirements of the State of Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control. After the completion of construction, the amount of new impervious surface area will be approximately 10,086 square feet. Total permanent earth disturbance will be approximately 21,795 square feet.

Underground utilities will follow the Access from the closest existing utility connection point on Norton Road to the Compound and will be placed in a trench adjacent to the Access.

As part of the design for this Project, Industrial RF engineers evaluated existing telecommunications facilities and existing structures for possible co-location opportunities. No such facilities or structures that would fulfill the objectives for this site exist.

Although holding an FCC license ("License") to do so, Industrial does not yet provide telecommunications services in this area. This site will be part of the interconnected network that Industrial is constructing pursuant to that License.

### **Conformance to Local and Regional Plans**

According to 30 V.S.A. § 248a(c)(2), during the Commission's review, "substantial deference [will be] given to the land conservation measures" in the local and regional plans of the "affected municipality." We are, therefore, addressing the relevant provisions of the Draft Town of Worcester Town Plan (draft date October 16, 2021) ("Town Plan")<sup>3</sup> and the 2016 Central Vermont Regional Plan (amended on November 17, 2020) ("Regional Plan") to illustrate that the proposed Project will comply.

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<sup>2</sup> Clearing limits may need to be adjusted based on conditions encountered during construction.

<sup>3</sup> It appears likely that the draft Town Plan will be adopted before Industrial files its application in this matter.



Parties on attached Service List  
December 17, 2021  
Page 4 of 6

The Town Plan states that “in support of a growing local economy, Worcester will advocate for a Town infrastructure that provides improved public transportation, improved telecommunications, and increased use of appropriate renewable energy.” *Id.* at 66-67. Similarly, the Town Plan states the following strategy to achieve the goal of improved telecommunications:

Worcester will seek improvements to the telecommunications infrastructure that expand access to good service. Tower facilities are encouraged to accommodate multiple service providers. New tower, antennae, and other transmission and receiving equipment shall be sited, designed, maintained, and operated to minimize negative impacts on natural and scenic resources.

*Id.* at 35.

The “Telecommunications and Internet” section of the Town Plan describes the situation in Worcester as follows:

In 2021, cell-phone service is spotty to non-existent in Worcester. Internet service is fragmented and provided by a variety of vendors including, satellite and cable providers.

*Id.* at 38.

Industrial’s proposed facility will allow multiple carriers to provide cell phone and broadband Internet service to individuals in Worcester, in addition to allowing Industrial to provide wireless services to area businesses. Industrial has designed the facility to minimize impacts on natural and scenic resources.

The Regional Plan contains an observation about the importance of telecommunications services in opening “fairly insular” rural Vermont to the world:

Over the past several decades, Vermont has witnessed dramatic cultural change. Technological advances in the areas of transportation and telecommunications have been the primary agents of this transformation, opening up what was a fairly insular, self-sufficient rural society to the “outside world.” With this exposure came new people, new development, and new social, economic, and land use patterns. Some of the changes the State has experienced have been beneficial; some have not. While people may always argue about the pros and cons of technology and land development, they are part of our current reality. The challenge before us now is to guide these forces of change so as to bring about a marriage between our culture and our place that is sustainable, harmonious, and mutually

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Parties on attached Service List  
December 17, 2021  
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beneficial. In the years to come, nothing will say more about the success of our efforts than the way in which people use the land and its resources.

*Id.* at Land Use 2-1.

The Regional Plan also discusses the expanding role of wireless in serving the region's communications needs:

Mobile wireless voice service is becoming more available. Vermonters' use and reliance on mobile voice technology has increased since the publication of the last telecommunications plan. Twenty nine percent of Vermont households are wireless-only households. As of 2013, thirteen of Central Vermont's twenty-three communities have between 90-100% of addresses served by a wireless voice provider according to voice tests that were conducted throughout the state (displayed in Figure 1). Mobile data for smartphones or mobile hotspots is also typically available from these carriers in the same service areas that voice is available.

*Id.* at Utilities, Facilities & Services 5-26.

Regarding the build out of wireless networks and the balance between increasing service and promoting aesthetic values, the Regional Plan states:

While Central Vermonters want and expect good cellular service, they also expect the placement and design of new facilities to be guided by a respect for the integrity of the Region's landscape and compliance with microwave emissions standards. As such, it is important to balance aesthetics, signal quality, health, business and personal needs when deciding whether and where to build new towers and other facilities.

*Id.* at 5-27. To achieve this balance, the Regional Plan looks to the constituent municipalities to incorporate language in their local plans:

Communities planning for the appropriate siting of wireless facilities have to ask themselves many questions as they proceed. Would they rather have several small-scale, less visible, facilities closer to the population or a few large, highly visible sites in less populated spots? Are there certain locations that are so environmentally or visually sensitive that they should be "off-limits"? What areas are providers most interested in serving? Through careful planning and clear language in the duly adopted municipal plan, cities and towns can ensure good service without compromising their character or the welfare of their residents.

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Parties on attached Service List  
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*Id.* at 5-28.

Industrial shares the goals of the Town and Regional Plans regard improving access to wireless communications. The telecommunications services that Industrial will provide through the Project will primarily be targeted to business customers seeking a reliable, reasonably-price means of communicating between their offices and remote users. As such, the Project will promote a balanced, diverse economic base, with a focus on locally owned businesses. The deployment of Industrial's service in Worcester will also attract commercial development, especially for business that require reliable two-way mobile communications. Further, the provision for the co-location of multiple cellular carriers on the Tower and in the Compound will improve the accessibility of cellular voice and high-speed broadband services in the areas served by the Project.

Please feel free to contact me, either by email or at the address or telephone number below, if you have any questions or comments regarding the proposed Project. We would like to receive comments no later than 30 days from your receipt of this Notice so that they can be considered prior to the application filing.

As a recipient of this notice, you will also be notified when the application is filed, which will be at least 60 days from the date of this letter. You will then have 30 days from receipt of that notification to file comments, a motion to intervene or request for hearing with the Commission. Please review the Amended Order for additional information and procedures.

Very truly yours,



Brian J. Sullivan  
bsullivan@mskvt.com

cc: Statutory Parties on attached Service List (w/enclosure)  
Adjoining Landowners on attached Service List (w/enclosure)

**MSK**  
ATTORNEYS

275 College Street, PO Box 4485 | Burlington, VT 05406-4485 | phone 802 861-7000 | Fax 861-7007 | mskvt.com



<b>Industrial Communications</b> Engineering Division 41 Lane Street Marshfield, MA 02050		SITE: WORCESTER VERMONT VT-10172		ADDRESS: TAX MAP LOT 789251.10132 334 NORTON ROAD WORCESTER, VT	
PROJECT NO. SITE-WORCESTER-VT-10172		DRAWN BY: RICK		SCALE: NONE	
NO	DATE	ISSUE			
1	12/8/21	12/8/21			
2					
3					
4					
5					

SHEET TITLE	
TITLE SHEET	
SHEET NUMBER	
T	

# Industrial Communications

## WORCESTER, VT

### SHEET INDEX

SHT NO.	TITLE	REV. NO.
1	TITLE SHEET	0
2	EXISTING CONDITIONS PLAN	0
3	AERIAL OVERLAY	0
4	PROPOSED SITE PLAN	0
5	TOWER ELEVATION & DETAILS	0
6	SITE CONSTRUCTION DETAILS	0

### SITE CALCULATIONS:

PROPERTY DEEDED AREA = 17,264 S.F.  
 PROPERTY ACQUIRED AREA = 17,264 S.F.  
 PROPOSED INTERPOLAR AREA = 10,064 S.F.

### NOTES:

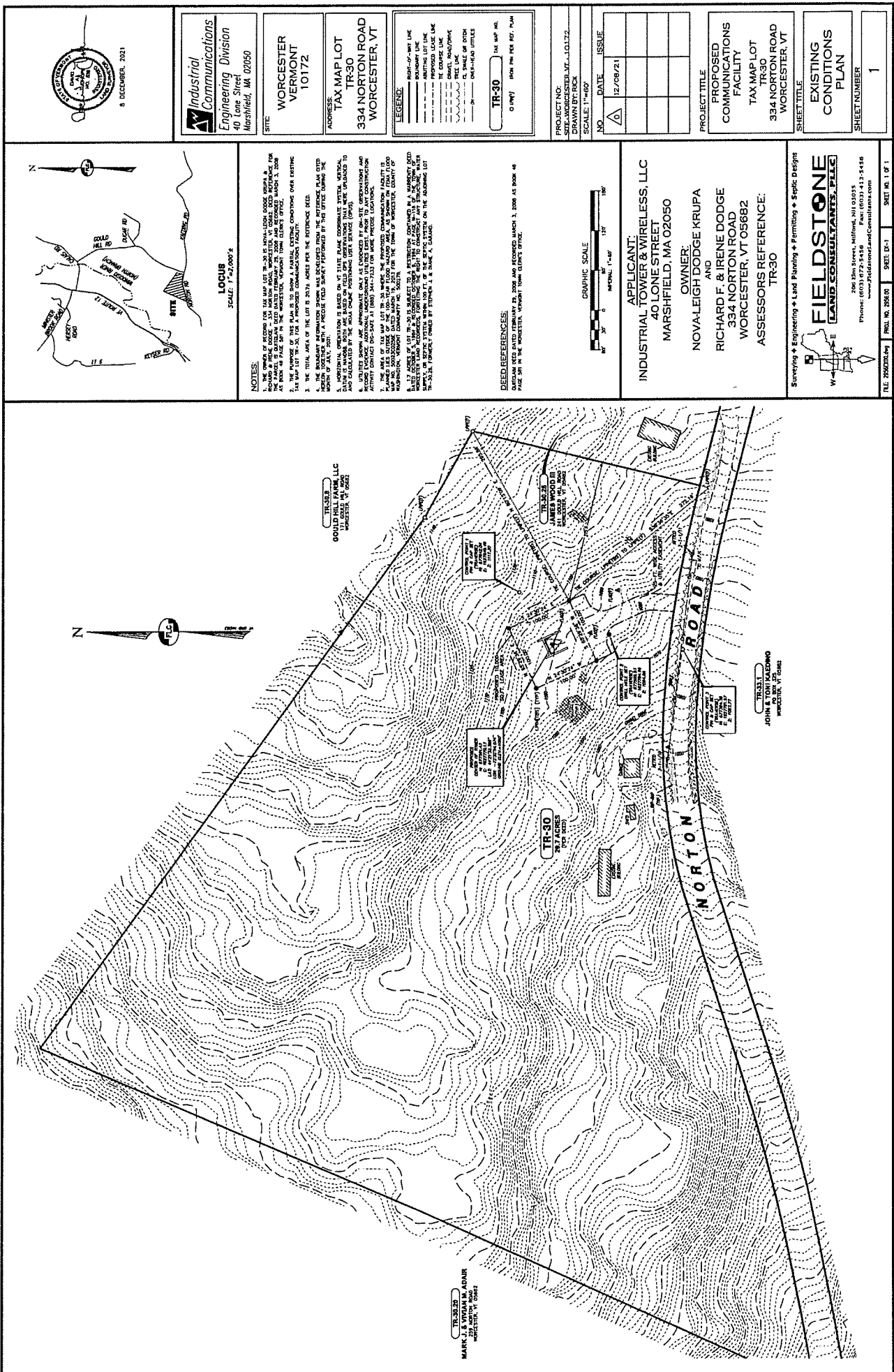
1. THE OWNER OF RECORD FOR TAX MAP LOT TR-30 IS NOVA-LEIGH DODGE, 334 NORTON ROAD, WORCESTER, VT 05682. DEED REFERENCE FOR THE PARCEL IS QUITCLAIM DEED DATED FEBRUARY 29, 2008 AND RECORDED MARCH 3, 2008 AS BOOK 46 PAGE 581 IN THE WORCESTER, VERMONT TOWN CLERK'S OFFICE.
2. THE PURPOSE OF THIS PLAN IS TO DEFINE A 25 FT. WIDE ACCESS AND UTILITY EASEMENT OVER ASSESSORS REFERENCE TR-30 TOGETHER WITH A 100' X 100' LEASE AREA FOR A PROPOSED COMMUNICATIONS FACILITY.
3. THE TOTAL AREA OF THE LOT IS 20,774 ACRES PER THE REFERENCE DEED.
4. THE BOUNDARY INFORMATION SHOWN WAS DEVELOPED FROM THE REFERENCE PLAN CITED HEREON TOGETHER WITH A PRECISE FIELD SURVEY PERFORMED BY THIS OFFICE DURING THE MONTH OF JULY, 2021.
5. HORIZONTAL ORIENTATION IS BASED ON VT STATE PLANE COORDINATE SYSTEM. ALL DISTANCES ARE BASED ON FIELD MEASUREMENTS. ALL OBSERVATIONS THAT WERE UPLOADED TO AND CALCULATED BY THE NOAA ONLINE POSITIONING USER SERVICE (OPUS).
6. UTILITIES SHOWN ARE APPROXIMATE ONLY AS EVIDENCED BY ON-SITE OBSERVATIONS AND RECORD EVIDENCE. ADDITIONAL UNDERGROUND UTILITIES EXIST, PRIOR TO ANY CONSTRUCTION ACTIVITY CONTACT DIG-SAFE AT (888) 344-7233 FOR MORE PRECISE LOCATIONS.
7. THE AREA OF TAX MAP LOT TR-30 WHERE THE PROPOSED COMMUNICATION FACILITY IS PLANNED LIES OUTSIDE OF THE 100-YEAR FLOOD ZONE. THE FACILITY IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE DATED MARCH 18, 2014 FOR THE TOWN OF WORCESTER, COUNTY OF WASHINGTON, VERMONT COMMUNITY NO. 500278.
8. 1.7 ACRES OF LOT TR-30 IS SUBJECT TO A RESTRICTION CONTAINED IN A WARRENTY DEED DATED OCTOBER 5, 1984 & RECORDED OCTOBER 9, 1984 AT PAGE W-116 OF THE TOWN OF WORCESTER LAND RECORDS, BOOK 46 PAGE 581. THE RESTRICTION STATES THAT THE LAND IS TO BE USED FOR A SEPTIC SYSTEM WITHIN 100 FT. OF THE SEPTIC SYSTEM ON THE ADJOINING LOT TR-30.26, FORMERLY OWNED BY STEPHEN J. & DIANE A. GARAND.
9. THE PROJECT WILL COMPLY WITH THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL BY THE VERMONT DEPARTMENT ENVIRONMENTAL CONSERVATION, 2020 EDITION.
10. THE COORDINATES FOR THE PROPOSED TOWER ARE AS FOLLOWS:  
 LATITUDE: 44°-21'-32.385"  
 LONGITUDE: -72°-32'-34.074"

APPLICANT:  
 INDUSTRIAL TOWER & WIRELESS, LLC  
 40 LONE STREET  
 MARSHFIELD, MA 02050

OWNER:  
 NOVA-LEIGH DODGE KRUPA  
 AND  
 RICHARD F. & IRENE DODGE  
 334 NORTON ROAD  
 WORCESTER, VT 05682  
 ASSESSORS REFERENCE:  
 TR-30

DEED REFERENCE:  
 QUITCLAIM DEED DATED FEBRUARY 29, 2008 AND RECORDED MARCH 3, 2008 AS BOOK 46 PAGE 581 IN THE WORCESTER, VERMONT TOWN CLERK'S OFFICE.











[illegible]

**Industrial Communications**  
Engineering Division  
48 Low Street  
Worcester, MA 02090

**SITE**  
WORCESTER  
VERMONT  
VT-10172

**ADDRESS:**  
TAX MAP LOT  
78B-251-10132  
334 NORTON ROAD  
WORCESTER, VT

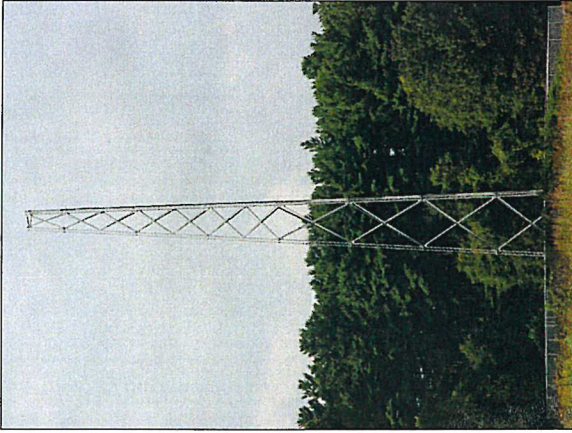
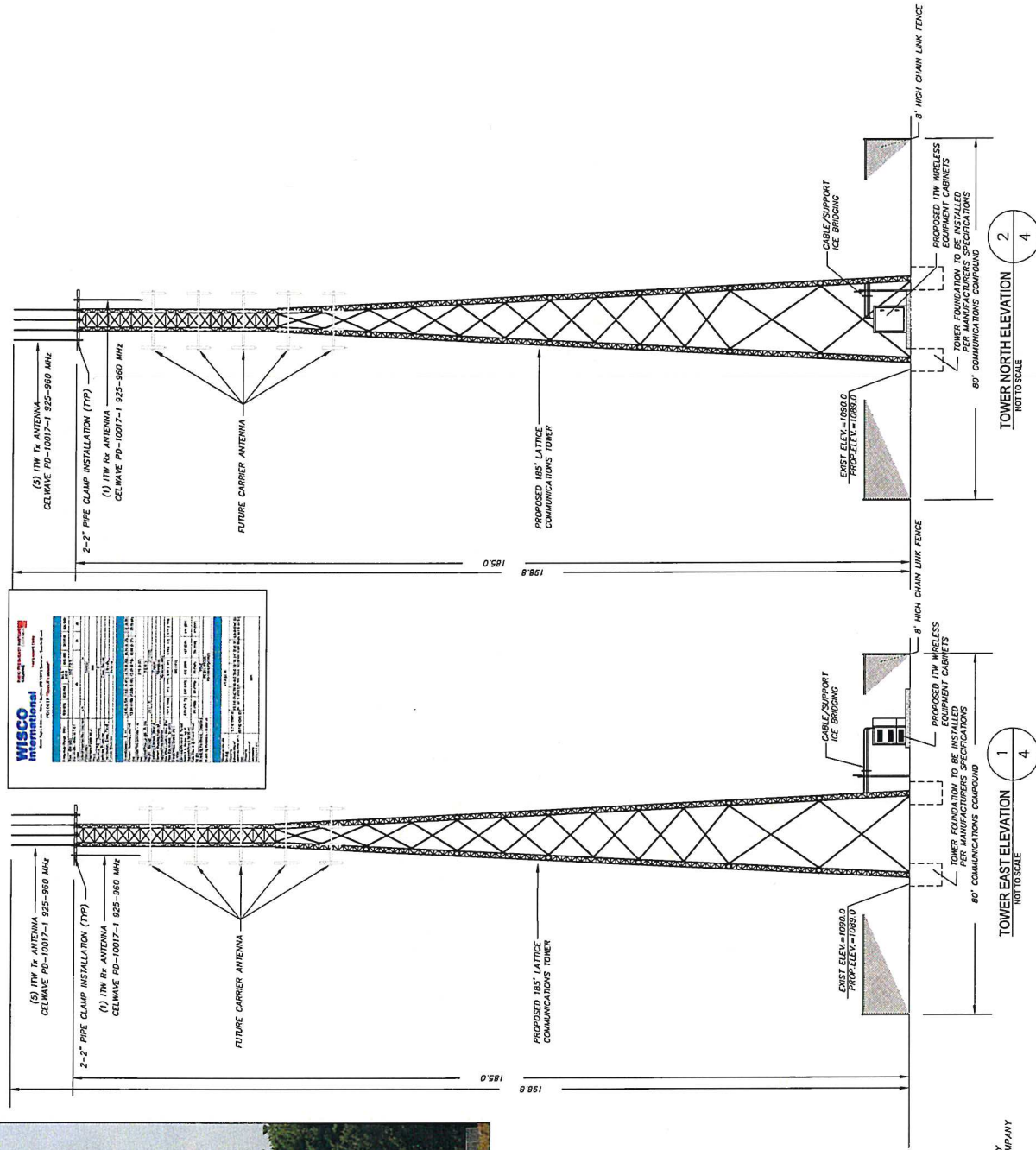
PROJECT NO:  
SITE: WORCESTER, VT - VT10172  
DRAWN BY: RICK  
SCALE: NONE

NO. DATE ISSUE  
12/8/21 12/8/21

SHEET TITLE

**TOWER  
ELEVATION  
& DETAILS**

SHEET NUMBER  
4



- NOTES:  
1. ALL ANTENNAS AND TOWER ELEVATIONS SHOWN AS SCHEMATIC.  
2. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.  
3. ALL INFORMATION IS BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANY.  
4. TOWER AND FOUNDATION DESIGN BY TOWER MANUFACTURER.  
5. GRADE LINE REPRESENTS FINAL GRADING OF COMPOUND AREA.

\*THE TOWER SHOWN IS FOR PICTORIAL PURPOSES ONLY. THE FINAL TOWER & TOWER FOUNDATION PLANS WILL BE PROVIDED BY THE TOWER MANUFACTURER.



**SERVICE LIST FOR 60-DAY NOTICE**

Toni Kaeding, Interim Chair  
 Town of Worcester Planning Commission  
 Drawer 161  
 Worcester, VT 05682

Ted Lamb, Chair  
 Town of Worcester Selectboard  
 Drawer 161  
 Worcester, VT 05682

Steve Lotspeich, Chair  
 Central Vermont Regional Planning Commission  
 29 Main Street, Suite 4  
 Montpelier, VT 05602

<b>Last Name</b>	<b>First Name</b>	<b>Address</b>	<b>Parcel No.</b>
Dodge/Krupa	Richard F. and Irene (life estate)/Nova-Leigh Dodge	334 Norton Road Worcester, VT 05682	Parcel No. 00TR030
Libbey	Richard	171 Gould Hill Farm Road Worcester, VT 05682	Parcel No. 00TR0308
Wood	James III	241 Gould Hill Farm Road Worcester, VT 05682	Parcel No. 00TR03026
Kaeding	John H. & Toni	PO Box 325 Worcester, VT 05682	Parcel No. 00TR0331
Adair	Mark J. & M. Vivienne	259 Norton Road Worcester, VT 05682	Parcel No. 00TR0302





## LEGEND

### Amphibian and Reptile Crossir

- Confirmed
- Potential

### Rare Threatened Endangered

- Threatened or Endangered
- Rare

### Significant Natural Community

### Deer Wintering Areas

### State Natural Areas

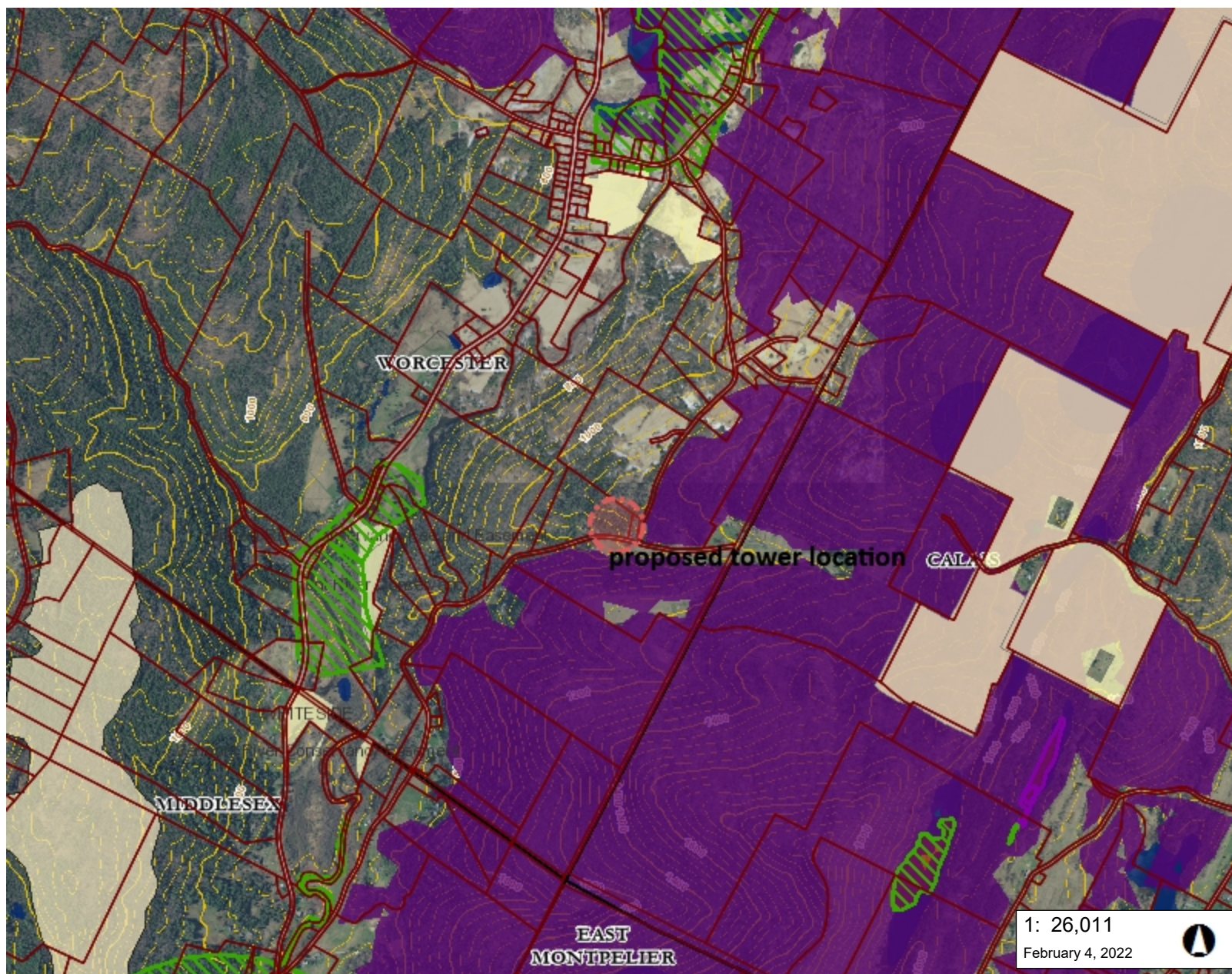
### Protected Lands

- Private Organizations
- Vermont Municipalities
- State
- Federal

### Parcels (standardized)

### Town Boundary

- Interior Forest Blocks - Highest
- Connectivity Blocks - Highest F
- Natural Community - Highest F
- Wetlands - Highest Priority
- Vernal Pools - Highest Priority



1: 26,011

February 4, 2022



## NOTES

Map created using ANR's Natural Resources Atlas

1,321.0 0 660.00 1,321.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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1" = 2168 Ft. 1cm = 260 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



## PROJECT REVIEW COMMITTEE

### SUMMARY SHEET

January 2022

The following is a list of projects that have been received by staff since the last Project Review Committee meeting. Staff will provide a general overview of the projects if necessary to determine if additional discussion is warranted at a future meeting.

1		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
Act 250 Applications				
1	Schedule G (5W0836-6)	RHTL Partnership, LLC	Berlin	Removal of existing residential houses at 12 Marvin and 40 Goodnow Rds and construction of new 22,500 sf facility to serve as Volkswagen/Mazda car dealership with remote vehicle inventory parking lots at this location to support the new dealership.
2	Schedule G	David & Karen Oles	Barre Town	To convey 0.25 acres to adjoiner Lozier to accommodate an existing garage and shed of Lozier which encroached upon Oles.
3	5W0122-5B	Pitt Holdings, LLC	Waitsfield	Installation of a supplemental municipal water connection by the previously approved laundromat for the purposes of drinking, washing, bathing or food preparation; the existing water supply is retained exclusively for laundering. The project is located at 168 Fiddler's Green. <b>Permit issued 1/7/2022</b>
4	5W0482-A	Heritage Chelsea Williamstown LLC & Affordable Housing Vermont	Williamstown	Rehabilitation of existing buildings at 77 Williamstown Square. <b>Permit issued 1/20/2022</b>
5	5W1532-D	Rhapsody Natural Foods & Joannes & Marie Welters	Cabot	Placement of 40' sea container behind building for storage. <b>Permit issued 1/20/2022</b>
6	5W0584-10F	Berlin S1 Realty, LLC, Berlin Mall, LLC and Berlin T1 Realty LLC	Berlin	Construction of a 13,000 sf addition to the existing Twin City Subaru car dealership, including redesign of the building façade and associated changes to parking and on-site vehicle circulation. Located at 142 Berlin Mall Road. Permit was to be issued 1/18/2022. <b>VTrans comments rec'd 1/18/22 requesting hold on certain components.</b>



1		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
7	Schedule G	Norwich University	Northfield	Renovations and additions to Commandant's house at 456 Central St.
8	5W0327-10	Forests, Parks & Recreation	Waterbury	Re-allocation of flows for the previously approved in-ground wastewater system to 1) continue serving 40 camp sites, 2) connect the Ranger Quarters to said wastewater system and remedy the failed system, and 3) serve the associated Contact Station with 2 employees @ Little River State Park. <b>Permit issued 1/26/2022</b>
<b>Sec. 248 Applications</b>				
1	Advance Notice	T-Mobile Northeast, LLC	Duxbury	Modifying telecommunications antennas and equipment at existing facility at 2153 River Road 60 Day Notice filed 1/24/2022
2	Petition	New Cingular Wireless PCS, LLC d/b/a AT&T		Petition filed for installation of telecommunications antennas and equipment at existing American Tower telecommunications facility located at 523 Three Mile Bridge Road, Berlin
<b>Other Items</b>				

## 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.