



Project Review Committee

January 4, 2024 at 4:00 pm

To join Zoom meeting:

<https://us02web.zoom.us/j/88924334270?pwd=MUFmK0RiYmVHek9HOUUraVNURHY3QT09>

Meeting ID: 889 2433 4270 Passcode: 074400

One tap mobile ¹ 1 (929) 436-2866

Download the app at least 5 minutes prior to the meeting start: www.zoom.com

AGENDA

- 4:00 pm² Adjustments to the Agenda**
Public Comment
- 4:05 pm Approval of Minutes (Action - enclosed)³**
- 4:10 pm Act 250 / Section 248 Applications & Projects of Substantial Regional Impact (Action - enclosed)³**
- Pg 5 a) Preferred Site Request by Green Lantern Solar (GLS-VT LLC), 500 KW Solar Installation located at Comstock Road in Berlin
(project representatives will be in attendance)
- Pg 14 b) Consider significant regional impact and conformance with regional plan for the following projects:
- T Mobile Northeast LLC – installation of wireless telecommunications equipment at 960 Bothfeld Hill Road in Cabot.
- c) Updates on the following projects:
- Duxbury 100 Solar LLC – installation of 500 kW AC group net-metered, ground mounted solar electric system at 5421 VT Route 100 in Duxbury.
 - Vermont Agency of Transportation – Construction of six hangars at three separate sites on the property at 1979 Airport Road in Berlin.
- Pg 32 d) Review *Project Review Summary Sheet*
- 5:30 pm Adjourn**

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

² All times are approximate unless otherwise advertised

³ Anticipated action item(s).

CENTRAL VERMONT REGIONAL PLANNING COMMISSION

Project Review Committee

August 17, 2023 4:00pm

Remote Participation via Zoom

Draft Minutes

Project Review Committee Members

x	Lee Cattaneo, Orange Commissioner	1
x	John Brabant, Calais Commissioner	2
	Bill Arrand, Worcester Commissioner	3
	Peter Carbee, Washington Commissioner	4
x	Robert Wernecke, Berlin Commissioner	5
x	Ron Krauth, Middlesex	6

7

8 Staff: Clare Rock (present in person), Sam Lash

9

10 Guests: Henry Amistadi, Duxbury; Alan Quackenbush, Duxbury Rep; Geoff Martin, Norwich Solar;
11 Martha Staskus, Norwich Solar (on the phone.)

12

13 L. Cattaneo called the meeting to order at 4:09pm

14

15 Public comment

16 No public comments

17

18 Adjustments to the Agenda

19 None

20

21 Public Comment

22 No members of the public

23

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

25 a) Consider significant regional impact and conformance with regional plan for the following
26 projects:

27

28 Geoff Martin, Norwich Solar gave an intro to the project. And referred to the information contained
29 within the packet.

30

31 Staff gave the brief overview and also referenced in the information contained in the packet.

32

33 R Krauth made a motion to write a Preferred Site Designation Letter for the site, seconded by J Brabant.
34 All in favor. Motion carried.

35

36 Ron Krauth asked about any concerns of the neighbors, there were none, the Town reached out to
37 neighbors when they selected the project developer.

38

39 Preferred Sites Process

1 C Rock introduced the topic and handed it over to S Lash who summarized the memo in the packet.

2
3 Discussion included recent rate increase by Washington Electric and recognition that there is a
4 mismatch between state renewable energy programs and renewable energy standards. The programs
5 (net-metering and the now ended standard offer programs) actually pre-dated the existence of the
6 standards, this is one of the motivations behind the comprehensive update- first to the standards, and
7 then to policies and programs that is currently ongoing. Programs and policies, as well as DUs, can play a
8 significant role in determining how and WHO feels the benefits and burdens of implementing the
9 standards set. Sam is a member of the Stakeholder Advisory Group supporting the Technical Analyses of
10 Tier I and Tier II of the Renewable Energy Standards; furthermore, CVRPC and the other RPCs will be
11 working with the Public Service Department to conduct community engagement to inform the updates-
12 all are invited to participate and to take an active role in encouraging community members to
13 participate (more info to come!).

14
15 Discussion about the renewable energy standard and the need to support rural ratepayers in the
16 development of the programs and policies that are used to meet the standards, as well as how to ensure
17 DUs have the capacity, support, and vision to meet region's needs. Noted that WEC is one of three DUs
18 that has not been obligated to meet Tier II (local generation) requirements due to status as 100%
19 renewable when standards were created based on VT statute (although still had to support net-
20 metering and standard offer programs).

21
22 There was recognition that historically energy generation projects are not co-located with storage which
23 should be a critical aspect of new project to encourage local co-benefits (stand alone or within a
24 community benefit agreement). Comment was made that recent projects are going on to "easy"
25 locations (cleared and open farm fields) vs brownfields and sites which need reclamation. These latter
26 sites should be prioritized and are already included in state definition of preferred sites. Regional
27 preference needs to be clearer on this, in addition, do we deter green fields or maximize local co-
28 benefits (or both)?

29
30 Concern about the mining impacts in other countries raised, and the need to be thoughtful about all the
31 impacts unlike the development & implementation of fossil fuel infrastructure- how do we ensure we
32 [rapidly] move away from the status quo without repeating the environmental, social, health, and
33 economic damage especially to existing frontline communities. This is a key motivation behind the
34 emphasis on local generation and storage which rightly should consider the full life cycle.

35
36 Regarding projects on farm fields, CPG's are issued for 25 years, this doesn't mean the projects will be
37 removed and the field will be reverted back to its natural state after 25 years. This only means the
38 permit expires and can be renewed. Agricultural soils are a current possible constraint not a preferred
39 site, nor are they being considered to be listed as a preferred site. Instead, the thinking of the "dual-land
40 use" and "community benefit agreement", and construction method criteria as potential preferred sites
41 qualifiers in the memo is: while brownfields, capped landfills, rooftop, etc. still remain as preferred sites,
42 IF a project (as has been the trend in our region and across the state) is proposed in green fields,
43 providing a list of criteria that could be met to qualify it as a preferred site would substantially improve
44 the local benefits of the types of projects we are already seeing in our region and encourage local co-
45 project development (in other words, instead of prohibiting wholesale the siting on agricultural lands we
46 could take the approach of ensuring projects that are sited on agricultural soils are taking the model of
47 or are co-developed with local communities and working lands sectors to maximize local benefits,

1 support sustainability of working lands (economic and changing climate conditions), and minimize
2 negative impacts).

3
4 There is a need to maximize parking lots (solar canopies which can also support future electrification in
5 transportation), such as the parking lot behind the Capitol Plaza Hotel. It not a great idea to put parking
6 lots in floodplains but solar installations could withstand some floodwaters.

7
8 Regarding placing the new projects in areas that have experienced outages (as identified in the memo),
9 question was raised about how CVRPC would ensure that these new projects would indeed stay on line
10 as the other components of keeping “the lights on” are outside the control of one project location. The
11 potential preference for siting DERs where reliability is lowest is to enable and encourage co-developed
12 community/municipal projects that would improve grid reliability at the community level (vs residential
13 per se) and support communities during outages by continuing to generate and store energy locally, as
14 well as, focus potential investments in infrastructure such as expansion of three-phase power,
15 establishment of micro-grid program, etc. where it is needed most which in the longer term then begins
16 to meet individual by individual needs.

17
18 The direct pay option associated with IRA clean energy tax credits fundamentally changes the role
19 municipalities (as well as other levels of government, schools and nonprofits) can play in developing
20 energy resilience and equity via municipally and/or community owned/developed projects and
21 infrastructure (subsidized by 10-40% through Clean Energy “Tax” Credits). CVRPC has been supporting
22 municipalities with project development (e.g. municipal solar webinars on site selection tools, on project
23 workflow and process, grant narratives and project scopes, etc.) but could play an expanded role in
24 aggregating projects, procurement, etc. to ensure co-benefits (including financial) are maximized locally.
25 General support expressed for community solar and vision of municipal role in develop and owning
26 projects with technical and funding support. Full circle back to the meeting prompt “what kind of
27 projects do we WANT to see and NEED in our communities” and ensuring preferred siting is intentionally
28 and specifically promoting those.

29
30 Noted for some, next steps would include more specific metrics/numeric components, generally more
31 specificity (but not necessarily restriction) in preferred sites and process of determination, is a desired
32 outcome with regional plan update.

33 34 **Adjournment**

35
36 *R. Wernecke made a motion to adjourn. Seconded by J Brabant. All in favor. So moved.*



MEMO

Date: December 26, 2023
To: Project Review Committee
From: Christian Meyer, Executive Director
Re: Comstock Road GLS-VT Solar, LLC Project: Preferred Site Request

✉ **ACTION REQUESTED:** Respond to the Preferred Site Designation Request, and provide any comments on the proposed applications ahead of the filing of the formal petitions.

PROJECT SUMMARY

Green Lantern Solar, on behalf of Comstock Road GLS-VT Solar, LLC, is proposing to build a 500 kW AC net-metered, ground-mount solar array to be installed off Comstock Road in Berlin. The property is the 46.16± acre parcel abutting Knapp Airport and the Berlin Corner Cemetery as well as other residential properties. The array footprint will utilize approximately 3± acres enclosed by an 8' tall fence. Attached please see the preliminary site plan. In order to proceed with the project and be eligible to submit a Petition for a CPG (Certification of Public Good) under Rule 5.100¹ the developer needs to obtain a Preferred Site Designation letter from CVRPC.

Project Timeline

October 25, 2023	Berlin Planning Commission endorses Preferred Site status.
November 20, 2023	Berlin Selectboard issues letter of preferred site status.
November 21, 2023	Email request for Preferred Site Designation in received by CVRPC

STAFF REVIEW

To aid in the Committee's review and anticipated action item for a Preferred Site Designation request staff recommends the Committee consider:

- a) The sites' relationship to its Land Use Planning Area as defined in the Regional Plan;
- b) Direction provided in the Energy Element and incorporated Regional Energy Plan; and

¹ [Rule Pertaining to Construction and Operation of Net-Metering Systems](#)

- c) The development's known impacts related to other goals and policies of the Regional Plan.

a) Land Use Planning Area

Below is a subset of the Regional Future Land Use Map illustrating the location of the solar site with a red star. The site is located in the Rural Planning Area (shaded in light green) directly abutting the Industrial Planning Area (shaded in maroon)



Rural Land Use Areas make up the majority of the Region's land area and are generally rural in character. Much of the Region's residential development in recent decades has occurred in these areas in a low-density pattern along transportation routes. 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.

Policies related to the Rural planning areas include:

- Minimize impact to the viability of agricultural operations and forest fragmentation.
- Encourage location of development outside of farms and along the edges of forests, preferably with buffers between such development and the ag/forest resource.
- Support enabling owners of farm and forestland to bear the financial responsibility of resource protection.
- Development that diminishes the rural character of the area as defined by local and regional plans is discouraged.
- Provide direction on development principles to be used related to:
 - vehicular and pedestrian movement,
 - compact development as it related to power and transportation infrastructure,
 - maintaining traditional density and settlement patterns as development occurs,
 - protecting wildlife corridors from fragmentation,

- limiting the number and size of non-residential uses,
- enabling home occupations, and
- enabling expansion and development of outdoor recreation areas.

The Rural Land Use Planning Area description references “residential, small-scale commercial and industrial, and recreational uses.” It should be noted that commercial and industrial land uses generally refer to those common uses which are defined by local zoning. Commercial and industrial uses and activities generally include activities involving the sale of goods or services carried out for profit; or uses which are engaged in manufacturing, packaging, storage and distribution of products. Commercial and industrial uses generally require a permanent structure or building with associated parking areas and infrastructure. The impacts of commercial and industrial land uses generally include regular traffic, stormwater runoff, noise, and odor.

Commercial scale renewable energy generation systems do not always equate to commercial-type land use planning areas. Commercial scale renewable energy generation systems range from 15kw to <1 MW in size. A 500kW system is considered a medium to large scale commercial system. Systems over 500 kW do not qualify for preferred site incentives.

A commercial scale solar energy project would not generate the same level of impacts (traffic, stormwater runoff, noise and odor) of a commercial or industrial land use.

Regional Plan Policies for Rural Planning Areas do support new development in Rural areas where it can be integrated into existing development. There are no specific policies which speak directly to this type of development.

The Industrial Planning area is defined by areas where existing and future commercial and industrial activities are encouraged, including new development and redevelopment. Largely clustered in the vicinity of the Region’s urbanized areas, these include industrial parks and active quarries.

- **Staff Suggestion: Determine whether the proposed project is in conflict with the Rural Land Use Area.**

b) Energy Element and Regional Energy Plan

Both the Energy Element and the Energy Plan (as contained within the Regional Plan appendix) state that it is the responsibility of the local municipality to determine a Preferred Site. The Energy Element states on page 3-7:

Siting of all renewable energy generation facilities will take careful planning to ensure infrastructure (including three phase power), land use regulations (including zoning if applicable), and community support exists before the development can occur. In this regard the Central Vermont Regional Energy Plan does not specify locations beyond what has been identified by the state as preferred locations for renewable energy generation. This will provide

opportunities for each municipality to identify locations that are preferred or restricted based on local insights and interests.

The Chapter also includes the following Goal and Policy:

GOAL: Renewable energy generation is sited to maximize potential while minimizing locally identified impacts.

Policy: Evaluate generation from potential renewable energy generation by municipality including the identification of constraints, resource areas, and existing infrastructure by energy type.

As contained within the Regional Energy Plan (see Appendix of Regional Plan, page 35)

The Regional Energy Committee further concluded that the final determination and identification of suitable sites would be left to the individual municipalities as they develop and evaluate their needs, development patterns, and future land use goals....Finally, the Central Vermont Regional Energy Plan supports the development of renewable energy generation technology that will not result in an undue adverse impact on the built or natural environment or conflict with identified regional policies.

As contained within the Regional Energy Plan (see Appendix of Regional Plan, page 31), the CVRPC adopts a policy of considering infrastructure when considering potential project siting. The Comstock Road site is located adjacent to Green Mountain Power's three-phase electric distribution line, with available capacity for additional distributed generation on GMP's Berlin substation. GMP's Feasibility Study for this project concluded that not upgrades to their system would be required for project interconnection.

Energy Plan Maps -

- Known Constraints Map: no Known Constraints identified
- Possible Constraints Map: the following Constraints identified
 - Agricultural Soils (include local, Prime and Statewide)[located in the vicinity of the project]
- Solar Source Resource Map: the location appears to have a minimal amount of surface areas recorded as Secondary. Secondary sites are generally defined as having solar potential and may have the presence of Possible Constraints (in this case principally Agricultural Soils.)

Appendices A and B of the Regional Plan contains "Known & Possible Constraint Definitions & Descriptions" and "Regional Resource Maps." A link to the plan is provided at the end of this section.

As defined in the Regional Plan, "Agricultural Soils" are:

The soils must be of a size and location, relative to adjoining land uses, so that those soils will be capable, following removal of any identified limitations, of supporting or contributing to an economic or commercial agricultural operation. Unless contradicted by the qualifications stated above, primary agricultural soils include important farmland soils map units with a rating of prime, statewide, or local importance as defined by the Natural Resources Conservation Service of the United States Department of Agriculture.

The map displays the Scott Hill area with various land parcels. A red outline highlights a specific parcel labeled 'Prime'. Other parcels are labeled 'Statewide (b)', 'Statewide (c)', and 'Prime (b)'. The map includes roads like 'Scott Hill Rd' and 'Van Ln', and a river labeled 'Singing River'.

Relevant goals, policies, and strategies in the Regional Plan include:

- *“CVRPC supports and encourages the protection and continued productivity of viable primary agricultural soils, productive forest land, and mineral resources. Sound land use planning, including flexible development options, fair government pricing taxation and subsidy programs, agricultural diversity, and promotion of value-added products and industries are viewed as means to this end.” (Land Use, 2-37)*

To review the sections of the Regional Plan which have been referenced within this memo visit: <https://centralvtplanning.org/wp-content/uploads/2020/11/2016-CVRPC-Regional-Plan-amended-2020.pdf>

- **Staff Suggestion: Determine whether the proposed project minimizes locally identified impacts as stated in the Goal above.**

c) Other Goals and Policies of the Regional Plan

Beyond Land Use Planning Areas, the Regional Plan uses its goals and policies to address other impacts and to direct development and conservation. However, nearly all policies in the Regional Plan use advisory language (should, encourage, discourage, where feasible). Advisory policies do not offer substantial guidance in development review because they can be interpreted in different ways for different developments and may be interpreted inconsistently. Staff found there to be no other specific Goals or Policies about development on agricultural soils.

- **Staff Suggestion: Determine whether the proposed project is in conformance with the Regional Plan, and, if it is in conformance then consider providing a Preferred Site Letter.**

Attachments:

Draft Preferred Site Letter to PUC
Project Plans
Project Timeline



Central Vermont Regional Planning Commission

December 27, 2023

Ms. Holly R. Anderson, Clerk
Vermont Public Utility Commission
112 State Street
Montpelier, VT 05620-2701

Re: Comstock Road GLS-VT Solar, LLC - Designation as "Preferred Site" under Rule 5.103

Dear Ms. Anderson:

Green Lantern Solar, on behalf of Comstock Road GLS-VT Solar, LLC, is proposing to build a 500 kW AC net-metered, ground-mount solar array to be installed on Parcel ID: 00SA5-004.100 along Comstock Road in Berlin ("Project"). The applicant has requested that the Central Vermont Regional Planning Commission (CVRPC) provide a letter identifying the Project site as a Preferred Site in accordance with the Vermont Public Utility Commission's Net Metering Rule 5.103.

The definition of a "Preferred Site" under PUC Rule 5.103 (7) includes "a specific location that is identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions in the community where the net-metering system will be located."

The Central Vermont Regional Planning Commission's Project Review Committee met on January 4, 2024 and considered the request. The committee reviewed the information provided by the applicant. Based on this review, the CVRPC provides an affirmative designation identifying the Project site as a "Preferred Site" under Net Metering Rule 5.103.

In making this determination the CVRPC does not take a position certifying or approving the Project's compliance with any other applicable provisions of the Central Vermont Regional Plan and reserves the right to review and comment on this project's conformance with the Central Vermont Regional Plan and policies that have been adopted by the CVRPC Board of Commissioners when the full petition is submitted.

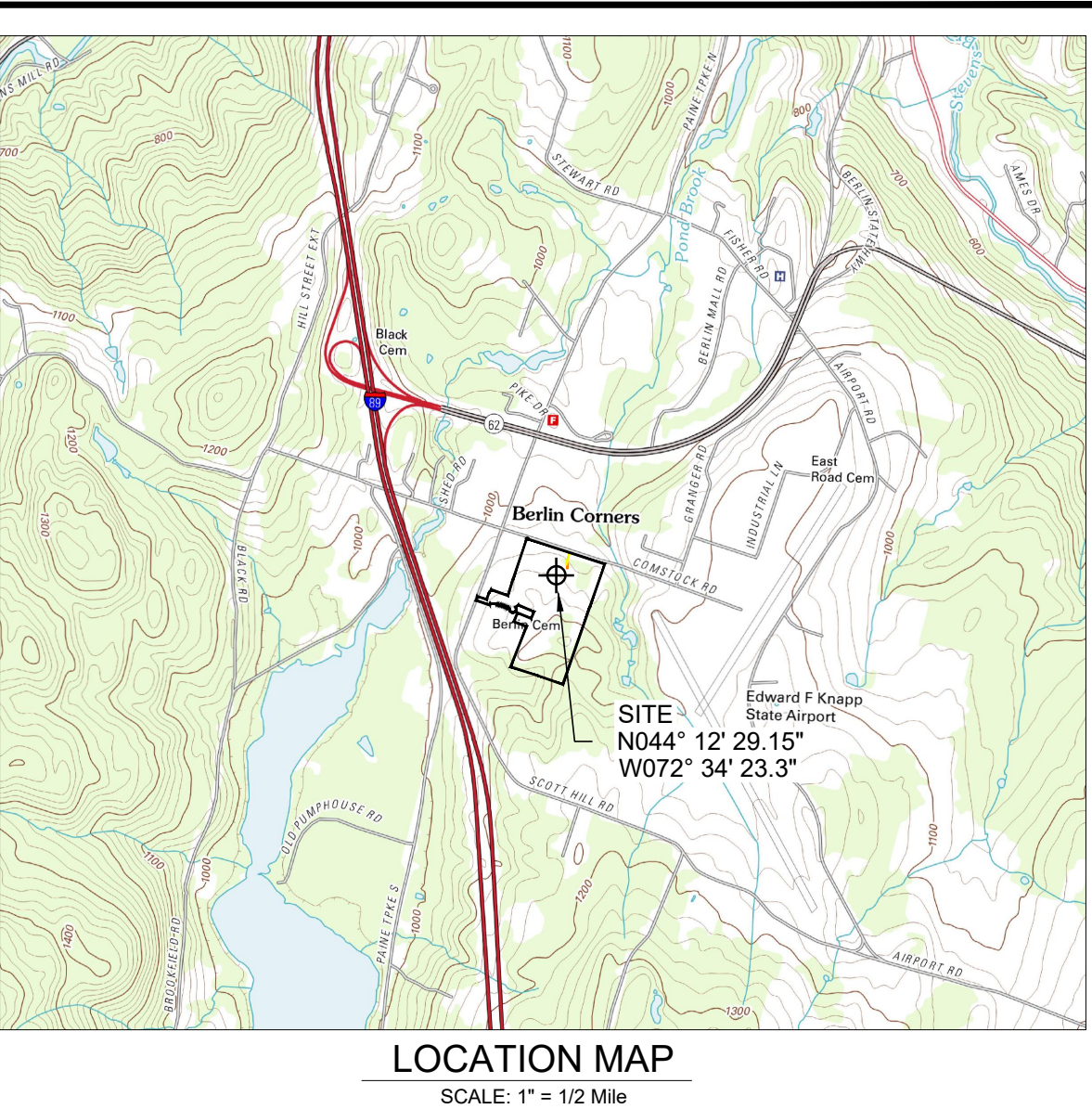
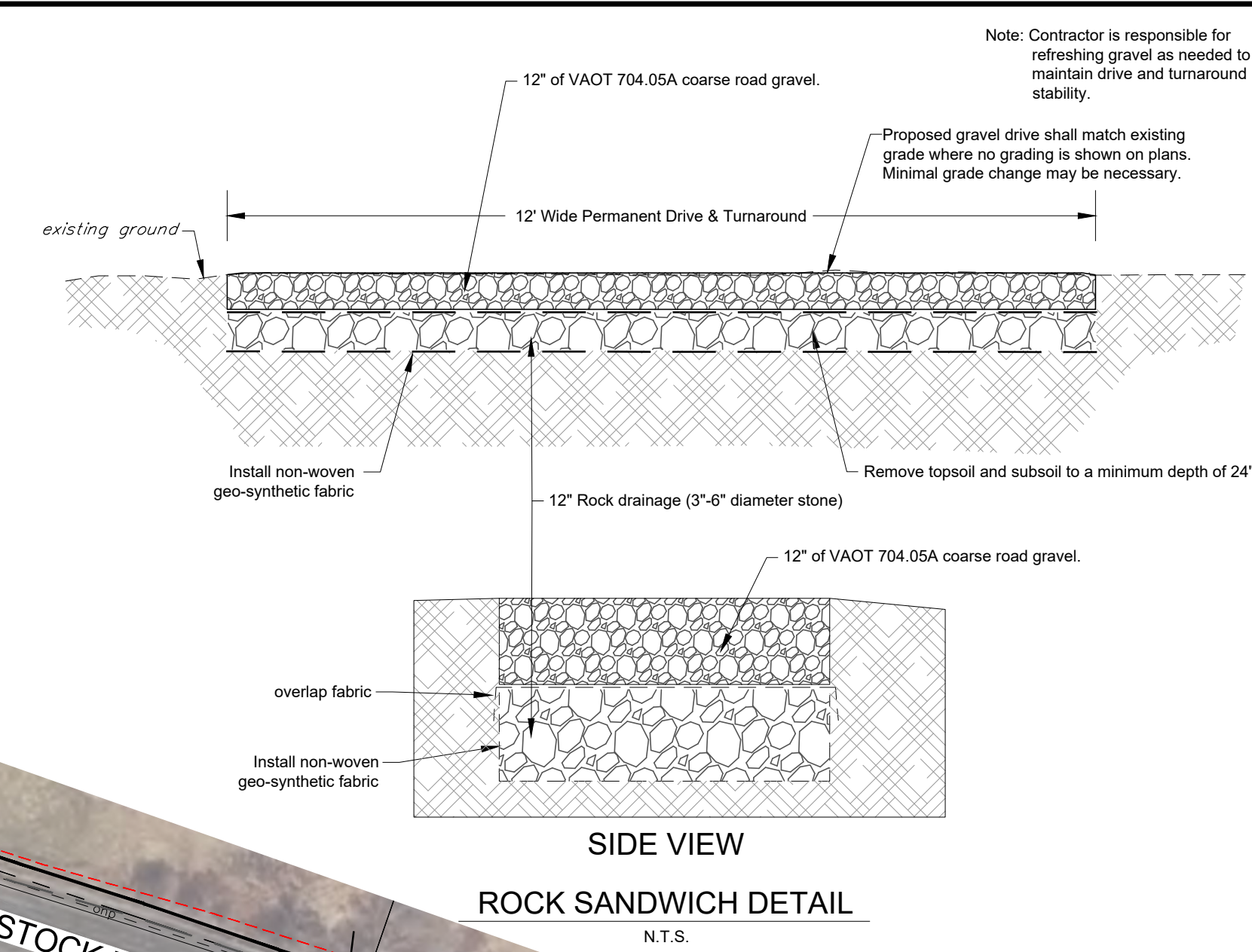
Please feel free to contact the CVRPC if you need additional information or clarification on any of the above information.

Sincerely,

Christian Meyer

Executive Director

Cc: Sam Carlson, Green Lantern Solar / Comstock Road GLS-VT Solar, LLC



- LEGEND**
- EXISTING POWER POLE / PROPOSED POLE
 - APPROXIMATE PROPERTY LINES
 - EXISTING TREELINE/VEGETATION
 - PROJECT PARCEL PROPERTY LINE
 - EXISTING OVERHEAD POWER
 - EXISTING GRADE CONTOUR LINES (5 FOOT INTERVALS)
 - EXISTING GRADE CONTOUR LINES (1 FOOT INTERVALS)
 - WETLAND
 - ENVIRONMENTAL BUFFER
 - SOLAR SETBACKS
 - PROPOSED 12' GRAVEL ACCESS DRIVE
 - PROPOSED UNDERGROUND POWER LINES
 - PROPOSED OVERHEAD POWER LINES
 - PROPOSED PERIMETER FENCING
 - PROPOSED FIXED SOLAR PANEL RACKING
 - PROPOSED FINISH GRADE
 - CLASS II WETLAND IMPACTS FROM VEG. CLEARING
 - CLASS II WETLAND IMPACTS FROM NEW 12' WIDE ACCESS ROAD & ASSOCIATED GRADING
 - CLASS II WETLAND BUFFER IMPACTS FROM NEW 12' WIDE ACCESS ROAD & ASSOCIATED GRADING

WETLAND IMPACT SUMMARY

CLASS II IMPACTS:
VEGETATIVE CLEARING = ±825 S.F.
NEW ACCESS ROAD & ASSOCIATED GRADING & UTILITY POLE = ±2,108 S.F.
TOTAL = ±2,933 S.F.

CLASS II BUFFER IMPACTS:
NEW ACCESS ROAD = ±700 S.F.

- NOTES:**
- ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
 - THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 VERMONT STATE PLANE 4400 (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
 - EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON A TOPOGRAPHICAL SURVEY BY K&L ON 08/08/23 & VERMONT STATE LIDAR.
 - UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
 - THIS IS IN NO WAY A BOUNDARY SURVEY. PROPERTY LINES ARE BASED ON TAX MAPPING PROVIDED BY THE STATE OF VERMONT AND BOUNDARY MONUMENTATION LOCATED IN THE FIELD.
 - THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
 - PRIMARY AGRICULTURAL SOILS (PAS) ON THE PROJECT SITE SHALL BE PRESERVED IN A MANNER THAT ALLOWS FOR COMPLETE RESTORATION DURING PROJECT DECOMMISSIONING. CONTRACTOR STORE EXCAVATED PAS SOIL IN ACCORDANCE WITH AAFM GUIDELINES. "ACT 250 PROCEDURE: RECLAMATION OF VERMONT AGRICULTURAL SOILS".
 - SOIL EXCAVATION FOR CONDUIT TRENCHING IN PAS WILL BE REMOVED AND THEN BACKFILLED IN THE SAME SOIL LAYERS. SOIL DISPLACED BY INSTALLATION OF CONDUIT IS NEGLIGIBLE.
 - SOIL EXCAVATION FOR THE ACCESS ROAD IN PAS WILL BE REMOVED AND THEN STOCKPILED ON SITE UNTIL PROJECT DECOMMISSIONING.

COMSTOCK ROAD GLS-VT SOLAR, LLC

212 Comstock Road
Berlin, Vermont

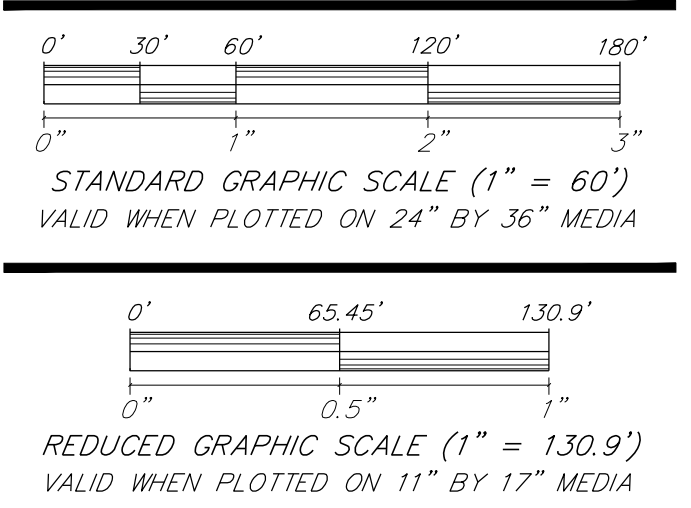


ISSUED FOR CLIENT REVIEW
NOT FOR CONSTRUCTION

SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPILATION

Civil Engineering:	Krebs and Lansing Consulting Engineers, Inc. 164 Main Street, Suite 201 Colchester, Vermont 05446
Environmental:	Arrowwood Environmental 950 Bert White Road Huntington, Vermont 05462
Landscape Architect:	T.J. Boyle Associates, LLC 301 College Street Burlington, Vermont 05401



Proposed 500kW AC Solar Array

REV. NO.	REVISIONS/COMMENTS	DATE

Drawing Title:

SKETCH #4

DATE of Issue: 10/30/23
Drawn by: SDG Checked by: GTD
Project No.: 23185 Scale: 1" = 60'
Drawing No.: Rev No.:

C-100

Solar Project Critical Path and Indicative Timeline for Comstock Road GLS-VT Solar, LLC

1. Option To Lease Agreement signed with Landowner, and Memorandum of Option To Lease Agreement filed in Berlin Town Records (5/23).
2. Green Mountain Power Feasibility Study completed, indicating no upgrades are necessary to interconnect the solar project, and no risks are posed by the project for the grid (7/15/23).
3. Prepared Environmental Assessment of the site: examined project's potential impact on wetlands, grassland birds, deer wintering area, bats and other endangered species, vernal springs, etc. Fieldwork completed, including site visit by Agency of Natural Resources (ANR) wetland staff (7/18/23). ANR indicated its no objection to the filing of a Wetland Permit for access from Comstock Road to solar array.
4. Engaged Berlin Planning Commission and Select Board, to present project, address questions and concerns, and request their consideration of the proposed site as a "preferred site" for a solar project, based on 2022 Berlin Town Plan (8/9/23 and 10/25/23). Request approved by Planning Commission on 10/25/23 and by Select Board on 11/20/2023.
5. Sent letters to 8 abutters of project along with a sketch of the array, inviting them to pose questions and express concerns (8/14/23). The Lawrence Family responded and targeted landscaping is being designed to mitigate the view of the array from their property.
6. Vermont Department of Historical Preservation reviewed site and stated the planting of 8 pine trees in the northwest corner of the property would mitigate aesthetic impacts from historic Berlin Corner (8/29/2023).
7. Continue civil engineering design of project, including proposed access road, power interconnection route, layout of solar panels, inverters, transformers; fencing, etc. (11/25/23).
8. Finalize Aesthetic Impact Assessment of project and propose mitigation plans, including planting of trees/bushes in carefully chosen spots to minimize public and private views of the solar array (11/30/23).
- 9. Engage Regional Planning Commission and request their consideration of the proposed site as a "preferred site" for a solar project (1/4/24 and 1/9/24).**
10. Issue "45-day" Notice of Intent to file for Certificate of Public Good (CPG) to all abutters, local, regional and state agencies. Notice includes project and contact information (1/31/23).
11. File for CPG with the Public Utility Commission (PUC), which then contacts all State agencies, such as Agency of Agriculture and Markets, Agency of Natural Resources, Public Service Department, GMP, etc., for their comments/concerns about the project (4/30/24).
12. Receive Certificate of Public Good (CPG) and secure project financing (10/31/24 - how long the PUC takes to make its decision is unknowable. Our experience with 100-odd other solar projects in Vermont is approximately 6 months).
13. Secure financing, order all equipment and line up construction crews, schedule interconnection with Green Mountain Power (12/15/24). (NOTE: interconnection date is uncertain given 5 MW solar project at the end of Williams Road in Berlin, ahead of Comstock Road GLS-VT Solar in GMP's interconnection queue.)
14. Initiate construction (4/1/24).
15. Begin "commercial operations" of solar array (estimate 6/15/24).



MEMO

Date: December 26, 2023
To: Project Review Committee
From: Christian Meyer, Executive Director
Re: T-Mobile Northeast LLC - Cabot telecommunications petition

- ☒ **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.

Project Information

T-Mobile Northeast LLC (hereafter Petitioner), is petitioning the Vermont Public Utility Commission to have their filing to construct antennas on an existing silo at 960 Bothfeld Hill Road, Cabot, VT, which already hosts antennas from other carriers, treated as a project of limited size and scope. CVRPC received the Petitioner's notice of petition on December 18, 2023, dated December 15, 2023. If the project can be shown not to comply with Regional Plan, CVRPC may provide a letter rebutting the request within 30 days.

Substantial Regional Impact

Development projects of substantial Regional impact are those that will have substantial and ongoing impact on two or more municipalities, including the host municipality. Among the development projects of substantial Regional impact are those that 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. Development projects of substantial Regional impact are those which may affect settlement patterns to the extent that the character or identity of the Region (or its sub-Regions) is significantly affected. Development projects of substantial Regional impact are those that are likely to alter the cost of living, availability of choices, access to traditional way of life or resources widely used or appreciated by Regional residents. In addition, because CVRPC has defined housing as a critical need for the Region, CVRPC will participate in the Act 250 review for any project which proposes to: increase the total number of year round housing units (according to the most recent U.S. Census) in its host municipality by more than 2%; or create more than 30 housing units of any type; or create more than 5 "affordable" housing units, as defined by VSA Chapter 117 Section 4303.

Based upon CVRPC's SRI definition, staff does not believe this project will not have a substantial regional

impact.

➡ 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.

Staff have found that the proposed new antennas do not conflict with any language of the regional plan or the Rural Land Use Planning area.

➡ For Committee:

- Does the Committee find any conflicts with the Regional Plan's Rural Land Use?

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 antennas are not proposed to be located at a high elevation, on a ridgeline, nor on the peaks of the Worcester or Green Mountain Range. Further, the silo is already in existence and supporting communication towers,



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.”

The Bothfeld Hill Road antennas are one of three locations serving wireless communication within Cabot 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](#), while Cabot has fairly strong cell coverage, there is limited to no coverage by the petitioner (data was collected along roads and not at house sites, in viewing the map the red blocks indicate zero service.) The 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:

- Has a sufficient effort been made to preserve the region's aesthetic qualities and public scenic views?

Staff discussion and recommendation

If the Committee finds that the antennas are not in compliance with the Regional Plan then staff recommend the committee define what regional resource or locally prominent landscape features are affected.

Staff recommends that 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.

PROJECT DESCRIPTION

T-Mobile is proposing to collocate telecommunications antennas and equipment upon an existing farm silo at 960 Bothfeld Hill Road, Cabot, VT. The proposed facility will consist of telecommunications antennas located on a farm silo with an equipment pad located at the base of the silo. The silo currently hosts antennas belonging to a different telecommunication carrier.

Currently, T-Mobile has no antennas mounted on the silo. T-Mobile intends to do the following, as detailed on the Site Plans:

- (a) Install six (6) antennas. Three (3) of the new antennas will measure approximately 96" x 24", having a total facial surface area of approximately 48 square feet. See Sheet 03.1 on the submitted Site Plans, "Project Information and Dimensions". Three (3) of the new antennas will measure approximately 75.8" x 11.3", having a total facial surface area of approximately 17.8 square feet. See Sheet 03.1. Thus, the total visible square footage of the antennas is approximately 65.8 square feet. See Sheet 03.1.
- (b) Install six (6) new radio head units ("RRUs"). Three (3) of the new RRUs will measure approximately 19.6" x 15.7" and three (3) of the new RRUs will measure approximately 17.9 x 13.1. See Sheet 03.1. Three of the new RRUs will be located entirely behind the antennas and therefore do not add any visible square footage. Three of the new RRUs are mostly behind the antennas and therefore contribute only approximately 1.8 visible square feet. The total facial surface area of all of the RRUs will be approximately 1.8 square feet. See Sheet 03.1.
- (c) The centerline of the new antennas will be approximately 30' above ground level ("AGL"). See Sheet 03.2.
- (d) There are no existing antennas and equipment and therefore the facial surface area is 0.00 sq. ft. The proposed facial surface area of the new antennas and equipment is approximately 67.6

sq. ft, and therefore the change to the surface area of the faces of the equipment on the support structure is approximately 67.6 sq. ft. See Sheet 03.1

(e) There is no change to the height or width of the silo. See Sheet 03.2 of the Site Plans. The new antennas and RRUs do not extend above the top of the silo and therefore the vertical extension from the support structure is 0.00. See Sheet 03.2. The new antennas and RRUs will have a horizontal extension from the silo of three feet (3'), which is an increase of three feet (3') Sheet 03.2.

(f) T-Mobile will be installing a concrete pad at the base of the silo on which base equipment will be located. See Sheet 03.1 and 03.2 of the Site Plans. The pad will measure ten feet by twenty feet (10' x 20') and therefore there will be an increase in impervious square footage of 200 sq feet. See Sheet 03.1. There will be a cable tray leading from the pad to the silo and then up the silo to the antennas. See Sheet 03.2. On the concrete pad will be three (3) equipment cabinets, and an H-frame holding another cabinet, and a mounted transfer switch. There will also be a generator situated on the pad. Over approximately half of the pad will be an ice canopy to protect the equipment cabinets from the elements. The proposed project will not involve clearing or excavations outside the current silo site.

By locating on an existing farm silo, T-Mobile is using an existing structure and therefore will not need to build a new tower. The Project will bring T-Mobile's wireless service coverage to the area of the town as shown on the radio frequency plots. The Facility will provide capabilities for use of devices employing T-Mobile's Long Term Evolution ("LTE") technologies. It is designed to increase the capacity and speed of telecommunications service and internet access provided through the use of wireless devices.



T-MOBILE NORTHEAST LLC

SITE NUMBER:

4BV0468A

SITE NAME:

4BV0468A-Private LL-SILO-CABOT

SITE ADDRESS:

960 BOTHFELD HILL RD
CABOT, VT 05647



T-MOBILE NORTHEAST LLC

15 COMMERCE WAY
NORTON, MA 02766



SMARTLINK, LLC

85 RANGEWAY ROAD
BLDG #3, SUITE 102,
NORTH BILLERICA, MA 01862



VERTICAL RESOURCES GRP.

23 MIDSTATE DR., #210
AUBURN, MA 01501
TEL: 508-981-9590
FAX: 508-519-8939



Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
18301 SR 161, Plain City, Ohio
614-398-6250 / mike@mfeng.com
MFP Project #40923-084

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SUBMITTALS

NO	DATE	DESCRIPTION	BY
6	06/14/23	GENERAL REVISIONS	MN
5	04/26/23	GENERAL REVISIONS	MN
4	03/20/23	GENERAL REVISIONS	MN
3	03/03/23	GENERAL REVISIONS	MN
2	09/22/22	GENERAL REVISIONS	MN
1	08/12/22	ISSUED FOR REVIEW	MN

SITE NUMBER:

4BV0468A

SITE NAME:

4BV0468A-SILO-CABOT

SITE ADDRESS:

960 BOTHFELD HILL RD
CABOT, VT 05647

SHEET TITLE:

TITLE SHEET

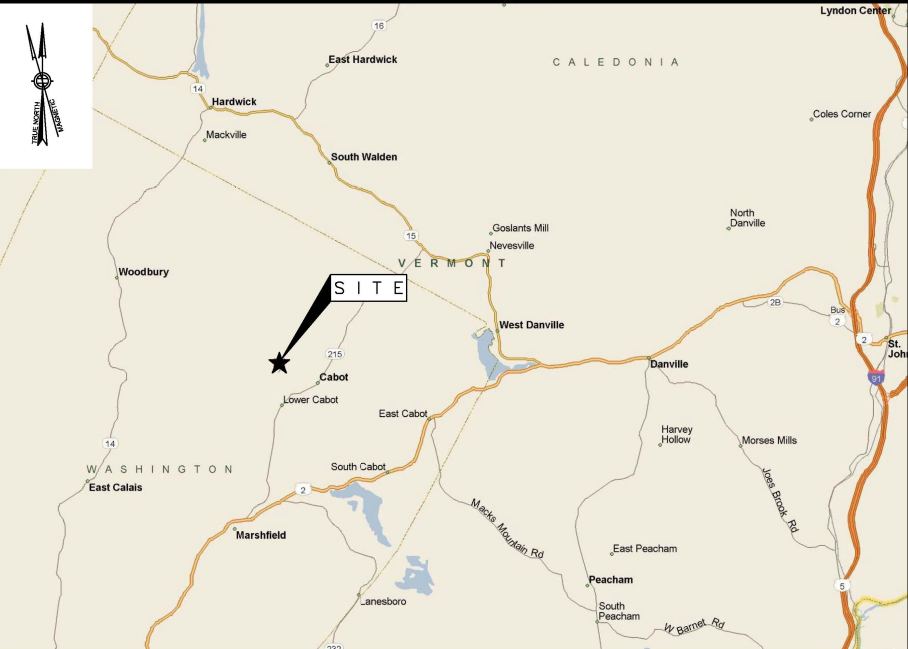
SHEET NUMBER:

01

SITE INFORMATION

VICINITY MAP (NOT TO SCALE)

DRAWING INDEX



GENERAL NOTES

APPROVALS

- THIS IS AN IS UNMANNED TELECOMMUNICATION FACILITY AND NOT FOR HUMAN HABITATION:
-HANDICAP ACCESS REQUIREMENTS ARE NOT REQUIRED.
-FACILITY HAS NO PLUMBING OR REFRIGERANTS.
-THIS FACILITY SHALL MEET OR EXCEED ALL FAA AND FCC REGULATOR REQUIREMENTS.
- CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
BUILDING CODE: VERMONT & INTERNATIONAL BUILDING CODE
ELECTRICAL CODE: LATEST NATIONAL ELECTRICAL CODE
STRUCTURAL CODE: TIA/EIA-222-H OR LATEST EDITION

DIRECTIONS:
FROM NORTON, MA PROCEED WEST ON I-495. TAKE I-495 EXIT FOR I-95 NORTH. PROCEED NORTH ON I-95. TAKE EXIT FOR I-93 NORTH. PROCEED NORTH ON I-93 THROUGH BOSTON AND INTO NH. ENTER NH. CONTINUE UNTIL END AND MERGE ONTO I-91 NORTH. TAKE I-91 NORTH EXIT 21 ONTO RT-2W. CONTINUE WEST ON RT-2. TURN RIGHT ONTO DANVILLE HILL RD. TURN LEFT ONTO RT-215. TAKE FIRST RIGHT ONTO ELM ST. TAKE FIRST RIGHT ONTO BOTHFELD HILL RD. ARRIVE AT #960 ON RIGHT.



AT LEAST 72 HOURS PRIOR TO
DIGGING, THE CONTRACTOR IS
REQUIRED TO CALL DIG SAFE AT
1-888-DIG-SAFE

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

CONSTRUCTION: _____ DATE: _____

SITE ACQUISITION: _____ DATE: _____

LEASING/ _____ DATE: _____

R.F. ENGINEER: _____ DATE: _____

LANDLORD/
PROPERTY OWNER: _____ DATE: _____

GENERAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR – PRIME CONTRACTOR
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – T-MOBILE NORTHEAST LLC
OEM – ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE UNLESS OTHERWISE NOTED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
8. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. ROUTING OF CONDUIT FOR POWER AND TELCO SHALL BE APPROVED BY OWNER OF SITE.
9. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
10. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
11. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.

SITE WORK GENERAL NOTES

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, TOP SOIL AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE OWNER SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE TRANSMISSION EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION, SEE DETAIL 303.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
13. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATION FOR CONSTRUCTION OF RADIO ACCESS NETWORK SITES.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. A HIGHER STRENGTH (4000 PSI) MAY BE USED.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
- CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:

#6 AND LARGER2 INCH
#5 AND SMALLER & WWF.....1 1/2 INCH

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT
CAST AGAINST THE GROUND:

SLAB AND WALL3/4 INCH
BEAMS AND COLUMNS.....1 1/2 INCH
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
6. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD HILTI OR APPROVED EQUAL.
7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (IBC 1905.6.2.3) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER:
- (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
- (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.
- FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST.
8. AS AN ALTERNATIVE TO ITEM 7, TEST CYLINDERS SHALL BE TAKEN INITIALLY AND THEREAFTER FOR EVERY 50 YARDS OF CONCRETE FROM EACH DIFFERENT BATCH PLANT.
9. EQUIPMENT SHALL NOT BE PLACED ON NEW PADS FOR SEVEN DAYS AFTER PAD IS POURED, UNLESS IT IS VERIFIED BY TESTS THAT COMPRESSIVE STRENGTH HAS BEEN ATTAINED.
10. ALL CONCRETE SHALL BE SUPPLIED IN ACCORDANCE WITH TECHNICAL SPECIFICATION FOR CONSTRUCTION OF RADIO ACCESS NETWORK SITES.

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION AND TOPSOIL, EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
2. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
3. AS AN ALTERNATIVE TO INSPECTION AND WRITTEN CERTIFICATION, THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
4. COMPACTED SUBBASE SHALL BE UNIFORM AND LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.
5. AS AN ALTERNATIVE TO ITEMS 2 AND 3 PROOF ROLL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND-OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL-GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.
6. COMPACTION CRITERIA FOR OTHER FILL AREAS ON SITE SHALL MEET THE SAME REQUIREMENTS AS NOTED ABOVE.
7. SOIL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH TECHNICAL SPECIFICATION FOR CONSTRUCTION OF RADIO ACCESS NETWORK SITES.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

ELECTRICAL INSTALLATION NOTES

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PERMANENT LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S). NO HAND WRITTEN LABELS ALLOWED.
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED. NO HAND WRITTEN LABELS ALLOWED.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (SIZE 14 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (SIZE 6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (SIZE 14 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND POWER GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
22. WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS

ELECTRICAL INSTALLATION NOTES (cont.)

24. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED, OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A123 (HOT-DIP) UNLESS NOTED OTHERWISE. STRUCTURAL STEEL SHALL BE ASTM-A-36 UNLESS OTHERWISE NOTED ON THE SITE SPECIFIC DRAWINGS. STEEL DESIGN, INSTALLATION AND BOLTING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "MANUAL OF STEEL CONSTRUCTION".
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE. STEEL FASTENER HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 (HOT-DIP)
4. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS. ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. EXPANSION BOLTS SHALL BE PROVIDED BY RAMSET/REDHEAD, HILTI OR APPROVED EQUAL.
6. ALL STRUCTURAL STEEL SHALL BE SUPPLIED IN ACCORDANCE WITH TECHNICAL SPECIFICATION FOR CONSTRUCTION OF RADIO ACCESS NETWORK SITES.

T-Mobile
T-MOBILE NORTHEAST LLC

15 COMMERCE WAY
NORTON, MA 02766



SMARTLINK, LLC
85 RANGEWAY ROAD
BLDG #3, SUITE 102,
NORTH BILLERICA, MA 01862

VRG
VERTICAL RESOURCES GRP.

23 MIDSTATE DR., #210
AUBURN, MA 01501
TEL: 508-981-9590
FAX: 508-519-8939



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1	08/12/22	ISSUED FOR REVIEW	MN

SITE NUMBER:
4BV0468A

SITE NAME:
4BV0468A-SILO-CABOT

SITE ADDRESS:
960 BOTHFELD HILL RD
CABOT, VT 05647

SHEET TITLE:

NOTES

SHEET NUMBER:

02

PROJECT SUMMARY

SITE NUMBER: 48V0468A
SITE NAME: 48V0468A-SILO-CABOT
SITE ADDRESS: 960 BOTHFELD HILL RD
PROPERTY OWNER: WALTER BOTHFELD
960 BOTHFELD HILL RD
CABOT, VT 05647

MAP # 03
BLOCK / LOT # 3400960
AREA OF PARCEL 120 ACRES
CURRENT LAND USE: AGRICULTURAL
APPLICANT: T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

CONTACT PERSON: MURDOCK MACDONALD
CONTACT PHONE NO.: 508-246-0548

ZONING DISTRICT

TOWN OF CABOT - AGRICULTURAL

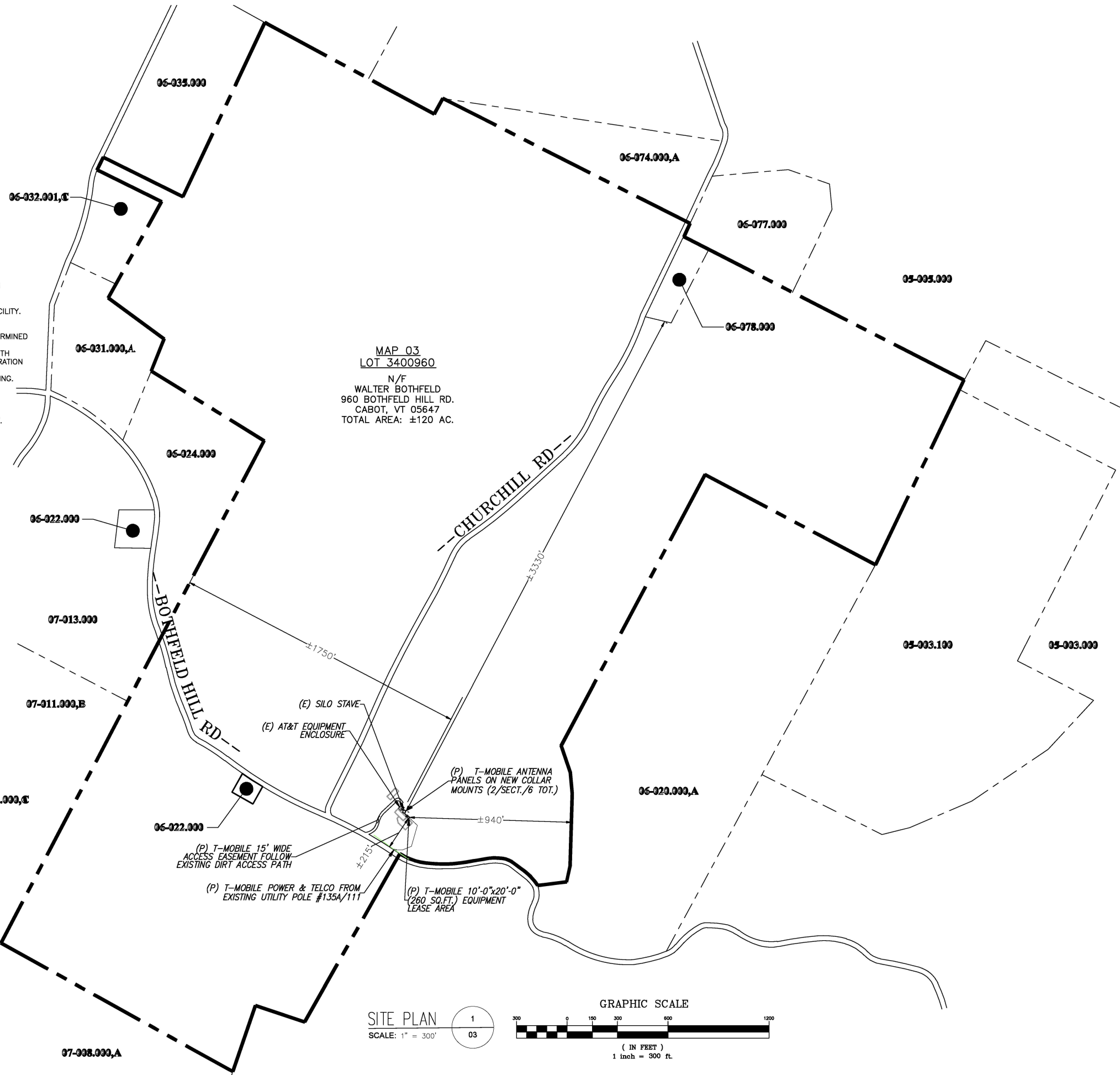
HANDICAP REQUIREMENTS:

FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION.
HANDICAPPED ACCESS REQUIREMENTS NOT REQUIRED.

GENERAL NOTES:

1. PROPERTY LINE INFORMATION (WHEN APPLICABLE) WAS PREPARED USING TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS A BOUNDARY SURVEY.
2. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
4. CONNECTION TO ELECTRICAL & TELEPHONE UTILITIES TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
5. SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION. SEE ANTENNA CONFIGURATION SHEETS FOR SITE SPECIFIC DETAILS.
6. SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
8. THERE ARE NO TOPOGRAPHIC CHANGES BEING PROPOSED UNDER THE CURRENT APPLICATION.
9. NO TREE CLEARING IS PLANNED UNDER THE PROPOSED PROJECT.

PROJECT INFORMATION & DIMENSIONS	
SETBACK DISTANCES FROM STRUCTURE BASE	FRONT=±215', SIDE=±940'/±1750' REAR =±3330'
SETBACK DISTANCES FROM NEAREST STRUCTURE	FRONT=±133', SIDE=±945'/±1625' REAR =±3185'
SURFACE AREA OF THE FACES OF ANTENNAS ON SUPPORT STRUCTURE	PROPOSED PANEL ANTENNAS= (3) APXVLL19P43CA20=75.8x11.3x3= 17.8 FT ² (3) APXWALL2443UNA20=96.0x24.0x3=48.0 FT ² TOTAL OF ALL PANELS =65.8 FT ²
AMOUNT OF IMPERVIOUS SURFACE BEING ADDED TO SITE	200 SQ.FT.



T-Mobile

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15 COMMERCE WAY
NORTON, MA 02766

smartlink

SMARTLINK, LLC
85 RANGWAY ROAD
BLDG #3, SUITE 102,
NORTH BILLERICA, MA 01862

VRG
VERTICAL RESOURCES GRP.

23 MIDSTATE DR., #210
AUBURN, MA 01501
TEL: 508-981-9590
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SITE NUMBER:
48V0468A

SITE NAME:
48V0468A-SILO-CABOT

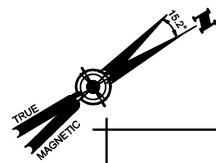
SITE ADDRESS:
960 BOTHFELD HILL RD
CABOT, VT 05647

SHEET TITLE:

SITE PLAN

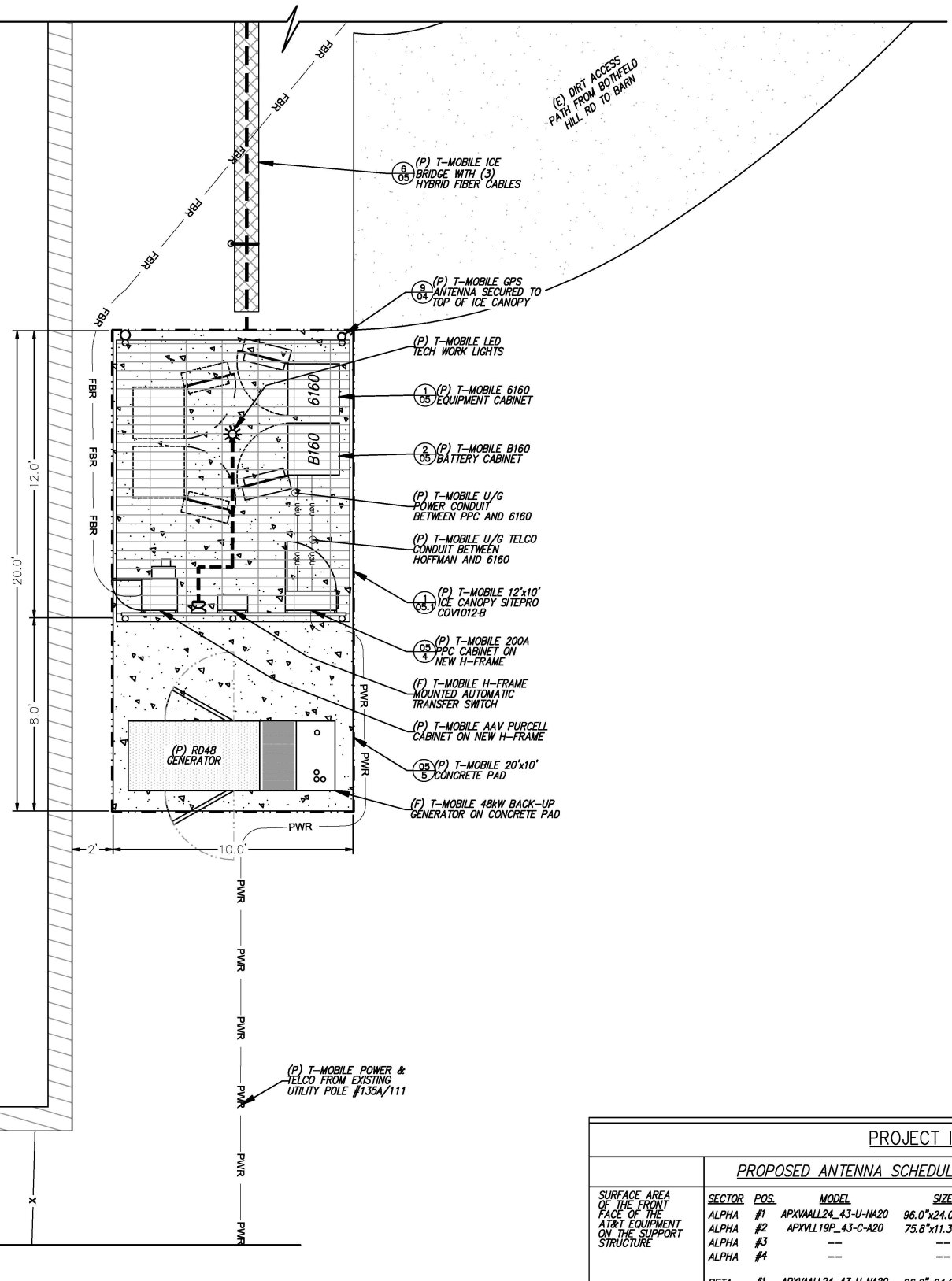
SHEET NUMBER:

03



EXISTING BARN

EXISTING BARN



GENERAL NOTES

1. THE TYPE, DIMENSIONS, MOUNTING HARDWARE, AND THE POSITIONS OF ALL EQUIPMENT IN THE COMPOUND ARE SHOWN IN ILLUSTRATIVE FASHION. ACTUAL HARDWARE DETAILS AND FINAL LOCATIONS MAY DIFFER SLIGHTLY FROM WHAT IS SHOWN.
2. THE CELLULAR INSTALLATION IS AN UNMANNED PRIVATE AND SECURED COMPOUND. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3. CONSTRUCTION, MAINTENANCE & OPERATION OF PROPOSED TOWER FACILITY WILL BE HELD IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS AND GUIDELINES.

T-Mobile
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SITE NAME:
4BV0468A-SILO-CABOT

SITE ADDRESS:
**960 BOTHFELD HILL RD
CABOT, VT 05647**

SHEET TITLE:
**EQUIPMENT
PLAN**

SHEET NUMBER:

03.1

EQUIPMENT PLAN

SCALE: 1" = 3'

1

03.1

PROJECT INFORMATION & DIMENSIONS

	PROPOSED ANTENNA SCHEDULE		PROPOSED	NET INCREASE
SURFACE AREA OF THE FRONT FACE OF THE AT&T EQUIPMENT ON THE SUPPORT STRUCTURE	SECTOR	POS.	MODEL	SIZE
	ALPHA	#1	APXVALL24_43-U-NA20	96.0"x24.0"x8.5"
	ALPHA	#2	APXVLL19P_43-C-A20	75.8"x11.3"x4.6"
	ALPHA	#3	---	---
	ALPHA	#4	---	---
	BETA	#1	APXVALL24_43-U-NA20	96.0"x24.0"x8.5"
	BETA	#2	APXVLL19P_43-C-A20	75.8"x11.3"x4.6"
	BETA	#3	---	---
	BETA	#4	---	---
	GAMMA	#1	APXVALL24_43-U-NA20	96.0"x24.0"x8.5"
	GAMMA	#2	APXVLL19P_43-C-A20	75.8"x11.3"x4.6"
	GAMMA	#3	---	---
	GAMMA	#4	---	---
MAX VERTICAL EXTENSION FROM SUPPORT STRUCTURE			0'-0"	0'-0"
MAX HORIZONTAL EXTENSION FROM SUPPORT STRUCTURE			3'-0"	3'-0"
IMPERVIOUS SURFACE ADDED TO SITE			200 SqFt	200 SqFt

ANTENNAS:
APXVLL19P_43-C-A20 = 3x75.8"x11.3" = 17.8 SqFt
APXVALL24_43-U-NA20 = 3x96.0"x24.0" = 48.0 SqFt

RRU UNITS:
RRUS-4460x25x66 = 3x19.6"x(15.7"-11.3") = 1.8 SqFt (PARTIALLY HIDDEN)
RRUS-4449x71x85 = 3x17.9"x(13.1"-24") = 0.0 SqFt (COMPLETELY HIDDEN)

TOTAL PROPOSED FACIAL SURFACE AREA = 67.6 SqFt

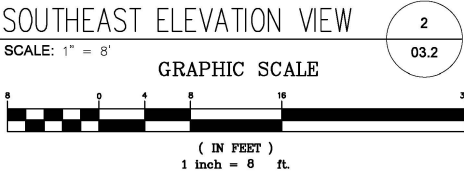
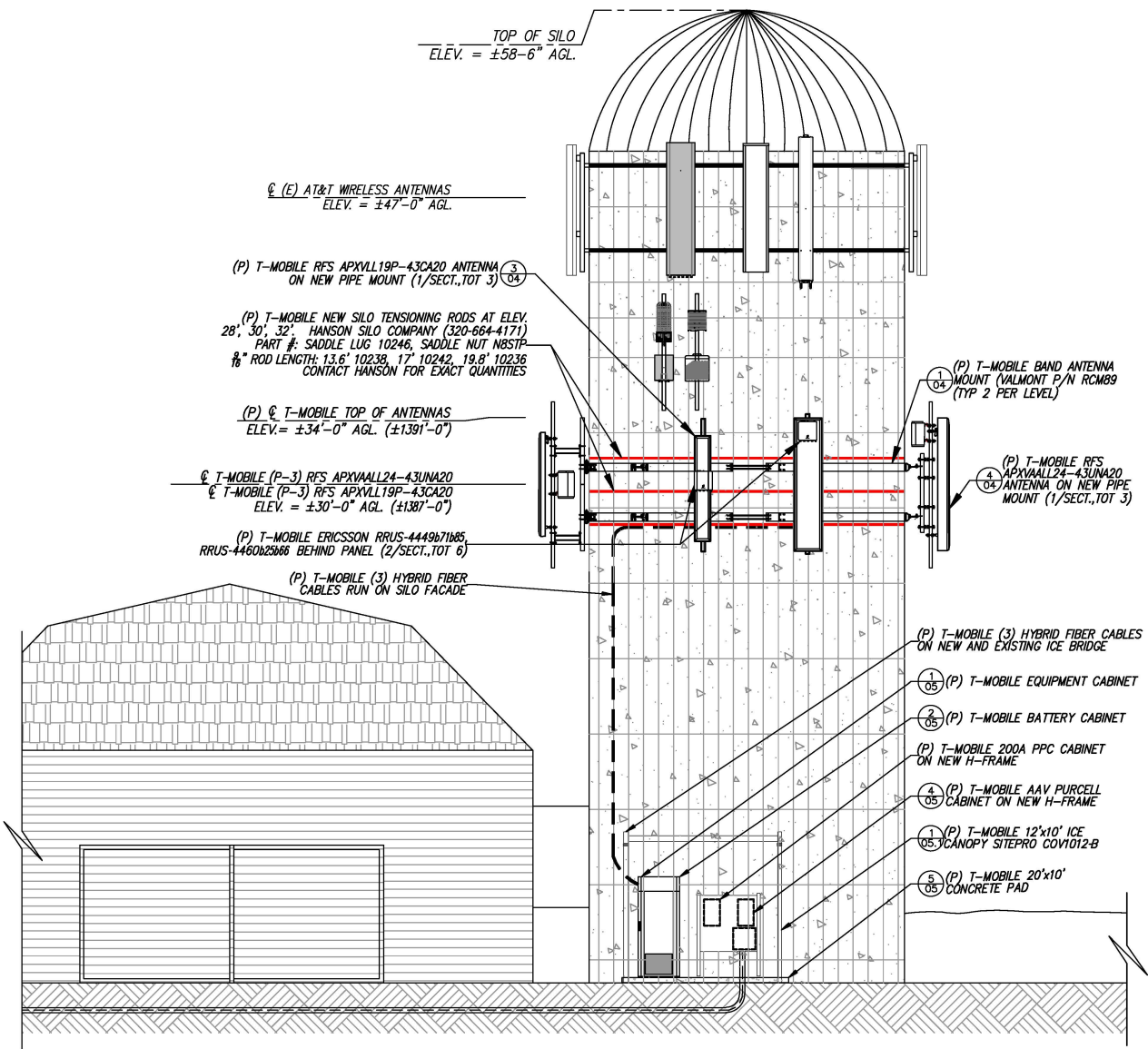
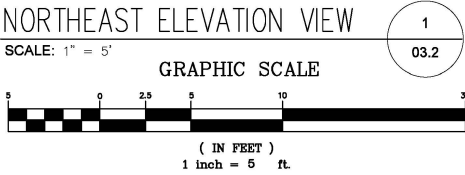
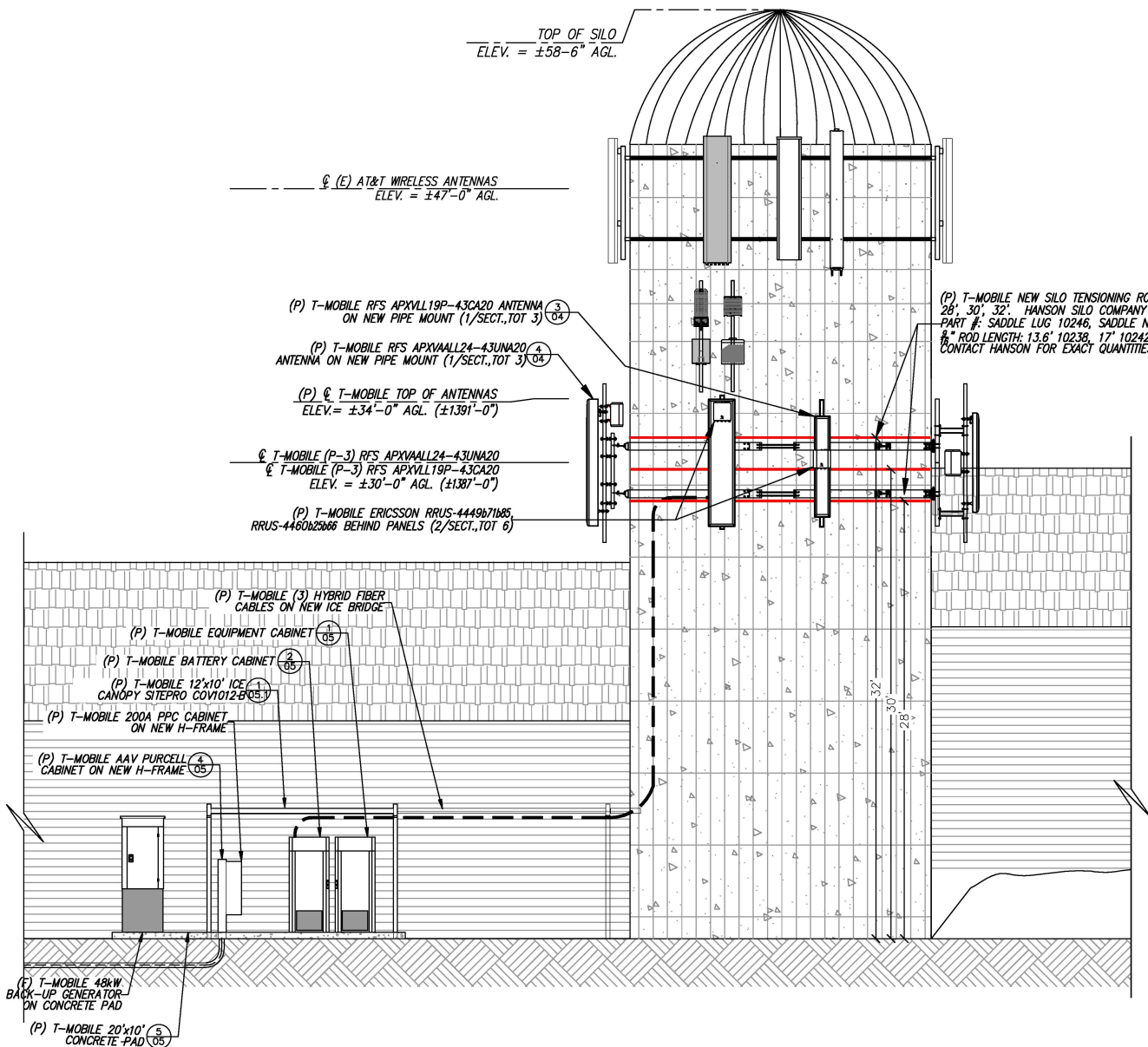
TOTAL EXISTING FACIAL SURFACE AREA = 0.0 SqFt

TOTAL PROPOSED FACIAL SURFACE AREA = 67.6 SqFt

NET INCREASE IN FACIAL SURFACE AREA = 67.6 SqFt

GENERAL NOTES

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T-Mobile

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15 COMMERCE WAY
NORTON, MA 02766



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85 RANGWAY ROAD
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NORTH BILLERICA, MA 01862

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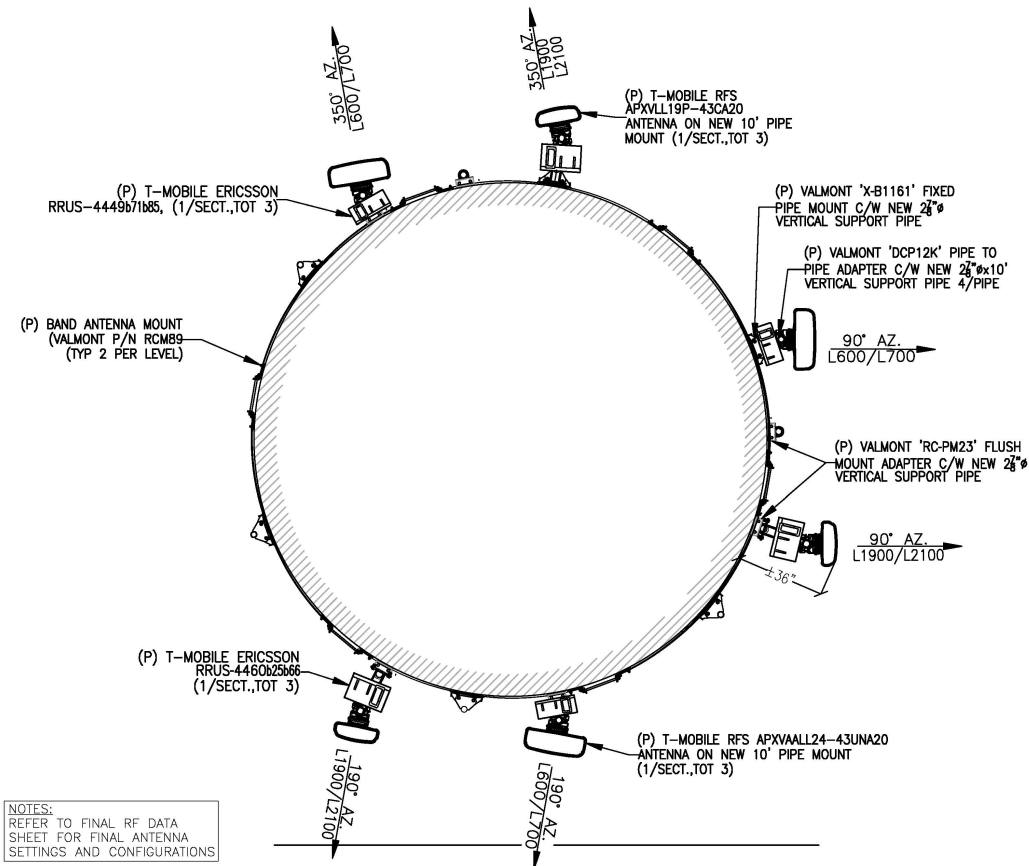
SITE NAME:
4BV0468A-SILO-CABOT

SITE ADDRESS:
960 BOTHFELD HILL RD
CABOT, VT 05647

SHEET TITLE:
ELEVATION VIEWS

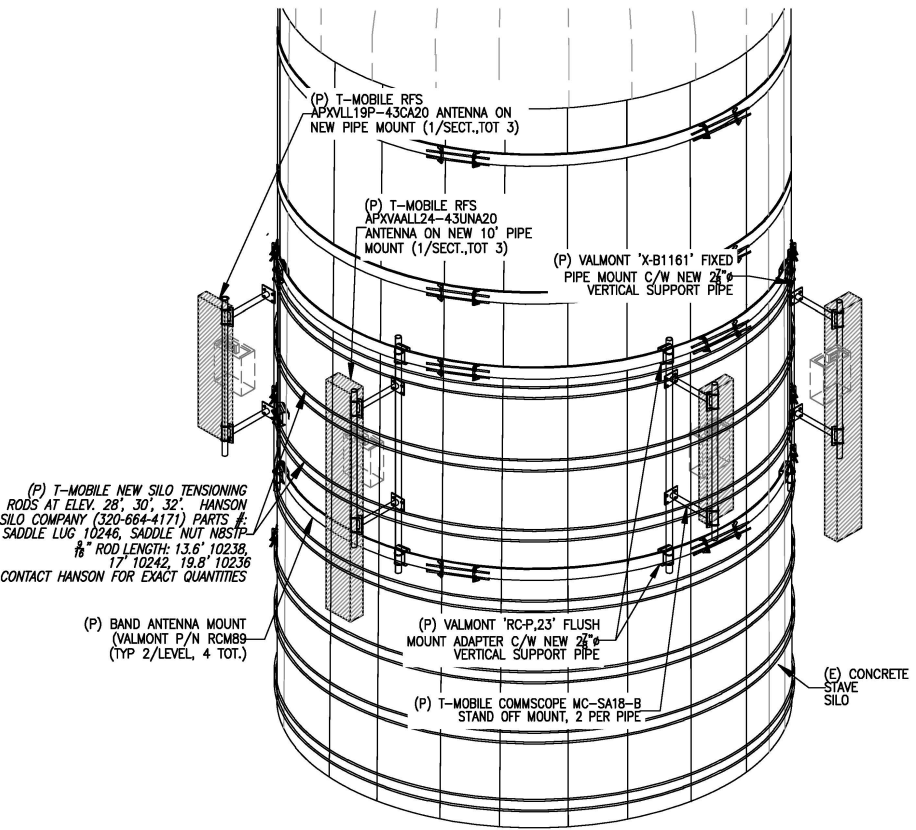
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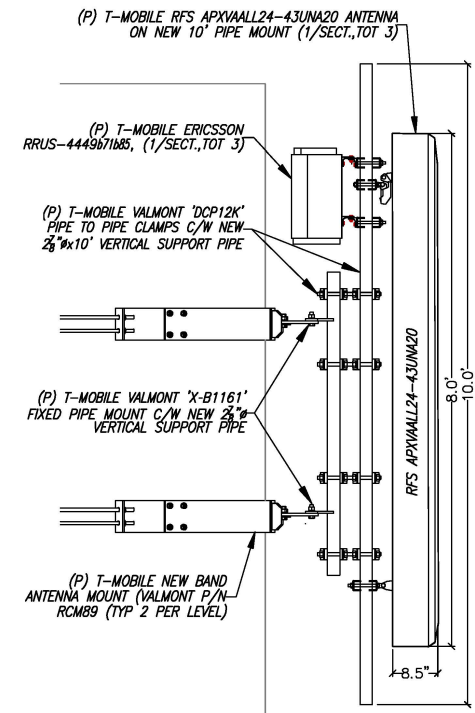
NOTES:
REFER TO FINAL RF DATA
SHEET FOR FINAL ANTENNA
SETTINGS AND CONFIGURATIONS

PROPOSED ANTENNA CONFIGURATION 1
SCALE: N.T.S.

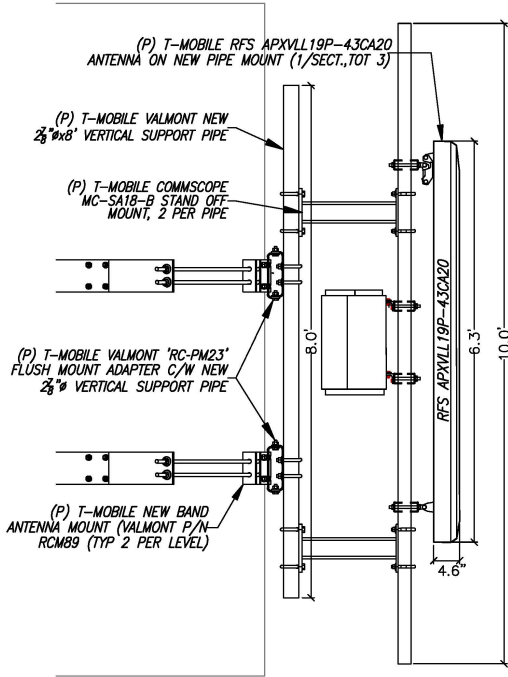


ISOMETRIC VIEW

PROPOSED ANTENNA LAYOUT 5
SCALE: N.T.S.

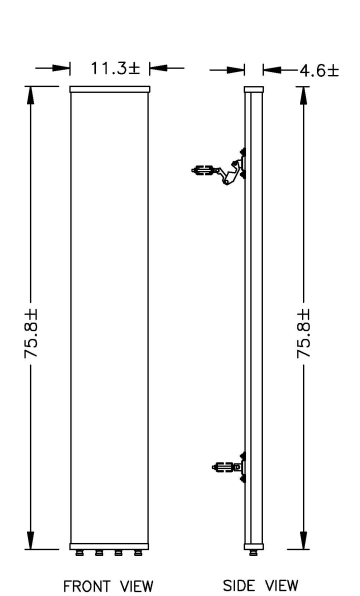


POSITION 1
SIDE VIEW



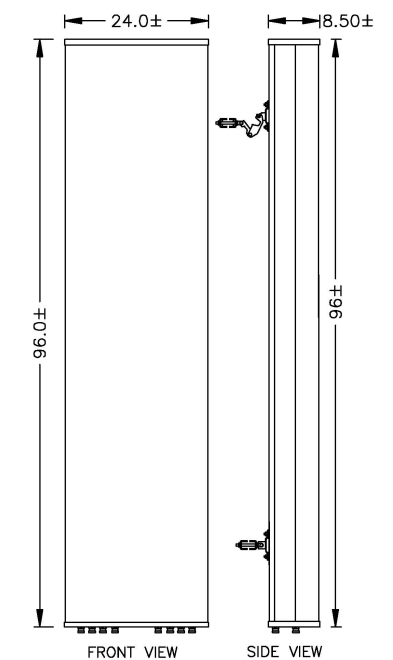
POSITION 2
SIDE VIEW

ANTENNA MOUNTING DETAIL 2
SCALE: N.T.S.



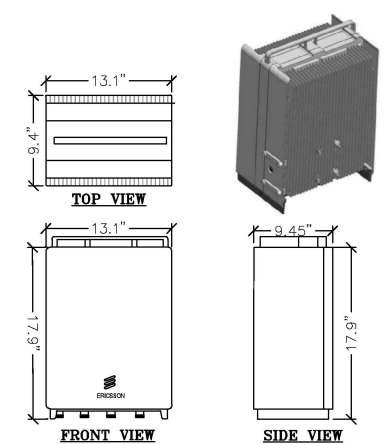
MANUFACTURER: RFS
MODEL: APXVLL19P_43-C-A20
DIMENSIONS: HxWxD 75.8"x11.3"x4.6"

ANTENNA DETAILS RFS 3
APXVLL19P_43-CA20 04
SCALE: N.T.S.

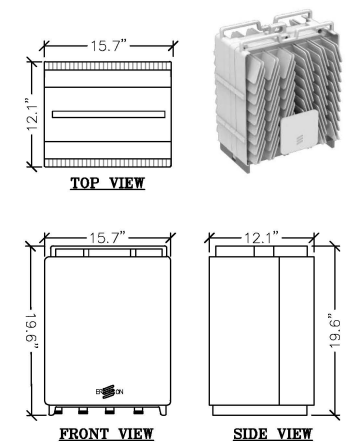


MANUFACTURER: RFS
MODEL: APXVAALL24_43-U-NA20
DIMENSIONS: HxWxD 96.0"x24.0"x8.5"

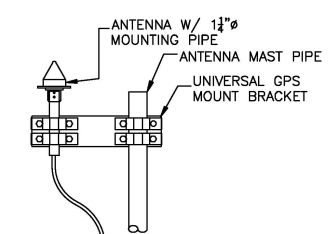
ANTENNA DETAILS RFS 4
APXVAALL24_43-U-NA20 04
SCALE: N.T.S.



(P) TMO L600/L700
RRUS-4449b71b85 6
SCALE: N.T.S.



(P) TMO L1900/L2100
RRUS-4460b25b66 7
SCALE: N.T.S.



NOTES:
1. GROUND ANTENNAS & MOUNTS PER MANUFACTURERS
RECOMMENDATIONS & T-MOBILE STANDARDS.
2. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF
SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES
EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE
AROUND THE ANTENNA.
3. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO
RECEIVE CLEAR SIGNALS FROM A MINIMUM OF ROUT (4)
SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL
LOCATION OF GPS ANTENNA

GPS ANTENNA MOUNTING 9
SCALE: N.T.S.

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NORTON, MA 02766

smartlink
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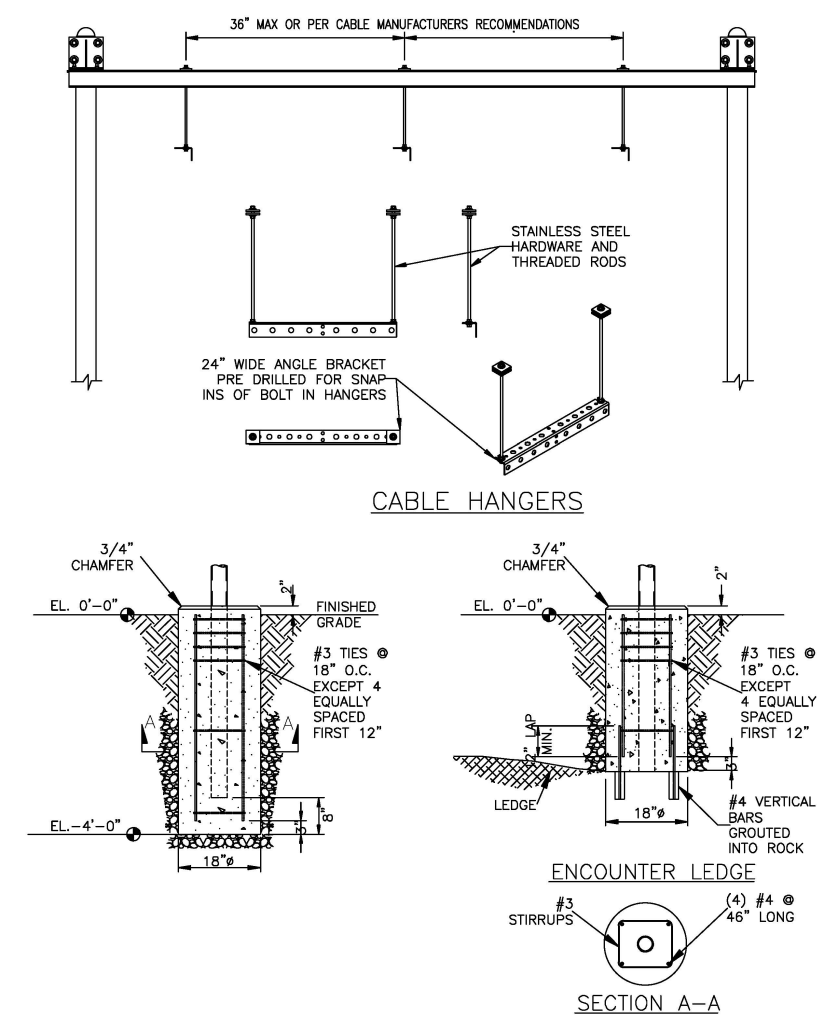
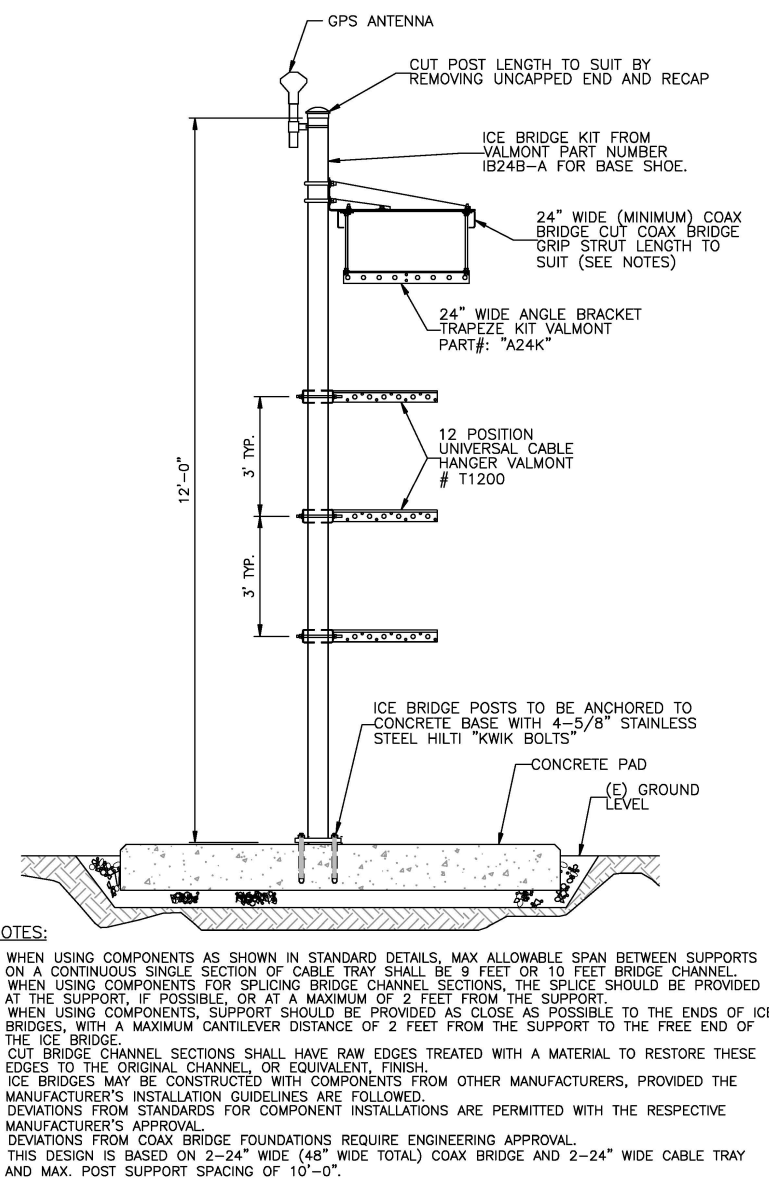
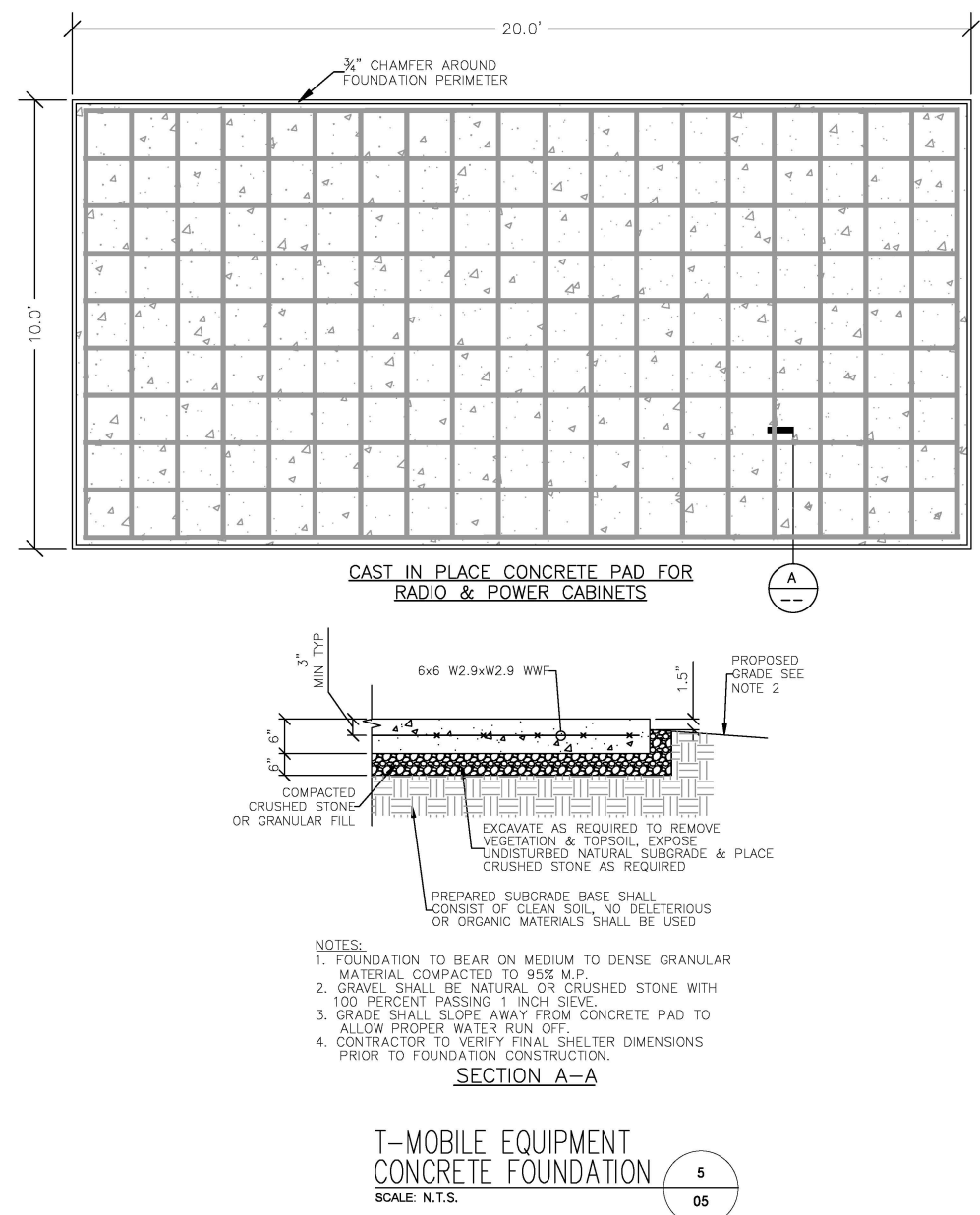
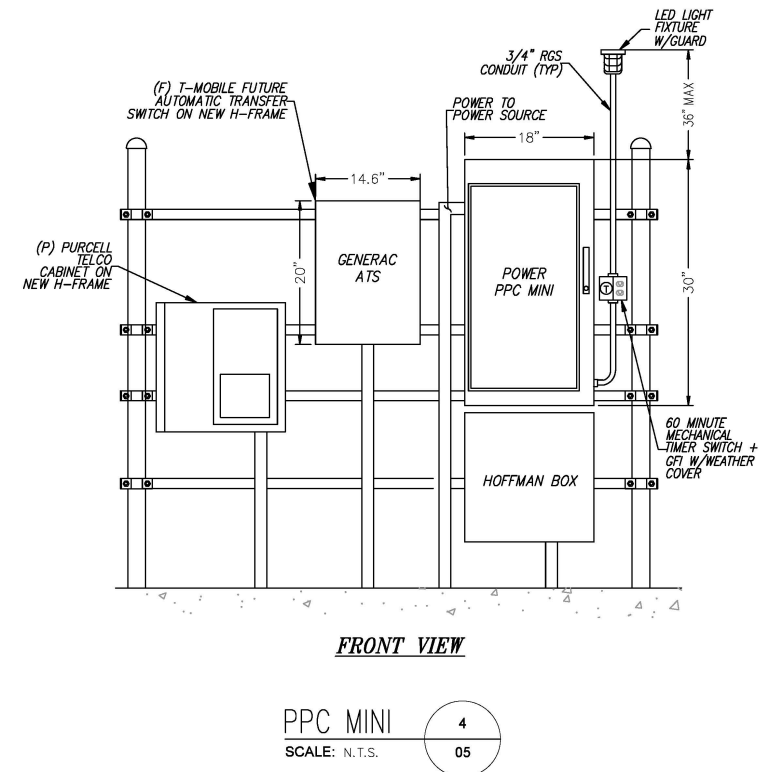
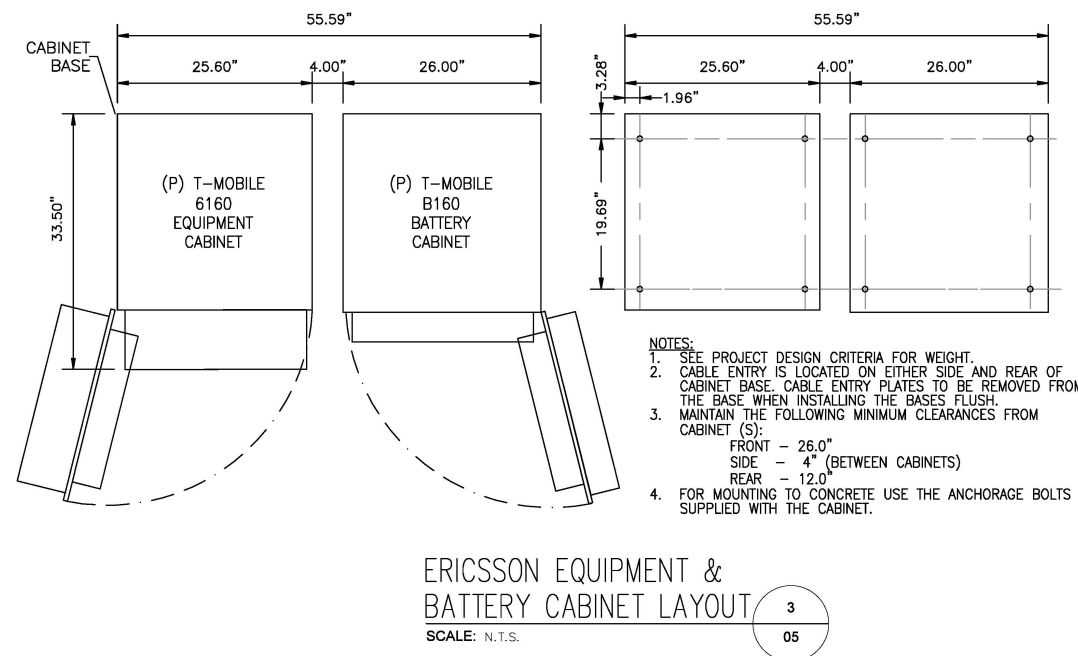
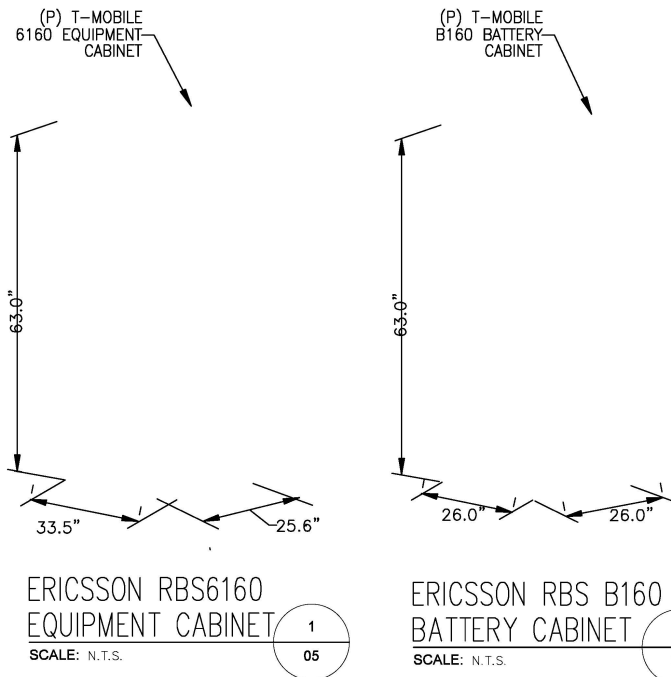
VRG
VERTICAL RESOURCES GRP.
23 MIDSTATE DR., #210
AUBURN, MA 01501
TEL: 508-981-9590
FAX: 508-519-8939

STATE OF VERMONT
MICHAEL F. PLAHOWSKI
NO. 8960
STRUCTURAL
PROFESSIONAL ENGINEER
JUN 14 2023

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SITE ADDRESS:
**960 BOTHFELD HILL RD
CABOT, VT 05647**
SHEET TITLE:
**ANTENNA &
CABLE DETAILS**
SHEET NUMBER:
04



T-Mobile
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

SMARTLINK, LLC
85 RANGWAY ROAD
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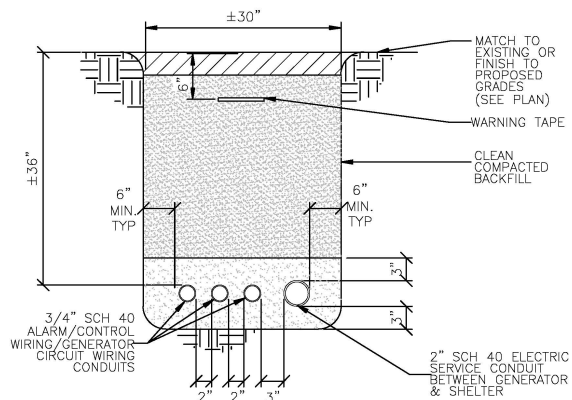
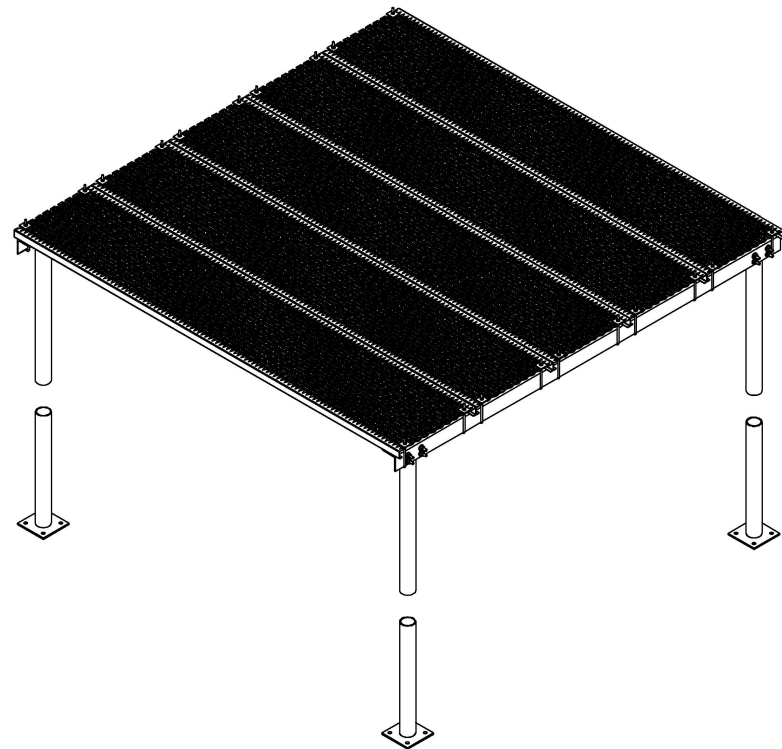
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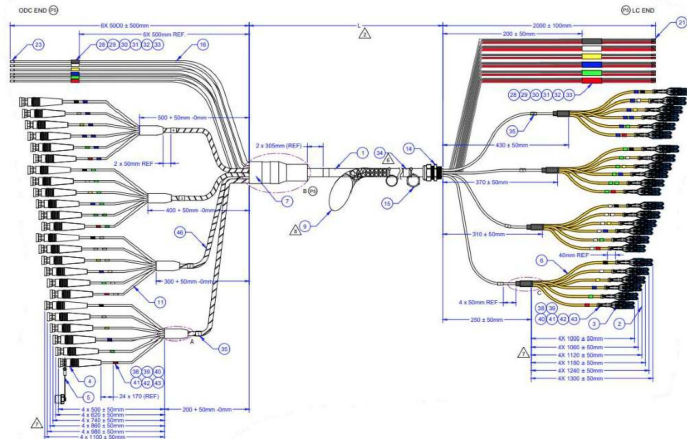
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EQUIPMENT DETAILS

SHEET NUMBER:
05



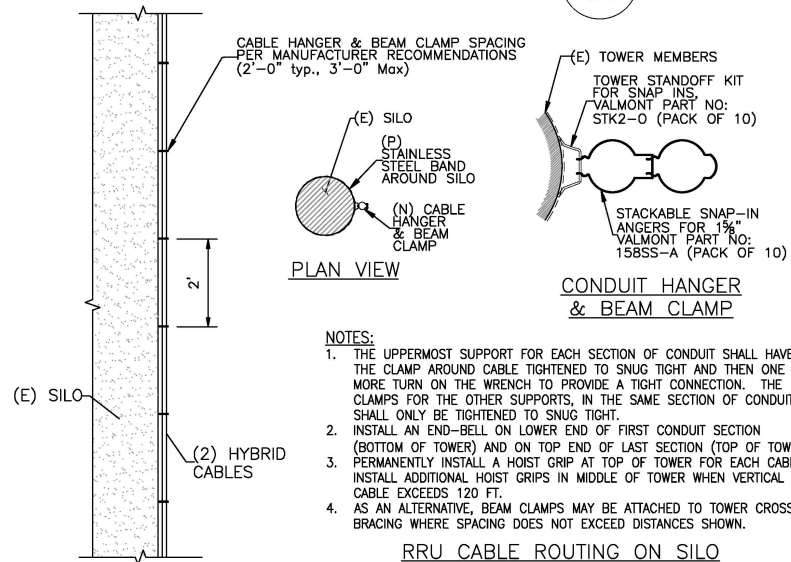
NOTES:

1. BACKFILL MATERIAL SHALL BE OF CLEAN SOIL. NO DELETERIOUS OR ORGANIC MATERIALS ARE TO BE USED.
2. OTHERWISE PROVIDE CLEAN COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO EXCAVATING.
3. IF CURRENT AS BUILT PLANS ARE NOT AVAILABLE CONTRACTOR SHALL HAND EXCAVATE PROPOSED TRENCH.
4. ENCASE CONDUIT IN CONCRETE WHEN TRENCHING UNDER ACCESS ROAD.



SCALE: N.T.S.

6
05.1



NOTES:

CONDUIT HANGER & BEAM CLAMP

NOTES:

1. THE UPPERMOST SUPPORT FOR EACH SECTION OF CONDUIT SHALL HAVE THE CLAMP AROUND CABLE TIGHTENED TO SNUG TIGHT AND THEN ONE MORE TURN ON THE WRENCH TO PROVIDE A TIGHT CONNECTION. THE CLAMPS FOR THE OTHER SUPPORTS, IN THE SAME SECTION OF CONDUIT, SHALL ONLY BE TIGHTENED TO SNUG TIGHT.
2. INSTALL AN END-BELL ON LOWER END OF FIRST CONDUIT SECTION (BOTTOM OF TOWER) AND ON TOP END OF LAST SECTION (TOP OF TOWER).
3. PERMANENTLY INSTALL A HOIST GRIP AT TOP OF TOWER FOR EACH CABLE. INSTALL ADDITIONAL HOIST GRIPS IN MIDDLE OF TOWER WHEN VERTICAL CABLE EXCEEDS 120 FT.
4. AS AN ALTERNATIVE, BEAM CLAMPS MAY BE ATTACHED TO TOWER CROSS BRACING WHERE SPACING DOES NOT EXCEED DISTANCES SHOWN.

RRU CABLE ROUTING ON SILO

SCALE: N.T.S.

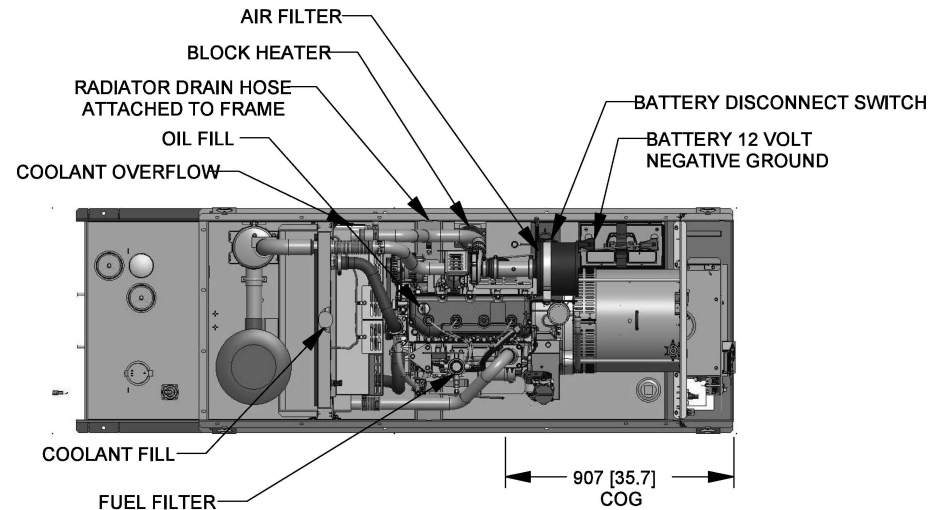
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05.1

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SUBMITTALS			
NO	DATE	DESCRIPTION	B'Y
6	06/14/23	GENERAL REVISIONS	MAN
5	04/26/23	GENERAL REVISIONS	MAN
4	03/20/23	GENERAL REVISIONS	MAN
3	03/03/23	GENERAL REVISIONS	MAN
2	09/22/22	GENERAL REVISIONS	MAN
1	08/12/22	ISSUED FOR REVIEW	MAN

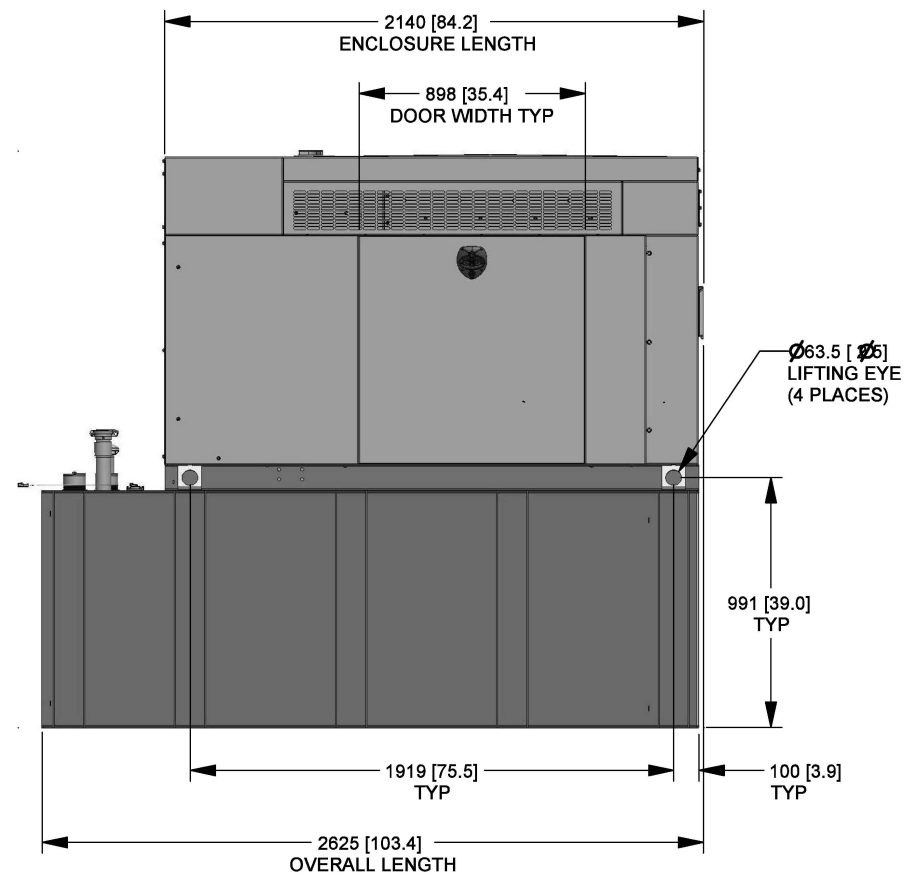
SHEET NUMBER:

05.1



GENERATOR TOP VIEW
ENCLOSURE REMOVED

SCALE:



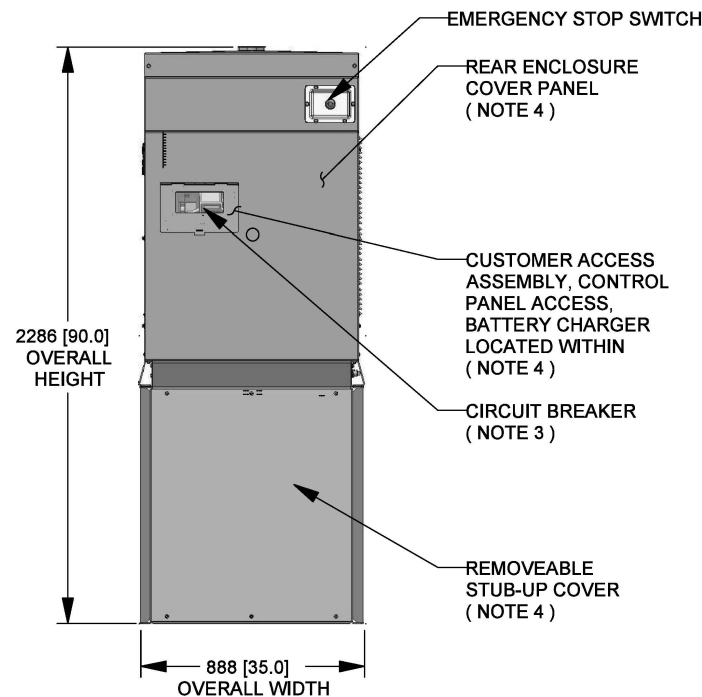
GENERATOR ELEVATION VIEW

SCALE:



GENERAC 48KW DIESEL GENERATOR	
WEIGHT DATA WITH EMPTY BASETANK (SEE NOTE 6)	
GENERATOR AS SHOWN	1,322 [2,915]
WITH WOODEN SHIPPING SKID	1,340 [2,954]

WEIGHT: KG [LBS]
DIMENSIONS: MM [INCHES]

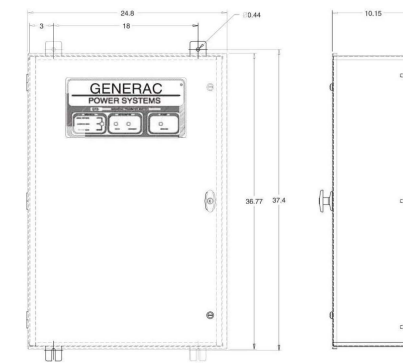


GENERATOR ELEVATION
REAR VIEW

SCALE:



- NOTES:
- THIS UNIT MUST BE INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE NFPA 37 AND NFPA 70 STANDARDS AS WELL AS ANY OTHER FEDERAL, STATE, AND LOCAL CODES.
 - BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
 - CONTROL PANEL / CIRCUIT BREAKER INFORMATION:
 - MAIN LINE CIRCUIT BREAKER 200 AMPS.
 - SEE SPECIFICATION SHEET OR OWNERS MANUAL.
 - ACCESSIBLE THROUGH CUSTOMER ACCESS ASSEMBLY DOOR ON REAR OF GENERATOR.
 - CONTROL PANEL INCLUDES INTEGRATED BATTERY CHARGER.
 - REMOVE THE REAR STUB-UP AND REAR ENCLOSURE COVER PANEL TO ACCESS THE STUB-UP AREAS AS FOLLOWS:
 - HIGH VOLTAGE CONNECTION INCLUDING AC LOAD LEAD CONDUIT CONNECTION, NEUTRAL CONNECTION, AND BATTERY CHARGER 120 VOLT AC (0.5 AMP MAX) CONNECTION.
 - LOW VOLTAGE CONNECTION INCLUDING TRANSFER SWITCH CONTROL WIRES.
 - ENGINE SERVICE CONNECTIONS:
 - OIL DRAIN = 1/2" NPT
 - RADIATOR DRAIN = HOSE CLAMPED TO FRAME
 - CENTER OF GRAVITY AND WEIGHT MAY CHANGE DUE TO UNIT OPTIONS.
 - BOTTOM OF GENERATOR SET MUST BE ENCLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
 - REFERENCE OWNERS MANUAL FOR LIFTING WARNINGS.
 - MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5 (USE STANDARD SAE TORQUE SPECS)
 - MUST ALLOW FREE FLOW OF INTAKE AIR, DISCHARGE AIR AND EXHAUST. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
 - GENERATOR MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM RADIATOR IS NOT RECIRCULATED. RECOMMENDED MINIMUM PERIMETER (3FT) AND VERTICAL OVER EXHAUST (5FT) CLEARANCE FOR SITE LOCATION.
 - GENERATOR MUST BE GROUNDED.



MANUFACTURER:	GENERAC
MODEL:	GTS CONTROL SYSTEMS
DIMENSIONS:	HxWxD 36.7"x24.8"x10.1"
WEIGHT:	HxWxD 36.7"x24.8"x10.1"
AMPS:	150-200
VOLTAGE:	120/240, 1φ
ENCLOSURE TYPE:	NEMA 1
UL RATING:	UL1008 AND CSA
WITHSTAND RATING:	25,000 AMPS
LUG RANGE	#4-400MCM

AUTOMATIC TRANSFER
SWITCH DETAIL

SCALE:



T-Mobile
T-MOBILE NORTHEAST LLC

15 COMMERCE WAY
NORTON, MA 02766

smartlink

SMARTLINK, LLC
85 RANGWAY ROAD
BLDG #3, SUITE 102,
NORTH BILLERICA, MA 01862

VRG
VERTICAL RESOURCES GRP.

23 MIDSTATE DR., #210
AUBURN, MA 01501
TEL: 508-981-9590
FAX: 508-519-8939



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2	09/22/22	GENERAL REVISIONS	MN
1	08/12/22	ISSUED FOR REVIEW	MN

SITE NUMBER:
4BV0468A

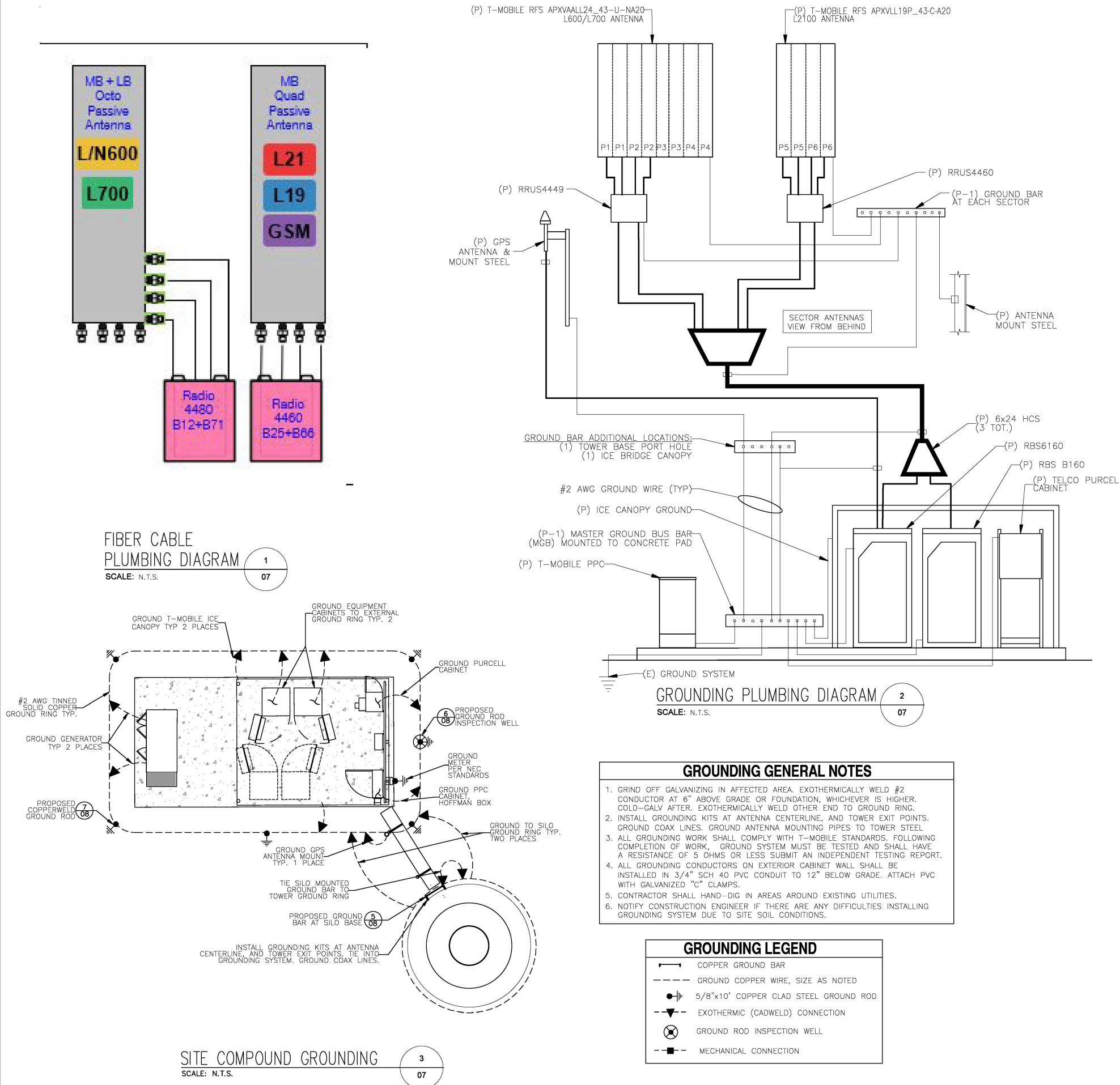
SITE NAME:
4BV0468A-SILO-CABOT

SITE ADDRESS:
**960 BOTHFELD HILL RD
CABOT, VT 05647**

SHEET TITLE:
GENERATOR DETAILS

SHEET NUMBER:

06



HYBRID FIBER/POWER JUMPER NOTES:

1. IN GENERAL THIS CABLE WILL HANDLE SIMILARLY TO A " COAXIAL CABLE. 38" COAXIAL CABLE.
2. THE TERMINATED FIBER ENDS HOWEVER ARE FRAGILE AND MUST BE PROTECTED DURING INSTALLATION. LEAVE THE PACKAGING AROUND THE FIBER ENDS IN PLACE UNTIL READY TO CONNECT THE JUMPER BETWEEN OVP AND RRU OR BBU.
3. DO NOT BEND THE FIBER BREAKOUT CABLE (BETWEEN THE MAIN CABLE AND THE FIBER CONNECTOR) TIGHTER THAN " (19MM) RADIUS, ELSE THERE IS A RISK OF BREAKING THE GLASS. 34" (19MM) RADIUS, ELSE THERE IS A RISK OF BREAKING THE GLASS.
4. ATTACH THE MAIN CABLE SECURELY TO THE STRUCTURE OR EQUIPMENT USING HANGERS AND/OR CABLE TIES TO PREVENT STRAIN ON CONNECTIONS FROM MOVEMENT IN WIND OR SNOW/ICE CONDITIONS.
5. ENSURE THE LC FIBER CONNECTORS ARE SEATED FIRMLY IN PANEL IN OVP OR IN EQUIPMENT.
6. INSTALLATION TEMPERATURE RANGE IS -22F TO 158F (-30C TO 70C).
7. MINIMUM CABLE BEND RADII ARE 10.3 INCH (265MM) LOADED (WITH TENSION ON THE CABLE) AND 5.2 INCH (130MM) UNLOADED.
8. MAXIMUM CABLE TENSILE LOAD IS 350 LB (1560N) SHORT TERM (DURING INSTALLATION) AND 105 LB (470N) LONG TERM.
9. STANDARD LENGTHS AVAILABLE ARE 6 FEET, 15 FEET AND 20 FEET

TRUNK FIBER NOTES:

1. IN GENERAL THIS CABLE WILL HANDLE SIMILARLY TO " COAXIAL CABLE, AND SIMILAR INSTALLATION TECHNIQUES APPLY. ALL 78" COAXIAL CABLE, AND SIMILAR INSTALLATION TECHNIQUES APPLY. ALL CABLES ARE INDIVIDUALLY SERIALIZED, BE SURE TO WRITE DOWN THE CABLE SERIAL NUMBER FOR FUTURE REFERENCE.
2. THE TERMINATED FIBER ENDS (THE BROKEN OUT FIBERS PLUS CONNECTORS) HOWEVER ARE FRAGILE, AND THESE MUST BE PROTECTED DURING THE INSTALLATION PROCESS.
3. LEAVE THE PROTECTIVE TUBE AND SOCK AROUND THE FIBER TAILS AND CONNECTORS IN PLACE DURING HOISTING AND SECURING THE CABLE. REMOVE THIS ONLY JUST PRIOR TO MAKING THE FINAL CONNECTIONS TO THE OVP BOX.
4. DO NOT BEND THE FIBER ENDS (IN THE ORANGE FURCATION TUBES) TIGHTER THAN " (19MM) BEND RADIUS, ELSE THERE IS 34" (19MM) BEND RADIUS, ELSE THERE IS A RISK OF BREAKING THE GLASS FIBERS.
5. BE SURE THAT THE LACE UP ENDS AND FIBER CONNECTORS ARE NOT DAMAGED BY ATTACHMENT OF A HOISTING GRIP OR DURING THE HOISTING PROCESS, ATTACH A HOISTING GRIP ON THE JACKETED CABLE NO LESS THAN 6 INCHES BELOW THE FIBER BREAKOUT POINT. IF A HOISTING GRIP IS NOT EASILY ATTACHED, USE A SIMPLE LINE ATTACHED BELOW THE FIBER BREAK-OUT POINT (I.E. AT THE CABLE OUTER JACKET). PREVENT THE FIBER TAILS (IN PROTECTIVE TUBE) AT THE CABLE END FROM UNDUE MOVEMENT DURING HOISTING BY SECURING THE PROTECTIVE TUBE (WITH OUTER SOCK) TO THE HOISTING LINE.
6. DURING HOISTING ENSURE THAT THERE IS A FREE PATH AND THAT THE CABLE, AND ESPECIALLY THE FIBER ENDS, WILL NOT CATCH ON TOWER MEMBERS OR OTHER OBSTACLES.
7. INSTALLATION TEMPERATURE RANGE IS -22F TO 158F (-30C TO +70C).
8. MINIMUM CABLE BEND RADII ARE 22.2" (565MM) LOADED (WITH TENSION ON THE CABLE) AND 11.1" (280MM) UNLOADED.
9. MAXIMUM CABLE TENSILE LOAD IS 3560 N (800 LB) SHORT TERM (DURING INSTALLATION) AND 1070 N (240 LB) LONG TERM.
10. COMMSCOPE NON LACE UP GRIP RECOMMENDED FOR MONOPOLE INSTALLATIONS. 11. MAXIMUM HANGER SPACING 3FT (0.9 M).

T-Mobile
T-MOBILE NORTHEAST LLC

15 COMMERCE WAY
NORTON, MA 02766

smartlink

SMARTLINK, LLC
85 RANGWAY ROAD
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NORTH BILLERICA, MA 01862

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1	08/12/22	ISSUED FOR REVIEW	MN

SITE NUMBER:
4BV0468A

SITE NAME:
4BV0468A-SILO-CABOT

SITE ADDRESS:
960 BOTHFELD HILL RD
CABOT, VT 05647

SHEET TITLE:
GROUNDING & RF
PLUMBING DIAGRAM

SHEET NUMBER:

07



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SITE NAME:

4BV0468A-SILO-CABOT

SITE ADDRESS:

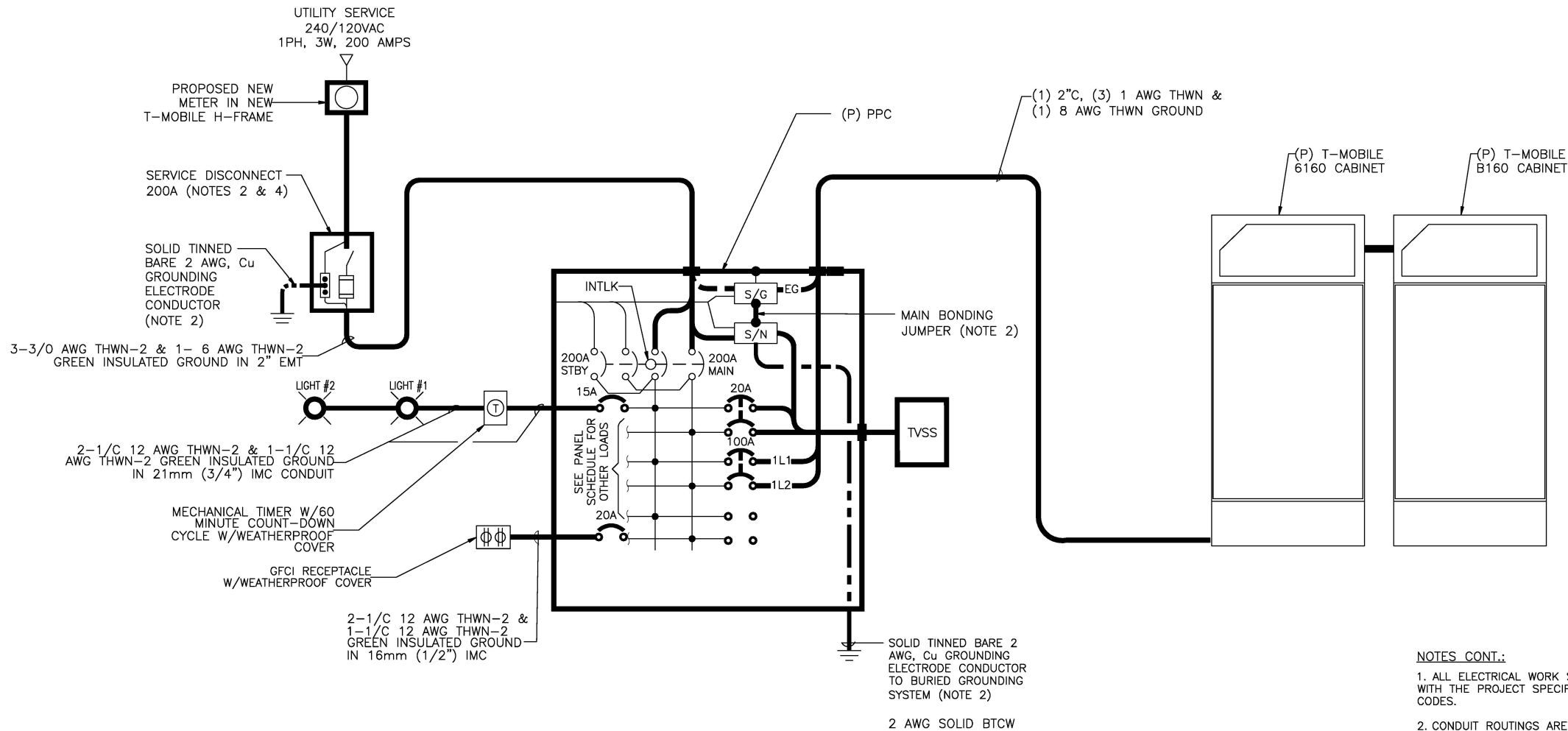
960 BOTHFELD HILL RD
CABOT, VT 05647

SHEET TITLE:

SINGLE LINE
DIAGRAM

SHEET NUMBER:

08



AC PANEL SCHEDULE

PPC - AC POWER PANELBOARD 120/240 VOLTS, 1-PHASE, 3-WIRE, 200A W/200A MAIN BRKR						
DESCRIPTION	BKR	POSN	L1	L2	POSN	BKR
6160 CABINET	100	1			2	
		3			4	
SPARE		5			6	
		7			8	
SPARE		9			10	
		11			12	
SPARE		13			14	
		15			16	
SPARE		17			18	
		19			20	15
TVSS	20	21			22	20
		23			24	20

NOTE:

- A1. THE PANELBOARD IS A UL-LISTED MODULAR UNIT FOR SERVICE ENTRANCE WITH MANUAL TRANSFER MAIN AND STAND-BY BREAKERS.

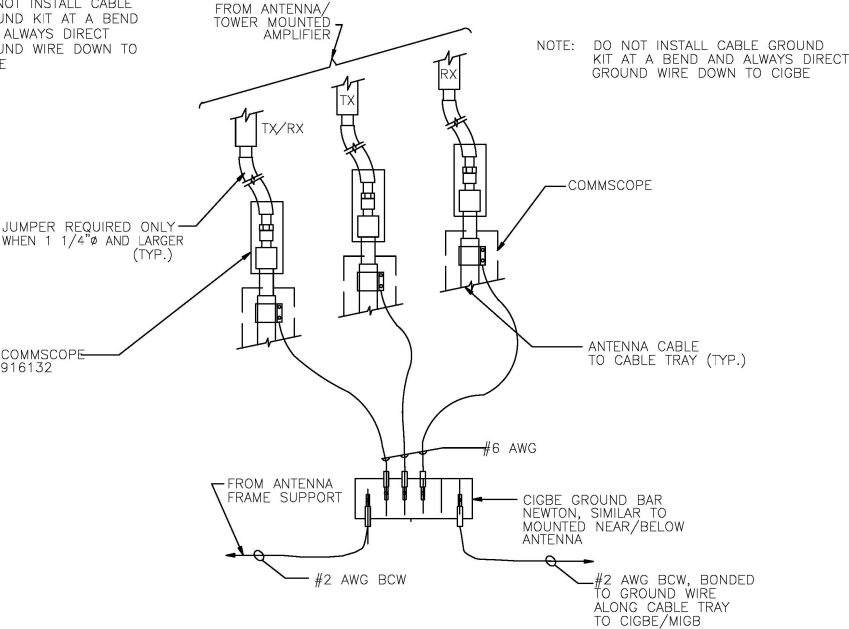
SINGLE LINE DIAGRAM & PANEL SCHEDULE

SCALE: N.T.S.

1

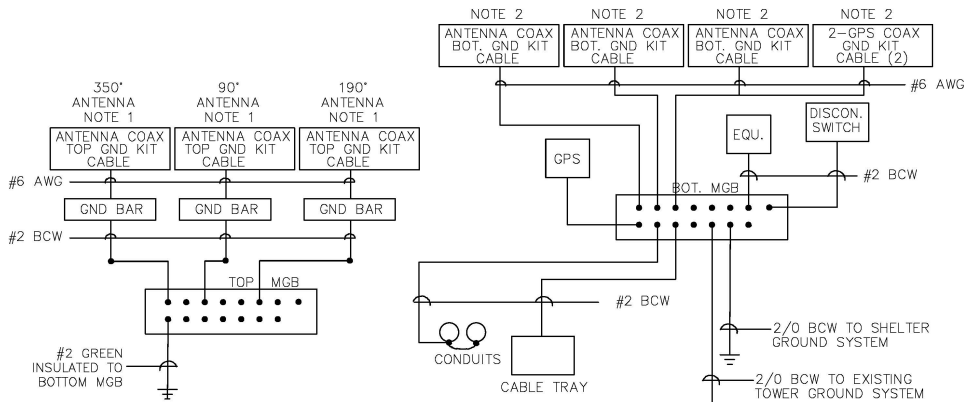
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NOTE:
DO NOT INSTALL CABLE
GROUND KIT AT A BEND
AND ALWAYS DIRECT
GROUND WIRE DOWN TO
CIGBE



CONNECTION OF GROUND WIRES TO GROUNDING BAR (CIGBE)
SCALE: N.T.S.

1
09

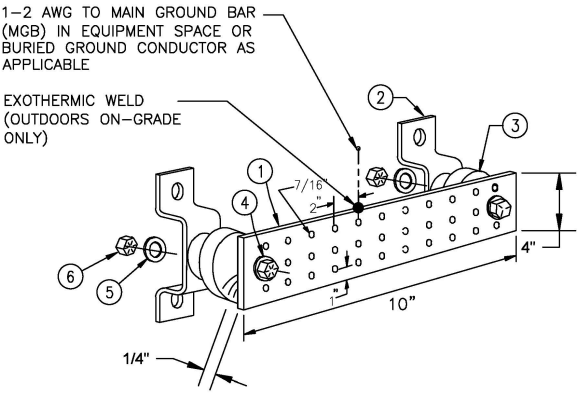


NOTE:
1. BOND ANTENNA GROUNDING KIT CABLE TO TOP CIGBE
2. BOND ANTENNA GROUNDING KIT CABLE TO BOTTOM CIGBE

GROUNDING ONE-LINE DIAGRAM
SCALE: N.T.S.

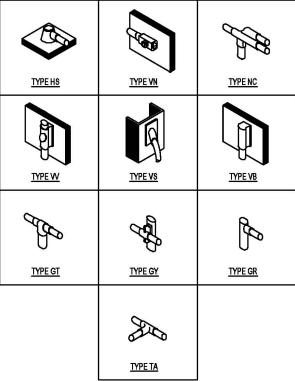
4
09

NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C. OR APPROVED EQUAL			
ITEM	REQ.	PART NO.	DESCRIPTION
①	1	1/4"x4"x12"	PRE DRILLED GND. BAR
②	2	A-6056	WALL MTC. BRKT.
③	2	3061-4	INSULATORS
④	2	3012-13	5/8"-11x4" H.H.C.S.
⑤	4	3015-8	5/8 LOCKWASHER
⑥	2	3014-8	5/8"-11 HEX NUT



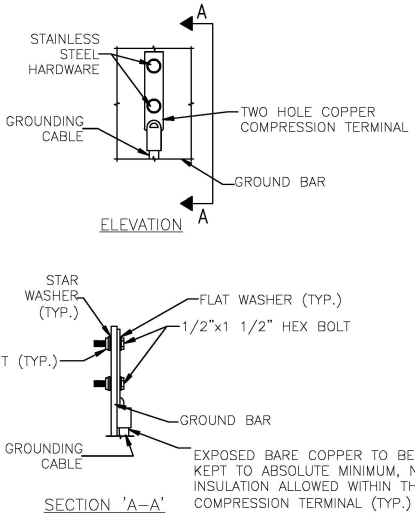
GROUND BAR DETAIL
SCALE: N.T.S.

5
09



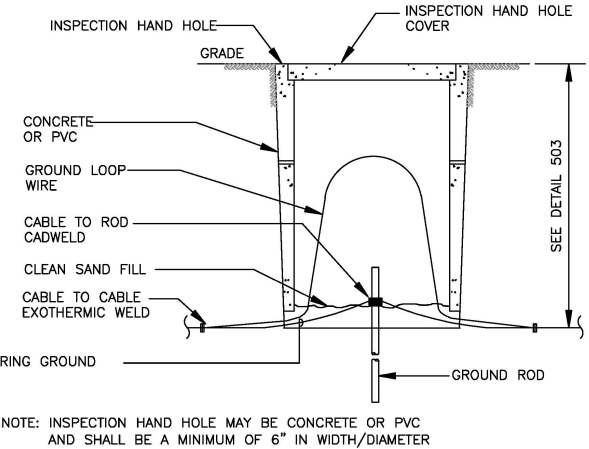
GROUNDING CONNECTION DETAIL
SCALE: N.T.S.

10
09



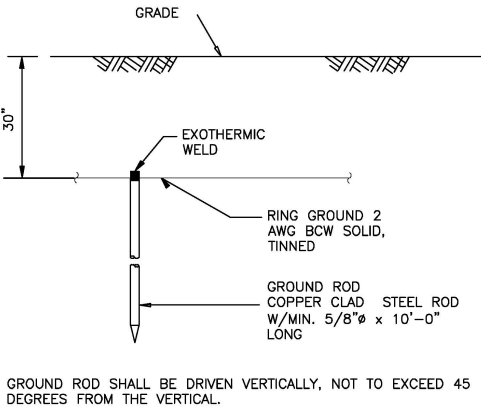
TYP. MECHANICAL CONNECTION
SCALE: N.T.S.

2
09



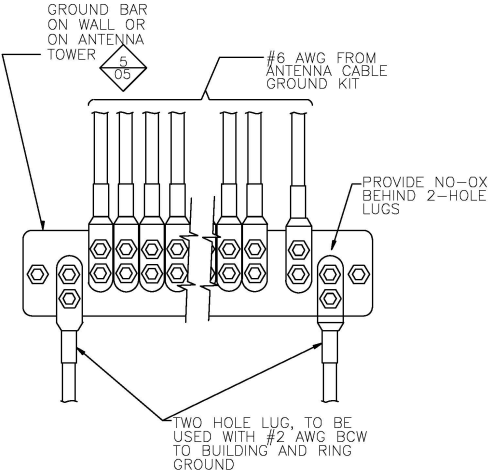
GROUND ROD INSPECTION WELL
SCALE: N.T.S.

6
09



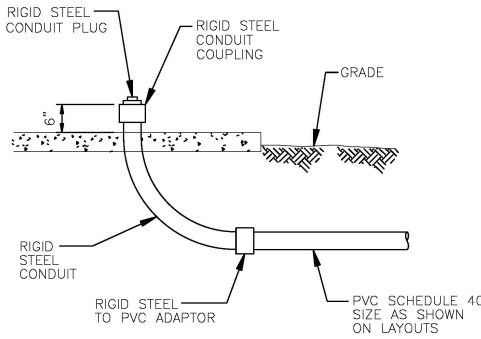
GROUND ROD DETAIL
SCALE: N.T.S.

7
09



INSTALLATION OF GROUND
WIRE TO GROUND BAR
SCALE: N.T.S.

8
09



UNDERGROUND CONDUIT STUB-UP
SCALE: N.T.S.

9
09

T-Mobile
T-MOBILE NORTHEAST LLC
15 COMMERCE WAY
NORTON, MA 02766

smartlink
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85 RANGWAY ROAD
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VRG
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23 MIDSTATE DR., #210
AUBURN, MA 01501
TEL: 508-981-9590
FAX: 508-519-8939

STATE OF VERMONT
MICHAEL F. PLAHOVINSKY
NO. 8960
STRUCTURAL
PROFESSIONAL ENGINEER
JUN 14 2023

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CABOT, VT 05647**

SHEET TITLE:
**GROUNDING
DETAILS 1**

SHEET NUMBER:
09



PROJECT REVIEW COMMITTEE

SUMMARY SHEET

September 26, 2023 – December 28, 2023

The following is a list of projects 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.

APPLICATION	APPLICANT	MUNICIPALITY	PROJECT SUMMARY	
Act 250 - New				
1	JO 5-70	Vermont Department of Forests, Parks, & Recreation	Duxbury	The Department of Forests, Parks, & Recreation (FPR) is working with the Duxbury Land Trust to acquire and protect approximately 80 acres in the Town of Duxbury as an addition to Camel’s Hump State Park. Until recently, the property served as residential land, with a doublewide manufactured home providing single-family housing. In anticipation of the sale, the landowner removed the manufactured home from the property. A 1,600-square foot concrete slab, a 1,000-gallon septic tank, underground power, and two old barns remain on the property. Upon acquiring the property, FPR will be tasked with removing this infrastructure. Following the infrastructure work, FPR will restore the site to promote flood resilience and water quality. Such restoration will include native plantings, revegetation, and regrading of the impacted sites and of a portion of the existing stream corridor. Additionally, FPR plans to develop a small parking area and improve a trail on the property to facilitate public access to Ridley Brook. No Act 250 permit required
2	JO 5-71	Richard Lane	Moretown	Build a 1200 square foot accessory dwelling unit. No Act 250 permit required
3	JO 5-72	Nicholas & Annmarie Harmon	Waitsfield	Convert detached garage into one-bedroom accessory dwelling. No Act 250 permit required
4	JO 5-73	Codie Wendal	Middlesex	Divide 94 acres into two lots. Lot one will be 80 acres that will remain undeveloped. Lot 2 will be 14.26 acres with a four-bedroom single family residence and a detached two-bedroom accessory dwelling unit. No Act 250 permit required

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
5	JO 5-75	Town of Cabot (Chris Tormey)	Cabot	Construct drainage system under a portion of the Cabot Recreation Field in order to allow the field to be more usable throughout the year. Currently the field is often unable to be used for days following heavy rain. Entire Rec Field is about 7 acres in size, actual area of the drainage system proposed is only about 1.5 acres (the area used for the soccer field). No Act 250 permit required
6	JO 5-76	Downstreet Housing	Waterbury	Proposed 26-unit affordable housing project in Waterbury's Designated Downtown. No Act 250 permit required
7	JO 5-77	Vermont College of Fine Arts	Montpelier	Vermont College of Fine Arts ("VCFA") creating condominium on pre-existing, multiple-building lot on a portion of its campus in Montpelier. No Act 250 permit required
8	500023-25 Adm Amend	Federal Aviation Administration	Berlin	Replacement of the existing underground power cable for air traffic equipment for runway 17 at E.F. Knapp State Airport. Permit issued 11/2/23
9	JO 5-79	Downstreet Housing (Fox Run)	Berlin	Proposed 30-unit housing project (Priority Housing Project). No Act 250 permit required
10	JO 5-81	Turning Point Ctr of Central Vt	Barre City	Proposed community recovery center. No housing units to be constructed. No Act 250 permit required
11	JO 5-83	Tyler Morse / Sara Zenie	Barre Town	Installation of temporary mobile home unit under the FEMA Individual Assistance Program. The unit is a one-bedroom FEMA manufactured housing unit (8 feet x 52 feet), and will be installed in the backyard. Installation includes installing block, leveling and anchoring the unit, building stairs and/or ramps for access to the unit, and connecting the unit to existing utilities at the installation location. No Act 250 permit required
12	5W0119-3	Mill Brook LLC	Fayston	Amendment to incorporate WW-5-0325-1 into the 5W0119 series, which changes the use of the existing structure from a former restaurant to a 2-unit apartment building consisting of a 3-bedroom unit and a 2-bedroom unit. The building and the neighboring office are served by an existing leach field and TNC water supply, which will be converted to a private water supply. There will not be an increase in design flow, and no exterior modifications to the building, parking area, or grounds will be made. Application incomplete
13	5W1620	Control Point Technologies	Duxbury	Installation of 12 new poles and 2900' of single phase overhead wire on Devlin Road to provide requested electrical service to provide electrical service to owners at 1242 Devlin Rd and 1307 Devlin Rd. Application incomplete
14	JO 5-84	Downstreet Housing	Montpelier	Subdivision and development of 4 mixed income single-family homes located at 9 Heaton Street – within designated growth center. No Act 250 permit required.

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
15	JO 5-85	Downstreet Housing	Montpelier	Development of mixed income residential building located at 9 Heaton Street to include 24 residential units for rental. Redevelopment of existing commercial office space into 10 temporary shelter units and 14 permanent supportive housing units. No Act 250 permit required
16	5W1421-3	George & Julie Goodrich	Northfield	Adjust property line between existing lots 7A and 7B and construct a single-family dwelling on the resultant 7.21 Ac lot 7A to be served by on-site sewer and water systems. Lot 7B with the existing residence will have a resultant area of 131.9 Ac. Incomplete letter on 12/6/23, additional plans submitted 12/14/23. Pending Major/Minor determination
17	JO 5-87	Agency of Natural Resources --Little River State Park	Waterbury	Installation of improved stormwater conveyances, pretreatment swales and forebays, and other stormwater treatment practices at Little River State park to meet regulatory requirements for sites with 3 acres or more of impervious surfaces, as shown on plans submitted by Requestor. Requestor estimates the project involves 11,832 square feet of earth disturbance and less than 2,300 square feet of tree clearing. Act 250 permit is required
18	JO 5-89	Norwich University	Northfield	Reconstruction and modification of previously approved mountain bike skills course, and construction of a new bike pump track adjacent to the mountain bike skills course Act 250 permit is required
Act 250 - Ongoing				
1	500023-24 Major	Vermont Agency of Transportation	Berlin	Six hangars (3 - 120' x 120'; 1 - 60' x 80'; 2 60' x 60') are proposed at 3 separate sites on the property at 1979 Airport Road. Partial Findings of Fact, Conclusions of Law and Order Issued 11/9/23
2	5W0147-15A-2 Adm Amend	Brothers Building	Waitsfield	Boundary line adjustment along western property line between lots 4 and 6 and construction of 40'x80' building expansion plus two 30'x30' additions, on Lot 4 of the Mad River Industrial Park at 438 Mad River Park Road. Permit issued 8/30/23
3	5W0147-29 Minor	Peter Pomerantz (Pomerantz Cabinetry)	Waitsfield	Construct a 6050 sf industrial building for Pomerantz Cabinetry on Lot 10 of Mad River Park. Site will be developed with small parking area and stormwater treatment, and onsite drilled well. Existing off-site septic system has been approved for connection of the new building (WW-5-1760-5). A stormwater discharge permit application has been submitted. The project involves less than 1 acre of disturbance and tree clearing will be minimal. Permit to be issued 1/2/24

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
4	5W1618 <i>Likely to be deemed Major</i>	Stonewall Meadows Phase II LLC	Montpelier	Project completes the existing Isabel Circle with 61 residential units (lots 1-21 with proposed single-family homes, lots 22-31 with proposed quadplexes), 2 open space parcels, and 1,900 linear feet of right-of-way with concrete sidewalks for pedestrian use throughout the subdivision. Utilities serving proposed lots include municipal water and wastewater, electric and telecom services, and stormwater swales, piping, and treatment areas. Schedule G filed 9/13/23, Dept of Ag provided review letter 10/6/23, Incomplete letter from NRB 10/6/23, additional application materials submitted 12/20/23
5	5R1478-1 Minor	VT Shifter Karts (Jeff Blow)	Williamstown	Amend current permit for track on Pirie Road to remove Friday and add Wednesday as allowable days for racing. Incomplete letters rec'd 6/15/23 and 8/8/23; Permit to be issued 10/18/23, Dept. of Ag comment letter on soil mitigation measures 10/18/23. Permit issued 10/20/23
6	5W0308-27 Minor	Town of Barre Barre Partners LLC	Barre Town	2-lot subdivision on Parker Road to create "Lot 11" (approx 3 acres) in Wilson Industrial Park to be developed by B&D Holdings, LLC. Remaining lands (approx. 37 acres) will be retained as "Lot 3" in Wilson Industrial Park by the Town of Barre. B&D Holdings, LLC seeks approval for the construction of 7,650 square foot product distribution warehouse with dedicated office space, parking, access drive, utilities and stormwater treatment. Proposed development will be served by municipal water and sewer systems. VTrans submitted comments 9/15/23. Permit issued 10/6/23
7	5W1388-1 Adm Amend	Jean & Gary Gosselin	Middlesex	Middlesex Zoning Administrator has given an initial conditional approval pending ACT 250 administrative amendment to permit 5W1388 for a Minor 2 parcel subdivide that will separate conveying and retained parcels by the stream next to the current and active storage units which is in an Industrial Zone. Sellers would like to amend Permit 5W1388 and include the following: Sellers wish to do one of two things depending on ease of conveyance and expense incurred by sellers: 1) Dissolve permitted and long abandoned golf driving range from the ACT250 permit provisions (preferred) OR 2) NRB to grant an amendment that keeps the provisions of the driving range in place but places the "Golf Driving Range Provisions" of the amended permit in the Purchaser control. Permit issued 10/24/23
8	5W0139-1 Minor	Farshad Pourmousa (McGee US-302 Barre LLC)	Berlin	Redevelopment of existing commercial site, (Hyundai of Barre at 1391-1397 US 302 and 1411-1417 US-302). Existing site consists of two adjacent parcels, Lot 21 and Lot 20 of Map U4, (Site) with access from US Route 302 (Barre-Montpelier Road), which total 1.9± acres. The Site is currently owned by McGee with a total of four (4) buildings with minimal landscaping, stormwater drainage, and three (3) access driveways to US Route 302. Project would consolidate two (2) parcels into one (1) site for proposed

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				development of a single standalone dealership and service center building with enhanced parking, site access, landscaping, and stormwater drainage. Improved site would reduce access driveways to US Route 302 to single access/egress driveway in line with the existing Vermont Shopping Center driveway across the street. Revised application submitted 10/30/23 –
9	5W0542-7-Minor	Bradley Opsahl	Warren	Authorize revised building envelope, additional 1-bedroom garage-apartment and associated infrastructure for previously permitted 3-bedroom single-family residence on existing Lot 3 at Cider Mountain Road. Permit issued 10/13/23
10	5W1590-1-Minor	Jim Fecteau (JDJ Development Company, Inc.)	Barre Town	Merger of three existing properties into single multi-house planned residential development to include five (5) existing, four (4) unit, townhouses and eight (8) proposed, four (4) unit, townhouses, for a total of fifty-two (52) units. Of these fifty-two (52) units, fourteen (14) will be three-bedroom units and thirty-eight (38) will be two-bedroom units. The project will be served by municipal water and sewer. One (1) townhouse will be accessed directly off of Rudd Farm Dr. Five (5) townhouses will be accessed off of Olivia Dr. And seven (7) townhouses will be accessed off of a new private, shared, drive, approximately 700 feet long, to be constructed as part of this project. Permit issued 11/17/23
11	5W0914-2-Major	Green Mountain Dog Camp	Roxbury	Dog training facility and doggie daycare located in Roxbury at 2545 Winch Hill Road. Schedule G 7/29/22, Incomplete Letter 8/24/22, additional documentation 9/26/22, party status petition 10/6/2022, incomplete application letter 11/3/22, additional documentation requested 12/12/22, additional information submitted 12/19/22 and 1/3/23. Project deemed complete 1/28/23. Hearing 6/28/23, post hearing motions 7/5/23, additional documentation provided 7/7/23. Hearing Recess Order issued 7/26/23 – deadline extended to 9/15/23. Review still pending
12	5R0891-22-Minor	Adam Stone	Williamstown	Addition of additional access from Town Road (Industry Street) and a slightly larger building (1000 sq ft) and the addition of a State of Vermont certified truck inspection station. Permit Issued 9/29/23
13	5R0891-23	Laurence Hebert	Williamstown	Creation of 41 new lots and reconfiguration of two existing house lots. The two existing lots are connected to Williamstown municipal water and wastewater system. 4 of the new lots will be connected to the Williamstown municipal water and wastewater systems. Schedule G 6/28/2022, Incomplete Letter 8/1/2022. Current status incomplete

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14	5W0370-9	Neck of the Woods	Waitsfield	Conversion of a temporary childcare center to permanent use, including an expansion to 125 combined students & staff. Schedule G 10/6/2022, Incomplete Application Notice 10/27/2022, resubmitted information on 12/30/22 (regarding stream buffer, wastewater system, prime ag soils, and wetland mapping), draft permit 1/4/2023, ANR submitted comments about Source Protection Areas and Water supply permits 1/31/2023. Pending – awaiting information
15	5W1276-2	Geraldine Callan	Waterbury	Extension of the gravel pit operation for another 20 years. Schedule G filed on 12/6/2022, Incomplete Application notice issued on 3/24/2023. Current status - incomplete
Section 248 - New				
1	23-3361-AN	Berlin Williams Solar Project	Berlin	45-day advance notice filed 9/27/23 for an up to 4.99 MW solar photovoltaic (“PV”) electric generating facility proposed off the end of Williams Road. Petition not yet filed
2	23-3672-PET	Northfield BESS 1 LLC	Northfield	Petition filed 10/23/23 by Northfield BESS 1 LLC for certificate of public good, pursuant to 30 V.S.A. §§ 231 and 248(j), authorizing the installation, and operation of a 3 MW battery electric storage project. Town of Northfield requested party status 11/22/23, comments due 11/27/23
Section 248 – Ongoing				
1	23-2539-AN 23-4036-NMP	Duxbury 100 Solar LLC	Duxbury	Petition filed 11/22/23 for a certificate of public good under 30 V.S.A. § 248 and 8010 for a 500-kW AC group net-metered, ground mounted solar electric system to be installed at 5421 VT Route 100. Advance Notice filed July 31, 2023, preferred site designation letter provided 9/5/23. Comments due 1/3/2024
2	23-3125-AN and 23-3998-PET	T Mobile Northeast, LLC	Cabot	Petition filed 12/15/23 by T-Mobile Northeast, LLC, pursuant to 30 V.S.A. § 248a(e), requests a certificate of public good authorizing the installation of wireless telecommunications equipment at 960 Bothfeld Hill Road in Cabot. Advanced notice filed 9/13/23. Comments due by 1/12/24
3	23-1994-PET	Lowery Road Solar LLC (LRS)	Barre Town and Orange	Petition of Lowery Road LLC for a Certificate of Public Good, pursuant to 30 V.S.A. § 248, authorizing the installation of and operation of a 4.999 MW solar electric generation facility off Lowery Road in Barre and Orange. Hearing scheduled for July 11, 2023. Scheduling Conference Order issued 7/20/23 . Certificate of Public Good issued 11/16/23.
4	22-4376-PET	Midway Ave Solar LLC	Berlin	2.2 megawatt (MW) (AC) solar electric generation facility to be sited on 14.5 (±) acres of a 93.7 (±) acre parcel of land, located off Midway Ave in Berlin, Vermont. 45-day notice filed on 6/23/2022, Certificate of Public Good issued 5/11/23.

APPLICATION		APPLICANT	MUNICIPALITY	PROJECT SUMMARY
5	23-2561-PET	Berlin Dog River Solar LLC	Berlin	Petition filed on 7/28/23 for 2.2 MW solar electric generation facility to be sited on 9.2 acres of a 50-acre parcel. 45-day notice filed on 3/8/2023 - 23-0783-AN. Public hearing scheduled for 9/7/23, scheduling conference order issued 9/14/23 - deadline for filing stipulations, supplemental testimony and hearing requests is 1/3/24
6	23-1050-PET	I Love Cows Solar, LLC	Barre City	Petition of I Love Cows Solar, LLC for a certificate of public good, pursuant to 30 V.S.A. § 248, for a 2.475 MW ground-mounted solar array in Barre City. Public hearing and site visit held 5/31/23. Certificate of Public Good issued 9/26/23.
7	23-0937-PET	Green Mountain Power	Berlin	Petition of Green Mountain Power for a certificate of public good, pursuant to 30 V.S.A. § 248, for upgrades to Berlin #40 Substation. Certificate of Public Good issued 8/18/23.