



## MEMORANDUM

**TO:** South Burlington Planning Commission  
**FROM:** Paul Conner, Director of Planning & Zoning  
**SUBJECT:** Staff notes and recommendations for PSB applications at 1675 Shelburne Road and 466 Farrell Street  
**DATE:** May 14, 2013 Planning Commission Meeting

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The City has received notice of two Public Service Board applications:

- i. Verizon Wireless, 1675 Shelburne Road (Application for Certificate of Public Good)
- ii. VTel, 466 Farrell Street (Notice of De Minimus modification and Application for Certificate of Public Good)

See below for a brief staff review of each

i. Verizon Wireless, 1675 Shelburne Road

Verizon has submitted a 45-day pre-filing notice of its an application to construct a 60' monopole, 12' by 30' equipment shelter, and chain link fence in the rear of the property at 1675 Shelburne Road.

As the project is being reviewed by the Public Service Board, it is exempt from local zoning review under Title 24, Chapter 117 (similar to power facilities). The City does have the opportunity to provide comments now and/or to file for Intervenor Status once there is a full application.

IF the project were to have been subject to local review:

- the 12' x 30' structure would be permissible.
- The 60' monopole would also be approvable, by the Development Review Board, subject to a height waiver that would require either (a) a PUD approval or (b) a setback of at least 65' from the front and rear property lines and 22.5' from side property lines. The proposed facility is 513' feet from the rear line, 383' from the front line, and 27' from the nearest side line.
- The proposed 8' fence would be approvable, however, the use of barbed wire WOULD NOT be approvable.

Staff recommendation: Staff has spoken with the applicant's representative regarding the fence issue. The applicant has agreed NOT to include any barbed wire with the project at our request. See the attached email from Brian Sullivan, esq.

Based on this, staff recommends that the Commission take no action on this application. Staff will track progress to ensure that project modification is presented to the PSB.

ii. VTel, 466 Farrell Street

VTel has submitted a notice of De Minimus modification and application for Certificate of Public Good to co-locate wireless telecommunications equipment and antennas on an existing 120' tower at 466 Farrell Street.

As the project is being reviewed by the Public Service Board, it is exempt from local zoning review under Title 24, Chapter 117 (similar to power facilities). The City does have the opportunity to provide comments.

IF the project were to have been subject to local review:

- The project would be approvable under PUD or Site Plan review by the DRB.

Staff recommendation: Staff recommends the Planning Commission take no action on this application.