

May 8, 2024

To: Parties on attached Service List

Re: Application for a Certificate of Public Good, pursuant to 30 V.S.A. § 248a
Applicants: Vertex Towers LLC (“Vertex”) and Bell Atlantic Mobile Systems, LLC
d/b/a Verizon Wireless (“Verizon”)
Project: Construction of a Wireless Telecommunications Facility
Location: 410 Hunter Park Road, Manchester, VT 05255
Landowners: Northshire Civic Center, P.O. Box 835, Manchester Center, VT 05255

Dear Statutory Party:

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

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

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

The application will be filed in accordance with the *Order Adopting Revised Standards and Procedures Implementing 30 V.S.A. § 248a*, issued by the Commission on January 18, 2023, (“Amended Order”), and the Standards and Procedures Applicable to Electronic Filing Using ePUC, eff. January 17, 2017 (“ePUC Procedures”).

Copies of the Amended Order and ePUC Procedures are available on the web at <http://puc.vermont.gov> and from the Clerk of the Commission at puc.clerk@vermont.gov.

Documents filed with the PUC are available electronically through the PUC's website at <http://epuc.vermont.gov/>.

Project Location

Verizon intends to construct a telecommunications facility on a ("Parcel") located at 410 Hunter Park Road in Manchester, Vermont. Verizon refers to the project as "Manchester 2." The property owner has given Verizon permission to proceed with this Application. The coordinates for the Project are latitude 43°11'25.80" North and longitude 73°02'57.37" West. *See* attached Permit Plans for visual depiction of the Project's location.

Project Description

Verizon will create an 50' x 50' "Compound" enclosed by an 8' high chain link fence, with a locked gate, and topped with barbed wire. A 130' above ground level ("AGL") telecommunications Monopine tower disguised as an artificial pine tree ("Monopine") will be constructed within the Compound.

Verizon will center six (6) panel antennas ("Antennas"), six (6) Remote Radio Heads ("RRHs") and three (3) "clip-on" combined Antennas and RRHs known as "MMUs" at the 127' AGL level on the Monopine on a triangular mounting bracket with two (2) Antennas, two (2) RRHs, and one (1) MMU per side or "sector". Each Antenna will measure approximately 72" long and 11.9" wide. The topmost point of the antennas will extend to a height of 130' AGL. Each of the RRHs, measuring approximately 15.9" long and 15.5" wide, will be mounted directly behind each of the Antennas. The MMU, measuring approximately 35" long and 16" wide, will also be mounted with a centerline elevation of 127' AGL. One (1) OVP distribution box ("OVP"), measuring approximately 25.8" long by 15.9" wide will be mounted on the Monopine at the same centerline as the Antennas and the RRHs.¹ The trunk of the Monopine will be painted brown or Corten steel will be used, and the OVP and Antennas will be painted brown or shrouded with brown "socks."

Verizon will place a 12' by 20' equipment shelter ("Shelter") on the ground inside the Compound, to the northwest of the Monopine. The Shelter will contain the electronics equipment necessary for the operation of the Project. Verizon will also place an emergency generator ("Generator") on a 10' by 12' concrete pad adjacent to the east side of the Shelter. The Generator will function if there is a power outage. Verizon will remotely test the Generator once a week at a time to be determined. If diesel is used to power the Generator, its tank will be placed underneath the Generator. If propane is used to power the Generator, Verizon will install a 500-gallon propane tank on an 11' by 4' concrete pad to the east of the Monopine in the Compound.

¹ From time to time, equipment manufacturers may alter their products or Verizon Wireless may purchase from different suppliers. Therefore, there is a possibility that the actual antennas, remote radio heads and/or distribution boxes may be slightly different from but of similar dimensions as those described in this notice.

Co-axial and fiber optic cables from the tower-mounted equipment will descend inside the hollow Monopine. The cables will exit near the base of the Monopine and will connect with the Shelter via a proposed cable bridge.

To provide access to the Compound, Verizon proposes to follow an existing paved drive connecting to Hunter Park Road and construct a new 12' wide gravel access drive ("Access") to reach the Compound. Approximate clearing limits are shown on the enclosed plans.² The contractor will limit clearing to the minimum required to construct the Access and Compound, which is estimated to be approximately 4,984 square feet. At the close of construction, Verizon will reseed and mulch all disturbed areas along the Access and around the Compound. Culverts, check dams, water bars and silt fencing will be placed along the Access and at the Compound as indicated on the enclosed plans to control erosion both during and after construction.

Construction shall meet the requirements of the State of Vermont Low Risk Site Handbook for Erosion Prevention and Sediment Control. After the completion of construction, total permanent earth disturbance will be approximately 4,691 square feet.

Underground utilities will follow the Access from the closest existing utility pole to the Compound, using a 20' wide easement.

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

Demand for bandwidth on wireless telecommunications networks has been increasing rapidly. Verizon's existing sites in the Manchester area are nearing their full capacity, and service will degrade if more capacity is not added in that area. The Project will provide the needed capacity and coverage to allow Verizon subscribers living in, working in or passing through the Manchester area to maintain and, in some cases, experience improvement in the level of service to which they have become accustomed.

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

As a recipient of this notice, you will also be notified when the application is filed, which will be at least 60 days from the date of this letter. You will then have 30 days from receipt of that

² Clearing limits may need to be adjusted based on conditions encountered during construction.

Parties on attached Service List

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notification to file comments, a motion to intervene or request for hearing with the Commission. Please review the Amended Order for additional information and procedures.



Very truly yours,

Brian J. Sullivan

bsullivan@mskvt.com

Enclosure

- c: Statutory Parties on attached Service List (w/enclosure)
- Adjoining Landowners on attached Service List (w/enclosure)
- Town of Manchester w/ additional enclosures pursuant to 30 V.S.A. § 248a(e)

MSK
ATTORNEYS