

From: Devon Neary <devon@rutlandrpc.org>

Sent: Wednesday, March 26, 2025 9:53 AM

To: PUC - Clerk <PUC.Clerk@vermont.gov>; judy.tinmouth@gmail.com; chayes@mskvt.com

Subject: Rutland Regional Planning Commission Review of 25-0316-AN

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Mr. Hayes and PUC Clerk –

Please see the attached project review letter from the Rutland Regional Planning Commission.

Thank you!



DEVON NEARY (he/him) | EXECUTIVE DIRECTOR

Rutland Regional Planning Commission

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RUTLAND REGIONAL PLANNING COMMISSION

March 26, 2025

William Cooper Hayes
MSK Attorneys
275 College Street
Burlington, VT 05401

RE: 25-0316-AN – Industrial Tower and Wireless, LLC – Proposed Wireless Telecommunications
Facility at 440 Route 140

Dear Mr. Hayes,

The Rutland Regional Planning Commission (RRPC) has reviewed the 60-day advance submission (25-0316-AN) from Industrial Tower and Wireless, LLC, requesting a Certificate of Public Good for the installation of wireless telecommunications equipment at 440 Route 140. This review was conducted during the RRPC Board of Commissioners meeting on March 18, 2025.

Upon assessment of the submitted materials, several concerns emerged regarding potential impacts on scenic and natural resources. Notably, the absence of a formal balloon test raises questions about the facility's potential visual impacts on the surrounding landscape. The site is also located close to the 100-foot buffer for the Tinmouth Channel, which is classified as a Class 1 wetland and recognized as a significant natural resource within the Region. Ensuring this project does not adversely affect such an environmentally sensitive area is critical.

Additionally, during our review, it was noted that the Town has assessed the proposed project and determined that it does not comply with the Town Plan or designated land use districts. Local planning efforts are essential to land use decisions, and the Commission believes that the Town's determination should be given significant weight.

Given these concerns, the RRPC Board of Commissioners approved a motion to formally convey these issues to the Public Utility Commission and the project developer. We request that the applicant provide further analysis, including a visual impact assessment with a balloon test, and additional considerations be made to ensure compliance with regional and municipal planning policies. Please do not hesitate to contact us for further clarification or additional information.

Sincerely,

Erika Berner, Chair
Rutland Regional Planning Commission Board of Commissioners

cc: Judy Gilmore, Town of Tinmouth Commissioner
Clerk, Public Utility Commission