

Case No. 25-1543-PET

September 5, 2025

### **Motion to Intervene**

Born and raised in New Jersey, I made the decision to move to Marshfield, Vermont, 13 years ago. Vermont's natural beauty, villages, and strong community ties, with a focus on preserving our natural landscapes through the development process, was the major impetus for my migration here; everything NJ now lacks. These essential qualities drew me to Vermont, inspiring me to make my career as a designer/builder/developer, and to raise a family.

My home in New Jersey didn't always lack these essential qualities. I've continually witnessed the careless poor planning, resulting in clear negative impacts on this place. What was once a beautiful, rural, and productive place that held a thriving local community has now become transformed and unrecognizable like so many other heavily developed parts of our country.

I fear that this tower, as proposed, will lead to similar repercussions, likewise setting a precedent for further thoughtless development in our lovely state. The balloon simulation test indicates the tower would have a dramatic impact from its site, designated "protected viewshed" in the Marshfield Town Plan. Upon arriving in our village, it's clear why this viewshed is protected. This hillside is in the direct viewscape of many parts of Marshfield Village, The Old School House Common and the Rail Trail. The tower will present a dominant feature with disproportionate impact particularly from the grounds of The Old School House Common, which holds a major role as a local community hub. It will be a visual feature from the playground and ball fields as well as the nature trail, community garden, and basketball court. It will be a visible presence in the town green that residents use for local community events: summer concerts, events and gatherings for all ages, the farmers market, the Fall Foliage Festival, and appreciably more.

This sort of intrusion on our town's natural beauty and rural character (preserved from development to this point), will assuredly affect the lives of many. It appears this plan neglects sufficient aesthetic consideration and was formed with little attention for the actual aesthetic impact and the negative economic and cultural consequences that will follow. Affecting those who live here most acutely, the tower undoubtedly would seriously impact our quality of life and even the prospect of prosperity for some here in Marshfield. Folks don't travel to small New England towns to enjoy beautiful vistas with a cell tower as the dominant feature, nor do they buy homes for fair prices with a view of a cell tower.

The negative aesthetic, economic, and cultural impact of this proposed tower that lies at the heart of our community, is but one mark. The proposed tower does not comply with the Marshfield Town Plan or with the Marshfield Telecommunications Bylaw. It is critically important that we respect our town plans and bylaws if we plan to make wise development decisions that are responsive to local needs in our state.

Additionally, environmental concerns exist due to the lack of sufficient study of the site. Erosion is a real concern, as many sections of this very hillside were impacted by flooding in recent years and the wetlands and stream immediately adjacent to the proposed tower site may see significant impacts from such a project.

Speaking as an adjoining landowner, migrant to, resident and lover of the town of Marshfield and the State of Vermont, and in addition to being a representative for my partner and our 3 young kids, I sincerely implore you: please pause and assess what is actually being proposed here and the major impact it will have. There is no one else who can protect my rights, the rights of my family, and community. I find no other recourse than to submit this Motion to Intervene. I would like to formally request a hearing to allow the deficiencies of this plan to be seen, and for those impacted to bring their case on this critically important decision. Thank you for your consideration on this important matter.

Sincerely,

Michael Xenakis  
1222 Pike Rd  
PO Box 22  
Marshfield, VT 05658  
(802)355-3521  
[mikexenakisvt@gmail.com](mailto:mikexenakisvt@gmail.com)