

STATE OF VERMONT  
PUBLIC UTILITY COMMISSION

Case No. 25-1543-PET

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Limited Size and Scope Application  
of Bell Atlantic Mobile Systems, LLC d/b/a  
Verizon Wireless and The Towers, LLC d/b/a  
Vertical Bridge, for a Certificate of Public Good,  
pursuant to 30 V.S.A. § 248a, authorizing the construction  
of a telecommunications facility in Marshfield, Vermont

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**PRE-FILED TESTIMONY OF MICHAEL XENAKIS**

On behalf of Intervenors Robert Buchanan, Weston Cate, Robin Gomez, Pam Quinn, and  
Michael Xenakis

January 30, 2026

Summary: Michael Xenakis presents testimony about compliance with the Marshfield Town Plan, Telecom Ordinance, the importance of natural environments for restorative benefits, the aesthetics of the area and whether the project would have an undue adverse aesthetic effect on the surrounding area.

1 **Q.1 Please identify yourself by full legal name, occupation, and business address.**

2 A.1. My name is Mike Xenakis. I am a resident of Marshfield, Vermont residing at 1222 Pike Rd,  
3 Marshfield, Vermont 05658.

4 **Q.2 What is the purpose of your testimony?**

5 A.2 The purpose of my testimony is to address issues associated with the aesthetics for the  
6 proposed Bell Atlantic Tower in Marshfield, Vermont, its impact on the scenic beauty  
7 of the area, and the Marshfield Town Plan and Telecommunications ordinance.

8 **Q.3 Explain how your background has informed your testimony.**

9 A.3 I am a design/builder, building scientist, building analyst, developer, Marshfield Energy  
10 Committee member, Old School House Common Advisory Committee member, town  
11 volunteer, resident of Marshfield for 13+ years, father of 3 young kids, and adjacent land  
12 owner.

13 **Q.4 Have you previously provided testimony to the Vermont Public Utility Commission or  
14 in another proceeding, whether judicial or administrative?**

15 A.4 No.

16 **Q.5 When did you first learn about this proposal to construct a lattice tower for a radio  
17 antenna in Marshfield?**

18 A.5 Upon receiving notice from Bell Atlantic's legal representation

19 **Q.6 What information have you reviewed to prepare your testimony?**

1 A.6 I have reviewed the Petition for a CPG in Case No. 25-1543-PET filed with the PUC, direct  
2 pre-filed testimony of Petitioner, public comments, discovery responses, the Marshfield  
3 Town Plan, and the Telecommunications Ordinance. I attended the information session on  
4 February 12, 2025. I have reviewed the photos from the balloon test of December 31, 2024. I  
5 have personal and detailed knowledge of the area surrounding the proposed tower.

6 **Q.7 Please describe the area where the tower is proposed.**

7 A.7 The area where the tower is being proposed is on a steep hill side in the Western view shed  
8 of the Old School House Common and Marshfield Village. This area is a ‘protected view  
9 shed’ as it is clearly visible from Marshfield Village, the center of our town and community.  
10 This slope has various wetlands and the area below the tower had significant floor damage  
11 from the flooding in the summer of 2024. The tower will be located south east of my home  
12 on an adjacent lot.

13 **Q.8 Please describe your experience of the balloon test.**

14 A.8 I was alarmed and appalled upon viewing photos and drone footage from locals as well as  
15 Bell Atlantic’s photos. I will note that Bell Atlantic’s photos were not taken from optimal  
16 locations if one were trying to see the tower and understand its impact. Comparing all the  
17 photos and drone footage as well as knowledge of the location lead me to believe that the  
18 impact could be a lot greater than what is represented in Bell Atlantic’s photos which

1 appear to be focused from angles where the balloon was barely visible or not visible at all.

2 **Q.9 Is the proposed tower visible from your property?**

3 A.9 No

4 **Q.10 Describe how the tower will be visible from your property, including the vantage point**  
5 **from which you will be able to view it.**

6 A.10 The tower is not visible from my property but is highly visible from the grounds of the  
7 Old School House Common, a major draw for Marshfield Residence and surrounding  
8 community. It would also be visible from the homes of many Marshfield Residents.

9 **Q.11 Explain how the tower's visibility affects your use and enjoyment of your property.**

10 A.11 The tower as proposed will devalue the beautiful rural nature of our town and  
11 community center. It will be a fixture in the background behind our community events  
12 including summer concerts, farmers markets, ball games, etc. It close proximate to our  
13 home gives my family a lot of reason for concern to the point that we have to consider  
14 leaving our homestead that we have been developing for the past several years and  
15 dreaming about for many years longer than that. We also worry about the loss of value  
16 in our property that could occur if this project were to proceed as planned.

17 **Q.12 Will the tower be visible from private properties in the area?**

18 A.12 Yes. The tower will be prominently visible for many residences of Marshfield and  
19 Marshfield Village. It will be visible from the Old School House Common. It will all be  
20 visible from the Rail Road Bed and Cross VT Trail. It will be scene for all travels heading  
21 west through Marshfield Village on RT 2.

1 **Q.13 Are you aware of any steps the Petitioner has taken to minimize the aesthetic impact of**  
2 **the tower?**

3 A.13 We have encouraged Bell Atlantic to find a different site that is not in such close proximity  
4 to our village center and located in a town protected viewshed.

5 **Q.14 Does this proposed tower's purported societal benefits outweigh its social costs?**

6 A.14 The societal benefits of this tower as proposed are unclear. The site is inappropriate and in  
7 conflict with the Marshfield Town Plan and Marshfield Telecom Bylaw. Many residents are  
8 upset about the tower as proposed and if built, the tower will be highly visible and a looming  
9 reminder of a shift away from our shared value of protecting natural beauty in our town and  
10 the value of upholding the integrity of our town plan and town telecom bylaw. I think the  
11 tower as proposed would deeply fracture our small and tight knit community in a deep,  
12 physically, and visually impactful way. The tower as planned would undermine the  
13 governance and community agreements in our town.

14 **Q.15 Explain how the proposed tower violates the Town Plan and the Telecommunications**  
15 **bylaw.**

16 A.15 The proposed Tower is proposed to be sited in a protected viewshed easterly of Route 2. The  
17 viewshed exists to facilitate the goals of the Town Plan to protect the rural views of the Town.  
18 The Tower is also proposed to be more than three times the height about the surrounding average  
19 tree height than is allowable in the Telecommunications bylaw, which is outrageous.

20 **Q.16 Does this conclude your testimony?**

21 A.16 Yes.

**AFFIDAVIT**

1. I declare that the above statement is true and accurate to the best of my knowledge and belief. I understand that if the above statement is false, I may be subject to sanctions by the Commission pursuant to 30 V.S.A. § 30.
2. I have personal knowledge of the information provided in my pre-filed testimony.
3. I am able to testify as to the validity of the information contained in my prefiled testimony.

Dated at Marshfield, Vermont on the 30<sup>th</sup> day of January, 2026.

/s/ Michael Xenakis

Michael Xenakis