

Historic Preservation Commission Meeting REGULAR

Tuesday, January 13, 2026 at 7:00 PM

REMOTE ACCESS ONLY

To Join Via Zoom Meeting Go To:

<https://us06web.zoom.us/j/89610019456>

Alternatively you can Call In by Dialing: 1-929-205-6099

For both remote options, the Meeting ID is: 896 1001 9456

Members: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, Bryan Jones and Linden Chozinska

1. Call to Order
2. Public Comments [~5 minutes]
3. Approval of the Agenda [~5 minutes]
4. Comments from the Chair [~5 minutes]
5. Section 106 Review: 89 Main Street AT&T Infrastructure Updates
6. Recreation Area (ballfield & pool) Determination of Eligibility Update
7. Bailey Dam Removal
8. Review and Approve Minutes: 12/09/2025 [~5 minutes]
9. Other Business: Next Regular Meeting - February 10, 2026
10. Adjournment



802-233-9506 phone

39 Main Street, Montpelier, VT 05602

802-262-6080 fax

www.montpelier-vt.org

Meetings are open to the public. For questions about accessibility or to request accommodations please call (802) 223-9506.



December 15, 2025

The Montpelier Historic Preservation Commission
39 Main Street
Montpelier, VT 05602-2950

RE: NEPA Survey – Cellular Antenna Facility

Site Name: RCC-City Center
Site Address: 89 Main Street, Montpelier, Washington County, VT. 05602
ACER Project #: 20250974

To Whom It May Concern:

Acer Associates, LLC (ACER) will submit documentation on behalf of AT&T to the State Historic Preservation Office (SHPO) to review and provide comment for compliance with Section 106 of the National Historic Preservation Act prior to the modification of a cellular antenna facility at the above-referenced property. In accordance with requirements of the Advisory Council for Historic Preservation (ACHP) regulations, *Protection of Historical Properties*, 36 CFR 800, 800.2(d), and 800.2(3)(e)(f), ACER is contacting potentially interested parties that may desire to participate in the consultation process.

The project will consist of replacing four (4) antennas and adding one (1) antenna and replacing four (4) RRHs on the 42-foot building. The antennas/RRHs will be installed at centerline heights of approximately 49 feet, 50 feet, and 51.5 feet and tip heights of approximately 52.3 feet and 53 feet. The overall height of the structure will remain approximately 53 feet.

Enclosed please find the U.S.G.S. topographic map for the cellular antenna facility. If you have any questions or comments regarding the proposed activities, please contact our office within 30 days. The SHPO will be provided with documentation regarding the proposed activities.

Sincerely,

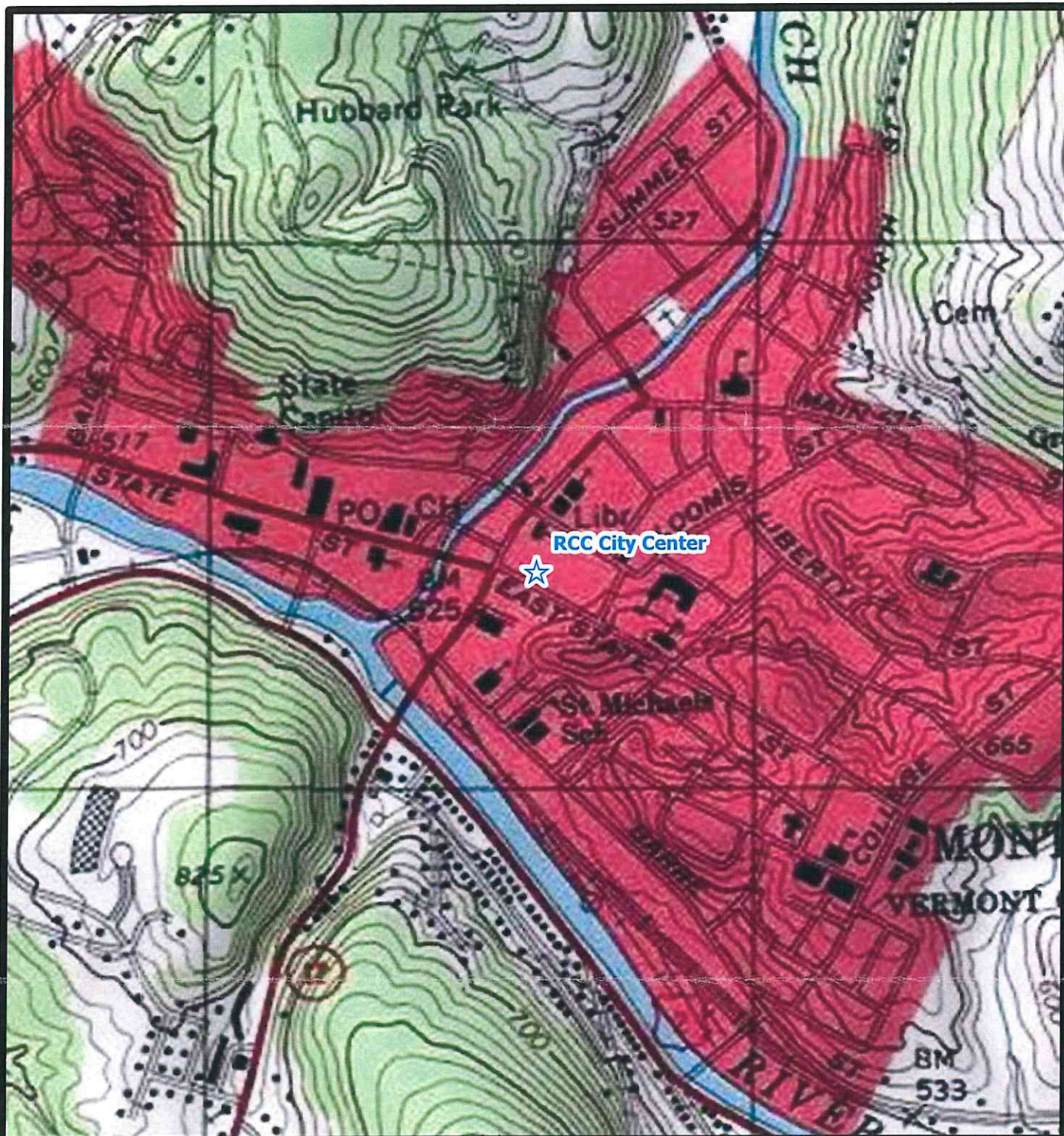
Acer Associates, LLC

Taylor O'Rourke

Project Manager

taylororourke@acerassociates.com

Attachment



SITE LOCATION

0 500 1,000 2,000 US Feet

USGS TOPOGRAPHIC MAP Montpelier Quadrangle

ACER ASSOCIATES, LLC

1012 INDUSTRIAL DRIVE
WEST BERLIN, NEW JERSEY 08091
Tel (856) 809-1202 / Fax (856) 809-1203

PROJECT INFORMATION	
SCOPE OF WORK:	TOWER SOW: REMOVE: (1) OPA-65R-LCUU-H8 ANTENNAS ON A4 (1) OPA-65R-LCUU-H4 ANTENNAS ON B1 (2) 80010122 ANTENNAS ON A5 / B5 (6) RRUS-11 B5 ON A1 / B3 / C1 / C2 / C3 / C3 (4) LGP17201 TMAS A4 / A4 / B4 / B4 RETAIN/RELOCATE: (1) EPBQ-654L8H8-L2 ANTENNAS ON A2 (1) EPBQ-654L8H6-L2 ANTENNAS ON B2 (3) BSA-M65R-BUU-H6 ANTENNAS ON C1/C2/C3 (4) RRUS-32 B30 ON A4 / A5 / C2 / C2 (5) 4478 B14 ON A2 / B2 / C2 (4) 8843 B2/B66A ON A2 / B2 / C3 / C3 (2) DC6-48-60-18-8C-EV (3) DC6-48-60-18-8C SURGE A3 / C2 / C2 (2) 6AWG DC TRUNK, (3) 8AWG DC TRUNKS. (4) 4AWG FIBER TRUNKS, (8) 1-5/8"Ø COAX (3) 18 PAIR FIBER TRUNKS INSTALL: (1) TPA65R-BU8DV2-K ON A4, (1) TPA65R-BU8DV2-K ON B4, (3) AIR6472 B77G B77M ON A3 / B3 / C3 (4) 4490 B5/B12A ON A4/B4/C1/C3, (2) SXK1255394/2 DUAL MOUNT BRACKETS ON PROPOSED RRU MOUNT PIPES (4) Y CABLES ON EXISTING 8843 B2/B66A GROUND SOW: REMOVE: (1) GE POWER STD -48V INFINITY M W/CONV. (8) TMA LGP21901, (1) 6630, (4) RECTIFIERS, (2) CONVERTERS RETAIN/RELOCATE: (8) HT170ET TO NEW POWER PLANT (3) EXISTING RAYCAP DC12-48-60-RM (1) 6601 + XMU INSTALL: (1) NETSURE 7100 W 3-BATTERY TRAYS 48V/58V, (1) CONVERTER/RECTIFIER EXPANSION SHELF (10) VERTIV 512/5100/721/7100 -48VTO-58V 2KW CONVERTER, (11) -48V RECTIFIER (1) 6610 SITE CONTROLLER,INSTALL (3) 50A BREAKER FOR AIR6472, (4) 50A BREAKERS FOR RRUS-4490 (4) 40A BREAKER FOR RRU 8843 B2/B66, (3) 25A BREAKER FOR RRU 4478 B14 (4) 20A BREAKER FOR RRU 32 B30, (1) 15A BREAKER FOR BBU, (1) 5A BREAKER FOR 6610 JOB DETAILS: WSCTB0033540_CBAND 4 GHZ C1+C2+C3+C4 (80MHZ) BAND N77, WSCTB0033497_700 MHZ LOWER_B (5 MHZ) E-UTRA BAND 17, WSCTB0033740_DOD 3.45 GHZ C+D+E+F (40 MHZ) BAND N77, WSCTB0033432_850 MHZ AL+AH (10MHZ) E-UTRA BAND 5, WSCTB0037072_700 MHZ UPPER D (10 MHZ) BAND 14 RFDS: RF ISSUE FINAL RFDS DATED 09/15/25

PROJECT SUMMARY	
SITE NAME:	RCC - CITY CENTER
STRUCTURE	DOUGLAS C. NEDDECITY CENTER MONTPELIER, LLC
LANDLORD:	
CONTACT INFO:	(802)-843-4110, NEDDE REAL ESTATE, DOUG NEDDE
LANDOWNER:	CITY CENTER MONTPELIER LLC 210 COLLEGE STREET SUITE 201 BURLINGTON, VT 05401
SITE ADDRESS:	89 MAIN STREET MONTPELIER, VT 05602
LATITUDE:	44.2600581° N, 44° 15' 36.2' N
LONGITUDE:	-72.5742781° W, 72° 34' 27.4" W
TYPE OF SITE:	ROOF TOP / INDOOR EQUIPMENT
STRUCTURE HEIGHT:	43'-0"±
RAD CENTER:	49'-0"±, 50'-0"±, 51'-6"±
GROUND ELEVATION: (AMSL)	524'-0"±
CURRENT USE:	TELECOMMUNICATIONS FACILITY
PROPOSED USE:	TELECOMMUNICATIONS FACILITY

DRAWING INDEX		
SHEET NO.	DESCRIPTION	REV.
T-1	TITLE SHEET	2
GN-1	GENERAL NOTES	2
C-1	PLOT PLAN	2
A-1	ROOF & EQUIPMENT PLAN	2
A-2	EXISTING ELEVATION	2
A-2.1	PROPOSED ELEVATION	2
A-3	EXISTING ANTENNA LAYOUT PLAN	2
A-4	PROPOSED ANTENNA LAYOUT PLAN	2
A-5	ANTENNA SCHEDULES	2
A-6	DETAILS	2
A-7	DETAILS	2
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G-1	GROUNDING DETAILS	2
RF-1	RF PLUMBING DIAGRAM	2
RF-2	RF PLUMBING DIAGRAM	2

NOTE TO GENERAL CONTRACTOR: (PRIOR/DURING CONSTRUCTION)
CONTRACTOR TO CONTACT E.O.R. (TEP NORTHEAST, TEP OPCO,LLC) PRIOR TO ROOF/WALL OPENINGS TO COORDINATE/SCHEDULE THE FOLLOWING:
INSPECTION OF EXISTING CONDITIONS AND LOCATIONS WHERE CONNECTIONS ARE BEING PROPOSED, INCLUDING INSPECTIONS OF STUB-UP ANCHORS AND/OR WALL ANCHORS PRIOR TO CONCEALING.

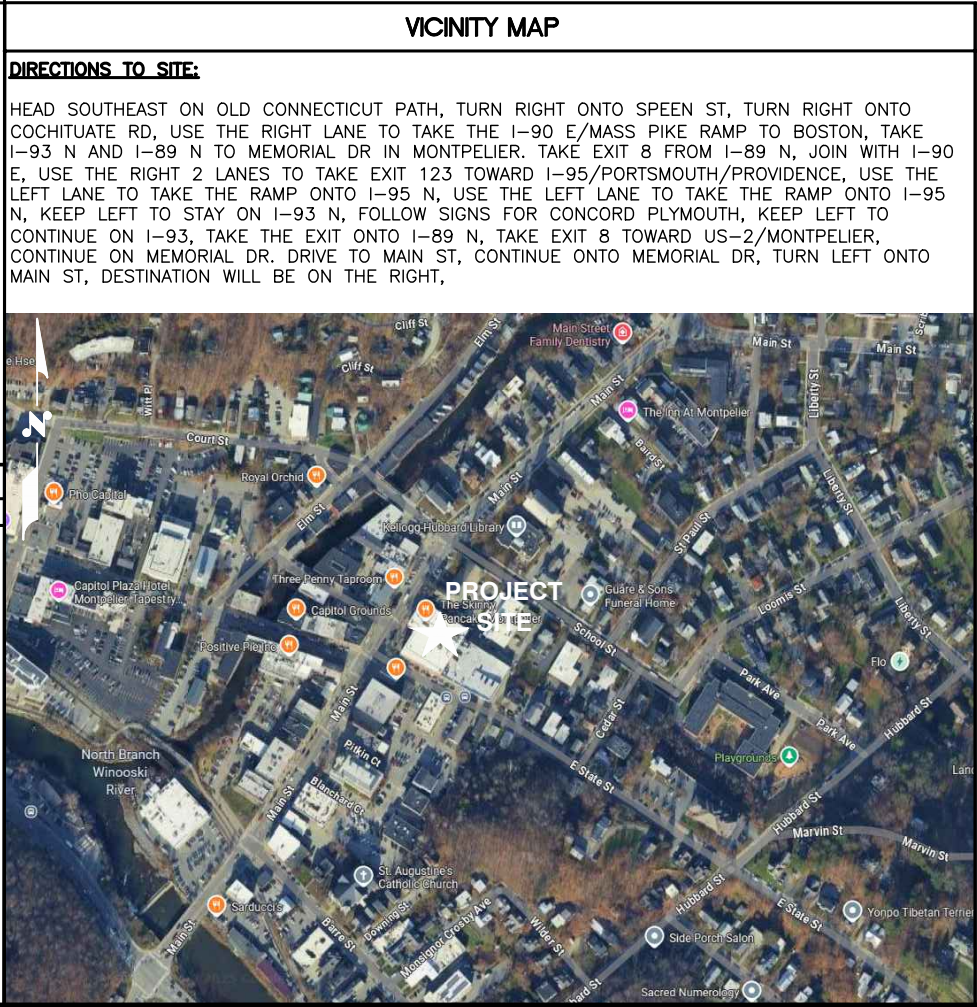


SITE NUMBER: VTL06432

SITE NAME: RCC - CITY CENTER

FA CODE: 10133339

IWM JOB NUMBERS: WSCTB0033540_CBAND 4 GHZ C1+C2+C3+C4 (80MHZ) BAND N77, WSCTB0033497_700 MHZ LOWER_B (5 MHZ) E-UTRA BAND 17, WSCTB0033740_DOD 3.45 GHZ C+D+E+F (40 MHZ) BAND N77, WSCTB0033432_850 MHZ AL+AH (10MHZ) E-UTRA BAND 5, WSCTB0037072_700 MHZ UPPER D (10 MHZ) BAND 14
PROJECT: 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT



GENERAL NOTES	
1.	THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF AT&T. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED.
2.	THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS.
3.	CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE AT&T MOBILITY REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.
4.	CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN.

UNDERGROUND SERVICE ALERT

TEP OPCO, LLC

WWW.DIGSAFE.COM

72 HOURS PRIOR

TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY

NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T

TITLE SHEET

5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	T-1	2

GROUNDING NOTES

1.

THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2.

ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3.

THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81 STANDARDS) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4.

METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5.

EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS AND #2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6.

EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7.

APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8.

ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO GROUND BAR.
9.

ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10.

MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11.

METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12.

ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50

GENERAL NOTES

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR – ERICSSON
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – AT&T MOBILITY
2.

PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4.

DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5.

UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6.

"KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7.

THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9.

SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
10.

THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11.

SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12.

SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13.

ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

14.

ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15.

ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCH UP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
16.

CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T SITES."
17.

SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18.

THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19.

SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
20.

APPLICABLE BUILDING CODES:
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: IBC 2015 WITH VT FIRE & SAFETY CODE AMENDMENTS
ELECTRICAL CODE: REFER TO ELECTRICAL DRAWINGS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION;

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

NOTE:
THE PROJECT WILL COMPLY WITH THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

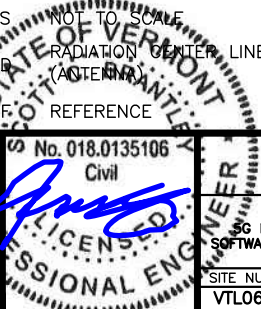
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SITE NAME: RCC - CITY CENTER

89 MAIN STREET
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WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
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A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T

GENERAL NOTES		
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXXR SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	GN-1	2

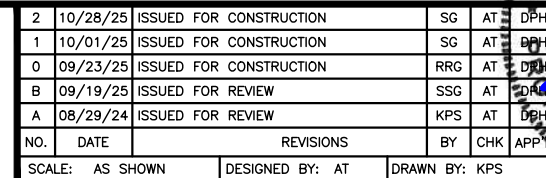
NOTE:
NO ADDITIONAL IMPERVIOUS AREA TO
BE ADDED AS PART OF THIS PROJECT.

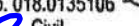


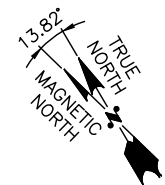
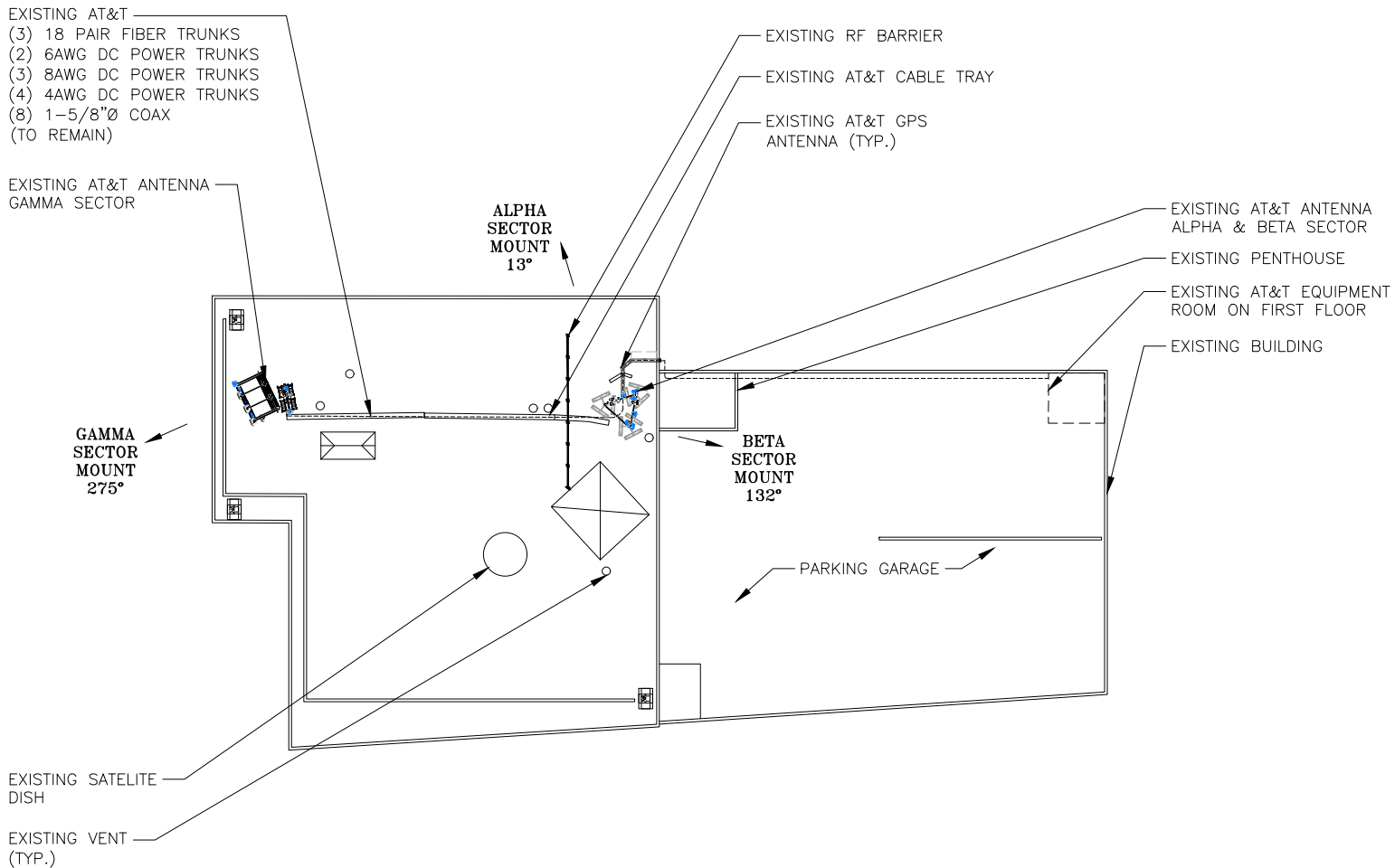
NOTE:
PLAN PREPARED BY TEP OPCO LLC. BASED ON INFORMATION FROM
THE TOWN OF MONTPELIER ASSESSORS DATA AND OTHER SOURCES
DOES NOT REPRESENT AN ACTUAL FIELD OR BOUNDARY SURVEY

ZONING INFORMATION		
ZONING DISTRICT:	(RU) RURAL RESIDENTIAL DISTRICT	
DIMENSIONS REQUIREMENTS:	EXISTING	PROPOSED
<u>ANTENNA SETBACKS</u>		
FRONT YARD SETBACK:	10'-0"±	10'-0"±
SIDE YARD SETBACK:	109'-0"± & 57'-0"±	109'-0"± & 57'-0"±
REAR YARD SETBACK:	194'-0"±	194'-0"±
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED) (SETBACK TO EXISTING EQUIPMENT SHELTER UNLESS OTHERWISE NOTED)		

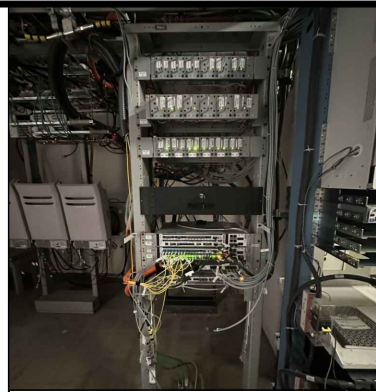
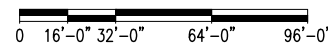
1. PROPERTY LINE INFORMATION (WHEN APPLICABLE) WAS PREPARED USING TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUCTED AS A BOUNDARY SURVEY.
2. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. CONNECTION TO ELECTRICAL & TELEPHONE UTILITIES TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
6. SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEER PRIOR TO INSTALLATION. SEE ANTENNA CONFIGURATION SHEETS FOR SITE SPECIFIC DETAILS.
7. SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
9. THERE ARE NO TOPOGRAPHIC CHANGES BEING PROPOSED UNDER THE CURRENT APPLICATION.
10. THE MAXIMUM AREA OF DISTURBANCE IS LESS THAN 1 ACRE. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA OR STATE-MANAGED NPDES GENERAL CONSTRUCTION PERMIT PROGRAM. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT IN ACCORDANCE WITH THE "LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL" ISSUED BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ADDITIONALLY, THE PROJECT OWNERS GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY STORM WATER COLLECTION/CONVEYANCE SYSTEM, WETLAND, WATER BODY, OR OTHER WATER RESOURCE AREAS.



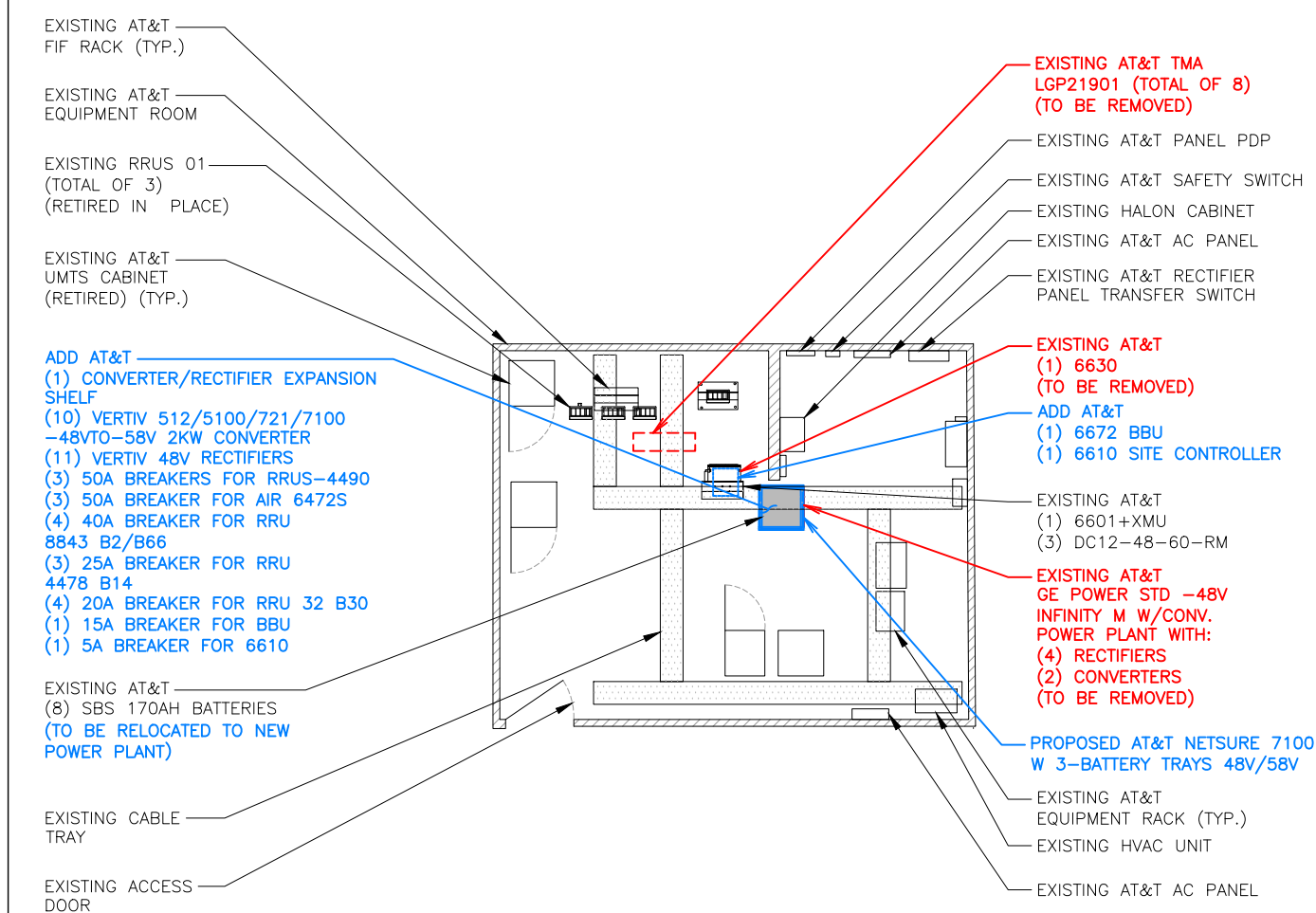
No. 018.0135106 Civil 	AT&T		
	PLOT PLAN 5G NR 1DR-1 CBAND, SOFTWARE, LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
	SITE NUMBER VTL06432	DRAWING NUMBER C-1	REV 2



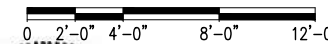
ROOF PLAN
22x34 SCALE: 1/32"=1'-0"
11x17 SCALE: 1/64"=1'-0"



EQUIPMENT RACK PHOTO
SCALE: N.T.S.



EQUIPMENT PLAN
22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"



NOTE:
REFER TO THE RF ISSUE FINAL RFDS DATED 09/15/25 FOR FINAL ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS BY: TEP (TEP OPCO, LLC.) DATED: SEPTEMBER 03, 2025, FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT.

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

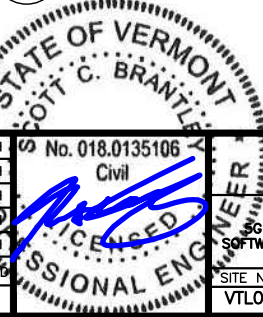
ERICSSON
6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY

AT&T
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

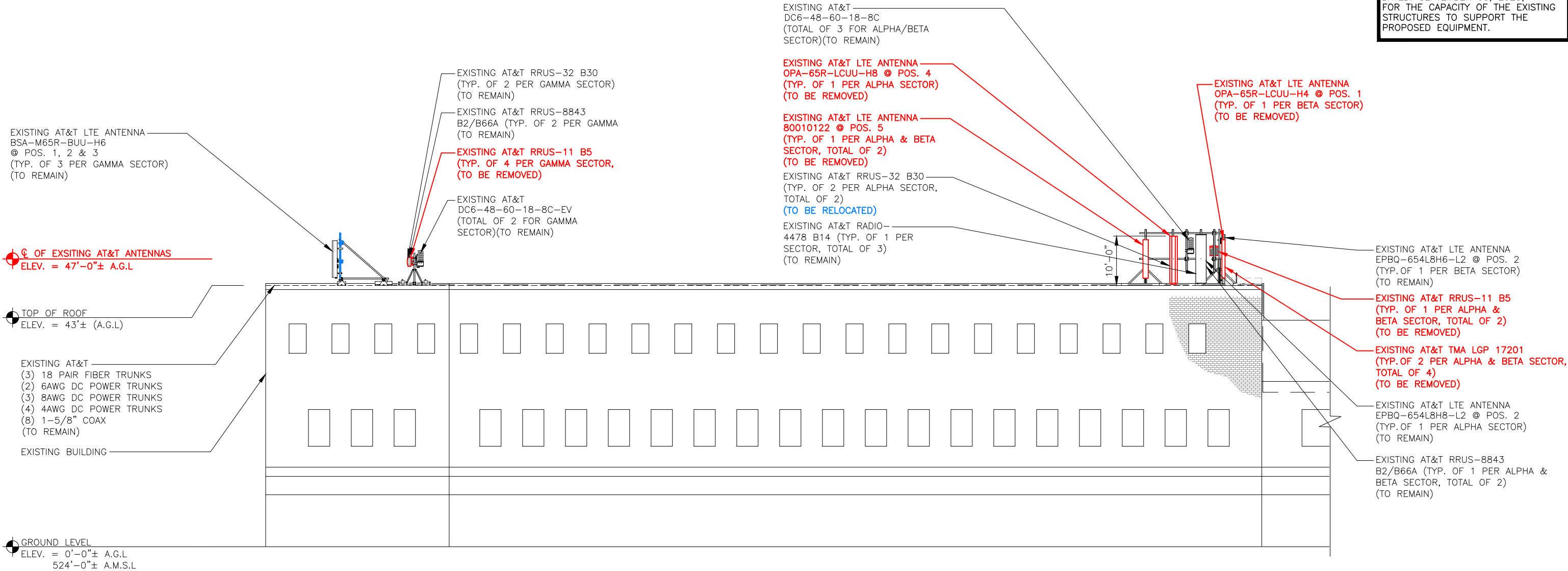
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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T
ROOF & EQUIPMENT PLAN
5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT
SITE NUMBER: VTL06432
DRAWING NUMBER: A-1
REV: 2

NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.



EXISTING BUILDING ELEVATION 1
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

ERICSSON
6300 LEGACY DRIVE
PLANO, TX 75024

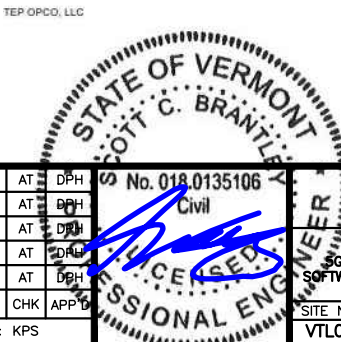
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

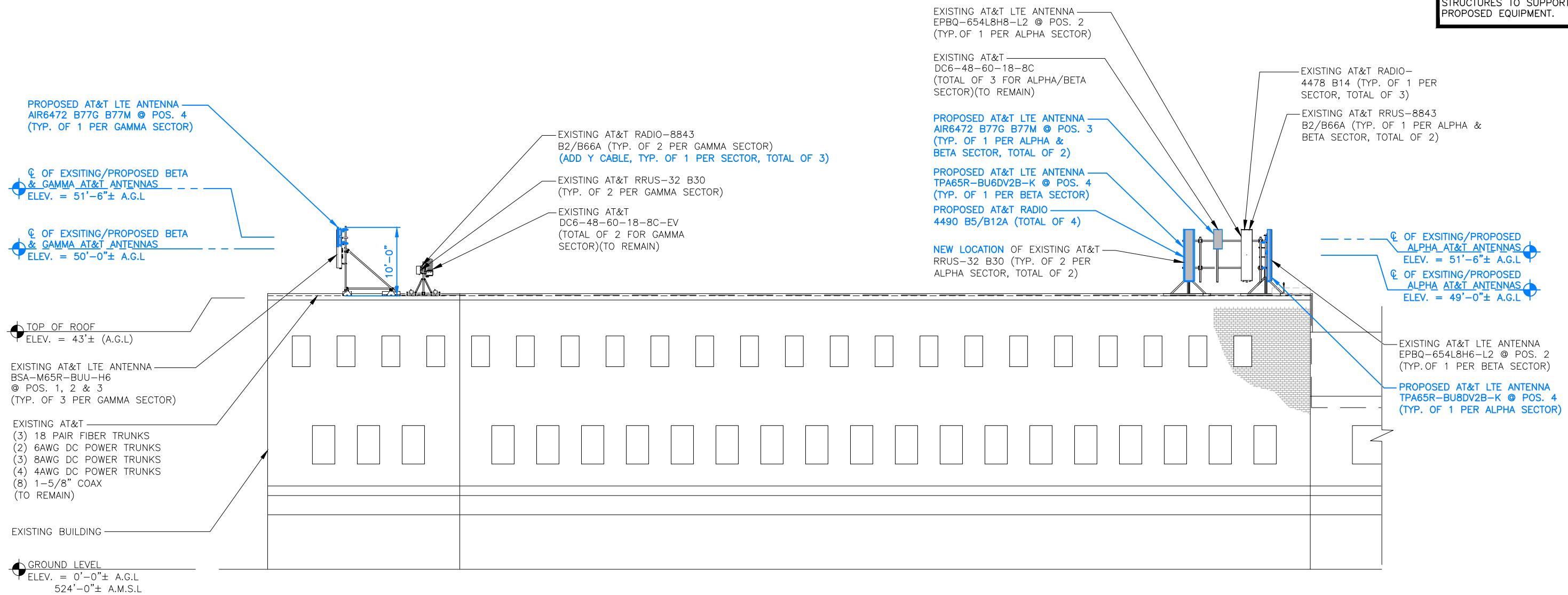
2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T		
ELEVATION 5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-2	2

NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.



PROPOSED BUILDING ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

2
A-2.1



TEP OPCO, LLC



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

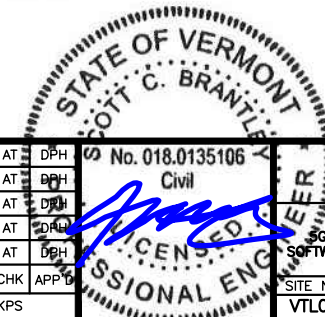
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T

ELEVATIONS
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-2.1	2

NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.

EXISTING AT&T LTE ANTENNA
BSA-M65R-BUU-H6
@ POS. 1, 2 & 3
(TYP. OF 3 PER GAMMA SECTOR)
(TO REMAIN)

GAMMA
SECTOR
700 BC/850/
1900/AWS
275"

GAMMA
SECTOR MOUNT
275"

GAMMA
SECTOR
LTE WCS/700 B14
276"

GAMMA
SECTOR
700 BC/850/
1900/AWS
276"

EXISTING AT&T RRUS-32 B30
(TYP. OF 2 PER GAMMA SECTOR)
(TO REMAIN)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 2 PER GAMMA
(TO REMAIN)

EXISTING AT&T RRUS-11 B5
(TYP. OF 4 PER GAMMA SECTOR,
(TO BE REMOVED)

EXISTING AT&T
DC6-48-60-18-8C-EV
(TOTAL OF 2 FOR GAMMA
SECTOR)(TO REMAIN)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H8-L2 @ POS. 2
(TYP. OF 1 PER ALPHA SECTOR)
(TO REMAIN)

EXISTING AT&T RRUS-11 B5
(TYP. OF 1 PER ALPHA &
BETA SECTOR,
TOTAL OF 2)
(TO BE REMOVED)

EXISTING AT&T LTE ANTENNA
OPA-65R-LCUU-H8 @ POS. 3
(TYP. OF 1 PER ALPHA SECTOR)
(TO BE REMOVED)

EXISTING AT&T
DC6-48-60-18-8C
(TOTAL OF 3 FOR ALPHA/BETA
SECTOR)(TO REMAIN)

EXISTING AT&T RRUS-32 B30
(TYP. OF 2 PER ALPHA SECTOR,
TOTAL OF 2)
(TO BE RELOCATED)

EXISTING VENT

EXISTING AT&T RADIO-
4478 B14 (TYP. OF 1 PER
SECTOR, TOTAL OF 3)
(TO REMAIN)

ALPHA
SECTOR MOUNT
13"

ALPHA
SECTOR
LTE PCS/
AWS/700 B14
15"

ALPHA
SECTOR
LTE WCS
18"

ALPHA
SECTOR
850
51"

EXISTING AT&T LTE ANTENNA
80010122 @ POS. 4
(TYP. OF 1 PER ALPHA & BETA
SECTOR, TOTAL OF 2)
(TO BE REMOVED)

EXISTING AT&T LTE ANTENNA
OPA-65R-LCUU-H4 @ POS. 1
(TYP. OF 1 PER BETA SECTOR)
(TO BE REMOVED)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 1 PER ALPHA &
BETA SECTOR, TOTAL OF 2)
(TO REMAIN)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H6-L2 @ POS. 2
(TYP. OF 1 PER BETA SECTOR)
(TO BE RELOCATED)

EXISTING AT&T TMA LGP 17201
(TYP. OF 2 PER ALPHA & BETA SECTOR,
TOTAL OF 4)
(TO BE REMOVED)

BETA
SECTOR MOUNT
132"

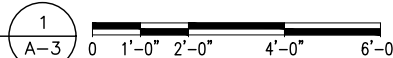
BETA
SECTOR
LTE PCS/
AWS/700 B14
136"

BETA
SECTOR
850
161"

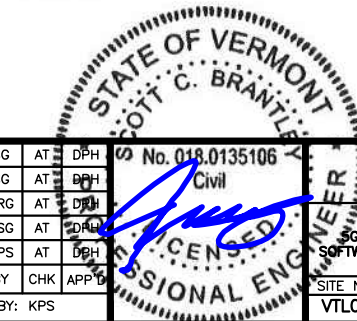


EXISTING ANTENNA PLAN

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"



TEP OPCO, LLC



TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

ERICSSON
6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY

AT&T

NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	AT	DRAWN BY:	KPS

AT&T

EXISTING ANTENNA LAYOUT PLAN
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-3	2

PROPOSED AT&T LTE ANTENNA
AIR6472 B77G B77M @ POS. 4
(TYP. OF 1 PER GAMMA SECTOR)

GAMMA
SECTOR
C-BAND/DOD
275°

PROPOSED AT&T MOUNT
MODIFICATION EXTENDED MOUNT
FACE FRAME TO ACCOMMODATE
ADDITIONAL ANTENNA AND
REQUIRED CLEARANCES
(TYP. OF GAMMA SECTOR ONLY)

GAMMA
SECTOR
700BC/850/
1900/AWS
275°

GAMMA
SECTOR
LTE WCS/
700 B14
275°

GAMMA
SECTOR
700BC/850/
1900/AWS
275°

EXISTING AT&T LTE ANTENNA
BSA-M65R-BUU-H6
@ POS. 1, 2 & 3
(TYP. OF 3 PER GAMMA SECTOR)

PROPOSED 2.5" (2.88" O.D.)
X14'-0" LONG FACE PIPE
(TYP. OF 2 PER GAMMA SECTOR)

EXISTING AT&T RRUS-32 B30
(TYP. OF 2 PER GAMMA SECTOR)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 2 PER GAMMA
SECTOR) (ADD Y CABLE, TYP. OF 1
PER SECTOR, TOTAL OF 3)

EXISTING AT&T
DC6-48-60-18-8C-EV
(TOTAL OF 2 FOR GAMMA
SECTOR)(TO REMAIN)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H8-L2 @ POS. 2
(TYP. OF 1 PER ALPHA SECTOR)

EXISTING AT&T RADIO-
4478 B14 (TYP. OF 1 PER
SECTOR, TOTAL OF 3)

EXISTING AT&T
DC6-48-60-18-8C
(TOTAL OF 3 FOR ALPHA/BETA
SECTOR)(TO REMAIN)

EXISTING VENT

PROPOSED BACK-TO-BACK
RRU BRACKETS (P/N:SKK1255394/2)
OR APPROVED EQUIVALENT,
(TYP. OF 1 PER ALPHA & BETA
SECTOR, TOTAL OF 2)

PROPOSED 2" STD. (2.38" O.D.)
10', LONG PIPE MAST (TYP. 1
PER ALPHA & BETA SECTOR,
TOTAL OF 2)

ALPHA
SECTOR
LTE/PCS/AWS/700
B14
15°

ALPHA
SECTOR
MOUNT
13°

ALPHA
SECTOR
C-BAND/DOD
15°

ALPHA
SECTOR
700BC/850/WCS
15°

PROPOSED AT&T LTE ANTENNA
TPA65R-BU8DV2B-K @ POS. 4
(TYP. OF 1 PER ALPHA SECTOR)

PROPOSED AT&T RADIO 4490 B5/B12A
(TOTAL OF 4)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 1 PER ALPHA &
BETA SECTOR, TOTAL OF 2)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H6-L2 @ POS. 2
(TYP. OF 1 PER BETA SECTOR)

PROPOSED AT&T LTE ANTENNA
AIR6472 B77G B77M @ POS. 3
(TYP. OF 1 PER ALPHA &
BETA SECTOR, TOTAL OF 2)

NEW LOCATION OF EXISTING AT&T
RRUS-32 B30 (TYP. OF 2 PER
ALPHA SECTOR, TOTAL OF 2)

PROPOSED AT&T LTE ANTENNA
TPA65R-BU6DV2B-K @ POS. 4
(TYP. OF 1 PER BETA SECTOR)

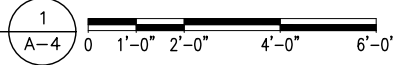
TEP OPCO, LLC

NOTE:
EXCEPTION ON MARCO BUILD
STANDARD ON ANTENNA CLEARANCE
FROM ROOF LINE DUE TO ZONING
LIMITATION.



PROPOSED ANTENNA PLAN

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

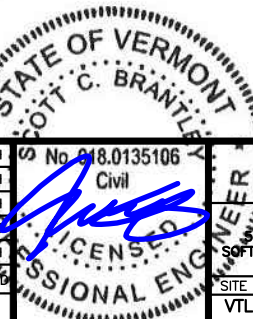
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



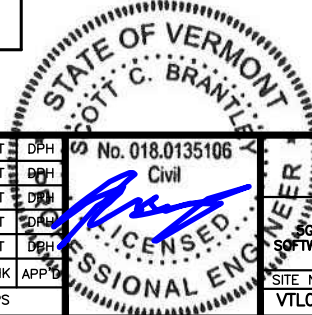
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	AT	DRAWN BY:	KPS



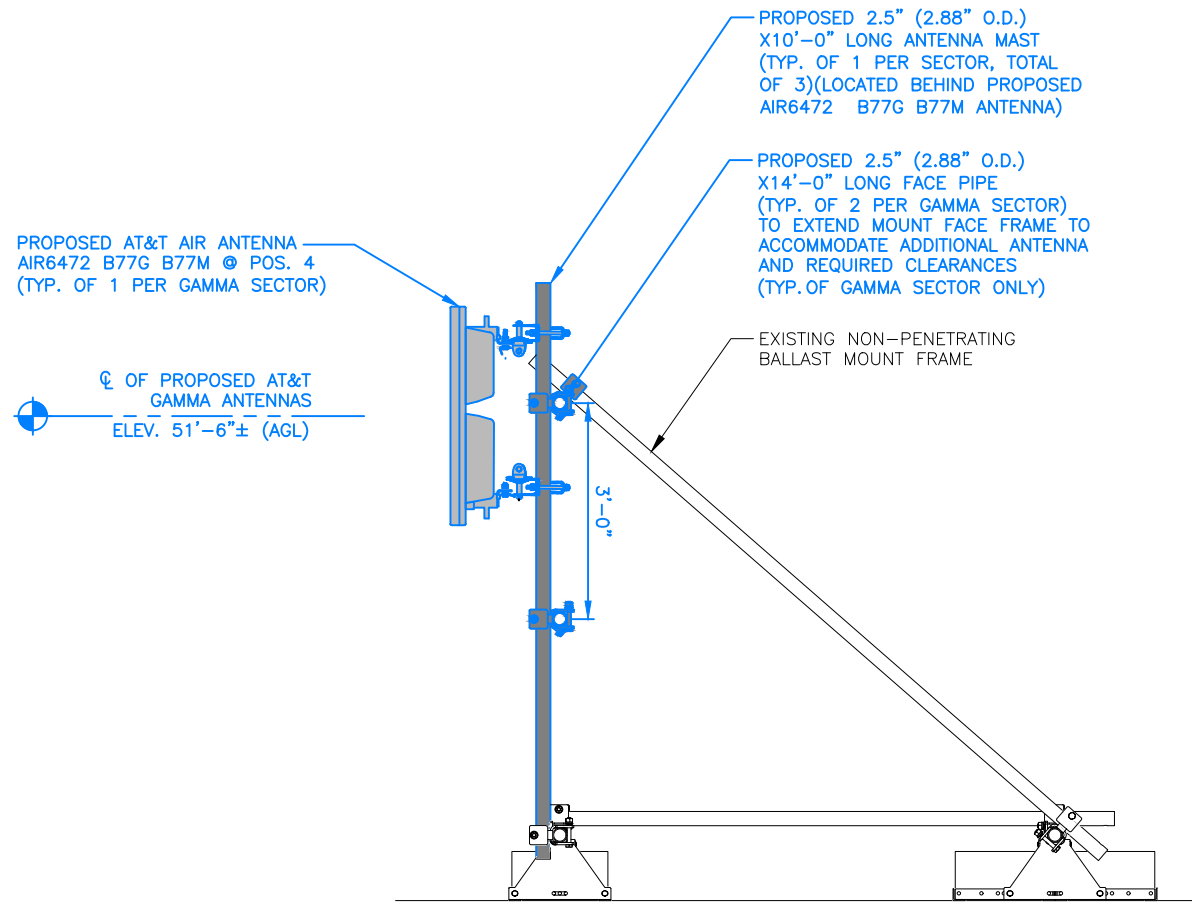
AT&T

PROPOSED ANTENNA LAYOUT PLAN		
5G NR 1DR-1 CBAND, SOFTWARE LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-4	2

ANTENNA SCHEDULE												RRU CHART																																											
RF ISSUE FINAL RFDS DATED: 09/15/25												QUANTITY	MODEL	SIZE (L x W x D)																																									
SECTOR	EXISTING/ REMOVED	BAND	ANTENNA	SIZE (INCHES) (L x W x D)	ANTENNA & HEIGHT	AZIMUTH	TMA/ DIPLEXER	RRU	SIZE (INCHES) (L x W x D)	FEEDER	RAYCAP	E(3)	4478 B14 (700)	18.1"x13.4"x8.3"																																									
A1							—	(E)(1) RRUS-11 B5 (850)	—	—	(E) (2) RAYCAP DC6-48-60-18-8C	E(4)	RRUS-32 B30 (WCS)	27.2"x12.1"x7.0"																																									
A2	EXISTING	LTE PCS/ AWS/700 B14	EPBQ-654L8H8-L2	96"x21.00"x6.30"	47'-0"±	15°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (E)(2) 4AWG TRUNKS		E(4)	8843 B2/B66A (PCS/AWS)	14.9"x13.2"x8.3"																																									
A3	—	—	—	—	—	—	—	—	—	(E)(1) 18 PAIR FIBER TRUNK		E(6)	RRUS-11 B5	19.7"x17.0"x7.2"																																									
A4	REMOVED	LTE WCS	OPA-65R-LCUU-H8	92.70"x14.40"x7.00"	47'-0"±	18°	—	(E)(1) RRUS-32 B30 (WCS)	(E)(2) LGP17201	—		NOTE: MOUNT PER MANUFACTURER'S SPECIFICATIONS																																											
A5	REMOVED	850	80010122	75.5"x10.3"x5.9"	47'-0"±	51°	—	—	—	—																																													
B1	REMOVED	LTE WCS	OPA-65R-LCUU-H4	48.00"x14.40"x7.30"	47'-0"±	134°	—	(E)(1) RRUS-32 B30 (WCS)	(E)(2) LGP17201	—	(E) (1) RAYCAP DC6-48-60-18-8C																																												
B2	EXISTING	LTE PCS/ AWS/700 B14	EPBQ-654L8H6-L2	73.00"x21.00"x6.30"	47'-0"±	136°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (E)(1) 4AWG TRUNK																																													
B3	—	—	—	—	—	—	—	(E)(1) RRUS-11 B5 (850)	—	(E)(1) 18 PAIR FIBER TRUNK																																													
B4	—	—	—	—	—	—	—	—	—	—																																													
B5	REMOVED	UMTS 850	80010122	75.5"x10.3"x5.9"	47'-0"±	161°	—	—	—	—																																													
C1	EXISTING	700 BC/ 850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	47'-0"±	276°	—	(E)(1) RRUS-11 B5 (850)	—	(E)(1) 8AWG DC TRUNK (E)(1) 4AWG TRUNK	(E) (2) RAYCAP DC6-48-60-18-8C- EV																																												
C2	EXISTING	LTE WCS/700 B14	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	47'-0"±	276°	—	(E)(1) RRUS-11 B5 (850) (E)(2) RRUS-32 B30 (WCS)	—	(E)(1) 18 PAIR FIBER TRUNK																																													
C3	EXISTING	700 BC/ 850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	47'-0"±	275°	—	(E)(2) RRUS-11 B5 (850) (E)(1) 4478 B14 (700) (E)(2) 8843 B2/B66A (PCS/AWS)	—	—																																													
ANTENNA SCHEDULE												RRU CHART																																											
RF ISSUE FINAL RFDS DATED: 09/15/25												QUANTITY	MODEL	SIZE (L x W x D)																																									
SECTOR	EXISTING/ REMOVED	BAND	ANTENNA	SIZE (INCHES) (L x W x D)	ANTENNA & HEIGHT	AZIMUTH	TMA/ DIPLEXER	RRU	SIZE (INCHES) (L x W x D)	FEEDER	RAYCAP	E(3)	4478 B14 (700)	18.1"x13.4"x8.3"																																									
A1							—	—	—	—	(E) (2) RAYCAP DC6-48-60-18-8C	E(4)	RRUS-32 B30 (WCS)	27.2"x12.1"x7.0"																																									
A2	EXISTING	LTE/PCS/AWS /700 B14	EPBQ-654L8H8-L2	96"x21.00"x6.30"	49'-0"±	15°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (P)(1) Y-CABLE		E(4)	8843 B2/B66A (PCS/AWS)	14.9"x13.2"x8.3"																																									
A3	PROPOSED	CBAND/DOD	AIR6472 B77G B77M	36.3"x15.83"x7.4"	51'-6"±	15°	—	—	—	(E)(1) 18 PAIR FIBER TRUNK (E)(2) 4AWG TRUNKS		(P)(4)	4490 B5/B12 (850/700)	17.5"x15.1"x6.8"																																									
A4	PROPOSED	700BC/850/WCS	TPA65R-BU8DV2B-K	96"x20.7"x9.6"	49'-0"±	15°	—	(E)(1) RRUS-32 B30 (WCS) (P)(1) 4490 B5/B12A (850/700)	17.5"x15.1"x6.8"	—		NOTE: MOUNT PER MANUFACTURER'S SPECIFICATIONS																																											
B1							—	—	—	—	(E) (1) RAYCAP DC6-48-60-18-8C																																												
B2	EXISTING	LTE/PCS/AWS /700 B14	EPBQ-654L8H6-L2	73.00"x21.00"x6.30"	50'-0"±	135°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (P)(1) Y-CABLE																																													
B3	PROPOSED	CBAND/DOD	AIR6472 B77G B77M	36.3"x15.83"x7.4"	51'-6"±	135°	—	—	—	(E)(1) 18 PAIR FIBER TRUNK (E)(1) 4AWG TRUNKS																																													
B4	PROPOSED	700BC/850/WCS	TPA65R-BU8DV2B-K	71.2"x20.7"x7.7"	50'-0"±	135°	—	(E)(1) RRUS-32 B30 (WCS) (P)(1) 4490 B5/B12A (850/700)	17.5"x15.1"x6.8"	—																																													
C1	EXISTING	700BC/850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	50'-0"±	275°	—	(P)(2) 4490 B5/B12A (850/700)	17.5"x15.1"x6.8"	(E)(1) 8AWG DC TRUNK (E)(1) 4AWG TRUNKS	(E) (2) RAYCAP DC6-48-60-18-8C- EV																																												
C2	EXISTING	LTE WCS/700 B14	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	50'-0"±	275°	—	(E)(2) RRUS-32 B30 (WCS) (E)(1) 4478 B14 (700)	—	—																																													
C3	EXISTING	700BC/850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	50'-0"±	275°	—	(E)(2) 8843 B2/B66A (PCS/AWS)	—	(P)(1) Y-CABLE																																													
C4	PROPOSED	CBAND/DOD	AIR6472 B77G B77M	36.3"x15.83"x7.4"	51'-6"±	275°	—	—	—	—																																													
FINAL ANTENNA SCHEDULE												2 A-5																																											
SCALE: N.T.S																																																							
 TEP OPCO, LLC. 45 BEECHWOOD DR. NORTH ANDOVER, MA 01845 OFFICE: (978) 557-5553		 6300 LEGACY DRIVE PLANO, TX 75024		SITE NUMBER: VTL06432 SITE NAME: RCC - CITY CENTER 89 MAIN STREET MONTPELIER, VT 05602 WASHINGTON COUNTY		 NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T 492 OLD CONNECTICUT PATH SUITE #210 FRAMINGHAM, MA 01701		<table><tr><td>2</td><td>10/28/25</td><td>ISSUED FOR CONSTRUCTION</td><td>SG</td><td>AT</td><td>DPH</td></tr><tr><td>1</td><td>10/01/25</td><td>ISSUED FOR CONSTRUCTION</td><td>SG</td><td>AT</td><td>DPH</td></tr><tr><td>0</td><td>09/23/25</td><td>ISSUED FOR CONSTRUCTION</td><td>RRG</td><td>AT</td><td>DPH</td></tr><tr><td>B</td><td>09/19/25</td><td>ISSUED FOR REVIEW</td><td>SSG</td><td>AT</td><td>DPH</td></tr><tr><td>A</td><td>08/29/24</td><td>ISSUED FOR REVIEW</td><td>KPS</td><td>AT</td><td>DPH</td></tr><tr><td>NO.</td><td>DATE</td><td colspan="2">REVISIONS</td><td>BY</td><td>CHK</td></tr><tr><td colspan="2">SCALE: AS SHOWN</td><td colspan="2">DESIGNED BY: AT</td><td colspan="2">DRAWN BY: KPS</td></tr></table>		2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH	1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH	0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH	B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH	A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH	NO.	DATE	REVISIONS		BY	CHK	SCALE: AS SHOWN		DESIGNED BY: AT		DRAWN BY: KPS		 Civil No. 018.0135106		AT&T ANTENNA SCHEDULES 5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT SITE NUMBER: VTL06432 DRAWING NUMBER: A-5 REV: 2	
2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH																																																		
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH																																																		
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH																																																		
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH																																																		
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH																																																		
NO.	DATE	REVISIONS		BY	CHK																																																		
SCALE: AS SHOWN		DESIGNED BY: AT		DRAWN BY: KPS																																																			

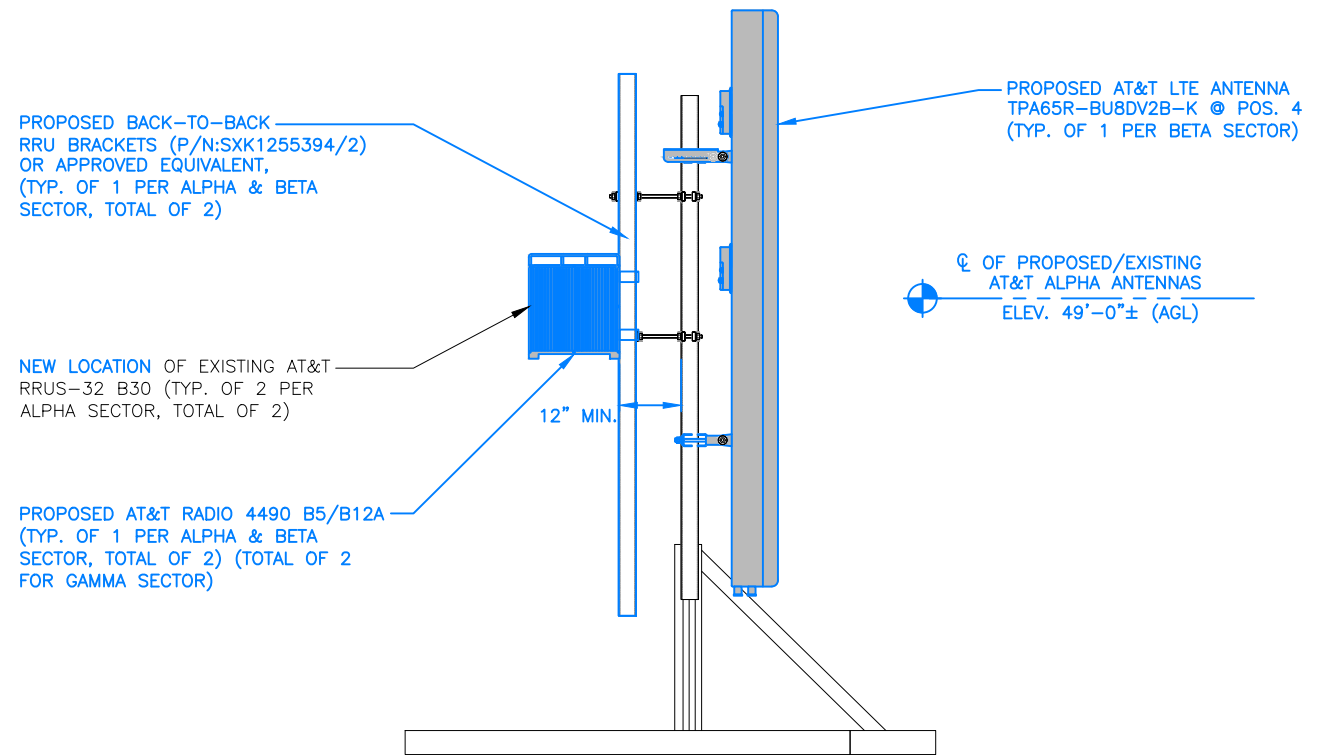
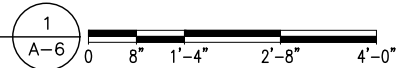
NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.



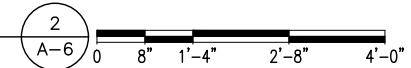
**PROPOSED ANTENNA GAMMA
SECTOR@ POS. 4**

22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"

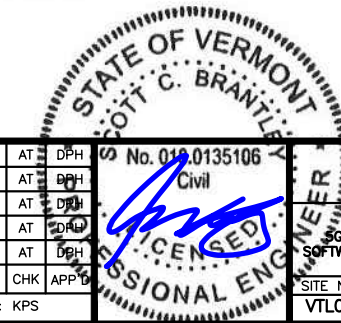


**PROPOSED ANTENNA ALPHA &
BETA SECTOR@ POS. 4**

22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"



TEP OPCO, LLC



6300 LEGACY DRIVE
PLANO, TX 75024

**SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER**

**89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY**



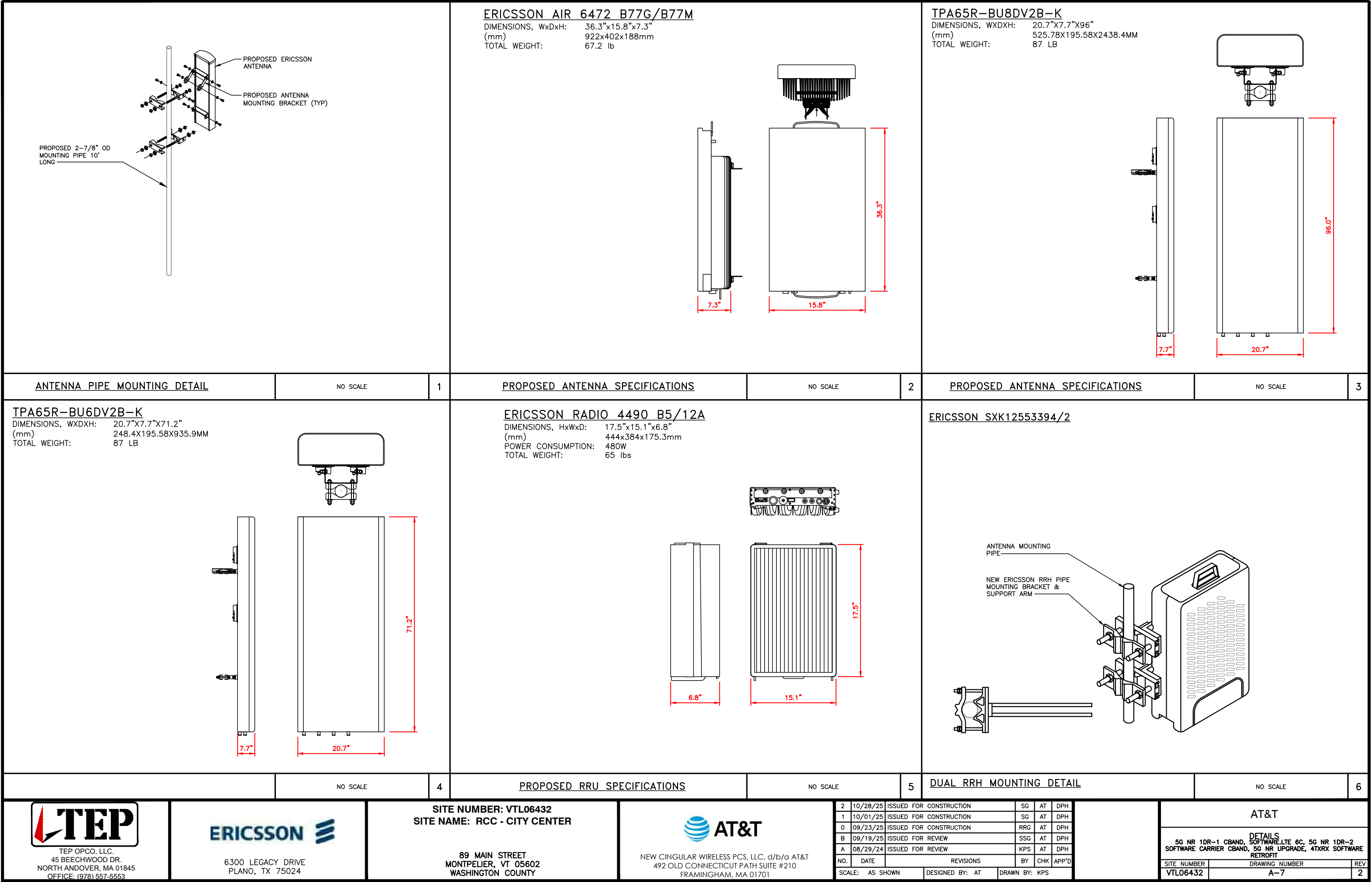
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

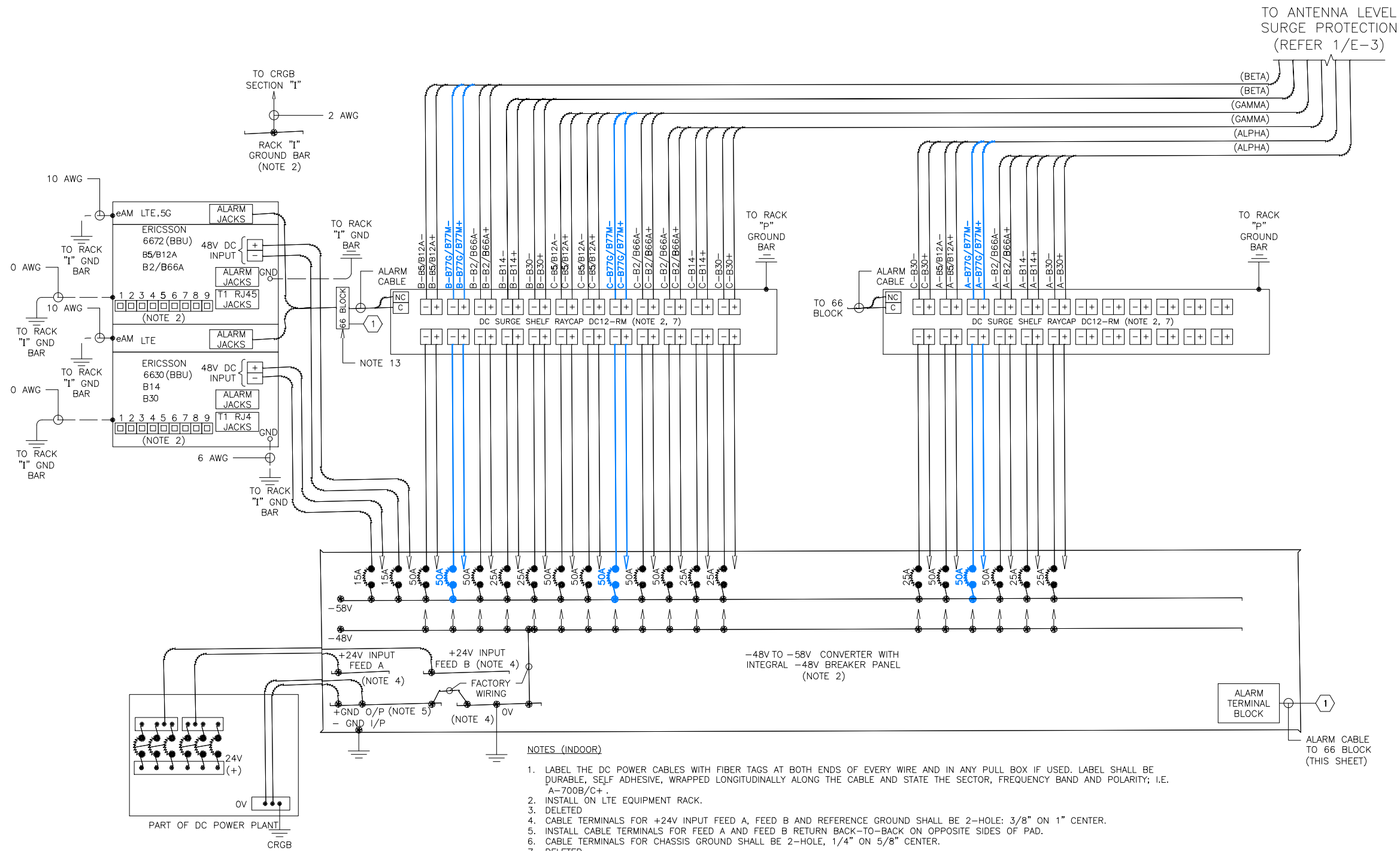
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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T

DETAILS
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-6	2



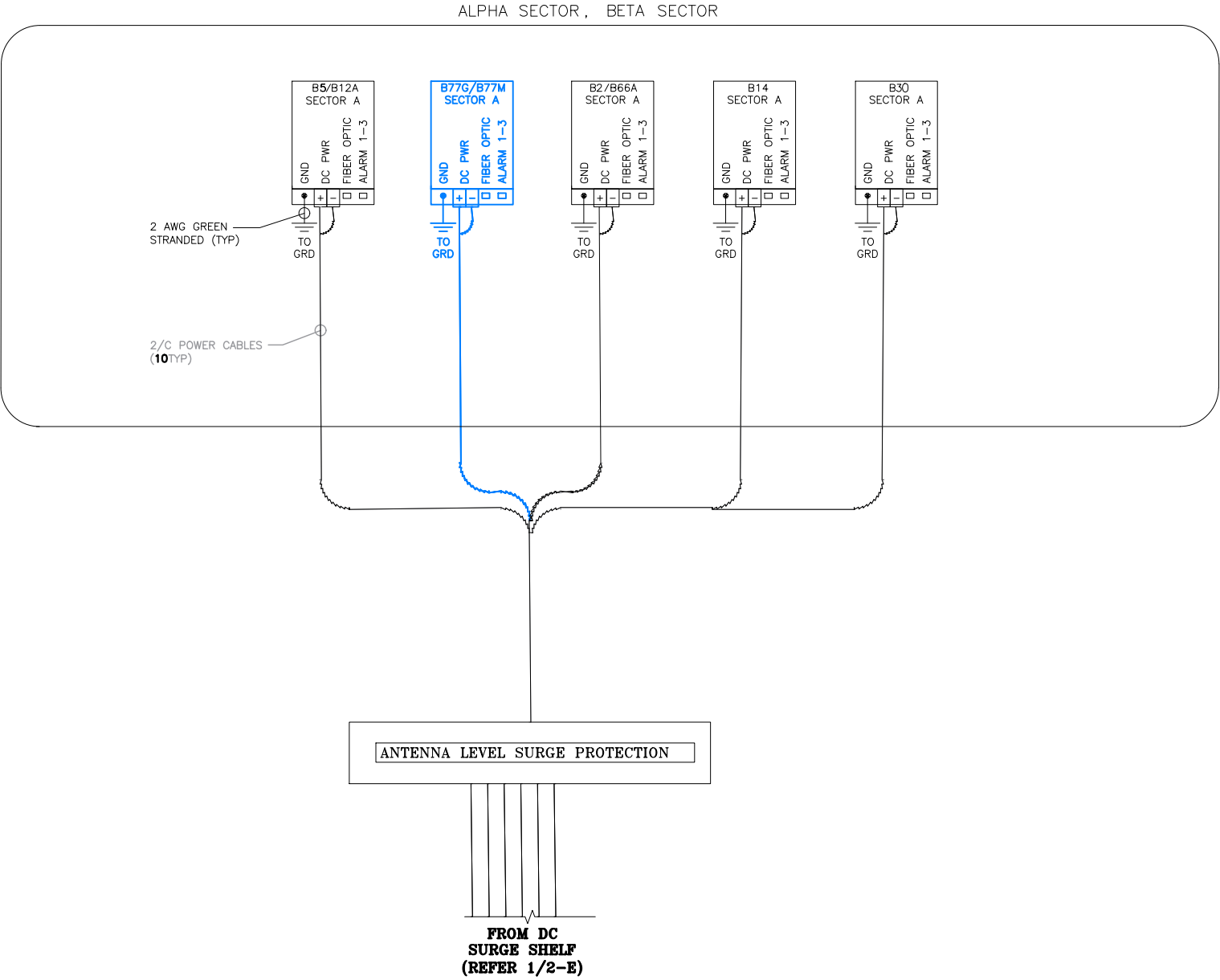


WIRING DIAGRAM
SCALE: N.T.S

1
E-1

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T		
WIRING DIAGRAM-GROUND 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	E-1	2



WIRING DIAGRAM

SCALE: N.T.S

1
E-2.1



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

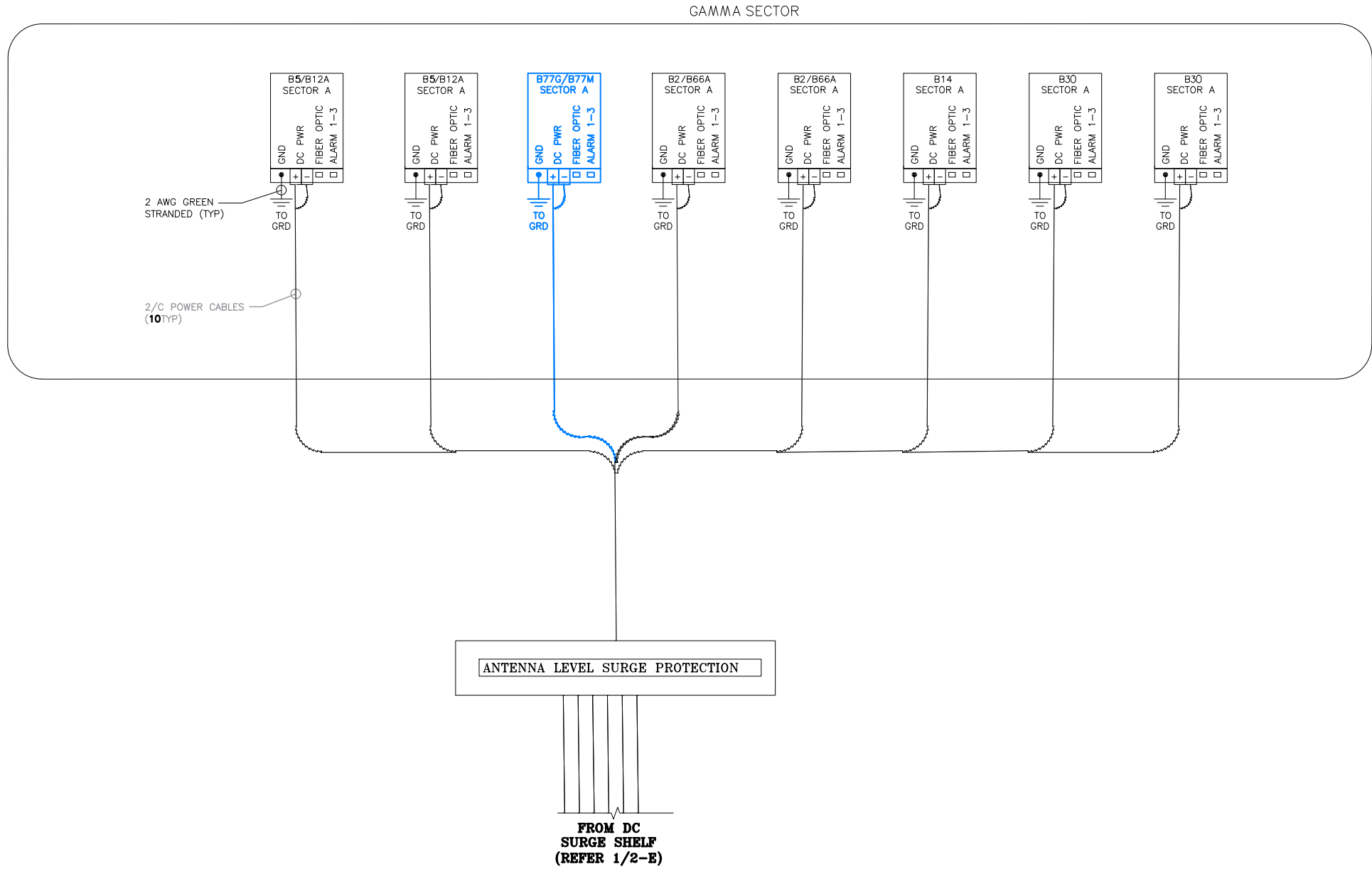
89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T		
WIRING DIAGRAM-TOWER 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	E-2.1	2



WIRING DIAGRAM
SCALE: N.T.S.

1
E-2.2



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

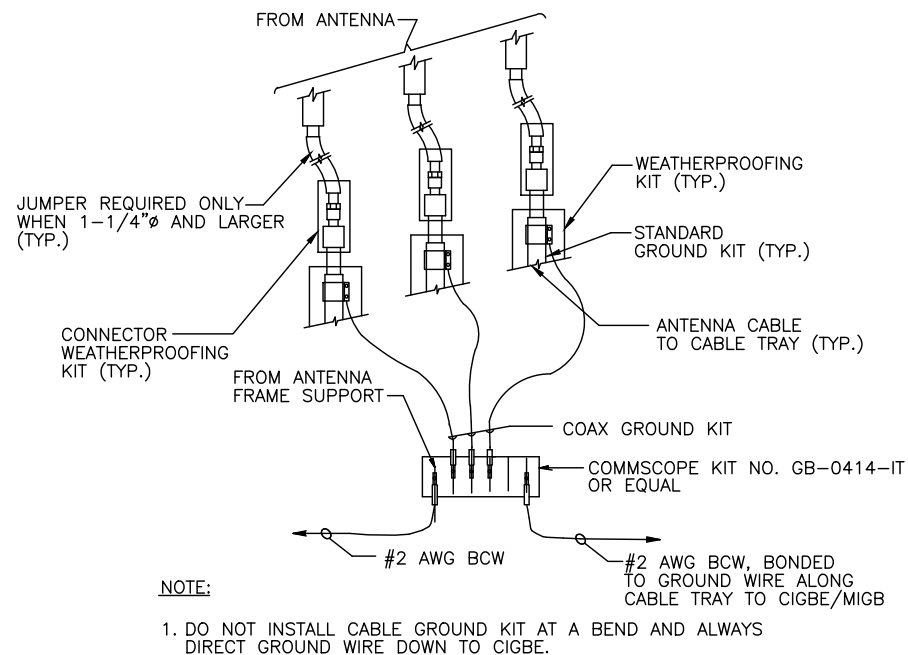
89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



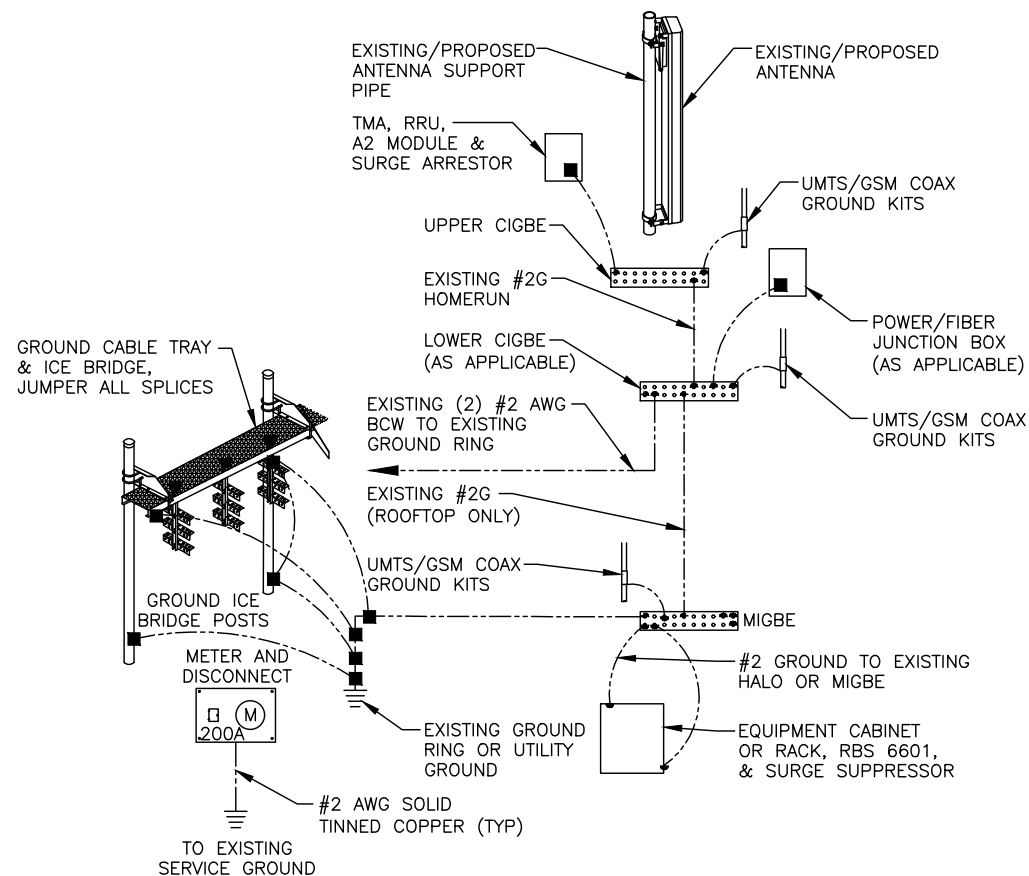
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FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

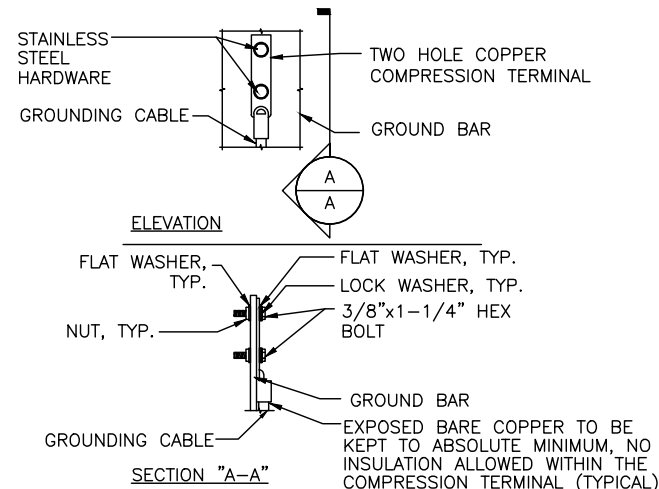
AT&T		
WIRING DIAGRAM-TOWER 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	E-2.2	2



GROUND WIRE TO GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.



GROUNDING RISER DIAGRAM
SCALE: N.T.S.



- NOTES:
- "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
 - OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATION.
 - CADWELD DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB

TYPICAL GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.

AT&T GROUNDING STANDARDS TO BE FOLLOWED:

ATT-TP-76416
ATT-TP-76300
ATT-CEM-18002
ATT-002-290-531
ATT-002-290-701
ATT-CEM-23001

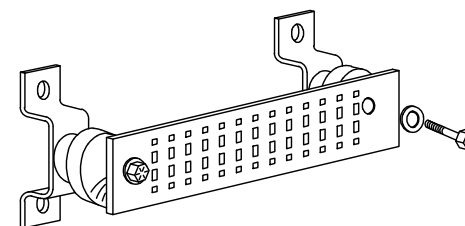
EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PRODUCERS

CABLE ENTRY PORTS (HATCH PLATES) (#2 AWG)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
TELCO GROUND BAR
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2 AWG)
+24V POWER SUPPLY RETURN BAR (#2 AWG)
-48V POWER SUPPLY RETURN BAR (#2 AWG)
RECTIFIER FRAMES.

SECTION "A" - SURGE ABSORBERS

INTERIOR GROUND RING (#2 AWG)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2 AWG)
BUILDING STEEL (IF AVAILABLE) (#2 AWG)



GROUND BAR - DETAIL (AS REQUIRED)
SCALE: N.T.S.



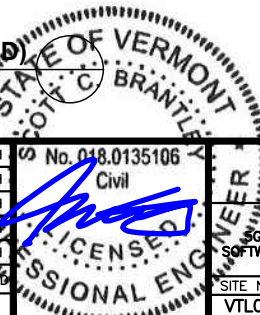
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



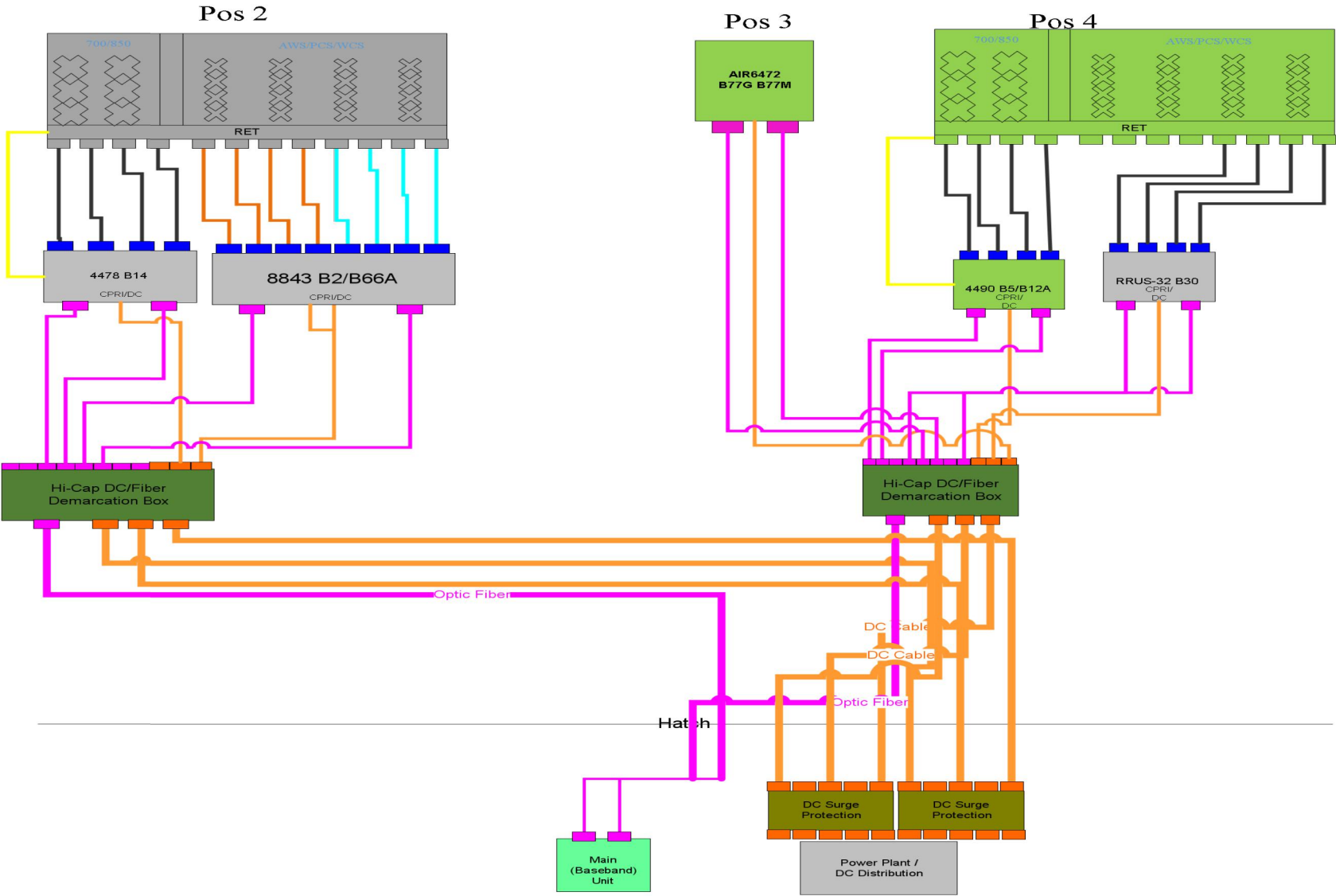
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T		
GROUNDING DETAILS		
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	G-1	2

RF ISSUE FINAL RFDS DATED: 09/15/25



ALPHA & BETA SECTOR

RF PLUMBING DIAGRAM 1
SCALE: N.T.S. RF-1

NOTE:
1. CONTRACTOR TO CONFIRM ALL PARTS.
2. INSTALL ALL EQUIPMENT TO MANUFACTURER'S RECOMMENDATIONS

NOTE:
REFER TO THE RF ISSUE FINAL RFDS DATED 09/15/25 FOR FINAL ANTENNA SETTINGS.



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY

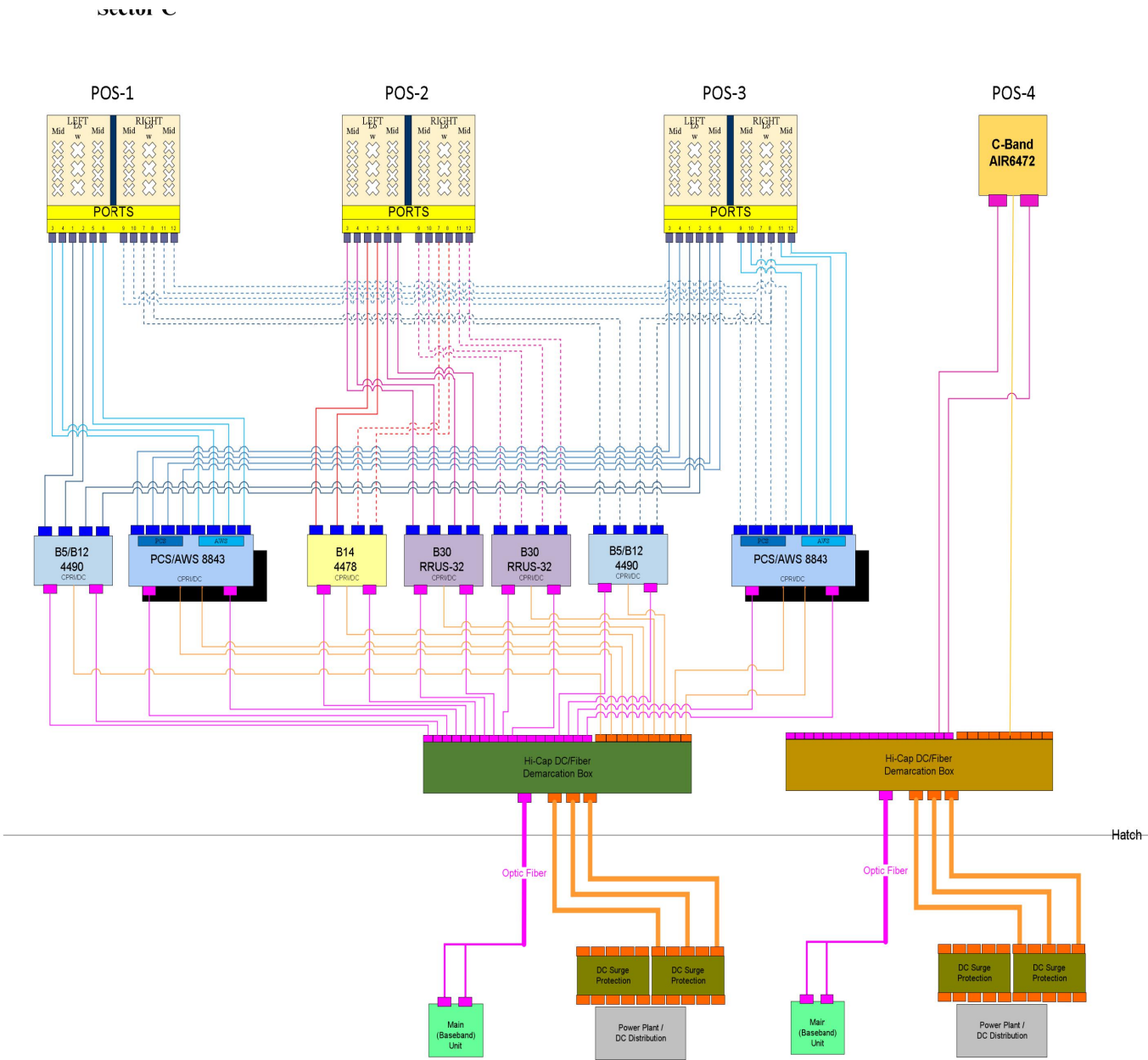


NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

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0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED BY: AT		DRAWN BY: KPS

AT&T		
RF PLUMBING DIAGRAM 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	RF-1	2

RF ISSUE FINAL RFDS DATED: 09/15/25



GAMMA SECTOR

RF PLUMBING DIAGRAM 1
SCALE: N.T.S. RF-2

NOTE:
1. CONTRACTOR TO CONFIRM ALL PARTS.
2. INSTALL ALL EQUIPMENT TO MANUFACTURER'S RECOMMENDATIONS

NOTE:
REFER TO THE RF ISSUE FINAL RFDS DATED 09/15/25 FOR FINAL ANTENNA SETTINGS.

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

ERICSSON
6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



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FRAMINGHAM, MA 01701

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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED BY: AT		DRAWN BY: KPS

AT&T		
RF PLUMBING DIAGRAM 5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	RF-2	2

Notification Date: 7AM EST 12/19/2025

Collocation ("CO") Submission Packet

See instructions for

File Number: 0011836857

public burden estimates

General Information

1) (Select only one) (NE) NE – New UA – Update of Application WD – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): 0004979233
4) Name: AT&T Mobility, LLC

Contact Name

5) First Name: Brian	6) MI: J	7) Last Name: Benison	8) Suffix:
9) Title: AVP - Federal Regulatory			

Contact Information

10) P.O. Box:	And /Or	11) Street Address: 601 New Jersey Ave. NW Suite 650	
12) City: Washington		13) State: DC	14) Zip Code: 20036
15) Telephone Number: (202)457-3065		16) Fax Number:	
17) E-mail Address: brian.benison@att.com			

Consultant Information

18) FCC Registration Number (FRN): 0029722717
19) Name: ACER Associates, LLC

Principal Investigator

20) First Name: Gina	21) MI: M	22) Last Name: Douty	23) Suffix:
24) Title: Architectural Historian			

Principal Investigator Contact Information

25) P.O. Box:	And /Or	26) Street Address: 1012 Industrial Drive	
27) City: West Berlin		28) State: NJ	29) Zip Code: 08091
30) Telephone Number: (856)809-1202		31) Fax Number: (856)809-1203	
32) E-mail Address: scotthorn@acerassociates.com			

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(☒) <u>Y</u> es () <u>N</u> o
34) Areas of Professional Qualification: () Archaeologist (☒) Architectural Historian () Historian () Architect () Other (Specify) _____	

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	() <u>Y</u> es (☒) <u>N</u> o
--	--

If "YES," complete the following:

36) First Name:	37) MI:	38) Last Name:	39) Suffix:
40) Title:			
41) Areas of Professional Qualification: () Archaeologist () Architectural Historian () Historian () Architect () Other (Specify) _____			

Site Information

Tower Construction Notification System

1) TCNS Notification Number: 304001

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: () Yes (**X**) No

3) Site Name: **RCC City Center**

4) Site Address: **89 Main Street**

5) Detailed Description of Project:

RCC City Center - 20250974 - Collocation on a building with no ground disturbance.

6) City: **Montpelier**

7) State: **VT**

8) Zip Code: **05602**

9) County/Borough/Parish: **WASHINGTON**

10) Nearest Crossroads: **Main Street & E State Street**

11) **NAD 83** Latitude (DD-MM-SS.S): **44-15-36.2** (**X**) N or () S

12) **NAD 83** Longitude (DD-MM-SS.S): **072-34-27.4** () E or (**X**) W

Collocation Information

13) Antennas will be located on (Select One):

() Communications Tower (Select One): () Guyed Lattice Tower () Self-supporting Lattice () Monopole

() Other (Describe): _____

(**X**) Non-Tower Structure (Describe Structure): **Building**

14) Tower height above ground level (including top-mounted attachments such as lightning rods): **16.2** () Feet (**X**) Meters

15) Description of Antennas to be collocated (e.g. number, type, shape, dimensions, color):

Replace four (4) existing antennas with five (5) new antennas and replace five (5) existing RRHs with three (3) new RRHs (see attachment 4 for details).

16) Will the Antennas be placed at multiple levels on the structure?

() Yes (**X**) No

If "Yes", describe placement:

If "No", specify the height of collocation above ground: **53.0** (**X**) Feet () Meters

17) Structure Completion Year: **1986** (YYYY)

() Check here if your year provided is approximate.

18) Has the Communications Tower or Non-Tower Structure been the subject of SHPO/THPO review? If "Yes", specify the following: Company that made the submission: _____ Date submitted: _____ SHPO/THPO Reference Number: _____	() <u>Y</u> es (X) <u>N</u> o
19) Is the Communications Tower or Non-Tower Structure eligible for listing on the National Register?	() <u>Y</u> es (X) <u>N</u> o

Collocation Status

20) Current Collocation Status (Select One): (X) Construction and/or installation has not yet commenced () Construction and/or installation has commenced, but is not completed Construction and/or installation commenced on: _____ () Construction has been completed Construction and/or installation commenced on: _____ Construction and/or installation completed on: _____

Determination of Effect

21) Direct Effects (Select One): () No Historic Properties in Area of Potential Effects (APE) () No Effect on Historic Properties in APE (X) No Adverse Effect on Historic Properties in APE () Adverse Effect on one or more Historic Properties in APE
22) Visual Effects (Select One): () No Historic Properties in Area of Potential Effects (APE) () No Effect on Historic Properties in APE (X) No Adverse Effect on Historic Properties in APE () Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	☒ Yes ☐ No
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>304001</u> Number of Tribes/NHOs: <u>5</u>	
2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: <u>0</u>	

Tribal/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Bad River Band of Lake Superior Tribe of Chippewa Indians

Contact Name

5) First Name: Lawrence	6) MI:	7) Last Name: Plucinski	8) Suffix:
9) Title: THPO			

Dates & Response

10) Date Contacted <u>11/26/2025</u>	11) Date Replied _____
☒ No Reply	
☐ Replied/No Interest	
☐ Replied/Have Interest	
☐ Replied/Other	

Tribal/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Lac du Flambeau Band of Lake Superior Chippewa Indians

Contact Name

5) First Name: Sarah	6) MI: E	7) Last Name: Thompson	8) Suffix:
9) Title: THPO			

Dates & Response

10) Date Contacted <u>11/26/2025</u>	11) Date Replied <u>11/26/2025</u>
☐ No Reply	
☐ Replied/No Interest	
☐ Replied/Have Interest	
☒ Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?		(☒) <u>Yes</u> (☐) <u>No</u>
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>304001</u>		Number of Tribes/NHOs: <u>5</u>
2b) Tribes/NHOs contacted through an alternate system:		Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Narragansett Indian Tribe

Contact Name

5) First Name: John	6) MI:	7) Last Name: Brown	8) Suffix:
9) Title: THPO			

Dates & Response

10) Date Contacted <u>11/26/2025</u>	11) Date Replied _____
(☒) No Reply	
(☐) Replied/No Interest	
(☐) Replied/Have Interest	
(☐) Replied/Other	

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Sac and Fox Nation

Contact Name

5) First Name: Audrey	6) MI:	7) Last Name: Lee	8) Suffix:
9) Title: Chief of Staff			

Dates & Response

10) Date Contacted <u>11/27/2025</u>	11) Date Replied _____
(☒) No Reply	
(☐) Replied/No Interest	
(☐) Replied/Have Interest	
(☐) Replied/Other	

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?		(☒) <u>Y</u> es () <u>N</u> o
2a) Tribes/NHOs contacted through TCNS Notification Number: <u>304001</u>		Number of Tribes/NHOs: <u>5</u>
2b) Tribes/NHOs contacted through an alternate system:		Number of Tribes/NHOs: <u>0</u>

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:
4) Tribe/NHO Name: Wyandotte Nation

Contact Name

5) First Name: Sherri	6) MI:	7) Last Name: Clemons	8) Suffix:
9) Title: THPO			

Dates & Response

10) Date Contacted <u>11/26/2025</u>	11) Date Replied _____
(☒) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	And /Or	9) Street Address:
10) City:		11) State:
13) Telephone Number:		12) Zip Code:
13) Telephone Number:		14) Fax Number:
15) E-mail Address:		
16) Preferred means of communication: ☐ E-mail ☐ Letter ☐ Both		

Dates & Response

17) Date Contacted _____ ☐ No Reply ☐ Replied/No Interest ☐ Replied/Have Interest ☐ Replied/Other	18) Date Replied _____
---	------------------------

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	(☒) <u>Y</u> es () <u>N</u> o
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	() <u>Y</u> es (☒) <u>N</u> o
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	() <u>Y</u> es (☒) <u>N</u> o

Historic Property

4) Property Name: Montpelier Historic District
5) SHPO Site Number: 78000246

Property Address

6) Street Address: Multiple Addresses		
7) City: Montpelier	8) State: VT	9) Zip Code: 05602
10) County/Borough/Parish: WASHINGTON		

Status & Eligibility

11) Is this property listed on the National Register? Source: <u>Vermont State Register Historic District Open Geodata Portal</u>	(☒) <u>Y</u> es () <u>N</u> o
12) Is this property eligible for listing on the National Register? Source: _____	() <u>Y</u> es (☒) <u>N</u> o
13) Is this property a National Historic Landmark?	() <u>Y</u> es (☒) <u>N</u> o

14) Direct Effects (Select One): () No Effect on this Historic Property in APE (☒) No Adverse Effect on this Historic Property in APE () Adverse Effect on this Historic Property in APE
15) Visual Effects (Select One): () No Effect on this Historic Property in APE (☒) No Adverse Effect on this Historic Property in APE () Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: The Montpelier Historic Preservation Commission

Contact Name

3) First Name: Nicholas	4) MI:	5) Last Name: Gauthier	6) Suffix:
7) Title: Planning and Zoning Assistant			

Contact Information

8) P.O. Box:	And /Or	9) Street Address: 39 Main Street	
10) City: Montpelier		11) State: VT	12) Zip Code: 05602-2950
13) Telephone Number: (802)223-9506		14) Fax Number:	
15) E-mail Address: ngauthier@montpelier-vt.org			
16) Preferred means of communication: () E-mail (X) Letter () Both			

Dates & Response

17) Date Contacted 12/16/2025	18) Date Replied _____
(X) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Additional Information

19) Information on local government's role or interest (optional):
--

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	(☒) <u>Yes</u> () <u>No</u>
--	---

Consulting Party

2) FCC Registration Number (FRN):
3) Name: Montpelier Historical Society

Contact Name

4) First Name: Paul	5) MI:	6) Last Name: Carnahan	7) Suffix:
8) Title: Chair			

Contact Information

9) P.O. Box: PO Box 54	And /Or	10) Street Address:	
11) City: Montpelier		12) State: VT	13) Zip Code: 05601
14) Telephone Number: (802)828-2291		15) Fax Number:	
16) E-mail Address: info@montpeliervthistoricalsociety.org			
17) Preferred means of communication: () E-mail (☒) Letter () Both			

Dates & Response

18) Date Contacted 11/20/2025	19) Date Replied _____
(☒) No Reply	
() Replied/No Interest	
() Replied/Have Interest	
() Replied/Other	

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower/collocation.

SHPO/THPO

Name: **Vermont Division for Historic Preservation**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 621 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: **Scott**

MI:

Last Name: **Horn**

Suffix:

Signature: **Scott Horn**

Date: **12/18/2025**

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachments :

Type	Description	Date Entered
Resumes/Vitae	Attachment 1 - Resumes	12/18/2025
Photographs	Attachment 2 - Photographs	12/18/2025
Map Documents	Attachment 3 - Maps	12/18/2025
Additional Site Information	Attachment 4 - Additional Site Information	12/18/2025
Area of Potential Effects	Attachment 5 - Area of Potential Effects	12/18/2025
Tribal/NHO Involvement	Attachment 6 - Tribal-NHO Involvement	12/18/2025
Historic Properties for Direct Effects	Attachment 7 - Historic Properties within the APE for Direct	12/18/2025
Historic Properties for Visual Effects	Attachment 8 - Historic Properties within the APE for Visual	12/18/2025
Area of Potential Effects	Attachment 9 - Effects on Identified Properties	12/18/2025
Local Government Involvement	Attachment 10 - Local Government Involvement	12/18/2025
Public Involvement	Attachment 11 - Public Involvement	12/18/2025
Other	Attachment 12 - Bibliography	12/18/2025

ATTACHMENT I. RÉSUMÉS / VITAE**GINA M. DOUTY*****Principal Investigator/Architectural Historian***

Gina M. Douty has extensive experience working on Historic Preservation construction projects with over 35 years of experience, and even operating her own consulting firm since 2012. She has engaged in a variety of projects related to the restoration and maintenance of historic sites, utilizing federal and state tax credits and conducting necessary evaluations as required by federal guidelines. Her experience includes significant roles in previous organizations, where she managed preservation efforts and secured funding for various initiatives.

Her educational background includes advanced studies in architecture and historic preservation, complemented by numerous awards recognizing her contributions to the field. Throughout her career, she has been involved in several professional organizations and has received multiple honors for her work in preservation. She continues to share her expertise through speaking engagements and workshops, focusing on topics relevant to the preservation community.

Gina M. Douty, Historic Preservation Consulting, LLC – Mechanicsburg, PA 2012-Present

- Owner
- Work on historic preservation and rehabilitation projects, Federal & State Rehabilitation tax credits, Section 106 reviews, National Register nominations, building research and documentation, client HARB reviews, project management and grant writing.
- Listed in the PA State Historic Preservation Office historic preservation consultants list. Conducted Surveys and Evaluations of Historic Structures in accordance with Sections 106 and 110 of the National Historic Preservation Act.

Warehaus – York, PA***2020 - 2021***

- Historic Preservationist
- Experience with historic preservation and rehabilitation projects, historic structure reports and surveys, Federal & State Rehabilitation tax credits, Section 106 reviews, National Register nominations, building research and documentation, client HARB reviews, and grant writing.

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 Project Number: 20250974

McKissick Associates Architects – Harrisburg, PA**2000 - 2012**

- Associate / Historic Preservationist
- Oversaw most of the historic preservation and rehabilitation projects, including historic structure reports and surveys, rehabilitation plans, building research, National Register nominations, client HARB reviews, and grant writing.
- Successfully wrote and secured funding from the PA Department of Community and Economic Development's Main Street Program, PA Historical & Museum Commission's Keystone Historic Preservation Grant, and PA DOT's Hometown Streets and Safe Walk to Schools Program. Prepared professional proposals for future work and provided marketing assistance.

PA Historical and Museum Commission, Bureau of Historic Sites and Museums, Division of Architecture & Conservation – Harrisburg, PA**1992-1998**

- Historic Preservation Specialist
- Architectural Designer II
- Visited project sites, inspected buildings, researched, developed, and prepared design and bid drawings and specifications for architectural preservation, renovation and new design projects, inspected projects under construction at state owned sites and museums.

Harrisburg Area Community College – Math, Engineering & Technology Division, Architectural Transfer & Technology Department – Harrisburg, PA**1991-1992**

- Teaching Assistant
- Assisted instructors with assignments, responsible for all labs, studios, and equipment and organized the architectural student exhibit and field trips.
-

Curtin Village, Historic Site – Centre County, PA**1990**

- Program Coordinator
- Managed 50 volunteers, prepared summer tour schedule, coordinated special event weekends, and gave tours of the historic mansion of PA Governor Andrew Curtin and of the nearby village and iron furnace.

Work Studies - Denson Groenendaal, State College, PA PHMC Division of Architecture & Conservation – Harrisburg, PA**1989**

- Intern
- Measured and recorded data from historic buildings, drafted plans, conducted deed searches, compiled bid packages. Some HABS training.

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EDUCATION:

- 2014 – 2016 **Savannah College of Art and Design**, Savannah Georgia
MA in Historic Preservation
Graduate Achievement Award: Preservationist of the Year 2015-2016
- 1993 – 1996 **Penn State Harrisburg**, Middletown, Pennsylvania
Graduate work in American Studies
- 1986 – 1990 **Penn State University**, University Park, Pennsylvania
BS in Architecture/Special Studies in Historic Preservation

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:

Secretary of the Interior's Profession Qualifications, (36 CFR 61), Architectural Historian
Penn State Architecture Alumni Mentoring Program, 2018 -ongoing
National Trust for Historic Preservation
Preservation Pennsylvania
Historic Harrisburg Association
Mechanicsburg Museum Association

RECOGNITIONS, AWARDS, & HONORS:

- (ongoing) Consultant for Historic Preservation Annual Award, presented by the Hershey/Derry Township Historical Society
- 2015 – 2016 The Civic Club of Harrisburg – Board Chair of Preservation
- 2012 Panel Member, Keystone Historic Preservation Grant reviews, PHMC/Bureau of Historic Preservation
- 2009 Completed the PA State Historic Preservation Office, Cultural Resources Essentials Workshop
- 2005 – 2008 Vice-Chair and Charter member, Historic Architectural Review Board, Mechanicsburg, PA
- 2004 – 2010 Board Member, Joseph T. Simpson Library, Mechanicsburg, PA
- 1995 – 1998 Member of Historic Preservation Advisory Board, Harrisburg Area Community College
- 2007 – 2023 Successfully wrote eight Preservation PA Historic Preservation Awards from (various clients with various firms), including:
2023 – Bischoff Inn, Construction Award (w/Torat, Ltd, Warehaus, and Heim Construction Co, Inc.)

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2018 – Charles McManus Tavern, Construction Project Award (w/Mark and Mary Adams, Creative Building Concepts, Fichi Interiors, and Hollowell)

2017 – The Millworks, Public Impact Award (w/Historic Holdings and DMarC)

2008 – Lykens Train Station, Initiative Award for Community Involvement (w/Lykens Community Development Corporation and McKissick Associates)

2007 – Millersburg Train Station, Initiative Award for Stewardship (w/Historical Society of Millersburg and Upper Paxton Township and McKissick Associates)

Secured over \$2 million in funding from various local, state & federal agencies, including:

National Park Service – Federal Historic Tax Credits

PA Department of Community & Economic Development

PA State Historic Tax Credit Program

Main Street & Elm Street Residential Reinvestment Programs

Alternative & Clean Energy Program

Solar Energy Program

PA Historical & Museum Commission

Keystone Historic Preservation Grants

PA Department of Transportation

Hometown Streets/Safe Walk to Schools Program

Transportation Enhancement (TEA-21) Funds

Cumberland County, PA

Energy Efficiency & Conservation Funding Program

Qualified School Construction Bonds, USDA

Redevelopment Assistance Capital Program

SPEAKING ENGAGEMENTS

2024	PA Downtown Center, PA Blueprint Communities, seminar presenter of historic rehabilitation tax credits, Hilton Hotel, Harrisburg, PA
2022	“Ain’t Just Milling Around: The Millworks Historic Rehabilitation” PA Downtown Center, Community Revitalization Conference, co-presenter/sponsor, Harrisburg, PA
2019	“No Norm Dorm: Reusing Historic Buildings for Student Housing” PA Statewide Conference on Heritage, presenter/sponsor, Chambersburg, PA
2017	“What’s INN Again? New Life for 1803 Charles McManus Tavern” PA Statewide Conference on Heritage, tour presenter/ sponsor, Carlisle, PA
2011	Mechanicsburg HARB, seminar sole presenter, Mechanicsburg, PA, June 2015 Reading High School Rehabilitation – Central PA Preservation Society, Lancaster, PA

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Approved by OMB
3060-1039

2010 Bungalow Society (w/Bryan Van Sweden PHMC), Camp Hill, PA,
2009 Joint Presentation on Advocating for Your Neighborhood Schools: Preservation
Strategies – Statewide Conference on Heritage, Harrisburg, PA
2009 Thoughts on Sensitive & Appropriate Alterations to Historic Properties: Hershey
Derry Twp. Historical Society, Preservation Week, Hershey, PA
2008 Annville Historical Society: Annville Rehabilitation Plan, Annville, PA
2007 Historic Harrisburg Association preservation presentation, Harrisburg, PA
2003 Northern York Conservation & Preservation Society, Annual Dinner: Dill Tavern
Plan, Dillsburg, PA

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J. SCOTT HORN, PG, CHMM
President

As a principal of Acer Associates, LLC, Mr. Horn has extensive experience working on Section 106 Review and Historic Preservation construction projects. Since 1998, Mr. Horn has acted as a project manager and principal investigator for over 4,000 National Historic Preservation Act (NHPA), Section 106 Historic Reviews conducted for telecommunications sites in New Jersey, Pennsylvania, Maryland, New York, Virginia, West Virginia and Delaware.

Mr. Horn is responsible for the preparation and review of Section 106 Review reports for telecommunication sites in New Jersey, Pennsylvania, Delaware, Maryland, Virginia, West Virginia, Connecticut, Maine, and New York. Reports include Form 620s and Form 621s in accordance with the Nationwide Programmatic Agreements for telecommunication sites, visual impact assessments, photosimulations, mitigation of adverse effects and memorandum of agreements.

Mr. Horn also has extensive experience working on Historic Preservation construction projects in a project management role. These projects have included such notable historic structures as The Bellevue Stratford Hotel, Independence Hall National Park, 30th Street Station, City Hall, Suburban Station, Roman Catholic High School, and The Fidelity Building in Philadelphia, Pennsylvania; The Camden County Courthouse and the former First National Bank located at 2nd and Market Street in Camden, New Jersey; The Carnegie Library in Atlantic City, New Jersey; and a residence located at 11 Remsen Avenue in New Brunswick, New Jersey.

Mr. Horn has prepared National Environmental Policy Act (NEPA) environmental effect surveys and Environmental Impact Assessments (EIAs) for over 2,000 telecommunications sites in New Jersey, Pennsylvania, Delaware, Maryland, Virginia, West Virginia, and New York.

PROFESSIONAL EXPERIENCE:

Acer Associates, LLC, West Berlin, NJ, 2003-Present
Adler Geoscience, Inc. Barrington, NJ, 1998-2003
The Krydon Group, Inc., Cherry Hill, NJ, 1994-1998
Hill International, Inc., Willingboro, NJ, 1989-1994
Kaselaan & D'Angelo Associates, Haddon Heights, NJ 1984-1989

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Project Name: RCC City Center
Project Number: 20250974

CULTURAL/HISTORICAL RESOURCE EVALUATION:

- Conducts Surveys and Evaluations of Historic Structures in accordance with Sections 106 and 110 of the National Historic Preservation Act.
- Preparation of National Environmental Policy Act (NEPA) reports, and National Historical Preservation Act's (NHPA) Section 106 Reviews, and submission of these reports to the appropriate State Historic Preservation office (SHPO).
- Conducts reviews of architectural and archaeological resource information at state historic preservation offices (SHPOs), state museums and libraries, and local historic societies.
- Prepares and reviews assessments of adverse effects pursuant to 36 CFR 800.
- Research and preparation of historical and architectural and architectural documentation in support of building restoration.
- Oversees architectural field surveys and archival research to determine significance and eligibility for the National Register of Historic Places (NRHP).
- Conducts site investigation and preparation of cultural resource survey forms for potentially eligible properties.
- Reviews applications for NRHP determination of eligibility (DOE) in accordance with the Secretary of Interior's Standards and Guidelines.
- Familiar with a variety of research tools including the National Register Information System (NRIS), historic topographical maps, historic Sanborn maps, deed records, County Soil Surveys, State and Local Historical Maps and informant interviews.
- Prepares photographic documentation and simulation for determination of effects and/or mitigation.
- Researches HABS/HAER documentation.
- Conducts Balloon Tests and Photo Simulations for determination/resolution of potential adverse visual effects.

EDUCATION AND CERTIFICATIONS:

B.S. Geology, 1983 University of Delaware, Newark, DE
Professional Geologist, P.G., Delaware, I.D. # S4-0001075
Professional Geologist, P.G., Pennsylvania, I.D. # PG062896
Professional Geologist, P.G., Tennessee, I.D. # 00004319
Professional Geologist, P.G., Virginia, I.D. # 2801 001820
Licensed Site Remediation Professional, New Jersey I.D. # 575606
Certified Hazardous Materials Manager (CHMM)

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

PROFESSIONAL AFFILIATIONS AND MEMBERSHIPS:

American Conference of Governmental Industrial Hygienists (ACGIH)
American Industrial Hygiene Association (AIHA)
Institute of Hazardous Materials Management (IHMM)
Alliance of Hazardous Materials Professionals (AHMP)
Geologic Society of America (GSA)
American Council for Accredited Certifications (ACAC)
Society for Architectural Historians (SAH)
National Trust for Historic Preservation
American Concrete Institute (ACI)
American Institute of Professional Geologists (AIPG)

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

ATTACHMENT 2. PHOTOGRAPHS

All photographs were taken by ACER on December 9, 2025. The camera used during the site reconnaissance had an 8 mm focal length of lens.

- a. **Photographs taken from the collocation site showing views in all directions.**
- b. **Photographs of all listed and eligible properties within the Areas of Potential Effects (APE), if any.**
- c. **Photographs in the direction of the collocation site from listed and/or eligible properties that are visible from the project area, if any.**
- d. **Aerial photograph(s) of the APE for Visual Effects.**

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Project Name: RCC City Center
Project Number: 20250974



Photograph 1: View of the north side of the building.



Photograph 2: View of the south side of the building.



Photograph 3: View of the east side of the building.



Photograph 4: View of the west side of the building.



Photograph 5: View from the site facing north.



Photograph 6: View from the site facing south.



Photograph 7: View from the site facing east.



Photograph 8: View from the site facing west.



Photograph 9: View of 7 East State Street (location 1) within the Montpelier Historic District .



Photograph 10: View towards the site from location 1 (visible).



Photograph 11: View of 11 East State Street (location 2) within the Montpelier Historic District.



Photograph 12: View towards the site from location 2 (not visible).



Photograph 13: View of 15 East State Street (location 3) within the Montpelier Historic District.



Photograph 14: View towards the site from location 3 (not visible).



Photograph 15: View of 32 East State Street (location 4) within the Montpelier Historic District.



Photograph 16: View towards the site from location 4 (not visible).



Photograph 17: View of 32 School Street (location 5) within the Montpelier Historic District.



Photograph 18: View towards the site from location 5 (not visible).



Photograph 19: View of 23 School Street (location 6) within the Montpelier Historic District.



Photograph 20: View towards the site from location 6 (not visible).



Photograph 21: View of 26 School Street (location 7) within the Montpelier Historic District.



Photograph 22: View towards the site from location 7 (not visible).



Photograph 23: View of 115 Main Street (location 8) within the Montpelier Historic District.



Photograph 24: View towards the site from location 8 (not visible).



Photograph 25: View of I Hazen Pl (location 9) within the Montpelier Historic District.



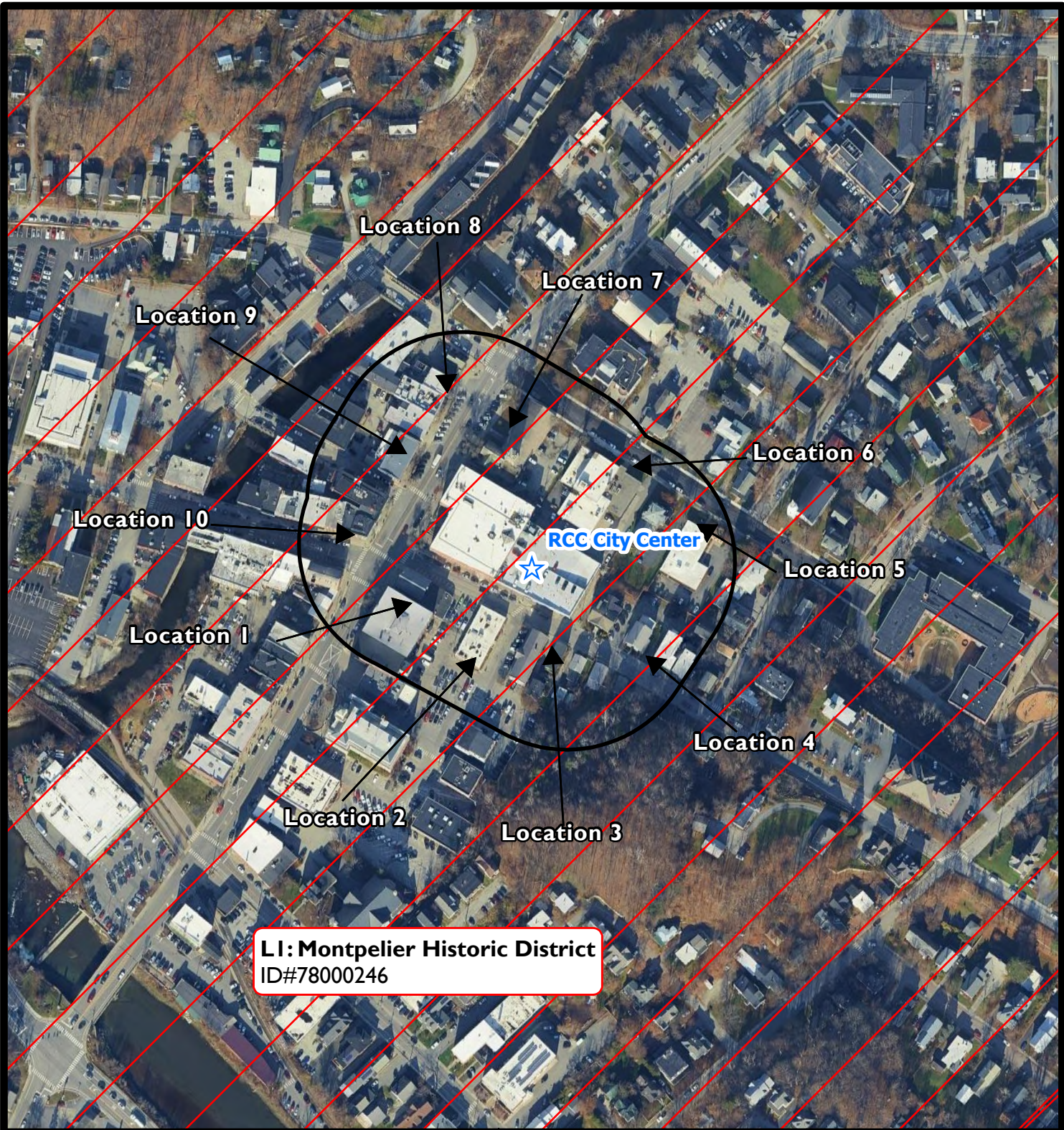
Photograph 26: View towards the site from location 9 (visible).



Photograph 27: View of 89 Main Street (location 10) within the Montpelier Historic District.



Photograph 28: View towards the site from location 10 (visible).



SITE LOCATION

250 FOOT APE-VE RADIUS

AERIAL LOCATION MAP

0 165 330 660 US Feet

ACER ASSOCIATES, LLC

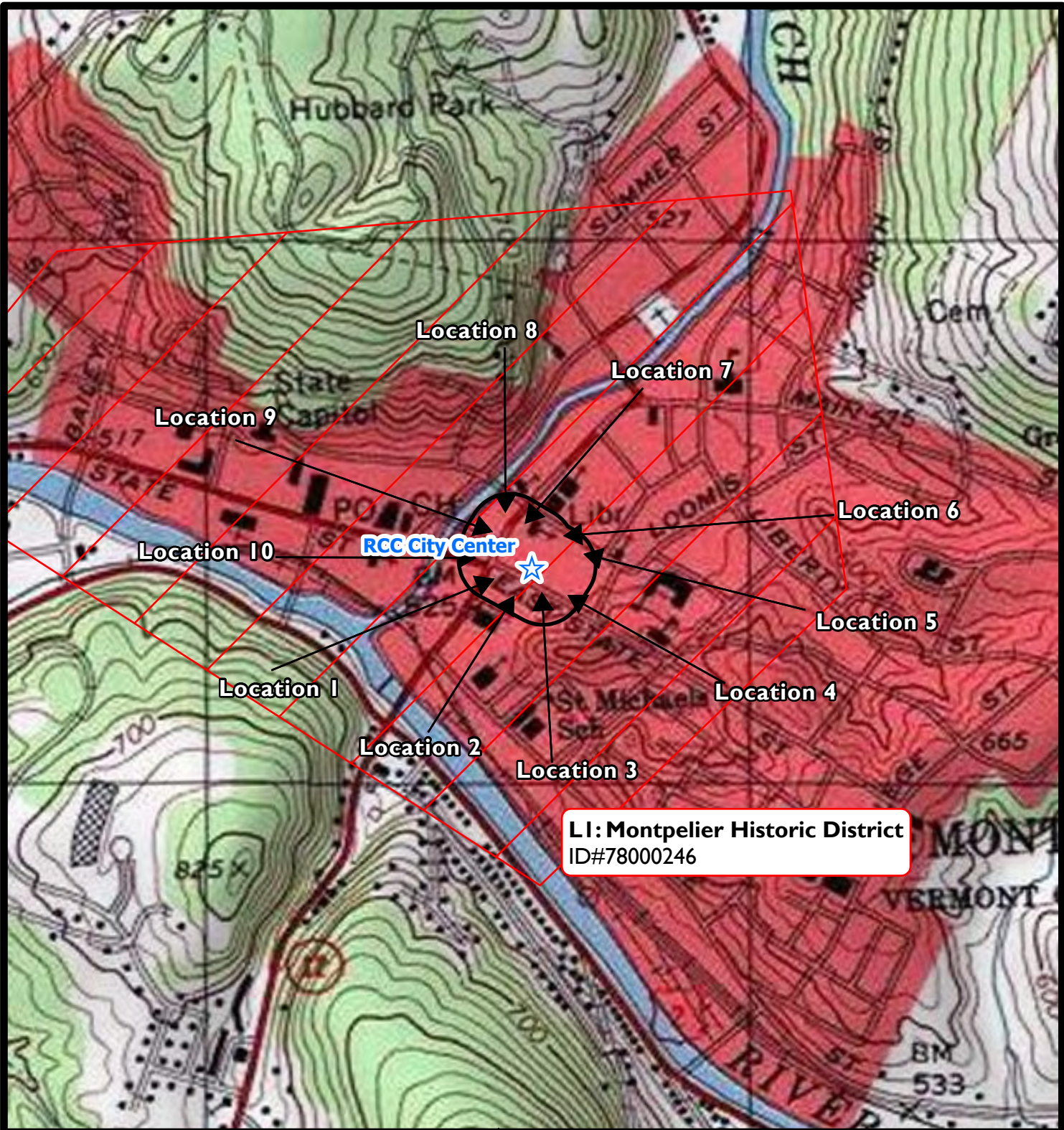
1012 INDUSTRIAL DRIVE
WEST BERLIN, NEW JERSEY 08091
Tel (856) 809-1202 / Fax (856) 809-1203

ATTACHMENT 3. MAPS

Attached are one or more 7.5-minute quad USGS topographical maps identifying:

- a. The APEs for Direct and Visual Effects.**
- b. The location of the proposed collocation site and any new access roads or other easements including excavations.**
- c. The locations of each property are listed in Attachment 8.**
- d. Keys for any symbols, colors, or other identifiers.**

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974



LI: Montpelier Historic District
ID#78000246



SITE LOCATION



250 FOOT APE-VE RADIUS

USGS TOPOGRAPHIC MAP Montpelier Quadrangle

ACER ASSOCIATES, LLC

1012 INDUSTRIAL DRIVE
WEST BERLIN, NEW JERSEY 08091
Tel (856) 809-1202 / Fax (856) 809-1203

0 500 1,000 2,000 US Feet

ATTACHMENT 4. ADDITIONAL SITE INFORMATION**Fixed Asset #:** 10133339**USID #:** 102873**Tax Parcel ID:** 405-126-10649**Project Overview:**

AT&T Mobility, LLC proposes to modify their existing collocation situated on the 42 foot building located at 89 Main Street in Montpelier, Washington County, Vermont. The scope of work for this project has been summarized below:

- Remove/replace four (4) existing antennas (2 per Alpha and Beta sectors) with five (5) new antennas (2 per Alpha and Beta sectors, 1 per Gamma sector), consisting of:
 - Removing two (2) existing CCI model OPA-65R-LCUU-H8 antennas measuring 92.7"H x 14.4"W x 7"D (1 per Alpha and Beta sectors);
 - Removing two (2) existing Ketherine model 80010122 antennas measuring 75.5"H x 10.3"W x 5.9"D (2 per Alpha and Beta sectors);
 - Installing one (1) new CCI model TPA65R-BU8DV2B-K antennas measuring 96"H x 20.7"W x 9.6"D (1 per Alpha sector);
 - Installing one (1) new CCI model TPA65R-BU6DV2B-K antennas measuring 71.2"H x 20.7"W x 7.7"D (1 per Beta sector); and
 - Installing three (3) new Ericsson model AIR6472 B77G B77M antennas measuring 36.3"H x 15.8"W x 7.4"D (1 per sector);
- Install the new antennas on proposed pipe mounts at centerline heights of approximately 49, 50, & 51.5 feet and tip heights of approximately 53 feet.
- Remove/replace five (5) existing remote radio heads (RRH) (1 per Alpha and Beta sectors, 3 per Gamma sector) with three (3) new RRHs (1 per sector) on proposed/existing unistruts per the enclosed construction documents.
- Route additional cables from the new antennas/RRHs to AT&T's existing rooftop equipment platform, following the existing cable path.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

- Upgrade equipment on AT&T's existing rooftop equipment platform.
- The overall height of the structure will remain approximately 53 feet.

The above scope of work was interpreted from the October 28, 2025 construction documents prepared by TEP OPCO, LLC. A copy of the construction documents is attached.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

PROJECT INFORMATION	
SCOPE OF WORK:	TOWER SOW: REMOVE: (1) OPA-65R-LCUU-H8 ANTENNAS ON A4 (1) OPA-65R-LCUU-H4 ANTENNAS ON B1 (2) 80010122 ANTENNAS ON A5 / B5 (6) RRUS-11 B5 ON A1 / B3 / C1 / C2 / C3 / C3 (4) LGP17201 TMA5 A4 / A4 / B4 / B4 RETAIN/RELOCATE: (1) EPBQ-654L8H8-L2 ANTENNAS ON A2 (1) EPBQ-654L8H6-L2 ANTENNAS ON B2 (3) BSA-M65R-BUU-H6 ANTENNAS ON C1/C2/C3 (4) RRUS-32 B30 ON A4 / A5 / C2 / C2 (5) 4478 B14 ON A2 / B2 / C2 (4) 8843 B2/B66A ON A2 / B2 / C3 / C3 (2) DC6-48-60-18-8C-EV (3) DC6-48-60-18-8C SURGE A3 / C2 / C2 (2) 6AWG DC TRUNK, (3) 8AWG DC TRUNKS. (4) 4AWG FIBER TRUNKS, (8) 1-5/8"Ø COAX (3) 18 PAIR FIBER TRUNKS INSTALL: (1) TPA65R-BU8DV2-K ON A4, (1) TPA65R-BU8DV2-K ON B4, (3) AIR6472 B77G B77M ON A3 / B3 / C3 (4) 4490 B5/B12A ON A4/B4/C1/C3, (2) SXK1255394/2 DUAL MOUNT BRACKETS ON PROPOSED RRU MOUNT PIPES (4) Y CABLES ON EXISTING 8843 B2/B66A GROUND SOW: REMOVE: (1) GE POWER STD -48V INFINITY M W/CONV. (8) TMA LGP21901, (1) 6630, (4) RECTIFIERS, (2) CONVERTERS RETAIN/RELOCATE: (8) HT170ET TO NEW POWER PLANT (3) EXISTING RAYCAP DC12-48-60-RM (1) 6601 + XMU INSTALL: (1) NETSURE 7100 W 3-BATTERY TRAYS 48V/58V, (1) CONVERTER/RECTIFIER EXPANSION SHELF (10) VERTIV 512/5100/721/7100 -48VTO-58V 2KW CONVERTER, (11) -48V RECTIFIER (1) 6610 SITE CONTROLLER,INSTALL (3) 50A BREAKER FOR AIR6472, (4) 50A BREAKERS FOR RRUS-4490 (4) 40A BREAKER FOR RRU 8843 B2/B66, (3) 25A BREAKER FOR RRU 4478 B14 (4) 20A BREAKER FOR RRU 32 B30, (1) 15A BREAKER FOR BBU, (1) 5A BREAKER FOR 6610
JOB DETAILS:	WSCTB0033540_CBAND 4 GHZ C1+C2+C3+C4 (80MHZ) BAND N77, WSCTB0033497_700 MHZ LOWER_B (5 MHZ) E-UTRA BAND 17, WSCTB0033740_DOD 3.45 GHZ C+D+E+F (40 MHZ) BAND N77, WSCTB0033432_850 MHZ AL+AH (10MHZ) E-UTRA BAND 5, WSCTB0037072_700 MHZ UPPER D (10 MHZ) BAND 14
RFDS:	RF ISSUE FINAL RFDS DATED 09/15/25

PROJECT SUMMARY	
SITE NAME:	RCC - CITY CENTER
STRUCTURE	DOUGLAS C. NEDDECITY CENTER MONTPELIER, LLC
LANDLORD:	
CONTACT INFO:	(802)-843-4110, NEDDE REAL ESTATE, DOUG NEDDE
LANDOWNER:	CITY CENTER MONTPELIER LLC 210 COLLEGE STREET SUITE 201 BURLINGTON, VT 05401
SITE ADDRESS:	89 MAIN STREET MONTPELIER, VT 05602
LATITUDE:	44.2600581° N, 44° 15' 36.2' N
LONGITUDE:	-72.5742781° W, 72° 34' 27.4" W
TYPE OF SITE:	ROOF TOP / INDOOR EQUIPMENT
STRUCTURE HEIGHT:	43'-0"±
RAD CENTER:	49'-0"±, 50'-0"±, 51'-6"±
GROUND ELEVATION: (AMSL)	524'-0"±
CURRENT USE:	TELECOMMUNICATIONS FACILITY
PROPOSED USE:	TELECOMMUNICATIONS FACILITY

DRAWING INDEX		
SHEET NO.	DESCRIPTION	REV.
T-1	TITLE SHEET	2
GN-1	GENERAL NOTES	2
C-1	PLOT PLAN	2
A-1	ROOF & EQUIPMENT PLAN	2
A-2	EXISTING ELEVATION	2
A-2.1	PROPOSED ELEVATION	2
A-3	EXISTING ANTENNA LAYOUT PLAN	2
A-4	PROPOSED ANTENNA LAYOUT PLAN	2
A-5	ANTENNA SCHEDULES	2
A-6	DETAILS	2
A-7	DETAILS	2
A-8	DETAILS	2
E-1	WIRING DIAGRAM - GROUND	2
E-2.1	WIRING DIAGRAM - TOWER	2
E-2.2	WIRING DIAGRAM - TOWER	2
G-1	GROUNDING DETAILS	2
RF-1	RF PLUMBING DIAGRAM	2
RF-2	RF PLUMBING DIAGRAM	2

NOTE TO GENERAL CONTRACTOR: (PRIOR/DURING CONSTRUCTION)
CONTRACTOR TO CONTACT E.O.R. (TEP NORTHEAST, TEP OPCO,LLC) PRIOR TO ROOF/WALL OPENINGS TO COORDINATE/SCHEDULE THE FOLLOWING:
INSPECTION OF EXISTING CONDITIONS AND LOCATIONS WHERE CONNECTIONS ARE BEING PROPOSED, INCLUDING INSPECTIONS OF STUB-UP ANCHORS AND/OR WALL ANCHORS PRIOR TO CONCEALING.



SITE NUMBER: VTL06432

SITE NAME: RCC - CITY CENTER

FA CODE: 10133339

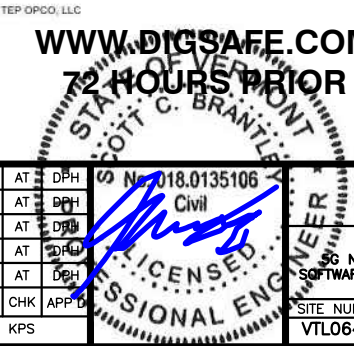
IWM JOB NUMBERS: WSCTB0033540_CBAND 4 GHZ C1+C2+C3+C4 (80MHZ) BAND N77, WSCTB0033497_700 MHZ LOWER_B (5 MHZ) E-UTRA BAND 17, WSCTB0033740_DOD 3.45 GHZ C+D+E+F (40 MHZ) BAND N77, WSCTB0033432_850 MHZ AL+AH (10MHZ) E-UTRA BAND 5, WSCTB0037072_700 MHZ UPPER D (10 MHZ) BAND 14
PROJECT: 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT

VICINITY MAP	GENERAL NOTES
DIRECTIONS TO SITE: HEAD SOUTHEAST ON OLD CONNECTICUT PATH, TURN RIGHT ONTO SPEEN ST, TURN RIGHT ONTO COCHITUATE RD, USE THE RIGHT LANE TO TAKE THE I-90 E/MASS PIKE RAMP TO BOSTON, TAKE I-93 N AND I-89 N TO MEMORIAL DR IN MONTPELIER. TAKE EXIT 8 FROM I-89 N, JOIN WITH I-90 E, USE THE RIGHT 2 LANES TO TAKE EXIT 123 TOWARD I-95/PORTSMOUTH/PROVIDENCE, USE THE LEFT LANE TO TAKE THE RAMP ONTO I-95 N, USE THE LEFT LANE TO TAKE THE RAMP ONTO I-95 N, KEEP LEFT TO STAY ON I-93 N, FOLLOW SIGNS FOR CONCORD PLYMOUTH, KEEP LEFT TO CONTINUE ON I-93, TAKE THE EXIT ONTO I-89 N, TAKE EXIT 8 TOWARD US-2/MONTPELIER, CONTINUE ON MEMORIAL DR. DRIVE TO MAIN ST, CONTINUE ONTO MEMORIAL DR, TURN LEFT ONTO MAIN ST, DESTINATION WILL BE ON THE RIGHT,	- THIS DOCUMENT IS THE CREATION, DESIGN, PROPERTY AND COPYRIGHTED WORK OF AT&T. ANY DUPLICATION OR USE WITHOUT EXPRESS WRITTEN CONSENT IS STRICTLY PROHIBITED. DUPLICATION AND USE BY GOVERNMENT AGENCIES FOR THE PURPOSES OF CONDUCTING THEIR LAWFULLY AUTHORIZED REGULATORY AND ADMINISTRATIVE FUNCTIONS IS SPECIFICALLY ALLOWED. - THE FACILITY IS AN UNMANNED PRIVATE AND SECURED EQUIPMENT INSTALLATION. IT IS ONLY ACCESSED BY TRAINED TECHNICIANS FOR PERIODIC ROUTINE MAINTENANCE AND THEREFORE DOES NOT REQUIRE ANY WATER OR SANITARY SEWER SERVICE. THE FACILITY IS NOT GOVERNED BY REGULATIONS REQUIRING PUBLIC ACCESS PER ADA REQUIREMENTS. - CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE AT&T MOBILITY REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. - CONSTRUCTION DRAWINGS ARE VALID FOR SIX MONTHS AFTER ENGINEER OF RECORD'S STAMPED AND SIGNED SUBMITTAL DATE LISTED HEREIN.

UNDERGROUND SERVICE ALERT



WWW.DIGSAFE.COM
72 HOURS PRIOR



 TEP OPCO, LLC. 45 BEECHWOOD DR. NORTH ANDOVER, MA 01845 OFFICE: (978) 557-5553	 6300 LEGACY DRIVE PLANO, TX 75024	SITE NUMBER: VTL06432 SITE NAME: RCC - CITY CENTER		 NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T 492 OLD CONNECTICUT PATH SUITE #210 FRAMINGHAM, MA 01701	<table><tr><td>2</td><td>10/28/25</td><td>ISSUED FOR CONSTRUCTION</td><td>SG</td><td>AT</td><td>DPH</td></tr><tr><td>1</td><td>10/01/25</td><td>ISSUED FOR CONSTRUCTION</td><td>SG</td><td>AT</td><td>DPH</td></tr><tr><td>0</td><td>09/23/25</td><td>ISSUED FOR CONSTRUCTION</td><td>RRG</td><td>AT</td><td>DPH</td></tr><tr><td>B</td><td>09/19/25</td><td>ISSUED FOR REVIEW</td><td>SSG</td><td>AT</td><td>DPH</td></tr><tr><td>A</td><td>08/29/24</td><td>ISSUED FOR REVIEW</td><td>KPS</td><td>AT</td><td>DPH</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP</td></tr><tr><td colspan="2">SCALE: AS SHOWN</td><td>DESIGNED BY: AT</td><td colspan="3">DRAWN BY: KPS</td></tr></table>	2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH	1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH	0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH	B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH	A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH	NO.	DATE	REVISIONS	BY	CHK	APP	SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS			Professional Engineer No. 018.0135106 Civil Seal AT&T TITLE SHEET 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT SITE NUMBER VTL06432 DRAWING NUMBER T-1 REV 2
		2	10/28/25		ISSUED FOR CONSTRUCTION	SG	AT	DPH																																								
		1	10/01/25		ISSUED FOR CONSTRUCTION	SG	AT	DPH																																								
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		A	08/29/24		ISSUED FOR REVIEW	KPS	AT	DPH																																								
		NO.	DATE		REVISIONS	BY	CHK	APP																																								
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS																																													

GROUNDING NOTES

1.

THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2.

ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3.

THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81 STANDARDS) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
4.

METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5.

EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS AND #2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6.

EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7.

APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8.

ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO GROUND BAR.
9.

ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10.

MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
11.

METAL CONDUIT SHALL BE MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
12.

ALL NEW STRUCTURES WITH A FOUNDATION AND/OR FOOTING HAVING 20 FT. OR MORE OF 1/2 IN. OR GREATER ELECTRICALLY CONDUCTIVE REINFORCING STEEL MUST HAVE IT BONDED TO THE GROUND RING USING AN EXOTHERMIC WELD CONNECTION USING #2 AWG SOLID BARE TINNED COPPER GROUND WIRE, PER NEC 250.50

GENERAL NOTES

1.

FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

CONTRACTOR – ERICSSON
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – AT&T MOBILITY
2.

PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3.

ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4.

DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5.

UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6.

"KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7.

THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8.

IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION SPACE FOR APPROVAL BY THE CONTRACTOR.
9.

SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR.
10.

THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11.

SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12.

SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13.

ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.

14.

ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL BE AIR-ENTRAINED AND SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15.

ALL STRUCTURAL STEEL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS. ALL STRUCTURAL STEEL SHALL BE ASTM A36 (Fy = 36 ksi) UNLESS OTHERWISE NOTED. PIPES SHALL BE ASTM A53 TYPE E (Fy = 36 ksi). ALL STEEL EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED. TOUCH UP ALL SCRATCHES AND OTHER MARKS IN THE FIELD AFTER STEEL IS ERECTED USING A COMPATIBLE ZINC RICH PAINT.
16.

CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T SITES."
17.

SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18.

THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHOULD BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19.

SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.
20.

APPLICABLE BUILDING CODES:
SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: IBC 2015 WITH VT FIRE & SAFETY CODE AMENDMENTS
ELECTRICAL CODE: REFER TO ELECTRICAL DRAWINGS

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

AMERICAN CONCRETE INSTITUTE (ACI) 318; BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE;

AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) MANUAL OF STEEL CONSTRUCTION, ASD, FOURTEENTH EDITION;

TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARDS FOR STEEL

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

NOTE:
THE PROJECT WILL COMPLY WITH THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION.



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

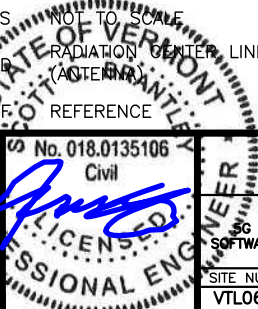
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T

GENERAL NOTES		
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXXR SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	GN-1	2

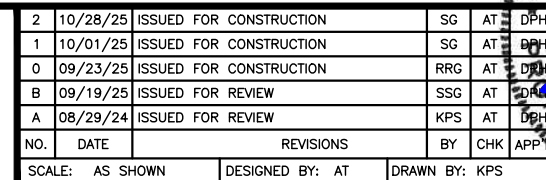
NOTE:
NO ADDITIONAL IMPERVIOUS AREA TO
BE ADDED AS PART OF THIS PROJECT.



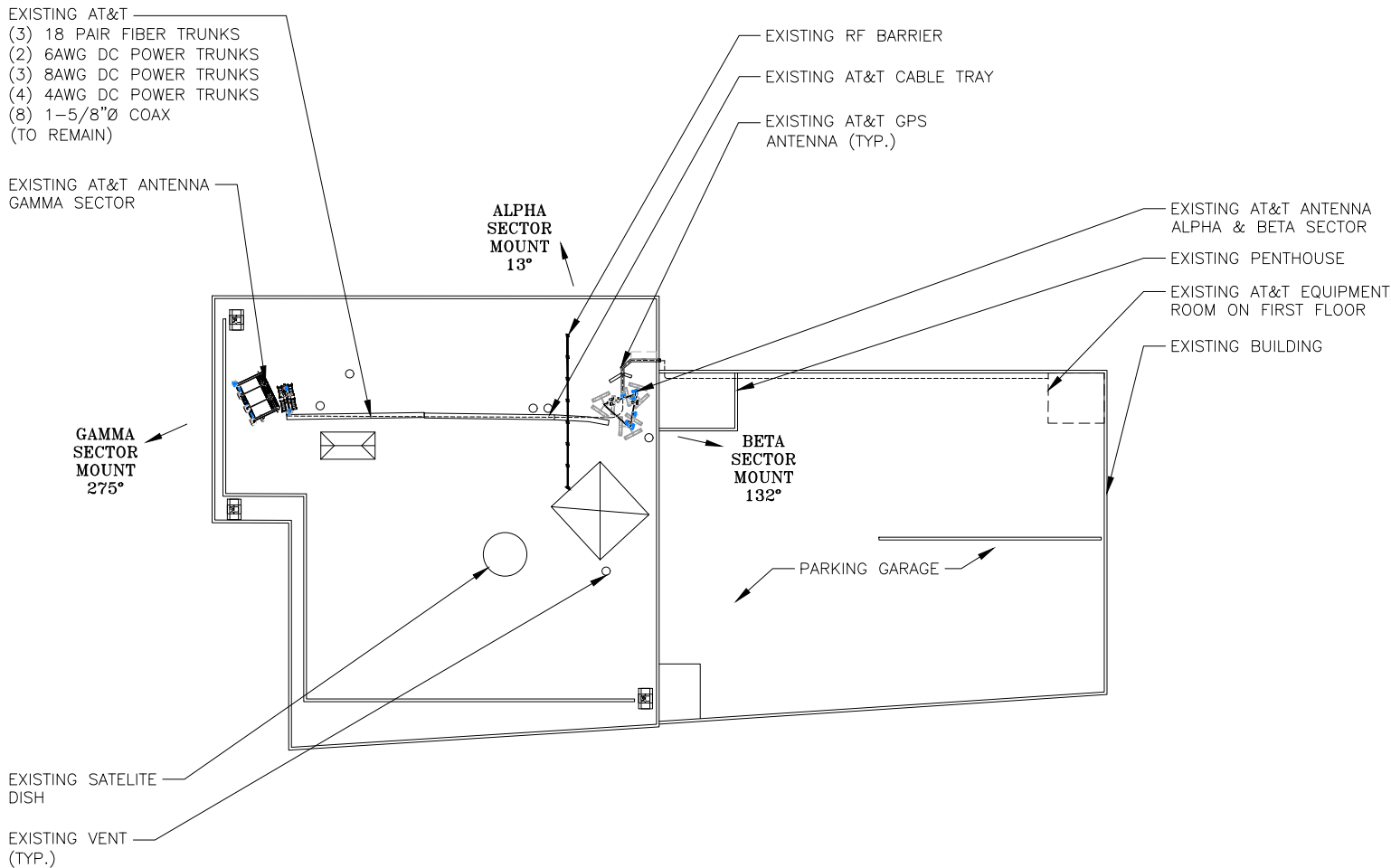
NOTE:
PLAN PREPARED BY TEP OPCO LLC. BASED ON INFORMATION FROM
THE TOWN OF MONTPELIER ASSESSORS DATA AND OTHER SOURCES
DOES NOT REPRESENT AN ACTUAL FIELD OR BOUNDARY SURVEY

ZONING INFORMATION		
ZONING DISTRICT:	(RU) RURAL RESIDENTIAL DISTRICT	
DIMENSIONS REQUIREMENTS:	EXISTING	PROPOSED
<u>ANTENNA SETBACKS</u>		
FRONT YARD SETBACK:	10'-0"±	10'-0"±
SIDE YARD SETBACK:	109'-0"± & 57'-0"±	109'-0"± & 57'-0"±
REAR YARD SETBACK:	194'-0"±	194'-0"±
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED) (SETBACK TO EXISTING EQUIPMENT SHELTER UNLESS OTHERWISE NOTED)		

1. PROPERTY LINE INFORMATION (WHEN APPLICABLE) WAS PREPARED USING TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUCTED AS A BOUNDARY SURVEY.
2. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
5. CONNECTION TO ELECTRICAL & TELEPHONE UTILITIES TO BE DETERMINED BY THE APPROPRIATE UTILITY COMPANY.
6. SUBCONTRACTOR TO VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEER PRIOR TO INSTALLATION. SEE ANTENNA CONFIGURATION SHEETS FOR SITE SPECIFIC DETAILS.
7. SUBCONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
8. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION.
9. THERE ARE NO TOPOGRAPHIC CHANGES BEING PROPOSED UNDER THE CURRENT APPLICATION.
10. THE MAXIMUM AREA OF DISTURBANCE IS LESS THAN 1 ACRE. THE PROJECT IMPACT AREA IS BELOW THE EXEMPTION THRESHOLD OF 43,560 SQUARE FEET IN 40 CFR PARTS 9, 122-124 AND THEREFORE IS NOT SUBJECT TO REGULATION UNDER THE EPA OR STATE-MANAGED NPDES GENERAL CONSTRUCTION PERMIT PROGRAM. THE PROJECT OWNER'S GENERAL CONTRACTOR SHALL CONDUCT ALL SITE DEVELOPMENT IN ACCORDANCE WITH THE "LOW RISK SITE HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL" ISSUED BY THE VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION. ADDITIONALLY, THE PROJECT OWNERS GENERAL CONTRACTOR SHALL CONDUCT ALL CONSTRUCTION ACTIVITIES IN A MANNER THAT DOES NOT RESULT IN STORM WATER DISCHARGES WITH AN ADVERSE IMPACT ON ANY STORM WATER COLLECTION/CONVEYANCE SYSTEM, WETLAND, WATER BODY, OR OTHER WATER RESOURCE AREAS.



SITE NUMBER	DRAWING NUMBER	REV
VTI 06432	C-1	2

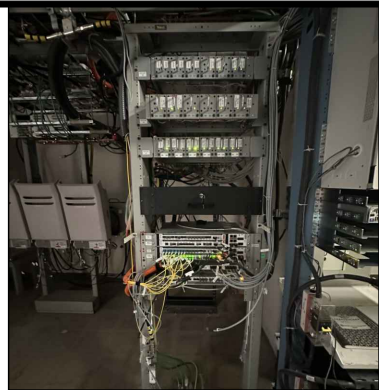


ROOF PLAN

22x34 SCALE: 1/32"=1'-0"
11x17 SCALE: 1/64"=1'-0"

1
A-1

0 16'-0" 32'-0" 64'-0" 96'-0"



EQUIPMENT RACK PHOTO
SCALE: N.T.S.

- EXISTING AT&T FIF RACK (TYP.)
- EXISTING AT&T EQUIPMENT ROOM
- EXISTING RRUS 01 (TOTAL OF 3) (RETIRED IN PLACE)
- EXISTING AT&T UMTS CABINET (RETIRED) (TYP.)
- ADD AT&T (1) CONVERTER/RECTIFIER EXPANSION SHELF
(10) VERTIV 512/5100/721/7100 -48VTO-58V 2KW CONVERTER
(11) VERTIV 48V RECTIFIERS
(3) 50A BREAKERS FOR RRUS-4490
(3) 50A BREAKER FOR AIR 6472S
(4) 40A BREAKER FOR RRU 8843 B2/B66
(3) 25A BREAKER FOR RRU 4478 B14
(4) 20A BREAKER FOR RRU 32 B30
(1) 15A BREAKER FOR BBU
(1) 5A BREAKER FOR 6610
- EXISTING AT&T (8) SBS 170AH BATTERIES (TO BE RELOCATED TO NEW POWER PLANT)
- EXISTING CABLE TRAY
- EXISTING ACCESS DOOR

EQUIPMENT PLAN

22x34 SCALE: 1/4"=1'-0"
11x17 SCALE: 1/8"=1'-0"

2
A-1

0 2'-0" 4'-0" 8'-0" 12'-0"

NOTE:
REFER TO THE RF ISSUE FINAL RFDS DATED 09/15/25 FOR FINAL ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS BY: TEP (TEP OPCO, LLC.) DATED: SEPTEMBER 03, 2025, FOR THE CAPACITY OF THE EXISTING STRUCTURES TO SUPPORT THE PROPOSED EQUIPMENT.

- EXISTING AT&T TMA LGP21901 (TOTAL OF 8) (TO BE REMOVED)
- EXISTING AT&T PANEL PDP
- EXISTING AT&T SAFETY SWITCH
- EXISTING HALON CABINET
- EXISTING AT&T AC PANEL
- EXISTING AT&T RECTIFIER PANEL TRANSFER SWITCH
- EXISTING AT&T (1) 6630 (TO BE REMOVED)
- ADD AT&T (1) 6672 BBU
(1) 6610 SITE CONTROLLER
- EXISTING AT&T (1) 6601+XMU
(3) DC12-48-60-RM
- EXISTING AT&T GE POWER STD -48V INFINITY M W/CONV. POWER PLANT WITH:
(4) RECTIFIERS
(2) CONVERTERS (TO BE REMOVED)
- PROPOSED AT&T NETSURE 7100 W 3-BATTERY TRAYS 48V/58V
- EXISTING AT&T EQUIPMENT RACK (TYP.)
- EXISTING HVAC UNIT
- EXISTING AT&T AC PANEL

TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

ERICSSON
6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY

AT&T

NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	AT	DRAWN BY:	KPS

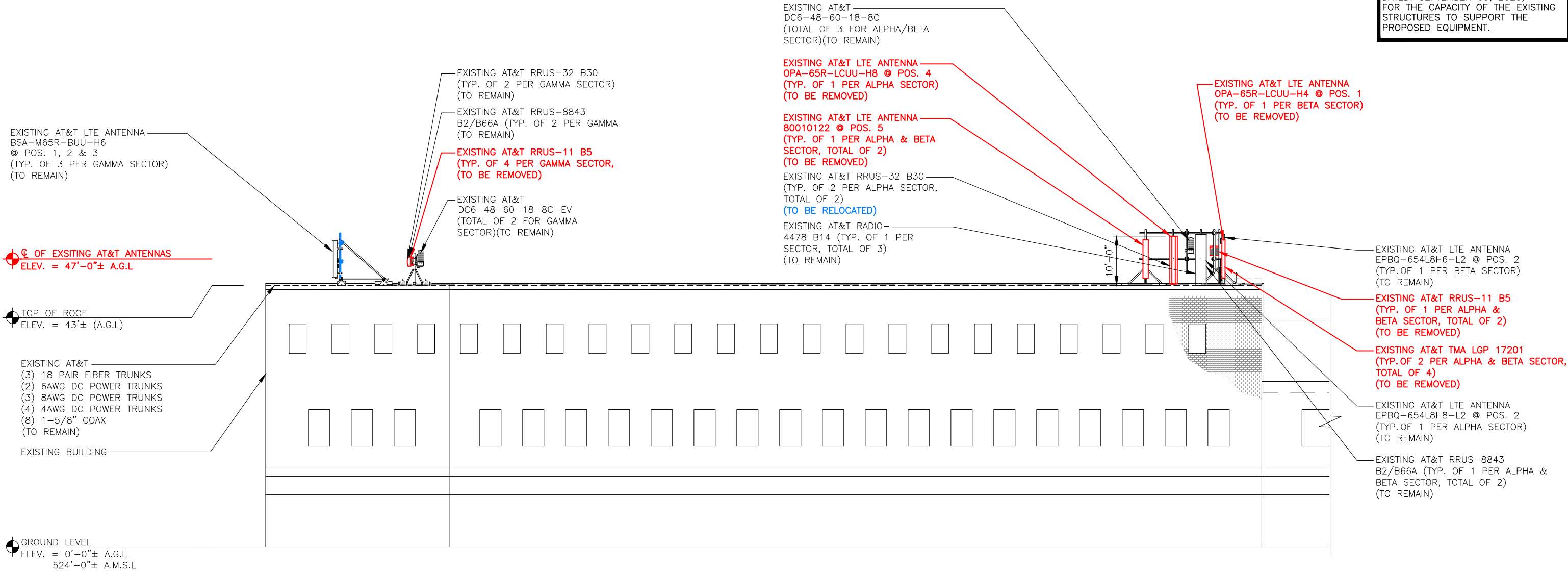
STATE OF VERMONT
SCOTT C. BRANTLEY
No. 018.0135106
Civil
LICENSED PROFESSIONAL ENGINEER

AT&T

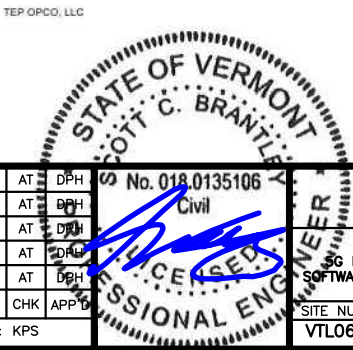
ROOF & EQUIPMENT PLAN		
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-1	2

NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.



EXISTING BUILDING ELEVATION 1
22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"
A-2



TEP
TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553

ERICSSON
6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER
89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY

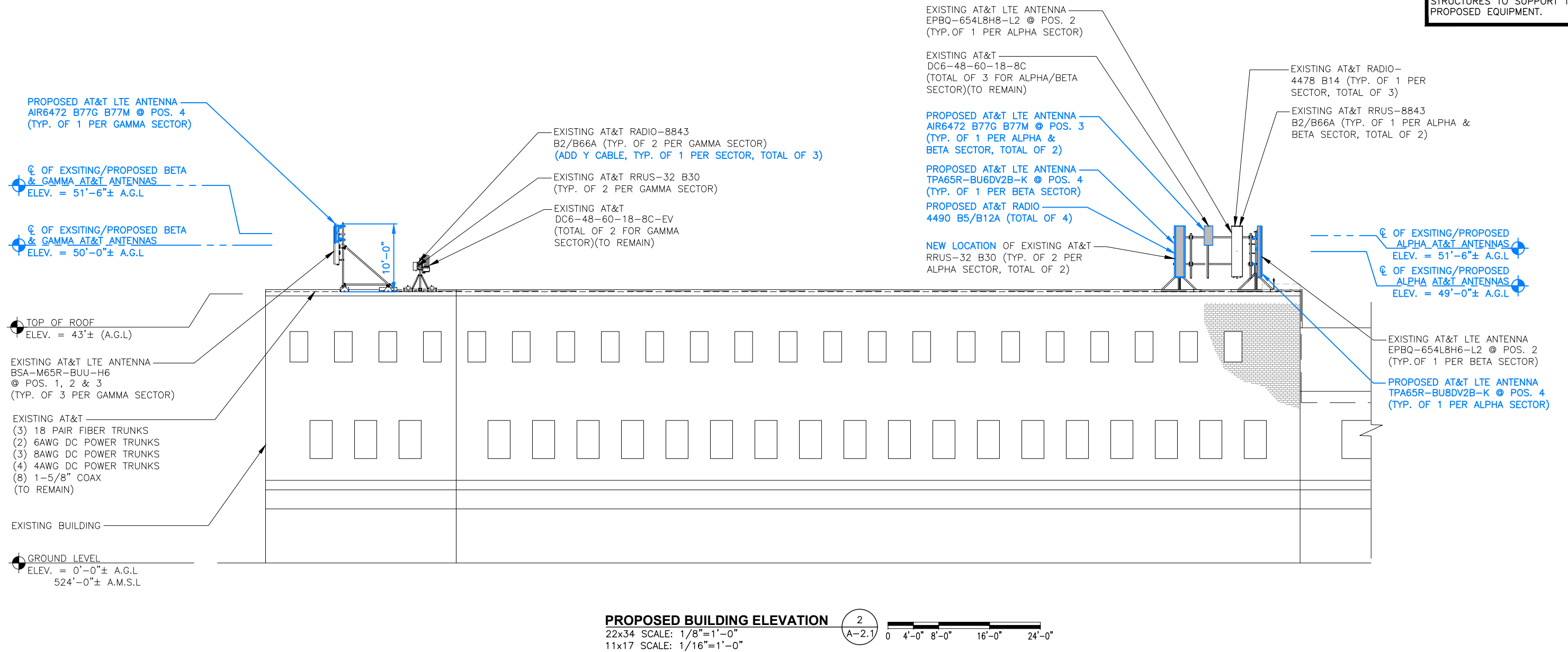
AT&T
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

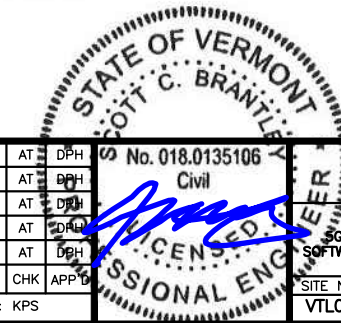
AT&T		
ELEVATION		
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-2	2

NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
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NOTE:
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DATED: SEPTEMBER 03, 2025,
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STRUCTURES TO SUPPORT THE
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TEP OPCO, LLC



SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
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B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T

ELEVATIONS
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-2.1	2

NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.

EXISTING AT&T LTE ANTENNA
BSA-M65R-BUU-H6
@ POS. 1, 2 & 3
(TYP. OF 3 PER GAMMA SECTOR)
(TO REMAIN)

GAMMA
SECTOR
700 BC/850/
1900/AWS
275"

GAMMA
SECTOR MOUNT
275"

GAMMA
SECTOR
LTE WCS/700 B14
276"

GAMMA
SECTOR
700 BC/850/
1900/AWS
276"

EXISTING AT&T RRUS-32 B30
(TYP. OF 2 PER GAMMA SECTOR)
(TO REMAIN)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 2 PER GAMMA
(TO REMAIN)

EXISTING AT&T RRUS-11 B5
(TYP. OF 4 PER GAMMA SECTOR,
(TO BE REMOVED)

EXISTING AT&T
DC6-48-60-18-8C-EV
(TOTAL OF 2 FOR GAMMA
SECTOR)(TO REMAIN)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H8-L2 @ POS. 2
(TYP. OF 1 PER ALPHA SECTOR)
(TO REMAIN)

EXISTING AT&T RRUS-11 B5
(TYP. OF 1 PER ALPHA &
BETA SECTOR,
TOTAL OF 2)
(TO BE REMOVED)

EXISTING AT&T LTE ANTENNA
OPA-65R-LCUU-H8 @ POS. 3
(TYP. OF 1 PER ALPHA SECTOR)
(TO BE REMOVED)

EXISTING AT&T
DC6-48-60-18-8C
(TOTAL OF 3 FOR ALPHA/BETA
SECTOR)(TO REMAIN)

EXISTING AT&T RRUS-32 B30
(TYP. OF 2 PER ALPHA SECTOR,
TOTAL OF 2)
(TO BE RELOCATED)

EXISTING VENT

EXISTING AT&T RADIO-
4478 B14 (TYP. OF 1 PER
SECTOR, TOTAL OF 3)
(TO REMAIN)

ALPHA
SECTOR MOUNT
13"

ALPHA
SECTOR
LTE PCS/
AWS/700 B14
15"

ALPHA
SECTOR
LTE WCS
18"

ALPHA
SECTOR
850
51"

EXISTING AT&T LTE ANTENNA
80010122 @ POS. 4
(TYP. OF 1 PER ALPHA & BETA
SECTOR, TOTAL OF 2)
(TO BE REMOVED)

EXISTING AT&T LTE ANTENNA
OPA-65R-LCUU-H4 @ POS. 1
(TYP. OF 1 PER BETA SECTOR)
(TO BE REMOVED)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 1 PER ALPHA &
BETA SECTOR, TOTAL OF 2)
(TO REMAIN)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H6-L2 @ POS. 2
(TYP. OF 1 PER BETA SECTOR)
(TO BE RELOCATED)

EXISTING AT&T TMA LGP 17201
(TYP. OF 2 PER ALPHA & BETA SECTOR,
TOTAL OF 4)
(TO BE REMOVED)

BETA
SECTOR MOUNT
132"

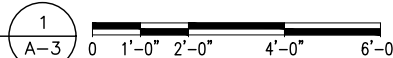
BETA
SECTOR
LTE PCS/
AWS/700 B14
136"

BETA
SECTOR
850
161"

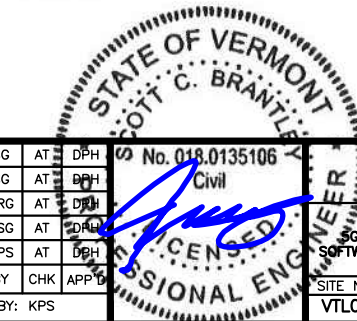


EXISTING ANTENNA PLAN

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"



TEP OPCO, LLC



SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	AT	DRAWN BY:	KPS

AT&T

EXISTING ANTENNA LAYOUT PLAN
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-3	2

PROPOSED AT&T LTE ANTENNA
AIR6472 B77G B77M @ POS. 4
(TYP. OF 1 PER GAMMA SECTOR)

GAMMA
SECTOR
C-BAND/DOD
275°

PROPOSED AT&T MOUNT
MODIFICATION EXTENDED MOUNT
FACE FRAME TO ACCOMMODATE
ADDITIONAL ANTENNA AND
REQUIRED CLEARANCES
(TYP. OF GAMMA SECTOR ONLY)

GAMMA
SECTOR
700BC/850/
1900/AWS
275°

GAMMA
SECTOR
LTE WCS/
700 B14
275°

GAMMA
SECTOR
700BC/850/
1900/AWS
275°

EXISTING AT&T LTE ANTENNA
BSA-M65R-BUU-H6
@ POS. 1, 2 & 3
(TYP. OF 3 PER GAMMA SECTOR)

PROPOSED 2.5" (2.88" O.D.)
X14'-0" LONG FACE PIPE
(TYP. OF 2 PER GAMMA SECTOR)

EXISTING AT&T RRUS-32 B30
(TYP. OF 2 PER GAMMA SECTOR)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 2 PER GAMMA
SECTOR) (ADD Y CABLE, TYP. OF 1
PER SECTOR, TOTAL OF 3)

EXISTING AT&T
DC6-48-60-18-8C-EV
(TOTAL OF 2 FOR GAMMA
SECTOR)(TO REMAIN)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H8-L2 @ POS. 2
(TYP. OF 1 PER ALPHA SECTOR)

EXISTING AT&T RADIO-
4478 B14 (TYP. OF 1 PER
SECTOR, TOTAL OF 3)

EXISTING AT&T
DC6-48-60-18-8C
(TOTAL OF 3 FOR ALPHA/BETA
SECTOR)(TO REMAIN)

EXISTING VENT

PROPOSED BACK-TO-BACK
RRU BRACKETS (P/N:SKK1255394/2)
OR APPROVED EQUIVALENT,
(TYP. OF 1 PER ALPHA & BETA
SECTOR, TOTAL OF 2)

PROPOSED 2" STD. (2.38" O.D.)
10', LONG PIPE MAST (TYP. 1
PER ALPHA & BETA SECTOR,
TOTAL OF 2)

NOTE:
EXCEPTION ON MARCO BUILD
STANDARD ON ANTENNA CLEARANCE
FROM ROOF LINE DUE TO ZONING
LIMITATION.

PROPOSED ANTENNA PLAN

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"



ALPHA
SECTOR
LTE/PCS/AWS/700
B14
15°

ALPHA
SECTOR
MOUNT
13°

ALPHA
SECTOR
C-BAND/DOD
15°

ALPHA
SECTOR
700BC/850/WCS
15°

PROPOSED AT&T LTE ANTENNA
TPA65R-BU8DV2B-K @ POS. 4
(TYP. OF 1 PER ALPHA SECTOR)

PROPOSED AT&T RADIO 4490 B5/B12A
(TOTAL OF 4)

EXISTING AT&T RRUS-8843
B2/B66A (TYP. OF 1 PER ALPHA &
BETA SECTOR, TOTAL OF 2)

EXISTING AT&T LTE ANTENNA
EPBQ-654L8H6-L2 @ POS. 2
(TYP. OF 1 PER BETA SECTOR)

PROPOSED AT&T LTE ANTENNA
AIR6472 B77G B77M @ POS. 3
(TYP. OF 1 PER ALPHA &
BETA SECTOR, TOTAL OF 2)

NEW LOCATION OF EXISTING AT&T
RRUS-32 B30 (TYP. OF 2 PER
ALPHA SECTOR, TOTAL OF 2)

PROPOSED AT&T LTE ANTENNA
TPA65R-BU6DV2B-K @ POS. 4
(TYP. OF 1 PER BETA SECTOR)

TEP OPCO, LLC



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

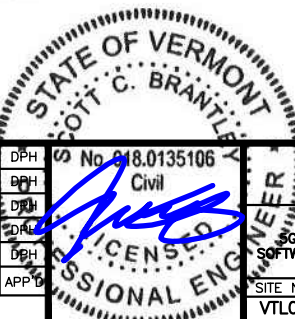
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



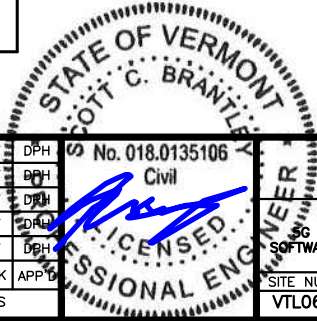
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	AT	DRAWN BY:	KPS



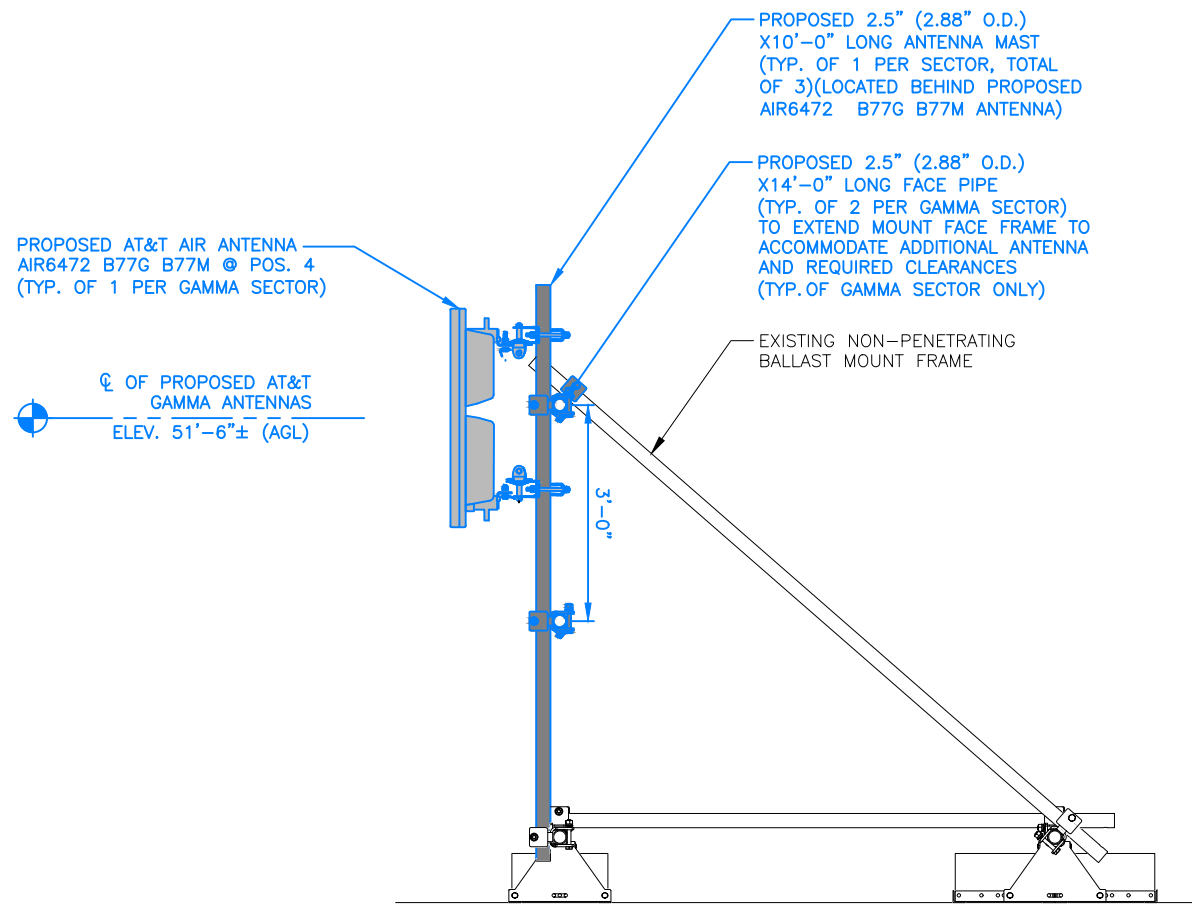
AT&T

PROPOSED ANTENNA LAYOUT PLAN		
5G NR 1DR-1 CBAND, SOFTWARE LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-4	2

ANTENNA SCHEDULE												RRU CHART																																												
RF ISSUE FINAL RFDS DATED: 09/15/25												QUANTITY	MODEL	SIZE (L x W x D)																																										
SECTOR	EXISTING/ REMOVED	BAND	ANTENNA	SIZE (INCHES) (L x W x D)	ANTENNA HEIGHT	AZIMUTH	TMA/ DIPLEXER	RRU	SIZE (INCHES) (L x W x D)	FEEDER	RAYCAP	E(3)	4478 B14 (700)	18.1"x13.4"x8.3"																																										
A1							—	(E)(1) RRUS-11 B5 (850)	—	—	(E) (2) RAYCAP DC6-48-60-18-8C	E(4)	RRUS-32 B30 (WCS)	27.2"x12.1"x7.0"																																										
A2	EXISTING	LTE PCS/ AWS/700 B14	EPBQ-654L8H8-L2	96"x21.00"x6.30"	47'-0"±	15°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (E)(2) 4AWG TRUNKS		E(4)	8843 B2/B66A (PCS/AWS)	14.9"x13.2"x8.3"																																										
A3	—	—	—	—	—	—	—	—	—	(E)(1) 18 PAIR FIBER TRUNK		E(6)	RRUS-11 B5	19.7"x17.0"x7.2"																																										
A4	REMOVED	LTE WCS	OPA-65R-LCUU-H8	92.70"x14.40"x7.00"	47'-0"±	18°	—	(E)(1) RRUS-32 B30 (WCS)	(E)(2) LGP17201	—		NOTE: MOUNT PER MANUFACTURER'S SPECIFICATIONS																																												
A5	REMOVED	850	80010122	75.5"x10.3"x5.9"	47'-0"±	51°	—	—	—	—		EXISTING ANTENNA SCHEDULE SCALE: N.T.S																																												
B1	REMOVED	LTE WCS	OPA-65R-LCUU-H4	48.00"x14.40"x7.30"	47'-0"±	134°	—	(E)(1) RRUS-32 B30 (WCS)	(E)(2) LGP17201	—	(E) (1) RAYCAP DC6-48-60-18-8C																																													
B2	EXISTING	LTE PCS/ AWS/700 B14	EPBQ-654L8H6-L2	73.00"x21.00"x6.30"	47'-0"±	136°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (E)(1) 4AWG TRUNK																																														
B3	—	—	—	—	—	—	—	(E)(1) RRUS-11 B5 (850)	—	(E)(1) 18 PAIR FIBER TRUNK																																														
B4	—	—	—	—	—	—	—	—	—	—																																														
B5	REMOVED	UMTS 850	80010122	75.5"x10.3"x5.9"	47'-0"±	161°	—	—	—	—																																														
C1	EXISTING	700 BC/ 850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	47'-0"±	276°	—	(E)(1) RRUS-11 B5 (850)	—	(E)(1) 8AWG DC TRUNK (E)(1) 4AWG TRUNK	(E) (2) RAYCAP DC6-48-60-18-8C-EV																																													
C2	EXISTING	LTE WCS/700 B14	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	47'-0"±	276°	—	(E)(1) RRUS-11 B5 (850) (E)(2) RRUS-32 B30 (WCS)	—	(E)(1) 18 PAIR FIBER TRUNK																																														
C3	EXISTING	700 BC/ 850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	47'-0"±	275°	—	(E)(2) RRUS-11 B5 (850) (E)(1) 4478 B14 (700) (E)(2) 8843 B2/B66A (PCS/AWS)	—	—																																														
ANTENNA SCHEDULE												RRU CHART																																												
RF ISSUE FINAL RFDS DATED: 09/15/25												QUANTITY	MODEL	SIZE (L x W x D)																																										
SECTOR	EXISTING/ REMOVED	BAND	ANTENNA	SIZE (INCHES) (L x W x D)	ANTENNA HEIGHT	AZIMUTH	TMA/ DIPLEXER	RRU	SIZE (INCHES) (L x W x D)	FEEDER	RAYCAP	E(3)	4478 B14 (700)	18.1"x13.4"x8.3"																																										
A1							—	—	—	—	(E) (2) RAYCAP DC6-48-60-18-8C	E(4)	RRUS-32 B30 (WCS)	27.2"x12.1"x7.0"																																										
A2	EXISTING	LTE/PCS/AWS /700 B14	EPBQ-654L8H8-L2	96"x21.00"x6.30"	49'-0"±	15°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (P)(1) Y-CABLE		E(4)	8843 B2/B66A (PCS/AWS)	14.9"x13.2"x8.3"																																										
A3	PROPOSED	CBAND/DOD	AIR6472 B77G B77M	36.3"x15.83"x7.4"	51'-6"±	15°	—	—	—	(E)(1) 18 PAIR FIBER TRUNK (E)(2) 4AWG TRUNKS		(P)(4)	4490 B5/B12 (850/700)	17.5"x15.1"x6.8"																																										
A4	PROPOSED	700BC/850/WCS	TPA65R-BU8DV2B-K	96"x20.7"x9.6"	49'-0"±	15°	—	(E)(1) RRUS-32 B30 (WCS) (P)(1) 4490 B5/B12A (850/700)	17.5"x15.1"x6.8"	—		NOTE: MOUNT PER MANUFACTURER'S SPECIFICATIONS																																												
B1							—	—	—	—		NOTE: REFER TO THE RF ISSUE FINAL RFDS DATED 09/15/25 FOR FINAL ANTENNA SETTINGS.																																												
B2	EXISTING	LTE/PCS/AWS /700 B14	EPBQ-654L8H6-L2	73.00"x21.00"x6.30"	50'-0"±	135°	—	(E)(1) 4478 B14 (700) (E)(1) 8843 B2/B66A (PCS/AWS)	—	(E)(1) 6AWG DC TRUNK (E)(1) 8AWG DC TRUNK (P)(1) Y-CABLE	(E) (1) RAYCAP DC6-48-60-18-8C																																													
B3	PROPOSED	CBAND/DOD	AIR6472 B77G B77M	36.3"x15.83"x7.4"	51'-6"±	135°	—	—	—	(E)(1) 18 PAIR FIBER TRUNK (E)(1) 4AWG TRUNKS																																														
B4	PROPOSED	700BC/850/WCS	TPA65R-BU8DV2B-K	71.2"x20.7"x7.7"	50'-0"±	135°	—	(E)(1) RRUS-32 B30 (WCS) (P)(1) 4490 B5/B12A (850/700)	17.5"x15.1"x6.8"	—																																														
C1	EXISTING	700BC/850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	50'-0"±	275°	—	(P)(2) 4490 B5/B12A (850/700)	17.5"x15.1"x6.8"	(E)(1) 8AWG DC TRUNK (E)(1) 4AWG TRUNKS	(E) (2) RAYCAP DC6-48-60-18-8C-EV																																													
C2	EXISTING	LTE WCS/700 B14	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	50'-0"±	275°	—	(E)(2) RRUS-32 B30 (WCS) (E)(1) 4478 B14 (700)	—	—																																														
C3	EXISTING	700BC/850/1900/AWS	BSA-M65R-BUU-H6	72.00"x28.50"x9.60"	50'-0"±	275°	—	(E)(2) 8843 B2/B66A (PCS/AWS)	—	(P)(1) Y-CABLE																																														
C4	PROPOSED	CBAND/DOD	AIR6472 B77G B77M	36.3"x15.83"x7.4"	51'-6"±	275°	—	—	—	—																																														
FINAL ANTENNA SCHEDULE												2 A-5																																												
SCALE: N.T.S																																																								
 TEP OPCO, LLC. 45 BEECHWOOD DR. NORTH ANDOVER, MA 01845 OFFICE: (978) 557-5553			 6300 LEGACY DRIVE PLANO, TX 75024			SITE NUMBER: VTL06432 SITE NAME: RCC - CITY CENTER 89 MAIN STREET MONTPELIER, VT 05602 WASHINGTON COUNTY			 NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T 492 OLD CONNECTICUT PATH SUITE #210 FRAMINGHAM, MA 01701			<table><tr><td>2</td><td>10/28/25</td><td>ISSUED FOR CONSTRUCTION</td><td>SG</td><td>AT</td><td>DPH</td></tr><tr><td>1</td><td>10/01/25</td><td>ISSUED FOR CONSTRUCTION</td><td>SG</td><td>AT</td><td>DPH</td></tr><tr><td>0</td><td>09/23/25</td><td>ISSUED FOR CONSTRUCTION</td><td>RRG</td><td>AT</td><td>DPH</td></tr><tr><td>B</td><td>09/19/25</td><td>ISSUED FOR REVIEW</td><td>SSG</td><td>AT</td><td>DPH</td></tr><tr><td>A</td><td>08/29/24</td><td>ISSUED FOR REVIEW</td><td>KPS</td><td>AT</td><td>DPH</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr></table> SCALE: AS SHOWNDESIGNED BY: ATDRAWN BY: KPS			2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH	1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH	0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH	B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH	A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH	NO.	DATE	REVISIONS	BY	CHK	APP'D				AT&T ANTENNA SCHEDULES 5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXXR SOFTWARE RETROFIT SITE NUMBER: VTL06432DRAWING NUMBER: A-5REV: 2		
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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH																																																			
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH																																																			
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NO.	DATE	REVISIONS	BY	CHK	APP'D																																																			

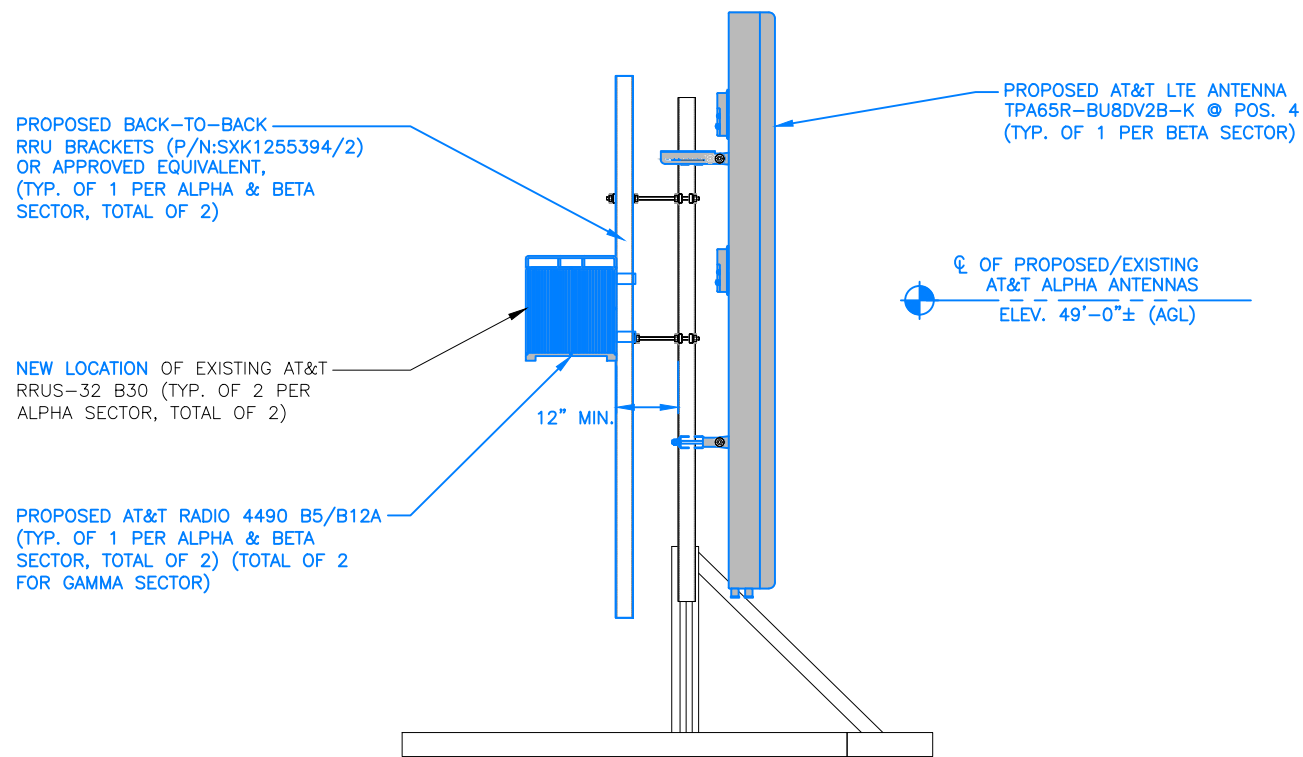
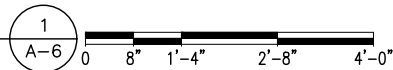
NOTE:
REFER TO THE RF ISSUE FINAL RFDS
DATED 09/15/25 FOR FINAL
ANTENNA SETTINGS.

NOTE:
REFER TO STRUCTURAL ANALYSIS
BY: TEP (TEP OPCO, LLC.)
DATED: SEPTEMBER 03, 2025,
FOR THE CAPACITY OF THE EXISTING
STRUCTURES TO SUPPORT THE
PROPOSED EQUIPMENT.



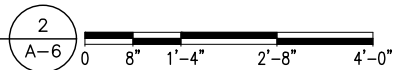
**PROPOSED ANTENNA GAMMA
SECTOR@ POS. 4**

22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"

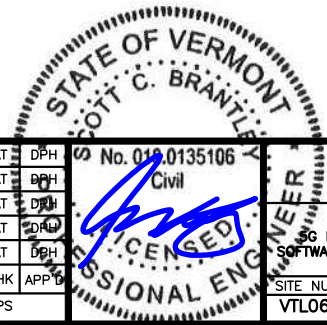


**PROPOSED ANTENNA ALPHA &
BETA SECTOR@ POS. 4**

22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"



TEP OPCO, LLC



6300 LEGACY DRIVE
PLANO, TX 75024

**SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER**

**89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY**



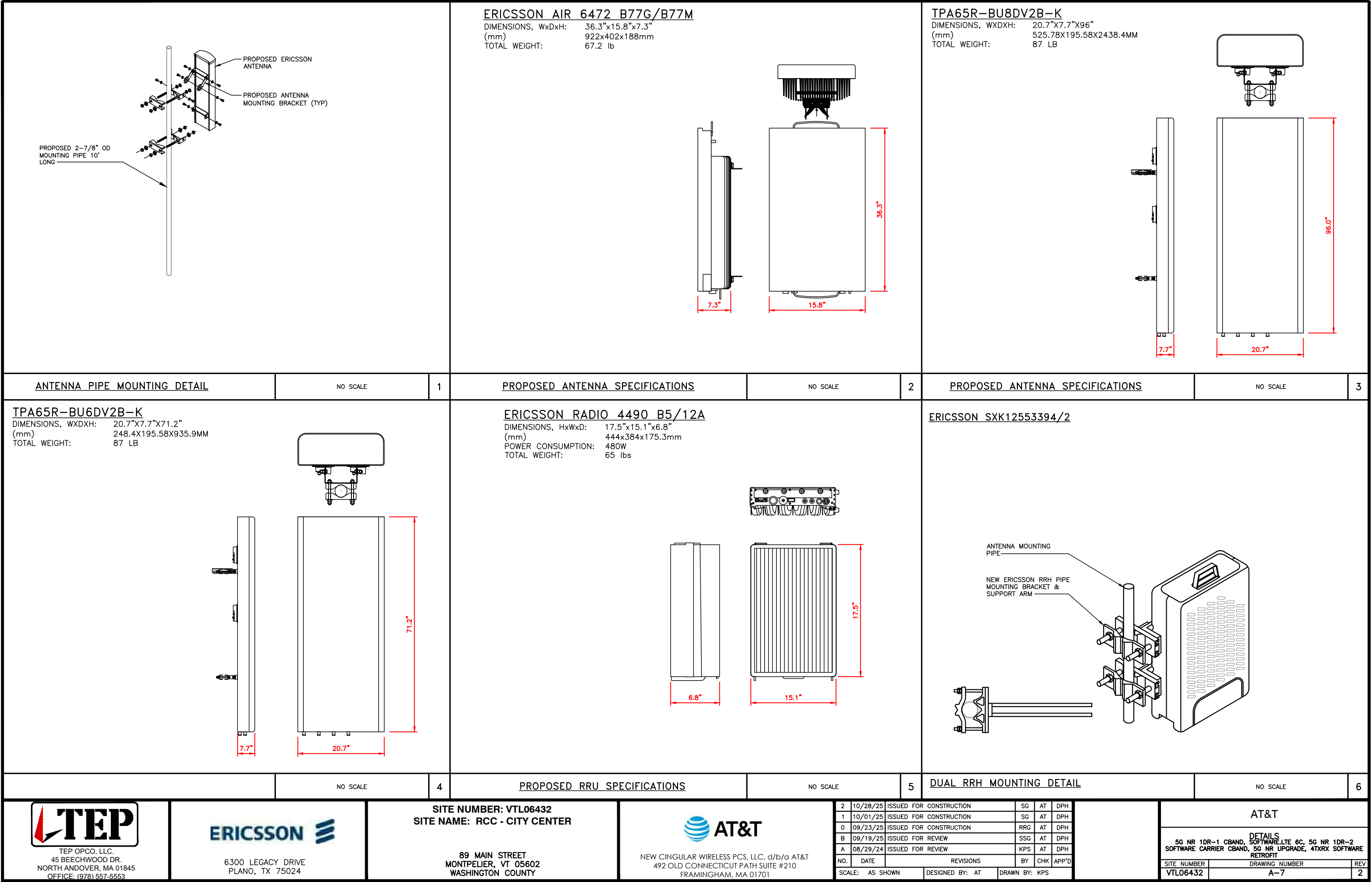
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

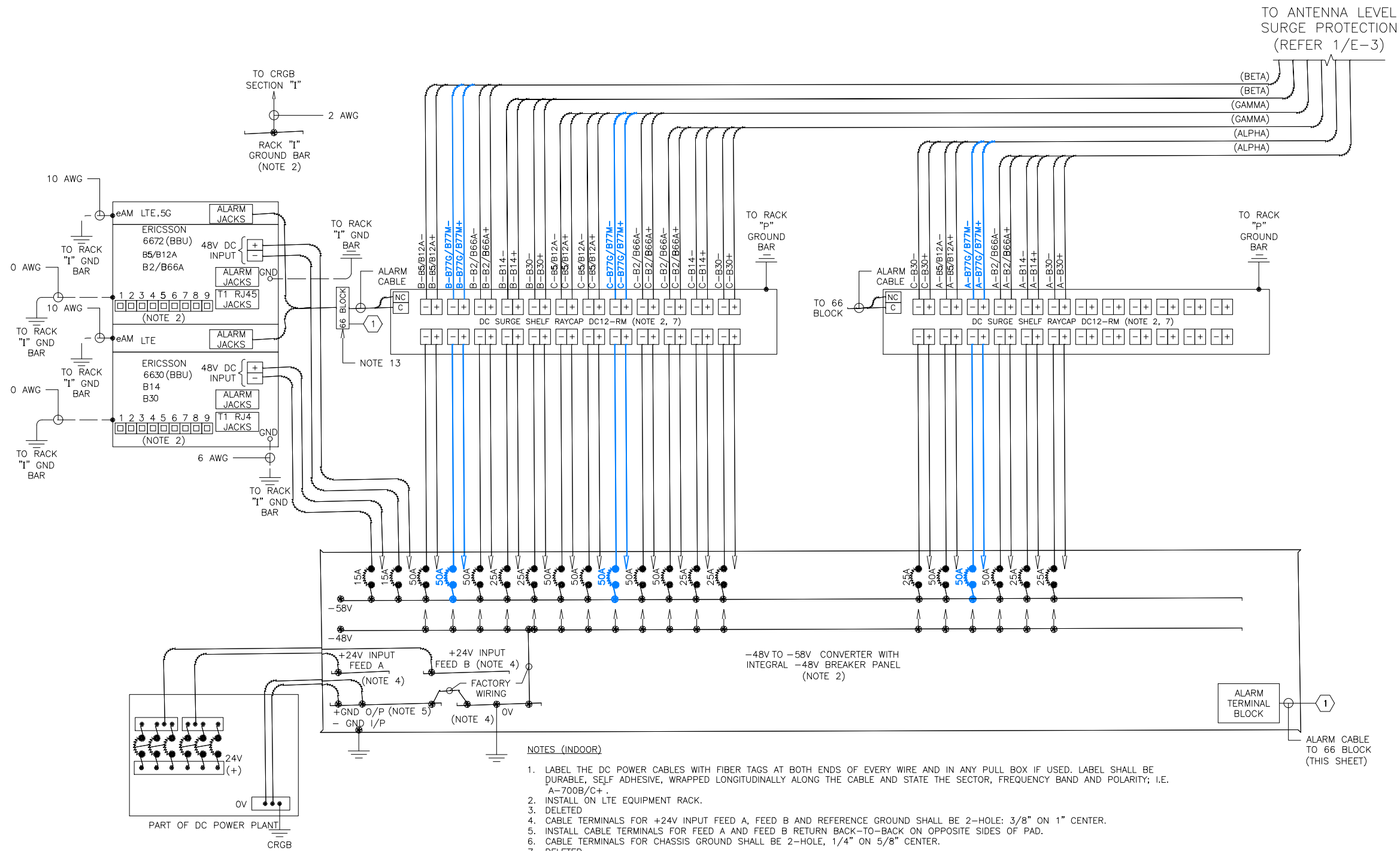
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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED BY: AT		DRAWN BY: KPS

AT&T

DETAILS
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

SITE NUMBER	DRAWING NUMBER	REV
VTL06432	A-6	2



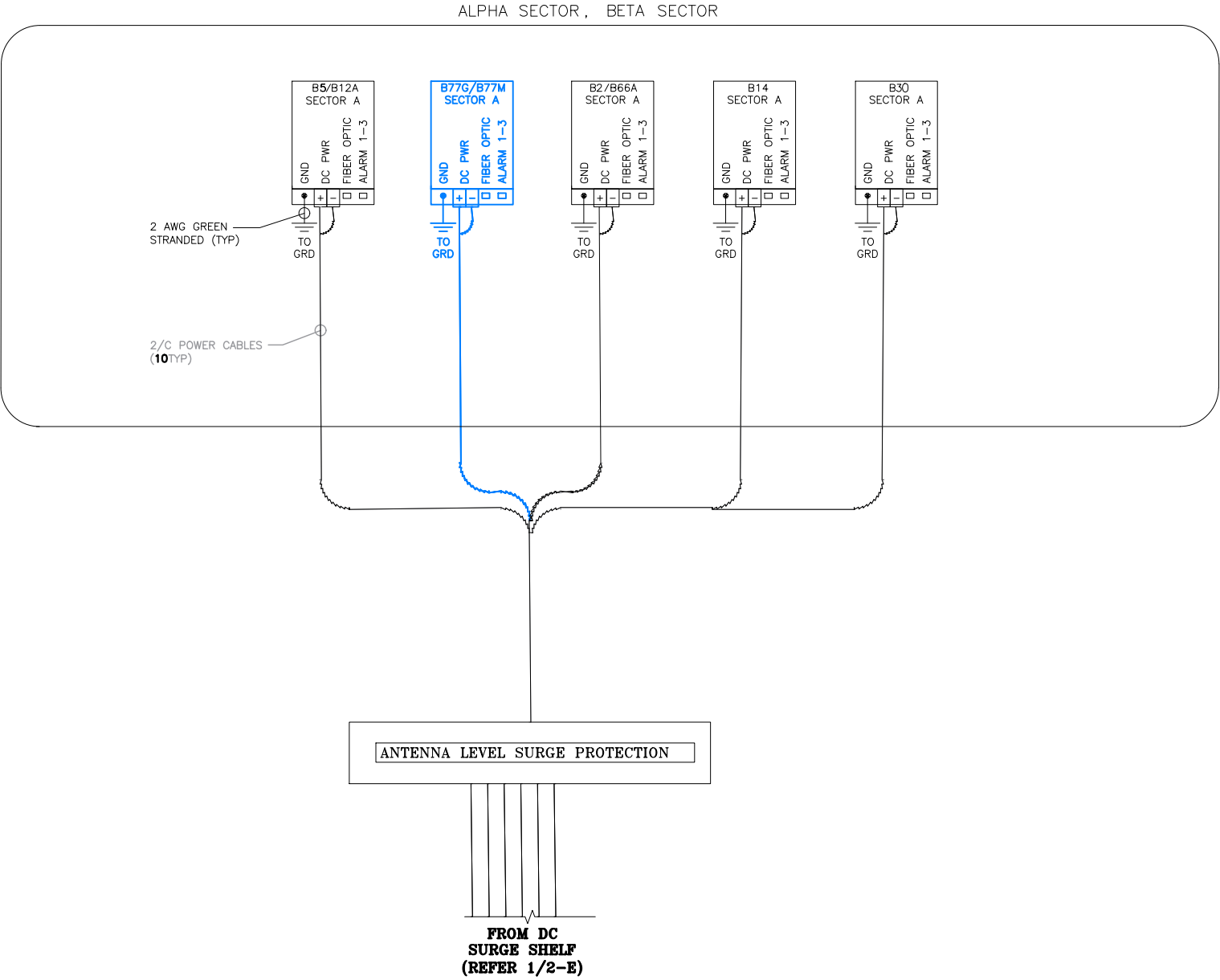


WIRING DIAGRAM
SCALE: N.T.S

1
E-1

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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T		
WIRING DIAGRAM-GROUND 5G NR 1DR-1 CBAND, SOFTWARE LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	E-1	2



WIRING DIAGRAM
SCALE: N.T.S

1
E-2.1



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

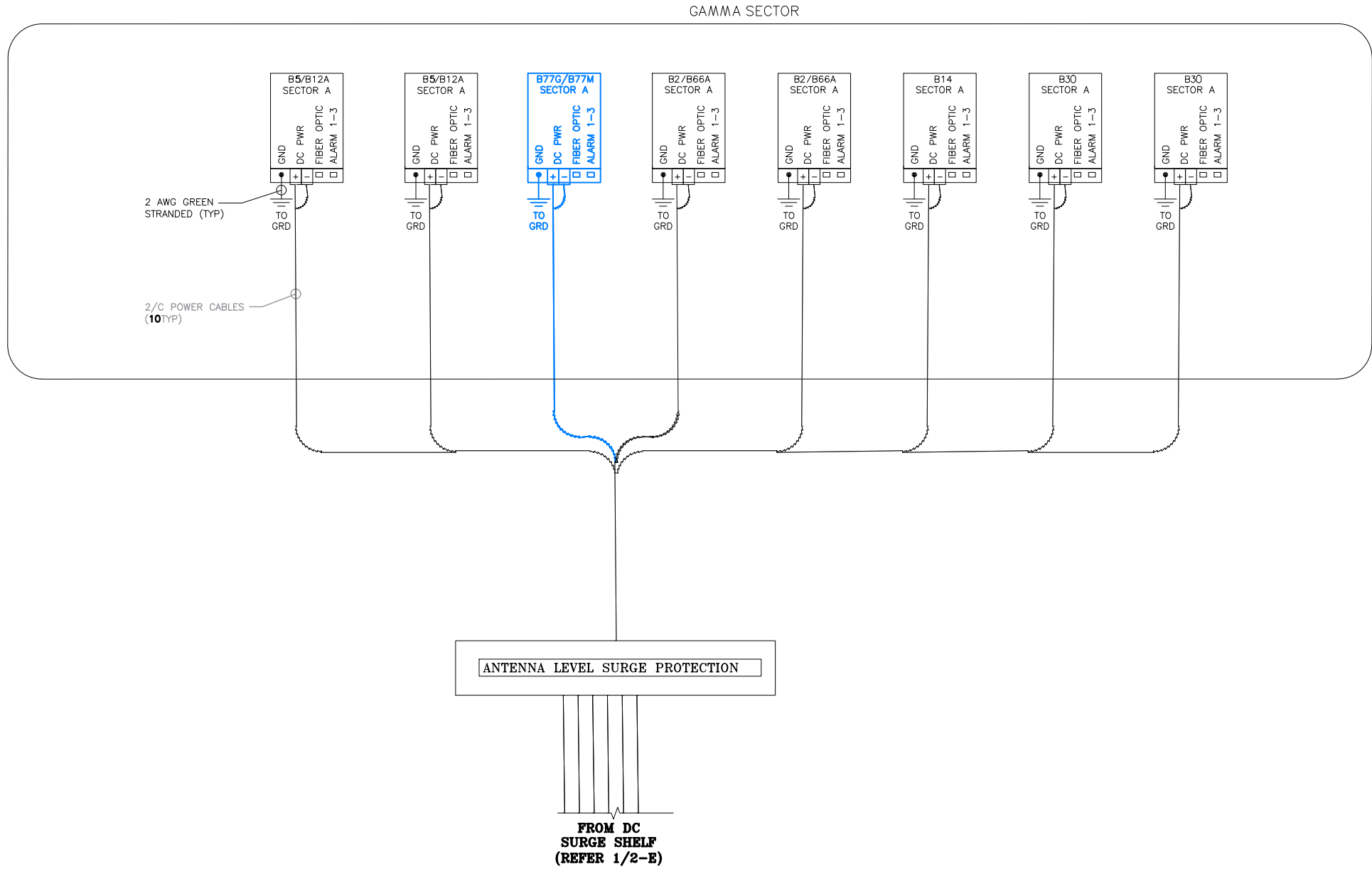
89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

2	10/28/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

AT&T		
WIRING DIAGRAM-TOWER 5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	E-2.1	2



WIRING DIAGRAM

SCALE: N.T.S

1
E-2.2



TEP OPCO, LLC.
45 BEECHWOOD DR.
NORTH ANDOVER, MA 01845
OFFICE: (978) 557-5553



6300 LEGACY DRIVE
PLANO, TX 75024

SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



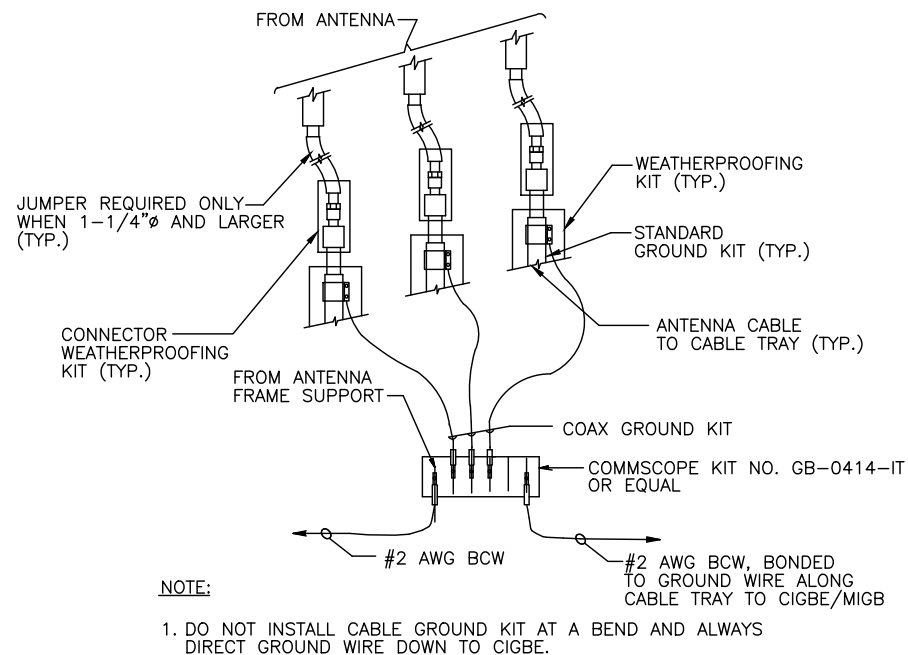
NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
492 OLD CONNECTICUT PATH SUITE #210
FRAMINGHAM, MA 01701

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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
0	09/23/25	ISSUED FOR CONSTRUCTION	RRG	AT	DPH
B	09/19/25	ISSUED FOR REVIEW	SSG	AT	DPH
A	08/29/24	ISSUED FOR REVIEW	KPS	AT	DPH
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		

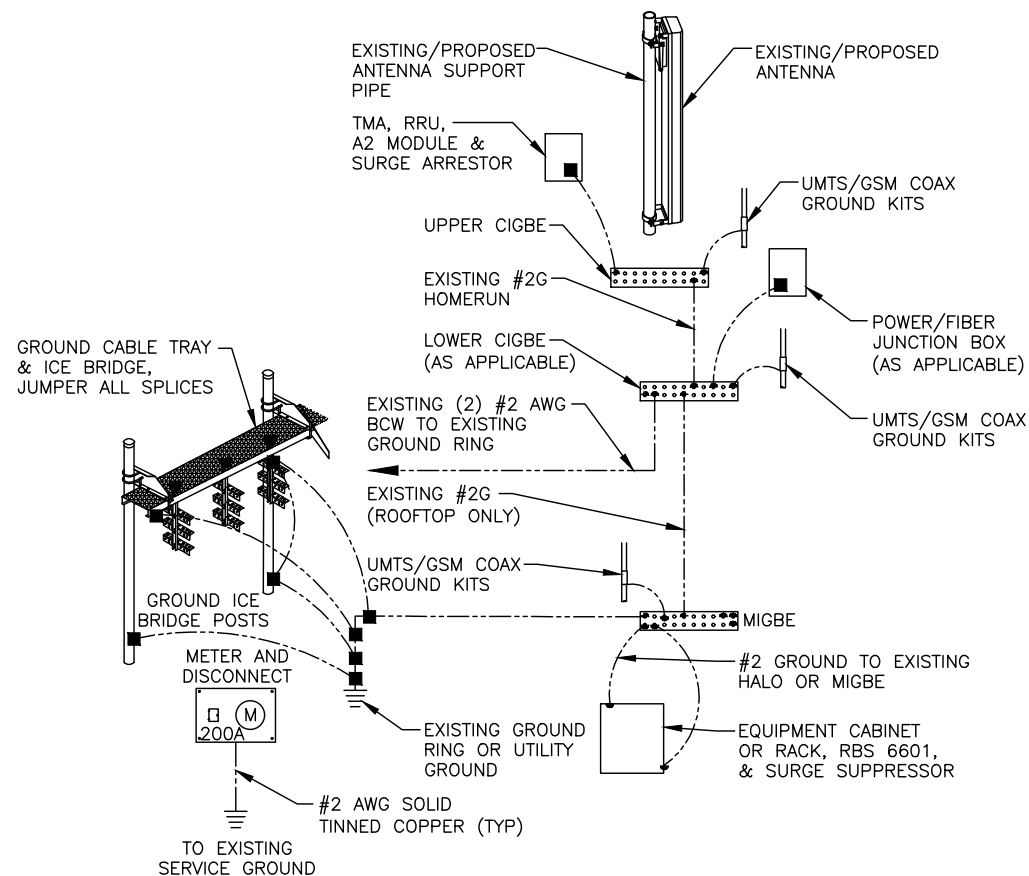
AT&T

WIRING DIAGRAM-TOWER
5G NR 1DR-1 CBAND, SOFTWARE.LTE 6C, 5G NR 1DR-2
SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE
RETROFIT

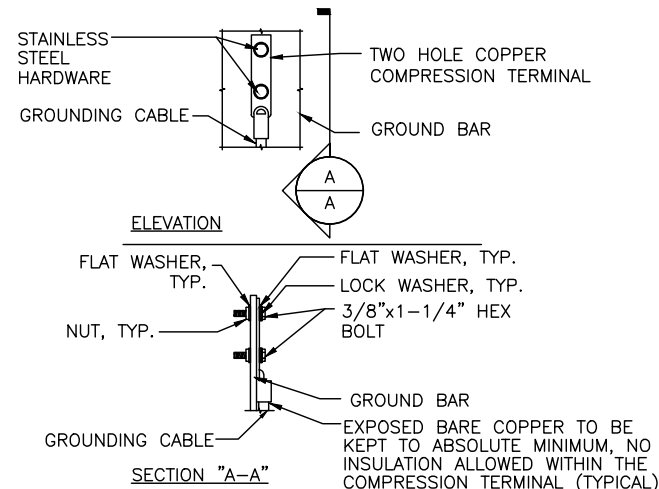
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	E-2.2	2



GROUND WIRE TO GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.



GROUNDING RISER DIAGRAM
SCALE: N.T.S.



- NOTES:
1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
 2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATION.
 3. CADWELD DOWNLEADS FROM UPPER EGB, LOWER EGB, AND MGB

TYPICAL GROUND BAR CONNECTION DETAIL
SCALE: N.T.S.

AT&T GROUNDING STANDARDS TO BE FOLLOWED:

ATT-TP-76416
ATT-TP-76300
ATT-CEM-18002
ATT-002-290-531
ATT-002-290-701
ATT-CEM-23001

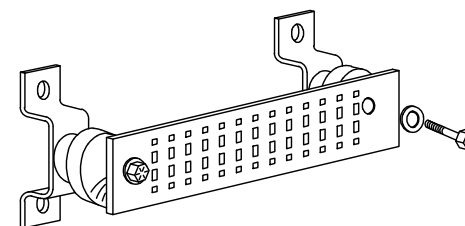
EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PRODUCERS

CABLE ENTRY PORTS (HATCH PLATES) (#2 AWG)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2 AWG)
TELCO GROUND BAR
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2 AWG)
+24V POWER SUPPLY RETURN BAR (#2 AWG)
-48V POWER SUPPLY RETURN BAR (#2 AWG)
RECTIFIER FRAMES.

SECTION "A" - SURGE ABSORBERS

INTERIOR GROUND RING (#2 AWG)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2 AWG)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2 AWG)
BUILDING STEEL (IF AVAILABLE) (#2 AWG)



GROUND BAR - DETAIL (AS REQUIRED)
SCALE: N.T.S.



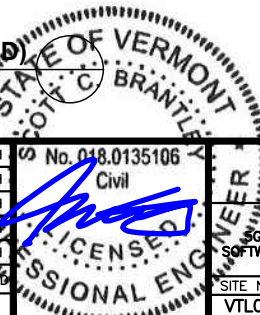
SITE NUMBER: VTL06432
SITE NAME: RCC - CITY CENTER

89 MAIN STREET
MONTPELIER, VT 05602
WASHINGTON COUNTY



NEW CINGULAR WIRELESS PCS, LLC. d/b/a AT&T
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FRAMINGHAM, MA 01701

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1	10/01/25	ISSUED FOR CONSTRUCTION	SG	AT	DPH
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NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: AT	DRAWN BY: KPS		



AT&T		
GROUNDING DETAILS		
5G NR 1DR-1 CBAND, SOFTWARE LITE 6C, 5G NR 1DR-2 SOFTWARE CARRIER CBAND, 5G NR UPGRADE, 4TXRX SOFTWARE RETROFIT		
SITE NUMBER	DRAWING NUMBER	REV
VTL06432	G-1	2

ATTACHMENT 5. AREAS OF POTENTIAL EFFECTS**a. APE for Direct Effects**

Based on the Stipulation V.A. of the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas, the APE for Direct Effects included determining if any of the following criteria apply:

1. The building or structure is over 45 years old, and the collocation does not meet the criteria established in Stipulation VI herein for collocations of small antennas; or
2. The building or structure is inside the boundary of a historic district, or if the antenna is visible from the ground level of a historic district, the building or structure is within 250 feet of the boundary of the historic district, and the collocation does not meet the criteria established in Stipulation VII herein for collocations of small or minimally visible antennas; or
3. The building or non-tower structure is a designated National Historic Landmark, or listed in or eligible for listing in the National Register of Historic Places based upon the review of the FCC, licensee, tower company or applicant for an antenna license, and the collocation does not meet the criteria established in Stipulation VII herein for collocations of small or minimally visible antennas; or
4. The collocation licensee or the owner of the building or non-tower structure has received written or electronic notification that the FCC is in receipt of a complaint from a member of the public, an Indian Tribe, a SHPO or the Council, that the collocation has an adverse effect on one or more historic properties. Any such complaint must be in writing and supported by substantial evidence describing how the effect from the collocation is adverse to the attributes that qualify any affected historic property for eligibility or potential eligibility for the National Register.

Based on ACER's evaluation of the above criteria, ACER has determined that the APE for Direct Effects includes the areas of all the proposed activities.

b. APE for Visual Effects

Based on the Stipulation V.A. of the Nationwide Programmatic Agreement for the Collocation of Wireless Antennas, the APE for Visual Effects included determining if any of the following criteria apply:

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

1. The building or structure is over 45 years old, and the collocation does not meet the criteria established in Stipulation VI herein for collocations of small antennas; or
2. The building or structure is inside the boundary of a historic district, or if the antenna is visible from the ground level of a historic district, the building or structure is within 250 feet of the boundary of the historic district, and the collocation does not meet the criteria established in Stipulation VII herein for collocations of small or minimally visible antennas; or
3. The building or non-tower structure is a designated National Historic Landmark, or listed in or eligible for listing in the National Register of Historic Places based upon the review of the FCC, licensee, tower company or applicant for an antenna license, and the collocation does not meet the criteria established in Stipulation VII herein for collocations of small or minimally visible antennas; or
4. The collocation licensee or the owner of the building or non-tower structure has received written or electronic notification that the FCC is in receipt of a complaint from a member of the public, an Indian Tribe, a SHPO or the Council, that the collocation has an adverse effect on one or more historic properties. Any such complaint must be in writing and supported by substantial evidence describing how the effect from the collocation is adverse to the attributes that qualify any affected historic property for eligibility or potential eligibility for the National Register.

Based on ACER's evaluation of the above criteria, ACER has determined that the APE for Visual Effects includes a 250-foot radius from the subject building or structure.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

ATTACHMENT 6. TRIBAL AND NHO INVOLVEMENT

On November 24, 2025, Acer Associates, LLC (ACER) on behalf of AT&T Mobility, LLC posted a notification on the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS) – Notification ID 304001. A Notice of Organizations email (NOO) dated November 28, 2025 from the FCC notified ACER that the information had been sent to identified Tribal Nations by electronic mail and/or regular mail (letter). Any necessary follow up correspondence will be completed via the preferred methods listed on the attached NOO for each Tribe. Copies of the TCNS documentation have been attached.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Monday, November 24, 2025 11:05:35 AM (UTC-05:00) Eastern Time (US & Canada)
To: Matthew DePalma
Subject: Proposed Tower Structure Info - Email ID #9356860

Dear Matthew J DePalma,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 11/24/2025

Notification ID: 304001
Tower Owner Individual or Entity Name: AT&T Mobility, LLC
Consultant Name: Matthew J DePalma
Street Address: 1012 Industrial Drive
City: West Berlin
State: NEW JERSEY
Zip Code: 08091
Phone: 856-809-1202
Email: mattdepalma@acerassociates.com

Structure Type: B - Building
Latitude: 44 deg 15 min 36.2 sec N
Longitude: 72 deg 34 min 27.4 sec W
Location Description: 89 Main Street
City: Montpelier
State: VERMONT
County: WASHINGTON

Detailed Description of Project: RCC City Center - 20250974 - Collocation on a building with no ground disturbance.

Ground Elevation: 161.8 meters
Support Structure: 12.8 meters above ground level
Overall Structure: 16.2 meters above ground level
Overall Height AMSL: 178 meters above mean sea level

From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Friday, November 28, 2025 3:03:18 AM (UTC-05:00) Eastern Time (US & Canada)
To: Matthew DePalma
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #9371023

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Chief of Staff Audrey Lee - Sac and Fox Nation - 920883 S. Hwy 99, Building A Stroud, OK - cos@sacandfoxnation-nsn.gov; sacandfoxtcns@gmail.com - 918-968-3526 (ext: 1010) - electronic mail and regular mail

2. THPO Lawrence Plucinski - Bad River Band of Lake Superior Tribe of Chippewa Indians - (PO Box: 39) Odanah, WI - thpo@badriver-nsn.gov; deputyTHPO@badriver-nsn.gov - 715-682-7123 - electronic mail

If the applicant/tower builder receives no response from the Bad River Band of Lake Superior Tribe of Chippewa Indians within 30 days after notification through TCNS, the Bad River Band of Lake Superior

Tribe of Chippewa Indians has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,

however, must immediately notify the Bad River Band of Lake Superior Tribe of Chippewa Indians in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

3. THPO Sherri Clemons - Wyandotte Nation - 8 Turtle Drive Wyandotte, OK - sclemons@wyandotte-nation.org - 918-678-6344 - electronic mail

Exclusions: Please refrain from sending information via mail. We ONLY accept information via email to: sclemons@wyandotte-nation.org. We will advise if we require additional information.

4. THPO Sarah E Thompson - Lac du Flambeau Band of Lake Superior Chippewa Indians - Tribal Historic Preservation Office (PO Box: 67) Lac du Flambeau, WI - ldfthpo@ldftribe.com - 715-588-2139 - electronic mail

Exclusions: Effective Immediately:

Please send all submissions through email until further notice. Effective 3/23/2020

Please email all submissions to ldfthpo@ldftribe.com

Thank you

5. THPO John Brown - Narragansett Indian Tribe - 4425 South County Trail Charleston, RI - tashtesook@aol.com - 401-585-0142 - electronic mail

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

6. SHPO Cara Metz - Massachusetts Historical Commission - 220 Morrissey Boulevard Boston, MA - cara.metz@sec.state.ma.us - 617-727-8470 - electronic mail

7. SHPO Laura V Trieschmann - Vermont Division for Historic Preservation - National Life Building Drawer 20 Montpelier, VT - laura.trieschmann@vermont.gov - 802-828-3222 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 11/24/2025

Notification ID: 304001

Excluded from SHPO Review: No

Tower Owner Individual or Entity Name: AT&T Mobility, LLC

Consultant Name: Matthew J DePalma

Street Address: 1012 Industrial Drive

City: West Berlin

State: NEW JERSEY

Zip Code: 08091

Phone: 856-809-1202

Email: mattdepalma@acerassociates.com

Structure Type: B - Building

Latitude: 44 deg 15 min 36.2 sec N

Longitude: 72 deg 34 min 27.4 sec W

Location Description: 89 Main Street

City: Montpelier

State: VERMONT

County: WASHINGTON

Detailed Description of Project: RCC City Center - 20250974 - Collocation on a building with no ground disturbance.

Ground Elevation: 161.8 meters

Support Structure: 12.8 meters above ground level

Overall Structure: 16.2 meters above ground level

Overall Height AMSL: 178.0 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

<https://www.fcc.gov/wireless/available-support-services>

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

ATTACHMENT 7. HISTORIC PROPERTIES IDENTIFIED FOR DIRECT EFFECTS**a. Properties Identified in the APE for Direct Effects**

Acer Associates, LLC (ACER) conducted a search on the Vermont State Register Historic District Open Geodata Portal for sites located within the APE which are listed and/or eligible to be listed on the National Register of Historic Places (NRHP) or are designated National Historic Landmarks (NHL). A review of this resource revealed:

- The structure at the subject property **is not over** forty-five (45) years old;
- The structure at the subject property **is located** inside the boundary of the National Register of Historic Places listed Montpelier Historic District (NR Reference #78000246);
- The structure at the subject property **is not a designated** National Historic Landmark, and it **is not listed in or eligible** for listing in the National Register of Historic Places; and
- The collocation **does not meet** the criteria established in Stipulation VI or Stipulation VII for collocations of small or minimally visible antennas.

b. Properties Not Listed in Attachment 7a, that the Applicant Considers to be Eligible For Listing in the National Register as a Result of the Applicant's Research

No (0) additional historic properties were identified within the APE for direct effects.

c. Techniques and Methodology Used to Identify Historic Properties within the APE for Direct Effects

For identification of historic structures, Acer Associates, LLC conducted a search of the Vermont State Register Historic District Open Geodata Portal to determine if any historic properties were located on the subject property which may be listed and/or eligible to be listed on the National Register of Historic Places (NRHP) or are designated National Historic Landmarks (NHL).

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

ATTACHMENT 8. HISTORIC PROPERTIES IDENTIFIED FOR VISUAL EFFECTS**a. Currently Listed & Eligible Properties**

Acer Associates, LLC (ACER) conducted a search on the Vermont State Register Historic District Open Geodata Portal for sites located within the APE which are listed and/or eligible to be listed on the National Register of Historic Places (NRHP) or are designated National Historic Landmarks (NHL). A review of this resource revealed:

- The structure at the subject property **is not over** forty-five (45) years old;
- The structure at the subject property **is located** inside the boundary of the National Register of Historic Places listed Montpelier Historic District (NR Reference #78000246);
- The structure at the subject property **is not located** within 250 feet of the boundary of a historic district;
- The antennas **will be** visible from the ground level of a historic district;
- The structure at the subject property **is not a designated** National Historic Landmark, and it **is not listed in or eligible** for listing in the National Register of Historic Places; and
- The collocation **does not meet** the criteria established in Stipulation VI or Stipulation VII for collocations of small or minimally visible antennas.

b. Properties Identified Through Comments of Indian Tribes, Local Governments, or Members of the Public

No (0) additional properties have been identified to date through comments of Indian tribes, local governments, or members of the public.

c. Properties Listed That ACER Considers No Longer Eligible for Inclusion in the National Register

None

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

ATTACHMENT 9. EFFECTS ON IDENTIFIED PROPERTIES**a. Effect**Direct & Visual Effects

The National Register of Historic Places listed Montpelier Historic District VDHP ID #78000246 was identified within the APE for direct and visual effects.

The Montpelier Historic District is situated along the Winooski River, the North Branch, and the valleys which they form. The streets follow the bends of the rivers and at times go up the steep banks of the valley allowing buildings to be built at street focal points and on a variety of grades. Architecturally, the city is very rich with both high style and vernacular buildings of the Federal, Greek Revival, Italianate, French Second Empire, and Queen Anne styles and a scattering of the Gothic, Dutch Colonial and Colonial Revival styles. The district is comprised of houses, commercial blocks, churches, a railroad station, and schools with no one style concentrated on any one building type. The Montpelier Historic District was listed on the National Register of Historic Places on November 3, 1978, under Criteria C for Architecture.

Table I summarizes the visibility of the proposed undertaking from the Montpelier Historic District (LI) within the proposed undertaking's APE for visual effects.

Table I

Loc. #	Property Description	Photo #	Visibility
1	7 East State Street	9-10	Visible
2	11 East State Street	11-12	Not Visible
3	15 East State Street	13-14	Not Visible
4	32 East State Street	15-16	Not Visible
5	32 School Street	17-18	Not Visible
6	23 School Street	19-20	Not Visible
7	26 School Street	12-22	Not Visible
8	115 Main Street	23-24	Not Visible
9	1 Hazen Place	25-26	Visible
10	89 Main Street	27-28	Visible

Applicant's Name: AT&T Mobility, LLC
 Project Name: RCC City Center
 Project Number: 20250974

During ACER's December 9, 2025 site visit, it was determined the proposed undertaking will be visible from three (3) of the ten (10) locations evaluated within the APE portion of the Montpelier Historic District. Specifically, the new antennas in Sectors A & C will be visible from two (2) locations (locations 9 & 10), the new antennas in Sector B will be visible from one (1) location (location 1), from within the APE portion of the Montpelier Historic District.

The proposed undertaking will involve modification of an existing telecommunications facility. Since visibility of the proposed undertaking is limited from within the APE portion of the Montpelier Historic District, and the proposed scope of work is limited to replacing four (4) existing antennas with five (5) new antennas of comparable size on proposed mounts and replacing five (5) existing RRHs with three (3) new RRHs significant increase in the size of the collocation, it is ACER's opinion that the proposed undertaking will have **"no adverse effect"** for direct and visual effects on the qualities which qualify the Montpelier Historic District to be listed on the National Register of Historic Places.

b. Correspondences & summaries of oral communications

The project will not result in any adverse effects to correspond with or communicate with the SHPO/THPO and any consulting parties.

c. Alternatives to avoid, minimize, or mitigate any adverse effects

The project will not result in any adverse effects to avoid, minimize, or mitigate.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

ATTACHMENT 10. LOCAL GOVERNMENT**a. Local government agencies contacted/invited to become a consulting party**

Acer Associates, LLC (ACER) contacted the Vermont Agency of Commerce and Community Development by letter dated November 20, 2025 to determine if they have any comments regarding historic properties that may be affected by the proposed undertaking. To date, no response has been received from the Agency. A copy of the letter has been attached. If a concern is expressed by the Agency, then ACER will notify the Vermont Division for Historic Preservation (VDHP).

b. Local government agencies that will be contacted, but have not been to date

None

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974



December 15, 2025

The Montpelier Historic Preservation Commission
39 Main Street
Montpelier, VT 05602-2950

RE: NEPA Survey – Cellular Antenna Facility

Site Name: RCC-City Center
Site Address: 89 Main Street, Montpelier, Washington County, VT. 05602
ACER Project #: 20250974

To Whom It May Concern:

Acer Associates, LLC (ACER) will submit documentation on behalf of AT&T to the State Historic Preservation Office (SHPO) to review and provide comment for compliance with Section 106 of the National Historic Preservation Act prior to the modification of a cellular antenna facility at the above-referenced property. In accordance with requirements of the Advisory Council for Historic Preservation (ACHP) regulations, *Protection of Historical Properties*, 36 CFR 800, 800.2(d), and 800.2(3)(e)(f), ACER is contacting potentially interested parties that may desire to participate in the consultation process.

The project will consist of replacing four (4) antennas and adding one (1) antenna and replacing four (4) RRHs on the 42-foot building. The antennas/RRHs will be installed at centerline heights of approximately 49 feet, 50 feet, and 51.5 feet and tip heights of approximately 52.3 feet and 53 feet. The overall height of the structure will remain approximately 53 feet.

Enclosed please find the U.S.G.S. topographic map for the cellular antenna facility. If you have any questions or comments regarding the proposed activities, please contact our office within 30 days. The SHPO will be provided with documentation regarding the proposed activities.

Sincerely,

Acer Associates, LLC

Taylor O'Rourke

Project Manager

taylororourke@acerassociates.com

Attachment

ATTACHMENT II. OTHER CONSULTING PARTIES

Acer Associates, LLC (ACER) contacted the Montpelier Historical Society by letter dated November 20, 2025 to determine if they had any comments regarding historic properties that may be affected by the proposed undertaking. To date, no response has been received from the Historical Society. A copy of the letter has been attached. If a concern is expressed by the Historical Society, then ACER will notify the Vermont Division for Historic Preservation (VDHP).

In accordance with federal regulation 47CFR 1.1307, the National Environmental Policy Act (NEPA) and the Advisory Council on Historic Preservation (ACHP) 36 CFR 800, a review of the proposed undertaking was published in the "Times Argus" newspaper on December 2, 2025. As a result, the public was provided an opportunity to express concerns regarding the proposed undertaking. To date, no comments have been received by ACER. If any comments are received by ACER, then the Vermont Division for Historic Preservation (VDHP) will be notified. A copy of the notice has been attached.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974



November 20, 2025

Montpelier Historical Society
Paul Carnahan, Chairperson
PO Box 54
Montpelier, VT 05601

RE: NEPA Survey – Cellular Antenna Facility

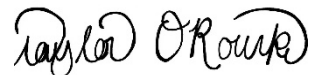
Site Name: RCC-City Center
Site Address: 89 Main Street, Montpelier, Washington County, VT. 05602
ACER Project #: 20250974

To Whom It May Concern:

Acer Associates, LLC (ACER) will submit documentation on behalf of AT&T to the State Historic Preservation Office (SHPO) to review and provide comment for compliance with Section 106 of the National Historic Preservation Act prior to the modification of a cellular antenna facility at the above-referenced property. In accordance with requirements of the Advisory Council for Historic Preservation (ACHP) regulations, *Protection of Historical Properties*, 36 CFR 800, 800.2(d), and 800.2(3)(e)(f), ACER is contacting potentially interested parties that may desire to participate in the consultation process.

The project will consist of replacing four (4) antennas and adding one (1) antenna and replacing four (4) RRHs on the 42-foot building. The antennas/RRHs will be installed at centerline heights of approximately 49 feet, 50 feet, and 51.5 feet and tip heights of approximately 52.3 feet and 53 feet. The overall height of the structure will remain approximately 53 feet.

Enclosed please find the U.S.G.S. topographic map for the cellular antenna facility. If you have any questions or comments regarding the proposed activities, please contact our office within 30 days. The SHPO will be provided with documentation regarding the proposed activities.

Sincerely,
Acer Associates, LLC


Taylor O'Rourke
Project Manager
taylororourke@acerassociates.com

Attachment

PUBLIC NOTICE

AT&T proposes to modify their existing facility (new tip heights 52.3' & 53') on the building at 89 Main St., Montpelier, VT (20250974). Interested parties may contact Scott Horn (856-809-1202) (1012 Industrial Dr., West Berlin, NJ 08091) with comments regarding potential effects on historic properties.

BIBLIOGRAPHY

"USGS Topographic Map," US_Topo_Maps [ArcGIS Map Service]. Redlands, CA: Environmental Systems Research Institute, Inc. Using: ArcView GIS [GIS Software]. Version 9.3.1. Redlands, CA: Environmental Systems Research Institute, Inc., 1999-2009.

"Bing Maps Hybrid," Bing_Maps_Hybrid [ArcGIS Map Service]. Redlands, CA: Environmental Systems Research Institute, Inc. Using: ArcView GIS [GIS Software]. Version 9.3.1. Redlands, CA: Environmental Systems Research Institute, Inc., 1999-2009.

Vermont State Register Historic District Open Geodata Portal

TEP OPCO, LLC. Construction Documents. October 28, 2025.

National Register of Historic Places, Montpelier Historic District, Montpelier, Washington County, Vermont, NR Reference # 78000246.

"Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles. 1999.

Poppeliers, John C. and Chambers Jr., S. Allen. What Style Is It: A Guide to American Architecture. 2003.

Blumenson, John J.-G. Identifying American Architecture. 1995.

Applicant's Name: AT&T Mobility, LLC
Project Name: RCC City Center
Project Number: 20250974

STATE OF VERMONT Division for Historic Preservation VERMONT CULTURAL LANDSCAPE INVENTORY	VDHP Staff Use Survey Number: XXX-XX-XXX Listed in State Register ☐ Date Listed: MM.DD.YYYY Eligible for State Register Yes ☐ -or- No ☐ Determination Date: MM.DD.YYYY
The Vermont Division for Historic Preservation has adopted the National Park Service definition of a cultural landscape as, "a historically significant property that shows evidence of human interaction with the physical environment." For more information about inventorying cultural landscapes, visit the NPS webpage or see the Historic American Landscape Survey outline .	

IDENTIFICATION		
PROPERTY NAME: Montpelier Recreation Field		
CURRENT PROPERTY USE: Sports / Recreation		
PROPERTY ADDRESS: Elm Street		
TOWN: Montpelier COUNTY: Washington LAT: 44° 16' 45" N LONG: 72° 34' 20" W	SIZE (in acres): 17.58 + 2.06 TAX PARCEL ID: 043-601000 PROPERTY OWNER: City of Montpelier	
BOUNDARY DESCRIPTION: Montpelier Tax Parcel 043-601000		
RESOURCE COUNT: 12 Building(s) 35 Structure(s) 10 Object(s) 8 Site(s)	OWNERSHIP: ☐ Federal ☐ State ☒ Municipal ☐ Private ☐ Unknown	ACCESS: ☒ Unrestricted ☐ Permission required
CLASSIFICATION		
LANDSCAPE CLASSIFICATION: <i>Select all that apply.</i> ☒ Historic Designed Landscape <i>(landscapes designed according to a recognized style, design principle, or tradition)</i> ☐ Historic Vernacular Landscape <i>(landscapes that provide insight into everyday life and culture in a particular place and time)</i> ☐ Ethnographic Landscape <i>(landscapes associated with contemporary groups who use and value the land in ways that continue established cultural practices)</i> ☐ Historic Site <i>(landscapes associated with important events, activities, and persons)</i> ☐ Other: Enter text.	LANDSCAPE TYPE: <i>Select all that apply.</i> ☐ Garden ☐ Park ☐ Green/Common/Plaza ☐ Trail ☐ Transportation ☐ Agricultural ☐ Exhibition/Fairgrounds ☐ Mine/Quarry ☐ Other Industrial ☐ Campus ☒ Sports/Recreation ☐ Camp ☐ Cemetery ☐ Commemorative/Memorial ☐ Natural Landform/Geological Formation ☐ Other: Enter text.	

DESCRIPTION

NARRATIVE DESCRIPTION:

Provide a physical description of the landscape and its current condition. Note any archaeological sites and their associated Vermont Archaeological Inventory site numbers.

:

Montpelier's Recreation Field, constructed during 1938 and 1939, is a significant, seventeen-acre, designed and engineered, recreational landscape with three principal sectors: baseball field and grandstand; football field, and swimming pool with bathhouse. The fields and pool are located between Elm Street (also Route 12 and formerly known as the Worcester-Branch Road) and the North Branch Winooski River, not quite one and one-half miles northerly from the intersection of Main and State Streets, the center of the city's downtown. Original plans and old photographs show two drives sloping downward toward parking areas, one between the swimming pool and football field (Poolside Drive), and one on the northerly side of the grandstand (Ballfield Road); both drives remain in use today. Original plans also show steps leading downward from Elm Street, and old photographs show informal walkways from the road. Today, however, a fence bars pedestrian access from Elm Street except along the entrance drives and via a continuation of the Elm Street sidewalk that descends to the bathhouse and a playground. In 1952, the city added a Little League field, and in 1976 installed tennis courts that were part of the original plans but never built, however placing them in a slightly different location. That year, too, the city acquired a two-acre parcel on the easterly side of the river for use as a picnic area and constructed a small footbridge to join the two parcels. Recreation Field retains strong integrity in terms of design, setting, location, materials, workmanship, feeling and association. Among features shown on the original plans, only the cinder track has not survived.

1. Grandstand. 1939. Constructed with steel framing and a sloping shed roof of corrugated sheet steel. The grandstand shelters wooden steps and seats, and its exposed structural system is designed to minimize obstructions to views toward the baseball field. The building is shaped by three distinct units, with center unit flanked on each side by secondary units that extend outward at shallow angles from the center unit. Each unit is framed by pairs of vertical, wide-flange, rolled I-beam posts that rise to roof height at points set well back from the front and back edges of the roofs for all three units, creating substantial structural overhangs, front and rear. Each vertical post supports, in turn, three Warren trusses that extend across all three units at the roof's front structural overhang, and three similar trusses that extend across all three units at the roof's rear overhang. Each truss has parallel top and bottom chords, and webs have vertical struts at panel points and mid-panel points. Those trusses in turn support a series of nine large, Warren roof trusses with polygonal bottom chords that extend from front to back at each unit's roof edge. Each truss has four panels, and each bottom chord has a different length and angle in relation to its top chord. Roof trusses thus create an upward taper that minimizes obstructions toward the field from the grandstand's highest seats. Truss chords are built-up members with rolled angles paired and riveted, and the truss webs are rolled angles riveted to the chords with gusset plates. Roof rafters are rolled I-beams, and angle tension bars reinforce rafters at strategic points. The grandstand shelters an enclosed wood-framed press booth, original to the building but enlarged c. 2004, as well as rooms and concession stands located beneath the grandstand at its rear elevation. Contributing building.

2. Baseball field. 1939. Regulation size ballfield with grass outfield and loam infield base paths, pitcher's mound, home plate area, and batters' boxes; recent chain-link outfield fencing with panels to advertise sponsors products. Contributing site.

3. First base dugout. 1939. Open wood frame structure with shed roof, enlarged after 2003. Contributing building.
4. Third base dugout. 1939. Open wood frame structure with shed roof, enlarged after 2003. Contributing building.
5. Soda booth concession stand with souvenir addition. C. 2004 with 2010 addition. Small wood frame structure with shed roof. Addition is also a wood-frame structure but with gable roof. Non-contributing building due to age.
6. Ticket booth. C. 2004. Small wood-frame structure with shed roof. Non-contributing building due to age.
7. Baseball field light standards and floodlights (9 identical structures). C. 1970. Very tall tree boles that support floodlights for night games. New floodlights installed c. 2004. Contributing.
8. Scoreboard. C. 2004. Wood-frame object, non-contributing due to age.
9. Radar camera and electronic broadcasting unit. 2024. Located beyond center field and mounted on a thirteen-foot pole. Non-contributing object due to age.
10. Maintenance garage and public toilets. 1976 and c. 2004. Concrete block building and later addition, both with shed roofs, the former sheltering open space for storage of equipment, the latter containing toilet facilities and fixtures. Located behind the grandstand. Contributing building.
11. Batting cage. 2011. Metal framed enclosure with netting, 70' by 40'. Non-contributing object due to age.
12. Electrical meter shed. C. 2004. Small, wood-frame building with gable roof adjacent to Ballfield Road and used by the city's Department of Public Works. Non-contributing due to age.
13. Little League Field. C. 1952. with grass outfield and loam infield base paths, pitcher's mound, and home plate area and batter's boxes; chain-link outfield fencing. Contributing site.
14. Little League third-base dugout. C. 1952. Small, wood-frame, open dugout with shed roof. Contributing building.
15. Little League first-base dugout. C. 1952. Small, wood-frame open dugout with shed roof. Contributing building.
16. Little League scorekeeper's booth. C. 1952. Two-story, wood-framed viewing and scorekeeper's booth. Contributing building.
17. Little League scoreboard. C. 1952. Wood framed panel located behind outfield fencing. Contributing object.
18. Little League bleachers. C. 1952. Two sets of movable metal framed open seats. Contributing structure.

19. Swimming Pool. 1939. Saucer shaped pool, 350 feet long, 150 feet wide, and 11.5 feet deep at center; asphalt surface; and 850,000 gallon capacity. New drainage system installed in 1984. Contributing structure.

20. Swimming pool platforms (2). 1939. Wood frame structures that support diving boards or platforms and establish regulation length for swimming lanes used in meets.

21. Light standards and floodlights (8 identical structures) surrounding the swimming pool. C. 1947. Improved in 1976. Contributing structures.

22. Bathhouse. 1939. A low, one-story, frame and concrete-block building with broad gable roof, novelty siding, concrete floors, and long rows of identical window openings on both westerly and easterly elevations. Most window openings are evenly spaced and contain six/six double hung sash, some with opaque glazing that reveals the locations of locker and shower rooms. A single-bay porch with shed roof (a continuation of the gable pitch) and paired vertical posts shelters the principal entrance on the building's westerly elevation, roughly centered, which is accessible from the Elm Street sidewalk continuation. The building's easterly elevation facing the pool is divided into three blocks, with a large central block recessed beneath the sheltering gable roof and flanked on each side by smaller blocks. Window openings on that elevation, evenly placed, are joined by door openings on both the central and flanking blocks. Those three units reveal the building's interior plan, with the central block largely open space, in turn flanked by the units devoted to separate lockers and showers for men and women. Concrete block walls establish the interior divisions in plan. The roof is supported by sets of evenly-spaced, paired rafters framed in a double-pitch to create a strengthened interior gambrel roof that supports the broad gable, in turn concealing that double-pitch. New sewerage system installed in 1984. Contributing building.

23. Playground. C. 1962. As shown on the original plans, located between the football field and pool. Relocated to a small plot adjacent to the bath house on the building's southerly side and enlarged in 1962; improved in 1976. Contributing site.

24. Playground equipment. C. 1976. Equipment shown on original plan included swings, see-saws, and slides that have not survived. Current equipment consists of three individual units that combine various play activities into single structures of polyethylene thermoplastic. Non-contributing objects (3) due to age.

25. Football field / Soccer field. 1939. Originally designed with east/west orientation and located between the baseball field and swimming pool. Movable bleachers used for the baseball field were also used for football but have since been replaced. Tennis courts constructed in 1976 were placed at the easterly end of the football field, and the latter's orientation and use changed to north/south and soccer, respectively. Field is also used for children's baseball or T-ball. Contributing site.

26. Tennis courts. 1976. Original plans placed tennis courts to the east of the baseball field, but old photographs show that area used for parking instead. Four courts were eventually built at the easterly end of the football field in 1976 and include asphalt surface, posts for nets, and chain link fencing. Contributing site.

27. Tennis court light standards and floodlights (14 identical structures). 1976. Metal posts supporting boxed floodlights. Contributing structures.

28. Basketball court. C. 2011. Originally located near the pool, the court was enlarged or modified in 1962 and subsequently removed and relocated c. 2011. Today the courts are situated in an area once used as parking for the baseball field and adjacent to tennis courts. Non-contributing site due to age.
29. Skateboard park. C. 2011. Located between tennis courts and basketball courts. Non-contributing site due to age.
30. Pedestrian footbridge. C. 1976. Rolled I-beam superstructure with wood frame guardrails. Provides access to lands acquired by the city in 1976, originally intended as a picnic ground on the easterly side of the North Branch Winooski River as well as access to the city's extensive North Branch Recreation Area. Contributing structure.
31. Picnic pavilion. 2011. Open, wood frame building with gable roof and concrete floor surface, located between the swimming pool and the North Branch Winooski River. Non-contributing due to age.
32. Granite entrance marker, Elm Street south of Poolside Drive, 1939. Contributing object.
33. Historic site marker, Elm Street at Ballfield Road, c. 2010. Incorrectly attributes funding for Recreation Field to the Works Projects Administration. Non-contributing object due to age.
34. Parcel acquired as picnic area in 1976. 2.06 acres of open land included as the same tax parcel as the original Recreation Field. Contributing site.

NATURAL FEATURES: *Describe how each of the following have influenced the development, form, and use of the landscape*

Topography: Montpelier Recreation Field is situated on a level topographic site to accommodate playing fields, swimming pool, and related automobile parking. Proximity to the city's downtown is also a factor. Hillsides provide sylvan and pastoral backdrop to recreational activities.

Vegetation: Grass for playing fields represents the most significant vegetation. Plantations of spruce trees along Elm Street screen the fields from traffic along that road.

Water: No influence

Geology: Level valley floor contributes to the site.

Ecology: Open space relating to healthful recreational activities.

Climate: Site provides recreational activities during warm summer and fall months.

Other: None	
DESIGNED/CULTURAL FEATURES: <i>Describe how each of the following have influenced the development, form, and use of the landscape.</i>	
Land use patterns: Open fields are designed for recreational activities, primarily baseball, football and soccer. Parking areas adjacent.	
Planting patterns: Sod is the principal plant material requiring planting and replanting, particularly on the baseball field.	
Boundary demarcations: Bounded on the east by the North Branch Winooski River; west by Elm Street; and south and north by privately owned parcels visually separated by informal vegetation.	
Spatial organization/layout: Baseball grandstand and baseball field on the north; football / soccer / tennis in the center of the site; and a swimming pool in the southerly sector.	
Circulation networks: Two entrance drives from Elm Street, Baseball Road and Poolside Drive. Pedestrian bridge leading to North Branch Recreation Area on the easterly side of the North Branch Winooski River. Circulation from one sector to another is informal and generally unimpeded, except the baseball field and swimming pool are encircled by fences that are locked when facilities are closed. A continuation of the Elm Street sidewalk provides access to the bathhouse and swimming pool.	
Views and vistas: Grandstand designed to provide views of the baseball field and hillsides beyond, the site's most significant visual element.	
Water features: Designed swimming pool.	
Buildings, structures, and objects: Baseball grandstand and field; Little League baseball field; football and soccer fields; swimming pool and bathhouse; tennis courts; basketball court; skateboard park; picnic pavilion; pedestrian bridge;	
Small-scale elements/art features: Playground equipment; site markers; light standards; fencing.	
Other (including ephemeral qualities such as sounds, smells, and activities): None	
HISTORY	
HISTORIC NAME <i>(if different from current)</i> : Montpelier Recreation Field	
HISTORIC USE <i>(if different from current)</i> : Outdoor recreational activities, including baseball, football, soccer, tennis, basketball, and swimming.	
DATE OF DEVELOPMENT: 1938-1939	DATE SOURCE: Montpelier Annual Reports.
DESIGNER/BUILDER: Robie Construction Company; Peck Brothers; and Blanchard Electric. ☐ Attributed ☒ Documented	DESIGNER/BUILDER SOURCE: Montpelier Annual Reports.

HISTORICAL OVERVIEW:

Include information about the people, trends, and time periods that have shaped the landscape over time, such as previous owners, changes in land use, and dates of construction and alteration. Discuss the landscape within the larger context of national, regional, or local history and design.

Summary Statement of Significance

Montpelier's Recreation Field, dedicated November 11, 1939 and described as "Municipal Field" on a granite site marker commemorating the role of the Federal Works Agency, Public Works Administration (PWA) in funding construction of the project, is eligible for the National Register of Historic Places under Criteria A and is locally significant as a designed and engineered recreational landscape for its contributions to the broad patterns of history relating to park planning and to Depression-era New Deal programs implemented during the administration of President Franklin D. Roosevelt. The site is one of Montpelier's most important New Deal projects and represents themes of park design, social history, recreation, and entertainment. Its prominent original features—a baseball grandstand and ballpark, swimming pool, bathhouse, and football field—are all well preserved, and all but the football field (currently a soccer field) continue to be used for their originally intended purposes. Notably, completion of the field marked the inauguration of Montpelier's Recreation Department and the development of year-round recreational programs.

Separately, the grandstand is also locally significant under Criteria C as a good example of an architectural type, is Montpelier's only such structure, and is one of six historic grandstands identified in Vermont to date and listed on the State Register of Historic Places. The others are Manchester Grandstand (1887); Centennial Field, Burlington/UVM (1922); Rutland Fairgrounds Grandstand (1939); Gardner Park Grandstand in Newport (1939); and Tenney Memorial Field Grandstand, Brattleboro (1948). The period of significance for both Criteria A and C is 1938-1939, representing the years of construction for the park plan and New Deal programs, but the period of significance for Montpelier's recreation and entertainment history under Criteria A continues to 1976, the date of construction of the tennis courts---fifty years ago.

Historical Context and Significance

A New Deal for Vermont.

The readiness with which Vermont and its cities and towns greeted federal assistance as the country's economy worsened during the decade of the 1930s is an important part of the context in which the distinctiveness of Vermont's approach to New Deal social aid programs, as well as the success of projects such as Montpelier's Recreation Field, become clear.

Recreational Use of Natural Resources

Ironically, the two years preceding the stock market crash of 1929, a period during which the state struggled to rebuild after the devastating flood of 1927, had reinforced Vermonters' long-standing convictions about the value of independence, self-reliance, and refusal of charity in the face of adversity. However, the sense of public confidence that grew from that rebuilding campaign also encouraged civic initiatives that addressed the state's enduring troubles caused by declining population and weakening economy. A progressive, humanitarian effort to improve rural life gained ground when the Vermont Commission on Country Life formed in 1928, charged with studying a sweeping spectrum of challenges affecting the state. The commission published its report in 1931, offering an array of recommendations including improvement to education, the formation of farm cooperatives, promotion of the state's natural resources for recreation, and the marketing of tourism

and purchase of summer homes by non-residents to spark the economy. In sum, the report served best as a planning primer for assessing the state's future needs, which in turn prepared the state for aggressively tapping and channeling the forthcoming federal assistance, rooted in similar humanitarian goals.

More specifically, the report's emphasis on promoting tourism and recreational use of natural resources pointed toward federal initiatives traceable to the National Conference on Outdoor Recreation in 1924, convened by President Calvin Coolidge, who proclaimed the promotion of outdoor recreation for as many people as possible to be a federal function. Coolidge called for a national policy that fostered opportunities for all forms of open recreational activities, equating the importance of that national program with the country's educational agendas, and a second National Conference on Outdoor Recreation convened in 1926. Both conferences helped to launch a movement for open spaces that included expansive regional reserves but also small local park areas, all promoting the core themes of open space, recreational use of natural resources, and healthful outdoor activities, and all remaining fundamental to federal policies and programs implemented during the New Deal. Those themes also resonated enthusiastically among Vermonters throughout the decade of the 1930s---and the many decades to follow.

The emphasis on healthful outdoor activities as essential for public (and national) health, a formal part of federal policies after the 1924 and 1926 conferences, also led to changes in local park planning and design, contributing to what park historian Galen Cranz has described as the "recreation facility era" that began during the 1930s. By that time, park facilities had become an accepted feature of urban life and a required function of government. Park commissioners sought to meet the growing public demand for leisure activities by increasing the types of recreational facilities offered and by emphasizing more comprehensive recreational programs. Swimming pools, baseball fields, and tennis courts became universal devices to achieve those goals, as did efforts to coordinate with other city agencies, particularly school departments. Montpelier's Recreation Field exemplifies those trends as well as the broader theories of recreational use of natural resources fundamental to New Deal programs.

Effects of the Depression in Vermont Towns

Notwithstanding Vermont's slow rural economy of the 1920s, the stock market crash in 1929 and the national economic collapse that followed affected every segment of the state: economic, social, political, agricultural, commercial, and industrial. In Vermont, providing relief for unemployed citizens remained the responsibility of towns, but the demands for public relief from overseers of the poor were countered by public demands to reduce taxes. As unemployment levels increased, tax base dwindled and towns faced insolvency; in many locales, a community barter economy grew to meet the need. By 1933, circumstances in Vermont towns had grown so dire that proposals to restructure the hallowed town unit of government began to circulate. That year, with the Depression reaching its greatest severity in Vermont, charity-driven costs prevented nearby Barre from meeting its city payroll, and Montpelier was only marginally better.

Federal Program Origins

By then, however, federal assistance already had begun to trickle to state and local governments in Vermont. In 1932, the Hoover administration passed legislation creating the Reconstruction Finance Corporation, an agency authorized to provide loans to banks in order to stabilize the availability of credit, followed soon after that same year by the Emergency Relief and Construction Act, which permitted loans directly to state and local authorities. Some Vermont towns applied successfully for these funds, paving the way for access to more comprehensive relief programs to follow. When

Franklin D. Roosevelt assumed the presidency in March 1933, marking the beginning of the New Deal, he launched dozens of new programs classified as relief, recovery, or reform, with legislation adopted in two phases, the first between 1933 and 1934 and the second between 1935 and 1938.

Civilian Conservation Corps

Among Roosevelt's first programs, the Civilian Conservation Corps, authorized by the Emergency Conservation Work Act of March 1933, and created by executive order in April of that year, continued until 1942 and proved especially valuable to Vermont and its local governments, including Montpelier. The CCC, described by historian Richard Judd as a "Green Mountain Institution," engaged young men to undertake soil conservation and reforestation projects, work that the state's forest commissioner, Perry Merrill, viewed as an opportunity to implement his long-held plans to open the state's forests to proper management, conservation, fire protection, and recreation. Remarkably, within a week of Roosevelt's order, Merrill had secured approval of numerous CCC camps in Vermont, including nearby Waterbury and, very soon after, Montpelier. Moreover, Merrill resided in Montpelier, where he served as mayor between 1935 and 1936, and thus he positioned the city strategically to take advantage of CCC labor as well as other New Deal programs that followed. For example, in 1933, during the tenure of his predecessor, Mayor Riley C. Bowers, Montpelier's CCC camp was voted best in New England after workers had improved Hubbard Park under the supervision of the Vermont Forest Service by planting trees and by grading, draining, widening and surfacing park roads, a project that reinforced themes of recreational use of natural resources and open space. Other very important CCC projects for Montpelier included the Wrightsville Dam on the North Branch Winooski River and the Bailey Dam in the city's downtown.

Public Works Administration.

Vermont's success in tapping federal funding for CCC labor provided valuable schooling in the methods needed to secure assistance from other federal programs, notably projects authorized by Title 2 of the National Industrial Recovery Act, adopted in June 1933. The law established the Federal Emergency Administration of Public Works to improve employment opportunities by building large public works projects such as dams, bridges, hospitals, and schools, in turn reviving the economy by stimulating consumer buying power and business enterprise. The agency changed its name to Public Works Administration (PWA) in 1935 and continued to fund projects until 1943, including Montpelier's Recreation Field. As with CCC projects, Vermont jumped ahead of other states in securing projects quickly, aided by a governor-appointed Advisory Public Works Board, which screened applications.

The New Deal in Montpelier.

Vermont's capital city successfully secured funding from a variety of federal programs including the Federal Emergency Relief Administration (FERA), created by Roosevelt in 1933 but previously authorized by President Hoover's Emergency Relief and Construction Act of 1932 and supplemented by the Vermont Emergency Relief Act (VERA), adopted in 1933. Prior to FERA's replacement by the Works Progress Administration in 1935, unemployed Montpelier women were given federal aid indirectly through municipal government and employed to sew garments, knit socks and mittens, assemble mattresses, and engage in laundering. The short-lived Civil Works Administration (CWA), also formed by Roosevelt in 1933 but rooted in Hoover's 1932 law, provided temporary employment for construction workers, to the benefit of Montpelier's unemployed until 1934, when it closed.

The great majority of Montpelier's projects, including subsequent work on the baseball and football fields, were funded through the Works Progress Administration (WPA), created in 1935 to continue providing employment opportunities on the types of public-works construction projects

begun by FERA, typically streets, sewers, bridges, and airports. The agency's name changed to Works Projects Administration in 1939, and the program continued to function until 1943. In Montpelier, WPA funds paid for improvements to Barre, Berlin, Hill, Marvin, North, Prospect, and a number of other streets; new seats in City Hall and the repointing of brick on its tower; repairs to bridges on Granite, Langdon, Pioneer, School and Taylor streets; as well as sidewalk and sewer projects throughout the city. Notably, in 1941, following completion of the Recreation Field project, Montpelier received WPA funds to rebuild the baseball diamond to the satisfaction of the Montpelier Baseball Association and to install 445 feet of drainage tile from the baseball field to the North Branch of the Winooski River.

Montpelier's Recreation Field (PWA No. VT-1088F).

Among Montpelier's most ambitious New Deal undertakings, Recreation Field advanced with PWA funding rather than WPA resources, suggesting that city administrators had acquired proficiency in tapping an assortment of federal assistance programs. Reinforcing that supposition, in 1933 the city became the country's first to complete a project with PWA funding---the installation of water mains on Barre Street and Terrace Street. The expertise of city council members who specifically sought PWA funds also bolsters that supposition, especially that of Arthur D. Bishop, a bridge engineer with the Vermont State Highway Department, who daily worked on projects with costs shared by federal, state, and local governments. So, too, did the prominence of participants at dedication ceremonies, marked by a parade led by American Legion Post No. 3, followed by ceremonies at Recreation Field and City Hall that included Governor Aiken, Lieutenant Governor Wills, PWA Engineer Homer L. Challiaux, and, notably, Col. M. F. Gilmore, Regional Director of the PWA based in New York City, who uniformly declined such invitations.

As early as 1934, the city had acknowledged the need for a swimming pool and athletic field, including a query in its warrant for the annual town meeting that year asking whether voters would authorize the purchase of lands for that purpose. Voters acquiesced in September 1935 but specified Hubbard Park as the preferred site. However, after studying several park sites, commissioners concluded that the water supply was inadequate, and almost three years elapsed without result. However, events began to advance rapidly in 1938. Early that year the city reached agreement with the federal government concerning three projects funded together as PWA VT-1088F: a new school, which became Union Elementary School; a recreational field; and water system improvements. In May, the city acquired the Elm Street property, known as Burnham Meadow; the water system work was dropped; and with voter consent the city council requested a PWA grant of \$100,000 for the recreation field in August, stipulating that the city would furnish one-half the cost by issuing bonds and notes. A contract with Robie Construction Company of Manchester, New Hampshire, followed on November 14th, the date of ground-breaking as well, and construction continued throughout the winter with plans to open the pool in June 1939. The city specified use of local labor and materials to the extent possible, and sub-contractors included Peck Brothers and Blanchard Electric. Even before the dedication on November 11, 1939, the city council committee had recommended applying for WPA funds for sodding the banks at the field and other landscaping the following spring.

Although Recreation Field is significant for its association with the PWA, the subsequent requests for WPA funding for landscaping work at the recreational field are also important to the history of recreation in Montpelier because WPA officials initially turned down the city's requests for the funding due to the absence of a year-round recreation program. Ultimately, WPA agreed to pay for regrading the football field in 1940, which had been damaged by automobile parking, and for dressing rooms under the grandstand, but officials made that funding conditional on a promise by the city to open Community Hall in the downtown district for recreational use, to buy more recreational

equipment, and to develop a year-round program. Thus, the city's Recreation Department, seeded by PWA funds at Recreation Field in 1939, also owes its origins and increasingly prominent role in city affairs to those continuing negotiations with WPA. Confirming that trend, the city appointed its first Superintendent of Recreation, Richard Westgate, in 1945.

Town reports from that period are silent concerning the merits of the Elm Street property as a recreational field, but availability, level topography, sufficient size, and proximity to city neighborhoods almost certainly became the primary considerations. Similarly, there is little evidence that the city's oversight committee or principal contractor sought to incorporate traditional theories of landscape architecture or design into the project, which places the three principal features in a facile north-south alignment in the narrow river valley: baseball field, football field, and swimming pool, respectively. For example, there are no ornamental plantings (which would have been inconsistent with use of the fields anyway); sod became the primary plant material; and parking (ultimately paved) was placed at river's edge, minimizing use of that landscape feature. Nevertheless, the scenic hillside of woods and fields on the river's opposite side would not have gone unnoticed by any of those who engaged in design of this recreational landscape. Plans for the grandstand, in particular, were thoughtfully executed in terms of location at the base of the slope below Elm Street, and engineering of the structure itself maximized views of the playing fields as well as the sylvan or pastoral backdrop beyond left and center fields. Spectators at football games and users of the swimming pool could enjoy similar vistas. Similarly, proximity of the river to the fields added scenic effect, and the eventual planting of spruce trees along Elm Street to shield the fields from motor traffic confirms an awareness of the setting by project planners.

In any case, Recreation Field, especially its swimming pool and grandstand, immediately became the center of recreation in Montpelier, and in 1940, despite cool summer temperatures, more than 40,000 people used the pool between May 31st and September 1st. At the field's opposite end, the grandstand sheltered 30,000 people who watched baseball teams from Burlington, Montpelier and Barre (Montpelier Senators and later the Twin-City Trojans), Rutland, St. Albans, Plattsburg, Saranac Lake, and Malone compete in the Northern League, which drew large crowds and talented players, including pitcher Robin Roberts for two seasons before he rose to the major leagues where he won 286 games, initially for the Philadelphia Phillies, and eventually landing in the National Baseball Hall of Fame in Cooperstown, New York in 1976. Attendance at football games in the fall also achieved success. By 1944, both a children's playground and a basketball court had been added near the pool.

The grandstand, a distinctive building defined as a permanent, roofed structure with tiered rows of seats for people watching events, is distinguished from more primitive structures called bleachers by its sheltering roof. Montpelier's grandstand is significant for its complex and carefully engineered truss systems that minimizes visual obstructions to the field and hillside beyond. As built, the sheltered building seated about 1250, with bleachers placed along the first and third base lines seating an additional 1000 each; sheltered dugouts for players flanked each side of the grandstand. A one-half mile cinder track surrounded the baseball field, and the bleachers could be moved to the football field during the fall season. By 1949, permanent concession stands had been added with funds provided by the Washington County Athletic Association. During the 1950s, a period of continuing growth in city recreation, the grandstand and baseball field served the men's softball league; men's baseball; American Legion baseball; Little League; Babe Ruth League; as well as high school baseball and track practice fields. To ease the crowding, Montpelier converted a portion of the parking area behind the field to a Little League field in 1952. That year, too, the baseball field's scoreboard was rebuilt and painted, and workers repaired seats and connecting irons on the bleachers.

Use of the bleachers had become so heavy that the city's insurance company condemned them in 1964. Replacements are metal.

If Recreation Field served as the center of recreational activities in Montpelier, the swimming pool became its epicenter, at least during warm summer days. The city's annual reports chronicle frequent repainting of the bath house, its lockers and showers; and asphalt sealing of pool surface followed by coats of aluminum paint. Planned activities included swim lessons and meets, water ballet, and water carnivals. Although dedication of Montpelier's new high school in 1956, with expansive football, soccer, baseball fields, and quarter-mile track alleviated some of the competition for use of the Recreation Field's baseball and football fields as well as its running track, the pool area continued to be the city's most popular recreational attraction. By 1982, major improvements had become necessary, and the city approved a bond issue of \$59,700 to pay for one-quarter of the project, the balance to be provided by state and federal funding. Completed in 1984 and guided by a rehabilitation study prepared by the Allen Organization in 1979, the project provided a new sewerage and drainage system; repaired cracks in the pool surface and added protective paint; made hydraulic improvements; and installed a correct chlorinator and filter.

Following construction of its new high school in 1956, Montpelier continued to adapt Recreation Field to meet the city's evolving recreational needs. In 1962, The Smilie Fund donated \$1800 for construction of a basketball court adjacent to the swimming pool, and the city increased the size of the nearby playground that same year. In 1969, the Kiwanis Club paid for paving the pool parking lot and walkway to the bath house, and with funds donated by James Seivwright the city constructed two, 146-foot, asphalt runways used for pole vaulting, long jump and triple jump. In 1973, the city voted to apply for Bureau of Outdoor Recreation funds to pay for a number of new recreational features, supported by a city bond issue. Completed in 1976, the project added four lighted tennis courts, new parking area for 120 cars, improvements to the playground area near the pool, a new maintenance garage, public restroom facilities, acquisition of new sign at the field entrance, and a two-acre parcel of land on the easterly side of the North Branch Winooski River for use as a picnic area, connected by a small footbridge. By that time, too, the city's Recreation and School Departments had begun coordinating activities at both locations, and with construction of the tennis courts, orientation of the football field changed, in turn leaving room for a youth soccer field and a children's baseball or T-ball field and backstop. Changes or additions to recreational activities have all been consistent with the site's original plans or purposes.

Today, the swimming pool and bath house continue to be used much as they have throughout the history of Recreation Field, but in 2003, the grandstand and baseball field entered a new and important era, as home field to the Vermont Mountaineers of the New England Collegiate Baseball League, with teams representing thirteen towns and cities in all New England states. The list of improvements made after that year is a long one, but all are consistent with the building's original intended purpose, and all will give the grandstand extended life. New features include improved floodlights mounted to the existing poles; enlarged press box at the top of the grandstand; walled granite plaques at the field entrance commemorating player rosters; concession and storage areas under the grandstand; new and larger dugouts; a souvenir stand, and ticket booth; wireless scoreboard; outfield and ballpark perimeter fencing with safety caps, as well as fencing along Elm Street; pavement of the entire parking lot and areas around the grandstand and concourse; picnic tables along the first base line; an outfield warning track; ADA seating along the first-base side of the grandstand; batting cage; radar feature on the scoreboard; new lights for evening games; beer garden beyond left field; a concession building behind the third-base dugout; installation of Trackman and video camera beyond centerfield for ESPN and NECBL broadcasts; safety screens; new bullpens,

mound, and home plate areas; laser grading with new sod and clay; replacement of all infield and outfield surfaces as needed; and regular repainting of the grandstand.

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City of Montpelier, Annual Reports (1933): 66, 72-74, 97; (1934): inside front cover; (1935): 44-47; (1936): 38-39; (1938): 10-11, 14, and 42; (1939): 42; (1940): 37-39; (1941): 42-44; (1942): 45-47; (1944): 41-42; (1946): 32-41; (1947): 39-46; (1949): 39-45; (1951): 41-46; (1952): 38-44; (1953): 47-51; (1954): 65; (1955): cover and 35; (1956): 47-48; (1959): 49-50; (1963): 38; (1965): 46; (1969): 95; (1970): 103; (1975): 13; (1976): 18; (1980): 28; (1982): 32; (1985): 31-32.

FORM COMPLETED BY: Enter text.

City of Montpelier

ORGANIZATION: Enter text.

Bob McCullough / Historic Preservation Commission

DATE RECORDED: Enter text.

ATTACHMENTS: Please insert maps and photographs on the following pages.

Site Plan/Maps: Please include a site plan below. To insert additional maps, please copy and paste the format provided.

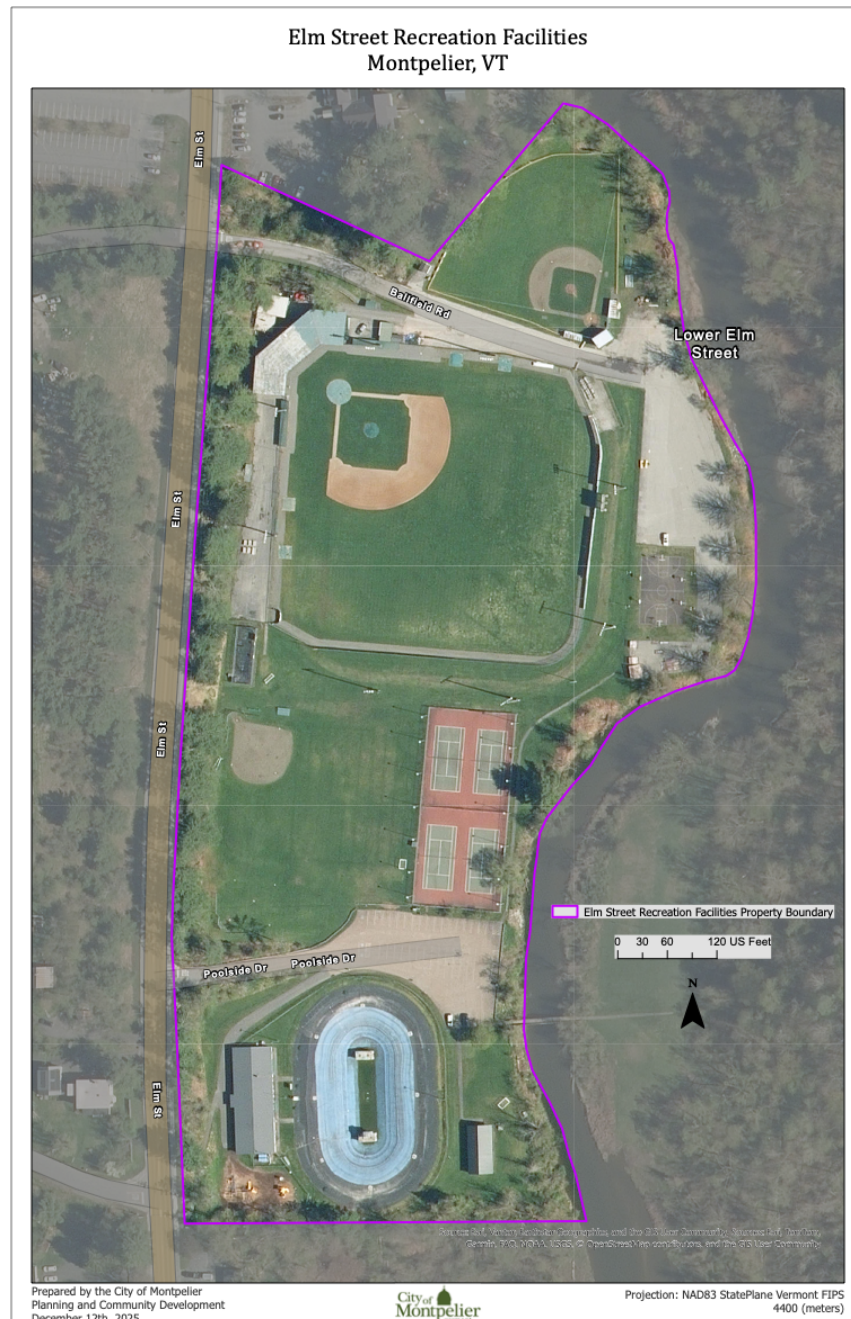


Figure 1. Montpelier Recreation Field

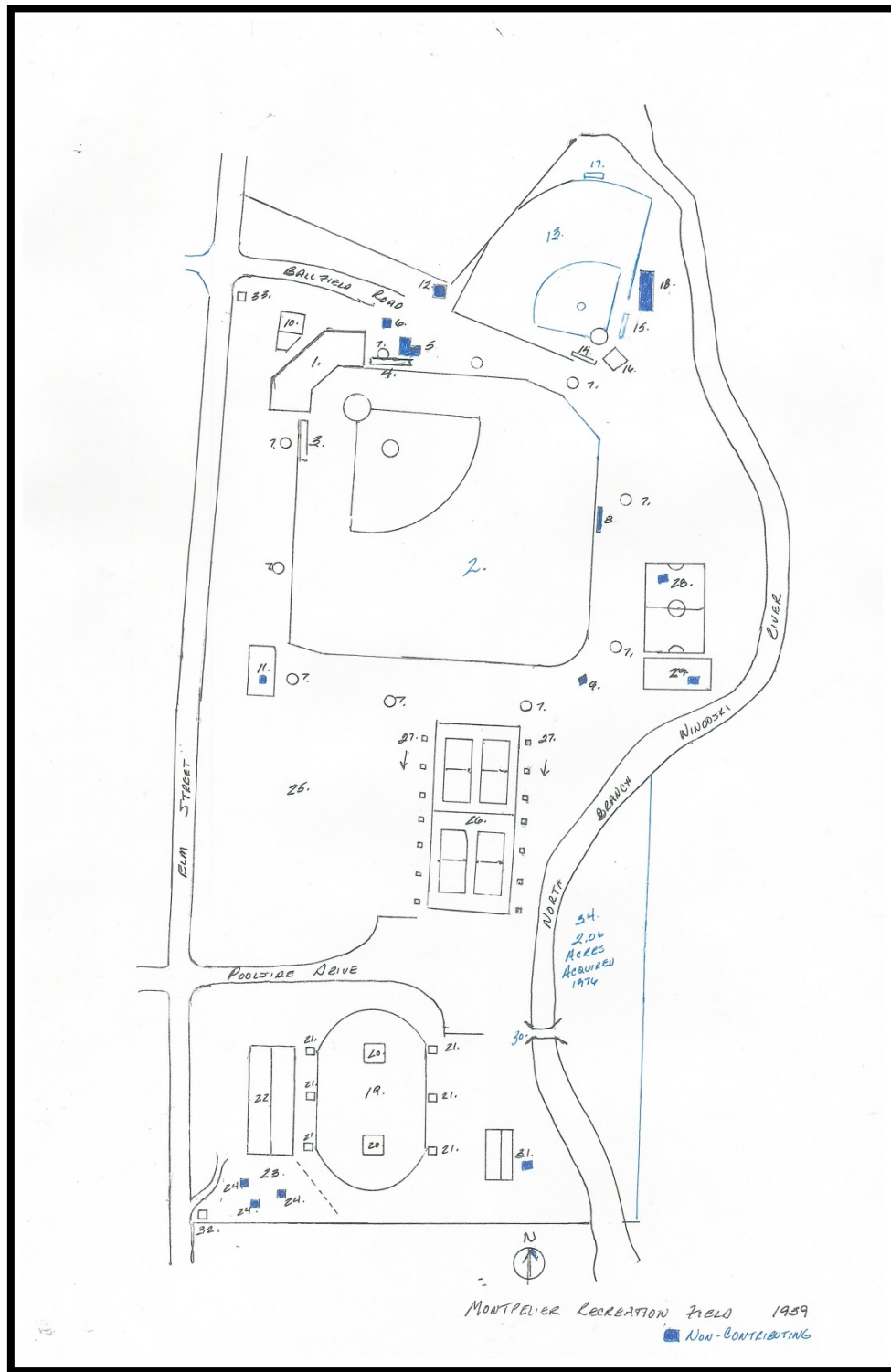


Figure 2. Montpelier Recreation Field

Photographs:

Include a maximum of one or two photographs per page. To insert additional photographs, please copy and paste the format provided.

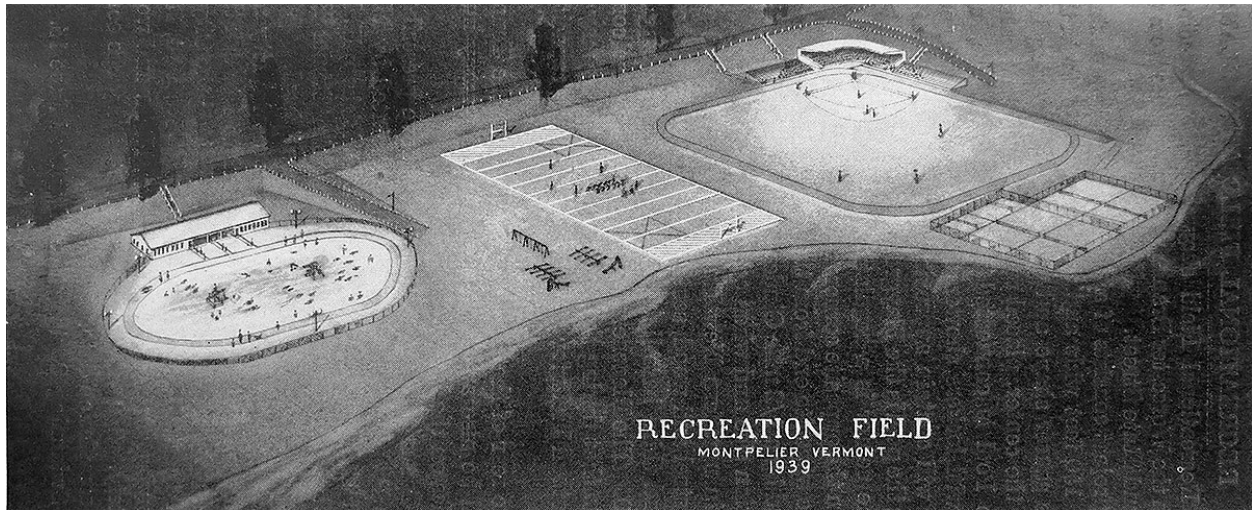


Figure 3. Recreation Field, Montpelier, Vermont

Date: 1939

Credit: Montpelier Annual Reports, 1939



Figure 4. Recreation Field, Montpelier, Vermont

Date: c. 1940

Credit: Living New Deal. Vermont Sites.
<https://livingnewdeal.org/us/vt/montpelier-vt/>



Figure 5: Grandstand and Baseball Field, Montpelier, VT

Date: Opening Day, 1940

Credit: Brian Gallagher Collection



Figure 6. Grandstand and Baseball Field, Montpelier, VT:

Date: Opening Day, 1940

Credit: Brian Gallagher Collection



Figure 7. Montpelier Senators:

Date: C. 1940

Credit: Brian Gallagher Collection

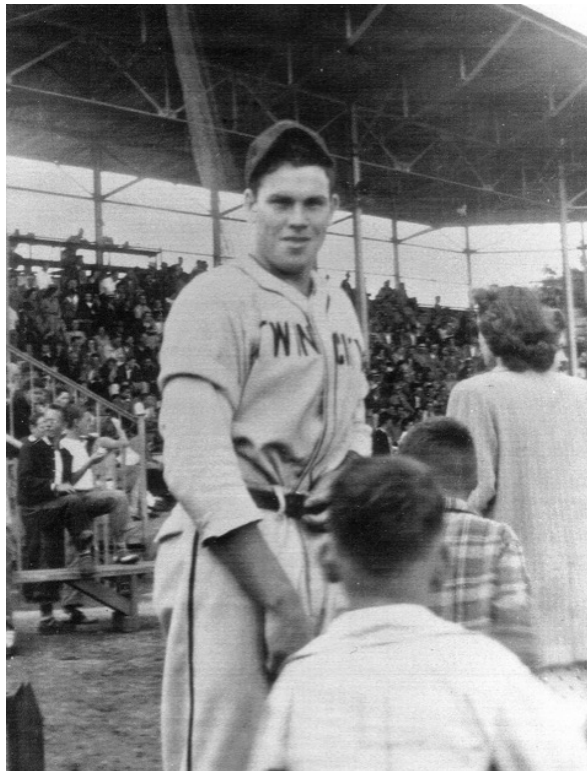


Figure 8. Robin Roberts

Date: 1947

Credit: Brian Gallagher Collection

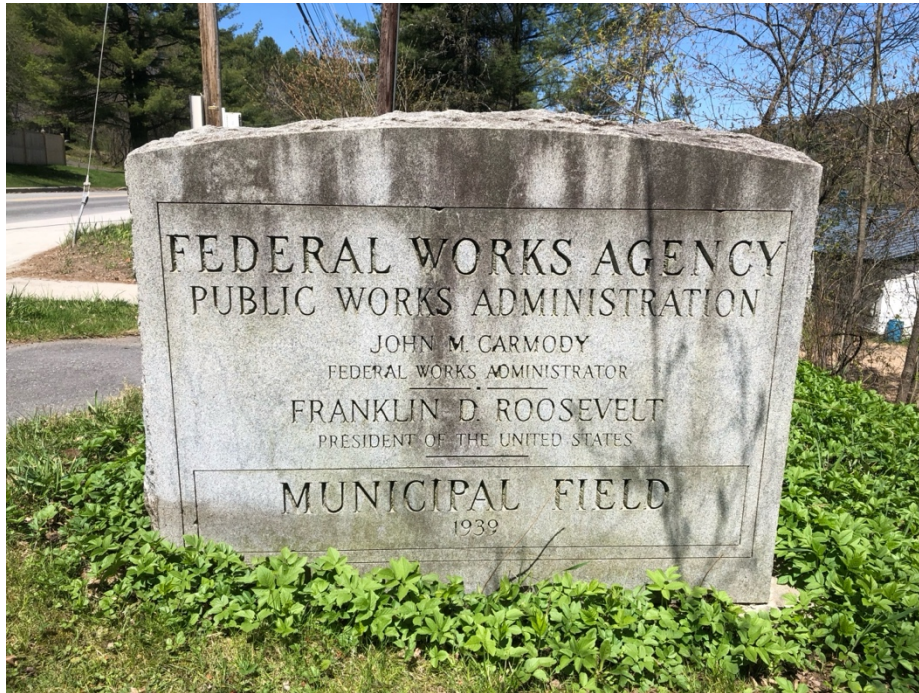


Figure 9. Commemorative Marker, Recreation Field, Montpelier, VT	
Date: 1939	Credit: Devin Colman



Figure 10. Commemorative Marker, Recreation Field, Montpelier, VT	
Date: 1939	Credit: Devin Colman



Figure 11. Grandstand, Ticket Booth, and Concession and Souvenir Stand, Recreation Field, Montpelier, VT

Date: 2025

Credit: Bob McCullough

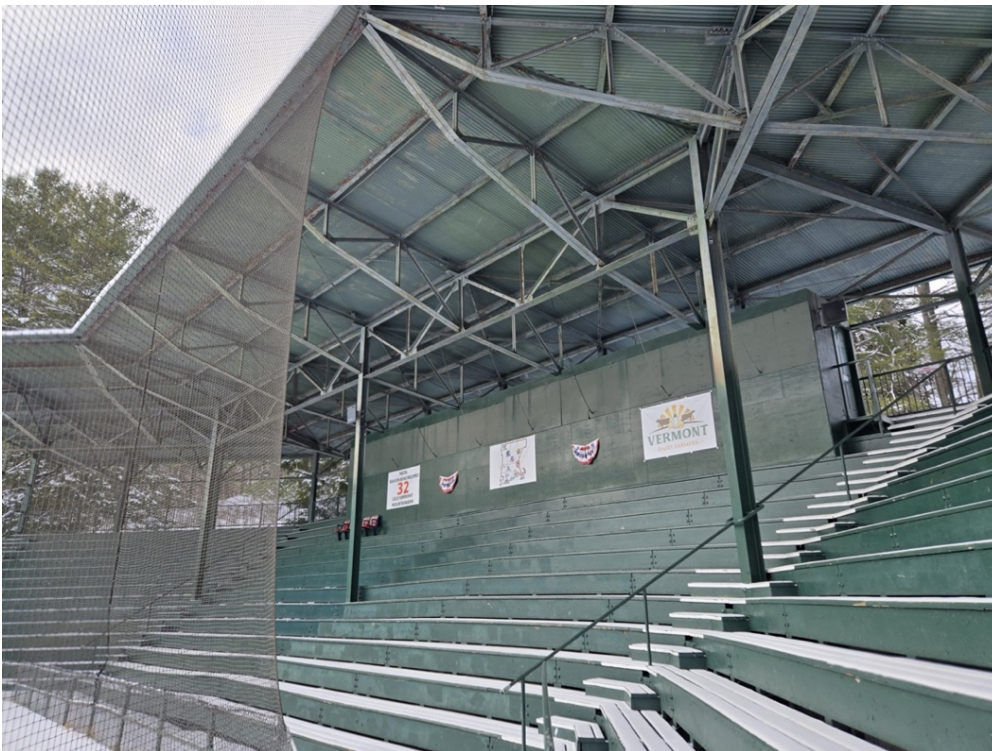


Figure 12. Grandstand, Recreation Field, Montpelier, VT

Date: 2025

Credit: Bob McCullough



Figure 13. Grandstand and Baseball Diamond, Recreation Field, Montpelier, VT
Date: 2003 Credit: Brian Gallagher Collection



Figure 14. Tennis Courts, Swimming Pool and Bathhouse, Recreation Field, Montpelier, VT
Date: 1976 Credit: Montpelier Annual Reports, 1976



Figure 15. Bathhouse, Recreation Field, Montpelier, VT

Date: 2025

Credit: Bob McCullough



Figure 16. Bathhouse, Recreation Field, Montpelier, VT

Date: 2025

Credit: Bob McCullough



Figure 17. Bathhouse, Recreation Field, Montpelier, VT	
Date: 2025	Credit: Bob McCullough



Figure 18. Playground, Recreation Field, Montpelier, VT	
Date: 2025	Credit: Bob McCullough



Figure 19. Picnic Pavilion, Recreation Field, Montpelier, VT

Date: 2025

Credit: Bob McCullough

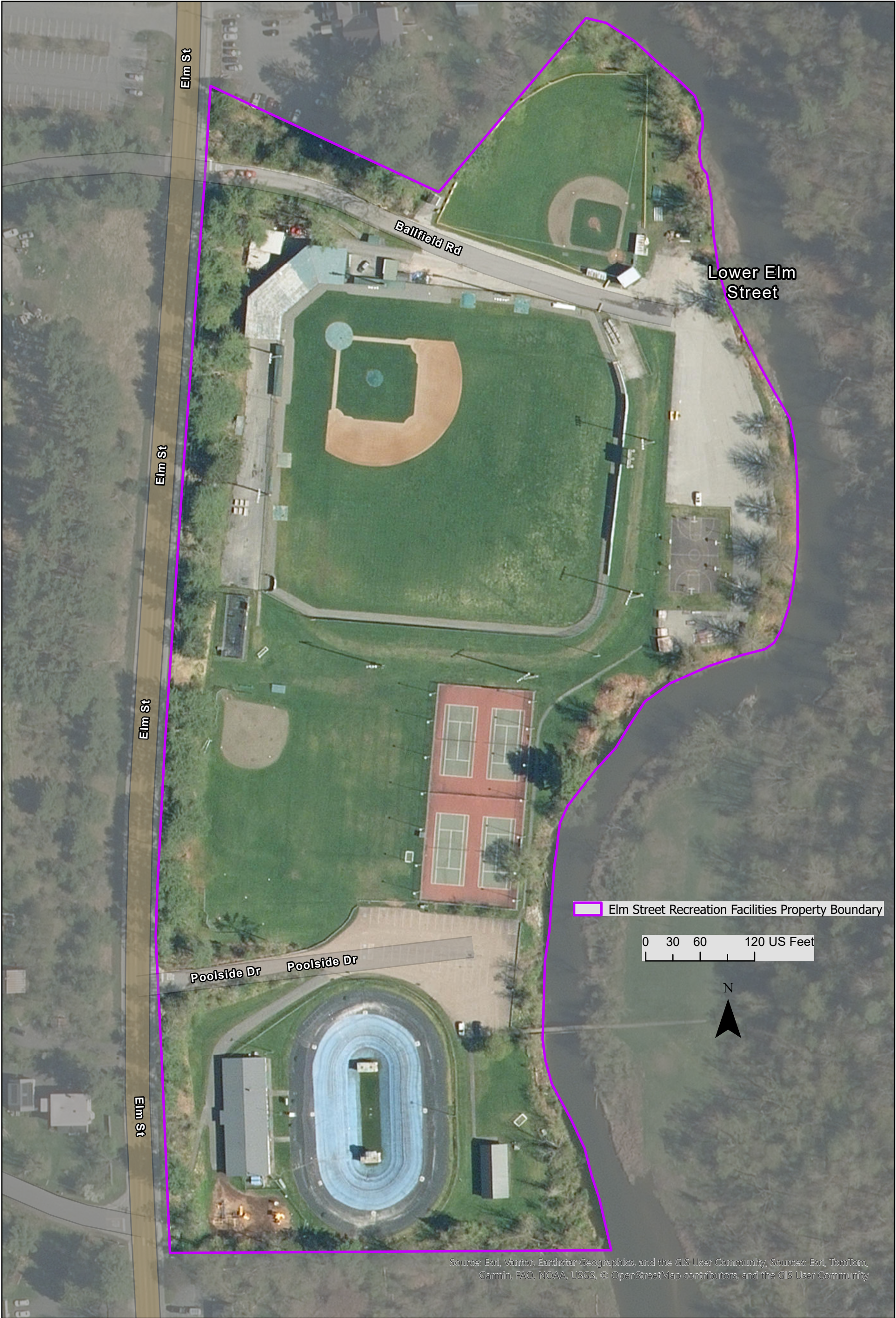


Figure 20. Pedestrian Bridge, Recreation Field, Montpelier, VT

Date: 2025

Credit: Bob McCullough

Elm Street Recreation Facilities
Montpelier, VT



Montpelier Recreation Field History

From Brian Gallagher <gmvtm@comcast.net>

Date Wed 12/10/2025 5:08 PM

To Meredith Crandall <mcrandall@montpelier-vt.org>

Cc Dawn Kress <dangney@optonline.net>; Mike Donofrio <mndonofrio@gmail.com>

Hi Meredith,

Thank you for pulling the group together tonight and we appreciate the support that Bob, Paul, Lindsay and Eric have shown for this project. We especially are thankful that Bob has taken on the task of the research and completing the complicated forms.

Here is a brief timeline of work that has been done at the Montpelier Recreation Field by the Mountaineers from 2003-current.

- New lights mounted to the existing poles
- New Pressbox in the top of the grandstand
- Installing the granite plaques to the entry way
- New concession and storage areas under the grandstand
- New and Larger and Dugouts
- Souvenir stand
- Ticket Booth
- Wireless Scoreboard Installed
- Outfield and ballpark perimeter fence added
- Safety fence caps installed
- Paint the grandstand and Annually and other buildings as needed
- Safety fencing along Elm Street
- Pavement of the entire parking lot and around the grandstand and concourse (twice since 2003)
- Pressbox addition added to accommodate more media
- Added the full field tarp (replaced every few years)
- Added the picnic table area along the first base side
- Added the Warning Track
- Added ADA seating to the grandstand and along the first base side
- Batting cage added
- Radar feature added to the scoreboard
- New lightbulbs (64) replaced
- Beer Garden / picnic table area added beyond left field
- Storage building behind the third base dugout added for field materials
- Trackman installed
- Video Camera stand installed beyond centerfield for ESPN+ and NECBL+ Broadcasts (now 4 camera locations)

Privacy / safety screens installed behind the grandstands
Provided all batting mats, L-screens, portable mounds
Added new bullpens, mound and plate areas
Lazer graded with all new sod and clay at field and replace all infield and outfield surface as needed
Annually pay for professional to prepare the field in the spring - fixing

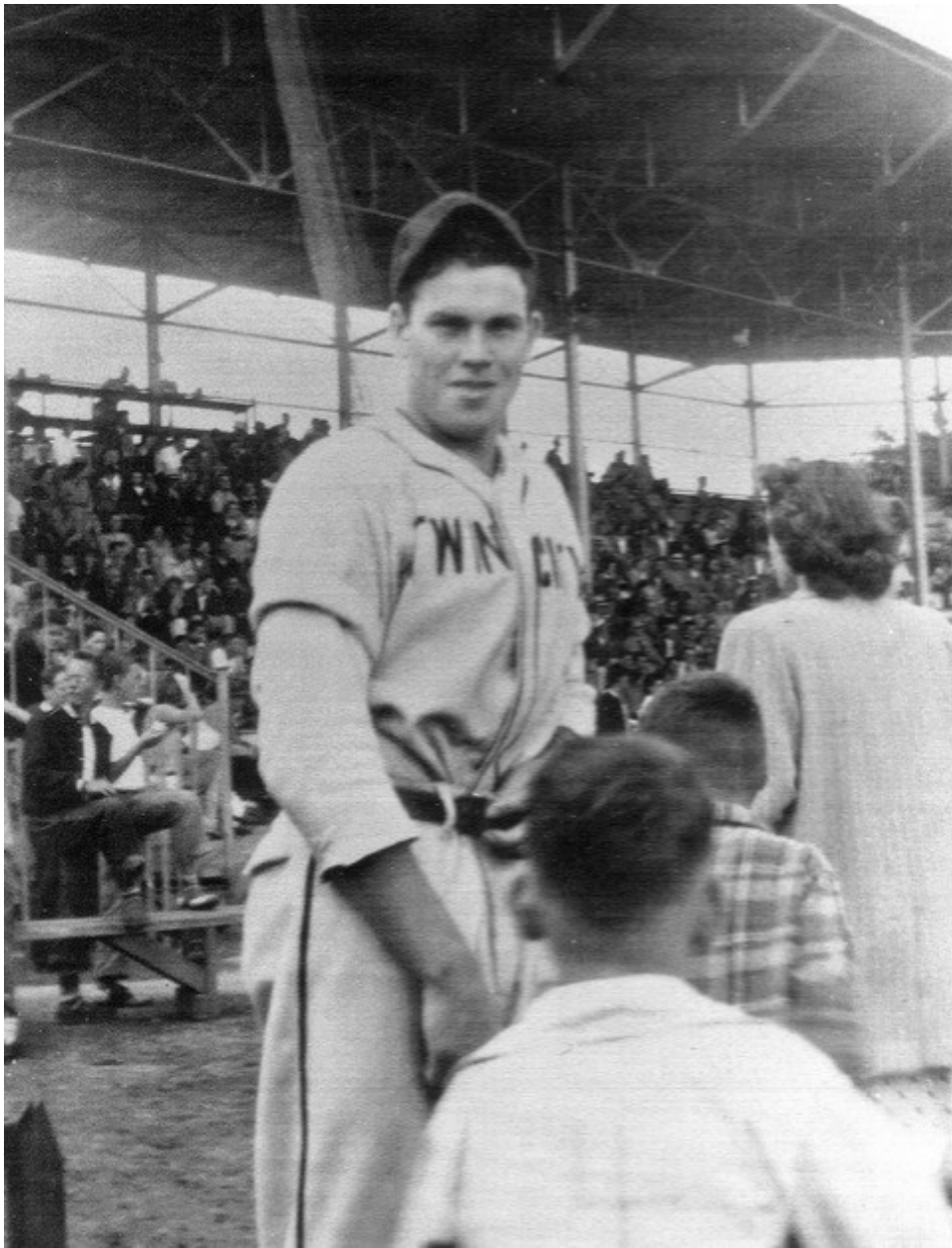
There are some historical photos attached from the first game and some Mountaineer images from 2003- recent times. Baseball Hall of Famers, Robin Roberts is the man in front of the grandstand in 1946 and in front of the plaque in 2003, when his number was retired. Please let us know if you need any more information or images.

Thanks,
Brian

Brian Gallagher
President/General Manager
Vermont Mountaineers
P.O. Box 586
Montpelier, VT 05601
gmvtm@comcast.net

















Re: Need a Few Dates

From Arne McMullen <amcmullen@montpelier-vt.org>

Date Tue 12/16/2025 11:01 AM

To Meredith Crandall <mcrandall@montpelier-vt.org>

Cc Robert McCullough <robert.mccullough@uvm.edu>; Brian Gallagher <gmvtm@comcast.net>

Hi Meredith,

This is helpful. The skate park was done when my former boss Don was here with community connections. I believe around the early 2000's is my best guess. I will let you know if I find anything.

Thanks,

Arne

On Dec 16, 2025, at 10:28 AM, Meredith Crandall <mcrandall@montpelier-vt.org> wrote:

Hi, Bob,

I can help a little. I don't have easy access to the paper files on these, but our database shows permit issue dates for a several changes.

For example - it appears the pavillion was built in 2011 — or maybe 2012, because we don't have a building permit "closed" date.

<image.png>

<image.png>

Meredith

Meredith Strobridge Crandall (she/her/hers)

Planning and Zoning Administrator

City of Montpelier

(Physical address) – 1 Blanchard Ct, Suite 205

(Mailing address) – City Hall, 39 Main Street

Montpelier, VT 05602

(Office): 802-262-6270

mcrandall@montpelier-vt.org

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From: Robert McCullough <Robert.McCullough@uvm.edu>

Sent: Tuesday, December 16, 2025 10:15 AM

To: Brian Gallagher <gmvtm@comcast.net>; Meredith Crandall <mcrandall@montpelier-vt.org>

Subject: Need a Few Dates

Hi Meredith and Brian:

If either of you can pin down the exact dates for these buildings or changes, I would be grateful. Even an estimate would be good. I assume that all of the baseball-related features are post-2003. Basketball court and picnic shelter are post-2000. If I don't provide the dates, I will be asked for them, and that will take extra time.

Thanks

Bob

Enlargement of press box.

Enlargement of dugouts.

Concession stand.

Ticket booth.

Scoreboard

Center field camera.

Outfield fences (I assume 2003).

Metal bleachers

Basketball Courts

Open picnic shelter.

Electrical utility shed (by Ballfield Road)

Thanks.

Bob

Robert L. McCullough
Professor of Historic Preservation Emeritus
University of Vermont
133 South Prospect Street
Burlington, Vermont 05405
802-272-5136
robert.mccullough@uvm.edu

All pronouns welcome.

Fwd: Rec Field and Bailey Dam

From Paul Carnahan <paul.a.carnahan@gmail.com>

Date Tue 12/9/2025 7:43 PM

To Meredith Crandall <mcrandall@montpelier-vt.org>

 8 attachments (4 MB)

Bailey-Clothes Pin Dam.docx; Dam_Altered The_Times_Argus_Wed__Apr_16__1975_ (1).pdf; Dam_Altered_The_Times_Argus_Wed__Apr_16__1975_ (2).pdf; Dam_Altered_The_Times_Argus_Wed__Apr_16__1975_ (3).pdf; Montpelier_Evening_Argus_Tue__Nov_27__1934_.jpg; BaileyDam2_CCC.jpg; BaileyDam_CCC_FromMannyGarcia.jpg; BaileyDam_Cribbing_FromMannyGarcia.jpg;

----- Forwarded message -----

From: **Paul Carnahan** <paul.a.carnahan@gmail.com>

Date: Tue, Dec 2, 2025 at 11:59 AM

Subject: Re: Rec Field and Bailey Dam

To: Eric Gilbertson <ergilby@gmail.com>

Hello Eric,

Attached are documents and photographs I have assembled on the Bailey dam. Included are two photographs that show the metal gates installed by the CCC. There is a third photograph that shows the wooden crib dam that the CCC took out, if that is of interest to you.

I don't think that the CCC's dam was ever used for water power. Attached is a very long article written at the time of the dam's completion in 1934. It refers to flood control; it never mentions water power.

I have also included an article in three parts from 1975 when they were contemplating removing the plates (which they called "troublesome") and lowering the dam height. Again, water power is not mentioned.

Finally, there is a short piece of text that I wrote to go along with a "Then and Now" piece in The Bridge (February 7-20, 2024). It gives some dates on when the buildings next to the dam were removed.

I hope this isn't too much information.

Paul

On Tue, Dec 2, 2025 at 10:11 AM Eric Gilbertson <ergilby@gmail.com> wrote:

Here is the email I sent about the Bailey Dam. Two questions for you: Do you know of any pictures of the dam with the Taintor gates in place? Was the WPA dam used for power at the Bailey Mill and who might know?

Thanks.

Eric

----- Forwarded message -----

From: **Eric Gilbertson** <ergilby@gmail.com>

Date: Mon, Dec 1, 2025 at 7:53 PM

Subject: Fwd: Rec Field and Bailey Dam

To: Meredith Crandall <mcrandall@montpelier-vt.org>, Robert McCullough <Robert.McCullough@uvm.edu>

Please add the Rec Field items to the agenda for the HPC to make a Determination of Eligibility that is needed for the bathroom building project.. I think the Division will consider the DOE without the form filled out. I believe all the information needed is in the New Deal project description. The Google maps view can be used to document the current condition. Bob and I can probably do the form.

The Bailey Dam by Shaws is also a WPA project and it is slated for removal in the flood control plans.

So the HPC should have a discussion about what action we should take. It underwent a significant alteration when the tainter gates were removed. Tainter gates are radial steel gates that can be raised or lowered to control the water level and flow. I don't know if the Bailey Mills ever used the water after the WPA dam was built. What remains is really only the foundation of the operating gates...

For more than you really want to know:

https://www.google.com/search?q=taniter+gates&client=safari&sca_esv=2b6cdfaaa2140729&sxsrf=AE3TifOMpsbTi2JF9NyDiTnwFNuPxGf97w%3A1764636297364&source=hp&ei=iTYuadWpFKDX5NoPtMupkAc&iflsig=AOw8s4IAAAaAaS5EmbJgXPdm3sRxBE8Rc44EY1-VLKUs&oq=Taniter+Gat&gs_l=EGdnd3Mtd2l6GgIYAilLVGFuaXRlciBHYXQqAggAMgUQIRigATIFECEYoAEyBRAhGKABMgUQIRigAUilfVAAWI1FcAF4AJABAJgB3AGgAYkKqgEFOC4zLjG4AQHIAQD4AQGYAg2gArlLwglQEC4YgAQY0QMYxwEYJxiKBcICChAJGIAEGCcYigXCAgoQLhiABBgnGloFwgINEAAY0gMYAxioAxiLA8ICBBAAGAPCAgcQABgDGIsDwglKEAAYAxILAXiNBslCBBAjGCfCAhMQLhjRAXjSAXgDGMcBGKGDGIsDwglQEC4YAxiiYAxioAxiaAxiLA8ICDRAuGAMYqAMYiwMYmwPCAg0QLhgDGKgDGJoDGIsDwglQEC4YAxioAxiYAxiaAxiLA8ICEBAAGAMYpgMY-AUYqAMYiwPCAg0QABgDGKYDGKgDGIsDwglINEC4YAxioAxiLAXidA8ICDRAuGAMYpAMYqAMYiwPCAhaAQLhgDGKgDGJoDGIsDGJsDwglKEC4Y0QMYAxjHAcICExAuGAMYpgMY-AUYqAMYmgMYiwPCAg0QABgDGKgDGIsDGO4FwgINEAAYoAMYAxioAxiLA8ICDRAAGKgDGJoDGIsDBG7CAgoQABj4BRiLAXgewgIEEAAYHsICBxAAGIsDGB7CAgkQABgKGLsDGB7CAgsQABj4BRiLAXjvBcICC

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----- Forwarded message -----

From: **Eric Gilbertson** <ergilby@gmail.com>
Date: Sun, Nov 23, 2025 at 5:05 PM
Subject: Rec Field and Bailey Dam
To: Robert McCullough <Robert.McCullough@uvm.edu>

Here are links to the Rec Field and Ball field

<https://livingnewdeal.org/sites/recreation-field-montpelier-vt/>

<https://livingnewdeal.org/sites/recreation-field-ballfield-montpelier-vt/>

Bailey Dam-----Planned removal with FEMA funds in the Montpelier Flood work.
Should the Commission do anything. I'm thinking documentation of the dam and the removal and perhaps the construction documents.

<https://livingnewdeal.org/sites/bailey-dam-montpelier-vt/>

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Eric Gilbertson
(802) 272-8543
Montpelier, VT

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Eric Gilbertson
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Montpelier, VT

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Work Could Start July 1

Bailey Dam Project Clears State Hurdle

By GREGG BLACKBURN
Plans to remove the troublesome superstructure of Montpelier's Bailey Dam and rebuild a four-foot lower concrete weir in its place were met with no opposition at a combined state Act 250 and Water Resources Board hearing at City Hall Tuesday night. Commissioners on the two boards heard an array of witnesses from state agencies, all offering complete approval of the project.

The only environmental standard causing an obstacle to complete approval appeared to be an aesthetic question. Commissioners were concerned over how much of the stream-bank and river bottom would be exposed to the lowering of the dam height and who will keep it clear of debris.

Judging from the commissioners' comments it seemed likely a permit will be issued, probably conditional on the city assuming responsibility for maintaining the river bed free of unsightly debris such as shopping carts and old tires.

If the permits are issued the only hurdle remaining is obtaining construction easements on the adjacent Grand Union parking lot. If these easements are obtained and no other obstacles arise, construction on the project would begin about July 1 and take about three months to complete.

The city has so far been unable to get the easement from the Grand Union, which is apparently concerned about possible loss of business in its busy summer season, according to Montpelier Mayor Richard W. Curtis.

Commissioners said they were concerned the new dam at 514 feet above sea level, four feet

Dubay said there were two views on the flood control needs for a dam. He said some people felt there was no need for a dam at the site at all and that it only tended to back water up increasing the flood hazard.

But Dubay said properly constructed dam at the correct height would decrease the hazard in his opinion. Dubay said the dam tended to slow rushing waters, keeping them from building up too much force and eroding riverbanks.

Simmons said in preventing flood damages it would be equally beneficial to remove the dam completely, but the Corps found it more practical to knock the top off the dam and put a new cap on it at 514 feet.

He said it would be cheaper to rebuild the top of the structure

than to remove the dam completely, and that would also allow the city to keep the reflecting pool behind the dam.

If the Corps had wanted to take the dam out it probably would have run into serious environmental opposition because the reflecting pool would have been lost.

Simmons said the new dam would reduce the flood hazard substantially because it would not trap floating debris, and its lower height will allow enough water to flow downstream to avoid a back up causing floods.

Simmons said the proposed weir was designed so in conditions similar to the June, 1973 flood no property damage would occur. He said that would actually save the federal government money in flood insurance payments.

Other criteria reviewed by the commissions received approval from expert witnesses, including a special apparatus, which the Army Engineers enlarged at the request of the state Fish & Game Department, which could be used to allow fish to travel upstream at low water levels.

The department has hopes of bringing steelhead and fresh water salmon upriver and did not want any obstacles included in the Montpelier dam in case the project is successful.

Water Resources Board Member Thomas Conlon said the project had the most unanimous show of approval that had come before his board and complimented the Corps and the parties involved on the coordination they had clearly done in planning.

Planners To Launch Study On Reclaiming Winooski River As Recreational Resource

By JOHN LESCH

The rebuilding of the Bailey dam on the Winooski River in Montpelier could mushroom into a large, federally funded project to realize the recreational potential of the river system.

A program outline will be mapped out by the Central Vermont Regional Planning Commission on the idea later this year.

The project, which could become eligible for federal waterway grant money following preliminary studies to be started this summer, was first suggested Tuesday by Paul Guare, chairman of the Montpelier Planning Commission in a letter

designed by unemployed officials who "need jobs."

In a surprise move, planners heard a report officials at the Berlin Convalescent Center were considering a request for federal funds for a day care project for the elderly.

Planners voted, with Nuissl dissenting, to authorize the commission's Human Services Committee to investigate the project and recommend to the federal agency with available funds the project should be held up until a complete study could be made of day care needs for the elderly through the region.

Nuissl disagreed, saying the

commission should not speculatively vote on a project that has not yet come up for a formal review.

The planning commission is required to review all pending requests for federal project funding in the central Vermont area.

In other action, the commission as anticipated, re-elected Hugo Meyer of Woodbury as chairman and John Butler of East Montpelier secretary-treasurer.

Donald Goodine of Marshfield was elected vice chairman, to replace William Jackson of Duxbury.

Grand Union, which is apparently concerned about possible loss of business in its busy summer season, according to Montpelier Mayor Richard W. Curtis.

Commissioners said they were concerned the new dam at 514 feet above sea level, four feet lower than the present 518 feet, would cause the "reflecting pool" behind the dam to shrink, exposing mudflats and debris.

There was some conflicting testimony about just how much the reflecting pool would shrink as a result of the new dam.

City Manager Roland J. Dubay said he thought it would certainly be smaller during summer when the mudflats are already at their worst, exposing still more bottom and streambank.

District Environmental Commissioner Gerald Kirchner said he thought up to 20 feet more could be exposed on each of the river.

But Ira Simmons, representing the Army Corps of Engineers which is planning and paying for the \$198,000 project, said the city's mudflat problem would not be aggravated with the new dam. Simmons pointed out the problem arises at low water levels, and at those low levels the water behind the dam was already below the present dam height.

Simmons' testimony was backed up by Robert Wernecke of the Water Resources Department who said sometimes the present dam's flood gates are left open in the summertime leaving the dam at the 511 foot level. The new dam would be at 514 feet and would actually retain more of the reflecting pool than the present dam does, when its flood gates are open, he said.

Kirchner asked Dubay if the city would be willing to accept a

The project, which could become eligible for federal waterway grant money following preliminary studies to be started this summer, was first suggested Tuesday by Paul Guare, chairman of the Montpelier Planning Commission, in a letter to regional planners. The letter drew sharp interest from regional planners, who voted to allocate staff time to the project's study.

The development work, which could include landscaping, fishing development, picnic sites and boating development work, could extend from Marshfield to Waterbury.

Guare recommended federal Bureau of Outdoor Recreation funding for the project and said the regional commission should act as a coordinating agency.

Lee A. Williams, the regional commission's executive director, termed the Montpelier proposal "fantastic," adding a Moretown planner, Carroll Williamson, is doing graduate studies at the University of Vermont on the Winooski River.

He said Williamson could help with the development of a comprehensive recreation plan.

Williams said also federal funds are available to help pay for special innovative projects, adding the Winooski River project might qualify.

Planners unanimously voted to have Williams contact the Montpelier Planning Commission supporting the project, work in cooperation with Williamson, include the program in an outline now being drafted for commission staff work during the coming year and seek any available federal funding for the project.

Planners briefly discussed expanding the program.

its flood gates are open, he said.

Kirchner asked Dubay if the city would be willing to accept a condition to the permit that the city accept annual responsibility for cleaning out the debris.

After a conference with Curtis and Alderman Frederic H. Bertrand, Dubay told the commissioners the city would rather not have the stipulation imposed but said it was "the city's intent to do all we can to maintain the beauty of the river."

Dubay said the city is not in a position to be able to make any promises because it has never had the experience of cleaning out the river and has no estimate of the annual cost.

Dubay said he feared the city might be expected to go beyond the clearing of debris and be asked to perform dredging operations or to plant vegetation.

Kirchner also questioned the need for the dam, suggesting it may not really be necessary for flood control, but commissioners appeared satisfied with the explanations they got from Dubay and Simmons.

the project.

Planners briefly discussed expanding the program.

Berlin Planning representative Frederick Nussl urged expanding the program to include tributaries of the Winooski, and Calais representative Ellyn Murphy proposed using any silt recovered during dredging operations for agricultural work.

Williams following the session said that if fully developed, the project could become one of the planners' largest projects.

He said he has sensed a growing interest in Winooski River communities in developing the river as a resource.

In other action, planners tabled a discussion on a New England regional housing program until a New Hampshire consulting agency sent representatives to the commission to discuss the approach used.

Planners termed a project description vague and difficult to understand, and Williamstown Planning Commission representative Arthur Stone said the project seemed to be

LARGE CROWD ATTENDED THE EXERCISES CONDUCTED AT NEW CLOTHESPIN-BAILEY MILL DAM

DEDICATION OF NEW DAM ON THE WINOOSKI TOOK PLACE MONDAY

Gov. Wilson and Others Reviewed the Flood Control Project Plans

MR. FECHNER

Told the Assembly About the Emergency Work in General

The new clothespin-Bailey dam, constructed by the civilian conservation corps, was dedicated with appropriate exercises Monday afternoon. The new dam with cement piers and gates which may be opened to increase the flow of water, replaces a wooden dam on that location, and is part of the flood control project in the Winooski river valley.

The speaking was from a platform erected on the Winooski avenue end of the Main street bridge, and the large crowd which stood on the bridge to listen was composed in a large part of C. C. C. veterans. After the conclusion of the speaking program, a demonstration of raising one of the gates were given. Mayor Perry H. Merrill presided at the dedication.

Lt. Col. R. E. Lee, commanding officer of the sixth C. C. C. district, recalled that seven years ago the unharassed flood waters caused a catastrophe as unexpected as the great depression which started two years later. Because of one great catastrophe, his "fellow veterans" are here to help people who suffered the other one. A harness is being put on the river so that it will not again run amuck. The project is the work of many men, over 15,000 veterans having been in the district since the work was started. Discussing Company 1109, which did the work on the Bailey dam, he said that since it came here with 212 men in July last year 611 different men have served in it and only 32 of the original company are now enrolled. The completion of the dam is a great tribute to the efficiency of the engineers and of the men of the civilian conservation corps. He expressed the hope that when the entire project is completed, conditions will be such that the men will be able to go to their homes scattered all over the country, as they did after the Armistice, and resume their normal occupations.

Major E. E. Gesler, resident engineer in immediate charge of the flood control project, reviewed the history of flood control in the Winooski valley, contemplated before the 1927 flood and actually surveyed after that flood. The original plans called for seven storage reservoirs and the removal of five major obstructions to flow in the channels, and combined protection and power.

When the flood control project was decided upon after the organization of the civilian conservation corps, it included dams at Wrightsville, South Barre, and East Barre and improvements in the channel in Middlesex as well as the clothespin-Bailey dam. All the projects are being carried out, except that at South Barre. The clothespin-Bailey dam formerly had a capacity of 9000 second cubic feet, but this is doubled by the new dam operated by movable gates. This, with the increased channel capacity below, considerably reduces the flood menace. The dam was subjected to tests during construction that proved satisfactory.

While the engineering technique on the dam was not different than on any similar dam, the method of construction was different in that the work had to be performed as much as possible with hand labor. It was started in the late fall of 1933, and continued during a severe winter. Though in the company which did the work

were only the usual number of skilled men to be found in a body of that size, the quality of the work turned out compared favorably with that of a trained construction crew. Both Lt. Col. Lee and Major Gesler tendered the finished dam to Robert E. Fechner, director of emergency conservation work.

Mr. Fechner declared the civilian conservation corps was one of the most helpful and beneficial efforts the federal government had ever put forth, and said the importance of the flood control project to the people of Montpelier and Vermont was only typical of the importance of other work done in various parts of the country, not only by the war veterans but by the far larger body of youths benefitted by the organization and rendering efficient service in return.

There had been two great national problems about which little was done until 18 months ago. One was unemployment, and the other the conservation or restoration of national resources. The reforestation work was not a sudden whim or new idea, when in March of 1933 President Roosevelt asked authority from congress to set up a great army of unemployed for the purpose. Though there was not much enthusiasm at first for the idea, the organization was authorized and now the C. C. C. far outnumbers the army and navy. The results have demonstrated the wisdom and vision of the president. Much is being done to restore the wanton waste of national resources squandered during 150 years.

Some people in this country and some foreign powers feared in the first days of the CCC it was a camouflaged military movement, but these fears are not entertained any longer. He paid tribute to the splendid co-operation of federal governmental agencies, such as the United States forest service, national park service, and the army. There is an overwhelming sentiment in this country, he said, against compulsory military service, and he pictured the benefits of emergency conservation work in accomplishing a training that is the best practical substitute for such service. He suggested the possibility of construction work becoming a fixed part of a great peace-time army doing conservation work.

Speaking of the cost of the CCC, Mr. Fechner said that up to October 1 the cost was \$476,000,000 in maintaining 370,000 men in 1,641 camps in every state in the union. The direct benefits of the work of the corps that can be measured were valued at \$236,000,000. Of the men's pay of \$136,000,000 approximately \$114,000,000 was sent home to relatives. In addition forests have been protected and preserved, soil erosion combated, and tree diseases eliminated. The corps is not a charitable organization nor are its members on a dole, he said, asserting they are carrying out a useful work.

Mr. Fechner paid a tribute to the character of the men in the corps. At the beginning there was grave fear in many communities that the establishment of camps nearby might not be an asset, but the conduct of the men has been up to the standards expected of American citizens.

In the name of the president and in behalf of the federal government, Mr. Fechner accepted the dam as part of the flood control project and dedicated it to the safety and happiness of the people of the Winooski river valley.

Among the guests on the platform were George Z. Thompson of Proctor, chairman of the state board of

public works, and Capt. C. F. F. Cooper, adjutant of the sixth district. Mayor Merrill, whose introductory remarks were brief and to the point paid a tribute to Gov. Wilson when presenting him for his efforts in bringing flood control to the Winooski river valley.

A large crowd attended the dance in the state armory on Barre street Monday night, given by the forestry supervisory staff of the civilian conservation corps in Vermont. The hall was appropriately decorated, and an enjoyable time was had by those present. The dance was informal. Among those present during the evening were Mr. Fechner and Lt. Col. Lee.

Mr. McKee said in part: This is one of the many courtesies that have been extended to me by Mayor Merrill and I am very happy to have the privilege to participate in the formal acceptance of this dam.

It is a coincidence that I was a member of the city council in November 1927 when the city was visited with that devastating flood and that I should again be serving the city when the flood control program was proposed by the federal government and brought to a realization on the Winooski river through the splendid co-operation of the citizens of Montpelier with the state government and the work of Governor Wilson with the officials in Washington.

The part played by Montpelier was extremely important, and the enthusiasm with which the people of this city responded, I believe, furnished the inspiration to the state and federal government to proceed with the project.

This is the first opportunity I have had to publicly express my admiration and respect for the officers in charge. To the men of the CCC I offer my congratulations. They have conducted themselves in a manner that has gained the respect of the people. The exceptions to the rule of good conduct have been few when we consider that more than fourteen thousand men have been here on these projects.

There are four outstanding things which, in my opinion, contributed to the successful start of this work:—

(1) The co-operation of the town of Middlesex with this city.

(2) The clear and fair presentation of the actual facts of the case by our local newspaper.

(3) The efficient handling of the legal matters by Mr. George L. Hunt, then city attorney. Mr. Hunt's intimate knowledge of the property involved and his sense of fair values of the property was of great value.

(4) The cheerful co-operation and fairness of the owners whose property it was necessary for the city to acquire. This meant giving up homes that had been occupied for many years and in some cases a whole lifetime, but characteristic of true Vermonters they cheerfully sacrificed them for the benefit of their state and of humanity.

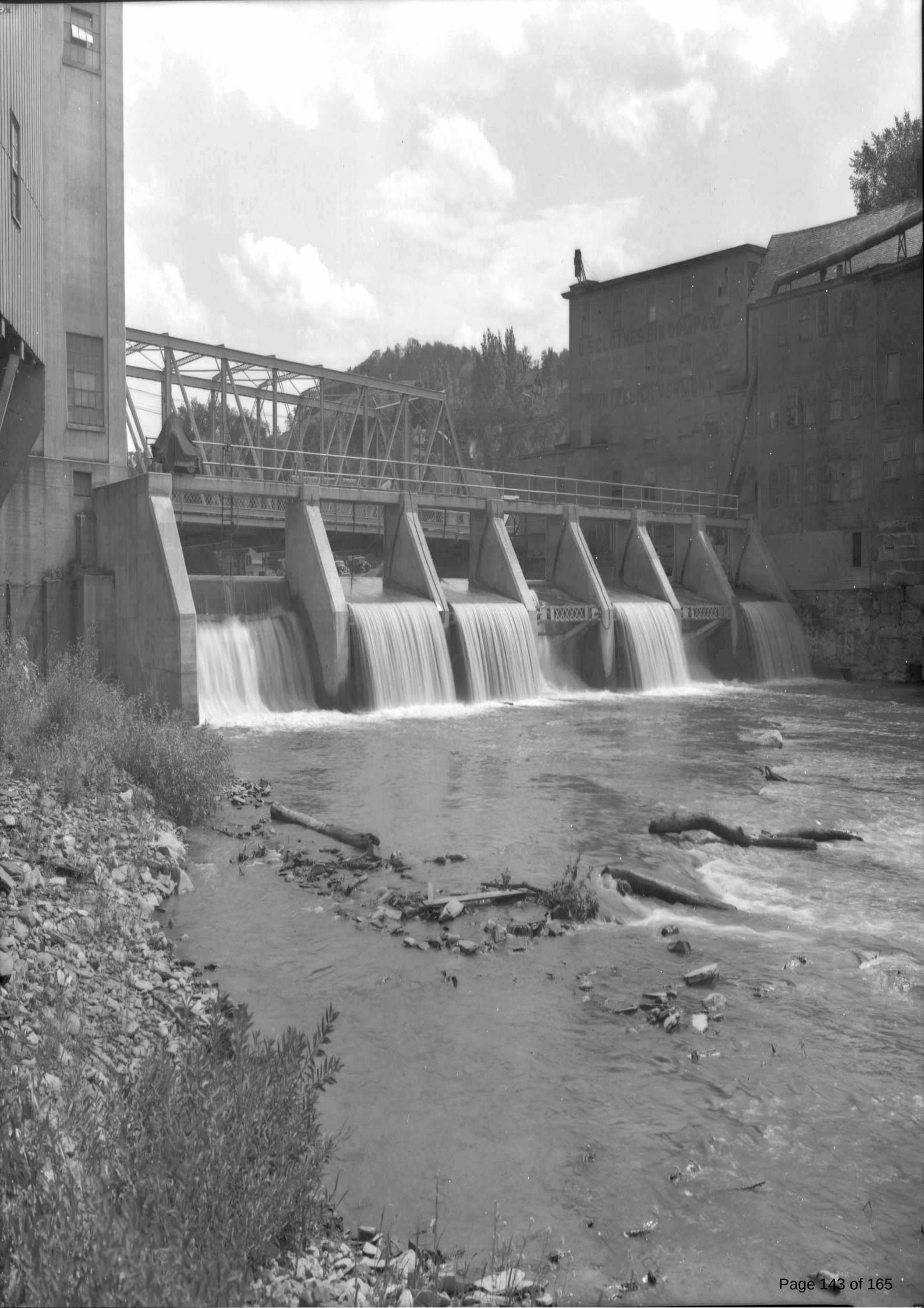
Contrary to the impression that seems to prevail with some people, this project is not a free gift. The federal government is, of course, spending a tremendous amount of money and we are grateful for it. Federal officials know we appreciate it and that without their assistance the dams would never have been built. There has been spent in acquiring property, land, rights of way and leases an amount in the vicinity of \$140,000.00.

This amount or a substantial part of it, will be apportioned by the public service commission and charged to the cities and towns in accordance with the benefits received through protection against the recurrence of the damage of 1927.

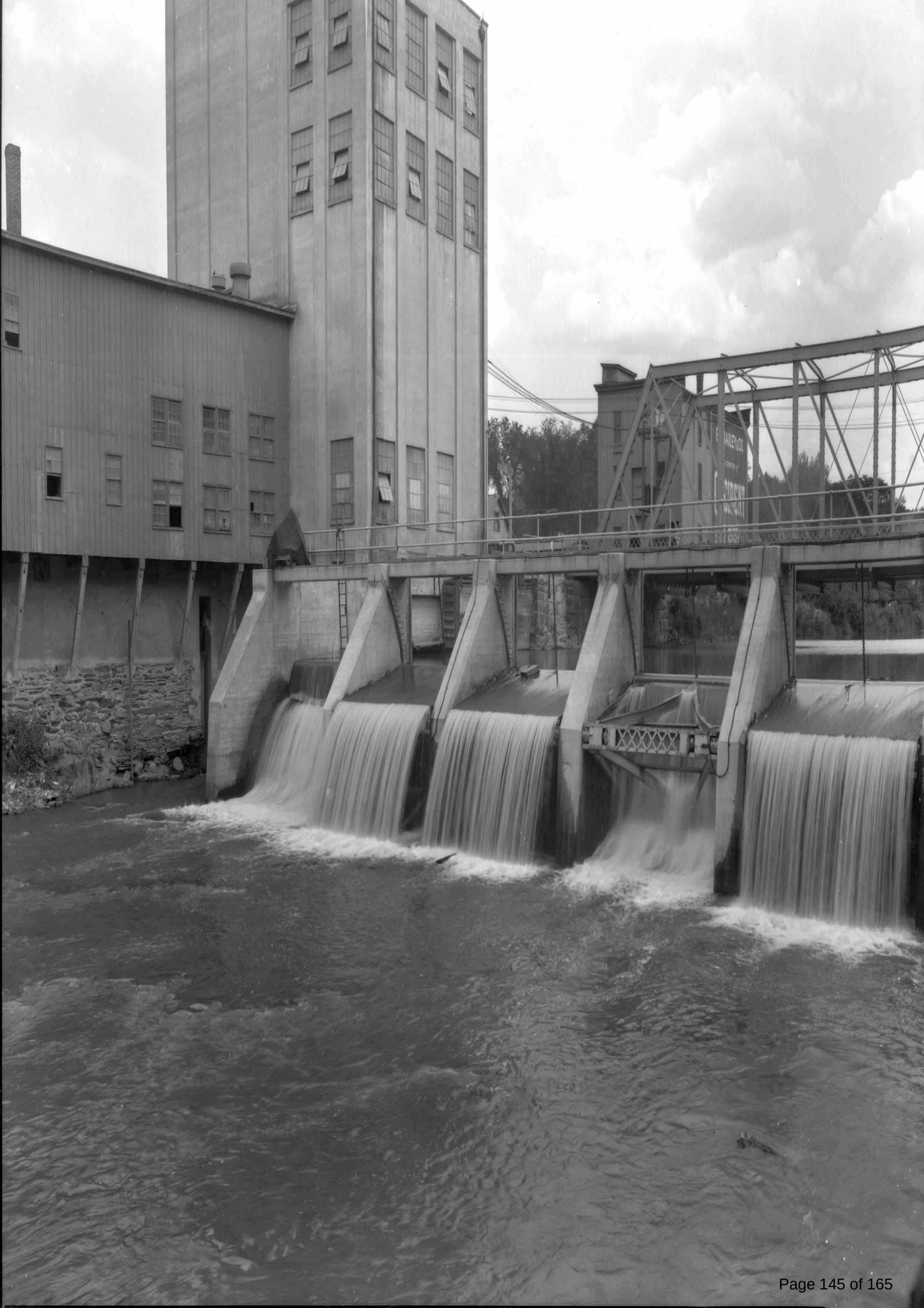
The city of Montpelier lost some taxable property through the removal of buildings and the taking of land required for the dam, but I believe, at the first successful demonstration of the dam in holding the rivers to a normal or nearly normal flow during what we call high water times will automatically increase the value of (CONTINUED ON PAGE TWO)

Then and Now
Historic photo courtesy of Vermont Historical Society;
modern photo and text by Paul Carnahan

On November 26, 1934, Governor Stanley Wilson and Mayor Perry Merrill dedicated this flood control dam on the Winooski River next to the Main Street Bridge. Built with hand labor by the Civilian Conservation Corps on the site of an historic wooden crib dam, the new dam was part of the state's flood control efforts following the 1927 flood. The dam spanned the river from the E.W. Bailey grain elevator on the north bank (demolished in 1965) to the U.S. Clothespin factory on the south bank (not visible). (The building in the background is the old National Spring Clip Company building, demolished sometime prior to 1962.) The dam featured seven moveable steel gates that doubled the amount of water that could be stored behind the dam. In 1975 the "troublesome" gates and concrete piers were removed and the dam capped four feet lower than the 1934 dam, creating the appearance of today's dam.





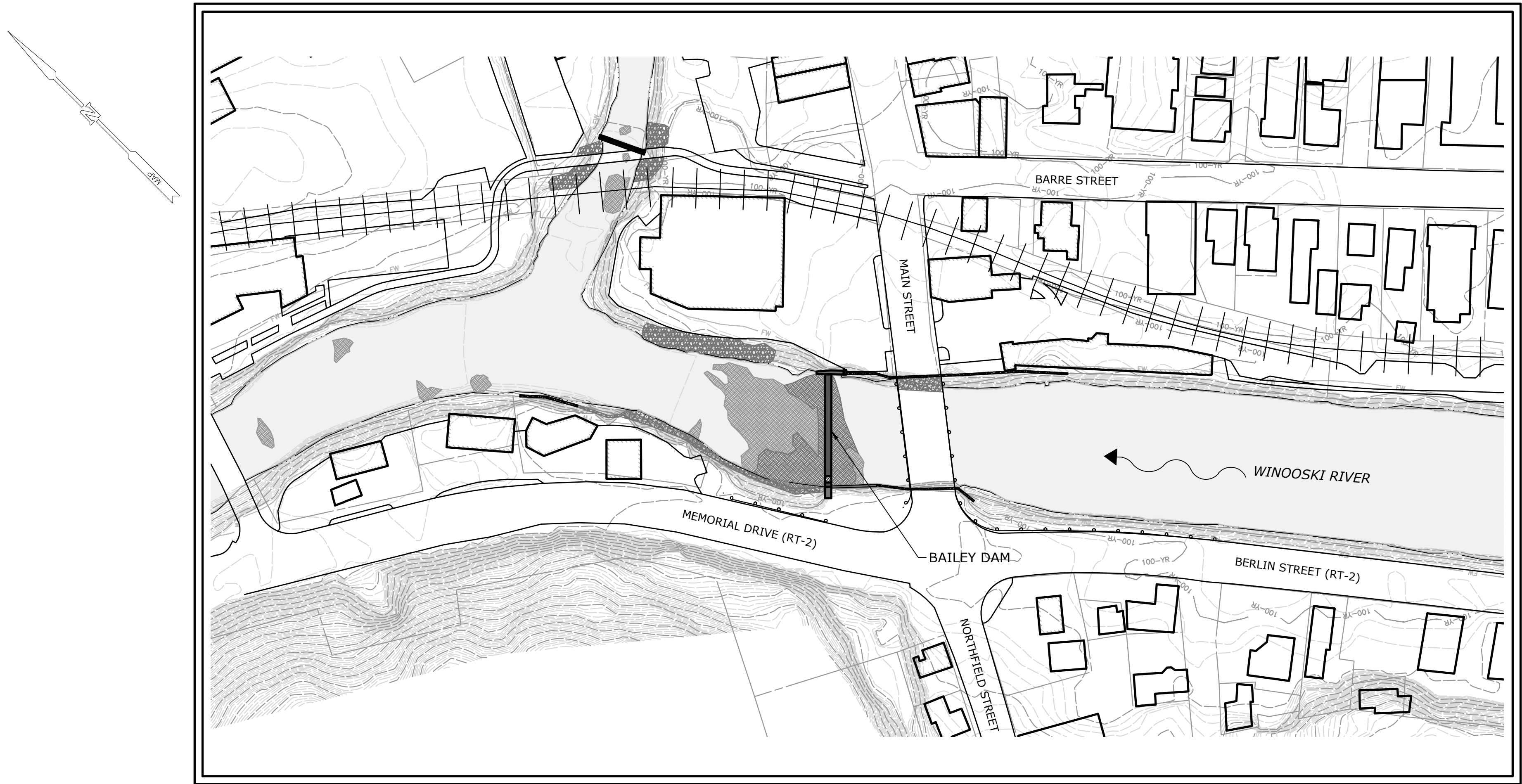


PROJECT TITLE: BAILEY DAM REMOVAL ALONG THE WINOOSKI RIVER
DATE: 04/24/2025
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 5000'

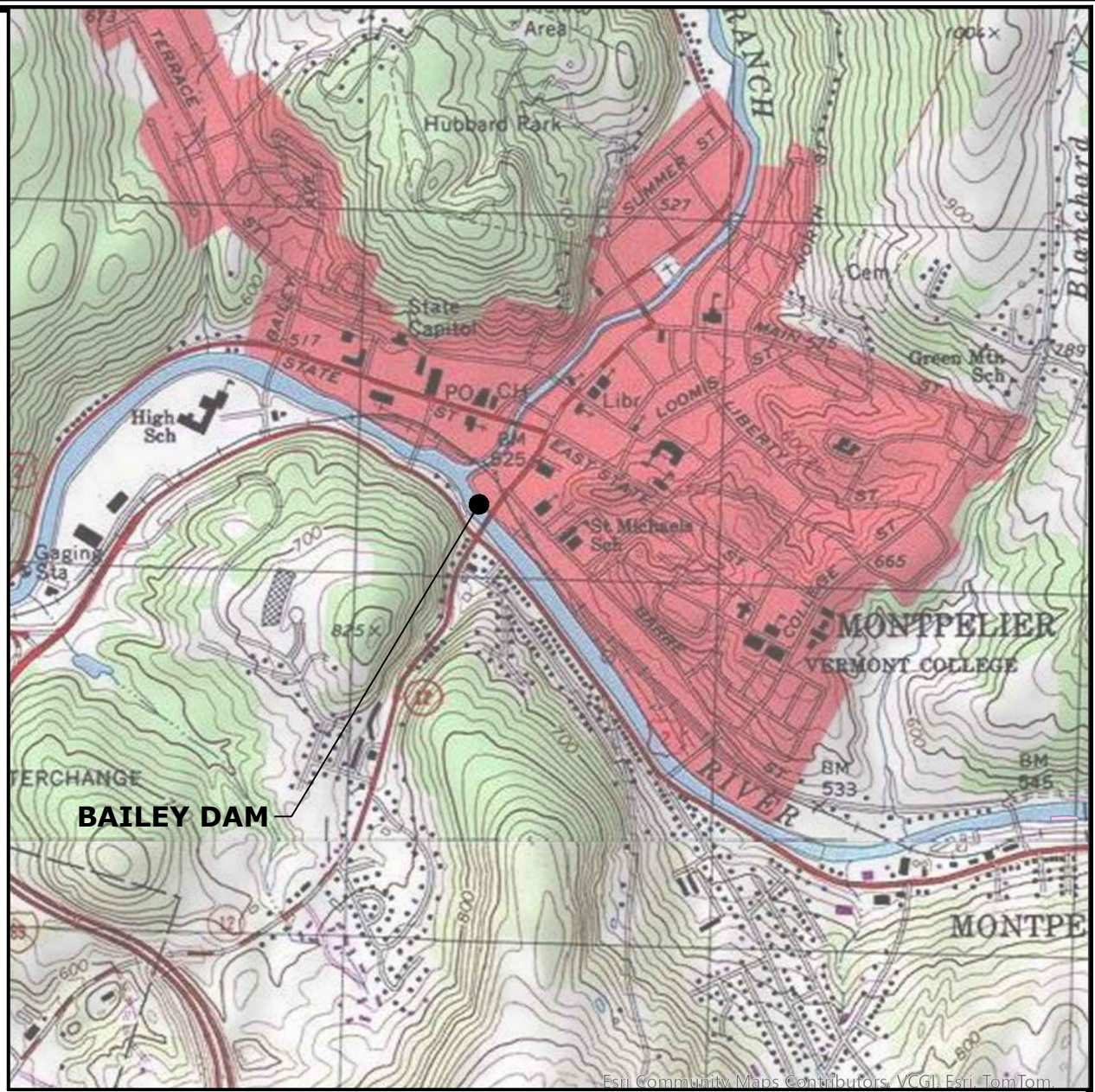
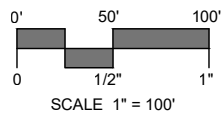
BAILEY DAM REMOVAL ALONG THE WINOOSKI RIVER

MONTPELIER, VERMONT

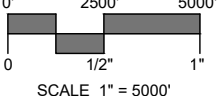
CONCEPT (30%) DESIGN
APRIL 24, 2025



PROJECT SITE VICINITY MAP:



LOCATION MAP:



PREPARED FOR:

TWO RIVERS-OTTAUQUECHEE REGIONAL COMMISSION
128 KING FARM ROAD
WOODSTOCK, VT 05091

LIST OF DRAWINGS

NO.	NAME	TITLE
01	-	TITLE SHEET
02 - 03	EX-1 - EX-2	SITE PLAN - EXISTING CONDITIONS
04 - 05	SP-1 - SP-2	SITE PLAN - PROPOSED LAYOUT
06	PR-1	RIVER PROFILE

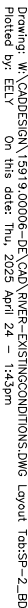
PREPARED BY:

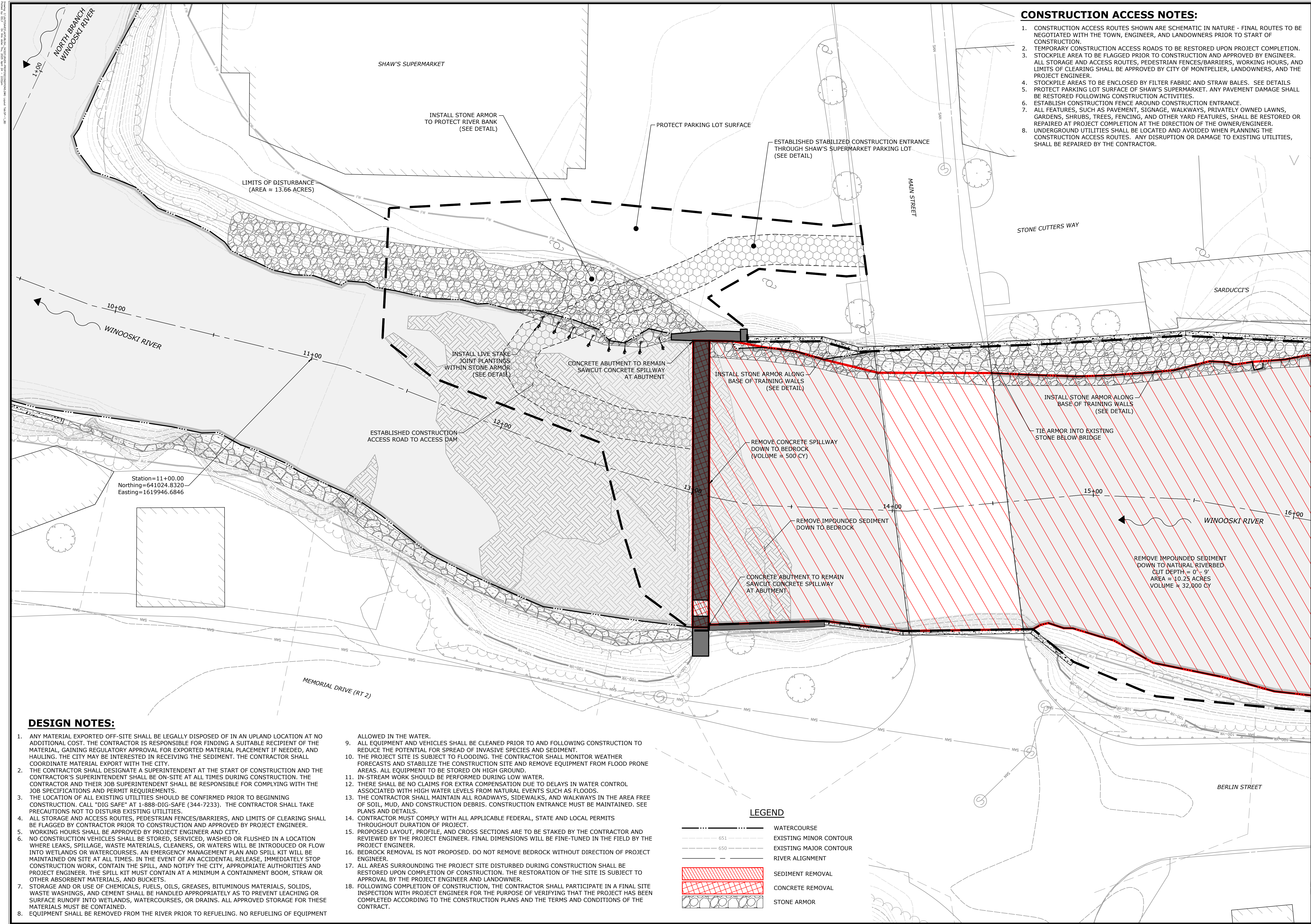


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WATERBURY, VT 05676
802.882.8335
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CONSTRUCTION ACCESS NOTES:

1. CONSTRUCTION ACCESS ROUTES SHOWN ARE SCHEMATIC IN NATURE - FINAL ROUTES TO BE NEGOTIATED WITH THE TOWN, ENGINEER, AND LANDOWNERS PRIOR TO START OF CONSTRUCTION.
2. TEMPORARY CONSTRUCTION ACCESS ROADS TO BE RESTORED UPON PROJECT COMPLETION.
3. STOCKPILE AREA TO BE FLAGGED PRIOR TO CONSTRUCTION AND APPROVED BY ENGINEER. ALL STORAGE AND ACCESS ROUTES, PEDESTRIAN FENCES/BARRIERS, WORKING HOURS, AND LIMITS OF CLEARING SHALL BE APPROVED BY CITY OF MONTPELIER, LANDOWNERS, AND THE PROJECT ENGINEER.
4. STOCKPILE AREAS TO BE ENCLOSED BY FILTER FABRIC AND STRAW BALES. SEE DETAILS
5. PROTECT PARKING LOT SURFACE OF SHAW'S SUPERMARKET. ANY PAVEMENT DAMAGE SHALL BE RESTORED FOLLOWING CONSTRUCTION ACTIVITIES.
6. ESTABLISH CONSTRUCTION FENCE AROUND CONSTRUCTION ENTRANCE.
7. ALL FEATURES, SUCH AS PAVEMENT, SIGNAGE, WALKWAYS, PRIVATELY OWNED LAWNS, GARDENS, SHRUBS, TREES, FENCING, AND OTHER YARD FEATURES, SHALL BE RESTORED OR REPAIRED AT PROJECT COMPLETION AT THE DIRECTION OF THE OWNER/ENGINEER.
8. UNDERGROUND UTILITIES SHALL BE LOCATED AND AVOIDED WHEN PLANNING THE CONSTRUCTION ACCESS ROUTES. ANY DISRUPTION OR DAMAGE TO EXISTING UTILITIES, SHALL BE REPAIRED BY THE CONTRACTOR.



DESCRIPTION	DATE	BY

SITE PLANT - PROPOSED CONDITIONS (1)
BAILEY DAM REMOVAL
ALONG THE WINOOSKI RIVER
MONTPELIER, VERMONT

EE	EE	RS
DESIGNED	DRAWN	CHECKED
1"=20'		
APRIL 24, 2025		
DATE		
146.15919.00006		
PROJECT NO.		
4 OF 6		
SHEET NO.		
SP-1		
SHEET NAME		



CONSTRUCTION ACCESS NOTES:

1. CONSTRUCTION ACCESS ROUTES SHOWN ARE SCHEMATIC IN NATURE - FINAL ROUTES TO BE NEGOTIATED WITH THE TOWN, ENGINEER, AND LANDOWNERS PRIOR TO START OF CONSTRUCTION.
2. TEMPORARY CONSTRUCTION ACCESS ROADS TO BE RESTORED UPON PROJECT COMPLETION. STOCKPILE AREA TO BE FLAGGED PRIOR TO CONSTRUCTION AND APPROVED BY ENGINEER. ALL STORAGE AND ACCESS ROUTES, PEDESTRIAN FENCES/BARRIERS, WORKING HOURS, AND LIMITS OF CLEARING SHALL BE APPROVED BY CITY OF MONTELLIER, LANDOWNERS, AND THE PROJECT ENGINEER.
4. STOCKPILE AREAS TO BE ENCLOSED BY FILTER FABRIC AND STRAW BALES. SEE DETAILS
5. PROTECT PARKING LOT SURFACE OF SHAW'S SUPERMARKET. ANY PAVEMENT DAMAGE SHALL BE RESTORED FOLLOWING CONSTRUCTION ACTIVITIES.
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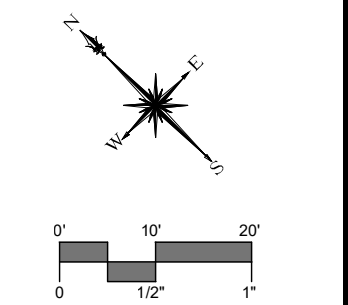
DESIGN NOTES:

1. ANY MATERIAL EXPORTED OFF-SITE SHALL BE LEGALLY DISPOSED OF IN AN UPLAND LOCATION AT NO ADDITIONAL COST. THE CONTRACTOR IS RESPONSIBLE FOR FINDING A SUITABLE RECIPIENT OF THE MATERIAL, GAINING REGULATORY APPROVAL FOR EXPORTED MATERIAL PLACEMENT IF NEEDED, AND HAULING. THE CITY MAY BE INTERESTED IN RECEIVING THE SEDIMENT. THE CONTRACTOR SHALL COORDINATE MATERIAL EXPORT WITH THE CITY.
2. THE CONTRACTOR SHALL DESIGNATE A SUPERINTENDENT AT THE START OF CONSTRUCTION AND THE CITY WILL REQUIRE THE SUPERINTENDENT TO BE ON-SITE AT ALL DURING CONSTRUCTION. THE CONTRACTOR AND THEIR JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR COMPLYING WITH THE JOB SPECIFICATIONS AND PERMIT REQUIREMENTS.
3. THE LOCATION OF ALL EXISTING UTILITIES SHALL BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "DIG SAFE" AT 1-888-DIG-SAFE (344-7233). THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DISTURB EXISTING UTILITIES.
4. ALL STORAGE AND ACCESS ROUTES, PEDESTRIAN FENCES/BARRIERS, AND LIMITS OF CLEARING SHALL BE FLAGGED BY CONTRACTOR PRIOR TO CONSTRUCTION AND APPROVED BY PROJECT ENGINEER.
5. WATERSHEDS SHALL BE MAINTAINED BY THE CONTRACT ENGINEER AND CITY.
6. NO CONSTRUCTION VEHICLES SHALL BE STORED, SERVICED, WASHED OR FLUSHED IN A LOCATION WHERE LEAKS, SPILLAGE, WASTE MATERIALS, CLEANERS, OR WATERS WILL BE INTRODUCED OR FLOW INTO WETLANDS OR WATERCOURSES. AN EMERGENCY MANAGEMENT PLAN AND SPILL KIT WILL BE MAINTAINED ON SITE AT ALL TIMES. IN THE EVENT OF AN ACCIDENTAL RELEASE, IMMEDIATELY STOP CONSTRUCTION WORK, CONTAIN THE SPILL, AND NOTIFY THE CITY, APPROPRIATE AUTHORITIES AND PROJECT ENGINEER. THE SPILL KIT MUST CONTAIN AT A MINIMUM A CONTAINMENT BOOM, STRAW OR OTHER ABSORBENT MATERIALS, AND BUCKETS.
7. FUEL AND OIL USE: ALL FUEL, OILS, GREASES, BITUMINOUS MATERIALS, SOLIDS, WASTE WASHINGS, AND CEMENT SHALL BE HANDLED APPROPRIATELY AS TO PREVENT LEACHING OR SURFACE RUNOFF INTO WETLANDS, WATERCOURSES, OR DRAINS. ALL APPROVED STORAGE FOR THESE MATERIALS MUST BE CONTAINED.
8. EQUIPMENT SHALL BE REMOVED FROM THE RIVER PRIOR TO REFUELING. NO REFUELING OF EQUIPMENT

9. ALLOWED IN THE WATER.
10. ALL EQUIPMENT AND VEHICLES SHALL BE CLEANED PRIOR TO AND FOLLOWING CONSTRUCTION TO REDUCE THE POTENTIAL FOR SPREAD OF INVASIVE SPECIES AND SEDIMENT.
11. THE PROJECT SITE IS SUBJECT TO FLOODING. THE CONTRACTOR SHALL MONITOR WEATHER FORECASTS AND STABILIZE THE CONSTRUCTION SITE AND REMOVE EQUIPMENT FROM FLOOD PRONE AREAS. ALL EQUIPMENT TO BE STORED ON HIGH GROUND.
12. IN-STREAM WORK SHOULD BE PERFORMED DURING LOW WATER.
13. THERE SHALL BE NO CLAIMS FOR EXTRA COMPENSATION DUE TO DELAYS IN WATER CONTROL ASSOCIATED WITH HIGH WATER LEVELS FROM NATURAL EVENTS SUCH AS FLOODS.
14. THE CONTRACTOR SHALL MAINTAIN ALL ROADWAYS, SIDEWALKS, AND WALKWAYS IN THE AREA FREE OF SOIL, MUD, AND CONSTRUCTION DEBRIS. CONSTRUCTION ENTRANCE MUST BE MAINTAINED. SEE PLANS AND DETAILS.
15. CONTRACTOR MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS THROUGHOUT DURATION OF PROJECT.
16. PROPOSED LAYOUT, PROFILE, AND CROSS SECTIONS ARE TO BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE PROJECT ENGINEER. FINAL DIMENSIONS WILL BE FINE-TUNED IN THE FIELD BY THE PROJECT ENGINEER.
17. BEDROCK REMOVAL IS NOT PROPOSED. DO NOT REMOVE BEDROCK WITHOUT DIRECTION OF PROJECT ENGINEER.
18. ALL AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED UPON COMPLETION OF CONSTRUCTION. THE RESTORATION OF THE SITE IS SUBJECT TO APPROVAL BY THE PROJECT ENGINEER AND LANDOWNER.
19. FOLLOWING COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PARTICIPATE IN A FINAL SITE INSPECTION WITH PROJECT ENGINEER FOR THE PURPOSE OF VERIFYING THAT THE PROJECT HAS BEEN COMPLETED ACCORDING TO THE CONSTRUCTION PLANS AND THE TERMS AND CONDITIONS OF THE CONTRACT.

LEGEND

	WATERCOURSE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	RIVER ALIGNMENT
	SEDIMENT REMOVAL
	CONCRETE REMOVAL
	STONE ARMOR



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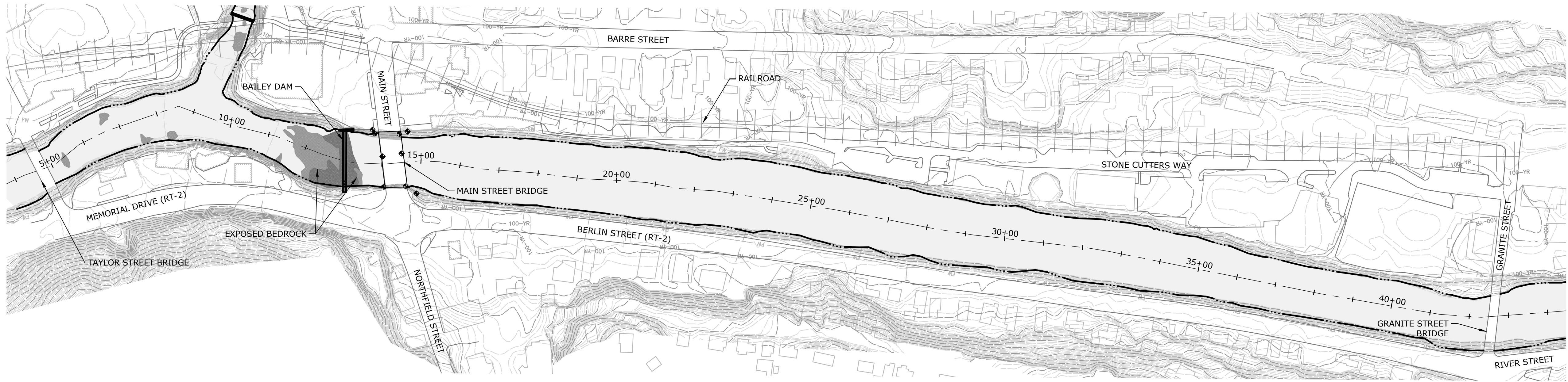
SITE PLANT - PROPOSED CONDITIONS (2)

BAILEY DAM REMOVAL ALONG THE WINOOSKI RIVER

MONTPELIER, VERMONT

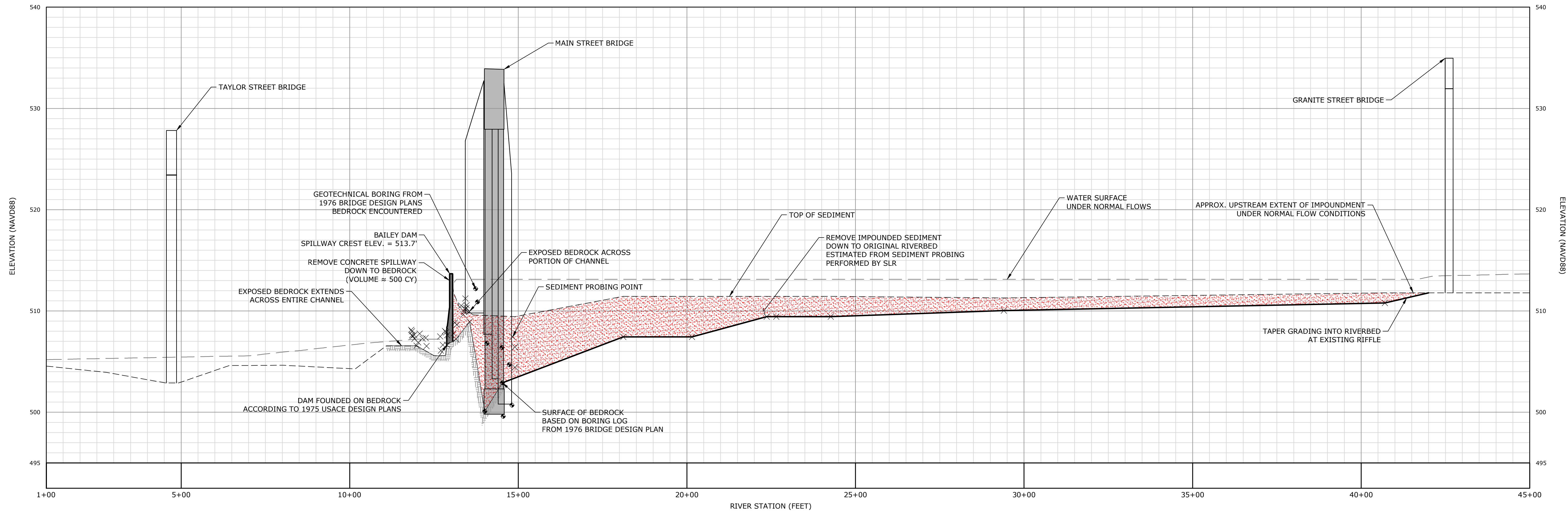
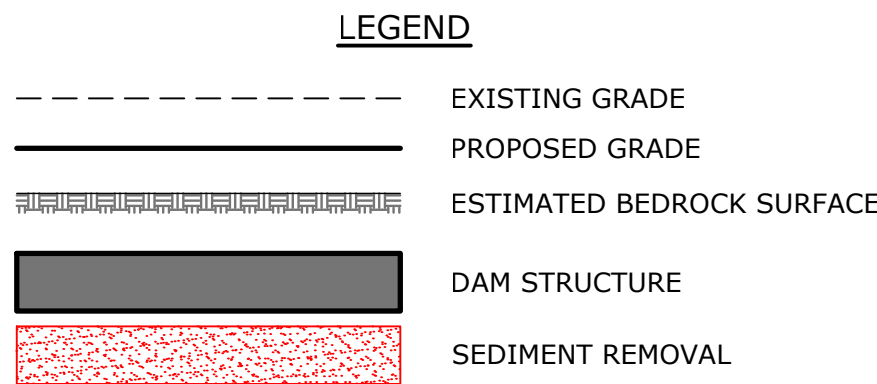
EE DESIGNED	EE DRAWN	RS CHECKED
1"=100'		
APRIL 24, 2025		
146.15919.00006		
5 OF 6		
SP-2		

08/17/2025 10:41:11 AM
PROJECT: 146.15919.00006
DRAWN BY: J. L. LEE
CHECKED BY: R. S. RICHARDS
DATE: 04/24/2025
SCALE: 1" = 150'



WINOOSKI RIVER AT BAILEY DAM - PLAN VIEW

SCALE: 1" = 150'



WINOOSKI RIVER AT BAILEY DAM - PROFILE VIEW

SCALE: 1" = 150' (H); 1"=5' (V)

WINOOSKI RIVER PROFILE - BAILEY DAM

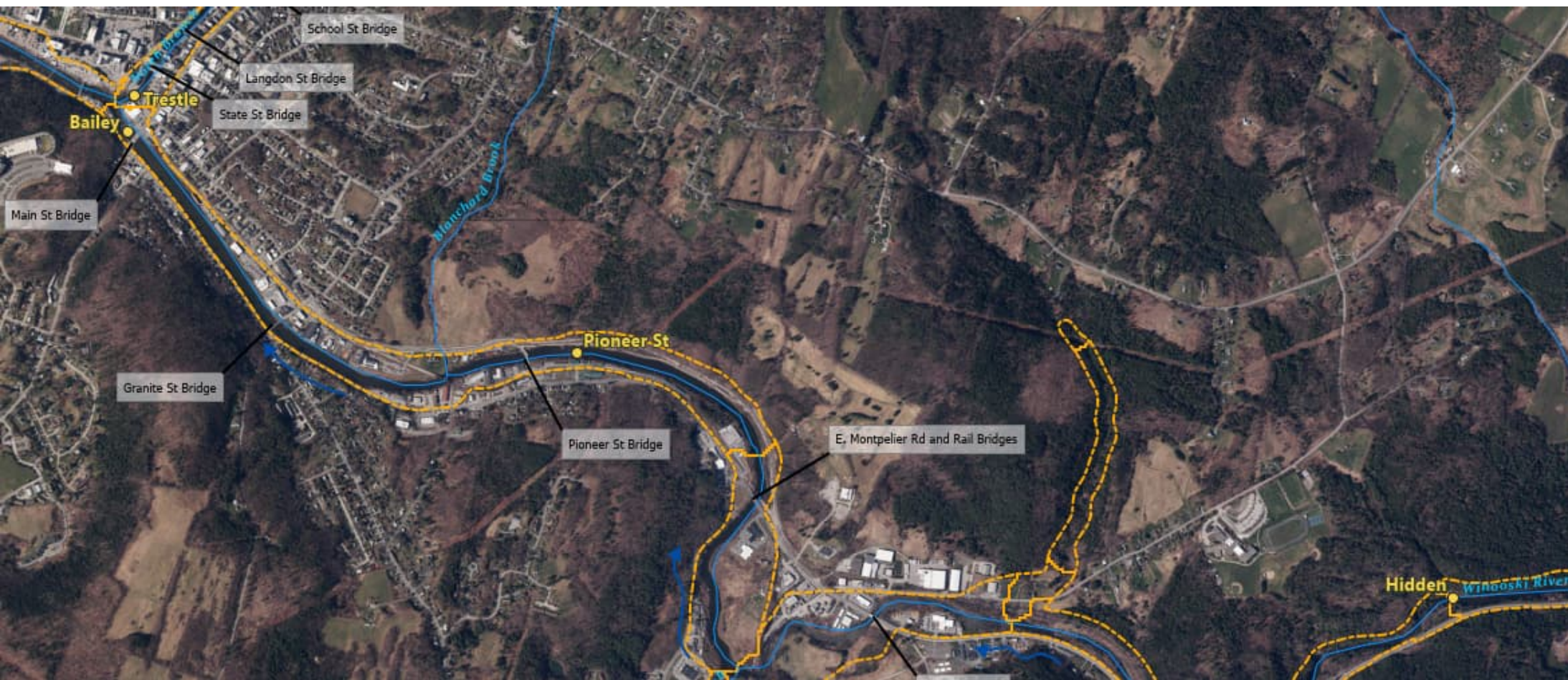
BAILEY DAM REMOVAL
ALONG THE WINOOSKI RIVER

MONTPELIER, VERMONT

EE	EE	RS
DESIGNED	DRAWN	CHECKED
AS SPECIFIED		
APRIL 24, 2025		
146.15919.00006		
PROJECT NO.		
6 OF 6		
SHEET NO.		
PR-1		
SHEET NAME		

DESCRIPTION	DATE	BY

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Bailey Dam Removal - Montpelier, VT RIVER Project

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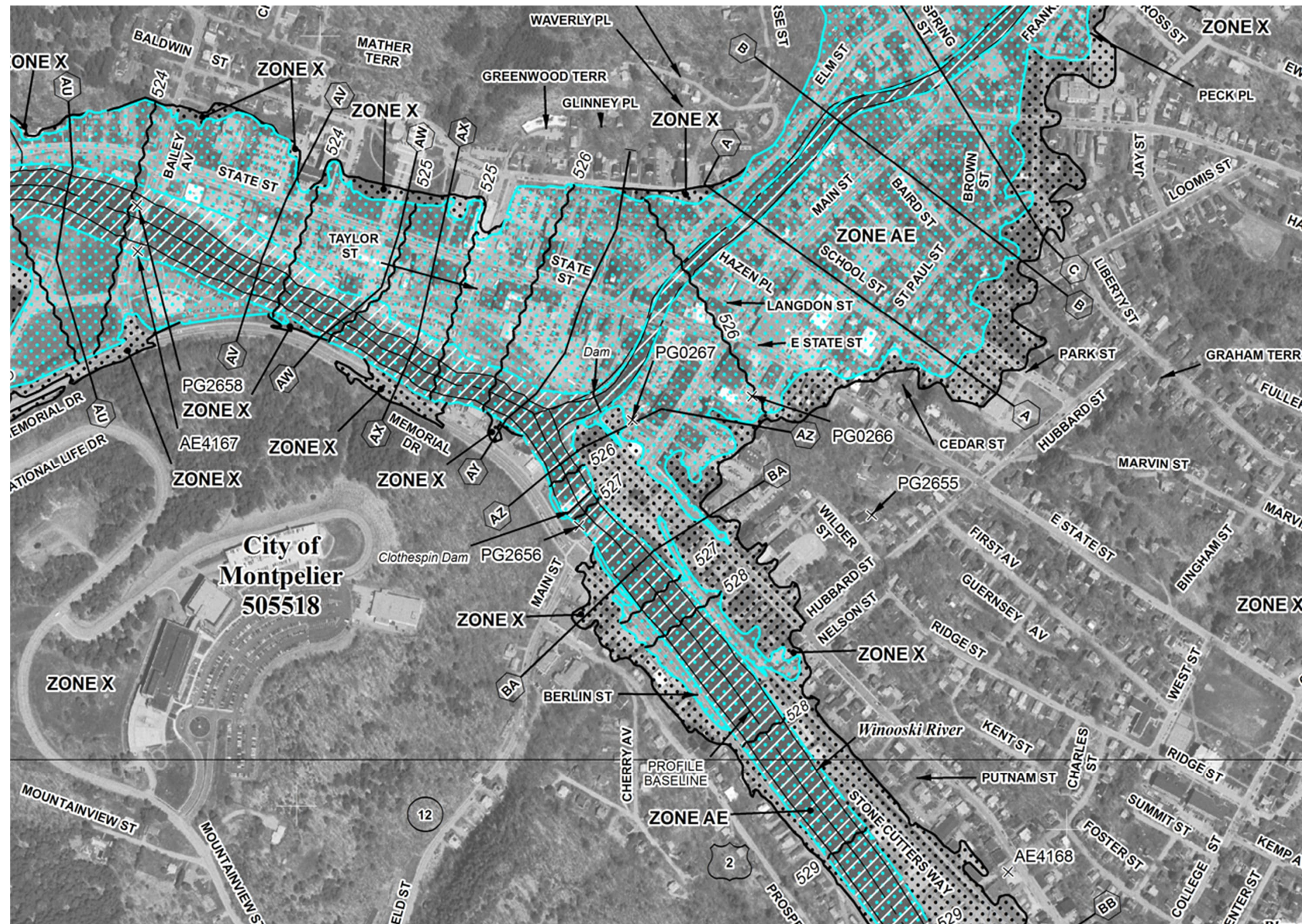
March 2025



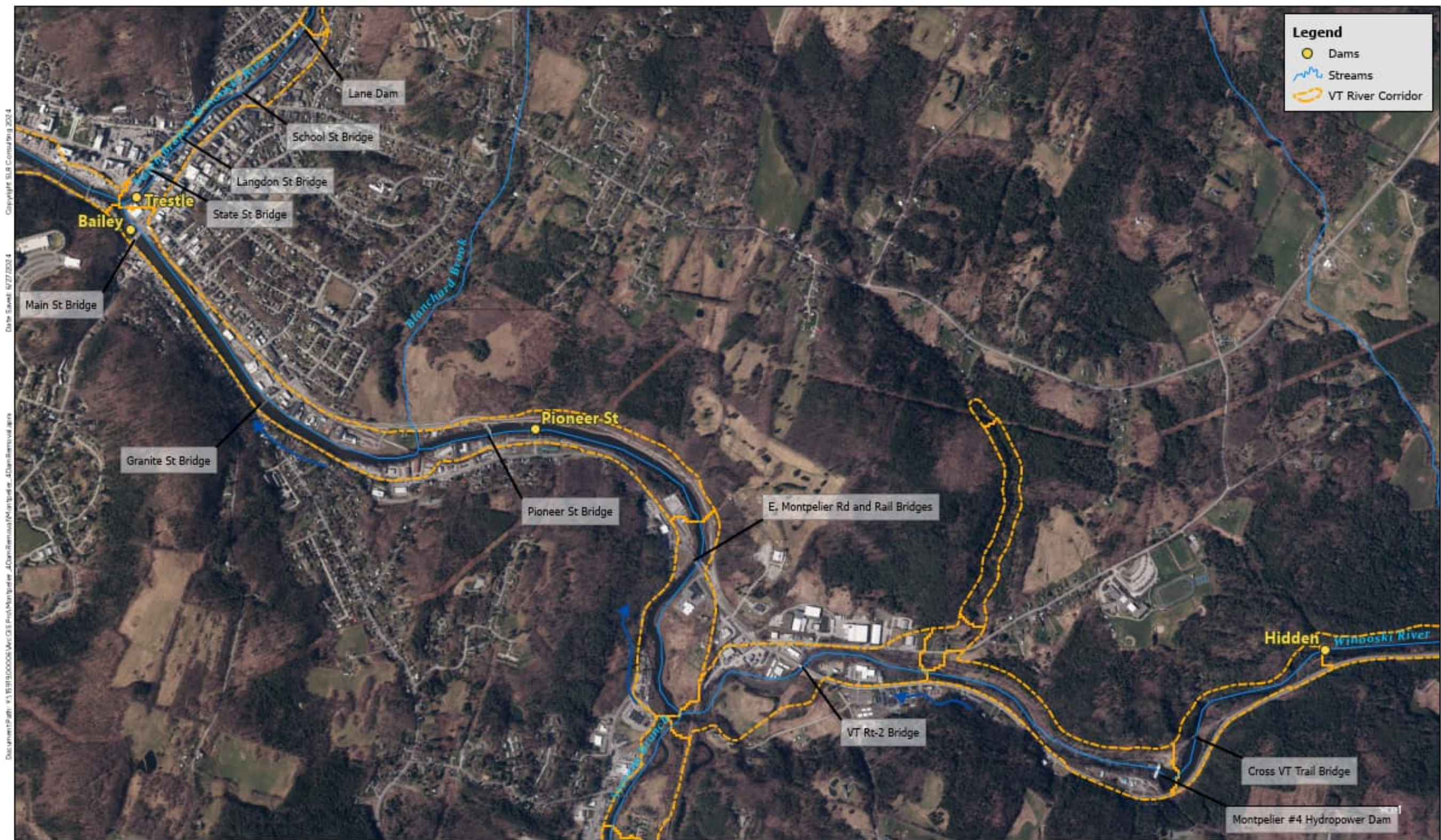
FEMA FIRM

Bailey Dam

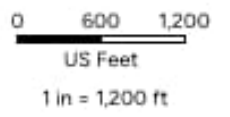
(Clothespin Dam)



Corridor Map



DAM REMOVAL PROJECT SITES
ENGINEERING FOUR WINOOSKI RIVER DAMS FOR REMOVAL
VERMONT RIVER CONSERVANCY



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Bailey Dam



BAILEY DAM PROJECT SITES

RIVER PROJECT
TRORC



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802.882.8335

Bailey Dam



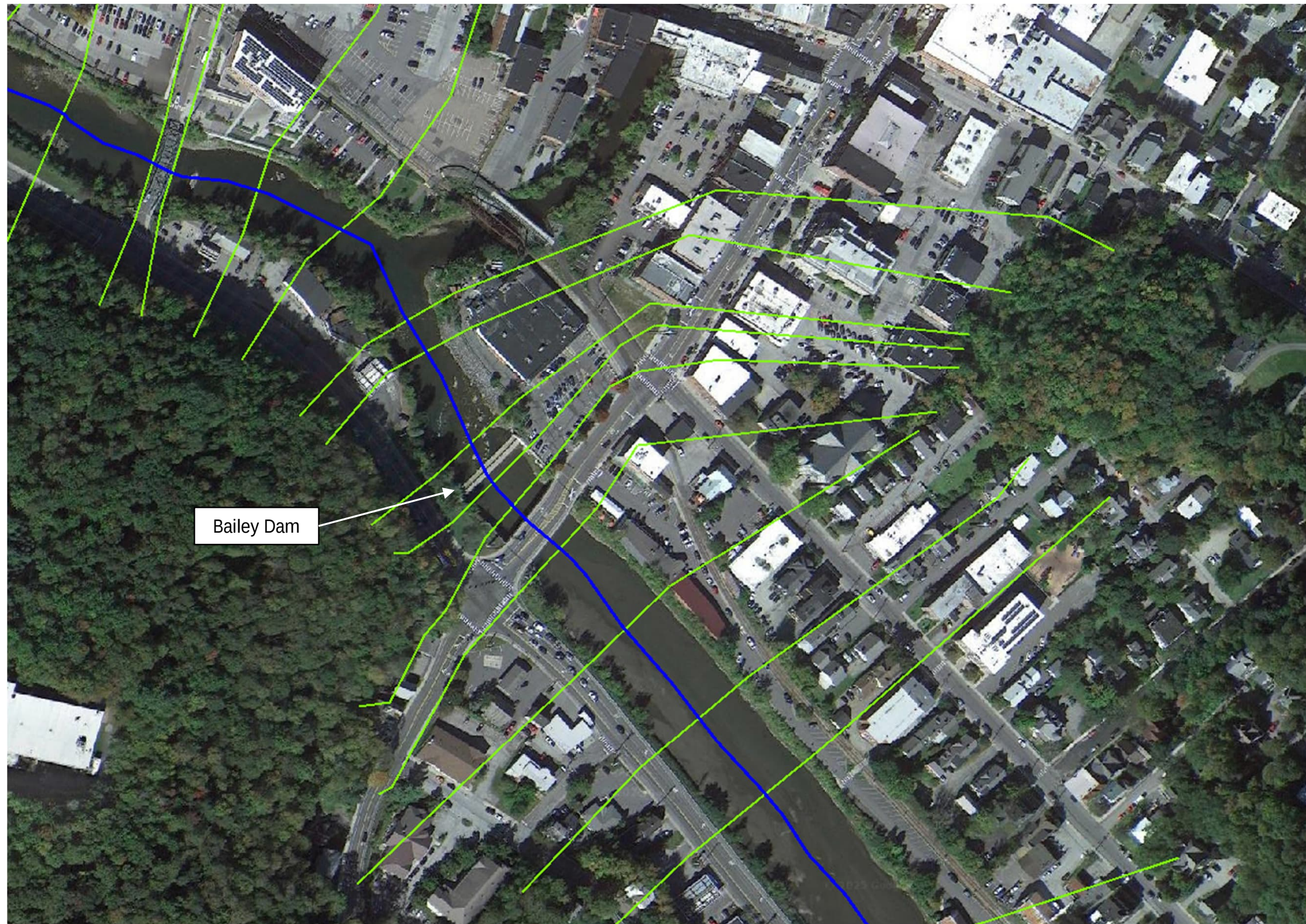
Bailey Dam



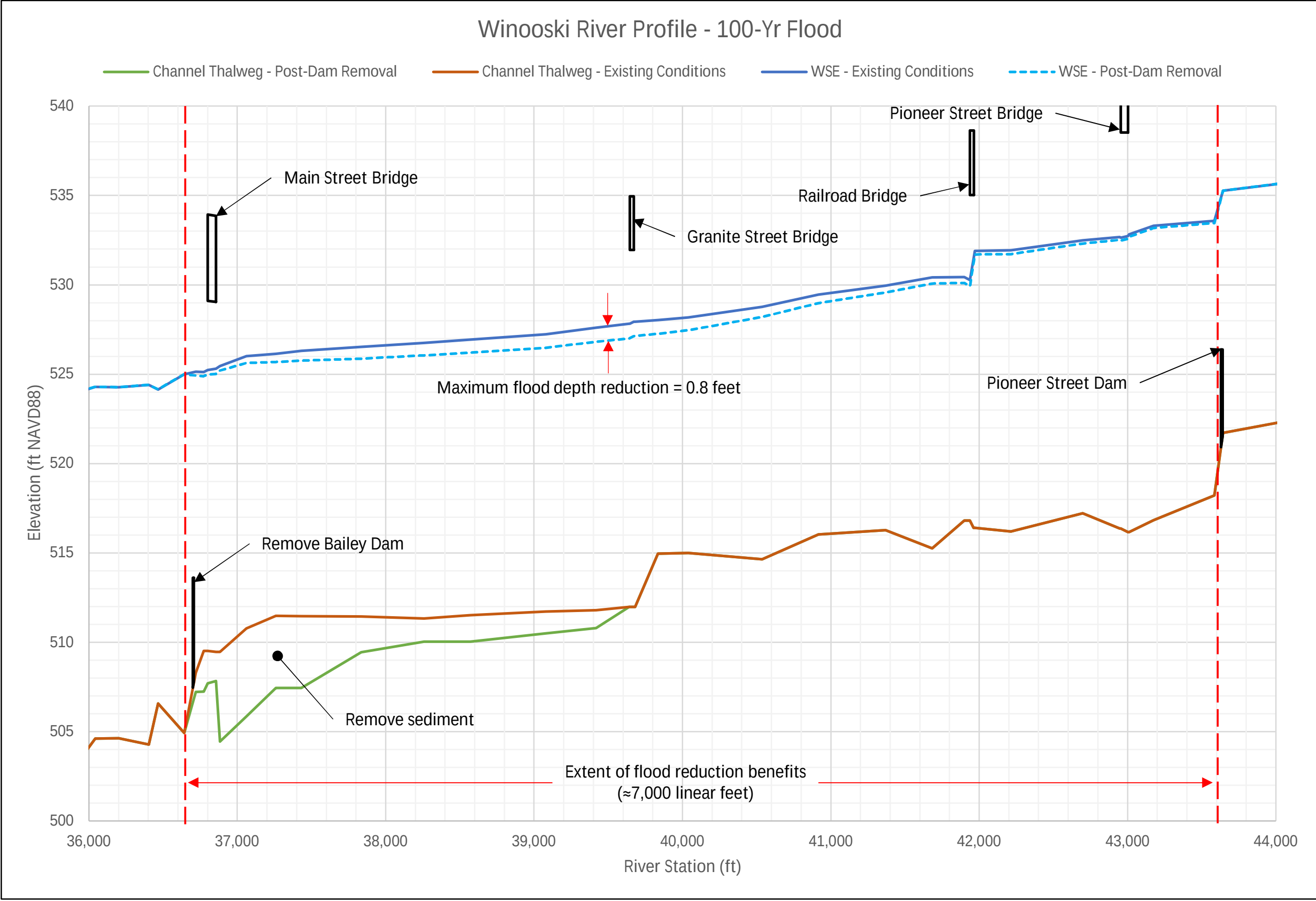
Bailey Dam



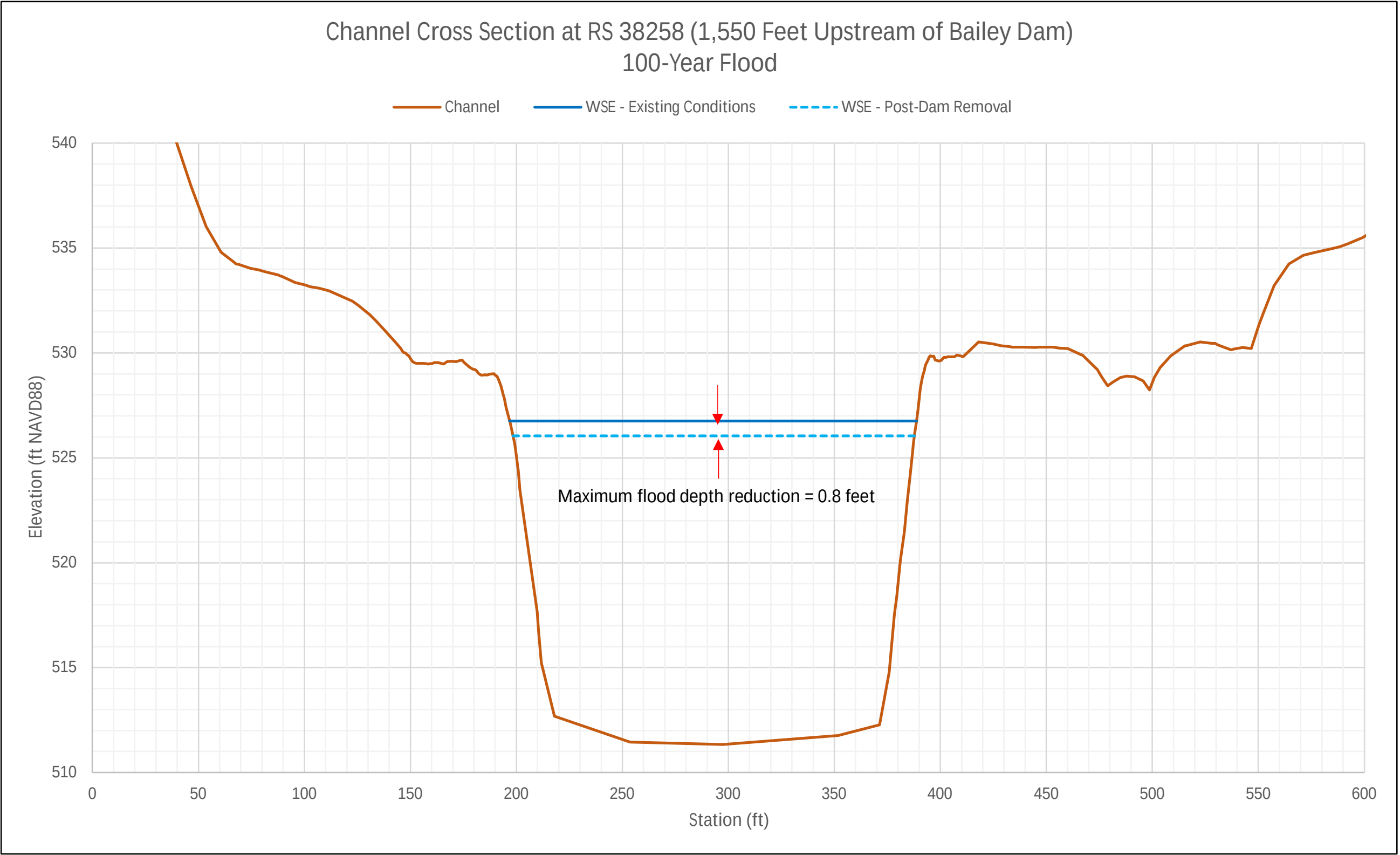
Hydraulic Model



Flood Reductions – 100-Yr Flood



Flood Reductions – 100-Yr Flood

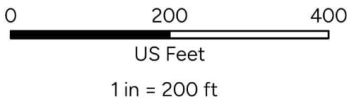


Flood Reductions – 100-Yr Flood



FLOODING REDUCTIONS - 100-YR FLOOD - BAILEY DAM REMOVAL

RIVER PROJECT
TRORC



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Project Cost

BALLPARK COST OPINION - CONCEPT DESIGN				
Bailey Dam Removal				
Montpelier, VT				
March 26, 2025				
				
Description	Unit	Unit Price (\$)	Quantity	Amount (\$)
CONSTRUCTION SETUP				
MOBILIZATION / DEMOBILIZATION	LS	50,000	1	\$ 50,000
TRAFFIC CONTROL	LS	50,000	1	\$ 50,000
SITE ACCESS	LS	100,000	1	\$ 100,000
WATER CONTROL	LS	50,000	1	\$ 50,000
DAM REMOVAL				
CONCRETE DAM	CY	220	500	\$ 110,000
CHANNEL WORK				
RIVER SEDIMENT EXCAVATION AND HAUL	CY	35	32,000	\$ 1,120,000
CREATE CHANNEL	LS	50,000	1	\$ 50,000
STONE ARMORING OF BANKS	CY	55	2,000	\$ 110,000
GRADE CONTROL RIFFLE	LS	25,000	2	\$ 50,000
SITE RESTORATION				
SEED AND MULCH	LS	20,000	1	\$ 20,000
RIPARIAN PLANTINGS	LS	50,000	1	\$ 50,000
CONSTRUCTION SUBTOTAL				\$ 1,760,000
BID PHASE SERVICES				\$ 10,000
CONSTRUCTION OVERSIGHT (PART TIME)				\$ 70,000
CONSTRUCTION CONTINGENCY (5%)				\$ 92,000
TOTAL (ROUNDED)				\$ 1,932,000

Historic Preservation Commission
Regular Meeting Minutes
Subject to review and approval
Tuesday, December 9, 2025, at 7:00 PM
via Zoom Video Conference

Commission Members Present: Eric Gilbertson (Chair), Robert McCullough (Vice Chair), Paul Carnahan, and Linden Chozinska,

Members Absent: Bryan Jones

Others Present: Meredith Crandall (Staff); Brian Gallagher, Mike Donofrio, and Dawn Kress representing the Vermont Mountaineers, and Recreation Dept. Director Arne McMullen.

1. Call to Order: 7:09 PM

2. Approval of the Agenda. Approved unanimously.

3. Comments from the Chair: None

4. Montpelier Recreation Field - stadium and pool house: Determination of Eligibility, etc. to assist Mountaineers' project involving the construction of buildings near the stadium for toilet facilities.

Bob is completing the form required for a formal determination of eligibility for the Montpelier Recreation Field, a Public Works Administration project constructed during 1938 and 1939, that included the stadium and ballfield, a football field and tennis courts, and the existing swimming pool and bathhouse. The document will be a cultural landscape report. Additional information is needed about the dates of additions to the site, including the stadium scoreboard, outfield fencing, press box, little league field, pool shelter, and revised location of the tennis courts. Some of that information should be available from the annual town reports or can be provided by the Vermont Mountaineers. The DOE report should be available in a week or two, and Bob believes that at least the field and its stadium are eligible for the National Register. Once the DOE has been submitted to VTSHPO, the Mountaineers' project will require a Section 106 review. Meredith will help coordinate getting information from the Mountaineers to Bob.

Bob made a motion that the Montpelier Historic Preservation Commission will prepare a formal determination of eligibility for the Montpelier Recreation Field, and submit it to the Vermont Division for Historic Preservation. Paul seconded the motion, and it passed unanimously 4-0.

5. Discuss Bailey Dam Removal Project

Removal of the Bailey Dam will be undertaken as part of the city's flood mitigation project. The dam was a CCC project that replaced an earlier timber-crib dam associated with water power used by the Bailey Mill. The dam was designed with operable tainter gates that could be raised or lower the level of the Winooski River, a means of flood control. However, the tainter gates have

been removed and the dam is probably no longer eligible for the National Register due to loss of integrity. In any case, the project will require a DOE and Section 106 review because of the dam's association with New Deal projects in Vermont. The topic will be placed on the January agenda.

6. Review and Approve Minutes: 11/11/2025. Minutes approved as edited involving the spelling of Jon Copans name and clarification that Bev Hill and others will, through contacts, try to raise money.

8. Other Business. Eric emphasized that the HPC needs to be involved with the types of projects discussed at the meeting to ensure that HPC plays a continuing role with the city involving its historic resources.

9. Next Meeting: Tuesday, January 13, 2026.

10. Eric adjourned the meeting by executive order at 8:04 P.M.