

STATE OF VERMONT
PUBLIC UTILITY COMMISSION

Case No. 26-0677-PET

Petition of Vertex – Vermont Towers, LLC and Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless pursuant to 30 V.S.A. § 248a requesting a Certificate of Public Good for installation of a wireless telecommunications facility in Wallingford, Vermont	
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NOTICE OF FILING OF APPLICATION

I, Jennille Smith, hereby give notice that Vertex – Vermont Towers, LLC and Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (jointly and severally “Petitioner”) on April 10, 2026 filed an Application for a Certificate of Public Good and supporting documents (collectively, “Petition”) with the Vermont Public Utility Commission (“Commission”) pursuant to 30 V.S.A. § 248a for Construction of a Wireless Telecommunications Facility located 100 Seward Hill Road, East Wallingford, Vermont on property owned by Arthur P. Seward, David B. Seward and Lowell W. Seward (Louise Seward, surviving spouse) (subject parcel). The proposed coordinates for the Tower are 43-27-05.93N, 72-53-18.14W. Petitioner filed the Petition using the Commission’s ePUC web portal.

On April 20, 2026, the Vermont Public Utility Commission determined that the referenced Section 248a petition filed by Petitioner is administratively complete and assigned PUC Case No. 26-0677-PET.

Pursuant to the Commission’s *Order Adopting Revised Standards and Procedures Implementing*

30 V.S.A. § 248a, issued by the Commission on January 18, 2023 (“Procedures Order”), on April 20, we served the notice via email and/or U.S. Mail as indicated on the service list and the certificate of service. Parties entitled to service via ePUC were served accordingly using the Commission’s ePUC web portal on the date of filing.

This petition seeks a Certificate of Public Good for the construction of a 140-foot lattice style tower, antennas, and associated equipment at the above-referenced location in Wallingford, Vermont.

If a recipient would like to request a hearing, the recipient must make a showing that the Petition raises a significant issue with respect to one or more of the applicable criteria under 30 V.S.A. § 248a(c)(1) and pursuant to the Procedures Order. If you believe that the application raises a significant issue with respect to the substantive criteria of this section, you may submit written comments, motions to intervene, or requests for hearing to the PUC no later than **May 20, 2026 at 4:30 PM.**

Documents available on the Commission's website to assist you with this process include the following:

<p><i>A Citizen's Guide to the Public Utility Commission</i>, available at: http://puc.vermont.gov/document/citizen-guide-public-utility-commission</p>	<p><i>Public Participation and Intervention in Proceedings Before the Public Utility Commission</i>, available at: https://puc.vermont.gov/document/public-participation-and-intervention-proceedings-public-utility-commission http://puc.vermont.gov/document/section-248a-procedures</p>
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Comments and requests should be submitted through the Commission's online filing system, known as ePUC, which is accessible at: <https://epuc.vermont.gov>. For access to all documents in this case, use the above case number using this ePUC link. Please include a reference to the relevant case number in the subject line or heading.

Comments may be filed in writing at:

Vermont Public Utility Commission
112 State Street
Montpelier, VT 05620-2701

If you need assistance using the ePUC system, you may contact the Vermont Public Utility Commission at (802) 828-2358 / TTY (VT Relay): (800) 253-0191 or by email at: puc.clerk@vermont.gov.

Dated this 20th day of April, 2026 in Castleton, VT

Respectfully Submitted,
Attorney for Petitioner



Jennille Smith, Esq.
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366 Pencil Mill Road
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STATE OF VERMONT
PUBLIC UTILITY COMMISSION

Case No. 25-____-PET

Petition of Vertex – Vermont Towers, LLC and Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless pursuant to 30 V.S.A. § 248a requesting a Certificate of Public Good for installation of a wireless telecommunications facility in Wallingford, Vermont	
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PETITION

By this Petition, Vertex – Vermont Towers, LLC and Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless (jointly and severally “Petitioner”) represents as follows:

1. Vertex is a leading independent developer of wireless communications infrastructure in the multistate New England region. Vertex is in the business of constructing multi-tenant towers and other structures for wireless service providers under long-term lease contracts and has relationships with all the major wireless service providers operating in the New England Market. Vertex has developed many similar facilities throughout New England, including Vermont, and has many more similar facilities in various stages of the development process.
2. Verizon Wireless is proposed as the anchor wireless carrier for this Facility. All evidence including testimony and exhibits submitted with this Petition are intended to support Vertex and Verizon Wireless.
3. Construction of the proposed Facility will enhance wireless service coverage for Verizon Wireless in the Town of Wallingford and surrounding communities. The enhancement of wireless service coverage in the Town of Wallingford is desirable to the public convenience

for personal use of wireless services by area residents and for community safety in times of public crisis and natural disaster. Improved wireless communications service is also an attractive service to businesses in and visitors to the area. The proposed Facility will also accommodate future co-location by other wireless service providers in Wallingford and the surrounding area, which will minimize the total number of towers in the community.

4. Pursuant to its licenses, Petitioner is undertaking to improve and enhance wireless network coverage in the state to provide capabilities for use of devices employing Long Term Evolution (“LTE”) technologies & location for emergency services.
5. By this Application submitted to the Vermont Public Utility Commission (the “Commission”) via ePUC in accordance with Commission Rules 2.110 and 2.202(A), the proposed Facility is described as follows:

- A. Construction of the proposed Facility will enhance wireless service coverage for Verizon Wireless in the Town of Wallingford and surrounding communities. The enhancement of wireless service coverage in the Town is desirable to the public convenience for personal use of wireless services by area residents and for community safety in times of public crisis and natural disaster. Improved wireless communications service is also an attractive service to businesses in and visitors to the area. The proposed Facility will also accommodate future co-location by other wireless service providers in Wallingford and the surrounding area, which will minimize the total number of towers in the community.

- B. The proposed Facility will consist of the following components:

1. A new 140’ aboveground level (“AGL”) lattice telecommunications tower to support proposed antennas and

equipment of Verizon Wireless at a height of 135’ and future co-located telecommunications providers at heights of 125’, 115’ and 105’;

2. Addition of approximately **15,304** square feet of temporary earth disturbance, which includes a 60’ x 60’ fenced in compound within a 75’ x 75’ lease area and a total of **26,325** square feet of permanent ground disturbance;
3. Ancillary improvements and appurtenances located near the base of the tower to be used in connection with operation of the Facility including a concrete pad for Verizon Wireless’ equipment shelter and generator and space for concrete pads for future co-locators;
4. Access to the Facility from Seward Hill Road.
5. The proposed Facility will require **more than** 10,000 square feet of permanent earth disturbance. Consequently, the Project is of **regular size and scope** as defined in 30 V.S.A. § 248a.

In support of its Application, Petitioner hereby files the following prefiled direct testimony with the following testimony summaries:

Witness	Testimony Summary
BRENDAN GILL, Project Manager	The Project Manager will testify about their role overseeing the Wallingford wireless facility, introduce the Project Narrative and supporting exhibits, and explain how the proposed multi-carrier tower complies with the criteria of 30 V.S.A. § 248a by addressing impacts, consistency with municipal and regional plans, infeasibility of co-location, absence of conflicting permits, and overall public good the Facility will provide.
SCOTT ADAMS, Professional Engineer	Mr. Adams’s testimony will address the design of the proposed Project as well as the Project’s impact on the applicable Criteria of 10 V.S.A. § 6086(a) and 1424a(d), TOWAIR, and construction costs.
MARTIN J. LAVIN, RF Engineer	The RF engineer will testify that the proposed facility is necessary to remedy significant coverage and capacity gaps, that alternative sites were evaluated and found inadequate, and that the facility’s radiofrequency emissions will remain well within FCC safety limits.

Petitioner respectfully submits the following list of documents in support of its Petition for a Certificate of Public Good pursuant to 30 V.S.A. § 248a. This index is provided for clarity in the record and to assist the Commission and statutory parties in locating the Petition, prefiled testimony, supporting exhibits, and related compliance documents.

EXHIBIT INDEX

EXHIBIT OR DOCUMENT NO.	DESCRIPTION
1	Petition
2	Certificate of Compliance with Advance Notice and Filing Requirements
3	Copy of Advance Notice (exclusive of exhibits)
4	Declaration and Prefiled Testimony of Project Manager Brendan Gill
Exhibit BG-01	Resume of Brendan Gill
Exhibit BG-02	Project Narrative
Exhibit BG-03	Environmental Report Excerpts & Summaries
Exhibit BG-04	ANR Atlas
Exhibit BG-05	Excerpts from Wallingford Town Plan
Exhibit BG-06	Excerpts from Rutland Regional Plan
5	Declaration and Prefiled Testimony of Engineer Scott Adams
Exhibit SA-01	Resume of Scott Adams
Exhibit SA-02	Permit Plans
Exhibit SA-03	Equipment and Generator Specs
Exhibit SA-04	Photo Simulation Package
Exhibit SA-05	TOWAIR
Exhibit SA-06	FEMA Firmette
6	Declaration and Prefiled Testimony of RF Engineer Martin Lavin
Exhibit ML-01	Resume of Martin Lavin
Exhibit ML-02	Propagation Plots
Exhibit ML-03	Existing Tower & Alternatives Analysis
7	ANR Fee Based on Projected Construction Costs
8	Adjoining Property Owners List
9	Proposed Order & Certificate of Public Good
10	Notice of Appearance
11	Notice of Filing to be Served Upon Completeness
12	Certificate of Service & Service List

WHEREFORE, Petitioner respectfully requests that the Commission:

1. Find that the Application complies with all applicable filing requirements pursuant to 30 V.S.A. § 248a criteria and does not raise a substantial issue under said Section;
2. Find that the Project will promote the general good of the State of Vermont and authorize Vertex and Verizon Wireless to undertake the actions as described herein and in its accompanying filings and exhibits;
3. Issue an Order and Certificate of Public Good; and
4. Take such other measures as may be required for the expeditious review and approval of this Application.

Dated this 10th day of April, 2026 in Castleton, VT

Respectfully Submitted,
Attorney for Petitioner



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jennille@landkeyconsulting.com

STATE OF VERMONT
PUBLIC UTILITY COMMISSION

Case No. 26-0677-PET

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CERTIFICATE OF SERVICE

Pursuant to Section IV of the Public Utility Commission’s Procedures Order governing applications under 30 V.S.A. § 248a, and consistent with 30 V.S.A. § 248a, Petitioner hereby certifies that it has served the Application or Notice of Application and instructions for accessing the complete filing in the Commission’s ePUC system and for submitting comments upon the persons entitled to notice, by U.S. Mail and/or electronic mail where permitted, as set forth on the attached Service List.

Copies of the full Application, prefiled testimony, and exhibits were filed electronically with the Commission and are available to all parties and the public through the Commission’s ePUC docket system.

SERVICE LIST

Parties Entitled to Notice under 30 V.S.A. § 248a(e) & Procedures Order:

MUNICIPAL & REGIONAL OFFICES

<i>Via US Mail and email</i> Wallingford Town Clerk Jill Stone-Teer	<i>Via US Mail and email</i> Rutland Regional Commission
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75 School Street Wallingford, VT 05773 <i>townclerk@wallingfordvt.com</i>	Attn: Devon Neary PO Box 430 Rutland, VT 05702 devon@rutlandrpc.org
<i>Via US Mail and email</i> Town of Wallingford Planning & Zoning Erika Berner, Zoning Administrator & Planning Commission Chair 75 School Street Wallingford, VT 05773 <i>zoning@wallingfordvt.com</i>	<i>Via US Mail and email</i> Town of Wallingford Selectboard Sandi Switzer, Town Administrator 75 School Street Wallingford, VT 05773 selectboard@wallingfordvt.com

SUBJECT PROPERTY OWNER

<i>Via email</i> Arthur P. Seward, David B. Seward and Lowell W. Seward (Louise Seward, surviving spouse) Louise Seward, et al. 37 Seward Hill Road E Wallingford, VT, 05742	PARCEL ID: 0280030 SPAN: 681-216-10961 ASSOCIATED PARCEL ID: 0280102 SPAN: 681-216-10902 ASSOCIATED ADDRESSES: <i>100 SEWARD HILL RD., E. WALLINGFORD</i> <i>30 SEWARD HILL RD., E. WALLINGFORD</i>
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ADJOINING LANDOWNERS (via US Mail only)
2025 Grand List – Wallingford
2025 Grand List – Mount Holly (Where Specified)

NAME	NOTICE ADDRESS	PARCEL ID SPAN
LOUISE SEWARD, ALTHEA L BRUNO	37 SEWARD HILL RD E WALLINGFORD, VT, 05742	0280037 681-216-10948
ANNA PEEL	4281 SUGAR HILL RD E WALLINGFORD, VT, 05742	0064281 681-216-10426
SHIRLEY LEE	4237 SUGAR HILL RD E WALLINGFORD, VT, 05742	0064237 681-216-10629

WALLINGFORD HISTORICAL SOCIETY	75 SCHOOL ST WALLINGFORD, VT, 05773	0064282 681-216-11375
ANNE C PACE	57 BILL FOX RD E WALLINGFORD, VT, 05742	0710057 681-216-10378
LOUISE SEWARD, ARTHUR SEWARD	37 SEWARD HILL RD E WALLINGFORD, VT, 05742	0064145 681-216-10960
RONALD J CARRARA & DONNA CARRARA	69 EAST WASHINGTON ST RUTLAND, VT, 05701	0450337 681-216-10201
FRED WOLF & ANN ELIZABETH WOLF	168 ALDEN LANE BOULDER, CO, 80304	0420451 681-216-11207
DONALD THOMPSON	27 GLOUCESTER STREET CLIFTON PARK, NY, 12065	0420305 681-216-11069
JAMES DERRENBACKER & LESLIE DERRENBACKER	12273 S ISTACHATTA RD FLORAL CITY, FL, 34436	0063358 681-216-10236
WILLIAM D JONES JR & CASEY Y JONES	3446 SUGAR HILL RD E WALLINGFORD, VT, 05742	0063446 681-216-11066
MCGOWAN FAMILY TRUST U/A/D 02/19/14	PO BOX 292 E WALLINGFORD, VT, 05742	0063487 681-216-11260
ROLAND Q SEWARD	4413 W MELROSE AVE TAMPA, FL, 33629	0063500 681-216-10951
SUGAR HILL LLC, ATTN: SHAWN THOMAS RBC TRUST CO (DELAWARE) LTD	130 REEF ROAD PALM CITY, FL, 33480	0063465 681-216-10954

ANDREW WORCESTER	274 OLD TOWN FARM WAY E WALLINGFORD, VT, 05742	0300274 681-216-11218
ANTHONY K BRUNO & SANDRA S BRUNO	30 SEWARD HILL RD E WALLINGFORD, VT, 05742	0300115 681-216-10110
SHANE FILSKOV & ANNE M FILSKOV	275 MARANVILLE RD E WALLINGFORD, VT, 05742	0290275 681-216-11283
NAOMI BOMBARDI-WILSON, BRYAN WILSON, TRISTAN V WILSON	155 FIELDSTONE WAY EAST WALLINGFORD, VT, 05742	0840155 681-216-10362
VT DOM LLC	259 FIELDSTONE WAY EAST WALLINGFORD, VT, 05742	0840259 681-216-10463
TIMOTHY S OBRIEN & TESS O OBRIEN	6 MYSTIC PLACE CHARLESTOWN, MA, 02129	0840339 681-216-10406
LEONARD ZIVITZ & SALLY ZIVITZ	4994 RT 140 EAST E. WALLINGFORD, VT, 05742	1404994 681-216-11232
JOHN B SEWARD	5618 ROUTE 140 EAST EAST WALLINGFORD, VT, 05742	1405618 681-216-10958
TODD GALIANO & DIANA FOURACRE	570 PARKER RD E WALLINGFORD, VT, 05742	0240570 681-216-11266
JOHN H. JOHNSTON & LUCINDA JOHNSTON	215 PARKER ROAD E WALLINGFORD, VT, 05742	0240215 681-216-10543
COLLEEN A KUBE	234 PARKER RD E WALLINGFORD, VT,	0240234

	05742	681-216-10339
DOUGLAS S DUVAL & STEWART J DUVAL & DAVID L DUVAL	PO BOX 222 HANCOCK, NH, 03449	1030507 681-216-10329
THOMAS R SEWARD	10 SHERWOOD RD RUTLAND, VT, 05701	0870187 681-216-10953 1406002 681-216-11109
ARTHUR P SEWARD & OWEN A SEWARD	45 HENRYS KNOLL RD E WALLINGFORD, VT, 05742	0670045 681-216-10962
TERRI L HARRINGTON	202 EARL WADE RD EAST WALLINGFORD, VT, 05742 203 MAIN STREET PROCTORSVILLE, VT 05153	0720202 681-216-11042
CAROL SEWARD LIFE ESTATE, STANLEY D SEWARD ET AL	4145 SUGAR HILL ROAD E WALLINGFORD, VT, 05742	0280025 681-216-10965
PIERRE MORITA	403 W OLIVE ST LONG BEACH, NY, 11561	1406146 681-216-10733
STANLEY SEWARD	4280 SUGAR HILL ROAD E WALLINGFORD, VT, 05742	0064280 681-216-11033
MICHAEL E. WHITE JR.	126 EARL WADE ROAD E WALLINGFORD, VT, 05739	0720126; 05F5029.00 681-216-10027; 417- 130-10021 (MOUNT HOLLY)

ARTHUR SEWARD & DAVID SEWARD	4180 SUGAR HILL RD E WALLINGFORD, VT, 05742	05F5028.00 417-130-10994 (MOUNT HOLLY)
DOUGLAS HAY AND KATHY LOU LIVING TRUST	497 GEIGEL HILL RD OTTSVILLE, PA, 18942	05G6054.00 417-130-10498 (MOUNT HOLLY)
SARAH M BARKER	269 CLARENDON AVE WEST RUTLAND, VT, 05777	05H6061.00 417-130-10672 (MOUNT HOLLY)

STATE AGENCIES (via ePUC)

Vermont Public Utility Commission (via ePUC)	Vermont Agency of Natural Resources (via ePUC)
Vermont Department of Public Service (via ePUC)	Vermont Agency of Transportation (via ePUC)
Vermont Division for Historic Preservation (via ePUC)	

Respectfully Submitted this 20th day of April, 2026

Attorney for Petitioner

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