

Burlington Design Advisory Board

149 Church Street, City Hall

Burlington, VT 05401

www.burlingtonvt.gov/PZ/DAB

Phone: (802) 865-7188

Fax: (802) 865-7195

Matthew Bushey
Ron Wanamaker
Leo Sprinzen
Steven Offenhartz
Tom Cullins
Philip Hammerslough, Alt.
Phil Wagner, Alt.



DESIGN ADVISORY BOARD Tuesday February 27th, 2018 at 3:00 PM Conference Room 12, City Hall, Burlington, VT Agenda

Session I – 3:00 PM – 3:30 PM

**Certified Local Government Historic Preservation Review Committee review of
92 North Ave;**
Proposed collocation of antennas within North Street Historic District
(Project Manager: Mary O'Neil)

*The programs and services of the City of Burlington are accessible to
people with disabilities.
Individuals who require special arrangements to participate are encouraged to contact the
Department of Planning & Zoning at least 72 hours in advance so that proper accommodations
can be arranged. For information call 865-7188 (TTY users: 865-7142).*

Burlington Historic Preservation Review Committee
Certified Local Government Program
Department of Planning and Zoning
149 Church Street
Burlington, Vermont 05401

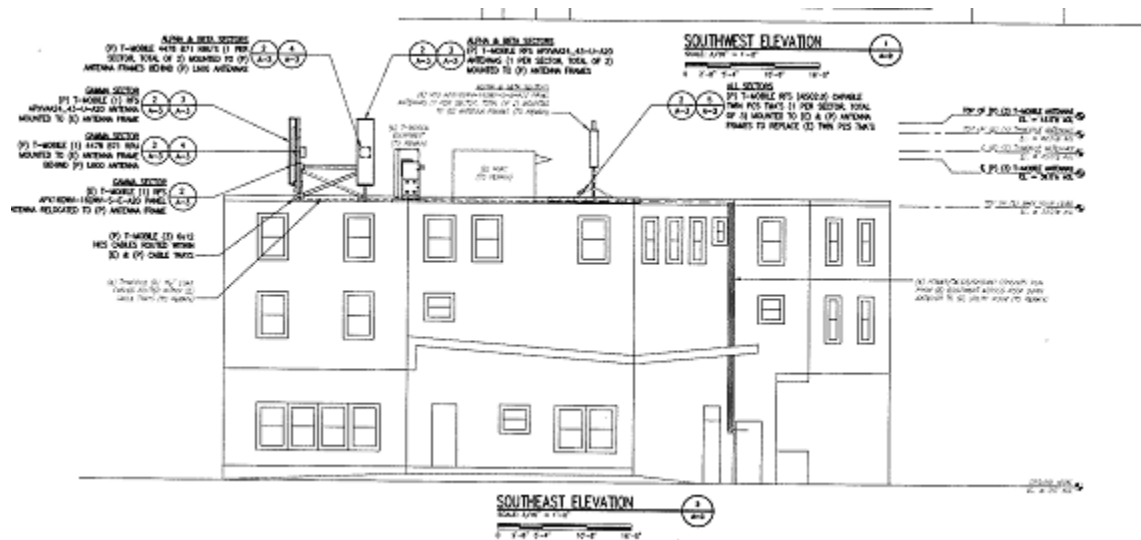
Stephen Offenhartz, Chair
Tom Cullins
Phil Wagner
Ron Wanamaker, alternate



Memorandum to: The Historic Preservation Review Committee
From: Mary O'Neil, AICP, CLG Coordinator
RE: Proposed antenna installation at 92 North Avenue
Zoning District: NMU **Ward:** 3C
Date: February 27, 2018

Overview:

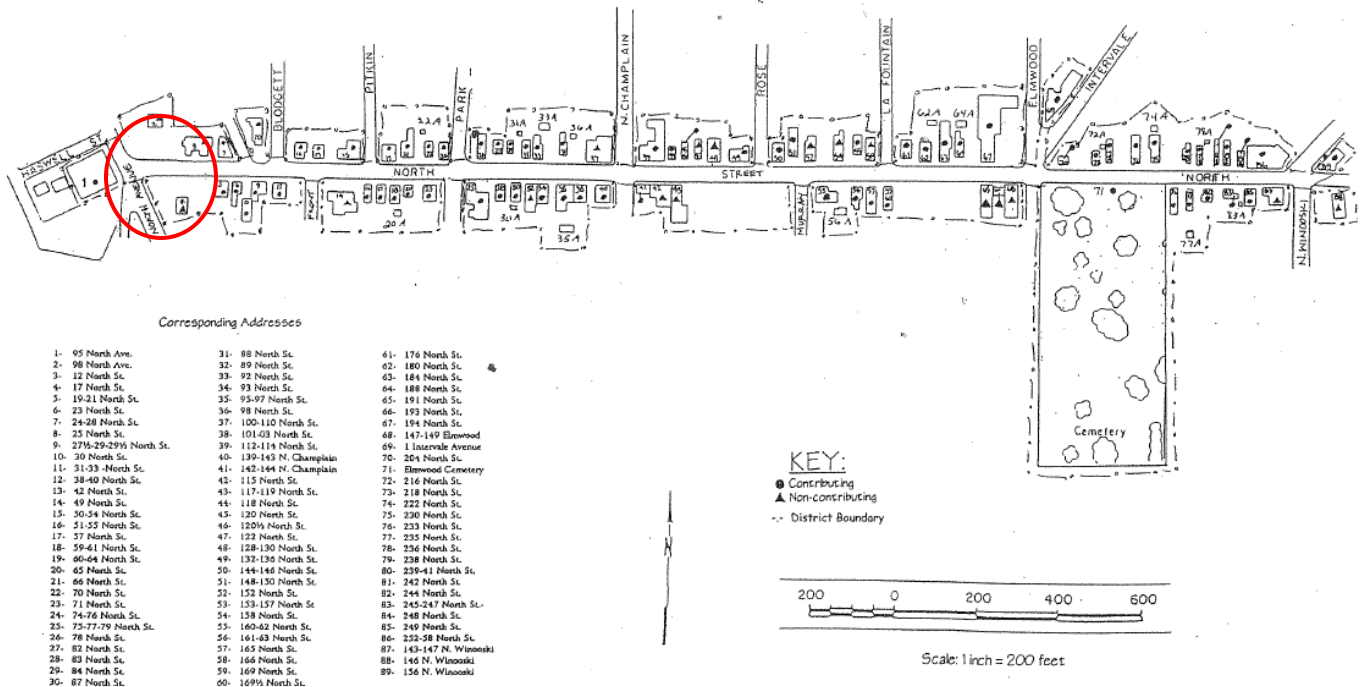
On February 15, 2018, Burlington's Certified Local Government (CLG) received notice from CBRE on behalf of T-Mobile Northeast LLC to solicit input concerning a proposed antenna installation on 92 North Avenue. To comply with Section 106 of the National Historic Preservation Act (NHPA) of 1966, T Mobile Northeast has retained White Plains Cultural Resources / CBRE to evaluate proposed wireless telecommunications facilities for any adverse effect it may have on historic properties.



NORTH STREET HISTORIC DISTRICT

Burlington, Chittenden County, Vermont

BUILDING FOOTPRINTS



The subject property is *not* listed within the North Street Historic District (listed 12/21/2001) having been determined ineligible due to date; however, it has since been identified as highly sensitive for archaeological potential (human remains were discovered here during building construction, c. 2004) and is located at the westerly entrance to the historic district. See map, above.

The proposed telecommunications installation must be assessed for impact to the historic district, *even if indirect*. Intrusions of a visual, audible, or atmospheric nature may be determined to be adverse effects, negatively affecting the historic district.

The contractors must also assure that no ground disturbance or trenching will be conducted as part of any installation to avoid the potential of further human remain disturbance.

As a Certified Local Government, Burlington is a consulting party to the Section 106 Review and is invited to provide comment.

The Historic Preservation Review Committee, acting on behalf of the CLG is charged with determining the following: Does the proposed project as revised constitute an *Adverse Effect*? From 36 CFR Part 800, Protection of Historic Properties, §800.5 as published in the Federal Register, Vol. 64, No. 95/Rules and Regulations:

1. **Criteria of Adverse Effect.** An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling or association.

Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative.

2. *Examples of adverse effects. Adverse effects on historic properties include, but are not limited to:*
 - i. *Physical destruction of or damage to all or part of the property;*
 - ii. *Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;*
 - iii. *Removal of the property from its historic location;*
 - iv. *Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;*
 - v. ***Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;***
 - vi. *Neglect of a property resulting in its deterioration or destruction;*
 - vii. *Transfer, lease or sale of property ...*

Applying the criteria of effect and adverse effect.

When applying the criteria of *effect* and *adverse effect*, there are three possible findings:

- **No effect.** There is no effect of any kind (neither harmful nor beneficial) on the historic property;
- **No adverse effect.** There could be an effect, but the effect would not be harmful to those characteristics that qualify the property for inclusion in the National Register; or
- **Adverse effect;** There could be an effect, and that effect could diminish the integrity of such characteristics.

The CLG's responsibility in a finding of:

- **No effect** - Notify the State Historic Preservation Officer (SHPO), compile documentation.
- **Effect is found** - Notify SHPO, seek concurrence. Forward to Council if advised.
- **No adverse effect** - Notify SHPO, seek concurrence. Forward to Council if advised.
- **Adverse effect** – Notify SHPO. Begin Consultation process between agency (FCC), SHPO and Council for Historic Preservation.

TELECOM ADVISORY SERVICES

CBRE

70 West Red Oak Lane
White Plains, New York 10604
914.694.9600 Tel
914.694.1335 Fax

February 9, 2018

Burlington Historic Preservation Review Committee
c/o Ms. Mary O'Neil, Principal Planner
Planning & Zoning Department, City Hall
149 Church Street
Burlington, Vermont 05401
802.865.7556

RECEIVED
FEB 14 2018

**DEPARTMENT OF
PLANNING & ZONING**

Re: Section 106 Public Outreach
"4BV0340D"
92 North Avenue
Burlington, Vermont 05401
CBRE Project No.: TS80219015

Dear Ms. O'Neil:

CBRE is writing on behalf of T-Mobile Northeast, LLC to solicit your input concerning a proposed collocation of antennas on an existing 43-foot building along with the installation of ancillary equipment at the above referenced address. CBRE is requesting comments with regards to any potential impacts on historic architectural and/or archaeological resources.

As the Project is a federal undertaking regulated by the Federal Communications Commission (FCC), it is being reviewed under Section 106 of the National Historic Preservation Act for its impacts to historic architectural and archaeological resources. Federal regulations allow for public participation as part of the Section 106 process.

As such, CBRE would like to inquire if you would be interested in commenting on this proposed project. *Please note that we are requesting your review as part of the Section 106 process only and not as part of the local zoning process.* Furthermore, only responses related to historic properties potentially affected will be considered.

If you are interested in becoming a consulting party and have any comments or concerns regarding the proposed Project, please contact me in writing at CBRE, 70 West Red Oak Lane, White Plains, New York 10604 or at whiteplainsculturalresources@cbre.com. Please reference the project name and address in your comments. Any responses must be received within 30 days of receipt of this letter. Only consulting parties indicating their desire to receive information and/or otherwise participate in the Section 106 review process will be afforded this opportunity.

Thank you for your time and attention to this matter.

Sincerely,

Amanda M. Sabol

Amanda Sabol
Project Manager

SITE TYPE: MODERNIZATION UPGRADE – 6004G

SITE NUMBER:	4603400	VERMONT BUILDING
SITE NAME:	82 NORTH AVENUE BURLINGTON, VT 05401	
ASSESSOR'S PARCEL NO.:	93-03-1-209-001 & 002	
ZONING DISTRICT:	NEB-B000-0000 MIXED USE	
CONSTRUCTION TYPE:	WOOD/CONCRETE UPGRADE 6046G	
LAND OWNER:	EDCO HOLDING LP 1000 SOUTH AVENUE SUITE 400 BURLINGTON, VT 05401	
APPLICANT:	1-WHOLE INVESTMENT LLC 15 COMMERCE WAY, SUITE 8 NORTHAMPTON, MA 02766	
ARCHITECT:	CAMPBELL ENGINEERING ASSOCIATES, LLC 201 BOSTON POST ROAD WEST, SUITE 101 WATERSBOROUGH, MA 01752	
STRUCTURAL ENGINEER:	CAMPBELL ENGINEERING ASSOCIATES, LLC 201 BOSTON POST ROAD WEST, SUITE 101 WATERSBOROUGH, MA 01752	

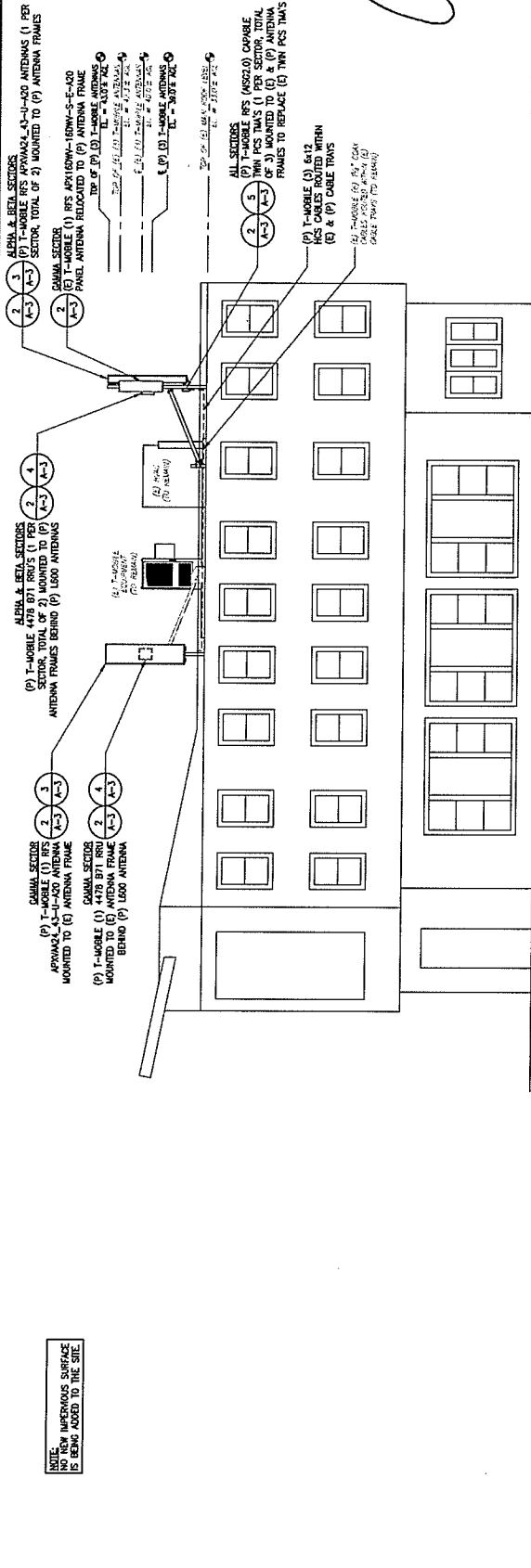
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

TURN LEFT ON S WASHINGTON ST. TURN RIGHT ONT MA-12E. TURN LEFT ONT I-495A
TOWARD MANSFIELD/PARADE. TAKE EXIT 245 FOR US-39 TOWARD MUSKIE N. CONTINUE
ONT EVERETT TURNpike. CONTINUE ONT I-249/EVERETT TURNpike. CONTINUE ONT
I-24N. TAKE EXIT ONT I-24N. TAKE EXIT 141 FOR US-274/LUSTON RD. TOWARD
PARKING. CONTINUE STRAIGHT ONT MAIN ST. TURN RIGHT ONT WATKINS ST. CONTINUE
ONT BARK ST. TURN LEFT ONT SHERMAN ST. TURN RIGHT ONT NORTH AVE. SITE 5
LOCATED ON THE RIGHT HAND SIDE.

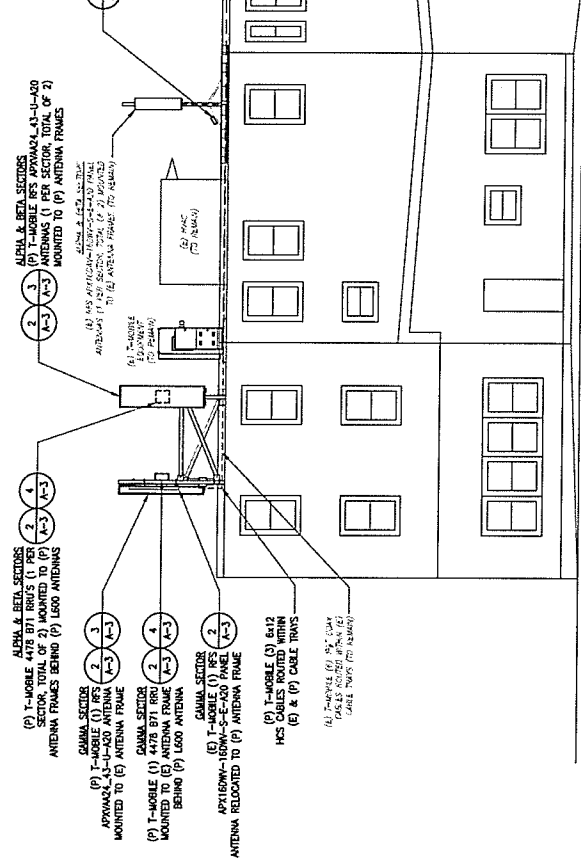
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- a. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPON THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
- b. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

NOTE:
NO NEW INTERFERING SURFACE
IS BEING ADDED TO THE SITE.



SOUTHWEST ELEVATION
SCALE 3/16" = 1'-0"
0 2'-0" 5'-0" 10'-0" 15'-0"



SOUTHEAST ELEVATION
SCALE 3/16" = 1'-0"
0 2'-0" 5'-0" 10'-0" 15'-0"

T-Mobile
T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE 8
BOSTON, MA 02108
OFFICE: (617) 285-2700

CHAPPELL ENGINEERING ASSOCIATES, LLC
R.K. CHAPPELL, P.E.
201 BOSTON POST ROAD WEST
WILMINGTON, MA 01722
(508) 461-7400
www.chappell-engineering.com

STATE OF VERMONT
J. SAINT-ANGE
No. 1019
Professional Engineer
10/10/2019

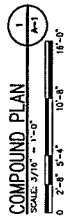
APPROVALS
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R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

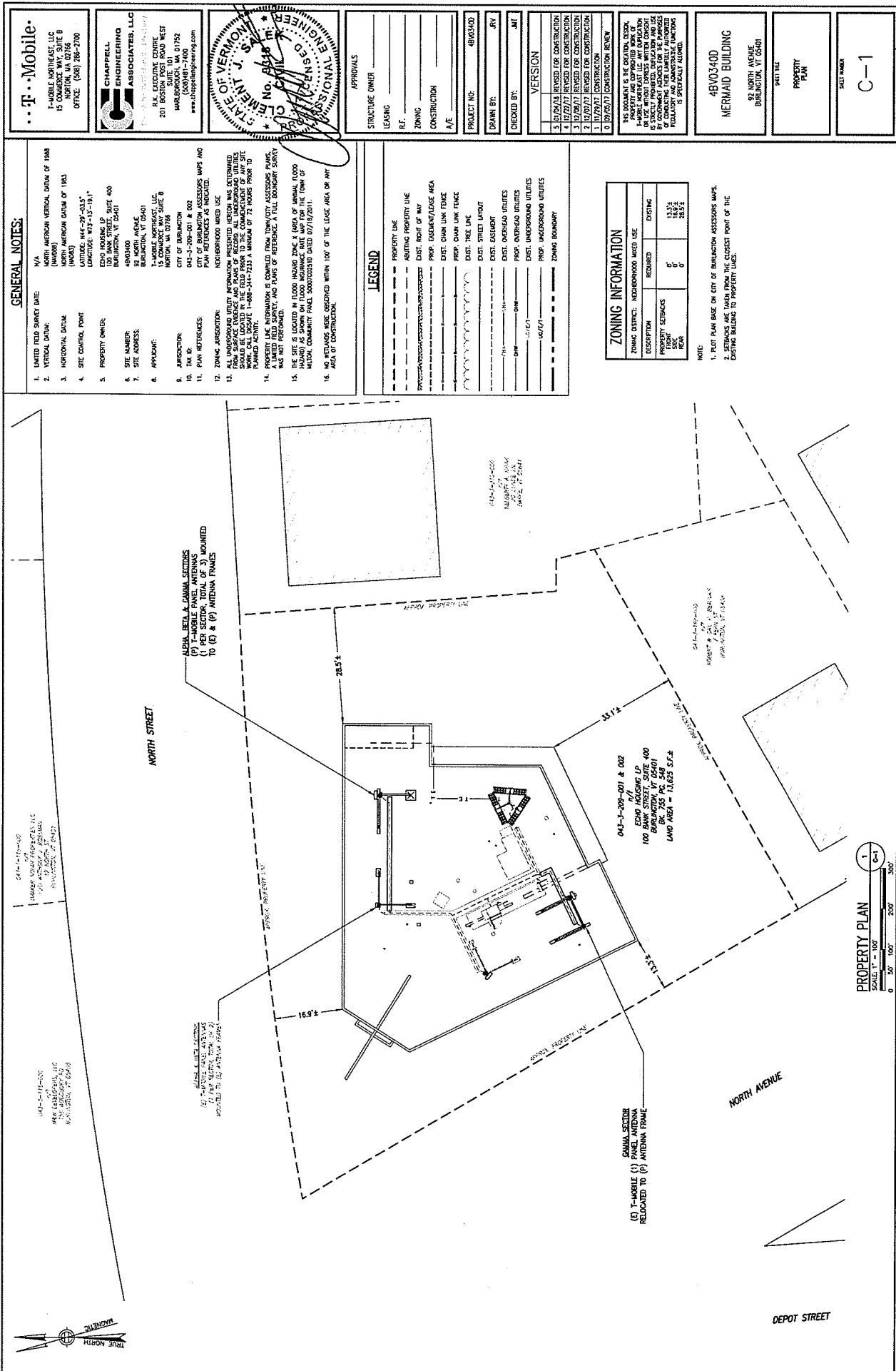
PROJECT NO: 48V03400
DRAWN BY: JRV
CHECKED BY: JAT
VERSION
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100. 10/10/2019 REVISED FOR CONSTRUCTION

48V03400
MERMAID BUILDING
32 NORTH AVENUE
BOSTON, MA 02108

SHEET 1/12
ELEVATIONS

SHEET NUMBER
A-2





[illegible]

...T-Mobile...

T-MOBILE WIRELESS, LLC
15 COMMERCE WAY, SUITE B
ROCKFORD, MA 02766
OFFICE: (508) 268-2100

CHAPPELL ENGINEERING ASSOCIATES, LLC
R.K. ENGINEERING CENTER
201 BOSTON POST ROAD WEST
WAKEFIELD, MA 01752
(508) 481-7400
www.chappellengineering.com



APPROVALS
STRUCTURE OWNER _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/E _____

PROJECT NO.: 48V0340D

DRAWN BY: JRV

CHECKED BY: JMT

VERSION	
1	10/24/10 REVISED FOR CONSTRUCTION
2	12/22/11 REVISED FOR CONSTRUCTION
3	12/28/11 REVISED FOR CONSTRUCTION
4	12/29/11 REVISED FOR CONSTRUCTION
5	11/29/12 CONSTRUCTION REVIEW

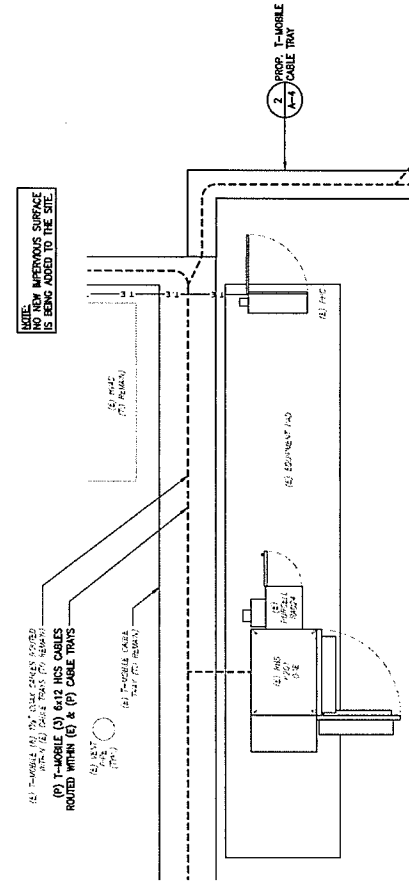
THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND THAT HE IS A duly licensed Professional Engineer in the State of Vermont.

48V0340D
MERMAID BUILDING
63 NORTH AVENUE
BURLINGTON, VT 05401

SHEET SIZE
EQUIPMENT PLAN & DETAILS

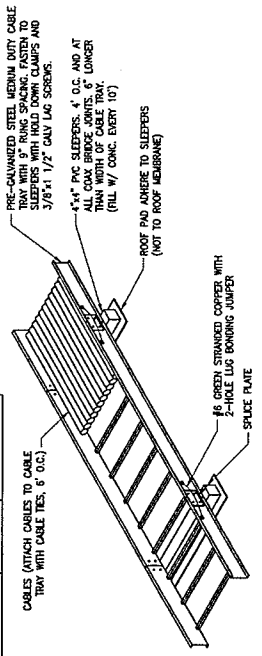
SHEET NUMBER
A-4

NOTE:
NO NEW IMPERVIOUS SURFACE
IS BEING ADDED TO THE SITE.



EQUIPMENT PLAN
SCALE: 1/2" = 1'-0"

NUMBER OF CABLES	WIDTH OF CABLE TRAY	LOWERING DEPTH OF CABLE TRAY
12	24"	4"
8	18"	4"
4	12"	4"
1-3	6"	4"



CABLE TRAY DETAIL
SCALE: NOT TO SCALE

T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
HORTON, MA 02766
OFFICE: (508) 286-2700

**CHAPPELL
ENGINEERING
ASSOCIATES, L.L.C.**

R.K. EXECUTIVE CENTRE
101 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508)481-7400
www.chappellengineering.com



APPROVALS _____
STRUCTURE OWNER _____
LEASING _____
R.F. _____
ZONING _____
CONSTRUCTION _____
A/C _____

PROJECT NO:
DRAWN BY:
CHECKED BY:

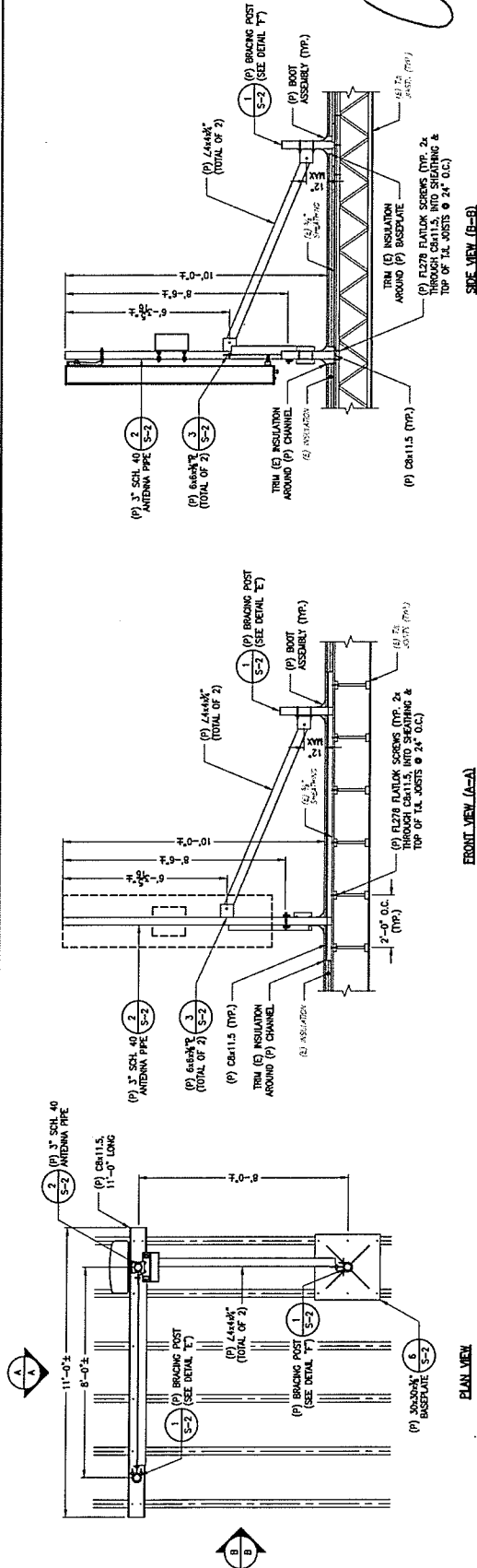
VERSION			
5	01/04/16	REVISED FOR C	
4	12/22/17	REVISED FOR C	
3	12/06/17	REVISED FOR C	
2	12/07/17	REVISED FOR C	
1	11/29/17	CONSOLIDATION	

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4BV03400
MERMAID BUILD
92 NORTH AVEN
BURLINGTON, VT 0

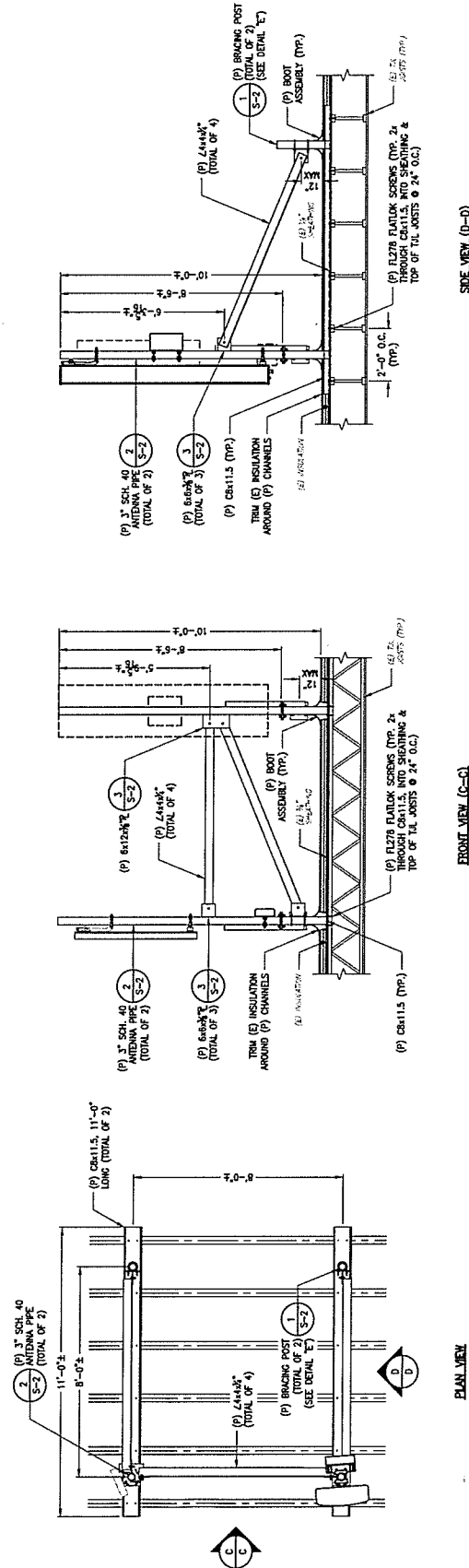
STRUCTURAL
PLANS & ELEVATIONS

S-1
SHEET NUMBER



FRONT VIEW (A-A)

ALPHA SECTOR
ANTENNA FRAME DETAIL



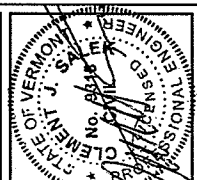
FRONT VIEW (C-C)

BETA & GAMMA SECTORS
ANTENNA FRAME DETAIL
SCALE: 1/2" = 1'-0"
2
S-1

T-MOBILE NORTHEAST, LLC
5 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700



R.K. EXECUTIVE CENTRE
11 BOSTON POST ROAD WEST
SUITE 101
MARLBOROUGH, MA 01752
(508) 481-7400
www.chappelengineering.com



APPROVALS

STRUCTURE OWNER _____

LEASING _____

R.F. _____

ZONING _____

CONSTRUCTION _____

A/E _____

PROJECT NO: 48V03400

DRAWN BY: JRV

CHECKED BY: JMT

VERSION	
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5	01/04/15	REVISED FOR CONSTRUCTION
4	12/22/17	REVISED FOR CONSTRUCTION

3	12/08/17	REVISED FOR CONSTRUCTION
2	12/07/17	REVISED FOR CONSTRUCTION
1	11/28/17	CONSTRUCTION

09/05/17	CONSTRUCTION REVIEW
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OF CONDUCTING THEIR LAWFULLY AUTHORIZED

REGULATORY AND ADMINISTRATIVE FUNCTIONS
IS SPECIFICALLY ALLOWED.

4BVA03400

48V0340D
MERMAID BUILDING

92 NORTH AVENUE
BURLINGTON, VT 05401

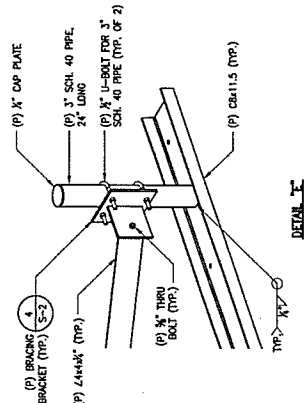
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STRUCTURAL CONNECTION DETAILS

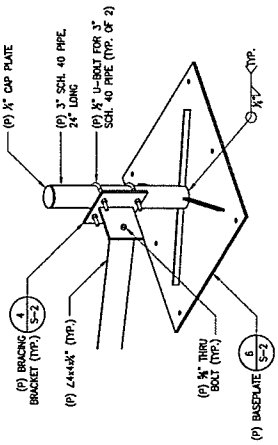
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SHEET NUMBER

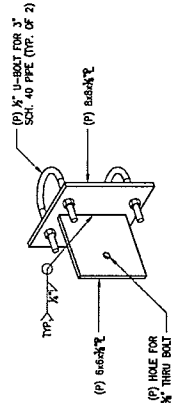
2-5



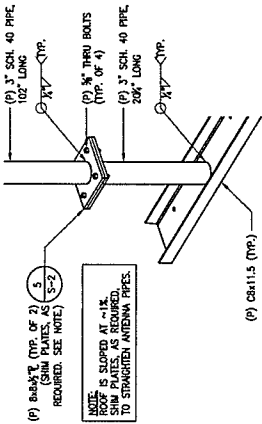
DETAILS



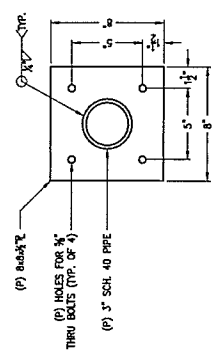
DETAIL "F"



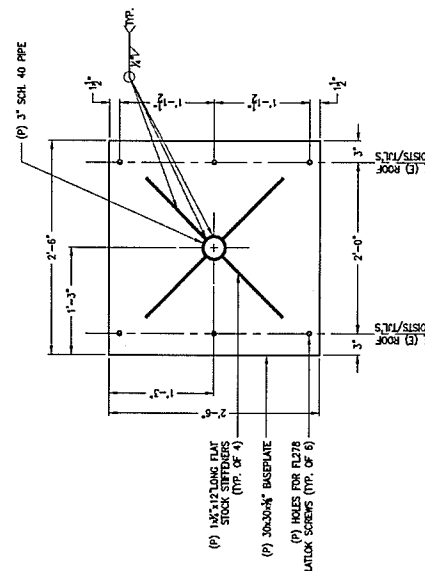
BRACING BRACKET CONNECTION DETAIL



ANTENNA PIPE CONNECTION DETAIL



ANTENNA PIPE MOUNTING PLATE DETAIL



BASEPLATE DETAIL

T-Mobile
T-MOBILE WIRELESS, LLC
15 CONNORNEY WAY, SUITE 8
NORTON, MA 02756
OFFICE: (508) 298-2700

CHAPPELL ASSOCIATES, LLC
ENGINEERING
201 NORTH AVENUE
SUITE 101
MADEIRA, MA 01952
www.chapellassociates.com



APPROVALS
STRUCTURE OWNER _____
LEASING _____
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PROJECT NO. 48V03400
DRAWN BY: JRV
CHECKED BY: JMT

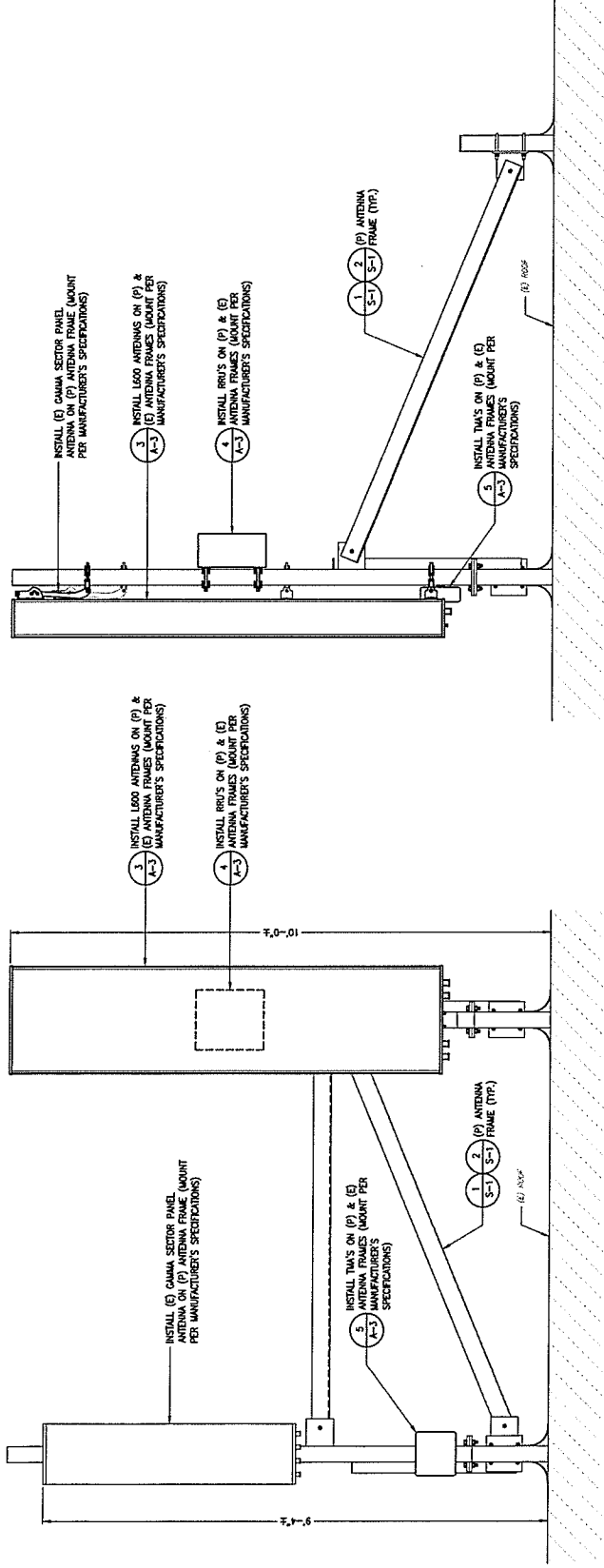
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8.10/04/11 REVISED FOR CONSTRUCTION
9.10/04/11 REVISED FOR CONSTRUCTION

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48V03400
MERMAID BUILDING
92 NORTH AVENUE
BURLINGTON, VT 05401

SHEET NO.
STRUCTURAL
DETAILS

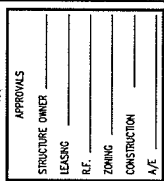
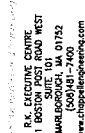
SHEET NUMBER
S-3



ANTENNA MOUNTING DETAIL
SCALE: 1/2" = 1'-0"

EXISTING ANTENNA SCHEDULE				PROPOSED ANTENNA SCHEDULE				PROJECT INFORMATION AND DIMENSIONS			
SECTOR	MODEL	SIZE (INCHES)	WAVE	SECTOR	MODEL	SIZE (INCHES)	WAVE	DIMENSION	REQUIRED	PROPOSED APPROVED	CHANGE
ALPHA	AP1100M-100M-S-E-400	55.9"X13.0"X15"	RPS	ALPHA	AP1100M-100M-S-E-400	55.9"X13.0"X15"	RPS	SURFACE AREA OF THE FACES OF THE SUPPORT STRUCTURE	≤ 75 SQ.FT.	ANTENNA: (3) 55.9"X13.0" = 15.1 SQ.FT. TWA: (3) 10.1"X3.1" = 1.8 SQ.FT. BRUS AND COMPONENT: (3) 1.8 SQ.FT. = 5.4 SQ.FT. TOTAL SURFACE AREA: = 21.5 SQ.FT.	CHANGE TO EACH SURFACE AREA: 41.8 SQ.FT.
BETA	AP1100M-100M-S-E-400	55.9"X13.0"X15"	RPS	BETA	AP1100M-100M-S-E-400	55.9"X13.0"X15"	RPS	MAXIMUM VERTICAL EXTENSION FROM SUPPORT STRUCTURE	≤ 10'-0"	ANTENNA: (3) 55.9"X13.0" = 15.1 SQ.FT. TWA: (3) 10.1"X3.1" = 1.8 SQ.FT. BRUS AND COMPONENT: (3) 1.8 SQ.FT. = 5.4 SQ.FT. TOTAL SURFACE AREA: = 21.5 SQ.FT.	
GAMMA	AP1100M-100M-S-E-400	55.9"X13.0"X15"	RPS	GAMMA	AP1100M-100M-S-E-400	55.9"X13.0"X15"	RPS	MAXIMUM HORIZONTAL EXTENSION FROM SUPPORT STRUCTURE	≤ 10'-0"	ANTENNA: (3) 55.9"X13.0" = 15.1 SQ.FT. TWA: (3) 10.1"X3.1" = 1.8 SQ.FT. BRUS AND COMPONENT: (3) 1.8 SQ.FT. = 5.4 SQ.FT. TOTAL SURFACE AREA: = 21.5 SQ.FT.	
								MAXIMUM SURFACE AREA OF THE SUPPORT STRUCTURE	≤ 300 SQ.FT.	ANTENNA: (3) 55.9"X13.0" = 15.1 SQ.FT. TWA: (3) 10.1"X3.1" = 1.8 SQ.FT. BRUS AND COMPONENT: (3) 1.8 SQ.FT. = 5.4 SQ.FT. TOTAL SURFACE AREA: = 21.5 SQ.FT.	
								MAXIMUM SURFACE AREA OF THE SUPPORT STRUCTURE	≤ 300 SQ.FT.	ANTENNA: (3) 55.9"X13.0" = 15.1 SQ.FT. TWA: (3) 10.1"X3.1" = 1.8 SQ.FT. BRUS AND COMPONENT: (3) 1.8 SQ.FT. = 5.4 SQ.FT. TOTAL SURFACE AREA: = 21.5 SQ.FT.	
								(3) 55.9"X13.0" PANEL ANTENNAS TO REMAIN (3) 10.1"X3.1" TWA'S & (3) 15.9"X13.0" BRUS ARE BEING ADDED (3) 11.2"X3.0" TWA'S ARE BEING ELIMINATED.			

T-MOBILE NORTHEAST, LLC
15 COMMERCE WAY, SUITE B
NORTON, MA 02766
OFFICE: (508) 286-2700



PROJECT NO:	48V03400
DRAWN BY:	JRV
CHECKED BY:	MT

VERSION	
5	01/04/18 REVISED FOR CONSTRUCTION
4	12/22/17 REVISED FOR CONSTRUCTION
3	12/06/17 REVISED FOR CONSTRUCTION
2	12/07/17 REVISED FOR CONSTRUCTION
1	11/29/17 CONSTRUCTION
0	09/05/17 CONSTRUCTION BE NEW

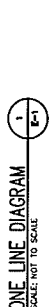
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4BV0340D
MERMAID BUILDING
92 NORTH AVENUE
FRIERINGTON VT 05401

**ELECTRIC & GROUNDING
DETAILS**

TABLE 12345

SHEET NUMBER
E-1

[illegible]

NOTES:

1. "DOUBLING UP" OR "STACKING" OF CONNECTION IS NOT PERMITTED.
2. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS.
3. CAUTION! DOWNLEADS FROM UPPER EGB, LOWER EGB AND MGB.

CONNECTIONS DETAIL (E-1)

Burlington Historic Preservation Review Committee
Certified Local Government Program
Department of Planning and Zoning
149 Church Street
Burlington, Vermont 05401

Steven Offenhartz, Chair
Tom Cullins
Phil Wagner
Ron Wanamaker, alternate



Minutes
Historic Preservation Review Committee Meeting
Tuesday, February 27, 2018

Project Review: 92 North Avenue, proposed antenna installation

Board Members present: Steven Offenhartz (Chair), Ron Wanamaker (alternate.)
Board Members absent: Phil Wagner, Tom Cullins (ill),
Staff Member present: Mary O'Neil, AICP.

The Board examined material submitted from CBRE / T-Mobile Northeast.

Motion by Steven Offenhartz: I move we issue a finding of **No Effect** relative to Section 106 review for the proposed antenna installation.

2nd: Ron Wanamaker

Vote 2-0.

As a three-member board, quorum achieved.

Motion carries.