

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: July 16, 2013
SUBJECT: Strout Tower SBA support structures Site Plan Amendment

Introduction

Justin Strout, representing the Strout family, is requesting an amendment to the previously approved site plan to add an equipment cabinet, generator and fuel cylinder to the area at the base of an existing tower located on Strout Rd. A public hearing has been scheduled for this evening.

Procedure

- The Board should begin by asking the applicant to summarize the proposed amendments.
- The Board then invite public comment on the completeness of the application.
- The Board should then make a finding of completeness. If the application is deemed incomplete, Board members should identify the information needed to make the application complete. If the application is deemed complete, the Board may proceed with substantive review.
- The Board should open the public hearing, which has been scheduled for this evening.
- The Board should decide if a site walk will be scheduled.
- The Board may begin discussion at any time. At the close of discussion, the Board has the option to approve, approve with conditions, table or deny the application.

Summary of Completeness

The completeness checklist is attached. Below is a summary of possible incomplete items:

3. Not all the abutters are provided, however, the lot is 25+ acres in size and the towers are centrally located on the lot.
- 4, 7, 8. The applicant has requested a waiver from providing lot line dimensions, setback lines and existing physical features due to the large size of the lot.

- 12a. The applicant has said that stormwater information is not applicable. In fact, there will be a very small amount of increased impervious surface. The increase in impervious surface is too small to show up on traditional stormwater modeling software and the entire lot has a substantial wooded buffer. The Planning Board may want to consider waiving the stormwater requirement.
- 14. The applicant has requested a waiver from providing more information, such as footcandle illumination levels, for the proposed light.
- 16. No information on the financial capability of the applicant has been provided.

Site Plan Review Standards

Below is a summary of application compliance with the Site Plan standards, Sec. 19-9-5.

A. Utilization of the Site

The proposed structures are located in the area of the lot already developed.

B. Traffic Access and Parking

- 1. Adequacy of Road System- Spurwink Ave is the closest public road and has significant excess capacity.
- 2. Access into the Site- Existing access points will be used.
- 3. Internal Vehicular Circulation-The existing circulation pattern will not be changed by this project
- 4. Parking Layout and Design- No parking is proposed as the only parking demand will be from routine visits by a technician.

C. Pedestrian Circulation

No change is proposed.

D. Stormwater Management

The very minimal increase in stormwater should be accommodated by the mature forest surrounding the site.

E. Erosion Control

- Minimal disturbance of soil is proposed.
- F. Water Supply
- No water supply is proposed for the project.
- G. Sewage Disposal
- Not applicable.
- H. Utilities
- The site currently has underground electric at the tower site and the new antenna and supporting cabinet will connect to electricity. The Board may want to require that the applicant provide a letter from CMP confirming the electricity supply.
- I. Water Quality Protection
- No discharge of noxious chemicals is proposed.
- J. Wastes
- No disposal of solid waste is proposed.
- K. Shoreland Relationship
- The property is not located in the Shoreland Zone.
- L. Technical and Financial Capacity
- The applicant has provided substantial information demonstrating technical capability, however, no information on financial capability has been provided.
- M. Exterior Lighting
- The applicant will be installing an outdoor halogen light to illuminate the equipment pad. No information on wattage or footcandle illumination has been provided, however, the entire site has a forested buffer.
- N. Landscaping and Buffering

No changes are proposed.

O. Noise

The proposed use is not expected to generate noise levels in excess of those permitted.

P. Storage of Materials

No exterior storage of materials is proposed, other than provided for in the application.

Motion for the Board to Consider

A. Motion for Completeness

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Justin Strout, representing the Strout family, for an amendment to the previously approved site plan to add an equipment cabinet, generator and fuel cylinder to the area at the base of an existing tower located on Strout Rd be deemed (complete/incomplete).

B. Motion to Table

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Justin Strout, representing the Strout family, for an amendment to the previously approved site plan to add an equipment cabinet, generator and fuel cylinder to the area at the base of an existing tower located on Strout Rd be tabled to the August 20, 2013 meeting.

C. Motion for Approval

Findings of Fact

1. Justin Strout, representing the Strout family, is requesting an amendment to the previously approved site plan to add an equipment cabinet, generator and fuel cylinder to the area at the base of an existing tower located on Strout Rd, which requires Site Plan Review under Sec. 19-9.
2. The project will be served by electric power.

3. The application substantially complies with Sec. 19-9, Site Plan Regulations.

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Justin Strout, representing the Strout family, for an amendment to the previously approved site plan to add an equipment cabinet, generator and fuel cylinder to the area at the base of an existing tower located on Strout Rd be approved, subject to the following conditions:

1. That the applicant provide a letter from Central Maine Power confirming an adequate supply of electricity to serve the project.