

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: February 22, 2016
SUBJECT: Verizon Antennas/Concrete Pad Site Plan

Introduction

Verizon Wireless is requesting Site Plan Review to install wireless antennas on the existing water tower located at 11 Avon Rd, and to construct a 10' x 16' concrete pad at the base of the tower to support equipment cabinets and a generator. The application will be reviewed for compliance with Sec. 19-9, Site Plan Regulations and Sec. 19-8-12, Tower and Antenna Performance Standards.

Procedure

- The Planning Board should begin with an introduction of the project by the applicant.
- The Board should then provide an opportunity for public comment limited to the completeness of the application.
- The Board next makes a finding of completeness. If the application is deemed incomplete, board members should identify the items needed to make the application complete and no substantive discussion of the application should occur. If the application is deemed complete, review may begin.
- The Board should decide if a site walk and/or public hearing will be held.
- At the close of discussion, the board has the option to table to a public hearing, approve, approve with conditions or deny the application.

Summary of Completeness

The comments of the Town Engineer and the completeness checklist are attached. Below is a summary of possible incomplete items:

14. Lighting. No information on the wattage or foot candle radius of the proposed lighting is provided. The applicant has described and shown on the plan a motion activated light that will likely not exceed maximum lighting levels. The applicant may want to provide a cut sheet of the light and, based on that information, the footcandle lighting level at the property line.

Discussion

Beyond the level of completeness, the Board may want to discuss the following.

1. Generator fuel source. The generator will be powered by diesel. The applicant may want to show where diesel will be stored on the property.
2. Noise. The applicant has provided extensive information on the noise from the generator, which will not run continuously. The dB(a) levels have been provided where adjacent residences are located, however, the noise standard is based on dBA levels *at the property line*. It should be noted that the Site Plan Review noise standard applies to "continuous, regular, or frequent or intermittent source of sound" and the generator is proposed to run infrequently and during power outages.

Motions for the Board to Consider

A. Motion for Completeness

BE IT ORDERED that, based on the plans and the materials submitted and the facts presented, the application of Verizon Wireless for Site Plan Review to install wireless antennas on the existing water tower located at 11 Avon Rd, and to construct a 10' x 16' concrete pad at the base of the tower to support equipment cabinets and a generator be deemed (complete/incomplete).

B. Motion to Table/Public Hearing

BE IT ORDERED that, based on the plans and the materials submitted and the facts presented, the application of Verizon Wireless for Site Plan Review to install wireless antennas on the existing water tower located at 11 Avon Rd, and to construct a 10' x 16' concrete pad at the base of the tower to support equipment cabinets and a generator be tabled to the regular March 15, 2016 Planning Board meeting, at which time a public hearing will be held.