

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: May 18, 2017
SUBJECT: 19 Wells Rd Tower Overlay District Map Amendment

Introduction

The Town Council has referred to the Planning Board a request to establish a Tower Overlay District on the property located at 19 Wells Rd. The request will be reviewed under Sec. 19-10-3, Amendments [to the Zoning Map].

Procedure

Before the Town Council may take a vote to amend the Zoning Map, it must allow the Planning Board an opportunity to provide advice. Prior to making a recommendation, the Planning Board must hold a public hearing. For tonight's meeting, the Planning Board should table the item to the June 20th meeting, at which time a public hearing will be held. The Board may discuss the rezoning and allow public comment before the tabling motion.

Discussion

Attached is a map depicting the proposed Tower Overlay District. The district location has been depicted based on surveyed distances provided by the applicant Crown Castle. It appears that a portion of the Tower Overlay District is located in the RP1 buffer. Activities in the RP1 buffer are very limited and may constrain the activities that support a commercial wireless tower, such as the access road. Within an RP1 buffer, existing roads may be reconstructed, but new road construction is prohibited.

The applicant may want to confirm that location of the tower and support structures in relation to the RP1 wetland. This may include adjusting the location of the proposed Tower Overlay District so that no support activities are included in the RP1 buffer. Another approach would be to have a soil scientist or wetland botanist confirm the upland edge of the RP1 wetland in the field and then confirm that all support activities are at least 250' from the wetland.

Motion for the Board to Consider

BE IT ORDERED that, based on the plans and materials submitted, and the facts presented, the request by Global Signal Acquisitions IV LLC (Crown Castle) to

establish a Tower Overlay District located at 19 Wells Rd as depicted on the attached map be tabled to the regular June 20, 2017 meeting, at which time a public hearing will be held.