

## MEMORANDUM

TO: Cape Elizabeth Planning Board  
FROM: Maureen O'Meara, Town Planner  
DATE: June 202017  
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 Planning Board will hold a public hearing 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.
- The Planning Board may want to introduce the zoning map change.
- The Planning Board should open the public hearing.
- At the close of the public hearing, the Planning Board may discuss the rezoning amendment.
- At the close of discussion, the Board may vote on a motion to recommend or not recommend the zoning map amendment to the Town Council.

### Discussion

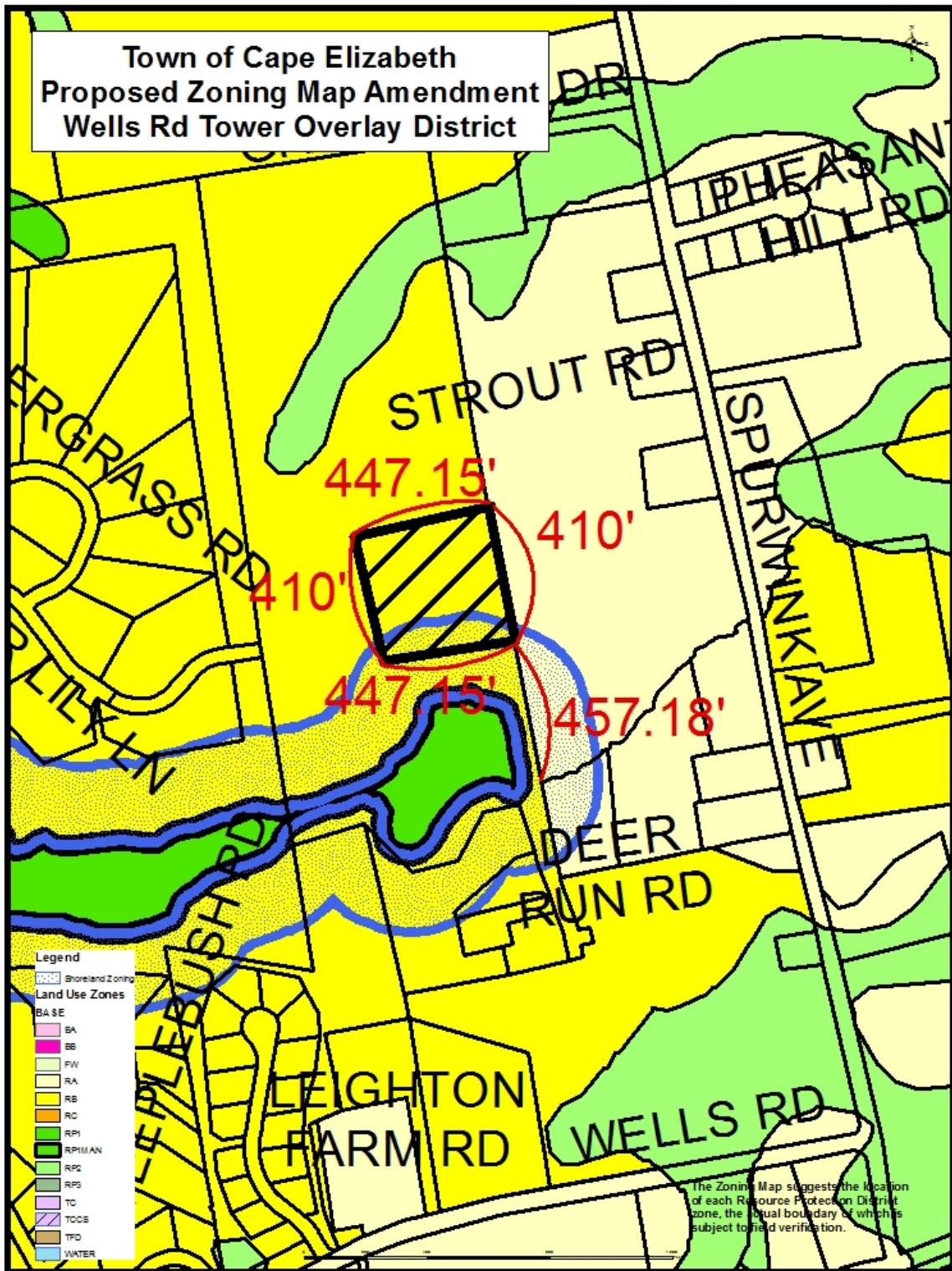
Attached is a map depicting the proposed Tower Overlay District. The district location has been depicted based on surveyed distances provided by the applicant Crown Castle. It appears that a portion of the Tower Overlay District is located in the RP1 buffer to the south and may also be constrained by a wetland to the north. 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 has provided revised drawings demonstrating how an access road may be constructed in compliance with the RP1 buffer located to the south. If the wetland to the north is an RP2 wetland, no buffer will extend from the north toward the facility. These questions will need to be finalized as part of the site plan review process.

### 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 recommended / not be recommended to the Town Council).

Town of Cape Elizabeth  
 Proposed Zoning Map Amendment  
 Wells Rd Tower Overlay District



**Legend**

Shoreland Zoning

**Land Use Zones**

BA	BA
BB	BB
FW	FW
RA	RA
RB	RB
RC	RC
RPI	RPI
RPI-MAN	RPI-MAN
RPC	RPC
RPS	RPS
TC	TC
TOCS	TOCS
TPD	TPD
WATER	WATER

The Zoning Map suggests the location of each Resource Protection District zone, the actual boundary of which is subject to field verification.