

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: August 15, 2017
SUBJECT: Strout Tower Consolidation Site Plan

Introduction

Tower Specialists Inc. are requesting Site Plan Review of the construction of a new 180' tall telecommunication tower to be located at 14 Strout Rd (R05-24). The applicant proposes to remove 5 existing towers on the site as part of the new construction. The application will be reviewed for compliance with Sec. 19-9 Site Plan Regulations.

Procedure

- The Board should begin by hearing a summary of the project by the applicant.
- 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 and no substantive discussion of the application should occur. If the application is deemed complete, substantive discussion may begin.
- The Board should decide if a site walk and/or public hearing will be scheduled.
- At the close of discussion, the Planning Board has the option to approve, approve with conditions, deny or table the application.

Summary of Completeness

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

- d. The applicant has provided a stamped survey of the east and west property boundaries and has asked for a waiver from providing a survey that includes the north and south property boundaries due to the size of the lot (25± acres) and the distance of those property boundaries from the area of construction.
- e. The applicant has not provided soil condition information for the entire lot, but has provided information for the area of construction.

- g. The applicant has requested a waiver to use aerial information to locate buildings on adjacent properties. Staff does not believe this waiver is needed because aerial information is not excluded as a method of providing building locations on adjacent properties.
- h. The applicant has requested a waiver from providing a traffic study due to the low volume of traffic generated by the project.
- m. The applicant has requested a waiver from providing a photometric study due to the existing vegetated buffer on the site.
- q. The applicant has met with the town manager regarding financial capability, but no written determination has been provided as of this writing.

Motions 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 Tower Specialists Inc. for Site Plan Review of the construction of a new 180' tall telecommunications tower located at 14 Strout Rd be deemed (complete/incomplete). The following submission information waivers are granted:

1. Survey information for the north and south property boundaries.
2. Soils information for the entire 25± acre site.
3. Traffic study
4. Photometric study
5. Demonstration of Financial capability

B. Motion to Table (with public hearing)

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Tower Specialists Inc. for Site Plan Review of the construction of a new 180' tall telecommunications tower located at 14 Strout Rd be tabled to the regular September 19, 2017 meeting of the Planning Board, at which time a public hearing will be held.

