

MEMORANDUM

TO: Cape Elizabeth Planning Board
FROM: Maureen O'Meara, Town Planner
DATE: November 21, 2017
SUBJECT: 19 Wells Rd Telecommunications Tower

Introduction

Global Acquisitions IV LLC is requesting Site Plan review of a proposed 180' tall telecommunications tower to be located at 19 Wells Rd. The application will be reviewed for compliance with Sec. 1909, Site Plan Regulations and Sec. 19-8-12, Tower and Antenna Performance Standards.

Procedure

- The Board should begin with an introduction of the project by the applicant.
- The Board should then take public comment on completeness.
- The Board should make a finding on 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 review may begin.
- The Board should decide if a site walk and/or a public hearing will be scheduled.
- At the end of discussion, the Board has the option to approve, approve with conditions, deny or table 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:

- d. No survey has been submitted for the 67 acre parcel. The town has on file a survey of the property and copy of the survey information is attached.
- i. The Town Engineer recommends that stormwater information should be included, especially for the area where new access road will be built.
- l. No landscaping is proposed. The site is currently wooded and it is expected that the existing vegetation will remain to buffer the base of the tower. Information regarding buffering should be submitted.

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 Global Acquisitions IV LLC for Site Plan review of a proposed 180' tall telecommunications tower to be located at 19 Wells Rd be deemed (complete/incomplete).

B. Motion to Table (to public hearing)

BE IT ORDERED that, based on the plans and materials submitted and the facts presented, the application of Global Acquisitions IV LLC for Site Plan review of a proposed 180' tall telecommunications tower to be located at 19 Wells Rd be tabled to the regular December 19, 2017 meeting of the Planning Board (at which time a public hearing will be held).