**MEMORANDUM**

 TO: Cape Elizabeth Town Council

 FROM: Ordinance Committee

 DATE: July 25, 2017

 SUBJECT: 19 Wells Rd Tower Overlay District Zoning Map Amendment

Introduction

The Town Council has referred to the Ordinance Committee a request to establish a Tower Overlay District on the property located at 19 Wells Rd. (See attached map) The Ordinance Committee reviewed the Zoning Map amendment at the July 11, 2017 meeting. The map amendment was item 5 on the Ordinance Committee agenda, which noted that the item would only be considered if it was referred by the Town Council. The Ordinance Committee agenda was posted to the town website a week before the meeting.

Review

Joe Chalat, Acting Planning Board Chair for this item, attended the Ordinance Committee meeting and summarized the Planning Board recommendation. The proposed Tower Overlay District, located on 19 Wells Rd, is adjacent to an existing tower overlay district located on the Strout property, which extends to Spurwink Ave. The proposed tower overlay district has been adjusted to not need new road construction within the 250' RP1 wetland buffer and will preserve cell coverage in this part of town.

The Ordinance Committee reviewed cell coverage maps displayed at the June 20, 2017 Planning Board meeting and concluded that cell coverage could be preserved with the proposed tower overlay district.

Recommendation

The Ordinance Committee voted 3-0 to send the map amendment back to the Town Council for consideration.

