

## Calais Planning Board

July 11, 2017

The meeting of the Calais Planning Board was called to order by Chairman Richard Ramsey at 6:00 PM.

The members present were Chairman Richard Ramsey and Planning Board members Herm Gadway, Joan Perry, and Michael Seymour.

### Approval of Previous Minutes

Michael Seymour motioned to approve the previous meeting minutes, Herm Gadway seconded the motion. All were in favor.

### 1) Public Hearing

6:04 PM: Jim Hebert represented Black Diamond Consultants and addressed the planning board stating that Black Diamond Consultants, representing Wireless Partners II LLC would like to construct a 190' self-supported lattice tower and associated antennas and an equipment shelter and platform located within a 75' X 75' fenced-in leased area. The proposed telecommunications facility will be constructed and located off of U.S. Route 1, River Road, Map 37 Lot 205-1.IND-3 zoning.

### Comments and Questions by the Abutting Property Owners

Carl Ross asked about the road being gated.

Jim Hebert explained that the facility would be gated but the access road is up to the owner's (Bonnie Cook's) digression. Black Diamond Consultants have worked with property owners before in helping with or putting up a gate on the access roads.

Carl Ross asked about the potential Radiation.

Jim Hebert explained that because of the height of the tower and the antennas, there is no concern to radiation exposure. Hebert also mentioned a report he has about radiation and said he could make this report available for the city's and the abutting property owner's view.

### Comments and Questions by and to the Planning Board

Richard Ramsey asked Jim Hebert about the length of the project.

Jim Hebert explained that concrete and dirt would need to be delivered and a crane would make one delivery and the whole process would take roughly two or three weeks. After the project was complete, there would be one to two trucks a month entered the road and facility to check on the tower.

Joan Perry asked about the potential noise the tower would make.

Jim Hebert assured that there would be no noise or visual effect after the project was finished.

Richard Ramsey asked about the condition of the road.

Jim Hebert stated that the road condition would be returned to its original state of before the project began.

Herm Gadway asked about the other properties that the right away or access road served.

Jim Hebert had no knowledge of any other use that the right of way or access road serves.

The Board reviewed the lease and deeds for the proposed project and deemed the applicant has right, title and interest in the property, including the right of way.

The Board then reviewed the criteria and standards found in Chapter 12 Section 7 of the ordinance.

## STATNDARDS OF REVIEW

### 7.1. Planning Board Approval Standards

- A. Priority of Locations. The board found there to be no existing structures of sufficient height and/or adequate locations to achieve the Wireless Partners II telecommunications needs for the Calais community and adjoining areas, as shown on attachment 16. A motion to approve this finding was made by Perry and seconded by Seymour. All were in favor.
- B. Design for Co-location. The proposed facility has been designed to accommodate the expansion of five additional future co-locations to the tower, as shown by the Site Plan drawings. A motion to approve this finding was made by Seymour and seconded by Gadway. All were in favor.
- C. Height. The proposed tower will be at 190 feet in height, as referred to in the Site Plan. A motion to approve this finding was made by Perry and seconded by Seymour. All were in favor.
- D. Setbacks. The facility has been designed to comply with the ordinance setback requirements. A motion to approve this finding was made by Perry and seconded by Seymour. All were in favor.
- E. Landscaping. The proposed facility has been designed to screen with plants facility view from abutting properties as shown on attachment 20. A motion to approve this finding was made by Perry and seconded by Seymour. All were in favor.
- F. Fencing. The Site Plan for the proposed facility provided fencing around the facility to discourage trespassing. A motion to approve this finding was made by Perry and seconded by Gadway. All were in favor.
- G. Lighting. The board found that tower lights are not required by FAA for this proposed tower by reviewing attachment 13 on facility exterior lighting. A motion to approve this finding was made by Perry and seconded by Gadway. All were in favor.
- H. Color and Materials. Attachment 20 showed allowed the board to find the color and materials to be acceptable. A motion to approve this finding was made by Perry and seconded by Gadway. All were in favor.

- I. Structural Standards. The proposed facility complies with current Structural Standards for steel antenna towers and antenna supporting structures, as found on attachment 12. A motion to approve this find was made by Perry and seconded by Seymour. All were in favor.
- J. Visual Impact. The proposed wireless telecommunications facility will have no unreasonable adverse impact upon identified designated scenic resources within the City of Calais' Comprehensive Plan or by State or Federal Agency, as referred to in attachment 20. A motion to approve this finding was made by Perry and seconded by Seymour. All were in favor.
- K. Historic and Archaeological Properties. The proposed facility will have no unreasonable adverse impact upon area historic preservation sites, as shown in attachment 11. A motion to approve this finding was made by Perry and seconded by Gadway. All were in favor.

#### 7.2. Standard Conditions of Approval

The view of the findings Michael Seymour made a motion to approve the site plan as proposed with the conditions sited in section 7.1 and 7.2. The motion was seconded by Herm Gadway. All were in favor.

The planning board discussed an email that was sent to Jim Porter about some recent accidents pertaining to local businesses with no barrier between cars and structures. There was discussion among the board members about potentially having a building code or an ordinance that mandates a barrier between cars and structures for the structures that allow perpendicular parking close to a structure.

#### Adjourn

Joan Perry motioned to adjourn the meeting. Michael Seymour seconded. The meeting was adjourned at 6:56 PM.

Attested By:

Charlotta Southard

Date:

7-13-17