

WIRELESS COMMUNICATIONS FACILITIES ORDINANCE

for the Town of Georgetown, Maine

Originally adopted June 13, 2009

Amended June 12, 2010

Amended June 15, 2019

Amended August 20, 2020

Amended June 26, 2021

Amended June 28, 2022

1) TITLE

- A) This Ordinance shall be known and cited as the "Wireless Communications Facilities Ordinance" for the Town of Georgetown, Maine (hereinafter referred to as the "Ordinance").

2) AUTHORITY

- A) This Ordinance is adopted pursuant to the enabling provisions of Article VIII, Part 2, Section 1, of the Maine Constitution; the provisions of 30-A MRSA § 3001 (Home Rule); and the provisions of the Planning and Land Use Regulations Act, 30-A MRSA § 4312 et seq.

3) PURPOSE

- A) The purpose of this Ordinance is to provide a process and standards for the construction of wireless communications facilities. These standards are designed and intended to balance the interests of the residents of the Town of Georgetown, wireless communications providers, and wireless communication customers utilizing wireless communications facilities within the town.
- B) Wireless Communication Facilities (WCF) standards are also intended to:
 - 1) Implement a municipal policy concerning the provisions of wireless communications services, and the siting of their facilities;
 - 2) Establish clear guidelines, standards, and time frames for the exercise of municipal authority to regulate wireless communications facilities;
 - 3) Ensure that all entities providing wireless communications facilities to the Town of Georgetown comply with the ordinances of the Town of Georgetown;
 - 4) Permit the Town of Georgetown to protect public health, safety, and welfare fairly and responsibly;
 - 5) Encourage the co-location of wireless communications facilities, minimizing adverse visual impacts on the community;
 - 6) Require providers of wireless communications facilities to configure them in a way that minimizes adverse impact through careful design, siting, and landscape screening; and
 - 7) Provide for the removal of towers and associated structures that are no longer being used for wireless communications purposes.

4) EFFECTIVE DATE AND REPEAL OF FORMERLY ADOPTED ORDINANCE

- A) This Ordinance repeals and replaces the Wireless Communications Facility Ordinance first adopted June 13, 2009 and last amended August 30, 2021
- B) The Ordinance becomes effective upon approval at the Town Meeting in June, 2022.

5) FEES

- A) Permit Fees are as follows:

- 1) New WCF: Five Hundred Dollars (\$500) per WCF Application.
- 2) Modification to WCF: Five Hundred Dollars (\$500) per WCF Application.
- 3) If a permit is not obtained until after construction or demolition commences, the fee for an “after the fact” permit shall be double the normal fee. The double fee is in addition to any fine or penalty that may be imposed for failing to obtain a Building Permit or obtain approval of a WCF Application prior to starting construction or demolition.

6) APPLICABILITY

- A) This Ordinance shall apply to all construction, expansion and modifications of Wireless Communications Facilities, except as provided in the following:
- 1) Exemptions. The following are exempt from the provisions of this ordinance:
 - a) Amateur (ham) radio stations licensed by the Federal Communications Commission (FCC);
 - b) Parabolic antennae less than seven feet in diameter that are an accessory use of the property;
 - c) Temporary WCF in operation for a single period, not to exceed 180 days. Such temporary facilities shall be removed within 30 days following the maximum allowed period;
 - d) Antennae as accessory uses to a residential dwelling unit provided that the WCF is not used for commercial purposes;
 - e) A Wireless Communication Tower (WCT) located on the lot for the Center Station or the Five Islands Station, dedicated for use by the Georgetown Volunteer Fire Department and/or Sagadahoc County emergency communications is exempt from the two-acre minimum lot size requirement and shall be set back from the property line a minimum of one hundred percent of the tower height.
 - f) All requirements of this Ordinance shall apply to the Applicant, all successors and assigns. All successors and assigns will be required to provide a letter to the Town accepting the requirements of this Ordinance and the Permit within 30 days of the final transfer of ownership of the WCF.

7) REVIEW AND APPROVAL AUTHORITY

- A) Construction, alteration, repair, or change on any WCF shall require a separate Building/Demolition permit issued by the Planning Board after approval of the WCF Application.
- B) A building permit is required for:
- 1) Any WCF that does not exist as of June 13, 2009;
 - 2) Any additional antenna or antenna array or increase in broadcast capacity in excess of the exemption standards contained in the most current FCC OETC Bulletin 65, the WCF not previously and specifically approved by the Planning Board; and
 - 3) Any increase in tower height not previously and specifically approved by the Planning Board.
- C) Normal maintenance and repairs, as defined in Section 11 of this Ordinance, do not require a building permit.
- D) No construction, alteration, or change shall occur to any WCF unless all required permits are obtained, including, but not limited to, any Federal or State permits.

8) PROCEDURES FOR NEW WIRELESS COMMUNICATIONS FACILITIES

A) Review Procedures

- 1) The Planning Board shall have the authority to engage an independent radio frequency engineer or other expert to review any documentation, guidelines, performance standards, or testimony provided by the applicant to the Planning Board to ensure that the requirements of this Ordinance are met. The qualified third party shall, at the request of the Planning Board, verify the accuracy of the information presented by the applicant. The costs for any consultants or experts engaged by the Planning Board shall be borne by the Applicant. In all cases, the burden of proof shall be on the applicant to demonstrate that the required standards have been met.
- 2) Pre-Application Conference:
 - a) No less than 30 days before submitting a WCF Application for approval, the applicant or his agent shall appear before the Planning Board to discuss the proposed facility, present a sketch plan for informal review, and make arrangements for an inspection of the site with the Planning Board within the 30-day period from the date of the Pre-Application Conference.
 - b) The sketch plan shall include a rough outline of the proposed facility showing the proposed location of the antenna/antenna tower, support buildings, property boundaries, abutter's buildings, and other features which may be of assistance to the Planning Board in understanding the proposal.
 - c) No binding commitments shall be made between the applicant and the Planning Board at the Pre-Application Conference. The purpose of the pre-application meeting shall be to understand what is proposed, what is possible, and what is acceptable.
 - d) Site Inspection: The Chairman of the Planning Board will appoint one or more individuals to inspect the site, accompanied by the applicant and the Code Enforcement Officer (CEO). The purpose of this inspection is to provide more complete information for the Planning Board on the characteristics of the site and the impact the WCF will have on the surrounding area.
 - e) The Planning Board shall provide the applicant with a checklist of the requirements for an application within 14 days of the pre-application conference as shown in Sections 19 CHECKLIST FOR NEW WCF APPLICATIONS. The Planning Board may, at its discretion, modify the requirements in accordance with Section 14 below if such actions will not unreasonably restrict its ability to review the application.
 - f) A determination of requirements for photo simulations in Section 8).A).3).d).(2).
- 3) WCF Application: All persons seeking approval of the Planning Board under this ordinance shall submit an application for a WCF and shall provide the following information as a minimum:
 - a) General
 - (1) Names, addresses, phone numbers, and other means of contacting owner, lessee, companies, and persons that will function as contacts for the required inspections and monitoring of the WCF;
 - (2) Documentation of the applicant's right, title, or interest in the property on which the facility is to be sited, including name and address of the property owner and the applicant;
 - (3) Evidence of the need for wireless telecommunications improvements within the Town of Georgetown and/or surrounding areas;

- (4) Evidence of a commitment from a duly licensed entity to utilize the tower to provide wireless communication services;
 - (5) Written approval by all applicable State and Federal agencies, including but not limited to the FAA and FCC, including a description of any conditions or criteria for the approval, or a statement from the agency that no approval is required;
- b) Tower and site:
- (1) Evidence that the applicant has notified all other tower and alternative tower structure owners and licensed wireless communication providers that could furnish service to the area, by registered mail, return receipt requested. This notice shall state the applicant's siting needs and request information on the co-location capabilities of the existing or previously approved facilities. This evidence shall include a name and address list and a copy of the notice sent.
 - (2) A letter of commitment, binding upon the tower owner and all successors in interest, to lease excess space on the tower to other potential users at reasonable rates, which shall be economically viable and not unduly burdensome. This letter of commitment shall be recorded in the Sagadahoc County Registry of Deeds before the WCF Permit can be issued.
 - (3) Evidence that previously approved towers and alternative tower structures in the Town cannot accommodate the communications equipment planned for the proposed tower. Such evidence shall include documentation from a licensed wireless communications provider or a qualified licensed professional engineer that:
 - (i) The planned necessary equipment would exceed the structural capacity of existing and approved towers and alternative tower structures, considering:
 - 1. The existing and planned use of those towers and alternative tower structures, and
 - 2. The inability to reinforce or enlarge existing and approved towers to accommodate planned or equivalent equipment at a reasonable cost; or
 - (ii) Planned equipment will cause electromagnetic frequency interference with other existing or planned equipment for that tower or alternative tower structure, and the interference cannot be prevented at a reasonable cost; or
 - (iii) Existing or approved towers and alternative tower structures do not have space on which planned equipment can be placed so it can function effectively and at least in parity with other similar equipment in place or approved; or
 - (iv) Other reasons that make it technically or financially unfeasible to place the equipment planned by the applicant on existing and approved towers and alternative tower structures:
 - (4) Documentation that the proposed tower cannot be co-located on existing or previously approved tower sites. Evidence should include an assessment of whether such tower sites could be changed to accommodate the proposed tower, and a general description of the projected cost of shared use of the existing or approved tower site.
 - (5) A report from the manufacturer or a qualified, licensed professional engineer that describes the tower, the technical reasons for the tower design, the structural integrity for the proposed use at the proposed location, and the capacity of the tower, including the number(s), type(s), and volume(s) of antennae that it can accommodate and the basis for the calculation of capacity.

- (6) A letter of intent that commits the tower owner and his or her successors in interest to:
 - (i) Respond in a timely, comprehensive manner to a request for information from a potential co-location applicant;
 - (ii) Negotiate in good faith for shared use by third parties that have received an FCC license or permits; and
 - (iii) Allow shared use if an applicant agrees in writing to pay reasonable charges.
- (7) Proof of financial capacity to build, maintain, and remove the proposed tower.
- (8) The maximum tower height shall be no more than necessary to provide for service and public safety, and in no case higher than 175 feet. Factors to be considered are geography of the site, technology to be used, power to be transmitted, proposed range of reception, number of expected users, number of expected carriers, and the technology each will use.
- (9) There shall be no more than one tower on each lot.
- c) Construction Documents
 - (1) All Construction Drawings and Specifications shall comply with all applicable statutes, regulations, standards, and ordinances issued by Federal, State and local jurisdictions.
 - (2) All Construction Documents and Specifications shall be prepared and stamped by a registered professional engineer in the State of Maine.
 - (3) Required drawings and specifications, including but not limited to the following:
 - (i) Boundary Survey: A boundary survey for the project performed by a licensed land surveyor, including but not limited to:
 - 1. Comprehensive deed research investigation of the County Registry of Deeds.
 - 2. Define the limits of the property including all property corners and tangents, monuments and exceptions.
 - 3. Adjacent properties with lot number, acreage and property owner.
 - 4. Locate all major structures, roads and parking.
 - 5. Report Notes containing purpose of the survey, ownership and deed references, method of measurements, and past survey references. Also include any conflicts, exceptions, findings and opinions.
 - (ii) Site Plan: A set of large-scale drawings showing the improvements to the property. This includes:
 - 1. Site boundaries and delineation of the property and adjacent properties, showing Lot Numbers.
 - 2. Location of all structures and their relationship to the boundaries and adjacent structures. Include all new, existing and demolished structures.
 - 3. Location of Land Use Zones and setbacks from the Shoreland Zoning Ordinance.
 - 4. Location of all roads and parking areas and their relationship to the boundaries and adjacent structures.
 - 5. Any zones such as floodplain or wetland zones.
 - 6. Easements and other similar entitlements.
 - 7. Other site features and components the Planning Board may require.
 - (iii) Specific WCF Drawings: Plan and elevation drawings, cross sectional area or silhouette, of the facility, drawn to scale, and showing all measurements, both linear and volumetric, showing front, sides, and rear of the proposed

facility including all fencing, supporting system for transmission cables running between the tower and accessory structures, control panels, antennae, and existing structures and trees. Reference any design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

1. Detail of the tower base or method of attachment to a structure. If the facility will be attached to an existing building or structure, provide measurements and elevations of the existing structure.
- (iv) If required, a stormwater management plan developed in accordance with Maine's Department of Environmental Protection regulations for Storm Water Management in Title 38, §420D of the Maine State Statutes, stamped and signed by a licensed Maine engineer.
- (4) Certification by the applicant that the proposed facility complies with all FCC standards for radio emissions.
- d) Lot Assessment, consisting of the following:
 - (1) A landscaping plan indicating the proposed placement of the facility on the site; location of existing structures, trees, and other significant site features such as streams, marshes, etc.; existing plant materials to be retained and trees and shrubs to be removed; land uses on the proposed parcel and on abutting properties; the type and location of plants proposed to screen the facility; the method of fencing; the color of the structure; and the proposed lighting method.
 - (2) Photo simulations of the proposed facility taken from perspectives determined by the Planning Board, or its designee, during the Pre-Application Conference. Each photo must be labeled with the line of sight and elevation, and with the date taken imprinted on the photograph. The photos must show the color of the facility and method of screening.
 - (3) A written analysis of the visual impact of the proposed facility, including tower and supporting structures, which may include photo montage, field mock up, or other techniques, that identify the potential visual impacts, at design capacity, of the proposed facility. Consideration shall be given to views from roads, public areas, private residences, significant scenic resources, historic resources, including historic districts and structures listed in the National Register of Historic Places, and archaeological resources. The analysis of the impact on historical and archaeological resources shall meet the requirements of the Maine State Historical Preservation Officer in his/her review capacity for the FCC. The overall analysis shall assess the cumulative impacts of the proposed facility and other existing communication facilities in the area.
- e) Location
 - (1) No WCF shall be located so as to create a significant threat to the health or survival of rare, threatened, or endangered plant or animal species. WCFs shall not be sited in a Resource Protection District.
 - (2) An equipment compound may be erected in connection with a tower provided that:
 - (i) It shall consist of no more than 2,500 sq. ft. in area;
 - (ii) It shall be situated behind any existing buildings, structures or terrain features that will help shield the compound from public view;
 - (iii) The maximum height of any building within the equipment compound shall be no taller than one story in height, up to a maximum height of twenty feet,

- and shall be created to look like a building or facility typically found in the area;
- (iv) Equipment buildings, lockers, or cabinets shall be located within the equipment compound, which shall be enclosed within a solid wooden fence of at least seven feet in height and no more than eight feet in height as measured from the finished grade. The fence shall include a locking security gate; and
 - (v) Sufficient anti-climbing measures and other security measures preventing access to the site shall be incorporated into the facility, as needed, to reduce the potential for trespass and injury.
- f) Buffer Requirements
- (1) Vegetative buffering must be provided to screen, at ground level, the tower and any accessory buildings and structures from adjacent land uses. The preservation of existing mature vegetation and natural land forms on the site shall be preserved to the greatest extent possible.
 - (2) If existing vegetation at the time of application does not provide adequate buffering to minimize visual impact of the structure and if location out of public view is not possible, the Planning Board may require additional plantings in the buffer area to enhance the effectiveness of the buffer area as a visual screen. In any case, a landscaped buffer 20 feet in depth shall be provided around the compound to shield the facility from public view. The landscaped buffer shall include evergreen trees at least eight feet in height at the time of planting and shall be planted in staggered double rows at 15 feet on center, or screening that will provide equivalent buffering - the size and quantity of plantings shall be subject to Planning Board approval. If any additional plantings within landscaped buffered area(s) do not survive a minimum of two years, they must be replaced.
- g) Finish and Color: Facilities installed according to these provisions shall be suitably finished and/or painted so as to minimize their visual impact on the landscape. Buildings and equipment that will be visible to the public should be designed in a manner and constructed of materials consistent with their surroundings. The tower and equipment associated with the antennas shall be of such a color or finish as to blend with their surroundings.
- h) Space and Bulk Requirements: Any WCF not existing as of June 13, 2009 shall conform to the following standards:
- (1) Mounting and Dimensions: The mass and dimensions of antennae on a tower or alternative tower structure shall be governed by the following criteria:
 - (i) Whip Antennae shall not exceed 20 feet in length for an individual antenna, and shall be limited to two per mount, with no more than three mounts at a given level.
 - (ii) Panel Antennae - The horizontal centerline of all panel antennae of a single carrier must be aligned in the same horizontal plane, with each antenna not to exceed eight feet in length or two feet in width.
 - (iii) Panel Antenna Volume Per Array - The volume of antennae, including required antenna support structures, shall not exceed 500 cubic feet per antenna array, with no one dimension exceeding 15 feet per array. The volume shall be determined by appropriate volumetric calculations using the smallest regular rectilinear, cuboidal, conical, cylindrical, or pyramidal

geometric shapes encompassing the perimeter of the entire array and all of its parts and attachments.

- (2) Lot Area: A WCF shall not be constructed on a lot that does not conform to the Georgetown Minimum Lot Size Ordinance, most current amended version, even if such a lot is a lawful, non-conforming lot of record.

- (3) Setbacks:

- (i) The center of the tower base shall be set back from the property line by a distance of at least one hundred and ten percent of the total tower height. If guy wires are used, they shall meet the applicable building setback requirements from the property line. This provision shall apply to both leased and owned property. Equipment facilities and other non-residential structures deemed functionally dependent for the WCF by the Planning Board may be permitted within the antenna setback area if desired by the applicant, but not within the normal building setback requirements.
 - (ii) All telecommunication facilities shall maintain the required setbacks as undisturbed vegetated buffers, except for the access road.
 - (iii) There shall be no setback requirements for antennae mounted on alternative tower structures. The standard building setbacks shall apply for alternative tower structures and equipment facilities where applicable.
- i) Co-Location is strongly encouraged in order to avoid the construction of multiple towers. All wireless communication towers and equipment compounds shall be built so as to facilitate co-location with additional service providers provided that the height limits and other bulk restrictions of this Ordinance are not exceeded.

B) Planning Board Review Guidelines

- 1) The Planning Board review of the application shall be advertised in a local newspaper and the Town's website by the Town for at least three days prior to the review, at the Applicant's expense. In addition, the applicant shall notify all abutters by registered mail, return receipt requested, at least 14 days prior to the review.
- 2) The Planning Board may require that the applicant submit documentation, in writing, that the guidelines established below will be met and maintained. The Planning Board will be guided in its consideration of a WCF Application by the following parameters:
 - a) All standards contained in Section 8.C, Performance Standards, of this Ordinance.
 - b) The height of the proposed tower, alteration, or other necessary structure does not exceed what is essential for its intended use.
 - c) The proximity of the tower and impact to residential development shall be minimized.
 - d) The WCF shall minimize changes to the existing natural topography to the maximum extent feasible and shall take into consideration the surrounding topography.
 - e) The WCF shall utilize the surrounding tree coverage and foliage as a buffer. Removal of mature trees shall be strongly discouraged.
 - f) The design of the WCF including the tower, antenna, antenna array, and any functionally dependent structures shall have the effect of reducing or eliminating visual obtrusiveness.
 - g) The WCF shall minimize visual impacts on viewsheds, ridgelines, and other areas of impacts by means of tower location, tree and foliage clearing, and placement of incidental structures.
 - h) The proposed facility shall not be constructed in such a manner as to result in unnecessary height, mass, and guy-wire supports.

- i) Based on information submitted by the applicant, the Planning Board shall ensure that other technically feasible sites have been investigated and the proposed facility has been located in order to minimize the effect of the location on visually sensitive areas such as residential use, historical areas, open space areas, and marshes.
 - j) The Planning Board may require a performance guarantee in accordance with Section 10.B of this ordinance.
 - k) The applicant shall pay all reasonable and customary fees incurred by the Town necessary to review the application, including, but not limited to, independent engineering, planning, legal, or similar professional consulting services, and advertising and reproduction expenses. Any such fees shall be assessed for review and shall be payable without regard to consultation results or the outcome of the application review. Any fees incurred shall be paid in full at the time of application.
- C) Performance Standards
- 1) All applications requiring Planning Board review shall meet and maintain the following performance standards to the maximum extent possible as determined by the Planning Board.
 - 2) Structural Design Standards
 - a) Any new single-use tower shall be designed to structurally support a minimum of two additional antenna arrays.
 - b) Communication towers shall be designed and installed in accordance with the most current standards of the Electronic Industries Association (EIA) Structural Standards for Steel Antenna Towers and Antenna Supporting Structures.
 - c) The applicant's engineer shall provide documentation showing that the proposed WCT meets or exceeds the most current standards of the American National Standards Institute (ANSI) for Sagadahoc County relative to wind and ice loads when the tower is fully loaded with antennae, transmitters, and other equipment as described in the submitted plan.
 - d) For towers or antennas placed on buildings or Alternative Tower Structures (ATS), the applicant shall also provide written certification from a structural engineer that the building or ATS itself is structurally capable of safely supporting the tower, antennas, their accompanying equipment and ice and wind loads.
 - e) A proposal to construct a new co-located WCT at or below the maximum height allowable permitted for a single wireless communication service must include evidence that the tower can structurally support a minimum of two antennae arrays for each anticipated co-locating entity.
 - 3) Radiation Emission Standards: The design, siting, and operation of the tower and any related structures must assure that all potentially hazardous radiation is controlled or contained, and that radiation levels are at safe levels as determined by applicable State and Federal standards.
 - 4) Aesthetics
 - a) Except where otherwise dictated by Federal or State requirements, the Planning Board may require that a proposed tower be designed to blend with its surroundings. Blending may include, but is not limited to, having a galvanized finish or being painted flat blue-gray or in a sky tone above the tops of surrounding trees and earth tone below treetop level.
 - b) If lighting is required by State or Federal regulations, the Planning Board may review the available lighting alternatives and approve the design that will cause the least disturbance to the surrounding properties and views.

- c) Antenna arrays and microwave dishes located on an ATS shall be placed in such a manner as to be as indistinguishable as possible from the current appearance of the existing structure as viewed from the ground level adjacent to the ATS. If circumstances do not permit such placement, the antenna array and dishes shall be placed and colored to blend into the architectural detail and coloring of the host structure.
- d) The Planning Board may require special design of the facilities where findings of particular sensitivity are made (for example, proximity to historic or aesthetically significant structures, views, or community features).
- e) No advertising or signage shall be permitted on any tower or antenna except for safety or other signage that may be required by the FCC.
- 5) Access: The operator shall keep the access to the facility free from snow and debris to ensure emergency access if required.

9) PROCEDURE FOR MODIFICATIONS TO EXISTING FACILITIES

A) Review Procedures

- 1) The Planning Board shall have the authority to engage an independent radio frequency engineer or other expert to review any documentation, guidelines, performance standards, or testimony provided by the applicant to the Planning Board to ensure that the requirements of this Ordinance are met. The qualified third party shall, at the request of the Planning Board, verify the accuracy of the information presented by the applicant. The costs for any consultants or experts engaged by the Planning Board shall be borne by the applicant. In all cases, the burden of proof shall be on the applicant to demonstrate that the required standards have been met.
- 2) Pre-Application Conference:
 - a) No less than 30 days before submitting a WCF Application for approval, the applicant or his agent shall appear before the Planning Board to discuss the proposed facility, present a sketch plan for informal review, and make arrangements for an inspection of the site with the Planning Board within the 30-day period from the date of the pre-application conference.
 - b) The sketch plan shall include a rough outline of the proposed modifications of the facility showing the proposed location of the antenna/antenna tower, support buildings, property boundaries, abutter's buildings, and other features which may be of assistance to the Board in understanding the proposal.
 - c) No binding commitments shall be made between the applicant and the Planning Board at the Pre-Application Conference. The purpose of the pre-application meeting shall be to understand what is proposed, what is possible, and what is acceptable.
 - d) Site Inspection: The Chairman of the Planning Board will appoint one or more individuals to inspect the site, accompanied by the applicant and the CEO. The purpose of this inspection is to provide more complete information for the Planning Board on the characteristics of the site and the impact the WCF will have on the surrounding area.
 - e) The Planning Board shall provide the applicant with a checklist of the requirements for an application within 14 days of the pre-application conference as shown in Section 20) CHECKLIST FOR MODIFICATION TO AN EXISTING WCF . The Planning Board may, at its discretion, modify the requirements in accordance with Section 14 below if such actions will not unreasonably restrict its ability to review the application.

- f) A determination of requirements for a photo simulations in Section 9).A).3).d).(1).
- 3) WCF Application: All persons seeking approval of the Planning Board under this ordinance shall submit an application for a WCF and shall provide the following information as a minimum:
 - a) General
 - (1) Names, addresses, phone numbers, and other means of contacting owner, lessee, companies, and persons that will function as contacts for the required inspections and monitoring of the WCF;
 - (2) Documentation of the applicant's right, title, or interest in the property on which the facility is to be sited, including name and address of the property owner and the applicant;
 - (3) Evidence of the need for wireless telecommunications improvements within the Town of Georgetown and/or surrounding areas;
 - (4) Evidence of a commitment from a duly licensed entity to utilize the tower to provide wireless communication services.
 - (5) Written approval by all applicable State and Federal agencies, including but not limited to the FAA and FCC, including a description of any conditions or criteria for the approval, or a statement from the agency that no approval is required;
 - b) Tower and site:
 - (1) The maximum tower height shall be no more than necessary to provide for service and public safety, and in no case higher than 175 feet. Factors to be considered are geography of the site, technology to be used, power to be transmitted, proposed range of reception, number of expected users, number of expected carriers, and the technology each will use.
 - c) Construction Documents
 - (1) All Construction Drawings and Specifications shall comply with all applicable statutes, regulations, standards, and ordinances issued by Federal, State and local jurisdictions.
 - (2) All Construction Documents and Specifications shall be prepared and stamped by a registered professional engineer in the State of Maine.
 - (3) Required drawings and specifications, including but not limited to the following:
 - (i) Boundary Survey: A boundary survey for the project performed by a licensed land surveyor including but not limited to:
 - 1. Comprehensive deed research investigation of the County Registry of Deeds.
 - 2. Definition of the limits of the property including all property corners and tangents, monuments and exceptions.
 - 3. Adjacent properties with lot number, acreage and property owner.
 - 4. Locating all major structures, roads and parking.
 - 5. Report Notes containing purpose of the survey, ownership and deed references, method of measurements, and past survey references. Also include any conflicts, exceptions, findings and opinions.
 - (ii) Site Plan: A set of large scale drawings showing the improvements to the property. This includes:
 - 1. Site boundaries and delineation of the property and adjacent properties, showing Lot Numbers.
 - 2. Location of all structures and their relationship to the boundaries and adjacent structures. Include all new, existing and demolished structures.

3. Location of Land Use Zones and setbacks from the Shoreland Zoning Ordinance.
 4. Location of all roads and parking areas and their relationship to the boundaries and adjacent structures.
 5. Any zones such as floodplain or wetland zones.
 6. Easements and other similar entitlements.
 7. Other site features and components the Planning Boards may require.
- (iii) Specific WCF Drawings: Plan and elevation drawings, cross sectional area or silhouette, of the facility, drawn to scale, and showing all measurements, both linear and volumetric, showing front, sides, and rear of the proposed facility including all fencing, supporting system for transmission cables running between the tower and accessory structures, control panels, antennae, and existing structures and trees. Reference any design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
1. Detail of the tower base or method of attachment to a structure. If the facility will be attached to an existing building or structure, provide measurements and elevations of the existing structure.
- (iv) If required, a stormwater management plan developed in accordance with Maine's Department of Environmental Protection regulations for Storm Water Management in Title 38, §420D of the Maine State Statutes, stamped and signed by a licensed Maine engineer.
- (4) Certification by the applicant that the proposed facility complies with all FCC standards for radio emissions.
- d) Lot Assessment, consisting of the following:
- (1) Photo simulations of the proposed facility taken from perspectives determined by the Planning Board, or its designee, during the Pre-Application Conference. Each photo must be labeled with the line of sight and elevation, and with the date taken imprinted on the photograph. The photos must show the color of the facility and method of screening.
 - (2) A written analysis of the visual impact of the proposed facility, including tower and supporting structures, which may include photo montage, field mock up, or other techniques, that identify the potential visual impacts, at design capacity, of the proposed facility. Consideration shall be given to views from roads, public areas, private residences, significant scenic resources, historic resources, including historic districts and structures listed in the National Register of Historic Places, and archaeological resources. The analysis of the impact on historical and archaeological resources shall meet the requirements of the Maine State Historical Preservation Officer in his/her review capacity for the FCC. The overall analysis shall assess the cumulative impacts of the proposed facility and other existing communication facilities in the area.
- e) Location
- (1) No WCF shall be located so as to create a significant threat to the health or survival of rare, threatened, or endangered plant or animal species. WCFs shall not be sited in a Resource Protection District.
 - (2) An equipment compound may be expanded in connection with a tower provided that:
 - (i) It shall consist of no more than 2,500 sq. ft. in total area;

- (ii) The maximum height of any building within the equipment compound shall be no taller than one story in height, up to a maximum height of twenty feet, and shall be created to look like a building or facility typically found in the area;
 - (iii) The equipment compound shall retain the design of the original compound including the setbacks, enclosure, maximum height, and landscape buffers.
 - f) **Finish and Color:** Facilities installed according to these provisions shall be suitably finished and/or painted so as to minimize their visual impact on the landscape. Buildings and equipment that will be visible to the public should be designed in a manner and constructed of materials consistent with their surroundings. The tower and equipment associated with the antennas shall be of such a color or finish as to blend with their surroundings.
 - g) **Space and Bulk Requirements:** Any WCF not existing as of June 13, 2009 shall conform to the following standards:
 - (1) **Mounting and Dimensions:** The mass and dimensions of antennae on a tower or alternative tower structure shall be governed by the following criteria:
 - (i) Whip Antennae shall not exceed 20 feet in length for an individual antenna, and shall be limited to two per mount, with no more than three mounts at a given level.
 - (ii) Panel Antennae - The horizontal centerline of all panel antennae of a single carrier must be aligned in the same horizontal plane, with each antenna not to exceed eight feet in length or two feet in width.
 - (iii) Panel Antenna Mass Per Array - The mass of antennae, including required antenna support structures, shall not exceed 500 cubic feet per antenna array, with no one dimension exceeding 15 feet per array. The mass shall be determined by appropriate volumetric calculations using the smallest regular rectilinear, cuboidal, conical, cylindrical, or pyramidal geometric shapes encompassing the perimeter of the entire array and all of its parts and attachments.
 - (2) **Setbacks:**
 - (i) All existing setback requirements of the original WCF and tower shall be maintained. This includes the requirement for the center of the tower base to be set back from the property line by a distance of at least one hundred and ten percent of the total tower height.
 - (ii) All telecommunication facilities shall maintain the required setbacks as undisturbed vegetated buffers, except for the access road.
 - (iii) There shall be no setback requirements for antennae mounted on alternative tower structures. The standard building setbacks shall apply for alternative tower structures and equipment facilities where applicable.
- B) Planning Board Review Guidelines**
- 1) The Planning Board review of the application shall be advertised in a local newspaper and the Town's website by the Town for at least three days prior to the review, at the Applicant's expense. In addition, the applicant shall notify all abutters by registered mail, return receipt requested, at least 14 days prior to the review.
 - 2) The Planning Board may require that the applicant submit documentation, in writing, that the guidelines established below will be met and maintained. The Planning Board will be guided in its consideration of a WCF Application by the following parameters:
 - a) All standards contained in Section 9.C, Performance Standards, of this Ordinance.

- b) The height of the proposed tower, alteration, or other necessary structure does not exceed what is essential for its intended use.
- c) The WCF shall minimize visual impacts on viewsheds, ridgelines, and other areas of impacts by means of tower location, tree and foliage clearing, and placement of incidental structures.
- d) The proposed facility shall not be constructed in such a manner as to result in unnecessary height, mass, and guy-wire supports.
- e) The applicant shall pay all reasonable and customary fees incurred by the Town necessary to review the application, including, but not limited to, independent engineering, planning, legal, or similar professional consulting services, and advertising and reproduction expenses. Any such fees shall be assessed for review and shall be payable without regard to consultation results or the outcome of the application review. Any fees incurred shall be paid in full at the time of application.

C) Performance Standards

- 1) All applications requiring Planning Board review shall meet and maintain the following performance standards to the maximum extent possible as determined by the Planning Board.
- 2) Structural Design Standards
 - a) Communication towers shall be designed and installed in accordance with the most current standards of the Electronic Industries Association (EIA) Structural Standards for Steel Antenna Towers and Antenna Supporting Structures.
 - b) The applicant's engineer shall provide documentation showing that the proposed WCT meets or exceeds the most current standards of the American National Standards Institute for Sagadahoc County relative to wind and ice loads when the tower is fully loaded with antennae, transmitters, and other equipment as described in the submitted plan.
 - c) For modifications of towers or antennas placed on buildings or alternative tower structures, the applicant shall also provide written certification from a structural engineer that the building or ATS itself is structurally capable of safely supporting the tower, antennas, their accompanying equipment and ice and wind loads.
 - d) All existing structures shall be examined on site by a Professional Structural Engineer, licensed in the State of Maine.
 - (1) The condition of all connections and structural components shall be visually reviewed for compliance with the original drawings and specifications and the most current standards of the Electronic Industries Association (EIA) Structural Standards for Steel Antenna Towers and Antenna Supporting Structures. If visual examination cannot determine the condition of the structure, invasive investigation techniques shall be utilized to determine adequacy of the structure. All costs shall be paid in whole by the Applicant.
 - (2) The Planning Board shall be provided with a stamped and signed report by the Professional Structural Engineer delineating the condition of the tower in respect to the required standards.
 - (3) Any examination revealing deficiencies shall require repairs designed by the Professional Structural Engineer to bring the structure into compliance with the drawings and specifications. In all cases, the burden of proof shall be on the Applicant to demonstrate that the required standards have been met.
- 3) Radiation Emission Standards: The design, siting, and operation of the tower and any related structures must assure that all potentially hazardous radiation is controlled or

contained, and that radiation levels are at safe levels as determined by applicable State and Federal standards.

- 4) Aesthetics
 - a) Except where otherwise dictated by Federal or State requirements, the Planning Board may require that the modifications to the tower be designed to blend with its surroundings. Blending may include, but is not limited to, having a galvanized finish or being painted flat blue-gray or in a sky tone above the tops of surrounding trees and earth tone below treetop level.
 - b) If lighting is required by State or Federal regulations, the Planning Board may review the available lighting alternatives and approve the design that will cause the least disturbance to the surrounding properties and views.
 - c) Additional antenna arrays and microwave dishes located on an ATS shall be placed in such a manner as to be as indistinguishable as possible from the current appearance of the existing structure as viewed from the ground level adjacent to the ATS. If circumstances do not permit such placement, the antenna array and dishes shall be placed and colored to blend into the architectural detail and coloring of the host structure.
 - d) The Planning Board may require special design of the facilities where findings of particular sensitivity are made (for example, proximity to historic or aesthetically significant structures, views, or community features).
 - e) No advertising or signage shall be permitted on any tower or antenna except for safety or other signage that may be required by the FCC.
- 5) Access: The operator shall keep the access to the facility free from snow and debris to ensure emergency access if required.

10) ADDITIONAL STANDARDS AND CRITERIA

- A) Operators of wireless communications facilities and their successors and assigns shall, on an annual basis, provide to the CEO of the Town of Georgetown a letter certifying that the tower is still in use and that the tower and its component equipment have not been superseded by more modern and preferred technology, thus rendering their use obsolete.
- B) Performance Guarantee for New WCFs.
 - 1) Any application that requires Planning Board review and approval shall require the posting of a Performance Guarantee for 125% of the removal cost of the WCF and associated land restoration costs. The amount of the guarantee shall be sufficient to restore the land to a condition as defined in Section 10).C).1) below. The amount of the guarantee shall be determined by the Planning Board based on estimates from independent contractors.
 - 2) Estimated removal costs of the WCF shall include, but are not limited to, all above-ground structures, equipment, foundations, guy anchors, utilities, fencing, access roads, or driveways specifically constructed to serve the tower, structures, equipment, or utilities.
 - 3) The type and form of the guarantee shall be subject to review and approval by the Town Attorney and the Board of Selectmen. The Board of Selectmen shall have the authority to require either a certified check payable to the Town of Georgetown, a savings account passbook issued in the name of the Town, an irrevocable letter of credit in favor of the Town from a financial institution authorized to do business in Maine, or a faithful performance bond running to the Town and issued by a surety company authorized to do business in Maine and acceptable to the Board of Selectmen.

- 4) All performance guarantees shall be on a continuous basis, with any provision for cancellation to include that the Town must be given at least 30 days notice of cancellation. The performance guarantee covering removal shall be for a minimum term of three years. It shall contain a mechanism satisfactory to the Planning Board for reviewing the cost of removal of the structure every three years, and a mechanism for increasing the amount of the guarantee, should the revised cost estimate so necessitate. The performance guarantee shall be released by the Planning Board only upon the completion of tower and facility removal and land restoration (as required by this Section) to the satisfaction of the Code Enforcement Officer.
- C) Removal of Abandoned Wireless Communication Facilities, Equipment and Components
 - 1) Wireless communications facilities that are not in use for wireless communications purposes for six consecutive months shall be considered abandoned and removed by the facility owner or the contractually responsible party at their own expense. Removal, including the removal of any and all components associated with the facility, shall occur within 90 days of the end of such six-month period. Upon removal, the site shall be cleaned, restored, and re-vegetated to blend with the surrounding vegetation at the time of abandonment, or to a condition as near to the original pre-construction condition as possible as determined by the Planning Board.
 - 2) The owner of a WCF shall notify the CEO of the date of cessation of use of the facility or any component thereof within one month from the date of such cessation. If the owner fails to give the notice required by this paragraph, the CEO shall make a determination of such date, which determination shall be conclusive.
 - 3) If two or more operators use a single WCF or tower, these provisions shall not apply until all users cease using the WCF or tower. All equipment and components utilized by the operator abandoning the WCF must be removed.
 - 4) If all antennae above a manufactured connection on a tower are removed, the resulting unused portions of the tower shall be removed within three months.
 - 5) If the owner goes out of, the WCF shall be considered abandoned. The owner shall meet the removal and land restoration requirements in this Section.
 - 6) Should the specific use of these wireless communication facilities be superseded by more modern and preferred technology, thus rendering their use obsolete, the tower and associated equipment and components shall be dismantled and the site restored.
 - 7) If the owner fails to remove the abandoned WCF or component thereof as required, the Town has the right to utilize the Performance Guarantee and shall cause the removal of the abandoned equipment and any required site restoration.
 - 8) The replacement or removal of all or portions of a WCF requires a new WCF Application and Building Permit as established in this Ordinance.
- D) Time Schedule: The WCF must be completed for operational use by the end of a 12-month period after issuance of the Building Permit.
- E) Liability: The Town of Georgetown is excluded from any liability relating to the loss of life, personal injury, or property damage as a result of the use of this wireless communications facility, its equipment, and component thereof.

11) MAINTENANCE AND REPAIRS TO EXISTING FACILITIES

- A) Normal maintenance and repairs of any conforming WCT and its related buildings may be performed without a permit from the Planning Board (PB) or CEO.

- B) Planning Board review and approval in accordance with the standards of this Ordinance shall be required if any of the following changes are proposed:
- 1) Any increase in the number or size of antenna(s), antenna array(s), or broadcast capacity in excess of the exemption standards contained in FCC OET Bulletin 65.
 - 2) Any increase in tower height.
 - 3) Any change to tower lighting or existing buffering.
 - 4) Any change to the access road or the size (square feet or volume) of any structure on site.

12) BUILDING PERMIT REQUIREMENTS

- A) The Planning Board shall ensure that the following requirements are met before issuing a building permit for a WCF. Building permits shall be issued in accordance with the requirements of the Building Permit Ordinance and Shoreland Zoning Ordinance except for the additional requirements or standards cited in this Ordinance.
- B) A building permit for the construction of a new WCF or any change to an existing WCF shall not be issued until the Planning Board has approved the WCF Application for the facility and all applicable conditions have been met.
- C) The Planning Board shall not issue a building permit for a WCF unless all required permits are obtained and filed with the Town including, but not limited to, any applicable Federal or State permits or licenses.
- D) The Planning Board shall have the authority to use professional and technical services to review proposed plans and to inspect the construction of an approved project. The applicant shall pay all costs incurred for these review and inspection services.
- E) If the Planning Board requires inspections and/or proof of insurance, all necessary forms and inspection schedules shall be submitted.
- F) If the Planning Board requires a performance guarantee and/or abandonment/removal bond for the proposed WCF, it must accept the bond required before acting on the application.

13) INSPECTIONS

- A) Inspections of towers by either a registered professional engineer or a qualified third party mutually agreed upon by the applicant and the CEO shall be performed to assess structural integrity. Such inspections shall be performed as follows:
- 1) Monopole towers - at least once every six years following completion of construction. The inspection shall take place between the fifth and sixth year of the repeat sequence.
 - 2) Self-supporting towers - at least once every five years following completion of construction. The inspection shall take place between the fourth and fifth year of the repeat sequence.
 - 3) Guyed towers - at least once every three years following completion of construction. The inspection shall take place between the second and third year of the repeat sequence.
- B) The owner shall submit the inspection report to the CEO or designee 30 thirty days of its receipt. Based upon the results of the inspection, the CEO, or upon recommendation by the CEO, the designee may require repair or demolition of the tower.
- C) The cost of such inspections, reports, repairs, or demolition required shall be borne entirely by the tower owner. Required repairs shall be completed within 90 days or less, as required by the CEO or designee for safety reasons.
- D) Failure to provide required inspection reports in the required time schedule shall be deemed prima facie evidence of abandonment.

14) WAIVERS

- A) The Planning Board may waive any of the submission requirements based upon a written request of the applicant submitted at the time of application. It may grant a waiver of any submission requirement only if it finds in writing that the information is not required to determine compliance with the standards of this Ordinance. The Planning Board must additionally determine that such modification or waiver would not adversely affect properties in the vicinity or the general safety and welfare of the Town. The burden of proof rests solely with the applicant and must be shown to be consistent with Federal and State law and with the purpose of this Ordinance.

15) APPEALS

- A) Appeals shall be in accordance with the standards established in the Building Permit Ordinance or Shoreland Zoning Ordinance. Appeal applications and variance requests shall be in accordance with Board of Appeals Ordinance Section VI.

16) ENFORCEMENT

- A) Nuisances. Any violation of this Ordinance shall be deemed to be a nuisance.
- B) Code Enforcement Officer
 - 1) It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, he or she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of land, buildings, or structures, or work being done, removal of illegal buildings or structures, and abatement of nuisance conditions. A copy of such notices shall be submitted to the Town officers and be maintained as a permanent record.
 - 2) The Code Enforcement Officer shall conduct on-site inspections to ensure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.
 - 3) The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted or denied, inspections submitted, revocation actions, revocation of permits, appeals, court actions, violations investigated, violations found, and fees collected.
- C) Legal Actions. When the action above does not result in the correction or abatement of the violation or nuisance condition, the Selectmen, upon notice from the Code Enforcement Officer, are hereby directed to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the Town. The Selectmen or their authorized agent are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without Court action. Such agreements shall not allow an illegal structure or use to continue unless there is clear and convincing evidence that the illegal structure or use was constructed or conducted as a direct result of erroneous advice given by an authorized Town official and there is no evidence that the owner or owner's agent acted in bad faith, or unless the removal of the

structure or use will result in a threat or hazard to public health and safety or will result in substantial environmental damage.

- D) Fines. Any legal entity, including but not limited to, a corporation, landowner, a landowner's agent, a landowner's lessee, or a contractor, who violates any provision or requirement of this Ordinance shall be penalized in accordance with 30-A MRSA § 4452.

17) CONFLICT AND SEVERABILITY

- A) Whenever a provision of this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or of any other ordinance, regulation, or statute, the more restrictive provision shall apply. The invalidity of any part of this Ordinance shall not invalidate any other part of this Ordinance.

18) DEFINITIONS

- A) In addition to those terms defined in the Building Permit and Shoreland Zoning Ordinances, the following terms are applicable for reviewing an application for a WCF and for ensuring that applicable standards are met.
- 1) **ANSI:** the American National Standards Institute, documents inclusive of the most current publication.
 - 2) **ATS (Alternative Tower Structure):** Clock towers, steeples, light poles, water towers, electrical transmission line towers, and similar alternative mounting structures that camouflage or conceal the presence of antennae or towers associated with a WCF.
 - 3) **Antenna/Antenna Array:** (1) A device used in communication that transmits or receives radio or electromagnetic frequency signals. (2) A system of one or more rods, panels, discs, or similar devices used for transmitting or receiving radio frequency (RF) signals through electromagnetic energy. These include, but are not limited to, omni-directional antennae (whip or rod), directional antennae (panel), and parabolic antennae (dish or disc).
 - 4) **Antenna Support Structure:** Any pole, telescoping mast, tower tripod, or other structure that attaches to a tower and supports one or more antenna.
 - 5) **Code Enforcement Officer (CEO):** Person employed by a municipality to enforce all enabling state laws and local ordinances in the following areas: shoreland zoning, land use regulation, internal plumbing, subsurface waste water disposal, and building standards.
 - 6) **Co-location:** The use of a WCF by more than one wireless telecommunications provider.
 - 7) **EIA:** the Electronics Industries Association or its lawful successor.
 - 8) **Equipment Facility:** Any structure used to contain ancillary equipment for a WCF, including cabinets, shelters, a build-out of an existing structure, pedestals, and other similar structures.
 - 9) **FAA:** the Federal Aviation Administration or its lawful successor.
 - 10) **FCC:** the Federal Communication Commission or its lawful successor.
 - 11) **Maintenance:** The regular, routine maintenance of a WCF, including but not limited to changing light bulbs, plowing and maintaining the existing access road and gate, fence repair and maintenance, maintenance of the buffer, replacing an existing antenna with a functionally equivalent antenna, and changing or repairing electronic components that do not increase the broadcast capacity of the WCF in excess of the exemption standards contained in FCC OET Bulletin 65. This definition specifically includes painting provided that it is done in accordance with the standards established in tower height, replacing light

- fixtures, and increasing the broadcast capacity of a WCF within the exemption standards contained in Bulletin 65.
- 12) **Modification:** Any changes to the wireless Communications facility to increase or alter the facilities capabilities, including but not limited to, equipment upgrades, tower enhancements, additional supports, etc.
 - 13) **HAM Radio:** Amateur radio is the use of radio frequency spectrum for purposes of non-commercial exchange and messages, wireless experimentation, self-training, private recreation, radio sport, contesting and emergency communication.
 - 14) **OET:** The FCC Office of Engineering and Technology.
 - 15) **Ordinance:** Town of Georgetown, Maine's *Wireless Communications Facilities Ordinance*, most current amended and approved version.
 - 16) **Parabolic Antenna:** (also known as a satellite dish antenna): An antenna that is bowl shaped, designed for receiving or transmitting RF communication signals in a specific directional pattern.
 - 17) **Repairs:** Any actions replacing or restoring a part or piece of equipment in order to return it to the previous state of operation.
 - 18) **Tower Height:** The vertical distance measured from the mean elevation of a 25' radius of a circle whose center is the base of the tower to the highest point of the tower or ATS, including the base pad, all antennae, and other attachments. When towers are mounted on buildings or other structures, the total vertical height is measured from the ground level as stated above.
 - 19) **Town:** The Town of Georgetown, Maine.
 - 20) **Wireless Communications:** Any personal wireless services as defined in the Federal Telecommunications Act of 1996, which includes FCC-licensed commercial wireless telecommunications services including but not limited to telecommunications services, radio or television signals, or any other spectrum-based transmissions/receptions, cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, radio, television, and similar services that exist or may be developed.
 - 21) **WCF (Wireless Communication Facility) or Facility:** A facility that transmits, receives, distributes, provides, or offers wireless communications. This definition includes the facility's associated antennae, microwave dishes, horns, cables, wires, conduits, ducts, lightning rods, electronics, and other types of equipment for transmitting, receiving, distributing, or offering such signals, wireless communication towers, antenna support structures, and other structures supporting the equipment, and any attachments to those structures, including guy wires and anchors, equipment buildings, generators, parking areas, utility services, driveways, roads, and other accessory features.
 - 22) **Wireless Communication Towers - Co-Located:** A Wireless Telecommunications Tower or ATS supporting one or more antennae or antenna arrays owned or used by more than one public or private entity. A Co-Located Tower may include two or more antenna arrays serving the same company provided that the applicant can demonstrate to the Planning Board that separate levels are a practical necessity.
 - 23) **Wireless Communication Tower or Tower (WCT):** A structure designed and constructed specifically to support an antenna array that provides wireless communication. A tower may be a monopole (ie "flagpole"), self-supporting (lattice) tower, guy-wire support tower, or other similar structure, and includes all supporting lines, cables, wires, and braces.

19) CHECKLIST FOR NEW WCF APPLICATION (SECTION 8)

The following checklist is for use by the Planning Board and a completed list will be provided to the Applicant within 14 days after the Pre-Application Conference. The excerpts to the right of the reference are only partial descriptions to the referenced section. See the actual Ordinance section for complete contents of the section and any requirements not listed below.

SECTION 8).A).3).a) General:

	Not Req'd	Req'd	
_____	_____		(1) Names, addresses, phone numbers
_____	_____		(2) Documentation of the applicant's right, title, or interest
_____	_____		(3) Evidence of the need for WCF
_____	_____		(4) Evidence of commitment to utilize WCF
_____	_____		(5) Written approval by all applicable State and Federal agencies

SECTION 8).A).3).b) Tower and site:

_____	_____		(1) Evidence that the applicant has notified all other owners
_____	_____		(2) A letter of commitment
_____	_____		(3) Evidence that previously approved towers cannot accommodate
_____	_____		(4) Documentation that the proposed tower cannot be co-located
_____	_____		(5) A report from the manufacturer or a professional engineer
_____	_____		(6) A letter of intent that commits the tower owner
_____	_____		(7) Proof of financial capacity
_____	_____		(8) Maximum tower height
_____	_____		(9) There shall be no more than one tower on each lot

SECTION 8).A).3).c) Construction Documents:

_____	_____		(3) Required Drawings and Specifications
_____	_____		(4) Certification by the applicant

SECTION 8).A).3).d) Lot Assessment:

_____	_____		(1) Landscaping plan
_____	_____		(2) Photo simulations
_____	_____		(3) Written analysis of the visual impact

SECTION 8).A).3).e) Location:

_____	_____		(1) No WCF shall be located so as to create a significant threat
_____	_____		(2) Equipment compound characteristics

SECTION 8).A).3).f) Buffer Requirements

_____	_____		Vegetative buffering
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SECTION 8).A).3).g) Finish and Color

_____ Suitably finished so as to minimize their visual impact

SECTION 8).A).3).h) Space and Bulk Requirements

_____ (1) Mounting and Dimensions

_____ (2) Lot Area

_____ (3) Setbacks

SECTION 8).A).3).i) Co-Location

_____ Co-Location is strongly encouraged

SECTION 8).C).2) Structural Design Standards

_____ (a) support structurally two additional antenna arrays

_____ (b) Standards in compliance with of the EIA

_____ (c) Applicant's engineer shall provide documentation meets ANSI

_____ (d) Antennas placed on buildings or alternative tower structures

_____ (e) Proposal to construct a new co-located WCT

SECTION 8).C).3) Radiation Standards

_____ Potentially hazardous radiation is controlled

SECTION 8).C).4) Aesthetics

_____ (a) Require that a proposed tower be designed to blend

_____ (b) Lighting alternatives

_____ (c) Equipment placement

_____ (d) Special design of the facilities

_____ (e) No advertising or signage

OTHER REQUIREMENTS:

Partial listing of requirements approved for New WCF:

Georgetown Planning Board

Name

Title

Date

END OF CHECKLIST FOR SECTION 8

20) CHECKLIST FOR MODIFICATION TO AN EXISTING WCF (SECTION 9)

The following checklist is for use by the Planning Board and a completed list will be provided to the Applicant within 14 days after the Pre-Application Conference. The excerpts to the right of the references are only partial descriptions to the referenced section. See the actual Ordinance section for complete contents of the section and any requirements not listed below.

SECTION 9).A).3).a) General:

Req'd	Not Req'd	
_____	_____	(1) Names, addresses, phone numbers
_____	_____	(2) Documentation of the applicant's right, title, or interest
_____	_____	(3) Evidence of the need for WCF improvements
_____	_____	(4) Evidence of commitment to utilize WCF
_____	_____	(5) Written approval by all applicable State and Federal agencies

SECTION 9).A).3).b) Tower and site:

_____	_____	(1) Maximum tower height
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SECTION 9).A).3).c) Construction Documents:

_____	_____	(3) Required Drawings and Specifications
_____	_____	(4) Certification by the applicant

SECTION 9).A).3).d) Lot Assessment:

_____	_____	(1) Photo simulations
_____	_____	(2) Written analysis of the visual impact

SECTION 9).A).3).e) Location:

_____	_____	(1) No WCF shall be located so as to create a significant threat
_____	_____	(2) Expanded equipment compound characteristics

SECTION 9).A).3).g) Finish and Color

_____	_____	Suitably finished so as to minimize their visual impact
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SECTION 9).A).3).h) Space and Bulk Requirements

_____	_____	(1) Mounting and Dimensions
_____	_____	(2) Setbacks

SECTION 9).C).2) Structural Design Standards:

_____	_____	(a) Standards in compliance with of the EIA
_____	_____	(b) Applicant's engineer shall provide documentation meets ANSI
_____	_____	(c) Antennas placed on buildings or alternative tower structures

_____ (d) Existing structure site review and analysis

SECTION 9).C).3) Radiation Standards

_____ Potentially hazardous radiation is controlled

SECTION 9).C).4) Aesthetics

_____ (a) Require that a proposed tower be designed to blend

_____ (b) Lighting alternatives

_____ (c) Equipment placement

_____ (d) Special design of the facilities

_____ (e) No advertising or signage

OTHER REQUIREMENTS:

Partial listing of requirements approved for modifications to an existing WCF:
Georgetown Planning Board

Name

Title

Date

END OF CHECKLIST FOR SECTION 9