

MEMORANDUM

TO: Cape Elizabeth Town Council
FROM: Ordinance Committee
DATE: June 29, 2021
SUBJECT: Wireless Amendments

Introduction

At the May 10, 2021 meeting, the Town Council referred to the Ordinance Committee development of wireless amendments.

ORDERED, the Cape Elizabeth Town Council refers to the ordinance committee proposed amendments to Chapter 19 Zoning Ordinance related to how new wireless infrastructure should be treated as a land use.

Process

The Ordinance Committee met on June 9th and June 23rd to discuss amendments that would clarify how wireless infrastructure is regulated as a land use, and also to streamline regulation to promote better wireless services in the community.

The committee is recommending the attached amendments that make wireless infrastructure a permitted use under the "essential services" category. The additional review that would be needed (building permit/site plan review, etc) is dependent on what the wireless infrastructure triggers under existing rules.

It is expected that these amendments will clarify how wireless infrastructure is regulated as a land use, and will provide clarity for the pending Otelco project.

Additional amendments

The Ordinance Committee is interested in reducing regulatory barriers in anticipation of the eventual deployment of 5G services. The committee is working on additional amendments which will be forwarded in the next 1-2 months.

Recommendation

The Ordinance Committee voted 3-0 to recommend the Wireless Amendments to the Town Council for consideration.

