

**TOWN OF CAPE ELIZABETH**  
**Planning Board**  
**Workshop Application**

Applicant Name Town of Cape Elizabeth

Email matthew.sturgis@capeelizabthe.org Telephone (207) 799-2868

Address 320 Ocean House Road, Cape Elizabeth, ME 04107

Do you own the property? Yes X No     

If not, do you have written permission from the owner? Yes X (please provide) No       
Approval from Town Council on April 11, 2022

Project Contact Person (one only):

Name Terry Turner (agent) Telephone 207-956-3440

Address 56 Campus Drive, New Gloucester, ME 04260

Email terry.turner@otelco.com

Location of Project 320 Ocean House Rd. Map/Lot U11 / 17

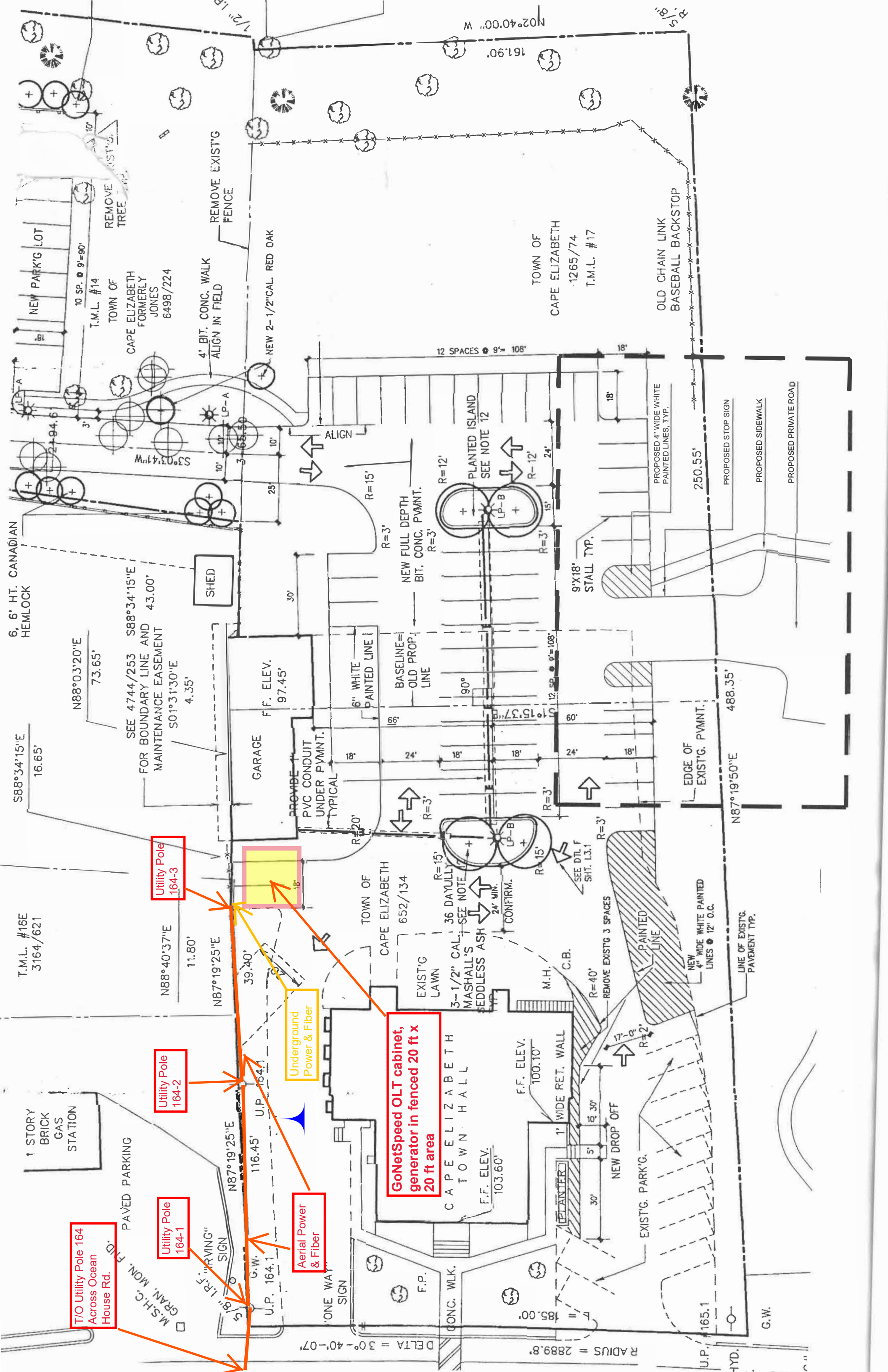
Project description: GoNetSpeed to place a fiber optic cabinet, generator, and propane tank in a fenced 20' x 20' easement area in the town hall parking lot. Power & fiber will be aerial feed from existing utility pole 164 to existing utility pole 164-3 and then underground into the easement area. The generator will only run during power outages and routine testing. There will be no need for parking after construction except for occasional site visits for service and maintenance. PLEASE SEE ATTACHED SKETCH PLAN AND SUPPORTING DOCUMENTS

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

Please return to the town planner, ACP Office, Town Hall  
maureen.omeara@capeelizabeth.org, 799-0115

Planning Board workshop requests must be submitted at least 7 days before the workshop.



## **GoNetSpeed (OTELCO) PROPOSAL**

### **320 Ocean House Road**

Owner: Town of Cape Elizabeth

Map: U11      Lot: 17      Zone: Town Center (TC)

Current Use: Cape Elizabeth Town Hall

### **GoNetSpeed Proposal**

#### **Sec. 19-9-4 Review Procedures –**

##### **A. Workshop**

##### **2. – INFORMATION REQUIRED**

- a. GoNetSpeed (GNS) proposes to purchase an easement from the Town of Cape Elizabeth for a 20 ft. by 20 ft. area to place its equipment with rights to construct, run utilities to the compound, and with 24/7/365 access for maintenance of its equipment. There will be no water or sewer service connected to the GNS equipment. There are existing utility poles to the proposed GNS compound to provide power and fiber cables. The location is level and paved so minimal new impervious area, if any, will be created.
- b. No existing limiting characteristics to the site.
- c. GNS plans to build a fiber optic network in the Town of Cape Elizabeth to provide “last mile” fiber-to-the-home broadband service. The GNS fiber network requires ground equipment to distribute the signals to the end users and the service provider(s). In Cape Elizabeth, GNS will build a single location to place two (2) equipment cabinets, a small generator, a propane tank, and a meter post (see example herein) with a fenced area. The generator will only run during power outages and for periodic testing & maintenance. The ground compound will be enclosed by a fence constructed of materials suitable to the town (see example herein). A conceptual site plan is attached.
- d. The only issue outstanding with municipal regulations is confirmation by code enforcement of the applicable side setback.
- e. The following waivers are being requested:

2 d. – Survey - boundary survey, deed, easements, restrictions, and covenants. The town has provided a copy of an existing survey from a prior site plan.

2 e. – Existing Conditions – the GNS proposal is for existing impervious area that is level and will not have any underground utilities, except a short underground run of conduit for fiber & power cables from an existing utility pole (164-3) on the property line. The length of the run will depend on the setback requirements.



2 f. – Topography – the existing impervious area is flat, and the development area is 400 sf. or less.

2 h. – Traffic Access & Parking – After construction, the GNS proposal will generate occasional visits for maintenance and repairs usually for a single vehicle. Existing parking should handle the occasional maintenance visits. GNS will work with public works and town staff to minimize disruption during construction.

2 i. – Storm Water – location is currently impervious area, minimal new impervious area to be created and proposal may actually reduce the existing impervious area.

2 j. – Erosion Control – level site that is an existing impervious area. Best management practices will be used during construction.

2 k. – Utilities

- i. Water – no water to be used
- ii. Sewer – no sewer to be connected
- iv. Solid / Other Waste – no solid waste to be generated, no hazardous or radioactive materials, chemical wastes to be stored on site. UPS batteries will be in the equipment cabinet.

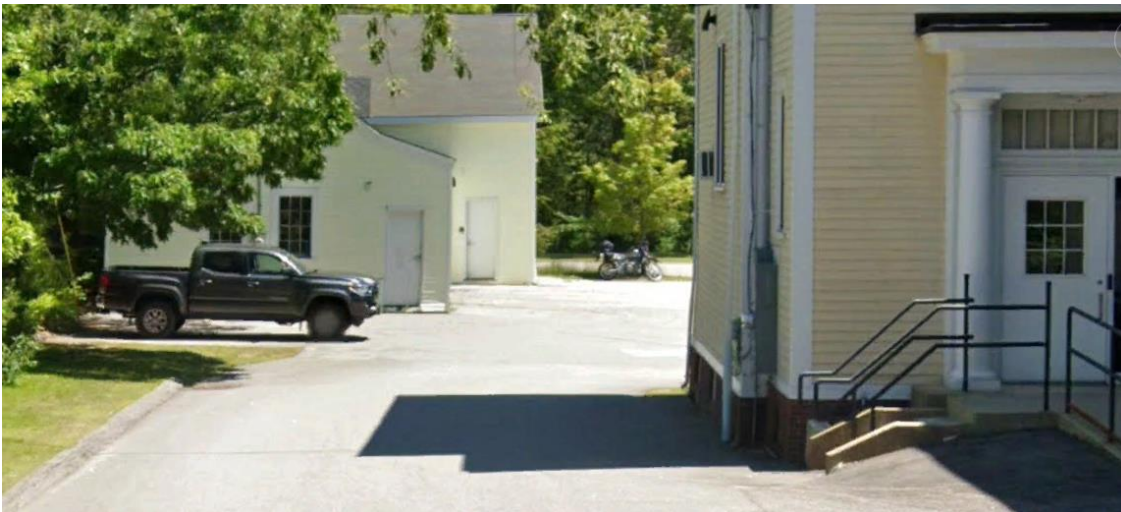
2 m. – Lighting – no lighting proposed

2 n. – Signs – no signs proposed, except for GNS non-illuminated identification signage on the fence.

2 p. – Exterior Storage - 96-gallon propane tank inside the fenced area.

2 q. – Financial and Technical Capability – GNS has built numerous equipment compounds like the one proposed for the Cape Elizabeth town hall parking lot.

## Photos





Utility Pole 164-3

Proposed Location of  
GoNetSpeed Equipment

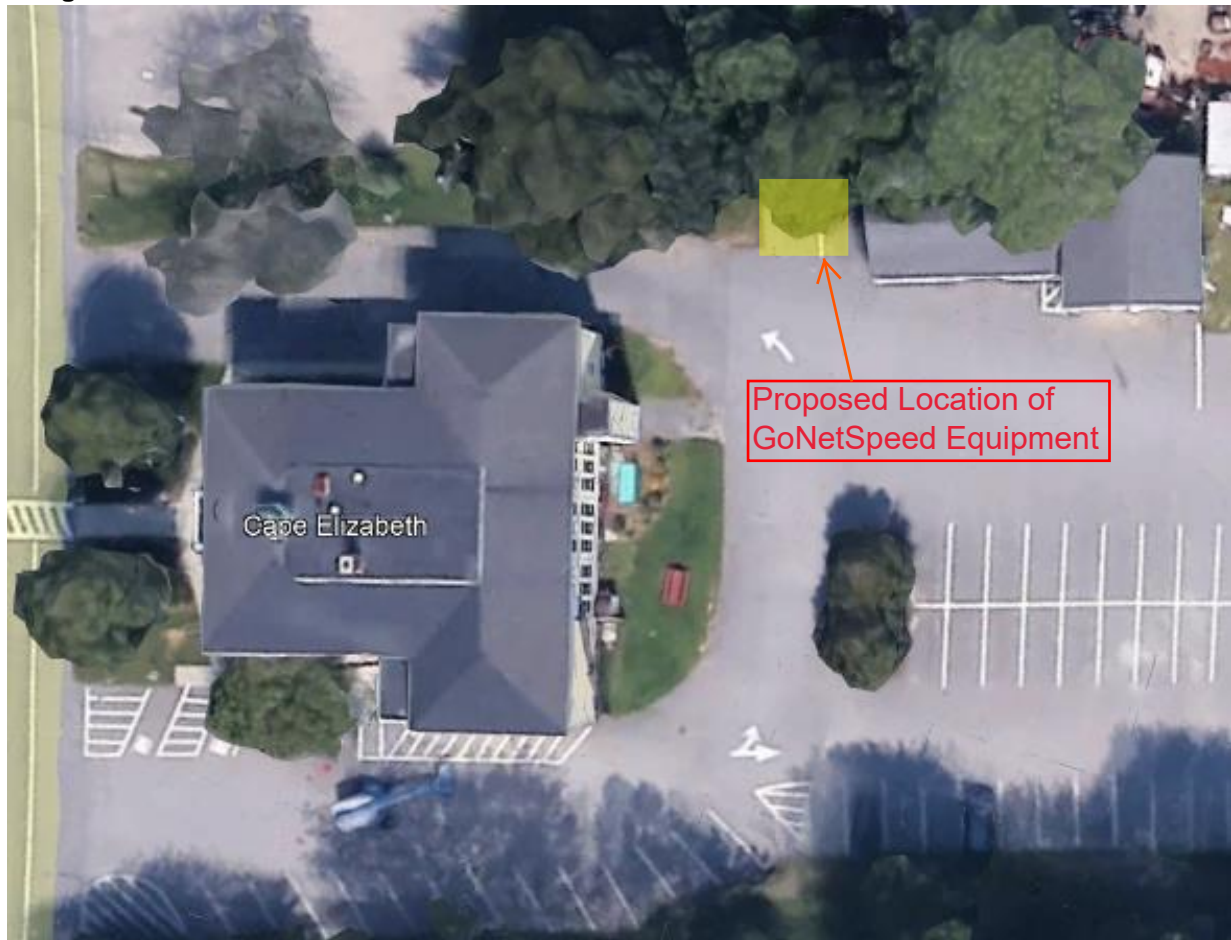
## Map Views

### Cape Elizabeth GIS View

Property	
Address	320 OCEAN HOUSE ROAD
ID	U11017000000
Ownership	
Name	TOWN OF CAPE ELIZABETH
Address	320 OCEAN HOUSE ROAD CAPE ELIZABETH, ME 04107
Valuation	
Buildings	\$954,000
Land	\$320,000
Land	
Zone	TC
Open Space Deed	
Open Space Deed	



### Google Earth View





## Fiber & Power Access Route

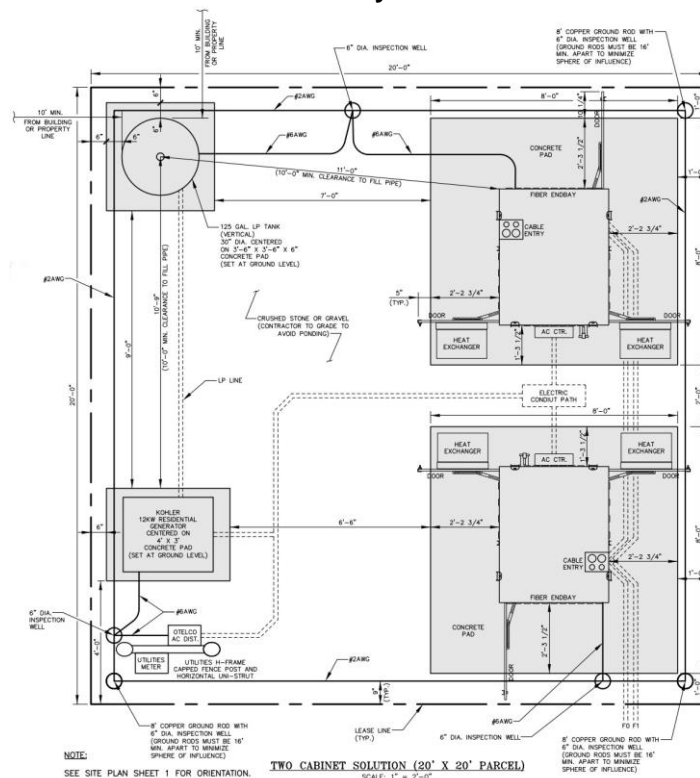


## GoNetSpeed to place two (2) Pad Mounted Cabinets in Cape Elizabeth.



(Single Cabinet Example on a 20' x 20' easement)

### Pad Mount Double-Cabinet Layout for a 20' X 20' Easement





### **GoNetSpeed Pad Mount Cabinet Example**



(64" H x 52" L x 40" W)

### **Sample of Fencing Type to be Placed Around GoNetSpeed Equipment**

