

**TOWN COUNCIL**  
**Town of Falmouth, Maine**  
**Draft for discussion October 23, 2017 v4**

[NOTE: The following draft conditions and restrictions are based upon input and discussion from Councilors at previous meetings. The goal is to have a draft list to forward to the Planning Board and Council for formal hearings.]

**An Ordinance for an amendment under Sections 8-352 and 19-17 of the Code of Ordinances to establish a Tier III Personal Wireless Facility in the Farm and Forest District**

Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that conditional rezoning is hereby granted for the entire tract designated as Tax Map R04-022 on the 2016 assessing maps for the siting of no more than one Tier III facility as defined under Section 8-350 and as further defined by the “Plan Set” entitled: “Verizon, Falmouth 3 ME” dated August 19, 2014 and revised through October 28, 2016 consisting of 26 sheets, prepared by Hudson Design Group.

The following conditions and restrictions shall apply to the entire tract of land in addition to any applicable requirements of the Code of Ordinances. In the event there is conflict with other requirements, the more stringent shall apply.

1. This rezoning is expressly for Verizon Wireless, Inc. Transfer to another entity other than a wholly owned subsidiary of Verizon Wireless, Inc. requires an amendment to this rezoning by the Council.
2. A colocation site on the approved tower shall be provided for municipal services for the Town of Falmouth, be considered a part of this rezoning and meet the minimum requirements for public safety communication equipment as determined by the Town. If such colocation occurs, space within the fenced lease area shall be provided for equipment if necessary and access over the proposed driveway to the tower site shall be provided. Any future colocation other than that listed above or location of additional towers shall require an amendment to this rezoning.
3. This rezoning is limited to one monopole or monopine tower with a maximum height of 107 feet, with the general location as shown on Sheet C-1 of the Plan Set as revised through August 29, 2016.
4. No further alteration, clearing of vegetation or site disturbance of wetlands and vernal pools and their designated buffers and setbacks as shown on Sheets C6 through C11 as amended through October 28, 2016.
5. There shall be only one point of egress along the Falmouth Road frontage and it shall be located in such a manner as to meet the minimum site distance requirements of 17-229 Department of Transportation Chapter 299: Highway Driveway and Entrance Rules. The point of egress shall be appropriately marked with the street number as assigned by the town’s Street Addressing Officer. The point of egress shall be limited to access for the single wireless facility as described above and forestry management practices by the property owner.