

City of Auburn, Maine

"Maine's City of Opportunity"

Office of Planning & Permitting Planning Board Report

To: Auburn Planning Board

From: Eric J. Cousens, City Planner

Date: April 9, 2013

RE: Special Exception and Site Plan request of KJK Wireless for Maine RSA #1 aka US Cellular, to construct a 12 panel roof mounted wireless telecommunications antenna at 74 Lake Auburn Avenue (PID 260-142) pursuant to Chapter 60, Article XI of the Ordinances of the City of Auburn.

I. PROPOSAL

KJK Wireless for Maine RSA #1 aka US Cellular is seeking a Special Exception approval to construct a 12 panel roof mounted wireless telecommunications antenna at 74 Lake Auburn Avenue (PID 260-142) pursuant to Chapter 60, Article XI of the Ordinances of the City of Auburn (Wireless Communications Facilities).

The applicant explains in detail why they believe the tower meets the requirements of the ordinance (see Section 2 of application).

Traffic is expected to be approximately 4 vehicle trips per month and no other impacts are anticipated. Renderings are included in the plan package for review by the Board.

II. DEPARTMENT REVIEW

Police Department:

A. No Concerns. L/A 911 also confirmed that the facility should not cause any interference with their equipment.

Auburn – Lewiston Airport Manager:

A. No Concerns as long as FAA requirements are met.

Fire Department:

A. No Concerns.

Water and Sewer District:

A. No impact and no concerns.

Engineering Department:

- A. No concerns.

Planning Department:

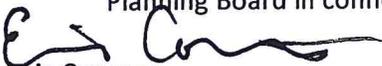
- A. The proposal appears to meet the requirements of the Ordinance.

III. FINDINGS FOR SPECIAL EXCEPTION REVIEW:

- A. The Zoning Ordinance contains specific requirements for a Wireless communications facility similar to that being proposed and they have been met.
- B. The Special Exception sought will not create or aggravate a traffic hazard, a fire hazard or any other safety hazard.
- C. The proposed Special Exception sought will not block or hamper the Comprehensive Plan pattern of highway circulation or of planned major public or semi-public land acquisition.
- D. The subject property is situated in the MFU zoning district and the proposed use is consistent with this zoning classification. The exception sought will not alter the essential characteristics of the neighborhood and will not tend to depreciate the value of the property adjoining and neighboring the property under application.
- E. Reasonable provisions have been made for adequate lot width, lot area, drainage, driveway layout, road access, off-street parking, landscaping, building separation, sewage disposal, water supply, fire safety.
- F. The standards imposed are, in all cases, at least as stringent as those elsewhere imposed by the Auburn Building Code and by the provisions of Chapter 60.
- G. All essential city services, which will be required for the project, are presently available or can be made available without disrupting the City's Comprehensive Plan.
- H. It has been determined that the proposed project satisfies the objectives of Site Plan review and Special Exception review and will constitute a suitable development and will not result in a detriment to the neighborhood or the environment. This determination is based upon the above noted findings.

IV. RECOMMENDATION:

Based upon the findings noted above, Staff recommends that the Planning Board approve the proposed Special Exception and Site Plan request of KJK Wireless for Maine RSA #1 aka US Cellular, to construct a 12 panel roof mounted wireless telecommunications antenna at 74 Lake Auburn Avenue (PID 260-142) pursuant to Chapter 60, Article XI of the Ordinances of the City of Auburn, with the condition that the facility be shall be built in compliance with the plans and specifications which have been received by the Planning Board in connection with the development proposal.


Eric Cousens

Director of Planning and Permitting