

Town of Blue Hill Telecommunications Tower Ordinance

Adopted 04/02/2011

Section 1. Title and Purpose

A. Title

The title of this ordinance shall be the “Town of Blue Hill Telecommunications Tower Ordinance”.

B. Purpose

The purpose of this Ordinance is to balance the interests of the residents of the Town of Blue Hill with the need for wireless telecommunications. These standards are intended to establish general guidelines for the siting of telecommunications towers and antennas .

Section 2. Ordinance Administration

A. Authority

This Ordinance has been prepared in accordance with the provisions of Article VIII, Part 2, § 1 of the Maine Constitution (Municipal Home Rule), the provisions of Title 30-A, M.R.S.A. § 3001 (Home Rule) and the provisions of the Planning and Land Use Regulation Act, Title 30-A M.R.S.A § 4312, etc. seq. (*Comprehensive Planning and Land Use Regulation, or “Growth Management Act”*)

B. Applicability

This Ordinance applies to all construction and expansion of wireless telecommunications facilities, existing or proposed, within the Town of Blue Hill except as provided in Section 3. Wireless Telecommunications Facilities shall be classified as Major Developments and shall be reviewed by the Planning Board, as defined in Section 3.2 of the Blue Hill Commercial Site Plan Review dated March 16, 2002.

C. Conflicts with Other Ordinances, Laws and Regulations

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 administered by the municipality, the more restrictive provision shall control.

D. Validity and Severability

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decisions shall not invalidate any other section or provision of the Ordinance.

E. Penalties

Any person or company that owns or controls any building or property connected with a Telecommunications facility that violates this Ordinance shall be liable for civil penalties in accordance with Title 30-A M.R.S.A. § 4452. Each day such a violation continues after notification by the CEO shall constitute a separate offense. Each offense shall be subject to civil penalties, orders to correct

violations and attorney and expert witness fees in accord with Title 30-A M. R. S. A. § 4452.

F. Availability

A certified copy of this Ordinance shall be filed with the Municipal Clerk and shall be accessible to any member of the public upon request. Copies shall be made available to the public at reasonable cost at the expense of the person making the request.

G. Effective Date

This Ordinance was adopted by the Municipal Legislative body on 04/02/2011.

Section 3. Exemptions

A. Exempted Telecommunications

The following are exempt from the provisions of this ordinance as long as the fall setback from the property lines meets or exceeds one and one-half (1 ½) times the height of the antenna and the owner follows the height restrictions.

- 1. Amateur(ham) radio stations :** Amateur (ham) radio stations licensed by the Federal Communications Commission (FCC) under thirty-five (35) feet high.
- 2. Parabolic Antennas:** Parabolic Antennas less than (7) seven feet in diameter, that are an accessory use of the property under thirty-five (35) feet high.
- 3. Antennas as accessory uses:** An antenna that is an accessory use to a residential dwelling unit under thirty-five (35) feet high.

The following are exempt from the provisions of this ordinance, no permits are required.

- 1. Emergency Wireless Telecommunications Facility:** Temporary wireless communication facilities for emergency communications by public agencies.
- 2. Routine repair and maintenance or repair:** Routine maintenance or repair of a wireless telecommunications facility and related equipment, provided that there is no change in height or any other dimension of the facility.
- 3. Temporary wireless telecommunication facility:** Temporary wireless telecommunications facility in operation for a maximum period of (180) one hundred and eighty days. This may include, but is not limited to, "cellular on wheels" mobile equipment. It is required that the applicant must give prior written notification to the CEO and the height is limited to 190 feet or less.
- 4. "Special event":** (see Definitions) wireless telecommunication facility: Temporary special event telecommunication facilities for a period not to exceed five days preceding an event and five days after a special event. It is required that the applicant must give prior written notification to the CEO and the height is limited to 190 feet or less.

Section 4. Review and Approval Authority

A. Approval Required

No person shall construct, reconstruct or expand a wireless telecommunications facility without approval of the Planning Board and notification of the CEO as follows:

1. New Construction, Expansion of an Existing Facility. Approval by the Planning Board is required for construction of a new wireless telecommunications facility; and expansion of an existing wireless telecommunications facility that increases the height or any other dimension of the facility; and accessory use of an existing wireless telecommunications facility.

2. Reconstruction of an Existing Facility. Notification of the CEO is required for reconstruction of a wireless telecommunications facility. Reconstruction is allowed provided there is no change in the height or any other dimension of the facility. Reconstruction is allowed only within (18) eighteen months of damage, the full surety bond must be maintained during this time. After (18) eighteen months, a new application and surety bond must be submitted or the facility will be declared abandoned.

3. Expiration of Approved Applications. All site plan approvals shall expire within (1) one year of the date of issuance unless work there-under is substantially commenced. Substantial to mean at least 30% of the total value of the project is to be completed. If work is not substantially completed within (2) two years from the date of issuance, a new application must be made.

B. Approval Authority

In accordance with Section 4A, above, the Planning Board shall review applications for wireless telecommunications facilities, and make written findings of fact on whether the proposed facility complies with this Ordinance.

Section 5. Requirements for All Applicants

A. Pre-Application Conference

The Pre-application conference is not optional. All persons seeking approval of the Planning Board under this ordinance shall meet with the CEO or Planning Board, no less than (30) thirty days before filing an application.

At this meeting, the CEO or Planning Board shall explain to the applicant the ordinance provisions, possible locations to avoid for tower sites (including areas identified as Scenic Resources in the 1999 Comprehensive Plan) as well as applications forms and submissions that will be required under this ordinance. There is no fee for the Pre-Application Review, any review or comment by the CEO is not binding upon either the CEO or the Planning Board. The use of this procedure shall not render an application to be a pending application.

Section 6. Application for Planning Board Preliminary Review

All persons seeking review by the Planning Board under this ordinance shall submit an application with the information as provided below. These materials shall be contained in a bound report or a three-ring notebook.

A. General Information:

1. Name of owner of record and address;
2. Applicant's name and address;
3. The name of the proposed development;
4. Names and addresses of all abutting property owners;
5. Sketch map showing general location of the site within the Town;
6. Location map showing the relationship of the proposed project to adjacent properties and to the general surrounding area within three thousand + - (3,000+ -) feet of any property line of the site. The scale shall not be smaller than 1"=400'.
7. The tax map(s) and lot number(s) of the parcel or parcels where the parcel is located and of abutting parcels;
8. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate the applicant's right, title, or interest in the property upon which the facility is to be sited;
9. A statement stating whether any portion of the project is located within the watershed of the Blue Hill Water District;
10. The name(s), registration number(s), and seal(s) of the land surveyor, architect, engineer and/or similar professionals assisting with the preparation of the plan.
11. A copy of the FCC license for the facility, or a signed statement from the owner or operator of the facility attesting that the facility complies with current FCC regulations;
12. A USGS 7.5 minute topographic map showing the location of all structures and wireless telecommunications facilities above one hundred fifty (150) feet in height above ground level, except antennas located on roof tops, within a five (5) mile radius of the proposed facility, unless this information has been previously made available to the municipality. This requirement may be met by submitting current information (within thirty (30) days of the date the application is filed) from the FCC Tower Registration Database;
13. A schedule of construction, including anticipated beginning and completion dates.
14. Projects involving the storing, generating or handling of hazardous wastes or materials, oil or radioactive wastes shall specify the exact amount and nature of all such substances that will be on the site and the specific method of handling and containing those substances that will be used.
15. **Performance Bond:** A yearly renewable bond indemnifying the town for 100 % of the costs of removal of the facility as determined by the Planning Board shall be submitted to the municipal authority before construction starts and maintained yearly as long as the structure exists. Notice of renewal of the bond shall be sent to the selectmen yearly by the owner or the bonding agent. Should the bond not be renewed, the bonding company must give the town sixty (60) days notice of non renewal and advise the town of steps required to renew the bond.

B. Site Information-Mapping

1. The following information regarding proposed development and existing conditions is required. This information must accompany, or be submitted on, a map using the following scale and showing the date of the map, magnetic north, the scale and the

identity of the draftsman:

Acres	Scale
1-10	1"=10' to 1" = 50'
10-50	1"=50' to 1"=100'
50+(lots 4 acres)	1"=100'
50+(lots>4acres)	1"=200'

2. Zoning classification(s) of the property and the location of zoning district boundaries if the property is wholly or partially located in an area subject to Shoreland Zoning.
3. Identification of districts, sites, buildings, structures or objects, significant in American History, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places
4. A site plan prepared and certified by a professional engineer registered in the State of Maine, indicating the location, type and height of the proposed facility, antenna capacity, on-site and abutting off-site land uses, means of access, setbacks from property lines, and all applicable American National Standards Institute (ANSI) technical and structural codes.
5. Certification by the applicant that the proposed facility complies with all FCC standards for radio emissions is required.
6. A boundary survey for the project performed by a licensed professional surveyor licensed by the State of Maine. The bearings and distance of all property lines of the property to be developed and the source of this information shall be on the map.
7. A copy of such covenants or deed restrictions, if any, as are intended to cover all or part of the site. Such covenants or deed restrictions shall be referenced on the plan.
8. A survey of the lessor's or current owner's entire property shall be presented. The applicant may request and the Planning Board may consent to a survey of the entire property in the form of a mortgage loan inspection sketch, including information requested by the Planning Board.
9. Location and size of all existing and proposed wells, sewer and water mains, culverts, drains, above or below ground utilities and waste water disposal systems on the property to be developed, and of any of these items that currently serves or will serve the development from abutting streets or land.
10. Location, names, and widths of all existing and proposed streets and rights- of-way adjacent to the proposed development.
11. The location, dimensions, and ground floor elevations of all existing and proposed buildings on the site.
12. The location and dimensions of all existing and proposed driveways, streets, parking and loading areas, and walkways on the site.
13. The existing and proposed topography of the site at an appropriate contour interval (not greater than 5') depending on the nature of the use and character of the site.
14. Major natural features on the site and including, within two hundred fifty (250') feet of the boundaries of the site, wetlands, streams, ponds, flood plains, groundwater aquifers, significant wildlife habitats (including bird nesting, staging and feeding areas, and deer yards identified by the IF&W), archaeological resources or other important natural features.
15. The delineation of all the fall zones, one and a half (1 ½) times the height of the tower from existing and proposed buildings, property lines and buffers required by this Ordinance shall be shown on the applicant's plan.

C. Site Information- Soils and Erosion Control

1. Soils information if on-site sewage disposal is proposed. This information should be detailed enough to allow those portions of the site not suitable for on-site disposal systems to be identified, if applicable.
2. The direction and amount of pre-development and proposed surface water drainage flow across and from the site, based upon 24-hour, 2-10- and 25-year storms. Where proposed flow exceeds pre-development flows by 10% or more, the applicant shall submit a storm-water management plan, showing the steps taken to minimize the impact of storm water runoff. The storm water management plan shall be based upon 24-hour, 2-,10- and 25-year storms.
3. An erosion control and sedimentation control plan setting forth the measures to be taken to comply with Section 4.5 “Erosion and Sedimentation Control” of Blue Hill’s Commercial Site Plan Review starting on page 18 shall be included.

D. Site Information- Visual Impact

1. The location, front view, dimensions and type of all existing and proposed exterior signs.
2. A visual assessment consisting of the following:
 - a.) Elevation drawings of the proposed facility, and any other proposed structures, showing height above ground level;
 - b.) A landscaping plan indicating the proposed placement of the facility on the site: location of existing structures, trees and other significant features; 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.
 - c.) Photo simulations of the proposed facility taken from perspectives determined by the Planning Board, or their designee. Each photo must be labeled with the line of sight, elevation, and with the date taken imprinted on the photograph. The photos must show the color of the facility and method of screening.
 - d.) A narrative discussing the extent to which the proposed facility would be visible from or within a designated scenic resource. The tree line elevation of vegetation within 100 feet of the facility, and the distance to the proposed facility from the designated scenic resource’s noted viewpoints.

E. Site Information- Propagation Studies

1. Propagation studies of areas already covered by telecommunication facilities as well as areas proposed to be covered by the applicant.
2. A written description of how the proposed facility fits into the applicant’s telecommunications network. This submission requirement does not require disclosure of confidential business information.
3. Certification by the applicant that the proposed facility complies with all FCC standards for radio emissions is required.
4. Evidence demonstrating that no existing building, site, or structure can accommodate the applicant’s proposed facility, the evidence for which, may consist of any one of the following:
 - a.) Evidence that no existing facilities are located within the targeted market coverage area as required to meet the applicant’s engineering requirements.
 - b.) Evidence that existing facilities do not have sufficient height or cannot be increased in height at a reasonable cost to meet the applicant’s engineering requirements up to the limit of 190 feet.

- c.) Evidence that existing facilities do not have sufficient structural strength to support the applicant's proposed antenna and related equipment. Specifically:
 - i.) Planned, necessary equipment would exceed the structural capacity of the existing facility, considering the existing and planned use of those facilities, and these existing facilities cannot be reinforced to accommodate the new equipment.
 - ii.) The applicant's proposed antenna or equipment would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna or equipment on the existing facility would cause interference with the applicant's proposed antenna.
 - iii.) Existing or approved facilities do not have space on which planned equipment can be placed so it can function effectively.
- d.) For facilities existing prior to the effective date of this ordinance, there is evidence that the fees, costs, or contractual provisions required by the owner in order to share, or adapt an existing facility are unreasonable. Costs exceeding the pro rata share of a new facility development are presumed to be unreasonable. This evidence shall also be satisfactory for a tower built after the passage of this ordinance.
- e.) Evidence that the applicant has made diligent good faith efforts to negotiate co-location on an existing facility, building, or structure, and has been denied access.

F. Site Information - Submission Waivers

1. The Planning Board, as appropriate, may waive any of the submission requirements based upon a written list of requested waivers submitted by the applicant at the time of application, accompanied by the written reasons why each waiver is being requested.
2. A waiver of any submission requirement may be granted only if the Planning Board finds in writing that due to special circumstances of the application, the information is not required to determine compliance with the standards of the Ordinance.

Section 7 Fees, Public Hearing & Final Application Review Procedure

A. Permit Application Fee

1. An application for Planning Board approval shall include payment of a permit application fee of \$0.20 per square foot of total area fenced compound. Each accessory building requires a minimum fee of \$500.00. The application shall not be considered complete until this fee is paid. An applicant is entitled to a refund of the application portion of the fee if the application is withdrawn within fifteen(15) days of the date of filing.

B. Planning Board Review Fee (held in Escrow)

1. An applicant requesting approval by the Planning Board shall deposit with the Town a \$5000.00 fee to cover all reasonable and customary fees incurred by the municipality that are necessary to review the application and to obtain the permit. Additional monies shall be required to cover all town expenses in the event of an appeal. The review fee shall be paid at the time of application.
2. This Review Fee shall be held in Escrow. That portion of the review fee not used shall be returned to the applicant within thirty (30) days of the Planning Board's final decision.

C. Application Procedure

1. Filing the Application & Fees

Nine (9) copies of the application shall be filed with the CEO or Planning Board two (2) weeks prior to the scheduled meeting for review. The application shall be accompanied by the Permit Application Fees (Section 7A1) and the Planning Board Review Fee (Section 7B1).

2. Planning Board Preliminary Review

Within forty-five (45) days of the filing of the application, the Planning Board shall review the application and determine if the application meets the submission requirements. The Planning Board, as appropriate, shall review any written requests for a waiver from the submission requirements and shall act on these requests prior to determining the completeness of the application.

3. Complete Application

If the application is complete, the Planning Board shall notify the applicant in writing of this determination, or if the application is incomplete, the Planning Board shall notify the applicant in writing, specifying the additional materials or information required to complete the application. After the Planning Board has determined that a complete application has been filed, it shall notify the applicant in writing and begin its review of the proposed development.

4. Public Hearing & Abutter's Notices

The Planning Board will hold a Public Hearing within 30 days of the filing of the completed application. The CEO or the Planning Board shall publish the time, date and place of the hearing at least one (1) time at least seven (7) days prior to the hearing in a newspaper of area-wide circulation. The applicant must supply to the Board a list of the abutting land owners. The abutting land-owners shall be notified by certified mail by the Code Enforcement Officer of the hearing. Failure on the part of any abutter to receive such notice shall not be grounds for delay of any consideration of the application nor denial of the project.

5. Final Planning Board Review

Within sixty (60) days of the Public Hearing or ninety (90) days of receiving a complete application for approval, the Planning Board shall either approve, approve with conditions, or deny the application in writing, together with the findings on which that decision is based. The time limit for review may be extended by mutual agreement between the Planning Board and the applicant.

Section 8 Planning Board Review Standards

An application for approval by the Planning Board for New Construction or Expansion of an Existing Facility must meet the following standards:

A. Designed for Co-Location

A new wireless telecommunications facility and related equipment must be designed and constructed to accommodate expansion for future co-location of at least three additional wireless telecommunications facilities or providers at commercially reasonable rental rates which will be subject to review and approval of the Planning Board.

B. Height

A wireless telecommunications facility must be no more than one hundred ninety (190) feet in height.

C. Setbacks

A new or expanded wireless telecommunications facility must be set back one and one half (1 ½) times it's height measured from the outer edge of the compound's fence from all property lines, structures or roads, except the tower's access road. The setback may be satisfied by including the areas outside the property boundaries if secured by an easement. The height of the tower shall be measured from the base of the tower.

D. Landscaping

A new wireless telecommunications facility and related equipment must be screened with plants from view by abutting properties, to the maximum extent practicable. Existing plants and natural land forms on the site shall also be preserved to the maximum extent practicable.

E. Fencing

A new wireless telecommunications facility must be fenced to discourage trespass on the facility and to discourage climbing on any structure by trespassers. The fence must encircle the entire facility.

F. Lighting

A new wireless telecommunications facility must be illuminated only as necessary to comply with FAA or other applicable state and federal requirements. Lighting must meet the standards of the Blue Hill Commercial Site Plan Review.

G. Color and Materials

A new wireless telecommunications facility must be constructed with materials and colors that match or blend with the surrounding natural or built environment, to the maximum extent practicable. Unless otherwise required, muted colors, earth tones, and subdued hues shall be used.

H. Structural Standards

A new wireless telecommunications facility must comply with the current Electronic Industries Association/Telecommunications Industries Association (EIZ/TIA) 222 Revision Standard entitled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures," and with Hancock County Standards for wind shear and ice load.

I. Visual Impact

The proposed wireless telecommunications facility will have no unreasonable adverse impact upon designated scenic resources as identified in Section 1 of this Ordinance or by a State or Federal Agency.

1. In determining the potential unreasonable adverse impact of the proposed facility upon the designated scenic resources, the Planning Board shall consider the following criteria:

- a.) The extent to which the proposed wireless telecommunications facility is visible above the tree line from viewpoints of the impacted designated scenic resource.
- b.) The type, number, height and proximity of existing structures and features, and background features within the same line of sight as the proposed facility.
- c.) The amount of vegetative screening.
- d.) The distance of the proposed facility from viewpoints and the

facility's location within the designated scenic resource.

- e.) The presence of reasonable alternatives that allow the facility to function consistently with its purpose.

J. Historic & Archeological Properties

The proposed facility, to the greatest degree practicable, will have no unreasonable adverse impact upon an historic district, site or structure which is currently listed or eligible for listing on the National Register of Historic Places.

Section 9 Standard Conditions of Approval

A. Town of Blue Hill Commercial Site Plan Review Ordinance

An approved project must meet the Performance Standards of Section 4, page 16, of the Town of Blue Hill Commercial Site Plan Review Ordinance and satisfy all applicable review criteria.

B. Amendment to an Approved Application

Any changes to an approved application must be approved by the Planning Board, in accordance with Section 4.

C. Abandonment

1. A wireless telecommunications facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned. The CEO shall notify the owner of an abandoned facility in writing and order the removal of the facility within ninety (90) days of receipt of the written notice. The owner of the facility shall have thirty (30) days from receipt of the notice to demonstrate to the CEO that the facility has not been abandoned. If the owner fails to show that the facility is in active operation, the owner shall have sixty (60) days to remove the facility. If the facility is not removed within this time period, the municipality may remove the facility at the owner's expense. The owner of the facility shall pay all site reclamation costs deemed necessary and reasonable to return the site to its pre-construction condition, including the removal of roads, and re-establishment of vegetation.
2. The owner of the facility may apply to the Planning Board for release of the surety bond when the facility and related equipment are removed to the satisfaction of the Planning Board.
3. If the bond is to be cancelled or reduced, the bonding agent must directly notify the CEO and the Selectmen. The Selectmen shall review the surety bond annually.

D. Co-Location As a condition of approval, the owner of the wireless telecommunications facility, his or her successors and assigns agree to:

1. Respond in a timely, comprehensive manner to a request for information from a potential co-location applicant, in exchange for a reasonable fee not in excess of the actual cost of preparing a response.
2. Negotiate in good faith for shared use of the wireless telecommunications facility by third parties;
3. Allow shared use of the wireless telecommunications facility if an applicant agrees in writing to pay reasonable charges for co-location.
4. Require no more than a reasonable charge for shared use of the wireless telecommunications facility, based on community rates and generally accepted accounting principles. This charge may include, but is not limited to, a pro rata share of the cost of site selection, planning project administration, land costs, site design, construction and maintenance, financing, return on

equity, depreciation, and all of the costs of adapting the tower or equipment to accommodate a shared user without causing electromagnetic interference. The amortization of the above costs by the facility owner shall be accomplished at a reasonable rate, over the life span of the useful life of the telecommunications facility.

- E. Emissions** As a further condition of approval, and upon request by the Town, the applicant shall, at various times, while the wireless telecommunications facility is in operation, certify to the Town that it is in full compliance with all applicable FCC radio frequency emissions regulations.

Section 10. Appeals

- A.** Any person aggrieved by a decision of the Planning Board on a Telecommunications Tower application may appeal the decision to the Maine Superior Court in accordance with Rule 80(B) Maine Rules of Civil Procedure. Written notice of an appeal must be filed with the court within thirty (30) days of the Planning Board's written decision. The applicant's notice of appeal shall clearly state the reasons for the appeal.

Section 11. Administration and Enforcement

- A.** The CEO, as appointed by the Board of Selectmen, shall enforce this ordinance. If the CEO finds that any provision of this ordinance has been violated, the CEO shall notify in writing, the person responsible for such violation, indicating the nature of the violation, and ordering the action necessary to correct it. The CEO shall order correction of the violation and may take any other legal action to ensure compliance with this ordinance.
- B.** The Board of Selectmen is 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 a violation of this ordinance to continue unless there is clear and convincing evidence that the violation occurred as a direct result of erroneous advice given by an authorized municipal official upon which the applicant reasonably relied to its detriment and there is no evidence that the owner acted in bad faith. The removal of the violation will not result in a threat to public health and safety or substantial environmental damage.

Section 12. Definitions

Antenna – A system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of radio or electromagnetic frequency signals.

Antenna Height – The vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure, even if said highest point is an antenna. Measurement of tower height shall include antenna, base pad, and other appurtenances and shall be measured from the finished grade of the facility site. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the antenna height.

Compound-the total of the fenced area surrounding all structures and equipment associated with the tower.

Co-Location – The use of a wireless telecommunications facility by more than one wireless telecommunications provider.

Designated Scenic Resource – The specific location, view or corridor, as identified as a scenic resource in a municipally adopted comprehensive plan or by a State or Federal agency that consists of:

1. A three dimensional area extending out from a particular viewpoint on a public way or within a public recreational area, focusing on a single object, such as a mountain, resulting in a narrow corridor, or a group of objects, such as a downtown skyline or mountain range.
2. Lateral terrain features such as valley sides or woodland as observed to either side of the observer, constraining the view into a narrow or particular field, as seen from a viewpoint on a public way or within a public recreational area.

Expansion – The addition of antennas, towers or other devices to an existing structure.

FAA – Federal Aviation Administration

Fall Setback – The distance measured from the outside of the wireless telecommunications facility's fence, which encircles the entire facility.

FCC – Federal Communications Commission, or its lawful successor.

Height – The vertical measurement from a point on the ground at the mean finish grade adjoining the foundation as calculated by averaging the highest and lowest finished grade around the building or structure, to the highest point of the building structure. The highest point shall exclude farm building components, flagpoles, chimneys, ventilators, skylights, domes, water towers, bell towers, church spires, processing towers, tanks, bulkheads, or other building accessory features usually erected at a height greater than the main roofs of buildings.

Historic or Archeological Resources – Resources that are:

1. Listed individually in the National Register of Historic Places or eligible for listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district.
3. Individually listed on a state inventory of historic places in states with historic preservation programs approved by the Secretary of the Interior.
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by Secretary of the Interior through the Maine Historic Preservation Commission
5. Areas identified by a government agency such as the Maine Historic Preservation Commission as having significant value as an historic or archaeological resource.
6. Any areas identified as having an historic value in the municipality which are listed or shown on a municipal map dated 2004 and the 1999 Comprehensive Plan.

Historic Landmark - Any improvement, building or structure of particular historic or archeological significance to the Town relating to its heritage, cultural, social, economic or political history, or which exemplifies historic personages or important events in local, state, or national history identified in the municipality's comprehensive plan, which have been listed or are eligible to be listed on the National Register of Historic Places.

Line of sight – The direct view of the object from the designated scenic resource.

Parabolic antenna – (also know as a satellite dish antenna) An antenna which is bowl-shaped, designed for the reception and or transmission of radio frequency communication signals in a specific directional pattern.)

Principal Use – The use other than one which is wholly incidental or accessory to another use on the same premises.

Public Recreational Facility – A regionally or locally significant facility, as defined and identified either by State statute or in the municipality’s adopted comprehensive plan, designed to serve the recreational needs of municipal property owners.

Special Event – A rare and unpredicted event.

Substantial Start – The completion of thirty percent (30%) of a structure or use measured as a percentage of estimated total cost.

Targeted Market Coverage Area – The area which is targeted to be served by this proposed telecommunications facility.

Unreasonable Adverse Impact – The proposed project would produce an end result which is :

1. Excessively out of character with the designated scenic resources affected, including existing building structures and features within the designated scenic resource, and
2. Would significantly diminish the scenic value of the designated scenic resource.

Viewpoint – That location which is identified either in the municipally adopted comprehensive plan or by a Federal or State agency , and which serves as the basis for the location and determination of a particular designated scenic resource.

Wireless Telecommunications Facility or Facilities - Any structure, antenna, tower, or other device which provides radio/television, commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), common carrier wireless exchange access services, and personal communications service (PCS) or pager services., or any kind of wireless communication transmissions.