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MANCHESTER CONCORD PORTSMOUTH WOBURN, MA

CAROL J. HOLAHAN Direct Dial: 603-230-4429 Email: carol.holahan@mclane.com Admitted in NH and MA

June 27, 2014

VIA FEDERAL EXPRESS - #8996 6112 7840

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101

Re:

Application for Building Permit by Bell Atlantic Mobile of Massachusetts Corporation Ltd d/b/a Verizon Wireless ("VzW") for Wireless

Telecommunications Equipment at 25 Church Avenue, Portland (Peaks

Island), ME

Tax Assessor's Chart, Block & Lot: 87-M-9

Zoning: IR-2

Dear Ms. Barhydt:

Consistent with recent meetings and correspondence with staff members in the Planning Division and Zoning Administration, the purpose of this letter is to deliver to you VzW's application for administrative review and related supporting documentation relative to VzW's proposed installation of wireless telecommunication equipment at the Brackett Memorial Methodist Episcopal Church on Peaks Island.

As noted from the attached plans, VzW proposes to replace the existing wooden louvers on the church steeple with fiberglass louvres, similar in both style and appearance to the existing louvers, and to install a total of six (6) antennas, completely within the existing church steeple. Accordingly, there will be little to no visual impact resulting from this portion of the installation.

As also shown on the plans, the antennas will be supported by an equipment shelter, approximately 12' x 26', and two condenser units located immediately adjacent to the equipment shelter. The equipment shelter is fully compliant with all side, rear and front setback requirements set forth in §14-145.11 of the City of Portland Zoning Ordinance.

A diesel generator will be completely enclosed within the equipment shelter. Moreover, VzW plans to use 30 KW GENSET generator, which is approximately half the size of the model used to support other installations. In addition to being significantly smaller, and thus quieter, this model is equipped with dampeners as well. The combination of a smaller, quieter generator, equipped with noise-dampening panels, and completely enclosed within the equipment shelter should alleviate any concerns related to noise. Copies of the manufacturers specification for the generator are also attached.

In support of this application, VzW encloses the following materials:

- VzW's Application for Administrative Authorization;
- Plans of VzW's proposed installation;
- Manufacturer's specification for the proposed generator;
- Letter of Authorization; and
- a check, payable to the City of Portland, in the amount of \$50.00, to cover the application fee.

Should you require any additional information, please do not hesitate to contact me.

Corftz

Thank you for your assistance with this matter.

Very truly yours,

Carol J. Holahan

CJH:slb



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

ROJECT AD	DRESS: _	25 Church Avenue		_CHART/BLC	OCK/LOT: 87-M-9	
PPLICATION	FEE:	(\$50.00)				
		N: (Please Attach Sketch/Formmunications equipment insid		•	-	ınd level
ONTACT INF	ORMATIC	N:				
WNER/APPL	ICANT	c Mobile of Massachusetts	CONSULTANT			
Name:		in, Ltd d/b/a Verizon Wireless	Name:	Carol J. Holah	enter, Suite 7000	
Address:	Corporatio	III, Liu d <i>ibia</i> verizori vvireless	Address:	Woburn, MA		
Work #:	-		Ma-1- 4-	781-904-268		
vvork #: Cell #:	-		Work #: Cell #:	603-491-606		
Cell #: Fax #:			Cell #: Fax #:	781-904-270		
Home #:			Fax #: Home #:	603-491-606		
E-mail:			E-mail:	carol.holaha	n@mclane.ćom	
	Administi	rative Authorization:			Applicant's Assessi	nent
		pg .2 of this appl.)			Y(yes), N(no), N/A	
) Is the propo	sal within	existing structures?			Y & N	
Are there a	ny new bui	ldings, additions, or demolit	ions?		Υ	
Is the footp	rint increas	e less than 500 sq. ft.?			Y	
Are there a	ny new cui	b cuts, driveways or parking	g areas?		N	
Are the curi	os and side	ewalks in sound condition?			N/A	
Do the curb	s and side	walks comply with ADA?			N/A	
Is there any	additional	parking?			N	
Is there an i	ncrease in	traffic?			N	
Are there a	ny known s	stormwater problems?			N	
Does suffici	ent proper	ty screening exist?			Y	
Are there a	dequate ut	ilities?	•		Y	
Are there ar	ny zoning v	violations?		:-	N	
) Is an emerg	gency gene	erator located to minimize n	oise?	3	Y	
Are there ar	ny noise, v	bration, glare, fumes or oth	er impacts?		Υ	
	plicant:		Date			

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other required approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

PROVISION OF PORTLAND CITY CODE 14-523 (SITE PLAN ORDINANCE)

RE: Administrative Authorization

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;

2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;

- 3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
- 4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
- 5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
- 6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;

7. There are no evident deficiencies in existing screening from adjoining properties; and

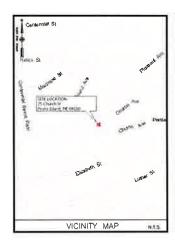
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

9. There are no current zoning violations;

- 10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
- 11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.
- Filing the Application. An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. The application must be accompanied by an application fee of \$50.
- b. Review. Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c Decision. If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.



25 CHURCH STREET PEAKS ISLAND, ME 04108



ENGINEER

DEWBERRY
280 SUMMER ST
BOTTON, MA 022 0

PHONE # (617) 693—3400
FAX # (617) 693—3410

CONTACT: MATTHEW F. TLDEN

SITE ACQUISITION

VERIZON WRETESS
400 FREEERS
400 FREEERS
PHONE # (603) 303—0700

CONTACT: TOOD WHITE

CONSULTANT TEAM

SITE NAME
PORTLAND 6 ME
PROPERTY OWNER:
CBL: 087 M009501
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ISLAND ST ENSCORES, SOCIETY PEAKS
ISLAND ME DATIOR
PEAKS ISLAND ME DATIOR
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CONCENTION WIRELES (A)
ADDRIEGE PARKESSAY
WESTBOROUGH, MA DISSI-3956
LET DATE OF MODIFICATION OF MODIFICATION WIRELES (A)
087 M007001
088 M007001
089 M007001

FARPOINT COMMUNICATION (866) 984-3001 COORDINATES: LATITUDE: 45' 39' 38' 76" N LONGITUDE: 70' 11' 45' 06" W "PER FAA-20"

PROJECT SUMMARY

SITE ADDRESS.
25 CHURCH STREET
PEAKS ISLAND, ME 04108

ZONNOL DETRICT
TIEST ISLAND RESIDENTAL

PROJECT DIRECTORY

THE SITE WILL CONSIST INSTALLING (6) PANEL ANTENNAS NEGO THE EXISTING CHURCH STEPLE AND REPLACE EXTEROR WITH RE TRANSPARENT MATERIAL TO MATCH EXISTING A 12 YER EQUIPMENT SHELTER WITH INTERNAL DESIGN CHARACTER WILL BE INSTALLED AT GRADE POWER AND TILLED OF PROM SOURCES ON THE STREES OF THE STREES.

PROJECT DESCRIPTION

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS AND IS NOT TO BE USED FOR MAINTER SITE OR WHEN OTHER CONDITIONS PERTAIN REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER AD A COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

SHT. NO	DESCRIPTION
T+1	TITLE SHEET
Z-1	PLOT PLAN
2-2	PROPOSED SITE & STEEPLE PLAN
2-3	PROPOSED EAST ELEVATION
-	
	SHEET INDEX

verizonwireless	
Will loss	•

VERIZON WIRELESS 400 FRIBERG PARKWAY WESTBOROUGH, MA 01581-3956

PORTLAND 6 ME

-	ZONING	DRAWINGS
2	06/12/14	FOR SUBMITTAL
1	05/13/14	FOR SUBMITTAL
o	04/25/14	FOR SUBMITTAL
Δ	02/26/14	FOR COMMENT



Dewberry Engineers Inc.

280 SUMMEH STREET 10TH FLOOR BOSTON, MA 02210 PHONE: 617,695,3400 FAX: 617,695,3310

DRAWN BY:	SK
REVIEWED BY:	MFT
CHECKED BY	88R
PROJECT NUMBER.	50002925

JOB NUMBER: 50062235

25 CHURCH STREET PEAKS ISLAND, ME 04108

SHEET TITLE

SITE ADDRESS

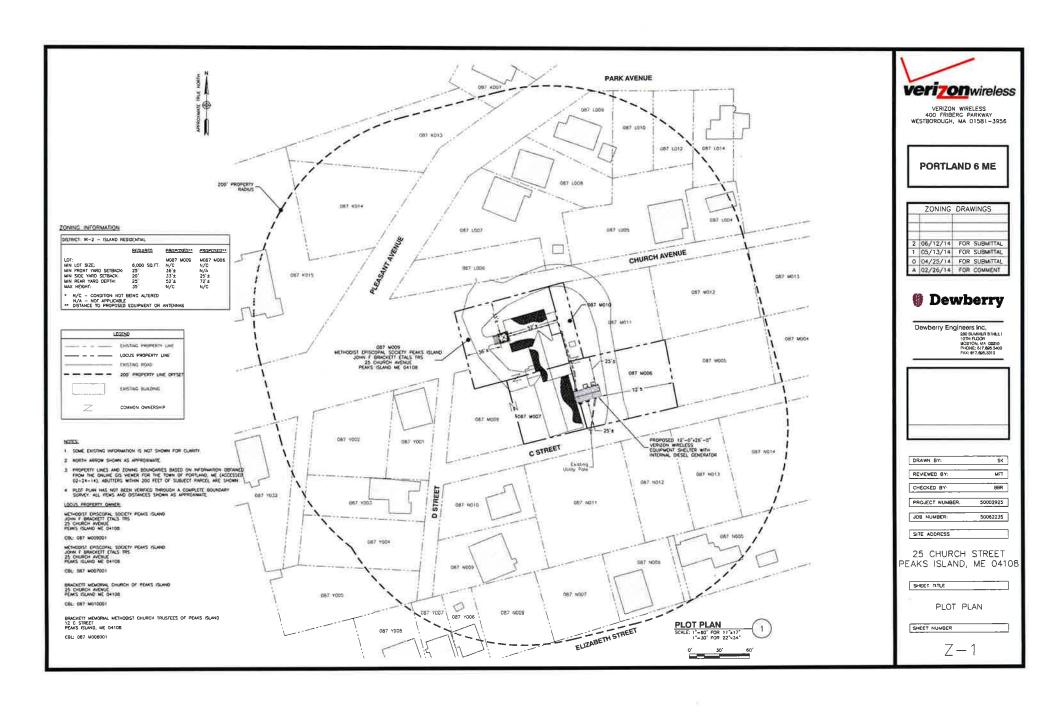
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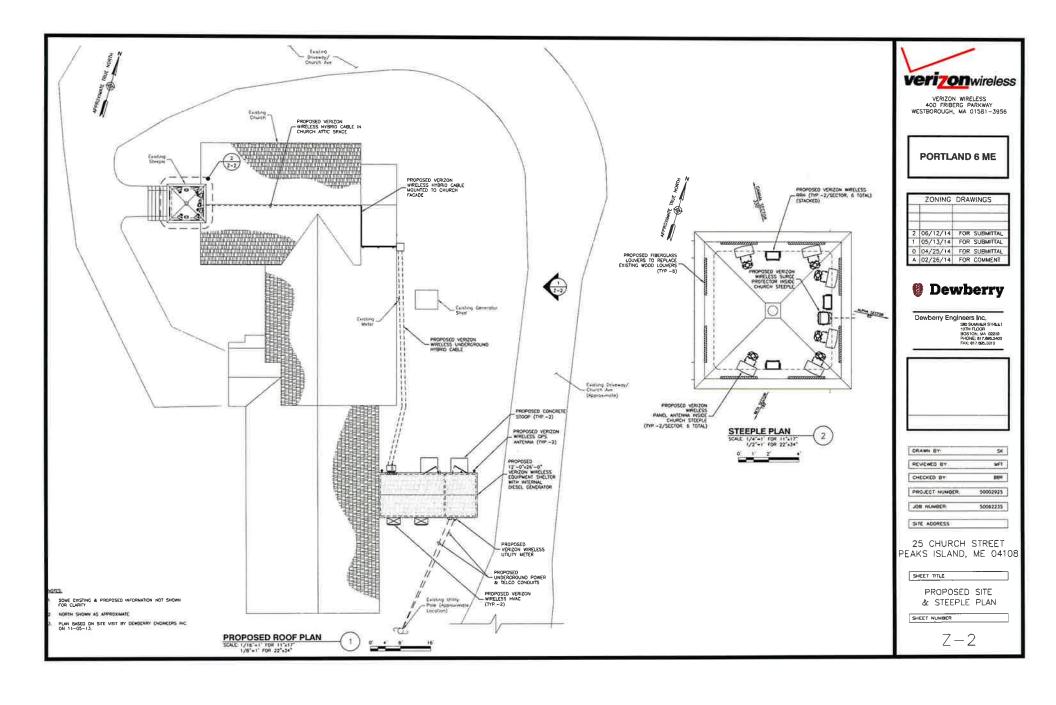
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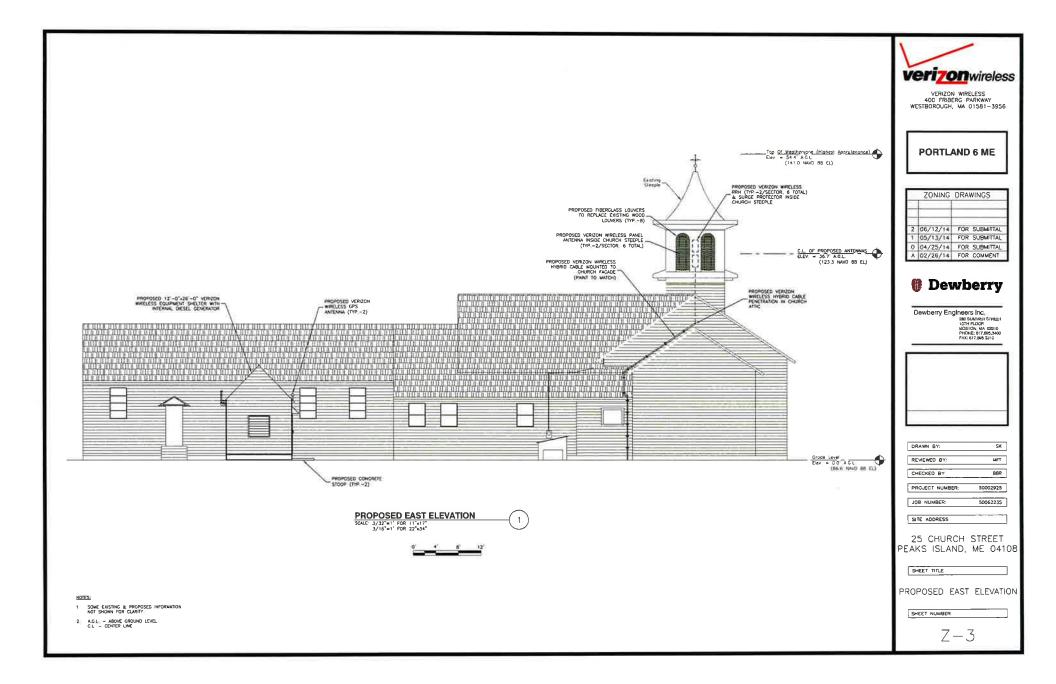
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DIRECTIONS FROM WESTBORQUEN

TAKE MA-9 E/BOSTON WOOCKSTER TOUS-MEK/THEMPINE ROMERCE ONTO 1-495 N. WEED ONTO 1-595 N. KEEP WORD 1-595 N. KEEP
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Brackett Memorial UMC 25 Church Avenue Peaks Island, ME 01581

June 18, 2014

City of Portland Zoning Administration 389 Congress Street Portland, ME 04101

Re: Authorization of Bell Atlantic Mobile of Massachusetts Corporation, Ltd d/b/a Verizon Wireless (VzW")

Ladies and Gentlemen:

The undersigned, owner of premises located in Peaks Island, Maine, located at 25 Church Avenue, identified as parcel 87-M-9 (CBL 087 M009001) in the tax records for the City of Portland (the "Property"), hereby authorizes VzW, and its employees, agents and consultants, to seek approval from the Portland Zoning, Planning, Building and Code Administration Departments in connection with its application for administrative review and related permits in connection with the installation of wireless telecommunications equipment on the Property.

Very truly yours,

Brackett Memorial UMC

By: Geroed & Harman CHYRANAU DAWAC TRUSTEES

GAS ENGINE-GENERATOR SET 30-GC6NLT1

30 kWe / 60 Hz / Standby 208 - 600 V



SYSTEM RATINGS

Standby

Voltage (L-L)	240V**	240V**	208V**	240V**	480V**	600V**
Phase	1	.1	3	3	3	3
PF	1.0	1.0	0.8	0.8	0.8	0.8
Hz	60	60	60	60	60	60
Natural Gas						
Ratings: Amps	117	117	104	90	45	36
Natural Gas						
Ratings: kW/kVA	28/28	28/28	30/37.5	30/37.5	30/37.5	30/37.5
LP Gas						
Ratings: Amps	125	125	104	90	45	36
LP Gas						
Ratings: kW/kVA	30/30	30/30	30/37.5	30/37.5	30/37.5	30/37.5
skVA@30%						
Voltage Dip	48	85	92	92	123	122
Generator Model*	284PSL1708	283PSL1718	283PSL1707	283PSL 1707	283PSL1707	284PSL1752
Temp Rise	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C	130 °C/40 °C
Connection	12 LEAD ZIG-ZAG	4 LEAD	12 LEAD LOW WYE	12 LEAD HI DELTA	12 LEAD HI WYE	4 LEAD WYE

^{*} The Generator Model Number identified in the table is for standard C Series Configuration. Consult the factory for alternate configuration.

CERTIFICATIONS AND STANDARDS

Engine-generator set is designed and manufactured in facilities certified to standards ISO 9001:2008 and ISO 14001:2004

Power Rating Accepts Rate

- Accepts Rated Load in One Step Per NFPA 110

- UL 2200 / CSA Optional
 - UL 2200 Listed
 - CSA Certified
- Performance Assurance Certification (PAC)
 - Engine-Generator Set Tested to ISO 8528-5 for Transient Response
 - Verified product design, quality and performance integrity
 - All engine systems are prototype and factory tested

^{**} UL 2200 Offered

STANDARD FEATURES*

- MTU Onsite Energy is a single source supplier
- Global Product Support
- 2 Year Standard Warranty
- 3.0 L Engine
 - 3.0 Liter Displacement
 - 4-Cycle
- Engine-generator resilient mounted
- Complete Range of Accessories

Generator

- Brushless, Rotating Field Generator
- 2/3 Pitch Windings
- 300% Short Circuit Capability with Optional PMG
- Digital Control Panel(s)
 - UL Recognized, CSA Certified, NFPA 110
 - Complete System Metering
 - LCD Display
- Cooling System
 - Integral Set-Mounted
 - Engine Driven Fan

STANDARD EQUIPMENT*

Engine

Air Cleaner	
Oil Pump	
Oil Drain Extension & S/O Valve	
Full Flow Oil Filter	
Jacket Water Pump	
Thermostat	
Blower Fan & Fan Drive	
Radiator - Unit Mounted	
Electric Starting Motor - 12V	
Governor - Electronic Isochronous	
Base - Formed Steel	
SAE Flywheel & Bell Housing	
Charging Alternator - 12V	
Battery Box & Cables	
Flexible Fuel Connectors	
Flexible Exhaust Connection	
EPA Certified Engine	

// Generator

NEMA MG1, IEEE and ANSI standards compliance for temperatur	re rise
and motor starting	
Self-Ventilated and Drip-Proof	
Superior Voltage Waveform	
Solid State, Volts-per-Hertz Regulator	
±1% Voltage Regulation No Load to Full Load	
Brushless Alternator with Brushless Pilot Exciter	
4 Pole, Rotating Field	

130 °C Maximum Standby Temperature Rise
1 Bearing, Sealed
Flexible Coupling
Full Amortisseur Windings
125% Rotor Balancing
3-Phase Voltage Sensing
100% of Rated Load - One Step
3% Maximum Harmonic Content

// Digital Control Panel(s)

Digital Metering	
Engine Parameters	
Generator Protection Functions	
Engine Protection	
SAE J1939 Engine ECU Communications	
Windows-Based Software	
Multilingual Capability	
Remote Communications to RDP-110 Remote Annunciator	
16 Programmable Contact Inputs	
Up to 11 Contact Outputs	
UL Recognized, CSA Certified, CE Approved	
Event Recording	
IP 54 Front Panel Rating with Integrated Gasket	
NFPA110 Compatible	

^{*} Represents standard product only. Consult Factory/MTU Onsite Energy Distributor for additional configurations.

APPLICATION DATA

// Engine

Manufacturer	GM
Model	3.0L
Туре	4-Cycle
Arrangement	4-Inline
Displacement: L (in³)	3 (181)
Bore: cm (in)	10.2 (4)
Stroke: cm (in)	9.1 (3.6)
Compression Ratio	9.25:1
Rated RPM	1,800
Engine Governor	Bosch
Maximum Power (NG): kWm (bhp)	37.9 (50.8)
Maximum Power (LP): kWm (bhp)	38.4 (51.5)
Speed Regulation	C/F
Air Cleaner	Dry

// Liquid Capacity (Lubrication)

Total Oil System: L (gal)	4.9 (1.3)
Engine Jacket Water Capacity: L (gal)	3.8 (1)
System Coolant Capacity: L (gal)	14.8 (3.9)

// Electrical

Electric Volts DC	12
Cold Cranking Amps Under -17.8 °C (0 °F)	925

// Fuel Inlet

Fuel Supply Connection Size	3/4" NPT
Fuel Supply Pressure: mm H ₂ 0 (in. H ₂ 0)	178-279 (7-11)

// Fuel Consumption (NG-1000 BTU/ft³ / LP-2500 BTU/ft³)

	NG	LPG
At 100% of Power Rating: m ³ /hr (ft ³ /hr)	10.2 (361)	4.5 (159)
At 75% of Power Rating: m ³ /hr (ft ³ /hr)	7.7 (270)	3.4 (120)
At 50% of Power Rating: m ³ /hr (ft ³ /hr)	5.4 (189)	2.4 (84)

// Cooling - Radiator System

Ambient Capacity of Radiator: °C (°F)	50 (122)	
Maximum Restriction of Cooling Air, Intak		
and Discharge Side of Rad.: kPa (in. H ₂ 0)	0.12 (0.5)	
Water Pump Capacity: L/min (gpm)	64.4 (17)	
Heat Rejection to Coolant: kW (BTUM)	25.3 (1,436)	
Heat Radiated to Ambient: kW (BTUM)	15.6 (886)	

// Air Requirements

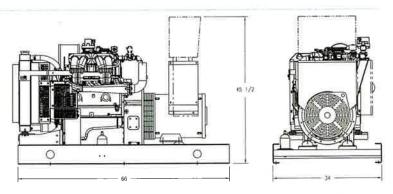
Aspirating: *m³/min (SCFM)	2.7 (94.3)
Air Flow Required for Rad.	
Cooled Unit: *m³/min (SCFM)	81.6 (2,882.39)
Remote Cooled Applications;	
Air Flow Required for Dissipation	
of Radiated Gen-set Heat For a	
Max of 25 °F Rise: *m3/min (SCFM)	56.6 (1,998)

^{*} Air density = $1.184 \text{ kg/m}^3 (0.0739 \text{ lbm/ft}^3)$

Exhaust System

Gas Temp. (Stack): °C (°F)	704.4 (1,300)	
Gas Volume at Stack		
Temp: m³/min (CFM)	8.6 (304.53)	
Maximum Allowable		
Back Pressure: kPa (in. H ₂ 0)	10 (40)	

WEIGHTS AND DIMENSIONS



Drawing above for illustration purposes only, based on standard open power 480 volt engine-generator set. Lengths may vary with other voltages. Do not use for installation design. See website for unit specific template drawings.

System	Dimensions (LxWxH)	Weight (dry)
OPU	1,676 x 864 x 1,156 mm (66 x 34 x 45.5 in)	458 kg (1,010 lb)

Weights and dimensions are based on open power units and are estimates only. Consult the factory for accurate weights and dimensions for your specific engine-generator set.

SOUND DATA

Unit Type	Standby Full Load
Level 0: Open Power Unit (dBA)	C/F
WPE - No Sound Attenuation (dBA)	C/F
CQE (dBA)	C/F

Sound data is provided at 7 m (23 ft). Engine-generator set tested in accordance with ISO 8528-10 and with infinite exhaust,

EMISSIONS DATA

Fuel Type	THC + NO,	CO
Natural Gas	5.38	21.98
Liquid Propane	7.4	24.35

All units are in g/hp-hr.
Engine meets EPA 40 CFR Part 60/90 specifications.

RATING DEFINITIONS AND CONDITIONS

- Standby ratings apply to installations served by a reliable utility source. The standby rating is applicable to varying loads for the duration of a power outage. No overload capability for this rating. Ratings are in accordance with ISO 3046-1, BS 5514, AS 2789, and DIN 6271.
- Deration Factor:

Altitude: Consult your local MTU Onsite Energy Power Generation Distributor for altitude derations.

Temperature: Consult your local MTU Onsite Energy Power Generation Distributor for temperature derations.

Materials and specifications subject to change without notice. **C/F** = Consult Factory/MTU Onsite Energy Distributor

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