

2/4/16

Ann Machado - Re: FW: Verizon Wireless Head End Portland, ME

From: Ann Machado
To: Matt Burke
Date: 1/13/2015 4:05 PM
Subject: Re: FW: Verizon Wireless Head End Portland, ME

Matt -

Sorry that it has taken me a few days to get back to you. What you are describing seems to fit the definition of a utility substation. Utility substations are a permitted use in the IM zone - section 14-247(q). In the R-2 zone, it is a conditional use - section 14-78(c)(1) - which means that you would have to get approval from the Zoning board of appeals.

Let me know if you have any more questions.

Ann

Ann Machado
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>>> Matt Burke <mburke@trmcom.com> 1/13/2015 9:19 AM >>>
Hi Ann,

Wanted to follow-up on this to see if you've had a chance to consider how our proposed work fits within the Portland zoning ordinance. Please let me know if any additional detail on what we're trying to add might help with providing guidance.

Thanks.

Matt Burke
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From: Matt Burke
Sent: Wednesday, January 07, 2015 4:18 PM
To: 'amachado@portlandmaine.gov'
Subject: Verizon Wireless Head End Portland, ME

Hi Ann,

Thanks for taking the time earlier today to discuss the Portland zoning ordinance and how it relates to Verizon Wireless's plans to construct a 400 sf. Head End facility in Portland near the Jetport. As discussed this Head End building will not have any antennas, only equipment within to support antennas located elsewhere in the City. This is a new type of project for Verizon, so new that we don't have any sample plans or the like to illustrate what we're looking to build, but it is essentially the equivalent of a shelter/building you'd see at a typical cellular tower compound. All equipment would be located within the building and we're open to building the exterior to match its surroundings.

If you could provide some guidance on what type of zoning may be required for particular parcels that'd be a great help as we analyze which site will work best for us. Several of the parcels we're looking at are zoned IM on Hutchins Drive. Reading through the ordinance it seems like we might fit within a performance-based use given the industrial/business profile of Hutchins Drive and surrounding land but I'd just like to see if you read the ordinance similarly.

We're also looking at potentially leasing space behind churches on Congress St. Each church is zoned R2 (1900 and 1914 Congress St.) and I was wondering if the type of facility we're looking at building might fit within the utility substation or similar section (s. 14-78-c-1)? The antennas this location will support are likely to be located on utility poles with the fiber to connect them to this Head End building running along the existing utility right of way. Screening the building from view would not be an issue. If this use was conditionally allowed also curious what the process is for securing a conditional use permit.

I appreciate your time and help here, if any additional detail on what we're looking to do would help you answer my questions please let me know.

Thank you.

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