

Verrill Dana_{LLP}

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September 15, 2015

Via Hand Delivery

City of Portland Zoning Board of Appeals
389 Congress St., Room 315
Portland, ME 041017

Re: Conditional Use Application
Proposed Verizon Wireless Facility

Dear Zoning Board of Appeals:

Enclosed please find eleven (11) copies of a Conditional Use Appeal Application for a proposed Verizon Wireless' wireless telecommunications facility at 476 Summit Street, Portland, Maine. Also, enclosed is the requisite filing fee of \$100.00.

PROJECT DESCRIPTION

Verizon Wireless proposes to place antennas centered at 95 feet above ground on a stealth, 100 foot tall flagpole tower. Additionally, Verizon Wireless proposes to place an 12 foot by 26 foot equipment shelter and a pad-mounted propane tank to fuel the generator just south of the Grace Baptist Church Family Center building. The flagpole tower and shelter will be located immediately behind the existing church structure and access to the facility will be via the existing driveway and parking area.

STANDARDS FOR CONDITIONAL USE

- a. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and

RESPONSE: The proposed Facility will result in approximately one vehicle trip per month, on average, by a Verizon Wireless technician. In addition, access to the new facility will be via the existing driveway and parking area. No new parking is proposed as the limited visits will not have a significant impact on parking demands. Accordingly, the construction of the facility will not result in any adverse parking or traffic impacts.

September 15, 2015

Page 2

- b. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and

RESPONSE: The proposed Facility will not create unsanitary or harmful conditions. The only noise associated with operation of the Facility is the weekly cycling of the back-up generator. The generator is located within the equipment shelter. In addition, the proposed Facility will not require water supply or sewage disposal, nor will it produce any wastewater. There will be no emissions to the air, odor, or litter. The only exterior lighting associated with the Facility is a small, down-directional, motion-activated light over the door of the equipment shelter.

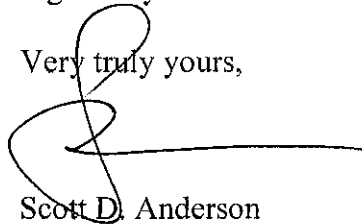
- c. The design and operation of the proposed use, including but not limited to landscaping, screening, sign, loading, deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses or other allowable uses in the zone.

RESPONSE: The proposed Facility has been designed to fit into the existing landscape of the site. There will be a 20' x 38' flag flying from the flag pole. The equipment shelter will be stick built with a pitched roof and vertical white vinyl siding to match the existing buildings. The facility will also have a 8' high white vinyl fence around the compound. There will be no signs, loading, deliveries, trash, waste generation, or materials stored at the facility.

We respectfully request that the Zoning Board of Appeals consider this request at its next regularly scheduled meeting. Please do not hesitate to contact the project manager, Charles Fredette (at 603-848-1461), or me should you have any questions.

Thank you and I look forward to hearing from you.

Very truly yours,



Scott D. Anderson

SDA/mtt

Enclosures

cc: Chip Fredette, VitalSite Services

TABLE OF CONTENTS

1. Conditional Use Appeal Application form
2. Site Plan
3. Tax Map
4. Memorandum of Lease

Department of Planning & Urban Development

Marge Schmuckal
Zoning Administrator

Jeff Levine
Director Planning & Urban Development



CITY OF PORTLAND ZONING BOARD OF APPEALS
Conditional Use Appeal Application

Applicant Information:

Subject Property Information

Verizon Wireless
NAME

476 Summit Street
PROPERTY ADDRESS

Verizon Wireless
BUSINESS NAME

384-A021 & 385-C002
CHART/BLOCK/LOT (CBL)

400 Friberg Parkway
ADDRESS
Westborough, MA 01581

PROPERTY OWNER (if different)
Grace Baptist Church
NAME

(207) 253-4540
TELEPHONE #

476 Summit St.
ADDRESS

lease (attached)
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

Portland, ME 04103

R2
CURRENT ZONING DESIGNATION

CONDITIONAL USE AUTHORIZED BY
SECTION 14 - 78(c)(1)

EXISTING USE OF PROPERTY:

place of assembly

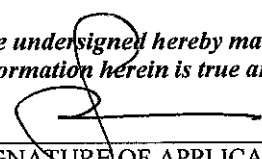
TYPE OF CONDITIONAL USE
PROPOSED:
utility substation/telephone
electronic equipment
enclosures

STANDARDS: Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

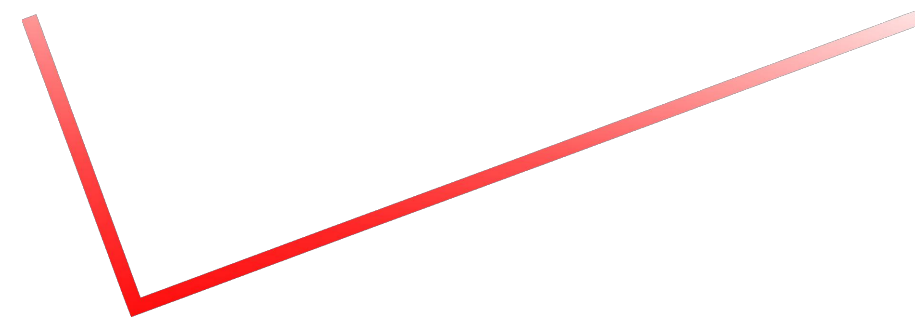
1. The volume and type of vehicle traffic to be generated, hours of operation, expanse of pavement, and the number of parking spaces required are not substantially greater than would normally occur at surrounding uses or other allowable uses in the same zone; and
2. The proposed use will not create unsanitary or harmful conditions by reason of noise, glare, dust, sewage disposal, emissions to the air, odor, lighting, or litter; and
3. The design and operation of the proposed use, including but not limited to landscaping, screening, signs, loading deliveries, trash or waste generation, arrangement of structures, and materials storage will not have a substantially greater effect/impact on surrounding properties than those associated with surrounding uses of other allowable uses in the zone.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.


SIGNATURE OF APPLICANT

9/15/2015
DATE



CITY OF PORTLAND, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

verizon wireless

PORTLAND 3 ME 476 SUMMIT STREET PORTLAND, ME 04103



CONSULTANT TEAM

PROJECT ENGINEER
HUDSON DESIGN GROUP, LLC
1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
NORTH ANDOVER, MA 01845
TEL: 1-(978)-557-5553
FAX: 1-(978)-336-5586

SURVEYOR
NORTHEAST SURVEY CONSULTANTS
116 PLEASANT ST. SUITE 302
EASTHAMPTON, MA 01027
TEL: 1-(413)-203-5144

PROJECT SUMMARY

SITE NAME: PORTLAND 3 ME

SITE ADDRESS: 476 SUMMIT STREET
PORTLAND, ME 04103

APPLICANT: VERIZON WIRELESS
400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581

ZONING DISTRICT: R2

ZONING JURISDICTION: CITY OF PORTLAND, ME

LATITUDE: N43° 43' 01.74"

LONGITUDE: W70° 17' 44.60"

PARCEL ID: 384-A021 & 385-C002

PROPERTY OWNER: GRACE BAPTIST CHURCH
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET INDEX

SHT. NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	ABUTTERS PLAN
C-2	EXISTING CONDITIONS
C-3	SITE PLAN
A-1	COMPOUND PLAN
A-2	ELEVATION
A-3	EROSION CONTROL NOTES & DETAIL

CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	07/17/15	FOR ZONING	HH

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
TITLE SHEET

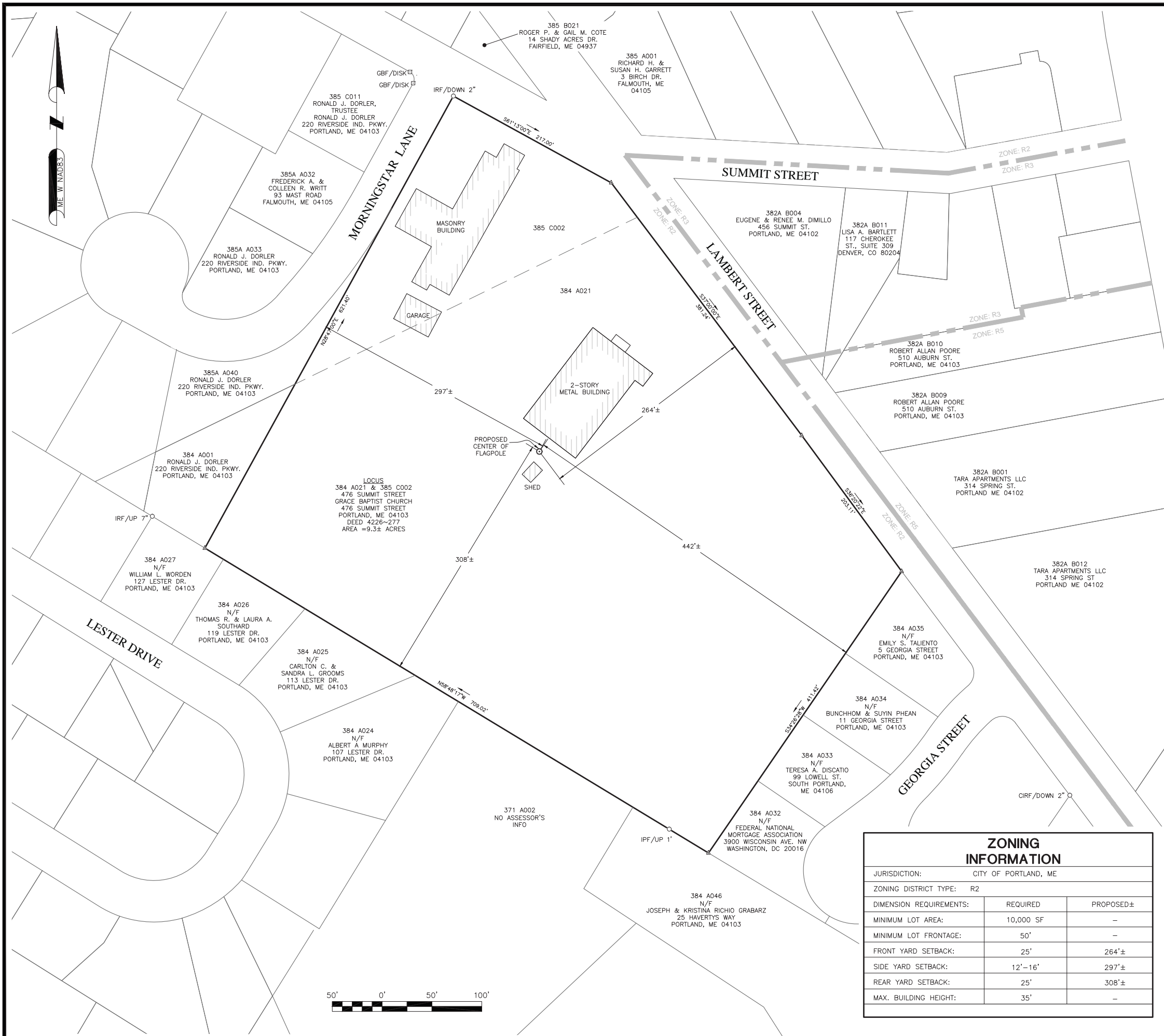
SHEET NUMBER
T-1

DIRECTIONS TO SITE:
GET ON I-495 N FROM FRIBERG PKWY AND MA-9 E/STATE HWY 9 E/BOSTON WORCESTER TURNPIKE. HEAD NORTHWEST ON FRIBERG PKWY TOWARD RESEARCH DR TURN LEFT ONTO RESEARCH DR. TURN RIGHT TO MERGE ONTO MA-9 E/STATE HWY 9 E/BOSTON WORCESTER TURNPIKE. MERGE ONTO I-495 N VIA THE RAMP TO LOWELL. FOLLOW I-495 N AND I-95 N TO ME-100 S/ME-26 S IN FALMOUTH. TAKE EXIT 53 FROM I-95 N. MERGE ONTO I-495 N CONTINUE ONTO EXIT 60 (SIGNS FOR ROUTE 286/BEACHES/SALISBURY) MERGE ONTO I-95 N. ENTERING NEW HAMPSHIRE KEEP LEFT AT THE FORK TO STAY ON I-95 N. ENTERING MAINE TAKE EXIT 53 TOWARD MAINE ME 26 W/MAINE ME 100 W/FALMOUTH CONTINUE ON ME-100 S/ME-26 S. DRIVE TO SUMMIT ST IN PORTLAND TURN RIGHT ONTO ME-100 S/ME-26 S. TURN RIGHT ONTO SUMMIT ST TURN RIGHT ONTO LAMBERT ST. TURN LEFT ONTO SUMMIT ST DESTINATION WILL BE ON THE LEFT. 476 SUMMIT ST. PORTLAND, ME 04103

DIG SAFE
3 WORKING DAYS
BEFORE YOU DIG

CALL TOLL FREE 888-DIG-SAFE

UNDERGROUND SERVICE ALERT



LEGEND

	PROPERTY LINE - SUBJECT PARCEL
	ABUTTERS PROPERTY LINE
	CONTOUR LINE
	UNDERGROUND UTILITY LINE
	GUARD RAIL
	CHAIN LINK FENCE
	PAINTED WHITE LINE
	PAINTED YELLOW LINE
	CONIFEROUS TREE
	CATCH BASIN
	ROOF DRAIN
	POST/BOLLARD
	WATER GATE VALVE
	MANHOLE, UNKNOWN
	DRAIN MANHOLE
	TELEPHONE MANHOLE
	GAS METER
	GAS GATE VALVE
	UTILITY POLE
	SIGN
	MONUMENTS, AS DESCRIBED
	CALCULATED POINT

SITE SPECIFIC NOTES:

- FIELD SURVEY DATE: 03-26-2015
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83)
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
- OWNER: GRACE BAPTIST CHURCH
476 SUMMIT STREET
PORTLAND ME 04103
- SITE NAME: PORTLAND 3 ME
- SITE ADDRESS: 476 SUMMIT STREET
PORTLAND, ME 04103
- APPLICANT: BELL ATLANTIC MOBILE OF MASSACHUSETTS CORPORATION, LTD.,
d/b/a VERIZON WIRELESS
- JURISDICTION: CITY OF PORTLAND
CUMBERLAND COUNTY
- TAX ID: 384-A021 & 385-C002
- DEED REFERENCE: BOOK 4226 PAGE 277
- PLAN REFERENCE: NONE
- ZONING DISTRICT: R2
- THE HORIZONTAL DATUM AND VERTICAL DATUM WERE DERIVED FROM A DUAL FREQUENCY GPS SURVEY.
- ALL UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM SURFACE EVIDENCE AND PLANS OF RECORD. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIGSAFE 1-800-322-4844 A MINIMUM OF 72 HOURS PRIOR TO PLANNED ACTIVITY.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED IMPROVEMENTS ON THIS PROPERTY ARE LOCATED IN AN AREA DESIGNATED AS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY PANEL NO. 2300510002C
EFFECTIVE DATE: 12-08-1998
- FIELD SURVEY BY EDM TOTAL STATION.
- THIS IS NOT A BOUNDARY SURVEY.**
- ALL PROPERTY LINES SHOWN ARE FROM PLANS & DEEDS OF RECORD AND ARE APPROXIMATE ONLY.
- ABUTTING PROPERTY LINES, ABUTTING STREET LINES AND ABUTTING BUILDING LOCATIONS ARE AS TAKEN FROM GIS AND ARE APPROXIMATE ONLY.

ZONING INFORMATION		
JURISDICTION:	CITY OF PORTLAND, ME	
ZONING DISTRICT TYPE:	R2	
DIMENSION REQUIREMENTS:	REQUIRED	PROPOSED±
MINIMUM LOT AREA:	10,000 SF	-
MINIMUM LOT FRONTAGE:	50'	-
FRONT YARD SETBACK:	25'	264'±
SIDE YARD SETBACK:	12'-16'	297'±
REAR YARD SETBACK:	25'	308'±
MAX. BUILDING HEIGHT:	35'	-

PREPARED FOR:

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5886

NORTHEAST SURVEY CONSULTANTS

116 Pleasant St. Ste. 302
P.O. Box 109
Easthampton, MA 01027
(413) 203-5144
northeastsurvey.com

Daniel F. Stasz, PLS #2268

CHECKED BY: BCF

APPROVED BY: DFS

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	07/01/15	ISSUED FOR REVIEW	BCF

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
ABUTTERS PLAN

SHEET NUMBER
C-1



CITY OF PORTLAND, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:



400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

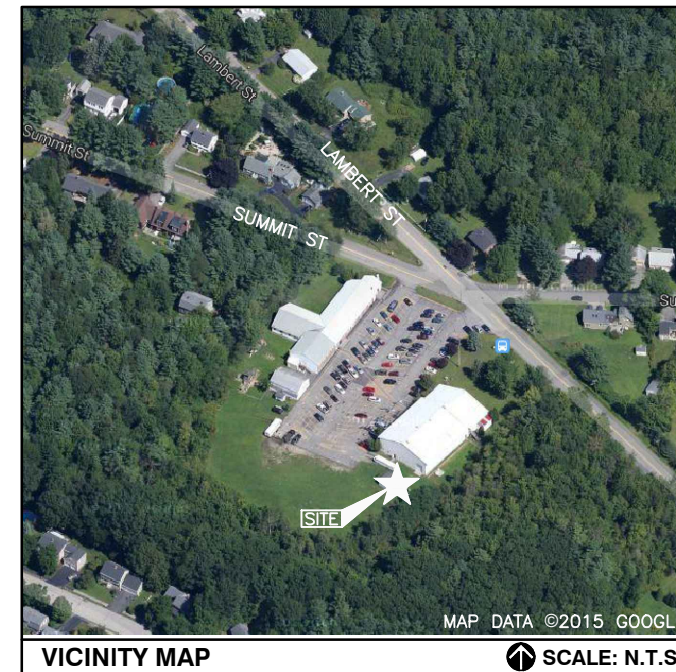


1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845
TEL: (978) 557-5553
FAX: (978) 336-5586

APPROXIMATE COORDINATES: LAT: N43° 43' 01.74" LONG: W70° 17' 44.60"

NOTE:
1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. EQUIPMENT SHELTER DESIGN PROVIDED BY OTHERS.

NOTE:
VERIZON WILL REPLACE FLAG AS WEAR AND TEAR BEGIN TO OCCUR



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

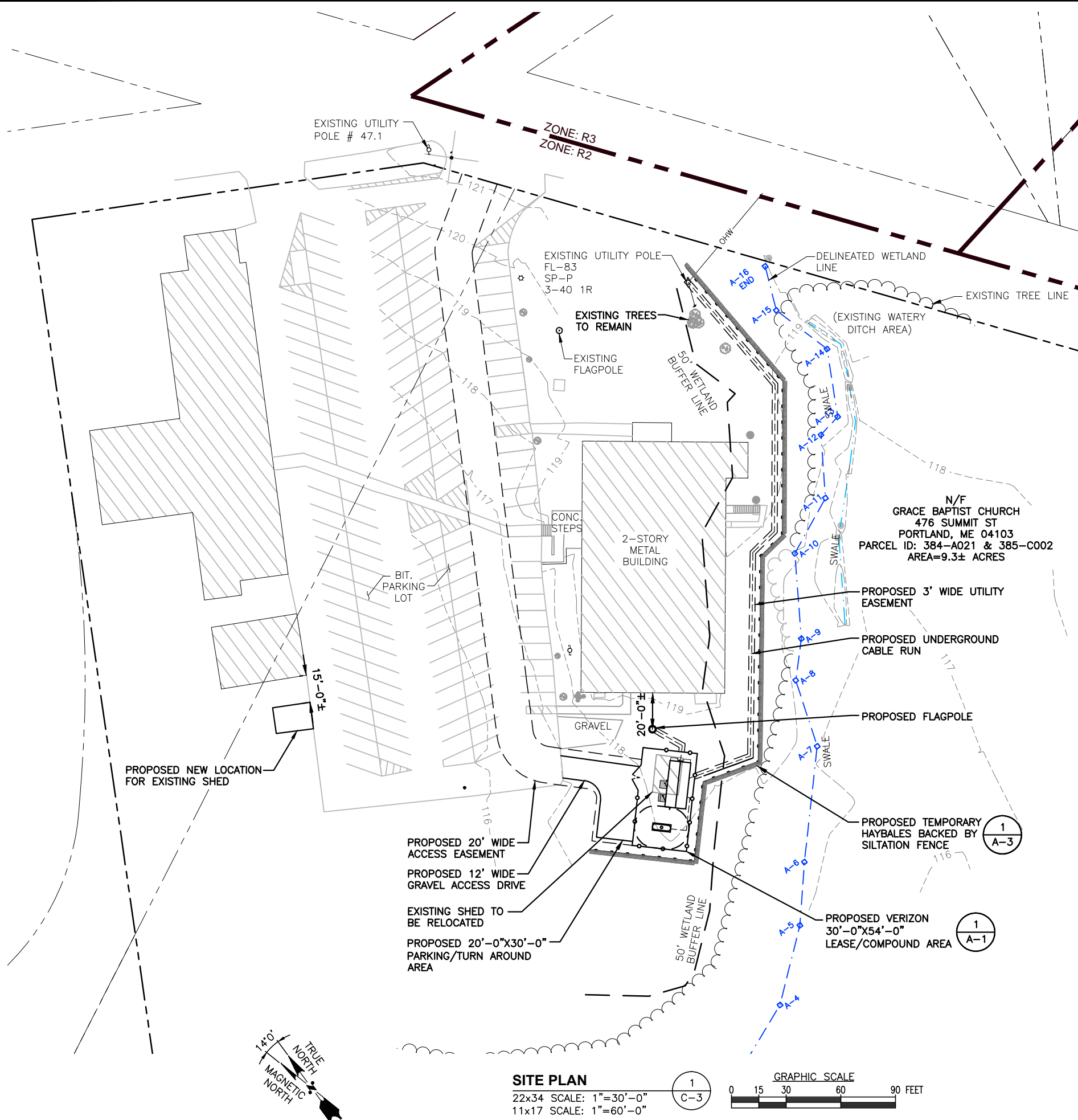
REV.	DATE	DESCRIPTION	BY
0	07/17/15	FOR ZONING	HH

SITE NAME:
PORTLAND 3 ME

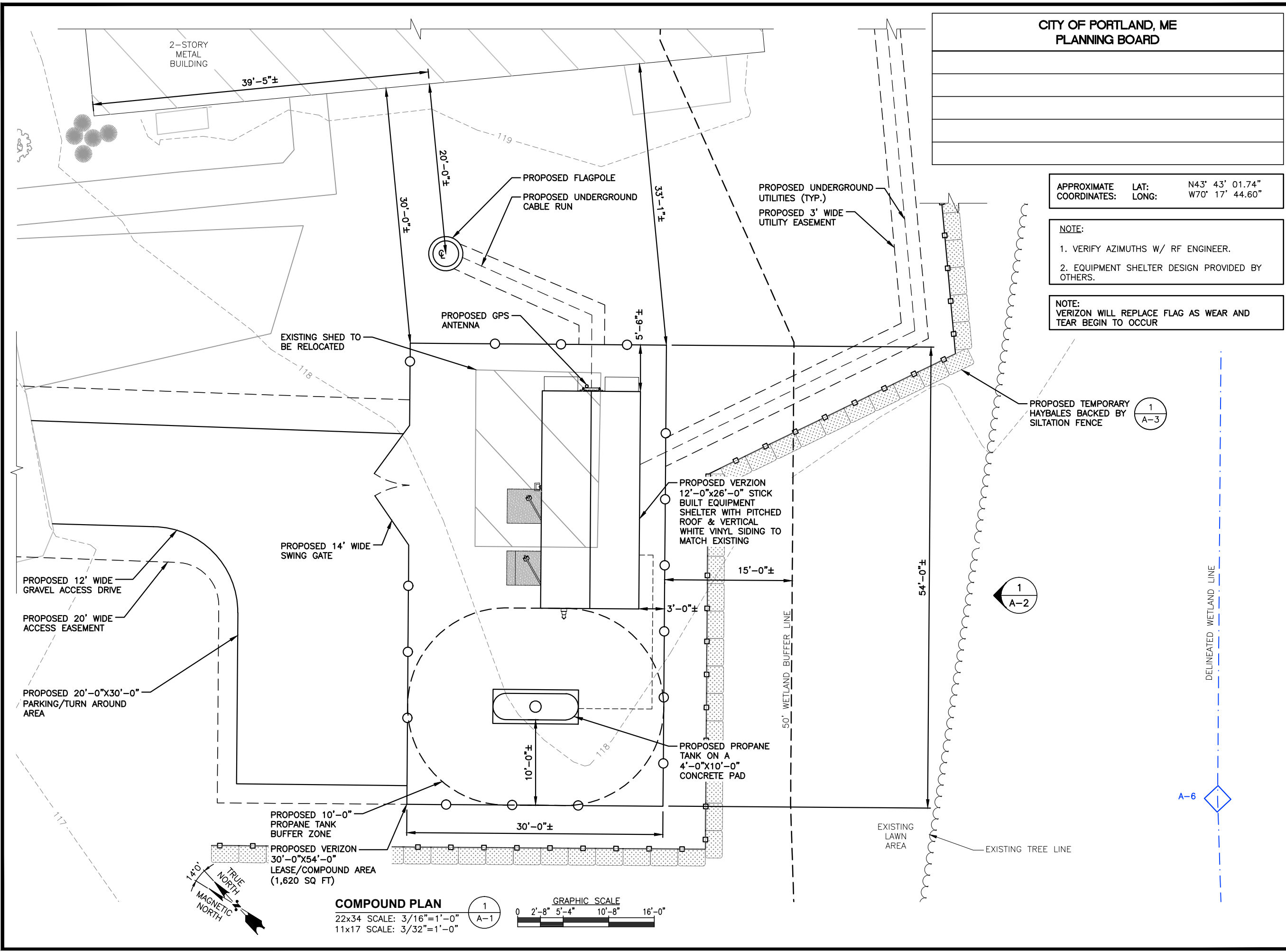
SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-3



SITE PLAN
22x34 SCALE: 1"=30'-0"
11x17 SCALE: 1"=60'-0"
GRAPHIC SCALE
0 15 30 60 90 FEET
1 C-3



CITY OF PORTLAND, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:

400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL

1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090
N. ANDOVER, MA 01845

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CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	07/17/15	FOR ZONING	HH

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
COMPOUND PLAN

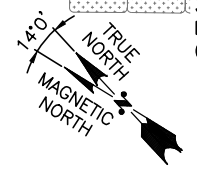
SHEET NUMBER
A-1

COMPOUND PLAN

22x34 SCALE: 3/16"=1'-0"
11x17 SCALE: 3/32"=1'-0"

GRAPHIC SCALE
0 2'-8" 5'-4" 10'-8" 16'-0"


1
A-1




CITY OF PORTLAND, ME
PLANNING BOARD

FOR ZONING

PREPARED FOR:



400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
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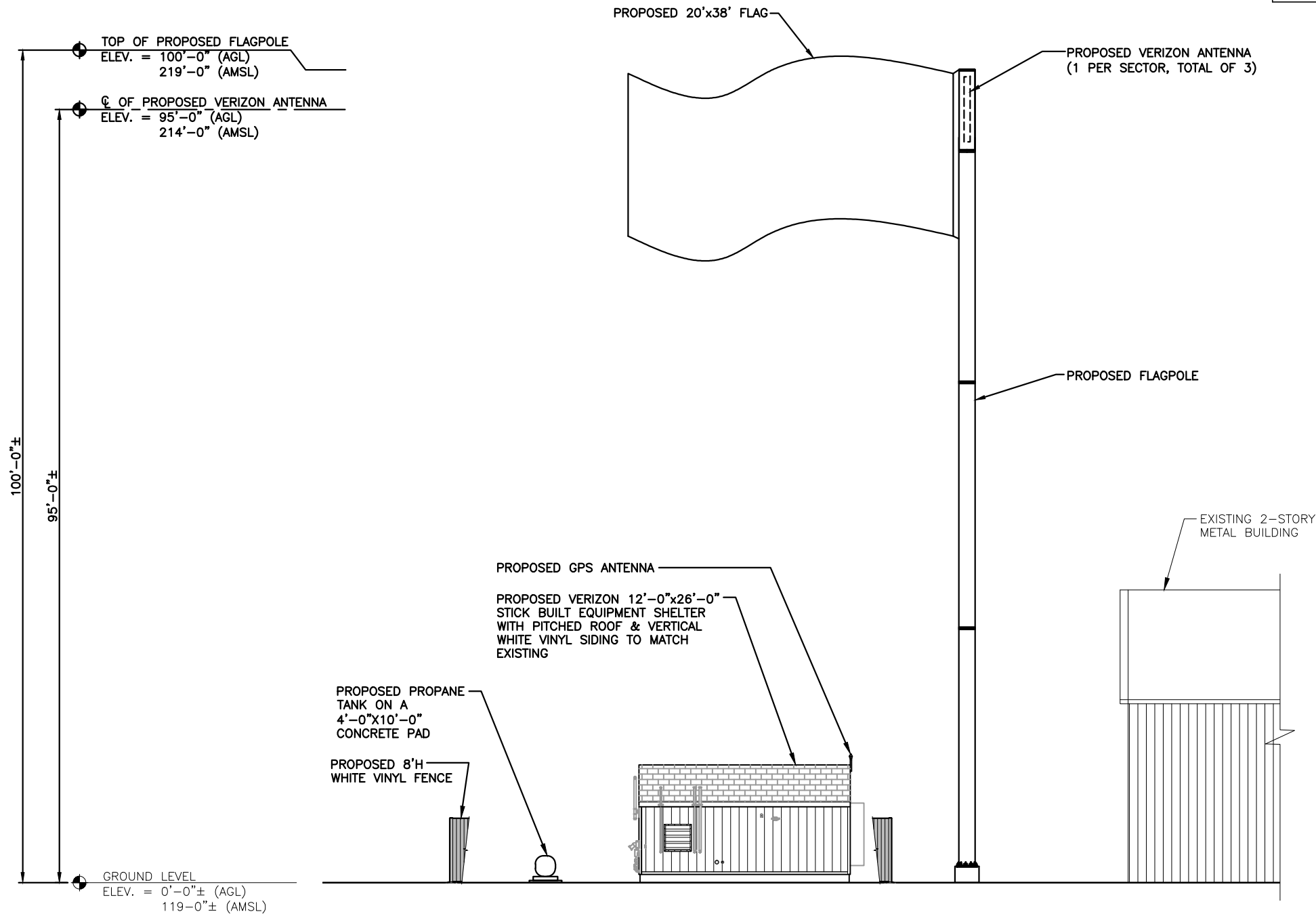
NOTE:
1. VERIFY AZIMUTHS W/ RF ENGINEER.
2. EQUIPMENT SHELTER DESIGN PROVIDED BY OTHERS.

NOTE:
VERIZON WILL REPLACE FLAG AS WEAR AND TEAR BEGIN TO OCCUR

PROPOSED ANTENNA INFORMATION

SECTOR	STATUS	AZIMUTH	CABLE LENGTH
1	PROPOSED	TBD	150'
2	PROPOSED	TBD	150'
3	PROPOSED	TBD	150'

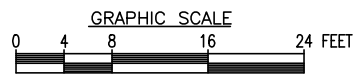
NOTE: CABLE LENGTH = EXACT LENGTH PLUS 25'



SOUTHEAST ELEVATION

22x34 SCALE: 1/8"=1'-0"
11x17 SCALE: 1/16"=1'-0"

1
A-2



CHECKED BY: JX

APPROVED BY: DPH

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
0	07/17/15	FOR ZONING	HH

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
ELEVATION

SHEET NUMBER
A-2

PREPARED FOR:



400 FRIBERG PARKWAY
WESTBOROUGH, MA 01581
(508) 330-3330 TEL



1600 OSGOOD STREET
BUILDING 20 NORTH, SUITE 3090 TEL: (978) 557-5553
N. ANDOVER, MA 01845 FAX: (978) 336-5586

CONSTRUCTION SPECIFICATION – SILT FENCE:

1. THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
2. THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
3. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
4. FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MID-SECTION AND BOTTOM.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED.
6. FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 16 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
7. MAINTENANCE SHALL BE PERFORMED AS NEEDED TO PREVENT BULGES IN THE SILT FENCE DUE TO DEPOSITION OF SEDIMENT.

MAINTENANCE – SILT FENCE

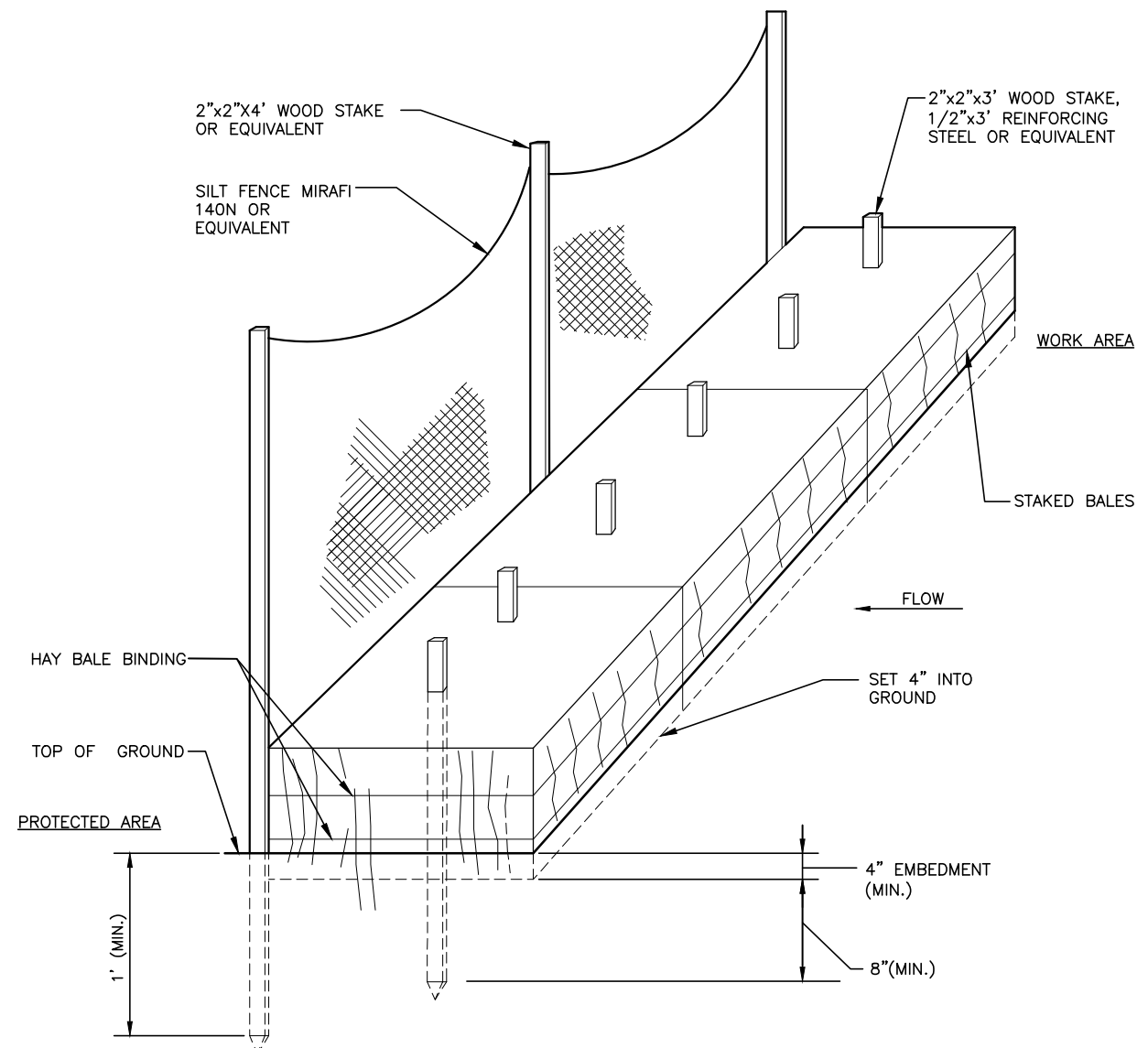
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.
5. REMOVE ALL SEDIMENTATION CONTROLS AFTER SOIL IS STABILIZED.

EROSION CONTROL MEASURES:

1. DISTURBED AREAS SHALL BE KEPT TO THE MINIMUM AREA NECESSARY TO CONSTRUCT THE ROADWAYS AND ASSOCIATED DRAINAGE FACILITIES.
2. HAY BALE BARRIERS AND SEDIMENT TRAPS SHALL BE INSTALLED AS REQUIRED. BARRIERS AND TRAPS ARE TO BE MAINTAINED AND CLEANED UNTIL ALL SLOPES HAVE A HEALTHY STAND OF GRASS.
3. BALED HAY AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE FROM NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY. NO SALT HAY SHALL BE USED.
4. FILL MATERIAL SHALL BE FREE FROM STUMPS, WOOD, ROOTS, ETC.
5. STOCKPILED MATERIALS SHALL BE PLACED ONLY IN AREAS SHOWN ON THE PLANS. STOCKPILES SHALL BE PROTECTED BY SILTATION FENCE AND SEEDED TO PREVENT EROSION. THESE MEASURES SHALL REMAIN UNTIL ALL MATERIAL HAS BEEN PLACED OR DISPOSED OFF SITE.
6. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED. A MINIMUM OF 4 INCHES OF LOAM SHALL BE INSTALLED WITH NOT LESS THAN ONE POUND OF SEED PER 50 SQUARE YARDS OF AREA.
7. APPLICATION OF GRASS SEED, FERTILIZERS AND MULCH SHALL BE ACCOMPLISHED BY BROADCAST SEEDING OR HYDROSEEDING AT THE RATES OUTLINED BELOW:

<u>LIMESTONE:</u>	75-100 LBS./1,000 SQ FT	
<u>FERTILIZER:</u>	RATE RECOMMENDED BY MANUFACTURER	
<u>MULCH:</u>	HAY MULCH APPROXIMATELY 3 TON/ACRE UNLESS CONTROL MATTING IS USED	
EROSION	(SLOPES LESS THAN 4:1)	<u>LBS./ACRE</u>
	CREEPING RED RESCUE	20
	TALL RESCUE	20
	REDTOP	2
		42
	(SLOPES GREATER THAN 4:1)	<u>LBS./ACRE</u>
	CREEPING RED RESCUE	20
	TALL RESCUE	20
	BIRDSFOOT TREEFOIL	8
		48

8. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED.
9. ALL CATCH BASIN INLETS WILL BE PROTECTED WITH LOW POINT SEDIMENTATION BARRIER.
10. ALL STORM DRAINAGE OUTLETS WILL BE STABILIZED AND CLEANED AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
11. ALL DEWATERING OPERATIONS MUST DISCHARGE DIRECTLY INTO A SEDIMENT FILTER AREA.
12. NO DISCHARGE SHALL BE DIRECTED TOWARDS ANY PROPOSED DITCHES, SWALES, OR PONDS UNTIL THEY HAVE BEEN PROPERLY STABILIZED.



HAY BALES / SILT FENCE DETAIL 1
SCALE: N.T.S. A-3

CHECKED BY: JX

APPROVED BY: DPH

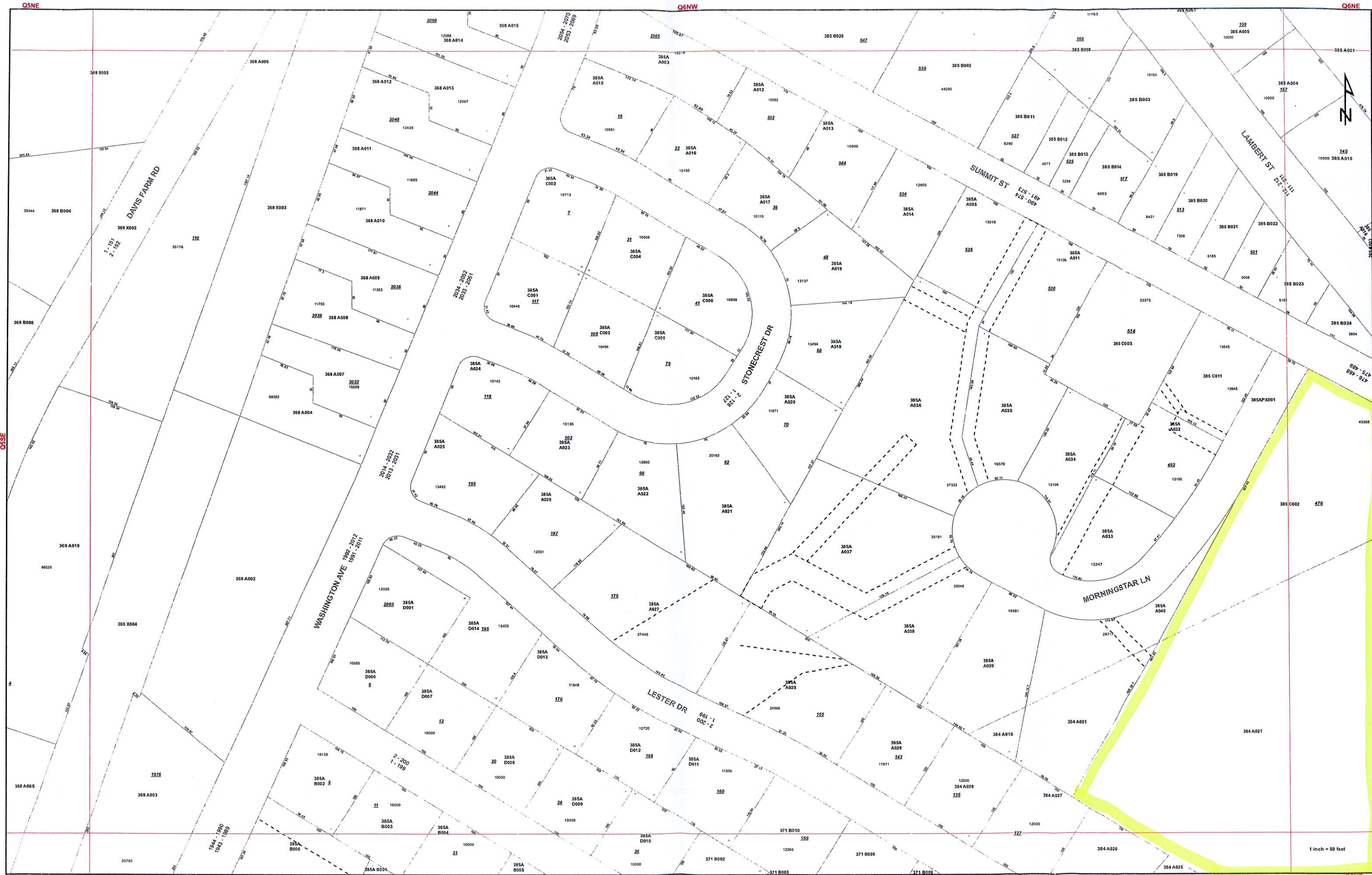
SUBMITTALS			
REV.	DATE	DESCRIPTION	BY
0	07/17/15	FOR ZONING	HH

SITE NAME:
PORTLAND 3 ME

SITE ADDRESS:
476 SUMMIT STREET
PORTLAND, ME 04103

SHEET TITLE
**EROSION CONTROL
NOTES & DETAIL**

SHEET NUMBER
A-3



Q5NE

Q6NW

Q6NE

Q5SE

Q6SE

P5NE

P6NW

P6NE

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made this 31st day of March, 2015, with respect to the following described Lease Agreement ("Lease").

DATE OF LEASE: March 31, 2015

NAME OF LESSOR: GRACE BAPTIST CHURCH, a local independent Church with a mailing address of 476 Summit Street, Portland, Maine 04103.

NAME OF LESSEE: PORTLAND CELLULAR PARTNERSHIP, a Maine general partnership, d/b/a VERIZON WIRELESS, 180 Washington Valley Road, Bedminster, New Jersey 07921, Attn: Network Real Estate.

DESCRIPTION OF
LEASED PREMISES:

LESSOR has leased to LESSEE space sufficient ground space for the construction of a flagpole, including foundations and footings, to house antennas and related equipment on LESSOR's property located at 476 Summit Street, in the City of Portland, Cumberland County, Maine (such real property is hereinafter referred to as the "Property"); together with sufficient ground space for LESSEE's equipment shelter, propane tank and related site improvements (the ground space for LESSEE's flagpole, equipment shelter, propane tank and related site improvements hereinafter referred to as the "Land Space"); together with the non exclusive right (the "Rights of Way") for ingress and egress, seven (7) days a week twenty four (24) hours a day, on foot or motor vehicle, including trucks over or along a twenty (20) foot wide right of way extending from the nearest public right of way, Lambert Street, to the Land Space, and for access between the various areas comprising the Land Space, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes between and among the flagpole, equipment shelter, propane tank and to all necessary electrical and telephone utility sources on and adjacent to the Property, said Land Space and Rights of Way (hereinafter collectively referred to as the "Premises") being substantially as shown on Exhibits L-1, L-2 and L-3 attached hereto and made a part hereof. The Property is

identified by the City of Portland Assessor's office as parcels 384-A-21 and 385-C-2, and is further described in deeds recorded in the Cumberland County Registry of Deeds in Book 3143, Page 382; Book 3518, Page 162; Book 4226, Page 277; and Book 7429, Page 338.

TERM: The initial term of the Lease is five (5) years, commencing on the Commencement Date. The Lease shall commence on the first (1st) day of the month following (i) the date LESSEE is granted a building permit by the governmental agency charged with issuing such permits, or (ii) the date of execution of the Agreement by the Parties, whichever is later.

RENEWAL TERMS: Four (4) additional five (5) year terms.

RIGHT OF FIRST REFUSAL: If LESSOR elects, during the Term (i) to sell or otherwise transfer all or any portion of the Property, whether separately or as part of a larger parcel of which the Property is a part, or (ii) to grant to a third party by easement or other legal instrument an interest in and to that portion of the Building and or Property occupied by LESSEE, or a larger portion thereof, for the purpose of operating and maintaining communications facilities or the management thereof, LESSEE shall have the right of first refusal with respect thereto as more fully set forth in the Lease.

LESSEE'S EQUIPMENT: LESSEE's equipment and all other facilities installed, erected or placed by LESSEE on the Premises in accordance with the provisions of the Lease shall be and remain the personal property of LESSEE notwithstanding the manner of affixation.

THIS MEMORANDUM OF LEASE is prepared for recording and for the purpose of making a public record of said Lease, and it is intended that the parties shall be subject to all of the provisions of the Lease and that nothing herein shall be construed or deemed to alter or change any of the terms or provision of the Lease.

[SIGNATURES FOLLOW]

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this Memorandum of Lease as of the day and year first above mentioned.

LESSOR: GRACE BAPTIST CHURCH

By: [Signature]
Print Name: Gary M. Ouellette
Its: Pastor

STATE OF MAINE
COUNTY OF CUMBERLAND

March 05, 201~~7~~⁵ (BAP)

Then personally appeared the above-named Gary M. Ouellette
Pastor of Grace Baptist Church, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Church.

[Signature]
~~Notary Public~~ ~~Attorney-at-Law~~
Print Name: Ashley R. Dutta
My Commission Expires: 07/17/19

ASHLEY R DUTTA
Notary Public
Maine
My Commission Expires July 17, 2019

LESSEE : PORTLAND CELLULAR PARTNERSHIP,
d/b/a VERIZON WIRELESS

By: CELLCO PARTNERSHIP
Its General Partner

By: [Signature]
David R. Heverling
Area Vice President Network

33115

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF WORCESTER

On this 31 day of March, 2014, before me appeared David R. Heverling, to me personally known, who, being by me duly sworn, did say that he is authorized by the Senior Vice President & Chief Technical Officer of Cellco Partnership, a Delaware General Partnership, general partner of Portland Cellular Partnership d/b/a Verizon Wireless, to execute the foregoing instrument and that said instrument was signed on behalf of said partnership and said David R. Heverling acknowledged said instrument to be his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said county and state as of the day and year last above written.

Notary Public

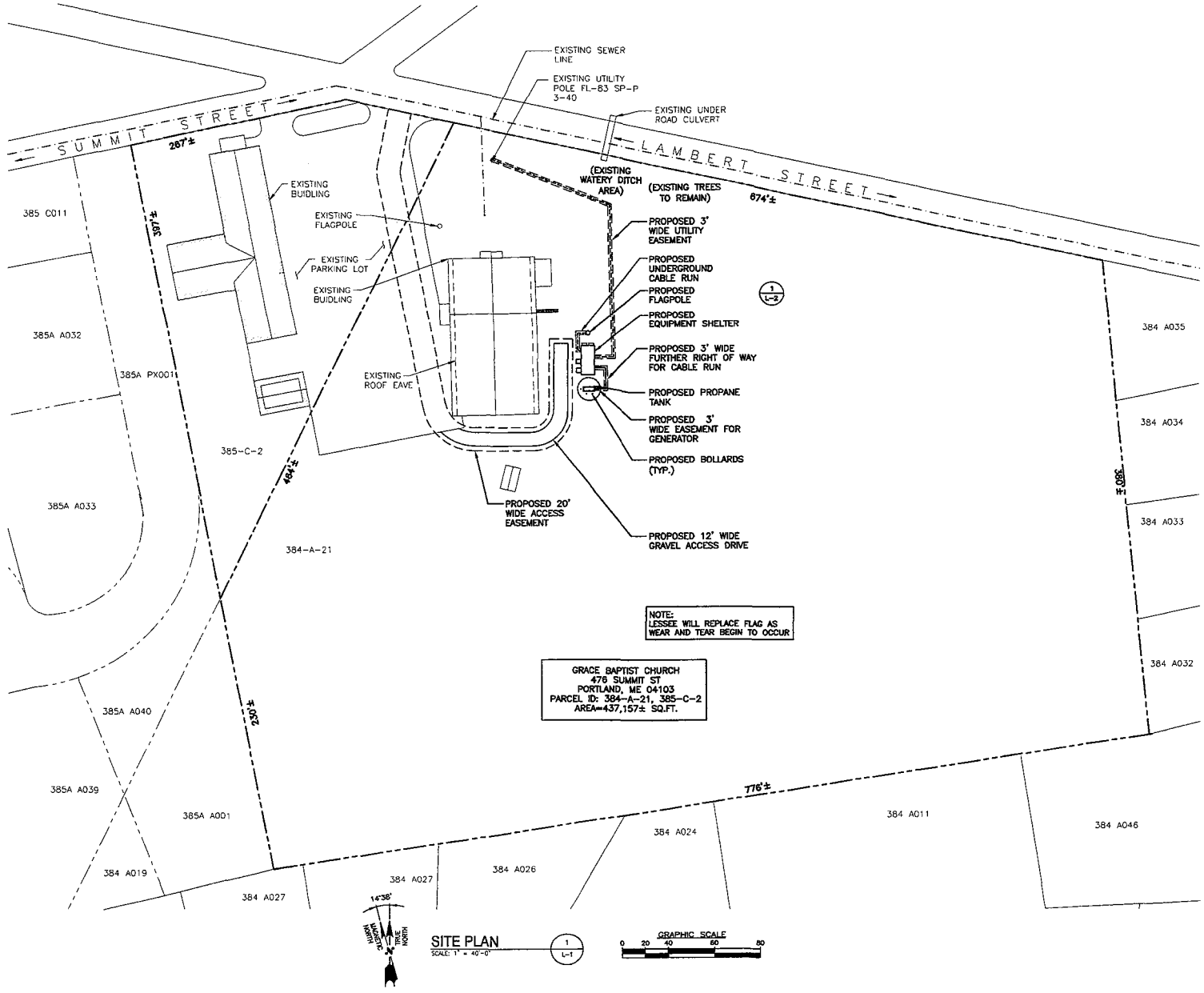
[Signature]

Print Name: DIANE GAZZOLA

My commission expires: _____



LEASE EXHIBIT

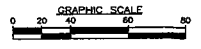


NOTE:
LESSEE WILL REPLACE FLAG AS
WEAR AND TEAR BEGIN TO OCCUR

GRACE BAPTIST CHURCH
479 SUMMIT ST
PORTLAND, ME 04103
PARCEL ID: 384-A-21, 385-C-2
AREA=437,157± SQ.FT.



SITE PLAN
SCALE 1" = 40'-0"



PREPARED BY:



SITE PLAN

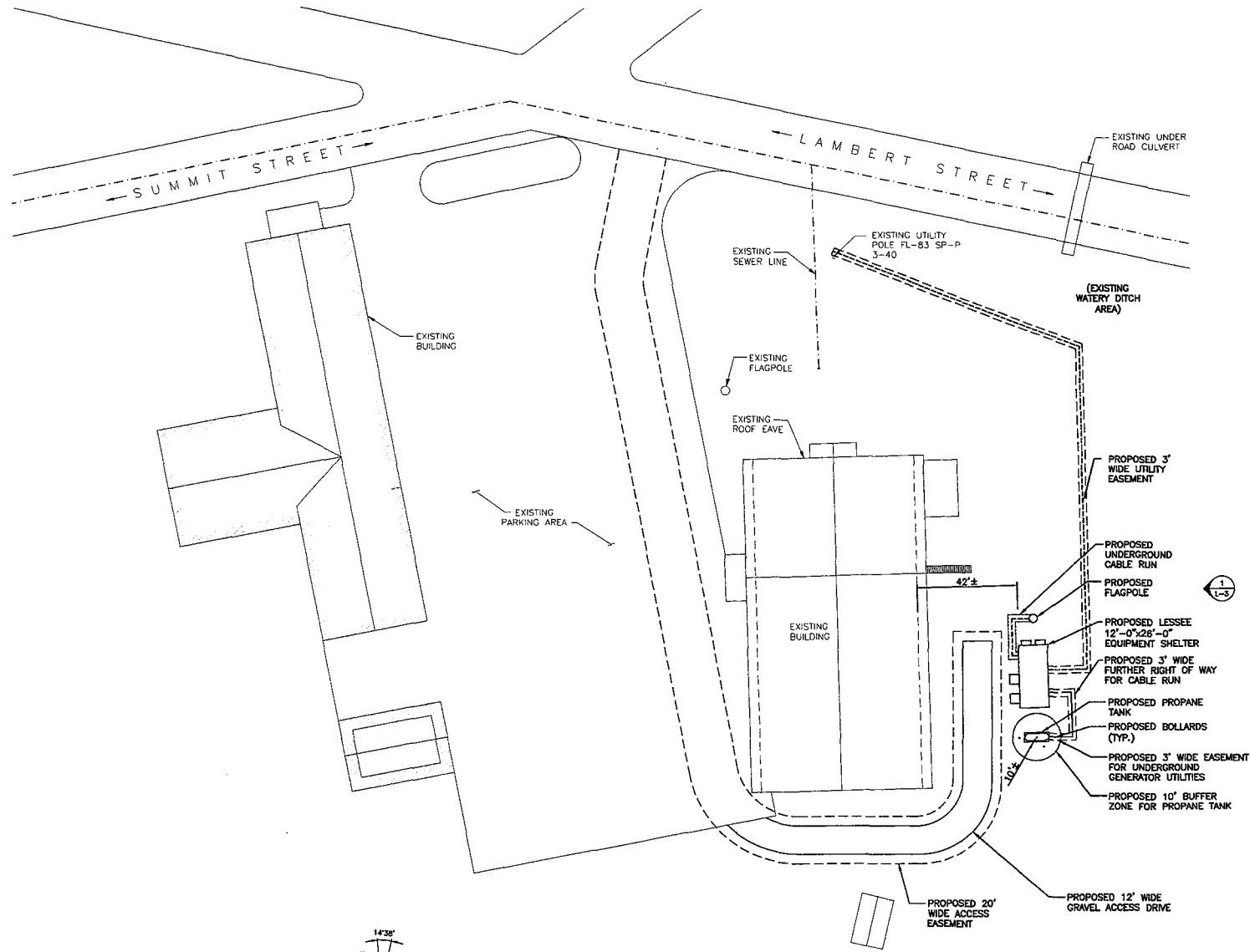
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0	02/25/14	ISSUED FOR REVIEW	BT	JK	DPH
1	02/25/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH
2	02/27/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH
3	02/27/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH
4	03/03/14	REVISED PER CLIENT COMMENTS	BT	JK	DPH

REGISTERED ENGINEER

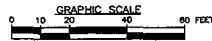
PORTLAND 3 ME
476 SUMMIT STREET
PORTLAND, ME 04103

L-1

LEASE EXHIBIT



ENLARGED SITE PLAN
SCALE: 1" = 20'-0"



NOTE: LESSEE WILL REPLACE FLAG AS WEAR AND TEAR BEGIN TO OCCUR

PREPARED BY:

Hudson
Design Group
180 GORHAM STREET, SUITE 300
N. ANDOVER, MA 01851
TEL: 978.683.6533
FAX: 978.350.5888

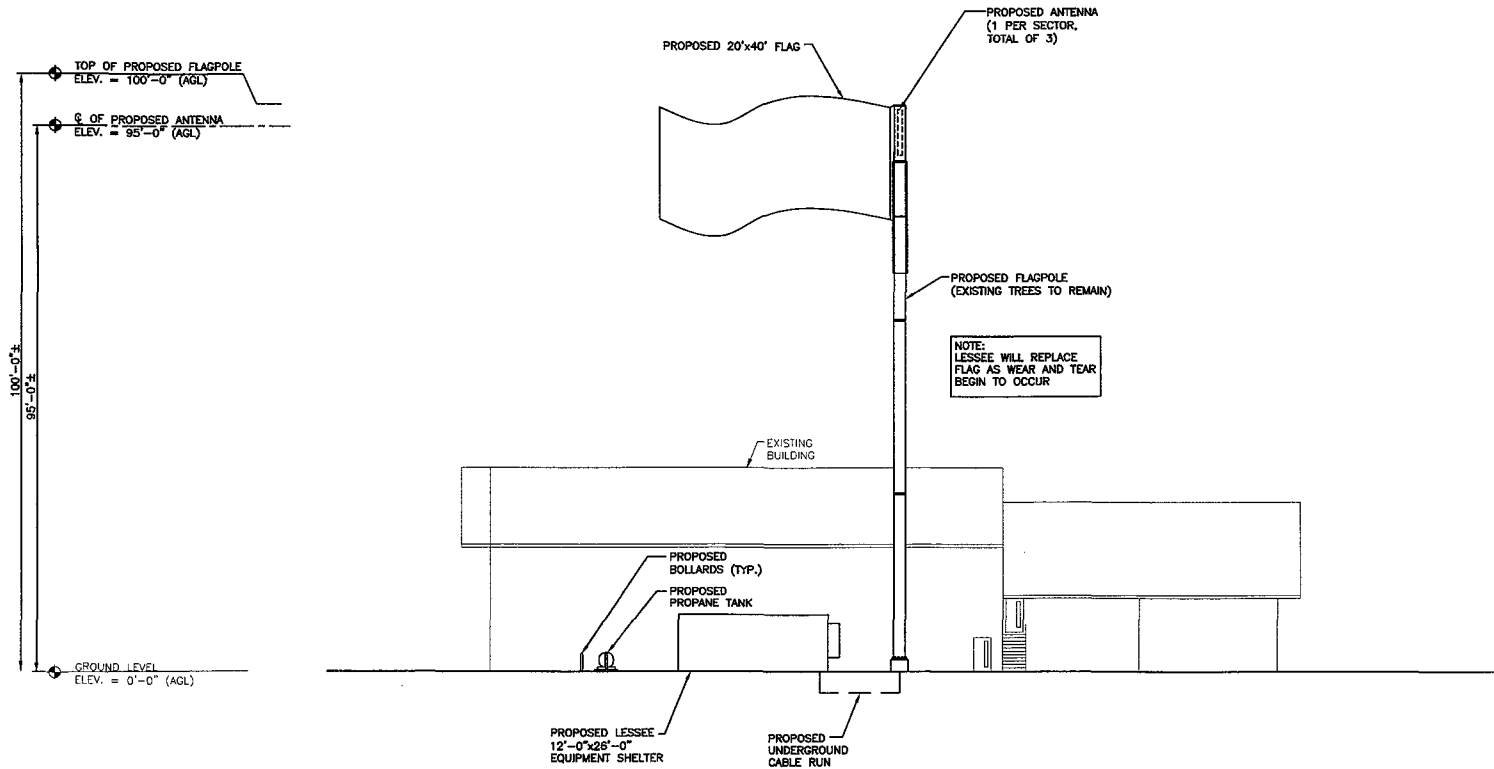
ENLARGED SITE PLAN

REV	DATE	DESCRIPTION	BY	CHK	APP'D
0	03/09/14	ISSUED FOR REVIEW	JK	JK	JK
1	03/28/14	REVISED PER CLIENT COMMENTS	JK	JK	JK
2	03/27/15	REVISED PER CLIENT COMMENTS	JK	JK	JK
4	03/02/15	REVISED PER CLIENT COMMENTS	JK	JK	JK

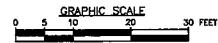
REGISTERED ENGINEER

PORTLAND 3 ME
476 SUMMIT STREET
PORTLAND, ME. 04103

L-2



EAST ELEVATION
SCALE: 1" = 10'-0"



PREPARED BY:

ELEVATION		BY	CHK	APP'D
REV	DATE	DESCRIPTION	DATE	DATE
0	02/25/14	ISSUED FOR REVIEW	ME	JK
1	02/27/14	REVISED PER CLIENT COMMENTS	ME	JK
2	02/27/14	REVISED PER CLIENT COMMENTS	ME	JK
3	02/27/15	REVISED PER CLIENT COMMENTS	JK	JK
4	02/02/15	REVISED PER CLIENT COMMENTS	JK	JK

REGISTERED ENGINEER

PORTLAND 3 ME
476 SUMMIT STREET
PORTLAND, ME. 04103

L-3