

**TOWN COUNCIL WORKSHOP
WEDNESDAY, MAY 6, 2015 – 6:00 P.M.
COUNCIL CHAMBERS**

Item 1. Call to Order.

Item 2. Those Present.

Item 3. Discussion with regards to small cell wireless technology.

Item 4. Adjournment.

April 28, 2015

By Electronic Mail
Scarborough Town Council
c/o Jessica Holbrook, Chair
Town of Scarborough
259 U.S. Route 1
Scarborough, ME 04074

Re: Verizon Wireless Small Cell Proposal
Master Lease with Town of Scarborough

Dear Members of the Town Council:

As you know Verizon Wireless is in the process of building out its network in the Town of Scarborough in order to improve voice and data service throughout town.

We are grateful for the time and efforts of the Town Council, Town Manager, planning staff and residents in the recent process of amending the Town's land use ordinances to address siting and construction of new wireless telecommunication facilities. Since the Town's enactment of its new wireless ordinance, we have been working with Verizon Wireless on designing a network expansion that complies with the new requirements while vastly improving voice and data coverage in the Town of Scarborough.

With an eye to the siting hierarchy in your ordinance, Verizon Wireless continues to pursue several new sites in town. First, as you may know, Verizon Wireless recently received a permit for a stealth "church steeple" site at the First Congregational Parish church on Black Point Road. Three other sites are currently proposed in Scarborough, including two "small cell" sites on Route 1 and one "macro cell"—or new tower—on the western side of town off of Broadturn Road. The application for the proposed new tower will be filed with the Planning Board in the next month or so.

The following is a brief summary of the two proposed "small cell" installations, as these two installations would be subject to the proposed master lease under consideration by the Town Council.

1.) Small Cell vs. Macro Cell: In addition to VZW's plan for basic level voice/data coverage in West Scarborough by way of Macro Site technology (a traditional new tower), we are also in the process of implementing "small cell" technology to the more densely populated

areas of town (i.e. shopping centers along Route 1). Small cells are a great way to better focus a service footprint in areas needing more 4G LTE data service. In the industry, we call this "capacity." In other words, these are areas that already afford a certain level of coverage but the supply is not meeting the demand. This is in contrast to new towers, which are normally proposed to fill service "gaps" where coverage does not currently exist. Small cells are only capable of serving up to a ¼ mile radius, but they are the perfect solution for providing enhanced capacity to busy areas—areas with significant cell traffic. The small cell equipment configuration consists of 1 can-antenna, 1 radio, 1 electrical panel, and 2 cables connecting the antenna to the radio. Unlike a macro site, there is no need for ground space equipment and, there is only one antenna. The small cell antenna measures approximately 24" in height and 10" in diameter. We have attached plans that provide an example of the size and scope of these installations.

2.) Lease Proposal: The proposal before the Town of Scarborough is a Master Lease Agreement (MLA) contemplating the co-location of small cells on both town-owned poles (i.e. light poles, traffic poles) and buildings. With a MLA in place, the parties would not need to renegotiate a new lease for each site. Instead, lease rights to a specific site would be contemplated in a 2-3 page Lease Supplement. Each Lease Supplement is for five years, with four 5-year renewals (25 years total). Monthly Rent will generally be \$250 per site. Rent escalates 15% every term renewal (every 5 years). These terms will be listed in the Lease Supplement and the Town has unfettered control over whether to permit a small cell installation on any Town-owned structure.

3.) Current Plan and Request: For 2015, VzW would like to install small cells on at least two Town-owned locations (our preferred candidate for project "Scarborough SC 1" is a traffic light pole at the entrance of Cabela's Way and the preferred candidate for "Scarborough SC 3" is a street light pole along Hannaford Drive—please see attached plans).

4.) Timetable: Understanding that the Town will need time to review the MLA with legal counsel, and the time necessary after which for VZW permit the facilities, we estimate that it's reasonable to expect deployment mid-Q3.

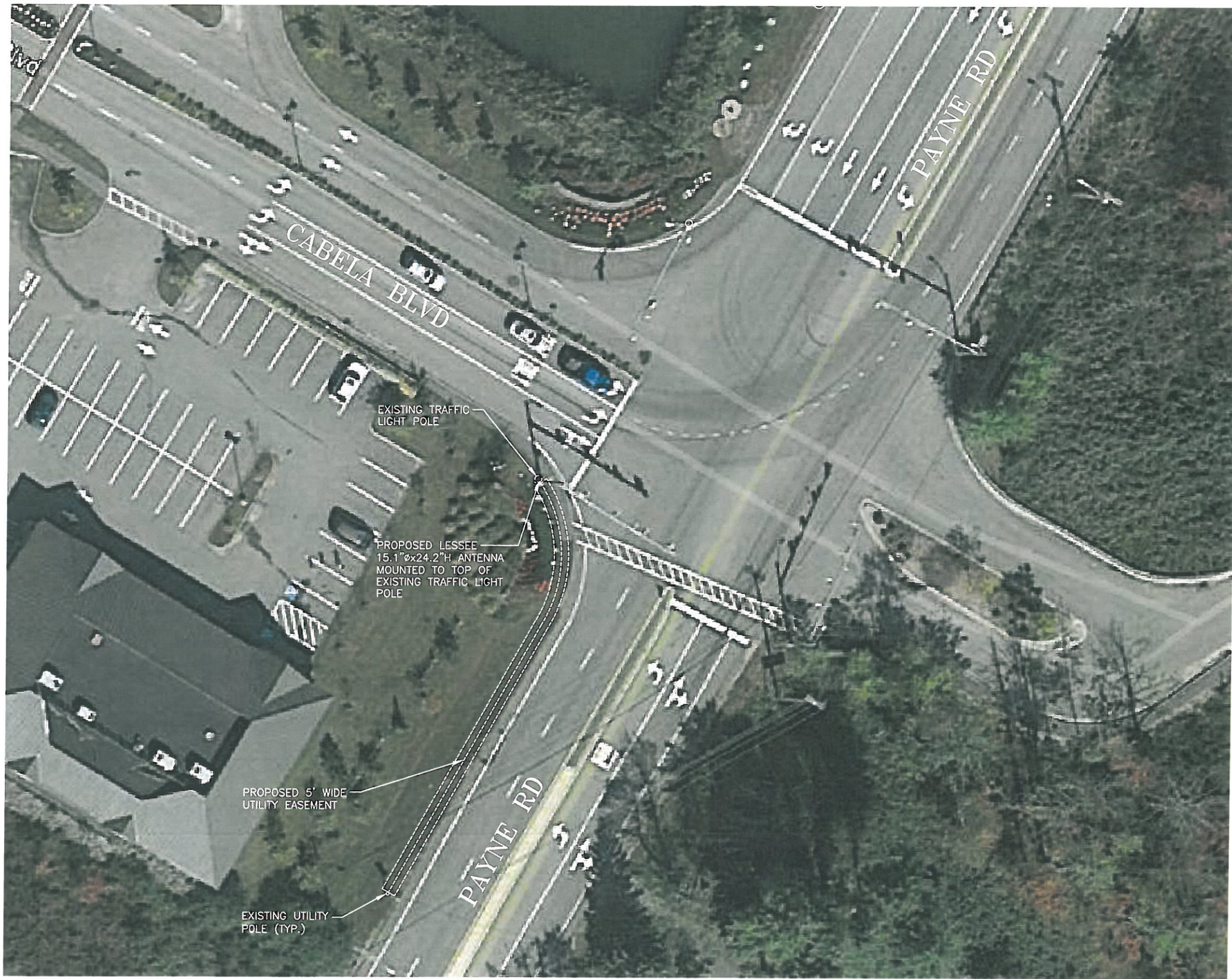
We look forward to meeting with the Town Council on May 6th to discuss the proposed small cell sites and the master lease proposal. Thank you.

Very Truly Yours,
Charles
Fredette
Chip Fredette, VitalSite Services

Digitally signed by Charles Fredette
DN: cn=Charles Fredette, o=ou,
email=chip@vssinc.net, c=US
Date: 2015.04.28 15:03:21 -04'00'

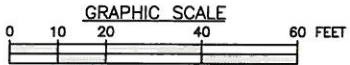
Enclosures

cc: Thomas Hall, Town Manager
Dan Bacon, Planning Director



AREA PLAN
22x34 SCALE: 1"=20'-0"
11x17 SCALE: 1"=40'-0"

1
L-1



APPROXIMATE TOWER COORDINATES: LAT: N43° 36' 4.9" LONG: W70° 22' 4.6"

NOTE:
AN ANALYSIS OF THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE PROPOSED LOADING HAS NOT BEEN COMPLETED BY HUDSON DESIGN GROUP, LLC. DRAWINGS ARE SUBJECT TO CHANGE PENDING OUTCOME OF A STRUCTURAL ANALYSIS.

LEASE EXHIBIT
THIS LEASE PLAN IS DIAGRAMMATIC IN NATURE AND IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING THE LOCATION AND SIZE OF THE PROPOSED WIRELESS COMMUNICATION FACILITY. THE SITE LAYOUT WILL BE FINALIZED UPON COMPLETION OF SITE SURVEY AND FACILITY DESIGN.

LEASE EXHIBIT



Hudson
Design Group, LLC

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

TEL: (978) 557-5553
FAX: (978) 336-5586

CHECKED BY: JX

APPROVED BY: DPH

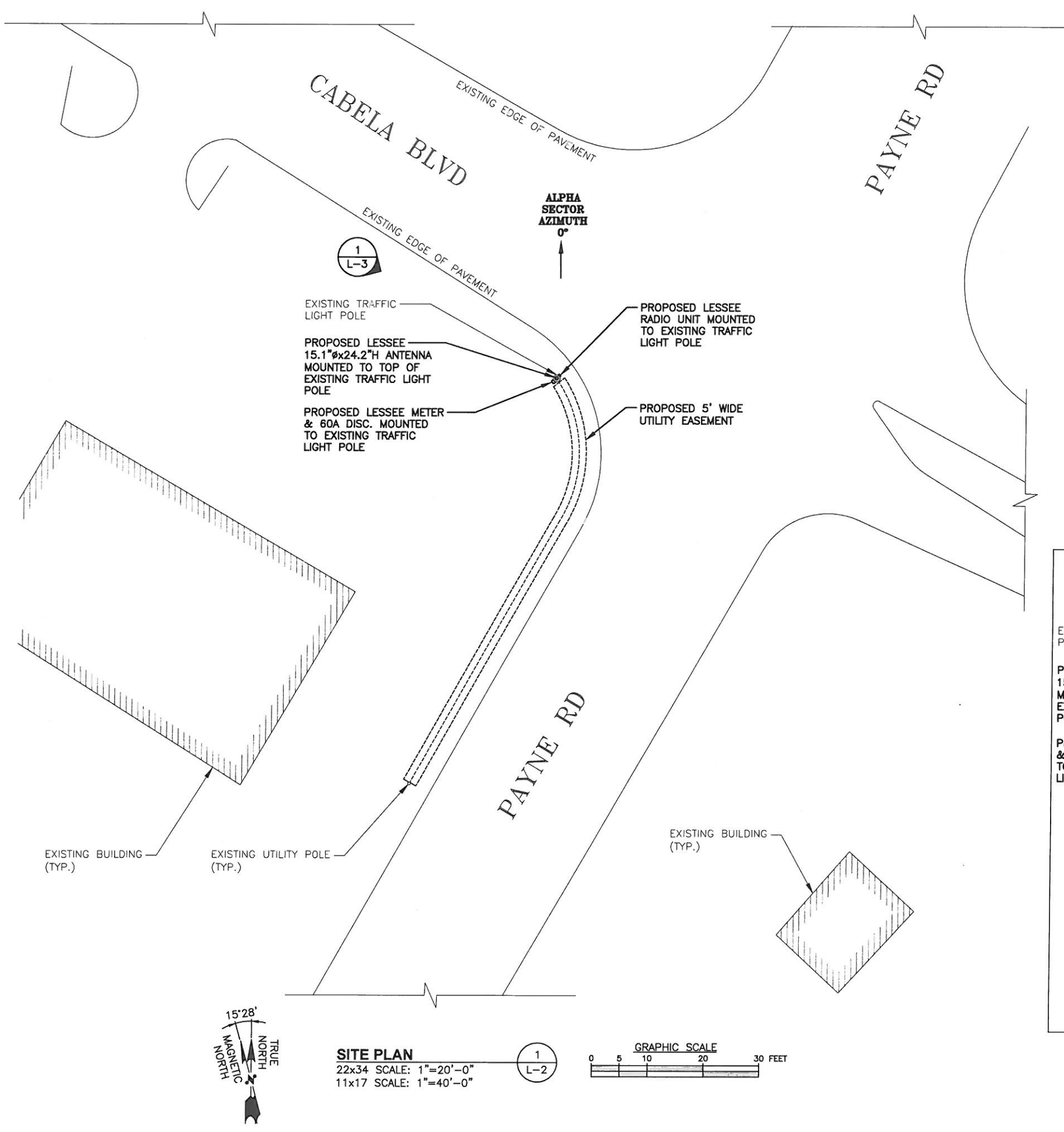
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0	02/13/15	ISSUED FOR LEASE EXHIBIT	MT

SITE NAME:
SCARBOROUGH ME
SC01

SITE ADDRESS:
CORNER OF PAYNE RD. &
CABELA BLVD.
SCARBOROUGH, ME 04074

SHEET TITLE
AREA PLAN

SHEET NUMBER
L-1



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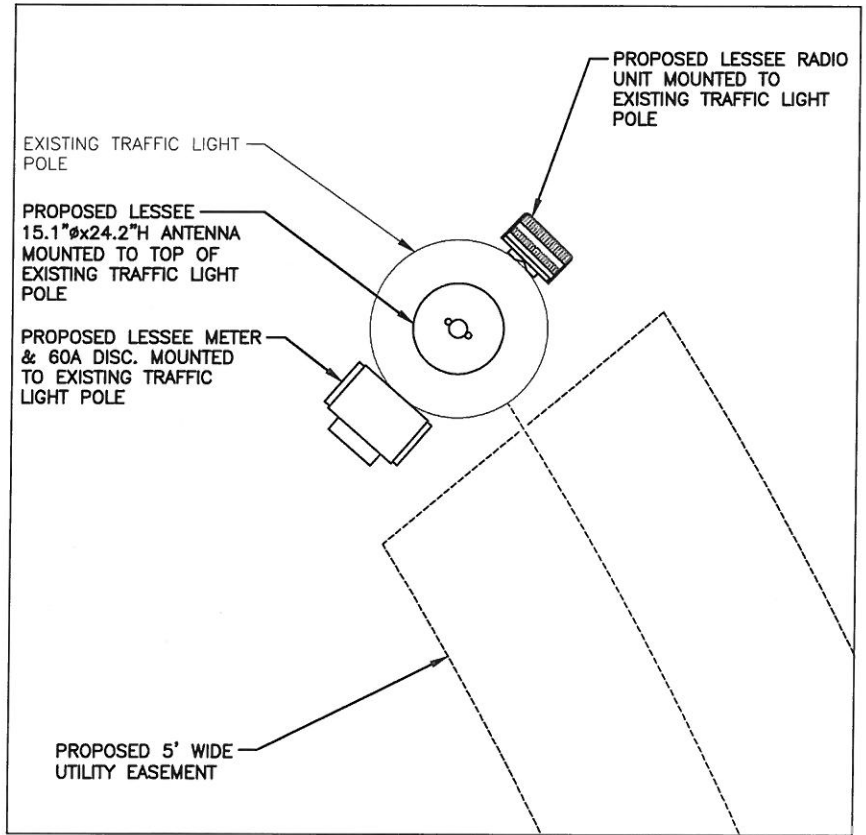
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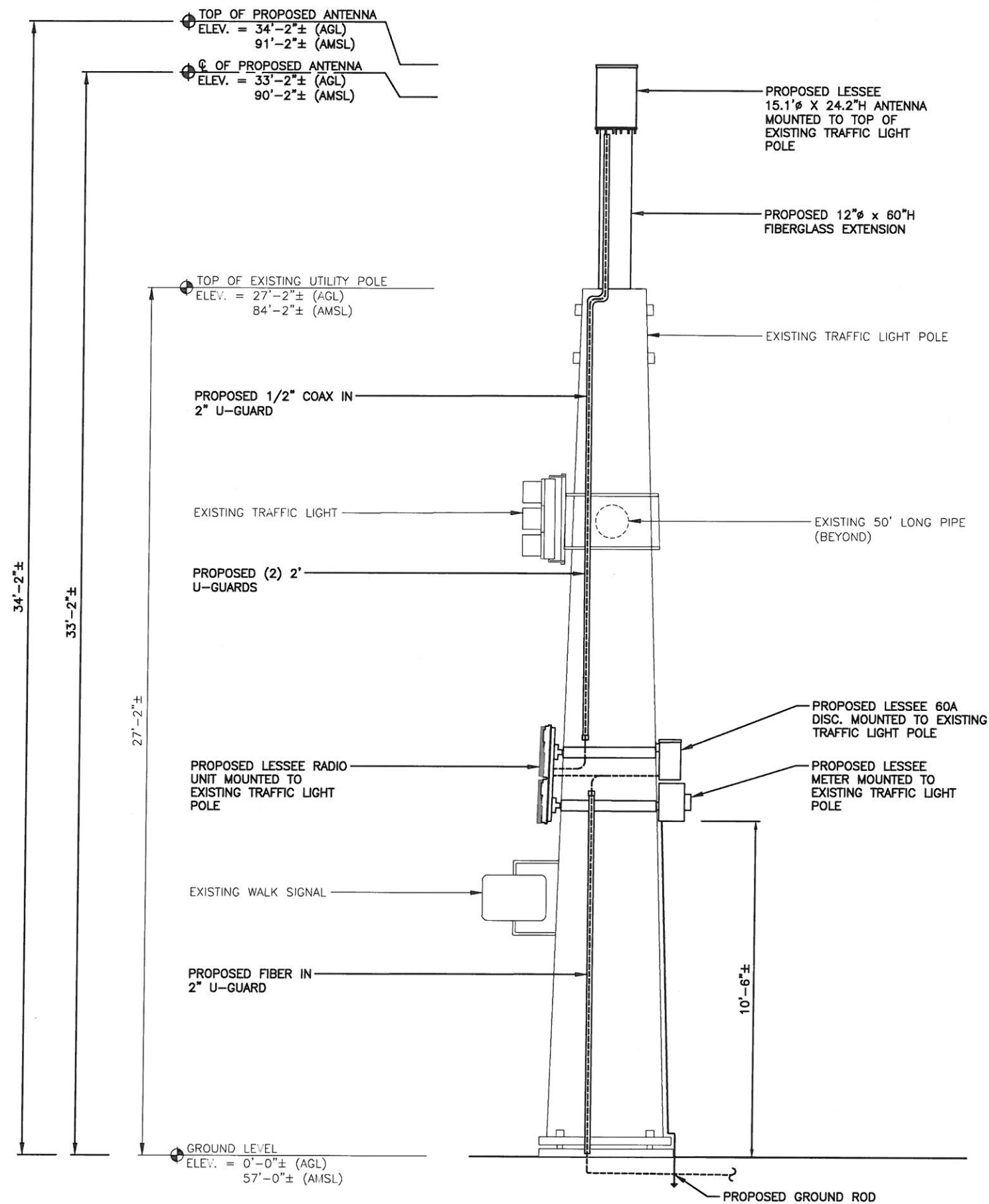
SHEET NUMBER
L-2



ENLARGED PLAN
22x34 SCALE: 3/4"=1'-0"
11x17 SCALE: 3/8"=1'-0"

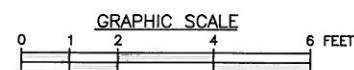
SITE PLAN
22x34 SCALE: 1"=20'-0"
11x17 SCALE: 1"=40'-0"

GRAPHIC SCALE
0 5 10 20 30 FEET



ELEVATION
22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

1
L-3



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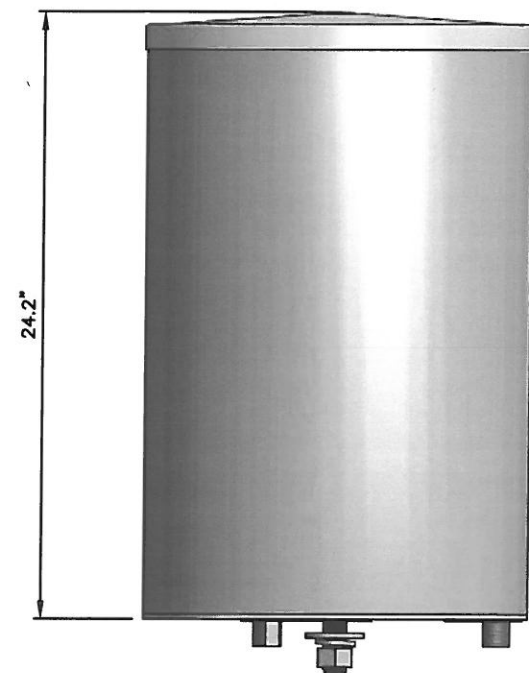
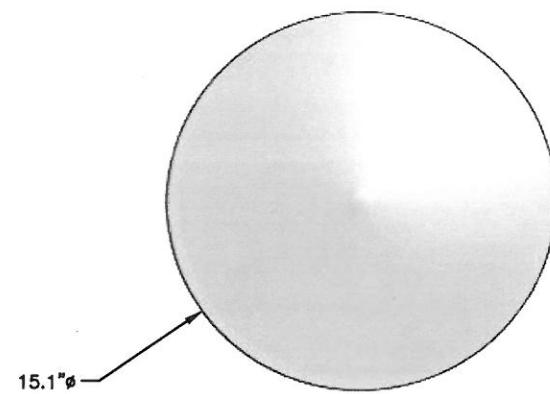
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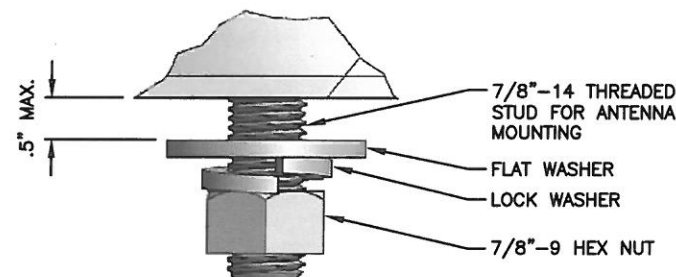
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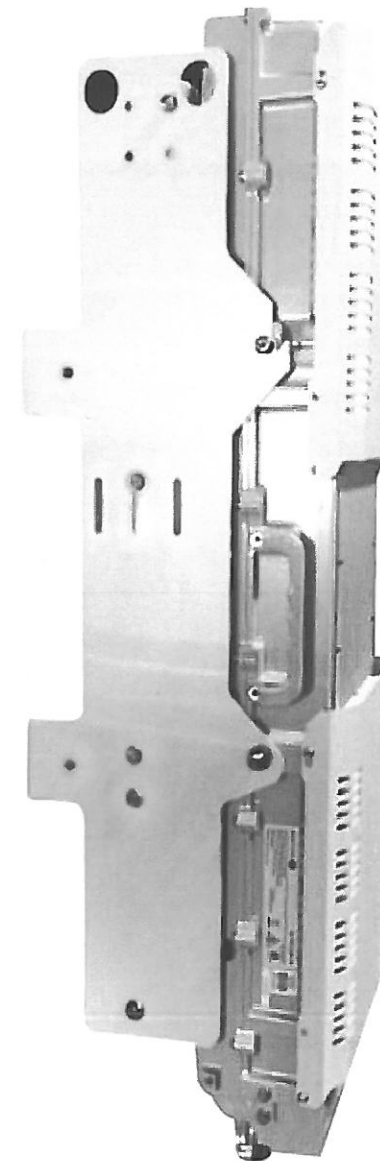
ANTENNA WITHOUT GPS

SMALL CELL ANTENNA
DIMENSIONS: 15.1"Øx24.2"
WEIGHT: 22 LBS



ANTENNA DETAIL
SCALE: N.T.S

1
L-4



RADIO UNIT
DIMENSIONS: 37"Hx11"Wx6"D
WEIGHT: 55 LBS

RADIO DETAIL
SCALE: N.T.S

2
L-4

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SHEET TITLE
EQUIPMENT DETAILS

SHEET NUMBER
L-4



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SITE NAME:
SCARBOROUGH ME
SC03

SITE ADDRESS:
31 HANNAFORD DRIVE
SCARBOROUGH, ME 04074

SHEET TITLE
AREA PLAN

SHEET NUMBER
L-1

15°29'

TRUE NORTH

MAGNETIC NORTH

AREA PLAN
22x34 SCALE: 1"=20'-0"
11x17 SCALE: 1"=40'-0"

1
L-1

GRAPHIC SCALE
0 10 20 40 60 FEET

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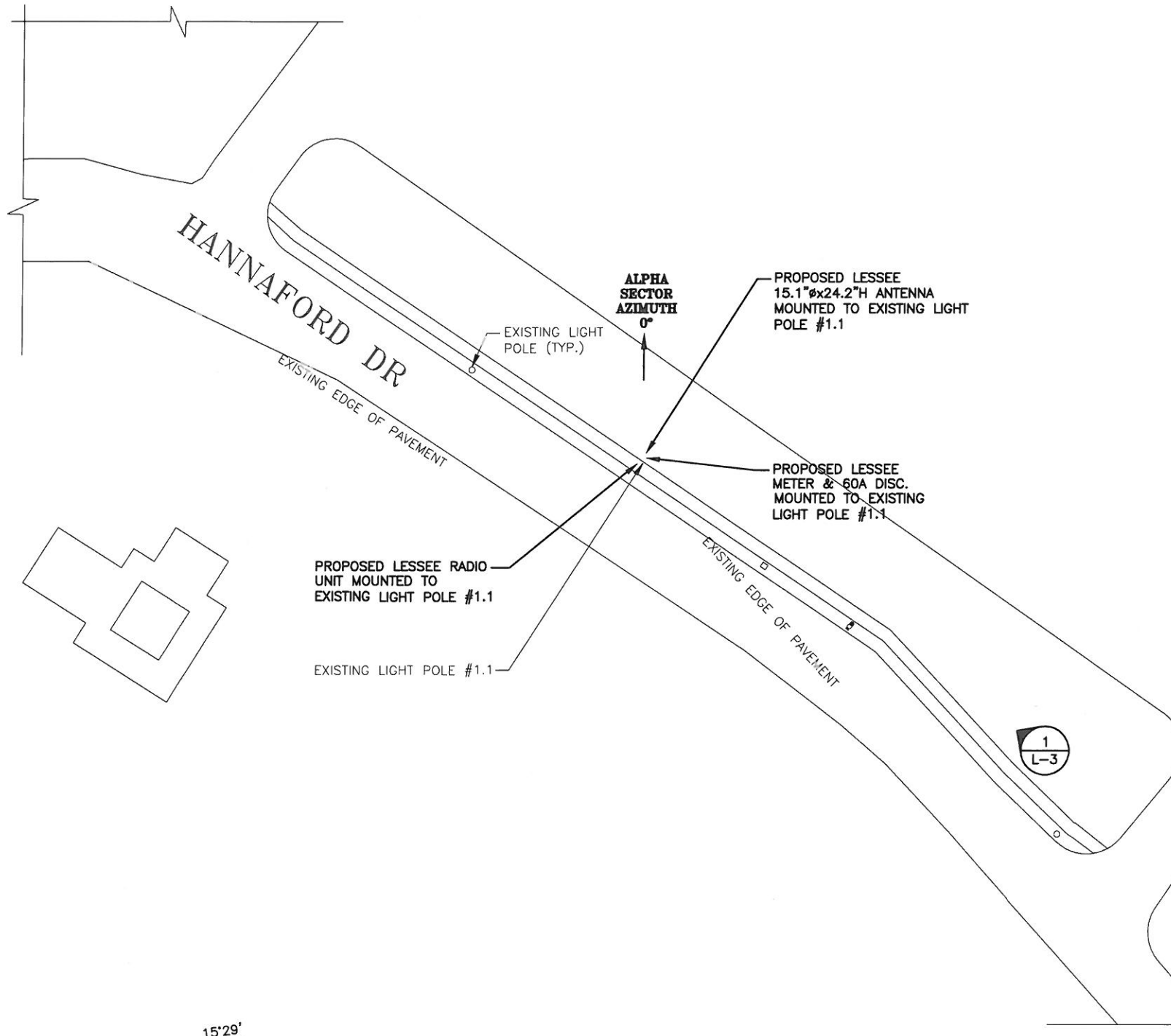
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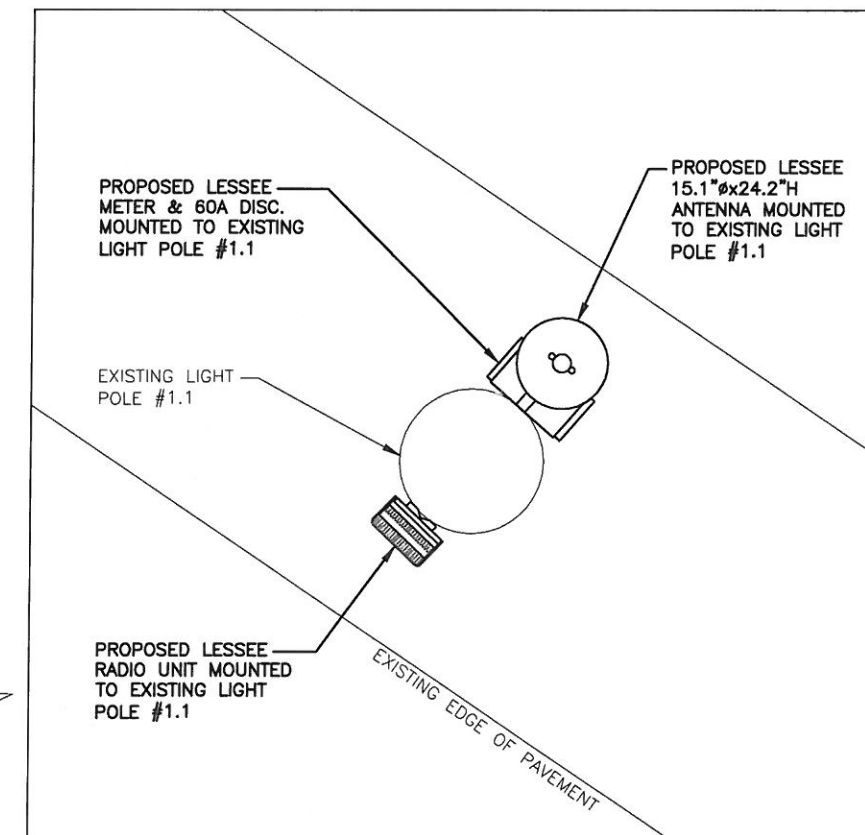
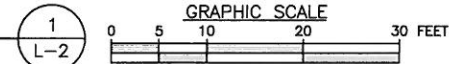
SITE PLAN

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L-2



SITE PLAN
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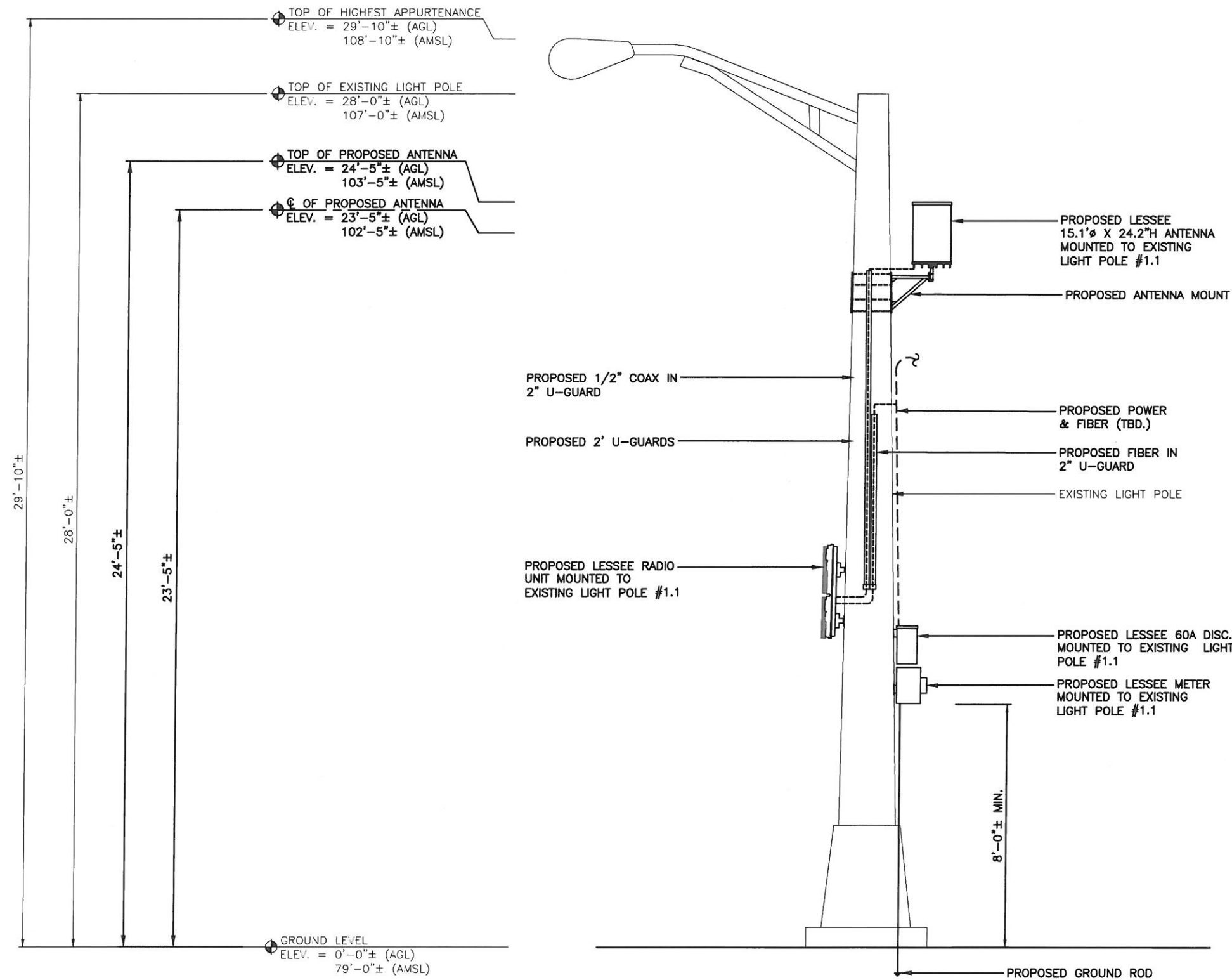
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SHEET TITLE

ELEVATION

SHEET NUMBER

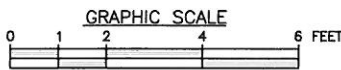
L-3

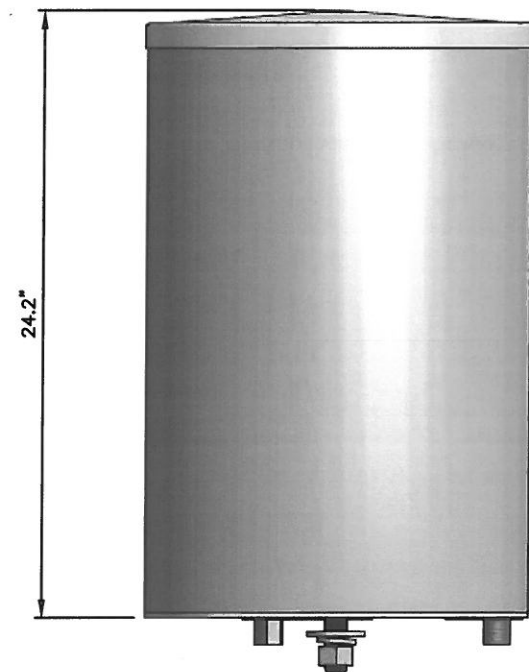
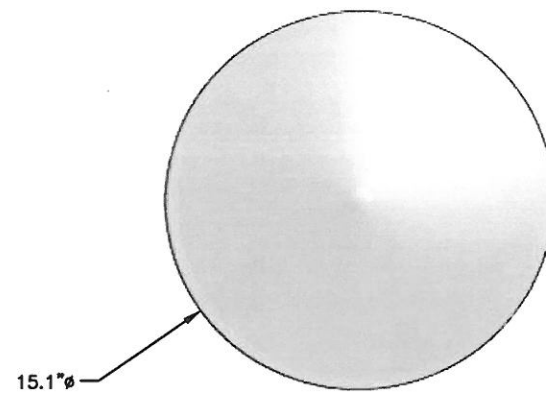


ELEVATION

22x34 SCALE: 1/2"=1'-0"
11x17 SCALE: 1/4"=1'-0"

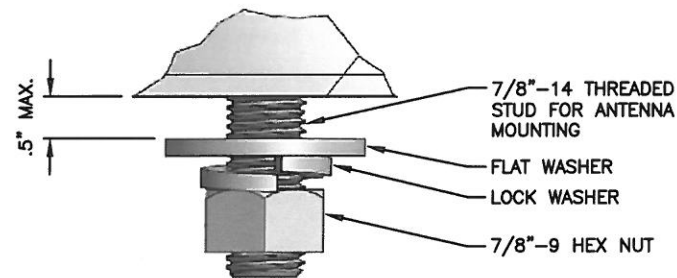
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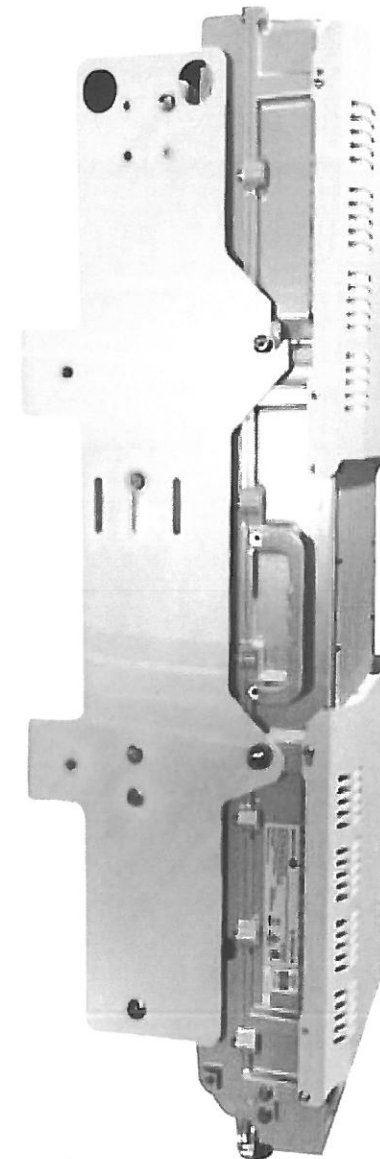
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L-4



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