

Town of Raymond
Ballot for Municipal Referendum
June 14, 2011

**Mark a cross X in the square to the left of the choice for which
you wish to vote.**

ARTICLE 2: Shall Article 4 of the Town of Raymond Land Use Ordinance, as adopted May 21, 1994 and amended through June 1, 2010, be further amended by adding the following new Subsection H.1 and Appendix B, as shown below and shall Article 2, Section A be amended by adding “Conditional Zoning Districts” as number 8 on the list of established districts, and shall the Land Use Regulation Map be amended as shown below?

[Note: The use of the word “Article” within the ordinance does not indicate a separate warrant article.]

Yes

No

EXPLANATION:

Raymond Land Use Ordinance

ARTICLE 4 – DISTRICT REGULATIONS

H. Conditional Zoning Districts

1. Conditional Zoning District #1, Raymond Hill Wireless Communication Facility Conditional Zone – Conditional Zoning District #1, the Raymond Hill Wireless Communication Facility Conditional Zone, is created as shown on the Land Use Regulation Map. Conditional Zoning District #1 is subject to the regulations applicable in the Rural District (R), as modified by the Conditional Zoning Agreement between the Town of Raymond and Maine RSA #1, Inc., Michael Major and Mary Jean Major attached to this ordinance as Appendix B.

[Appendix B and the amendment to the Land Use Regulation Map as posted with the warrant.]

The proposed conditional rezoning would allow a single cellular tower to be constructed on Raymond Hill. Any development in this conditional zone would need to comply with the applicable standards for the zoning district existing in the Town's ordinances, as modified by the Conditional Zoning Agreement between the Town of Raymond and US Cellular.

The modifications would be: (1) to allow the wireless tower at 680 feet ground elevation when the Raymond Wireless Communications Facilities ordinance prohibits towers above 600 feet ground elevation on Raymond Hill, and (2) to allow the wireless tower to be 125 feet high plus an additional 15 feet of antennas when the Raymond Wireless Communications Facilities ordinance limits the height of towers to 75 feet with an additional 25 feet for each co-locator, up to 125 feet.

The agreement would also require US Cellular to comply with the site plans it submitted as part of the Planning Board site plan approval process and to provide a performance guaranty to the Town. The agreement would also require US Cellular to make the tower available to the Town for public safety communications at no charge.