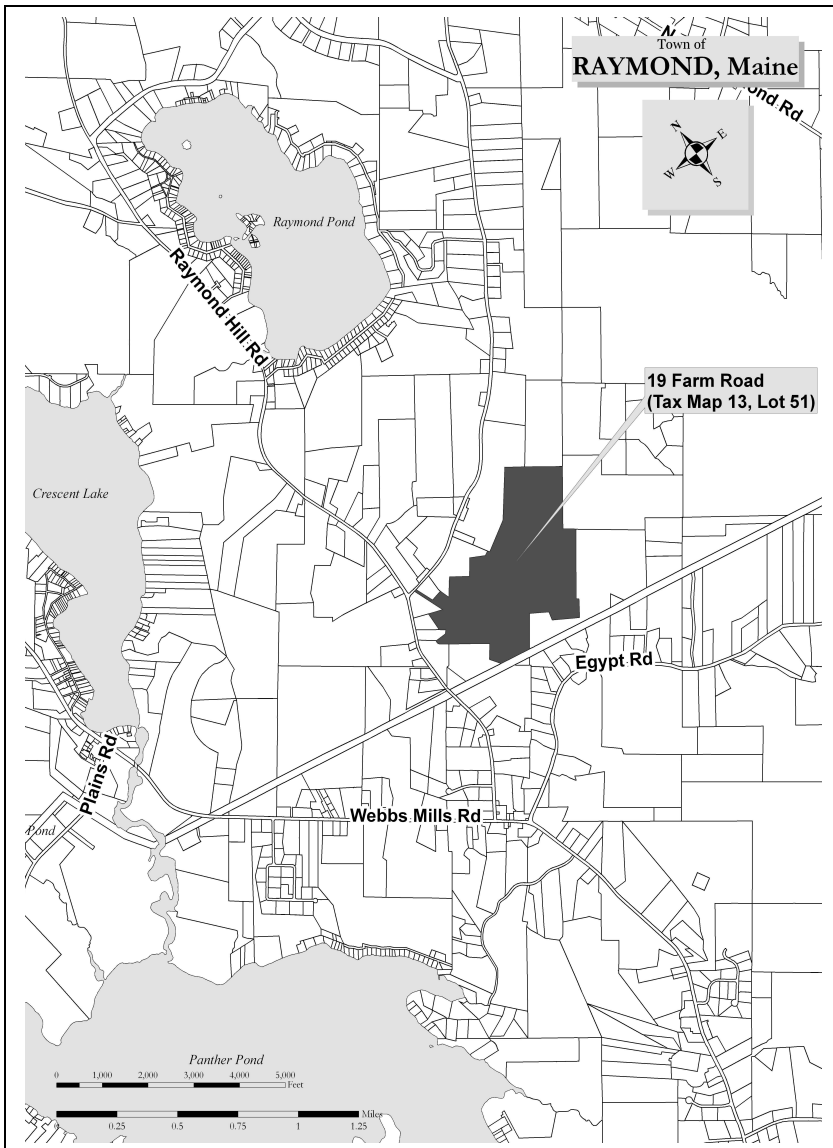


Town of Raymond Planning Board Notice of Public Hearing

Wednesday, October 20, 2010, 7:00 pm
Jordan-Small Middle School Gymnasium
423 Webbs Mills Road

The Raymond Planning Board will conduct a public hearing at **7:00 p.m. on Wednesday October 20, 2010 at the Gymnasium, 423 Webbs Mills Road, Raymond, Maine**, in accordance with 30-A M.R.S.A. § 4352(8) and Article 7, sections C and D of the Raymond Land Use Ordinance, on a proposed conditional rezoning of property located at 19 Farm Road, Raymond, Maine (Tax Map 13, Lot 51). The following map indicates the location of the property proposed for conditional rezoning.



The proposed conditional rezoning would amend the **Raymond Land Use Ordinance** and the **Land Use Regulation Map** in order to establish the Raymond Hill Wireless Communication Facility Conditional Zone. The conditional zoning district would be 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.

The **Conditional Zoning Agreement** would allow, as a permitted use on the subject property, a single Wireless Communication Facility tower one hundred twenty five feet (125') in height in the Rural Zoning District, at 680' ground elevation on Raymond Hill. The Raymond Wireless Communications Facilities ordinance prohibits facilities above 600' ground level on Raymond Hill, and limits the height to 75', with an additional 25' for each co-locator, up to 125'. The agreement would specify that the facility would not be subject to those ordinance limitations.

The agreement also specifies that the application and site plan submitted by Maine RSA#1/ US Cellular to construct the Wireless Communications Facilities would be subject to Planning Board review and approval under the provisions of Article 9, Section S (Wireless Communications Facilities), and Article 10 (Site Plan Review), of the Land Use Ordinance. The agreement would require that the use, scale, density, design, and layout of the facility and the site conform to RSA#1/ US Cellular's plans on file with the town (dated August 25, 2009). It would also require RSA#1/ US Cellular provide performance guarantees to secure completion of improvements, and guarantee against defects.

The agreement would require that RSA#1/ US Cellular make the tower and facility available to the Town for public safety communications at no charge.

The agreement cites, as the basis for the conditional rezoning agreement, that The Federal Communications Commission has issued US Cellular a license to provide wireless service to Raymond and the surrounding areas, US Cellular is not currently providing adequate service to this area, and US Cellular has determined it requires a 125' tall Wireless Communication Facility at a 680' ground elevation in order to do so.

A draft Town Meeting Warrant, the proposed Conditional Zoning Agreement, and the proposed amendment to the Land Use Map may be viewed at the Raymond Town Office, 401 Webbs Mills Road, during regular business hours, or on the town website (<http://www.raymondmaine.org/>). These and other materials submitted by Maine RSA#1/ US Cellular in support of the proposed conditional rezoning may be reviewed and copied at the Raymond Town Office during regular business hours.