

Summary of Typical Comi Ordinance

The Ordinance normally requires a Special Use Permit for installation or construction of all Wireless Telecommunications Facilities in the jurisdiction. The following is a summary of the specific requirements contained in the ordinance.

- Landowner's signature on the application.
- A written statement that the facility will be maintained in a safe manner in compliance with any conditions of the Special Use Permit and any applicable local, state or federal laws, regulations, etc.
- Detailed professional engineer's report.
- Detailed report on collocation efforts.
- A Visual Impact Assessment including pictorial and other exhibits documenting the visual impact of the tower.
- Documentation of environmental compliance.
- Letter of intent to collocate.
- Pre-application meeting, including site visit, with costs borne by the Applicant.
- "Balloon Test" on two occasions prior to the hearing, at Applicant's expense.
- FAA compliance.
- Setback requirements (varies depending upon zoning district).
- Deposit in escrow in the amount of \$8,500.00 to reimburse consultants and experts hired by the Board to review the Application. A minimum balance of \$2,500.00 must be maintained in escrow. Comi bills his time at roughly \$200 per hour including his travel time. Other consultants also charge at high rates.
- Construction supervision and inspection is charged at full hourly rates.
- Public hearing, preceded by notice to all landowners within 1500 feet of the property line of the parcel upon which the proposed facility is to be constructed.
- Application fee: \$5,000.00 (new tower); \$2,000.00 (collocation).
- Bond or other form of security (executed jointly with the landowner) in the amount of at least \$75,000.00.
- Annual certification from a professional engineer that NIER levels are within FCC guidelines.
- Maintenance of insurance in prescribed amount.
- Re-certification of the permit by the Board every 5 years (requires proof that the facility is in compliance with the conditions of the Permit and the ordinance).
- The provisions of the ordinance apply to collocations as well as to new tower builds with the exception of the "collocation report" and "balloon test," which apply only to new tower applications. The \$8,500.00 escrow requirement applies to both new tower and collocation applications and the application fee is \$2,000.00.