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CAPE COD COMMISSION

DEVELOPMENT OF REGIONAL IMPACT DECISION

Date:	March 19, 2026
Project:	Great Neck Road North WCT (CCC Project No. 25028)
Project Applicant:	Cellco Partnership d/b/a Verizon Wireless c/o Michael Giaimo, Esq., Robinson + Cole, One Boston Place, 26th Floor, Boston, MA 02108
Property Owner:	Verizon New England, Inc.
Project Location:	524 Great Neck Road North, Mashpee
Map/Parcel:	Map 67, Lot 4
Title Reference:	Book 25949 Page 149

SUMMARY

The Cape Cod Commission ("Commission") hereby grants Development of Regional Impact ("DRI") approval, with Conditions, for "Great Neck Road North WCT," to construct a 130-foot wireless communications tower with associated improvements at 524 Great Neck Road North in Mashpee, pursuant to a vote of the Commission at its meeting on March 19, 2026.

FINDINGS

The Cape Cod Commission hereby finds and determines as follows:

F1. The Applicant proposes development on a leased portion of a +/- 3-acre property ("Property"; "Project Site"). The Property currently contains a commercial building containing equipment for other business units of Verizon. The Applicant proposes the construction of a 130-foot multi-user monopole-style wireless communications tower with associated equipment ("Project"). The Applicant has legal standing to pursue the Project through a Memorandum of Lease with the Property Owner (Verizon New England, Inc.).

F2. The Applicant proposes to develop and operate on the Project Site an approximately 130-foot-tall wireless communications tower with other supporting and ancillary improvements, including:

- clearing +/- 2,800 sf of vegetated area;
- constructing a +/- 2,500 square foot compound surrounded by a 6'-tall chain link fence;

- installing the monopole tower, carrier antennas, concrete equipment pads, and all associated ground equipment within the fenced area; and
- installing an approximately 25' gravel driveway connecting the fenced area to the existing site parking areas.

F3. Aside from the existing Verizon building, driveway, and parking lot on the parcel, the remainder of the property is undeveloped and wooded. To the west is Great Neck Road North and a Community Activity Center, and to the north, east, and south is forested and protected open space. Given the surrounding uses and development patterns and the type of development being proposed, the Site is best represented by the "Suburban Development Area" Placetype. Suburban Development Areas are characterized by moderately dense residential neighborhoods as well as automobile-oriented commercial development.

F4. Ongoing operations and activity at the Property are expected to be minimal. Due to the minimal ongoing operations, the Project does not involve regionally significant or sustained effects on the transportation network.

F5. The Federal Telecommunications Act of 1996 at 47 USC §332(c)(7)(B)(i) provides that any regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

F6. The Federal Telecommunications Act of 1996 at 47 USC § 332(c) (7)(B)(iii) provides that any decision by a State or local government or instrumentality thereof to deny a request to place, construct or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

BACKGROUND

F7. The Commission retained, at the Applicant's expense, a consultant with expertise in reviewing technical aspects of the proposal. The consultant, Michael Lawton of Isotrope Wireless, LLC ("Isotrope"), provided an initial report on the application. The comments were reviewed as part of the proceedings.

PROCEDURAL HISTORY

F8. The Project requires mandatory DRI review pursuant to Section 3 of the Commission's *Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact ("Enabling Regulations")* (revised November 2021) as the "[c]onstruction of any Wireless Communication Tower exceeding 35 feet in overall height…".

F9. The Commission received a mandatory DRI referral for the Project from the Town of Mashpee ("Town") on November 12, 2025.

F10. The hearing period was opened procedurally on January 12, 2026.

F11. The Applicant submitted a DRI application for the Project to the Commission on November 14, 2025. Additional materials were submitted in December 2025 and February 2026.

F12. The first substantive hearing was held by a DRI Subcommittee ("Subcommittee") on the Project on February 2, 2026. An additional Subcommittee hearing was held on March 2, 2026. A final public hearing was conducted by the Cape Cod Commission on March 19, 2026.

F13. The Subcommittee held a public meeting to further discuss the Project on March 16, 2026. At this meeting, the Subcommittee voted 4 in favor, 0 opposed to recommend to the full Commission that it grant DRI approval for the Project, with conditions, as set out in the draft written DRI decision reviewed by the Subcommittee.

F14. The full Cape Cod Commission held a hearing on the Project at its meeting on March 19, 2026. It considered the recommendation of the Subcommittee, including the draft written DRI decision. At the hearing on March 19, 2026, the Commission voted to adopt the draft written DRI decision, and approve the Project, with the Conditions set out in said draft decision.

DRI REVIEW STANDARDS

F15. Section 6(c)(viii) of the *Enabling Regulations* contains the standards to be met for DRI approval, which include, as applicable, consistency with the Regional Policy Plan ("RPP"), District of Critical Planning Concern ("DCPC") implementing regulations, municipal development bylaws, and Commission-certified Local Comprehensive Plans ("LCP") and the Cape Cod Commission Act. The Commission must also find that the probable benefit from the Project is greater than the probable detriment.

MUNICIPAL DEVELOPMENT BYLAWS, LCP, AND DCPC CONSISTENCY

F16. There are no DCPC implementing regulations applicable to the Project.

F17. On March 3, 2026, the Town of Mashpee submitted minutes from the Plan Review Committee's review of the Project, which was held on February 17, 2026. Town departments identified various concerns to be addressed during local permitting. On March 11, 2026, the Town Planner submitted additional comments regarding the Town of Mashpee's Zoning Bylaw requirement that the Planning Board waive its height provisions for a tower height above 100 feet. The Applicant will need to obtain this waiver in order to be consistent with municipal development bylaws in accordance with Condition C4.

F18. The Project is located within the Town of Mashpee Wireless Facility Overlay Zoning District. The Project will require a Special Permit from the Mashpee Planning Board. Consistency with Local Development Bylaws will be evidenced by the Applicant receiving all required permits and assents.

F19. The Town of Mashpee's most recent Commission-certified Local Comprehensive Plan (LCP) was adopted in 1998. Among other goals, that plan identified the need to coordinate and plan for the construction of Wireless Communications Towers, including through adopting zoning. As the Project is located within the Wireless Facility Overlay Zoning District, the Project is consistent with these town goals.

RPP CONSISTENCY REVIEW

F20. The Commission reviewed the Project relative to the 2025 RPP and companion Technical Bulletins, which were those in effect at the time the Commission commenced substantive hearings on the Project. Under Section 9 of the RPP, the Commission assesses the Project's consistency with the RPP by determining whether the Project is consistent with the goals and objectives in the RPP that are deemed applicable, material and regionally significant with respect to the Project. The companion Technical Bulletins assist in elaborating and interpreting the RPP's goals and objectives.

F21. The RPP goals and objectives specifically referenced in this section of the Decision and discussed in detail below are those determined to be applicable, material, and regionally significant with respect to the Project and are thus subject to RPP consistency review.

F22. Subject to the Conditions set out in this Decision, the Project is consistent with the RPP goals and objectives and with the corresponding provisions from the Technical Bulletins, as discussed in detail below, and as such the Project is consistent with the RPP.

Water Resources

F23. The Water Resources Goal of the RPP is to maintain a sustainable supply of high-quality drinking water and protect, preserve, or restore the ecological integrity of Cape Cod's fresh and marine surface water resources. The following Water Resources Objectives are applicable and material to the Project:

- Protect and preserve groundwater quality (WR1);
- Protect, preserve or restore marine water resources (WR3); and
- Manage and treat stormwater to protect and preserve water quality (WR4)

F24. The primary source of nitrogen for the Project is stormwater runoff, as there is no wastewater associated with the cell tower, and no fertilized turf areas proposed. According to the nitrogen load calculation site wide nitrogen load is expected to be 0.06 ppm, well below the required 5 ppm. Thus, the Project consistent with Objective WR1.

F25. The Project is located on 3.07 acres of land in the Popponesset Bay watershed, a nitrogen impaired Marine Water Recharge Area (MWRA). The proposed gravel swale along the northern border leading to an infiltration trench, along the eastern border, will direct, treat, and infiltrate stormwater runoff. Given the minimal amount of impervious surface, any potential impacts to the marine water resources are expected to be minimal and do not appear to be significant on a regional scale. Thus, the Project is consistent with Objective WR3.

F26. According to the stormwater report, proposed drainage patterns will resemble the existing drainage patterns. The gravel road and gravel storage compound area will be designed to encourage infiltration. Additionally, there is a proposed drainage swale that will direct stormwater flow towards the proposed infiltration trench, designed to encourage infiltration of runoff into the ground. Based on this, the Project is consistent with Objective WR4.

Community Design

F27. The Community Design Goal of the RPP is to protect and enhance the unique character of the region's built and natural environment based on the local context. The following Community Design Objectives are applicable and material to the Project:

- Minimize the amount of newly disturbed land and impervious surfaces (CD2); and
- Avoid adverse visual impacts from infrastructure on scenic resources (CD3)

F28. The Project proposes to site a cell tower on a new gravel compound approximately 50' by 50', accessed by a new 25' gravel driveway. While the gravel compound and driveway will be new impervious surfaces, access to the gravel driveway and tower site will utilize an already existing paved driveway for the building on the front portion of the property which minimizes the amount

of newly disturbed land and impervious surfaces needed for the Project. Thus, the Project is consistent with Objective CD2.

F29. Based on photo simulations provided by the Applicant, the proposed tower will be most visible from the location of Photo 1, on Great Neck Road North, directly in front of the property. At that location, the lower portion of the tower and ground-level equipment is shielded from view from the roadway by the building on the property. From the other locations, it is either not visible or has minimal visual impacts. There are no identified scenic resources proximate to the Site. Thus, the Project is consistent with Objective CD3.

Capital Facilities & Infrastructure

F30. The Capital Facilities & Infrastructure Goal of the RPP is to guide the development of capital facilities and infrastructure necessary to meet the region's current and demonstrated future needs. The following Capital Facilities & Infrastructure Objective is applicable and material to the Project:

- Enhance the coordinated provision of services and facilities that respond to the needs of the region (CAP2)

F31. Based on the materials provided by the Applicant, the Project is infrastructure that would improve cellular service in the area of the proposed site, in response to the needs of the region.

F32. Wireless network connectivity is influenced by many factors, including proximity to a cell site, physical obstacles and signal interference. Wireless service can be affected by severe weather, topographical features, or large structures or other objects between a phone and the nearest cell site.

F33. The Applicant suggests that Verizon has identified a significant gap in wireless coverage in this area of Mashpee. The DRI Application includes an Alternative Site Analysis, which identified the proposed site as the best feasible location to close Verizon's significant gap.

F34. The DRI Application includes radiofrequency analysis showing that the Project will improve cellular coverage in Mashpee for Verizon and includes space for additional carriers.

F35. The Commission retained a wireless consultant, Michael Lawton of Isotrope Wireless, LLC ("Isotrope"), to review the claimed coverage gaps as required under Technical Bulletin 97-001. The wireless consultant confirmed in his reports dated 1/22/2026 and 2/26/2026 that there are coverage gaps in this area of Mashpee and that the Project would help to close those gaps.

F36. Thus, the Project is consistent with Objective CAP2.

Cultural Heritage

F37. The Cultural Heritage Goal of the RPP is to protect and preserve the significant cultural, historic, and archaeological values and resources of Cape Cod. The following Cultural Heritage Objective is applicable and material to the Project:

- Protect and preserve archaeological resources and assets from alteration or relocation (CH2)

F38. According to the Massachusetts Cultural Resource Information System, there are no inventoried historic or cultural resources in the project vicinity that would be impacted by the proposed tower.

F39. As detailed in the January 21, 2026 letter from the Applicant, Massachusetts Historical Commission (MHC) consultation began in March 2022. The Applicant conducted an archaeological survey for the Project Site, with a field investigation report submitted to MHC in January 2023. MHC provided a letter noting the report for the Project meets the permit standards under 950 CMR 70. Based on this, the Project is consistent with Objective CH2.

Consistency with Technical Bulletin 97-001: Guidelines for DRI Review of Wireless Communication Towers (Revised September 2010)

F40. The Commission retained a wireless consultant, Michael Lawton of Isotrope Wireless, LLC ("Isotrope"), to assist the Commission in the review of technical data, including the coverage analysis provided by the carrier, Verizon.

F41. Isotrope reviewed the data and found that a gap in coverage for Verizon exists.

F42. In consultation with Commission staff, Isotrope reviewed the proposed alternative site analysis which did not identify any other sites that would be available or preferential to the proposed site.

F43. To ensure public safety, the Wireless Technical Bulletin provides that an applicant must maintain a "fall zone", a radius from the base of any ground-mounted personal wireless service facility to any property line, road, habitable dwelling, business or institutional use, or public recreational area within which there is a potential hazard from falling debris or collapsing material. The radius is generally expected to be equal to the height of the tower, but the Commission may reduce the required fall zone by as much as 50% of the height of the tower if it finds that a substantially better design will result from such reduction.

- Reducing the fall zone results in a better design by locating the Project closer to the northerly property line, which moves the Project further from wetland buffers while not substantively changing impacts.
- Based on information provided in the DRI Application from a Professional Engineer regarding tower failures, a reduction of the fall zone will not be a detriment to public safety. The proposed Project is set back at a distance to the property line that is 76% of the tower height, sufficient to ensure public safety, consistent with the technical bulletin. The Commission also considered the visual impacts of the Project in accordance with its findings F27-F29 of this decision.

Regional Benefits/Detriments

F44. Probable benefits of the Project identified include:

- The Project will address identified wireless capacity problems in the area, particularly for data coverage on the 2100MHz band, providing needed service to a variety of users including area residents, the traveling public, and visitors who rely on such services for emergency, business, and personal communications.
- The Project provides opportunities for other national wireless carriers to site-share on the proposed wireless communications tower, potentially eliminating or limiting the future need for additional wireless towers in the area.

F45. Probable detriments of the Project identified include:

- The Project may have visual impacts along adjacent Great Neck Road North.

F46. The Commission finds that the Probable Benefit of the Project is greater than the Probable Detriment.

F47. Based upon the findings F16-F45, the Project is consistent with the Cape Cod Commission Act.

CONCLUSION

F48. Based on the Findings above and subject to the Conditions set out herein, the Commission further determines, finds, and concludes that the Project is consistent with the Cape Cod Commission Act, 2025 Cape Cod Regional Policy Plan, applicable provisions from the Mashpee Local Comprehensive Plan, and applicable municipal development bylaws; the probable benefit of the Project is greater than the probable detriment; there is not substantial evidence in the record to warrant a denial under the standards of the Federal Telecommunications Act of 1996; and the Commission hereby grants DRI approval for the Great Neck Road North WCT Project described herein.

CONDITIONS

C1. This Decision shall be final when the appeal period set out in Section 17 of the Cape Cod Commission Act has elapsed without appeal (or if such an appeal has been filed, when the appeal has been finally settled, dismissed, adjudicated, or otherwise disposed of in favor of the Applicant). Thereafter, this Decision shall be valid and in effect, and local development permits may be issued pursuant hereto for a period of seven years from the date of this Decision, or for such extended period as may be permitted by the Commission pursuant to the *Enabling Regulation*s.

C2. A copy of the Decision, when final and prior to commencement of the Project, shall be recorded with the Barnstable Registry of Deeds.

C3. This Decision shall be appurtenant to and run with the Property. The Decision shall bind and be enforceable against, and inure to the benefit of, the Applicant, its heirs, successors, and assigns.

C4. The Applicant shall obtain all required federal, state, and local permits, licenses, and approvals for the Project. Consistency with Municipal Development Bylaws shall be confirmed by the Applicant and provided to the Commission staff after obtaining all said required local permits, licenses, and approvals for the Project. Prior to commencement of the Project, the Applicant shall provide the Commission with copies of all required local permits, licenses, and approvals for the Project. Any changes to the Project resulting from the municipal review process may require modification of this Decision.

C5. The Project shall be constructed, operated, and maintained consistent with the following documents ("Approved Project Plans"). Plans, protocols, and other documents received or required to be submitted as Conditions of this Decision shall be treated as incorporated into the Approved Project Plans once received, reviewed, and approved for consistency with this Decision by Commission staff, and the Project shall thereafter be constructed, operated, and maintained consistent with the Approved Project Plans, as so supplemented:

- Plan set entitled "Mashpee 3 MA" consisting of 12 sheets, prepared by Benjamin Revette, P.E., Dewberry Engineers, Inc., final revision dated 9/26/2025

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C6. The Applicant shall provide a copy of this Decision and the Approved Project Plans to the Project's general contractor prior to commencement of the Project. The Applicant shall maintain a copy of this Decision and the Approved Project Plans on the Project Site throughout Project construction.

C7. Prior to and as a Condition to issuance of a building permit/s for the Project from the Town of Mashpee, the Applicant shall request and obtain from the Commission a Preliminary Certificate of Compliance; the issuance of such Preliminary Certificate of Compliance evidences that the Applicant has satisfied all Conditions in this Decision required to have been satisfied prior to the issuance of a local building permit/s.

C8. Prior to and as a Condition to issuance of a Certificate/s of Use and Occupancy or building permit sign-off/s for the Project from the Town of Mashpee Building Department, the Applicant shall request and obtain from the Commission a Final Certificate of Compliance; the issuance of such Final Certificate of Compliance evidences that the Applicant has satisfied all Conditions in this Decision required to have been satisfied prior to the issuance of a local Certificate/s of Use and Occupancy or building permits sign-off/s, and shall confirm that the Project was constructed or implemented in accordance with this Decision.

C9. The Applicant hereby authorizes Commission staff to make site visits as necessary, at reasonable times and upon reasonable notice to the Applicant, to confirm that the Project has been implemented in accordance with this Decision, including upon an Applicant's request for a Certificate of Compliance hereunder.

C10. Prior to and as a Condition to issuance of a Preliminary Certificate of Compliance, the Applicant shall submit plans evidencing the Project has been designed to support up to 3 wireless carriers for review and approval by Commission staff, which shall then be incorporated by reference into this Decision.

SIGNATURE PAGE FOLLOWS

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SIGNATURE PAGE

Executed this 19th day of March 2026

For the Cape Cod Commission by:

_____

Signature

Thomas Wilson, Chair, Cape Cod Commission

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss March 19, 2026

Before me, the undersigned notary public, personally appeared Thomas Wilson, in his capacity as Chair and on behalf of the Cape Cod Commission, whose name is signed on the preceding or attached document, and such person acknowledged to me that he/she signed such document voluntarily for its stated purpose. The identity of such person was proved to me through satisfactory evidence of identification, which was [ ] photographic identification with signature issued by a federal or state governmental agency, [ ] oath or affirmation of a credible witness, or [X] personal knowledge of the undersigned.

_____

Notary Public

My Commission Expires: _____

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