CAPE COD
COMMISSION

Long Pond Road Monopole, Brewster (CCC File No. 24012)
Development of Regional Impact Review
Subcommittee Meeting

Minutes | December 31, 2024 at 10:00 a.m.

Virtual via Zoom

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Summary of Actions Taken:

- The subcommittee approved minutes from the public hearing held on November 12, 2024.
- The subcommittee reviewed a draft decision approving the project and recommended it for adoption by the full Cape Cod Commission.

The Chair, Elizabeth Taylor, opened the Subcommittee meeting by reading the hearing announcement at 10:00 a.m. She said the subcommittee meeting is being held virtually via Zoom with all members participating remotely.

The Chair then asked Cape Cod Commission staff member, Jeffrey Ribeiro, to take attendance by roll call, and he did so.

Roll Call:

- Elizabeth Taylor, *Chair*, Present
- Jacqueline Etsten, Present
- David Mead-Fox, Present
- Harold Mitchell, Present
- Thomas Wilson, Present

A quorum of members of the subcommittee being present, the Chair said that the subcommittee members will discuss the proposed Long Pond Road Monopole Project, which was referred to the Commission as a mandatory Development of Regional Impact and proposes a 125-foot tall wireless communications tower with associated equipment at 1185 Long Pond Road in Brewster. She provided instructions on how to provide testimony at the appropriate time during the hearing.

Approval of Minutes:

The Chair asked for any corrections in the hearing minutes from November 12, 2024. Hearing none she asked for a motion to approve the minutes as written. Mr. Wilson made the motion, and Mr. Mitchell seconded. The Chair then asked Mr. Ribeiro to take the roll.

Roll Call:

- Elizabeth Taylor, Chair, Yes
- Jacqueline Etsten, Yes
- David Mead-Fox, Yes
- Harold Mitchell, Yes
- Thomas Wilson, Yes

Staff Presentation:

The Chair asked Mr. Ribeiro for staff comments. Mr. Ribeiro replied that he had just received comments from the Brewster Town Planner Jonathon Idman and would need a few minutes to address them.

Mr. Mead-Fox asked if it was appropriate to review comments that came in at the last minute. Chief Regulatory Officer, Jordan Velozo, replied that it was acceptable as these came from the Town, so some deference is given. She stated that Mr. Ribeiro was preparing slides so the comments could be discussed.

Mr. Ribeiro began his comments with the assistance of a PowerPoint presentation. He showed each of the requested edits to the draft decision on slides. Mr. Ribeiro concluded by asking Jon Idman, Town Planner for the Town of Brewster if his representations of the requested changes were accurate.

Mr. Idman said that the slides were all accurate to his email and thanked the subcommittee for considering them.

Applicant Presentation:

The Chair then asked for the Applicant's comments.

The Applicant's representative, Attorney Ed Pare, asked for the slides to be displayed again so he could review the proposed changes. He asked if he could get a clarification on a special permit mentioned in the changes to Finding 20.

Mr. Idman said he would clarify what special permit was required and referenced.

Atty. Pare said Finding F22 is okay with him. He talked about the condition requiring tower space to be donated to local emergency services. He talked about the intent to come to an agreement with the town on that and said that the language could be touchy.

Mr. Ribeiro said it the donation had been voluntary and that condition could be removed, but the corresponding benefit would also need to be removed.

Mr. Idman recommended that the language "mutually agreeable" be used as a qualifier.

Atty. Pare agreed and they discussed the exact language of the change.

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Mr. Riberio said he would make the changes to the finding and condition in the Decision in line with this.

Mr. Ribeiro and Atty. Pare spoke about the other proposed changes on the slides.

Mr. Idman provided the citation to the zoning bylaw discussed earlier with regard to the special permit. He said it was Section 179-56.d.1.c of the Brewster zoning bylaw. He recommended some language for the reference to this bylaw in the Decision.

The Chair asked Atty Pare if he is okay with this change.

Atty Pare said this is an improvement and addresses the concerns he raised.

Subcommittee Discussion:

The Chair asked for any comments from members of the Committee.

Seeing none, she asked for a motion.

Motion to Recommend Draft Decision:

The Chair asked for a motion to recommend the draft decision approving the project for adoption by the full Cape Cod Commission, with changes as discussed during the meeting. Mr. Mitchell made the motion, and Mr. Mead-Fox seconded.

Roll Call:

- Elizabeth Taylor, Chair, Yes
- Jacqueline Etsten, Yes
- David Mead-Fox, Yes
- Harold Mitchell, Yes
- Thomas Wilson, Yes

All members voting yes, the motion carried.

Motion to Adjourn:

The Chair asked for a motion to adjourn. Mr. Mitchell made the motion and Mr. Mead-Fox seconded.

Roll Call:

- Elizabeth Taylor, Chair, Yes
- Jacqueline Etsten, Yes
- David Mead-Fox, Yes
- Harold Mitchell, Yes
- Thomas Wilson, Yes

All members voting yes to adjourn the meeting, the motion carried and the meeting was adjourned at 10:33 a.m.

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Materials Used:

- Subcommittee hearing notice/agenda
- Minutes from subcommittee hearing on November 12, 2024
- Staff PowerPoint presentation
- Draft DRI decision

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