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CAPE COD COMMISSION

CAPE COD COMMISSION STAFF MEMORANDUM
DEVELOPMENT OF REGIONAL IMPACT REVIEW

Date:	February 26, 2026
Project:	Great Neck Road North WCT (CCC Project No. 25028)
Project Applicant:	Cellco Partnership d/b/a Verizon Wireless
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
Subcommittee:	Richard Roy (Chair), Ernest Virgilio, Robert Frangieh, Catherine Ledec, Kevin Grunwald

Summary

The Subcommittee held a public hearing on the Project on February 2, 2025. At said hearing the Subcommittee requested additional materials from the Applicant, including additional photo simulations and minor Stormwater Report corrections. The Subcommittee also requested Staff provided further information on the Applicant's requested waivers from the application requirements of Technical Bulletin 97-001. The Applicant provided supplemental information in a consolidated filing on February 18, 2026.

Staff provides the following responses to the supplemental filing and Subcommittee requests. The Commission's peer review consultant, Isotrope Wireless, LLC, will provide comments concerning the information provided to evidence the Applicant's claimed coverage gap and the need for the proposed height of 130 feet at the virtual public hearing on March 2, 2026.

Based on the additional information provided, Staff suggests the Subcommittee consider whether the additional coverage information is sufficient. Staff suggests that with such finding, the Subcommittee may direct Staff to prepare a draft decision approving the Project, with Conditions, for review and potential recommendation to the full Cape Cod Commission.

Last, it is the understanding of Staff that the Applicant has advanced discussions with Town Staff regarding comments on consistency with Local Development Bylaws and the Local Comprehensive Plan. Staff expects comments to be consistent with the January 2026 Staff Report but will provide further comment to the Subcommittee when appropriate.

Additional Photo Simulations and Stormwater Report

The Applicant provided additional photo simulations as requested at the public hearing. Staff has no additional comments beyond the Community Design comments provided in the January 2026 Staff Report.

As noted in the Staff Report, the original Stormwater Report included minor inconsistencies. Staff is reviewing these plans and will follow up as necessary.

Requested Application Waivers

The following have been either provided in the original application or the supplemental filing. Staff notes that the Commission reserves the right to request further information as necessary.

- Drive test data
- Additional propagation plots
- Requirement to show the proposed structure fully populated with wireless facilities

Staff suggests the following waivers are appropriate based on the application materials and taking into account any preemption of local regulation under the Federal Telecommunications Act of 1996, which states, in part, that state or local regulations governing the "placement, construction, and modification of personal wireless services facilities…shall not prohibit or have the effect of prohibiting the provision of personal wireless services."

- Reduced Fall Zone
    A. 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 may be reduced to 50% of the height of the tower.
    B. Based on information provided from Professional Engineer regarding tower failures, staff suggest that a waiver of the requirement to maintain a fall zone equal to the height of the tower is not necessary to ensure 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.
- Post-operational RF monitoring and maintenance
    A. State or local governments cannot regulate personal wireless facilities (like cell towers) based on the environmental effects of RF emissions, provided the

facilities comply with FCC regulations.

B. This Project has demonstrated that it will comply with FCC regulations related to RF emissions (Tab 7).

The Commission may waive one or more of the application filing requirements in the Wireless Technical Bulletin if it finds that such information is not needed for a thorough review of a proposed personal wireless service facility.

Staff suggests that the applicant has met the following requirements:

- Plan information and scale to the extent that differs from submitted plan set
  - Plans provided are at adequate scale
- Requirement to provide specified information demonstrating absence of suitable and available existing structures
  - Alternatives Analysis included in part D of the narrative
  - RF Report and RF Plots provided showing existing towers (Tab 6)
- Balloon/crane test
  - Balloon test was previously conducted and photo simulations are provided
- Requirement for color and materials board
  - Adequate information provided on civil site plans
- Requirement for additional lighting information
  - Limited lighting proposed; adequate information provided on civil site plans
- Requirement for cross sections
  - Elevation drawing is provided
- Requirement for detailed information on vegetation on plans
  - Plans show limit of clearing
  - Photo simulations show how vegetation will limit visibility of tower
  - Wetlands report (Tab 9) describes existing vegetation
  - No new landscaping is proposed