CAPE COD COMMISSION

Great Neck Road North WCT (CCC File No. 25028)
Development of Regional Impact Review
Subcommittee Hearing

Minutes | March 2, 2026 at 5:00 p.m.

Virtual via Zoom

DRAFT

Summary of Actions Taken

- The subcommittee directed staff to prepare a draft DRI decision for the Project.
- The subcommittee continued the hearing on the Great Neck Road North WCT Project to the meeting of the full Cape Cod Commission on Thursday, March 19, 2026 at 3:00 p.m.

Hearing Open

Richard Roy, as Chair, called the meeting to order at 5:00pm. He began by reading opening announcements and called roll.

Roll Call:

- Richard Roy, Chair, Present
- Catherine Ledec, Present
- Robert Frangieh, Present
- Ernest Virgilio, Present
- Kevin Grunwald, Present

Applicant Presentation

The Chair then asked Atty. Michael Giaimo to present. He provided an overview of the project plans, including an overview of the site. He noted that photo simulations were provided for a 150-foot pole in the supplemental filing as well as simulations at the proposed height of 130 feet with four carriers on the pole. He then asked Keith Vellante to present the additional coverage information provided.

Mr. Vellante provided an overview of the additional RF coverage information provided since the last hearing. He said that the drive data is accurate, and there have been no changes to the Verizon network in the area. He said that there are no small cell sites in the area. He said that the Project is needed for coverage at all bands, with particular focus on the

21000mHz band. He showed the overloading on the Mashpee South tower and said that the proposed tower would help relieve capacity. He noted that there was data submitted to evidence that need and showed the proposed coverage improvements.

Mr. Vellante said that the proposed height was optimal to achieve Verizon's coverage goals. He said that lowering the tower would reduce improvements to the west and east of the tower, and it would be less optimal for co-locators.

Atty. Giaimo said that his team was happy to answer any questions.

Staff Presentation

The Chair then asked Jeffrey Ribeiro, Regulatory Planner, for staff comments. Mr. Ribeiro presented with the assistance of a slide presentation. He provided an overview of the project timeline. He restated the Regional Policy Plan (RPP) consistency information provided in the Staff Report. He provided an overview of the Applicant's requested waivers from the Wireless Technical Bulletin and the staff responses provided in the Staff Memo. He said that the staff recommendations were based on both the Technical Bulletin as well as applicable federal law. He then asked the Commission's wireless consultant, Michael Lawton of Isotrope Wireless, to present his response to the Applicant's supplemental filing.

Mr. Lawton showed coverage maps for Verizon, including both the existing coverage and the proposed coverage. He said that while Verizon is the only applicant, it is reasonable to expect that other wireless carriers would be interested in locating on the tower. He said that lowering the tower has limited effects on the coverage for Verizon, but it would likely negatively impact future co-locators. He said that the Applicant responded to all questions voiced at the first hearing, and he was happy to answer any questions.

Mr. Ribeiro provided an overview of local concerns provided by the Town of Mashpee in the form of minutes from a meeting of their Plan Review Committee. He said that the minutes identified local concerns that could be addressed during local permitting. He said that these issues appear consistent with those typically seen for all DRIs.

Mr. Ribeiro provided proposed probable benefits and detriments of the Project for consideration by the subcommittee.

Mr. Ribeiro provided an overview of the rest of the hearing and turned the floor back to the Chair.

Subcommittee Discussion

The Chair then asked for initial questions from the Subcommittee.

Mr. Grunwald asked if there have been public comments to evidence that there are deficiencies in wireless coverage. Mr. Lawton said that due to the type of gap presented, it may be that there is compromised service as opposed to no service. He said that the

information in the record has evidenced the gap. Mr. Vellante said that the chart in the supplemental filing includes information to evidence the gap. Mr. Ribeiro said that Mr. Lawton is retained by the Commission to ensure that the burden of establishing a gap in coverage has been met, which he said is the case for this Project.

Mr. Grunwald said he appreciated the response, and he asked if a taller tower should be considered. Mr. Lawton said that at the tower as proposed the bottom co-locator would be above the trees.

Mr. Grunwald asked if there was any evidence in writing that the tower would be designed to support three carriers. Mr. Ribeiro said that he had discussed the issue with the Applicant, and the Applicant was amenable to a condition in a DRI decision requiring plans be provided evidencing that the tower could support up to three carriers prior to the Applicant seeking a Building Permit from the Town. Mr. Grunwald said that he is satisfied with that approach.

Mr. Virgilio said that the tower is needed for emergency services. He said this is due to his experience working for the Cotuit Fire District and the Mashpee DPW.

Ms. Ledec asked if there was a landscape plan for the loam and seeding proposed. Mr. Ribeiro said that he believed that was covered in the Erosion and Sedimental Control plans. Atty. Giaimo confirmed.

Ms. Ledec asked if there was an Open Space requirement for the Project. Mr. Ribeiro said that under the new RPP and Technical Bulletins there is no simple fee calculation as had been used in the past. For this reason, the recommendation of staff is that the issue area is not applicable, materials, or regionally significant. Jordan Velozo, Chief Regulator Officer, confirmed. Ms. Ledec said that she is still concerned about the clearing proposed.

Ms. Ledec asked if there is a way to prevent the tower from being extended to 150 feet in the future. She said that a 150-foot pole would have a negative visual impact. Mr. Ribeiro said that it is somewhat speculative, but given the information provided by Verizon it is unlikely that a taller tower would be required by any of the three current federally licensed carriers. He said that federal law does allow for what is known as an Eligible Facilities Request, which could increase the height of the tower. He said that local authorities have limited means of blocking these requests. Ms. Velozo confirmed, adding that staff does not recommend a finding that regional resources would be impacted in a materially different way based on such a change. Ms. Ledec asked how those requests were handled by the Commission. Mr. Ribeiro replied that they are generally processed as Minor Modifications.

Public Comment

The Chair then asked for public comment, starting with public officials. Hearing none he asked the Subcommittee for further discussion.

Further Subcommittee Discussion

The Chair asked for discussion from the Subcommittee. Ms. Ledec said that a Project detriment could be added that there is no public comment supporting the tower. She said an additional Project benefit could be that there would be improvement in the 2100mHz band.

Mr. Virgilio said that, as the Mashpee representative, he receives complaints of poor wireless service. He said that he does not support the proposed detriment.

Mr. Roy said that the coverage data shows that there is limited service, so he would not support the proposed detriment.

Ms. Ledec said that she would withdraw her proposed detriment, and reiterated that the benefit could be added. Mr. Ribeiro said that he could incorporate the improved coverage at the 2100mHz band. Mr. Grunwald and Mr. Roy said they agree as well.

Mr. Ribeiro said that he had adequate input from the subcommittee to prepare a draft decision for their review.

Motions

The Chair asked for a motion to direct staff to prepare a draft decision approving the Project, with conditions, for review by the subcommittee and potential recommendation for adoption by the full Cape Cod Commission.

Mr. Grunwald made the motion and Mr. Virgilio seconded the motion.

Roll Call:

- Richard Roy, Chair, Yes
- Ernest Virgilio, Yes
- Catherine Ledec, Yes
- Kevin Grunwald, Yes
- Robert Frangieh, Yes

The Chair asked for a motion to continue the public hearing to the regularly scheduled meeting of the full Cape Cod Commission on March 19, 2026 at 3:00pm to be held in a hybrid format virtually via Zoom and in-person at the Mary Pat Flynn Room, Barnstable County Complex. 3195 Main Street, Barnstable, Massachusetts.

Mr. Virgilio made the motion and Mr. Frangieh seconded the motion.

Roll Call:

- Richard Roy, Chair, Yes
- Ernest Virgilio, Yes

- Catherine Ledec, Yes
- Kevin Grunwald, Yes
- Robert Frangieh, Yes

All members voting yes to continue the hearing, the motion carried and the hearing was continued at 6:06 p.m.

Materials Used

- Staff Memo, dated 2/26/2026
- Peer Review Memo, dated 2/26/2026
- Subcommittee Hearing Notice/Agenda
- Staff Presentation
- Applicant Presentation