CAPE COD COMMISSION

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

Minutes | March 16, 2026 at 11:00 a.m.

Virtual via Zoom

DRAFT

Summary of Actions Taken

- The subcommittee voted to recommend the draft decision approving the Project for adoption by the full Cape Cod Commission with amendments as discussed.

Hearing Open

Richard Roy, as Chair, called the meeting to order at 11:00am. He began by reading opening announcements and called roll.

Roll Call:

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

Staff Presentation

The Chair asked Jeffrey Ribeiro, Regulatory Planner, for staff comments. Mr. Ribeiro presented with the assistance of a slide presentation. He provided an overview of the draft decision. He presented proposed amendments that were non-substantive in nature. He said there were minor corrections and expanded language regarding required local permits based on a letter received from the Mashpee Town Planner. He provided an overview of the rest of the meeting and said he was happy to answer any questions.

Applicant Presentation

The Chair asked the Applicant for comments. Atty. Jessica Bardi said that their request for two minor changes to the decision was incorporated into the amendments presented by

Mr. Ribeiro. She said they would address the permit requirements of the Town and obtain their local permits. She thanked the subcommittee for their time.

Subcommittee Discussion

The Chair then asked for discussion from the Subcommittee.

Ms. Ledec asked if the Project was inconsistent with local development bylaws. Mr. Ribeiro replied that the Project needed discretionary review by the Town, but the Project could be determined consistent based on their findings. He said that would be dealt with during local review.

Ms. Ledec asked what would happen if the height waiver was not granted by the Town. Mr. Ribeiro said that if the height of the tower was reduced a Minor Modification could be issued. He said Commission regulations expressly allow such modifications based on more restrictive requirements required during local review.

Ms. Ledec asked to see the presentation slide showing the amendments proposed to finding F17. Mr. Ribeiro showed the slide and said the changes were not substantive in nature. He said the changes incorporated additional language from a letter received from the Mashpee Town Planner after the draft decision was distributed. Ms. Ledec noted that condition C4 requires the Applicant receive all required local permits.

Motions

The Chair asked for further discussion from the subcommittee. Hearing none, the Chair asked for a motion to recommend the draft decision approving the Project for adoption by the full Cape Cod Commission with amendments as discussed.

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

Roll Call:

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

The Chair asked for a motion to adjourn.

Mr. Grunwald made the motion and Ms. Ledec seconded the motion.

Roll Call:

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

- Kevin Grunwald, Yes

The meeting was adjourned at 11:19 a.m.

Materials Used

- Draft DRI Decision, dated 3/11/2026
- Subcommittee Meeting Notice/Agenda
- Staff Presentation