Thinking outside the sphere

Review of Applicant response for DRI: New Tower at 1185 Long Pond Road, Brewster, MA

December 3, 2024

Tower North Development, LLC (Applicant) proposes a 125-ft monopole tower at 1185 Long Pond Road for Development of Regional Impact (DRI) approval by the Cape Cod Commission (Commission). It would be a new structure.

Summary:

The applicant's response (by CSquared on behalf of Verizon, via Attorney Pare) to the preliminary Isotrope review of the application has been received and reviewed, and the evaluation is included below.

Review of response and materials :

The forwarded report includes some new material and some republished material. The Subcommittee as well as Isotrope has seen and reviewed Appendix A, which is unchanged. As stated in the previous hearing, the "white area" where Csquared is representing (through their predictions) that Verizon's network coverage is below standard on both 700 MHz and 2100 MHx bands is significant, and was validated by the measured drive data provided in the initial application as Attachments F and G.

In fact, this area on 700 MHz is (rough scaling from Exhibit A) over 4 miles wide (E/W) and nearly 4 miles tall (N/S) on the map and includes a small portion of Route 6A, as well as area North of 6A, and some residental, golf and pond areas.

At 2100 MHz, the Verizon network has quite incomplete coverage throughout this area as shown on Attachment T. Therefore, Verizon customers in this area will be mostly using 700 MHz service, with or without the proposed site.

The report includes plots for the town of Brewster's Water Tanks on Yankee Drive with potential antennas mounted at 125' AGL which is represented as the top of the tank structure.

Through the plots provided, we can conclude that even with antennas/sites at both the proposed Tower North monopole on Long Pond Road and the Town of Brewster Water Tanks, Verizon would still have some significant area below standard from the initial "white area".

It is apparent that choosing one of these two sites (either one) will leave gaps in 700 MHz coverage in this area, especially with the demonstration that even with both sites, there are still gaps in 700 MHz coverage. Refer to Attachment Q, Nook Road, Silas Road, Deer Park Road, Flax Pond Road and continuing northward up to and beyond Route 6A and the Bike Path. Coverage is not shown on the

ponds but it can be expected that coverage on the ponds will be better than the areas around the pond since local obstructions near the UE (phone/device) do not typically exist on the water.

The other question that has been answered through the applicant's response is whether the height proposed for the Long Pond Road tower is necessary at 125' antenna centerline. It can be seen on Attachment Q that lower heights do create a reduction in 700 MHz coverage in the area of need, nearby where the white space remains, to the ENE and NE of the proposed site.

The plots on the Water Tank show that it would be beneficial to the Verizon network coverage to add a site on the Water Tank, with or without this proposed new monopole on Long Pond Road, and it also is shown that if Verizon were to construct a site on the Water Tank, it would not obviate the need for the proposed site, or the height proposed for the site.

Conclusion:

Through the additional plots provided, the applicant has demonstrated that not only is this proposed site necessary for Verizon to provide comprehensive coverage in this area, but at least one more site on the Brewster Water Tanks and potentially another site to the NE near Ober and Deer Park Roads and south of Route 6A will be necessary to comprehensively address the white space (@ 700 MHz) in this part of the town of Brewster. The height proposed also is justified by the additional plots.

There are some additional (and revised) plots that were requested, which the applicant has committed to provide prior to the hearing, but we have reviewed what has been provided at this time.

This concludes our review of the Applicant's response.

Michael Lawton