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December 4, 2024

VIA EMAIL

Jeffrey Ribeiro
Regulator Planner
Cape Cod Commission
3225 Main Street
Barnstable, MA 02630

RE: **TowerNorth – Long Pond Road Monopole (File No. 24012) Supplemental Filing – Responses to Staff Report dated November 8, 2024 (the "Staff Report), the Memo from the Brewster Town Planner dated 2024 (the "Memo") and the Comments and Questions (the "Comments") at the Public Hearing of the Subcommittee held on November 12, 2024 (the "Hearing")**

Dear Jeff:

As requested, and/or discussed in the Staff Report, the Memo, at the Hearing and in subsequent conversations, enclosed is TowerNorth's Supplemental Filing addressing the open issues with documents as applicable. In separate written responses, C Squared has provided the requested coverage maps and other information requested by Isotrope.

1. **Staff Comment - Community Design** (page 3) – "[F]ull photo simulation should be provided" for View #5

   Response: The full photo simulation for View #5 was provided prior to and presented at the Hearing. As explained at the Hearing, the missing photosimulation was merely an oversight.

2. **Staff Comment - Community Design (page 4)** – Landscaping Plan (Sheet L-1) – "Landscaping Schedule list non-native Mountbatten Chinese Juniper … be replaced with native eastern red cedar or northern white cedar…"

   Response: As stated at the Hearing, the latest Landscaping Plan (Sheet L-1) submitted on October 15, 2024, does not reference Mountbatten Chinese Juniper. It appears that the Staff Report is referring to an older version of the plans. Please let us know if further information is necessary. The latest plan set is on the Cape Cod Commission's website.

3. **Staff Comment – Stormwater Report** – There are some inconsistencies in the stormwater report that should be clarified.

   Response: Please see attached revise stormwater report.

4. **The Memo – Location of the Tower** – Commercial District/Residential/Historic District/ Proximity to Residential Abutters

   Response: Based on the Staff Report, the Memo and the Comments at the Hearing, TowerNorth undertook a good faith effort to address the concerns raised regarding the location of the tower and its proximity to residential abutters. TowerNorth worked with Verizon and the owner of the property on a new, alternate location for the tower on the existing site. As noted on the attached, revised plan, TowerNorth now proposes, as an alternative option, to move the tower to a location just outside the residential zoning district and into the commercial zoning district. This proposed location provides significant setbacks from the nearest residential abutters, significantly reduces visibility, noise and fall zone concerns. This new location will continue to comply with all applicable requirements. We believe this optional location addresses all concerns raised, assuming the location obtains the approval of the local Old Kings' Highway Historic District Committee. In that light, we request that the Cape Cod Commission find that either location proposed would comply with the standards for a Development of Regional Impact, thereby avoiding the need to reapply or return to the Cape Cod Commission if the Town of Brewster (the "Town") approves one of the two locations (but obviously not both).

5. **The Memo – Space for Municipal Equipment**

   Response: TowerNorth offers, at no charge, to provide access to the tower and compound, space on the tower, and space on the ground inside the fenced compound to the Town for the Town's emergency communications needs, including municipal E911 services, so long as the location of the Town's equipment does not interfere with the services provided by the colocators at the facility as depicted on the plans submitted. If the project is approved, TowerNorth will work in good faith and cooperatively with the Town on an appropriate license agreement acceptable to both TowerNorth and the Town.

6. **Comments and Questions from Abutters and Participants at the Hearing**

   Response: TowerNorth is hopeful that all concerns raised at the Hearing have been addressed in light of the proposed alternative location, assuming approval by the Town. With respect to property values, as provided in the testimony at the Hearing by George Valentine, a real estate appraiser, and as concluded in the attached written report, "the proposed wireless facility will not have any negative impact on the value of surrounding properties."

Please feel free to contact me if you have any questions. We look forward to presenting our project at the continued public hearing.

Sincerely,

BROWN RUDNICK LLP

/s/Edward D. Pare, Jr.___
Edward D. Pare, Jr.

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