CAPE COD COMMISSION

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

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

Waquoit Room, Mashpee Town Hall, 16 Great Neck Road North, Mashpee, MA

Summary of Actions Taken

- The subcommittee continued the hearing on the Great Neck Road North WCT Project to Monday, March 2, 2026 at 5:00 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
- John Druly, Absent
- Catherine Ledec, Present
- Robert Frangieh, Present
- Ernest Virgilio, Absent
- Kevin Grunwald, Alternate, Present

The Chair said that with Mr. Druly and Mr. Virgilio absent, Mr. Grunwald would be participating as a voting member.

Applicant Presentation

The Chair then asked Atty. Michael Giaimo to present the Project. Atty. Giaimo presented with the assistance of a slide presentation.

Atty. Giaimo described the Project and provided an overview of the Project plans. He said the Project can accommodate co-locators. He said the Project compound has a simple design. He said that the Project is in the Wireless Overlay Zoning District, and he said he has plans to meet with the Town's Plan Review Committee. He said that they received a Notice of Applicability from the Mashpee Conservation Commission, finding that the Project does not require a Notice of Intent. He showed the photo simulations for the

Project. He said that the Project has limited visibility except from the front of the site. He said it is located within a commercial zoning district.

He said that the Project should be approved as it meets the Commission's requirements. He said the Project benefits outweighs any detriments. He noted the Commission Staff Report, which suggested the Project may be found consistent with Commission requirements. He said that the stormwater report had been updated to address the errors noted therein. He noted that they are requesting certain waivers from the regulations as allowed in the Technical Bulletin. He said that the Project will address wireless capacity issues in the area, and he asked Project RF Engineer Keith Vellante to discuss the claimed coverage gap.

Mr. Vellante provided an overview of the report and described the coverage maps provided in the application. He showed the other existing sites in the area, noting that the existing wireless tower in the Mashpee Industrial Park to the south is overloaded. He said that Verizon operates at multiple bands, and to maintain capacity it is important that Verizon have coverage at all of its bands. The area to be served by the Project is deficient at the 2100mHz band, which does not travel as far from wireless towers. He showed the existing coverage and what the built condition would be. He showed a plan showing the coverage overlap with the Industrial Park site.

Atty. Giaimo closed the presentation by saying his team is happy to answer any questions.

Staff Presentation

The Chair then asked Mr. Ribeiro for staff comments. Mr. Ribeiro presented with the assistance of a slide presentation. He provided an overview of the project timeline and noted the Development of Regional Impact (DRI) review threshold and standards of review. He discussed the Project's consistency with the Regional Policy Plan (RPP), the Town's local bylaws, and Town's most recent Commission-certified Local Comprehensive Plan (LCP), which is the 1998 LCP.

He said that the Project is not within but is adjacent to a Commission-mapped Community Activity Center and Natural Areas. He said that based on consultation with Commission staff the Project was reduced in size, clearing was reduced, and the Project was moved outside of the 350-foot buffer to a certified vernal pool to the south. He said that the Project could be characterized as located within a Suburban Development Area Placetype.

He said that the Project is being reviewed under the 2025 RPP. He provided an overview of consistency with the applicable, material, and regionally significant issue areas of the RPP as discussed in the Staff Report. He said that the height of the tower should be considered by the subcommittee, with particular consideration of the height necessary to meet Verizon's gap versus the potential to attract co-locators. He noted that only Verizon was

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signed on to the application. He said that staff expects to have comments from the Town prior to the next hearing.

He asked the Commission's wireless peer review consultant, Michael Lawton of Isotrope Wireless, LLC, to provide an overview of his peer review report included with the Staff Report. Mr. Lawton noted that there were questions for the Applicant included in the report, which should be answered in writing prior to the next hearing. He said that while the prediction plots from the Applicant seem legitimate, more information is necessary to establish a gap. He said the claimed gap should be more clearly described in writing.

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 the 1998 LCP was being updated. Mr. Ribeiro noted that Mashpee has updated their plan, but those updates are not Commission-certified. Mr. Ribeiro noted that the Town Planner, Brian Tobin, was present. Mr. Tobin said that the Planning Board is actively working on an update. Mr. Grunwald asked if it included language on wireless towers. Mr. Tobin said he would not want to speak on that before the plan is finalized.

Mr. Grunwald asked if there have been customer complaints regarding service in the area. Mr. Ribeiro noted that information in the record evidenced a gap in the 2100mHz band. Mr. Vellante said that he was not aware of customer complaints, but there would likely be slow service due to the technical information in the record.

Mr. Grunwald asked how many carriers would be on the tower. An unidentified member of the project team said it would accommodate 4 carriers. Mr. Grunwald asked if there were photo simulations with multiple carriers. Mr. Ribeiro said those can be requested.

Mr. Grunwald asked what uses are in the Community Activity Center. Mr. Ribeiro showed an aerial of the area, pointing out commercial and municipal uses in the area.

Mr. Grunwald said he would like to see more recent coverage data.

Ms. Ledec asked if the tower could be extended. Mr. Ribeiro said that there is something called an Eligible Facilities Request, which cannot be denied under the Federal Telecommunications Act. He said that he has no indication the Applicant would seek one, but in his experience they are typically seen when towers are conditioned to be significantly lower.

Ms. Ledec asked if the tower could be shorter. Mr. Vellante said that the height was determined to cover the existing gap. He said that going from 150' as originally discussed to the proposed 130' resulted in some losses, but the coverage at the proposed height is

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acceptable for Verizon's need. He said the biggest change would be less coverage to the north. Mr. Ribeiro said that information on the tower at additional heights was requested. He said that the subcommittee should balance visual impacts with coverage and potential for co-locators. Mr. Lawton further discussed the additional information requested in his written report. He also discussed Eligible Facilities Requests and co-locator potential.

Ms. Ledec asked if the area of disturbance could be further reduced, specifically pointing out clearing outside of the fenced area. The Applicant confirmed the area was necessary to be cleared for grading. Mr. Ribeiro confirmed.

Ms. Ledec asked if there would be a physical boundary of clearing on the site. Atty. Giaimo confirmed that was a requirement from the Conservation Commission.

Ms. Ledec asked if there were any guarantees that the existing trees would remain. Mr. Ribeiro said that this is a balance in all tower reviews. He said that the existing building provided buffering as well as conservation areas. He said that a stockade fence could be required, but there is no reason to assume the trees to the north would be cleared. The Applicant confirmed, and Mr. Ribeiro noted it was considered by staff.

Ms. Ledec asked if there are procedures for archaeological finds. Mr. Ribeiro noted that an archaeological survey was conducted, and MHC had reviewed the Project. Mr. Ribeiro said he would look into the issue.

Mr. Frangieh asked if small cell sites were considered. Mr. Lawton said he asked for clarity on whether small cell sites exist in the area, but it is unclear if those would impact the evidenced gap. Mr. Ribeiro noted that they do not provide coverage over distances, so they are only useful in dense areas or along corridors. Mr. Frangieh asked about further updates to the data. Mr. Ribeiro said that Mr. Lawton would follow up on this information, and alternate site analysis is also reviewed by Mr. Lawton and staff.

Ms. Ledec asked for clarification about the Project location relative to wetlands. Atty. Giaimo and Mr. Ribeiro confirmed that the Project is outside of areas regulated by the Commission.

Mr. Roy asked about erosion control plans. Mr. Ribeiro said those were provided and are reviewed by Commission staff.

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 she would like more information from Commission staff on requested waivers.

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Mr. Ribeiro provided a recap of the information requested in the Staff Report, Mr. Lawton's report, and the concerns of the Subcommittee. He said that another hearing is probably necessary. He discussed a timeline for receiving those materials with the Applicant and then suggested the hearing be continued to Monday, March 2, 2026.

Motion to Continue the Hearing

After brief discussion about scheduling, the Chair asked for a motion to continue the hearing to Monday, March 2, 2026 at 5pm to be held virtually, via Zoom.

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

Roll Call:

- Richard Roy, Chair, 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 6:22 p.m.

Materials Used

- Staff Report, dated 1/28/2026
- Subcommittee Hearing Notice/Agenda
- Staff Presentation
- Applicant Presentation

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