



TOWN OF YARMOUTH

1146 ROUTE 28, SOUTH YARMOUTH, MASSACHUSETTS 02664-4492
Telephone (508) 398-2231, Ext. 1276, Fax (508) 398-2365

Planning
Division

December 10, 2021

Cape Cod Commission - DRI Subcommittee

Sent via e-mail to: regulatory@capecodcommission.org

Re: Blue Sky Towers Monopole, Yarmouth (CCC File No. 21012)

Dear DRI Subcommittee Members,

The Planning Division has reviewed the Cape Cod Commission Staff Report dated December 8, 2021, which also includes the latest peer review from Isotrope Wireless.

CCC Staff comments on Community Design Objective CD1 – *promote context sensitive building and site design*, indicate that Commission Staff feels the visual impact from the 110' multi-carrier, exposed antenna tower "may not be significantly greater than that of the existing concealed antenna monopole (CAM) across Route 28 from this Site". We strongly disagree. The visual impact driving down Route 28 from this proposed cell tower will far exceed that from the CAM located across the street due to its height, diameter, four sets of exposed antennas, closer proximity to Route 28, and lack of concealment behind a building.

Context sensitive design is meant to blend proposed developments into an environment that you want to preserve or emulate. However, context sensitive design should not just relate to the current setting, but also to what we are aspiring to become. As well documented in our previous comment letters, Yarmouth is striving to better itself, with redevelopment of our Route 28 corridor being front and center in our planning efforts. Through zoning, growth incentive zones, opportunity zones, vision planning, wastewater initiatives and MassDOT streetscape improvements, we are concentrating resources and money to improve this corridor and create an environment that fosters investment and activity centers. Having a very tall, industrial looking cell tower with exposed antennas for up to four carriers, does not fit with our vision for our main commercial corridor. This will be an eye sore in the area for the foreseeable future regardless of all our hard work to better our community.

The latest Isotrope Wireless report is a short response to the latest submission and talks about the possibility of multiple 80' tall CAMs of indeterminate width, rather than the Tower. Town Staff does not have the expertise to refute assertions made by the applicant that this is the only site feasible for the Tower. However, CAMs are not the only option for the tower. As noted previously, other communities and cell tower carriers have worked hard to develop creative ways to camouflage cell towers and make them into an attraction, rather than a detraction. None of these suggestions were taken seriously by the applicant, as evidenced by the inconsequential modifications made to the design in the latest submission.

For all these reasons, we request that the Commission does not issue any waivers from their own Technical Bulletins, and this DRI application as presented is denied. Thank you for your consideration in this matter.

Sincerely,

Kathleen Williams, PE
Yarmouth Town Planner

cc: Yarmouth Planning Board
Bob Whritenour, Town Administrator