



CAPE COD
COMMISSION

Development of Regional Impact (DRI) Referral Form

This form is to be completed by the referring municipal agency's authorized representative. Please attach a copy of the municipal development permit application pending before the municipal agency, showing the date on which it was received. Application materials should be transmitted to the Commission sufficient to describe the project and support the referral. Receipt of this information via the U.S. Mail or delivered in person to the Cape Cod Commission constitutes a referral for purposes of the Cape Cod Commission Act and Regulations. Form continues on the back.

Referred by (Municipal Agency): Brewster Zoning Board of Appeals (Case #24-07)

Mandatory Referral Full Discretionary Referral Limited Discretionary Referral

Project Name: New 125' tall Wireless Communication Monopole

Project Location: 1185 Long Pond Road, Brewster, MA 02631(Map: 85, Parcel: 110)

Applicant Name: Tower North Development, LLC c/o Atty. Edward Pare, Brown Rudnick

Contact Address: One Financial Center, Boston, MA. 02111

Email: epare@brownrudnick.com Telephone: M: 401-481-6574

Brief description of the project including, where applicable, gross floor area, lots, units, acres and uses (please use additional sheets as necessary): Proposed 125ft +/- tall Wireless Communications Tower (monopole) and associated equipment compound/ site improvements on a portion of the subject property.

DRI Enabling Regulations Section 3(i): Construction of any Wireless Communication Tower exceeding 35 feet in overall height...

List municipal agency(ies) before which a municipal development permit is pending or required for the project: (please use additional sheets as necessary): Brewster Zoning Board of Appeals (variance-referring authority); Planning Board (Site Plan Review and Stormwater Management Permit)

Ellen M. Murphy, ZBA Administrator

Ellen M. Murphy
Signature

6/11/2024

Print Name of Authorized
Referring Representative/Title

Date

Mail or Deliver to:

Cape Cod Commission Attention: Commission Clerk
3225 Main Street, PO Box 226
Barnstable, MA 02630

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Development of Regional Impact (DRI) Referral Form Continued

Prior to making any referral, the Commission recommends that the municipal agency contact Commission staff to confirm process and discuss other relevant issues under the Commission's regulations; and specific to limited discretionary referrals, this discussion might eliminate the potential for misunderstanding about the scope of Commission review under the particular Cape Cod Regional Policy Plan (RPP) issue areas requested.

For Mandatory Referrals: Please indicate the review threshold(s) the project meets/exceeds from Sections 2 and 3 of the Commission's Chapter A: Enabling Regulations Governing Review of Developments of Regional Impact.

For Any Discretionary Referrals: A referring agency should provide support about why it believes a project, that does not otherwise meet or exceed a review threshold, has regional impact and thus should require Development of Regional Impact (DRI) review. A municipal agency making a discretionary referral may request DRI review for one or more, or all, the issue areas of the RPP under which the agency maintains that the project will have regional impact (the RPPs issue areas are set forth below). A "limited" discretionary referral is one that requests review under one or more but fewer than all the RPPs issue areas. If a limited discretionary referral is accepted for DRI review, the Commission will limit its RPP consistency review only to those issue areas specified by the referring agency and accepted for review by the Commission.

Please indicate below the RPP issues under which the municipal agency seeks DRI review:

NATURAL SYSTEMS

- Water Resources
- Ocean Resources
- Wetlands
- Wildlife & Plant Habitat
- Open Space

COMMUNITY SYSTEMS

- Cultural Heritage
- Economy
- Housing

BUILT SYSTEMS

- Community Design
- Coastal Resiliency
- Capital Facilities & Infrastructure
- Transportation
- Energy
- Waste Management
- Affordable Housing

Effect of referral on local board's time limitation to review an application: For mandatory DRIs, local review and the corresponding time periods for review are suspended immediately upon the Commission's receipt of the DRI referral and resume upon the Commission's decision to approve a project becoming final. In the case of any discretionary referral, local review and the corresponding time periods to review are not suspended unless and until the Commission votes to accept the referred project for DRI review.



Town of Brewster

2198 Main Street
Brewster, MA 02631-1898
Phone: (508) 896-3701

Office of:
Zoning Board of Appeals

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CAPE COD COMMISSION

TO: Cape Cod Commission (CCC)
FROM: Ellen M. Murphy, ZBA Administrator
RE: Proposed Wireless Communications Tower
1185 Long Pond Road (Tax Map 85 Parcel 110)
DATE: June 12, 2024
CC: Jon Idman, Town Planner
Brian Harrison, ZBA Chair
Attorney Edward D. Pare, Brown Rudnick, LLP
Elizabeth Taylor, Brewster CCC Representative

At a duly noticed public hearing held on June 11, 2024, the Brewster Zoning Board of Appeals voted to refer the above-referenced matter to the CCC for review as a mandatory Development of Regional Impact, pursuant to Section 3(i) of the DRI Enabling Regulations.

Enclosed is the mandatory referral with copies of supporting documentation attached, including the ZBA application.

If I can be of further assistance, please feel free to reach out.