

December 11, 2014

Mr. Stephen Kelleher
Varsity Wireless, LLC
330 Congress Street, 6th Floor
Boston, Massachusetts 02210

SUBJECT: CCC Response to NRI Waiver Determination Request
Proposed Telecommunications Installation
724 Route 6
Wellfleet, Massachusetts

Dear Mr. Kelleher:

On December 1, 2014, Varsity Wireless, LLC (the Client) engaged Resource Control Associates, Inc. (Resource Controls) to submit a Natural Resources Inventory (NRI) Waiver Determination Request to the Cape Cod Commission (CCC) for the proposed telecommunications installation at the property located at 724 Route 6 in the Town of Wellfleet, Massachusetts (the Site).

A request for a determination regarding a waiver of the NRI requirement specified in the CCC's Technical Bulletin 92-002 (Development of Regional Impact Guidelines for Natural Resources Inventory) and Regional Policy Plan (RPP) was sent to Mr. Jeffrey Ribeiro with the CCC on December 2, 2014. On December 9, 2014, Resource Controls received an email response from Mr. Ribeiro (see attached) in response to the determination request. In summary, Mr. Ribeiro indicated that Ms. Heather McElroy, the CCC's Natural Resources Specialist, has determined that the proposed development of a tower facility at 724 Route 6, as show on the plan set dated May 16, 2104, would not require the preparation of a NRI for a Developments of Regional Impacts (DRI) review.

Mr. Ribeiro also indicated there are several requirements for a DRI to be approved. Specifically, one of these requirements is to show that the development is consistent with all applicable local development bylaws, including but not limited to local zoning bylaws. These requirements are outlined in the CCC's *Enabling Regulations* under Section 7(c)(viii). Narratives should be provided in the DRI application evidencing a DRI project's consistency with the RPP, municipal development By-laws, the Local Comprehensive Plan, the relative benefits and detriments of the project, and a list of required local development permits.

Please feel free to contact the undersigned with any questions, or if any further assistance is needed with the DRI approval process.

Very truly yours,

RESOURCE CONTROL ASSOCIATES, INC.



Julie V. Freshman
Senior Environmental Scientist

Attachments: Response Email from Cape Cod Commission

Julie Freshman

From: Jeffrey Ribeiro <jeffrey.ribeiro@capecodcommission.org>
Sent: Tuesday, December 09, 2014 2:49 PM
To: Julie Freshman
Subject: RE: NRI Waiver Determination - 724 Route 6, Wellfleet, MA
Attachments: Chap A Enabling Regs.pdf

Julie,

Heather McElroy, the Commission's Natural Resources Specialist, has determined that the proposed development of a tower facility at 724 Route 6, as shown on plan set dated 5/16/14, would not require the preparation of a Natural Resources Inventory for DRI review.

As you undertake due diligence, I would also add that the applicant should be aware of the requirements for a DRI to be approved. Specifically, one of these requirements is to show that the development is consistent with all applicable local development bylaws, including but not limited to local zoning bylaws. These requirements are outlined in our *Enabling Regulations* under Section 7(c)(viii). I have attached the regulations for reference.

To this end, among other things, an applicant should provide narratives in the DRI application evidencing a DRI project's consistency with the RPP, municipal development By-laws, the Local Comprehensive Plan, the relative benefits and detriments of a project, and a list of required local development permits.

Sincerely,

Jeffrey Ribeiro
Regulatory Officer II
Cape Cod Commission
3225 Main Street, PO Box 226
Barnstable, MA 02630
(508) 744-1210

From: Julie Freshman [<mailto:JFreshman@ResourceControls.com>]
Sent: Tuesday, December 02, 2014 4:25 PM
To: Jeffrey Ribeiro
Subject: NRI Waiver Determination - 724 Route 6, Wellfleet, MA

Hi Jeffrey,

Attached is a letter requesting a determination by the CCC regarding a waiver of the NRI requirement for the proposed tower facility at 724 Route 6 in Wellfleet, MA.

Best Regards,

Julie V. Freshman
Senior Environmental Scientist



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Pawtucket, Rhode Island 02860

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From:
jeffrey.ribeiro@capecodcommission.org

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