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CAPE COD  
COMMISSION

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**Cape Cod Commission Staff Memo  
Development of Regional Impact Review**

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Date: September 9, 2022  
Project: Centerville Gardens Wireless Communications Tower Resubmission  
(Cape Cod Commission File No. 22021)  
Project Applicant: Crown Castle, Inc.  
Property Owner: Centerville Gardens II, LLC  
Property/ Site: 36 Wequaquet Lane, Centerville and 1060 Falmouth Road, Hyannis  
(Assessor's Parcels 250023T00 and 250023H00)  
Public Hearing: September 13, 2022 at 5:00 p.m., Virtual Hearing  
Subcommittee: Harold Mitchell (Chair), Fred Chirigotis, Richard Elkin, Richard Roy, and  
Thomas Wilson

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**New Submittals**

The Applicant submitted a letter of interest in the proposed tower from Dish Wireless immediately prior to the August 10<sup>th</sup> hearing for the Project.

Since the August 10<sup>th</sup> hearing, the Applicant submitted a revised plan set dated 8/29/2022. The additional plans show the Area of Development Impact divided between the Natural Area placetype and the Suburban Development Area placetype. As calculated under the Open Space Technical Bulletin, a payment in lieu of the provision of open space would be \$33,510.

The supplied plans also identified that the areas proposed for development are currently vegetated mostly by a mix of invasive species, primarily Japanese Knotweed and Autumn Olive. Staff recommend that an invasive species management plan be required as a condition of any DRI decision approving the project to ensure that these invasive plants are properly removed, handled, and disposed of.

The set also includes a revised landscape plan. Staff suggests that the plan is consistent with the requirements of the RPP by using native species and clustering plantings of varying heights in natural groupings.

### **Response to Member Questions**

The Subcommittee expressed concern with impacts from backup power generators at the August 10th hearing. As requested by the Subcommittee, below is an example of a condition regarding generators attached to a recent DRI decision:

“To the extent that a back-up generator is proposed for the Project, the Commission encourages a single, shared back-up generator for all users of the Project. If more than one back-up generator is used for the Project, they shall not be tested at the same time. Back-up generators shall only be fueled by natural gas or propane. Routine generator testing shall only be performed on weekdays during day-light hours. ”

The Applicant has not yet provided information as to why a single generator may be impracticable and the potential sound impacts from one large generator’s maintenance cycling versus the impacts from multiple smaller generators. While this information has not been provided, the Subcommittee may find that a condition such as that above would adequately address the issue.

Correspondence or other evidence of interest in the new tower by Verizon or T-Mobile has not been submitted. Additionally, no new information on the existing tower has been received at the time of this report.