

# **SUPPLEMENTAL ALTERNATIVE SITE ANALYSIS**

**1044 Route 28  
South Yarmouth, MA**

## ANALYSIS OF ALTERNATIVE SITES

Most residentially used lots within the search ring are small lots that had very little free space due to building coverage and would not satisfy setback requirements. Almost none of them had any vegetative screening. For those reasons, the vast majority of residentially used lots within the search ring were ruled out as viable candidates.

PROPOSED SITE		
Site ID	Address	Description
MA-5104 South Yarmouth	1044 Route 28 (Map 50, Lot 189.1)	The existing Our Lady of the Highway Chapel church building is located in the northern end of the lot and immediately surrounded by a grass lawn area, and then by a large, parking lot.

In accordance with the request, eight additional raw land sites were considered by Blue Sky, but ultimately rejected as feasible alternatives.

REJECTED SITES			
Site ID	Address	Description	Reason for Rejection
Rejected 1	1067 Route 28 (Map 50, Lot 116)	Retail Recreational	No response to certified mailing
Rejected 2	72 Old Main Street (Map 50, Lot 121)	Residential	(a) Lack of space to satisfy setback standards (b) Closer Proximity to Residences (c) Lack of developable location for wireless facility
Rejected 3	Long Pond Road & 1106 Route 28 (Map 50, Lot 105)	Retail	No response to certified mailing
Rejected 4	Jupiter Lane (Map 50, Lot 81)	Vacant Land	No response to certified mailing
Rejected 5	7 Long Pond Road (Map 50, Lot 1)	Retail	No response to certified mailing
Rejected 6	908-928 Route 28 (Map 41, Lot 21.1)	Mixed use	No response to certified mailing
Rejected 7	864-878 Route 28 (Map 41, Lot 17)	Residential	Property Owner not Interested
Rejected 8	688 Willow Street (Map 42, Lot 42)	Residential/Commercial	No response to certified mailing

## **CONCLUSION**

Based on the requirements of the Town of Yarmouth Zoning Bylaws and standards of the Cape Cod Commission, the existing conditions and land use and for the above listed reasons as well as the results of the review and analysis, the location at 1044 Route 28 is the only feasible location for the proposed facility.