

Review is:  Conceptual  Formal  
 Binding (404 Motels/VCOD/R.O.A.D. Project)  Non-binding (All other commercial projects)

Review is by:  Planning Board  Design Review Committee

YARMOUTH TOWN CLERK

## **DESIGN REVIEW COMMENT SHEET**

'22JUN16 PM 1:40 REC

Meeting Date: June 14, 2022, Room B Town Hall Map: 50 Lots: 189.1  
Applicant: Blue Sky Towers III, LLC (dba BSTMA III, LLC) Zone(s): B2, HMOD1, ROAD, VCOD VC3  
Site Location: 1044 Route 28, South Yarmouth

### **Persons Present:**

DCR Members Present	Yarmouth Town Staff Present	Guests
Charlie Adams	Kathy Williams	Att. Ricardo Sousa
Chris Vincent		Sean Gormley
Dick Martin		Ryan Monte de Ramos, T-Mobile
Steve O'Neil (left at 4:30)		Sohail Usmani, C <sup>2</sup> for AT&T
		Jessie Moreno

DRC Review for this project started at: 4:01 PM

DRC Review ended at: 5:03 PM

*On a motion by Charlie Adams, seconded by Chris Vincent, the Design Review Committee (DRC) voted (3-0) to adjourn the June 14, 2022 DRC meeting at 5:03 PM.*

### **Project Summary**

**General Description:** Communication Tower Continuation from 4/5/22 Meeting: Blue Sky Towers III, LLC (applicant) d/b/a BSTMA III, LLC, c/o Ricardo M. Sousa, Esq., Prince Lobel Tye LLP; Roman Catholic Bishop of Fall River (owner), 1044 Route 28, South Yarmouth; Assessor Map 50, Parcel 189.1; Zoning Districts B2, HMOD1, ROAD and VCOD VC3. The Applicant is proposing to construct a 110' tall monopole Communication Tower for up to four carriers with accessory ground equipment. Supplemental materials have been provided from the 4/5/22 DRC meeting showing an amended cell tower design to simulate a clock tower, and a more detailed alternative siting analysis.

**Summary of Presentation:** Attorney Ricardo Sousa, representing the applicant, introduced his team. He noted that his team looked at finding a more aesthetically pleasing design that still provided the needed coverage. The included supplemental materials show a 3-sided simulated clock tower to hide the antennas, and can include clocks on all three sides. He noted the photo-simulations at four locations and was looking for feedback from the DRC. He also noted the revised project plans.

#### **DRC Questions & Discussions:**

Chris Vincent likes the 3-legged concept and would like to see three clocks on it. Attorney Sousa also noted this could be a focal point in Town.

Charlie Adams asked if the clocks were operational, and Attorney Sousa said they would be.

Steve O'Neil asked if antennas would be located behind the clock panels and the material for the side panels. Attorney Sousa indicated the antennas would be located behind, using a radio frequency (RF) transparent material. Sean Gormley indicated the panel material was fiberglass and the legs are made out of steel. The clock is a special clock made to allow RF frequency to go right through. Mr. O'Neil asked about backlighting or illumination of the clock to be seen at night. Sean Gormley indicated he is not sure if the clock can be backlit. Mr. O'Neil appreciated trying to work on the design to camouflage the antennas, but was not convinced this is the best location and was less impressed with the alternative analysis. He felt they took the path of least resistance, and could

reach out to the Town on Town-owned property, especially along Buck Island Road. He noted the process for disposing of Town property including Board of Selectmen approval and vote at town meeting. He suggested more outreach to the administration. Mr. O'Neil felt the certified letters needed to have follow up as there are some sites that might be viable, especially the Davenport properties behind the Job Lots. He would like to see more effort at looking at other sites besides this one.

Charlie Adams does not feel enough has been done on finding another location. As far as the design is concerned, would be in favor of more of a colonial style similar to one of the examples attached (middle left) as the DRCs typically looks for cape cod style architecture.

Sohail Usmani showed the plot coverage maps for the area including 99 Buck Island Road which did not cover the area needed. He noted they also looked at other sites and coverage maps and height scenarios as part of the Cape Cod Commission process.

Chris Vincent indicated he was okay with the location due to the coverage needs.

Charlie Adams asked about the tower located across the street at the post office. Attorney Sousa noted that the spacing inside the thick flagpole CAM (concealed antenna monopole) can't contain modern 5G antennas and provide all needed services. Also, Verizon is at the top and the lower levels would not serve the needs of AT&T and T-Mobile and wouldn't allow for 5G coverage, so they chose a different design.

Attorney Sousa noted that the Davenports received a Certified Mail and spoke in opposition to the Cape Cod Commission DRI. Kathy Williams had provided direct contact information for the Davenports for the applicant to contact them. Sean Gormley noted they could not meet the fall zone for these properties (3a & 4). Kathy Williams questioned the inability to provide the fall zones. Attorney Sousa felt they had gone too far in the application process and has gone through the Cape Cod Commission with a favorable decision. Attorney Sousa briefly went through the alternative sites that were reviewed.

Dick Martin noted that he understands the need for coverage in the area, and doesn't think this is a bad site, but would like to see as much buffer as possible as the site is currently heavily wooded. He also felt 110' is tall and not thrilled with the design and wanted something that looked more like a clock tower rather than a large sign. Attorney Sousa felt some design standards can be looked at long as using RF transparent material and they are willing to modify the design. Mr. Martin asked about shadowing of surrounding homes and doesn't want abutters to now have shading on their property due to the height. Attorney Sousa noted shadowing may be to the west and north, but that is where the tree buffer is. Attorney Sousa noted that the height was reduced to 110' already, and every incremental change impacts viability. Mr. Martin would like the tower to be more attractive if need this location and height.

Sohail Usmani noted that the three-sided design is needed as the antennas transmit in three directions. So this fits well with a 3-legged versus 4-legged structure. The fourth leg also impacts transmissions. Kathy Williams shared her version of the design elements which breaks up the tower to make it less sign like (see attached) and suggested orienting the clock faces to be seen from Route 28 traveling westward. Jesse Moreno said the 3-legged design meets the antenna setbacks and the "three sectors" set up to allow for propagation, so turning it may impact the RF coverage. The applicant indicated they would analyze reorienting the 3-legged layout.

Mr. Martin inquired about the landscaping plan and asked about the circles on the plan facing Route 28. Jesse Moreno noted those are proposed bushes.

### **Review Comments In Relation To The Design Standards**

#### **SITING STRATEGIES**

Sect. 1, Streetscape  N/A  Meets Standards, or  Discrepancies:

***There are no new buildings proposed which could be located adjacent to the roadway to define the streetscape.***

YARMOUTH TOWN CLERK

'22JUN16PM1:40 REC

Sect. 2, Tenant Spaces  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Define Street Edge  N/A  Meets Standards, or  Discrepancies:

Sect. 4, Shield Large Buildings  N/A  Meets Standards, or  Discrepancies:

Sect. 5, Design a 2<sup>nd</sup> Story  N/A  Meets Standards, or  Discrepancies:

Sect. 6, Use Topo to Screen New Development  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Landscape Buffers/Screening  N/A  Meets Standards, or  Discrepancies:

***It is impossible to landscape/buffer a 110' tower. If this location is determined to be the only viable option, continue to embellish and redesign the clock tower based on the comments from the DRC meeting.***

***The ground equipment and transformer should be fully screened with plants large enough to screen the tallest equipment at initial planting. None of the existing trees along the north and west sides of the tower should be allowed to be removed as long as the tower is in place as these trees provide some landscape buffering/screening.***

***Replace any dead street trees and install new trees every 20' (where possible) along Route 28 and Forest Road to help define the street edge and buffer the property.***

***Fencing around the equipment area should be cedar.***

Sect. 8, Parking Lot Visibility  N/A  Meets Standards, or  Discrepancies:

Sect. 9, Break up Large Parking Lots  N/A  Meets Standards, or  Discrepancies:

Sect. 10, Locate Utilities Underground  N/A  Meets Standards, or  Discrepancies:

Sect. 11, Shield Loading Areas  N/A  Meets Standards, or  Discrepancies:

***BUILDING STRATEGIES: The project does not include any traditional buildings for which the Building Strategies would typically apply. Consider illuminating the clock (no spotlights), consider reorienting the three legs to have clock face towards Route 28, and to provide some gaps to the long continuous panels.***

Sect. 1, Break Down Building Mass – Multiple Bldgs.  N/A  Meets Standards, or  Discrepancies:

Sect. 2, Break Down Building Mass – Sub-Masses  N/A  Meets Standards, or  Discrepancies:

Sect. 3, Vary Façade Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 4, Vary Wall Heights  N/A  Meets Standards, or  Discrepancies:

Sect. 5, Vary Roof Lines  N/A  Meets Standards, or  Discrepancies:

Sect. 6, Bring Down Building Edges  N/A  Meets Standards, or  Discrepancies:

Sect. 7, Vary Building Mat'ls For Depth  N/A  Meets Standards, or  Discrepancies:

Sect. 8, Use Traditional & Nat'l. Building Mat'ls  N/A  Meets Standards, or  Discrepancies:

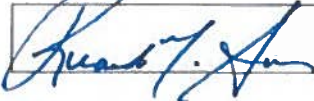
Sect. 9, Incorporate Pedestrian-scaled Features  N/A  Meets Standards, or  Discrepancies:

Sect. 10, Incorporate Energy-efficient Design  N/A  Meets Standards, or  Discrepancies:

Next step for applicant:  Go to Site Plan Review  Return to Design Review for Formal Review

**On a motion by Chris Vincent, seconded by Charlie Adams, the Design Review Committee (DRC) voted (3-0) to approve these DRC Comments as meeting minutes for the June 14, 2022 meeting for the proposed communications tower and ground equipment at 1044 Route 28, South Yarmouth.**

Received by Applicant(s)

	Attorney for Applicant	6/16/22
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**ATTACHMENTS to June 14, 2022 Meeting (also refer to April 5, 2022 meeting materials)**

- June 14, 2022 Agenda
- 4/5/22 DRC Comment Sheet
- Examples of Cell Tower Clocks from Americlock
- Concepts for Tower – Yarmouth Planning Division
- DRC Application:
  - May 25, 2022 Letter from Attorney Ricardo Sousa
  - Photo Simulation of Clock Tower, four locations of existing and proposed
  - Summary Table of Alternative Sites
  - Alternative Siting Plans, prepared by ProTerra Design Group, LLC, dated April 20, 2022
    - SP – Overall Site Plan
    - PS-1 – Partial Site Plan
    - PS-2 – Partial Site Plan
    - PS-3 – Partial Site Plan
  - Site Plans: All plans prepared by ProTerra Design Group, LLC, dated 5/12/22 unless otherwise noted:
    - T-1: Title Sheet
    - C-1: Abutters Plan & Existing Conditions, dated 8/7/20
    - A-1: Aerial & USGS Map
    - A-2: Compiled Plot Plan
    - A-3: Overall Site Plan
    - A-4: Compound Plan & Elevation
    - A-5: Planting Plan
    - SE-1: Siting Elevations
    - D-1: Details
    - CA-1 to CA-4: Co-Applicant Details
    - EC-1: Erosion Control Plan & Details

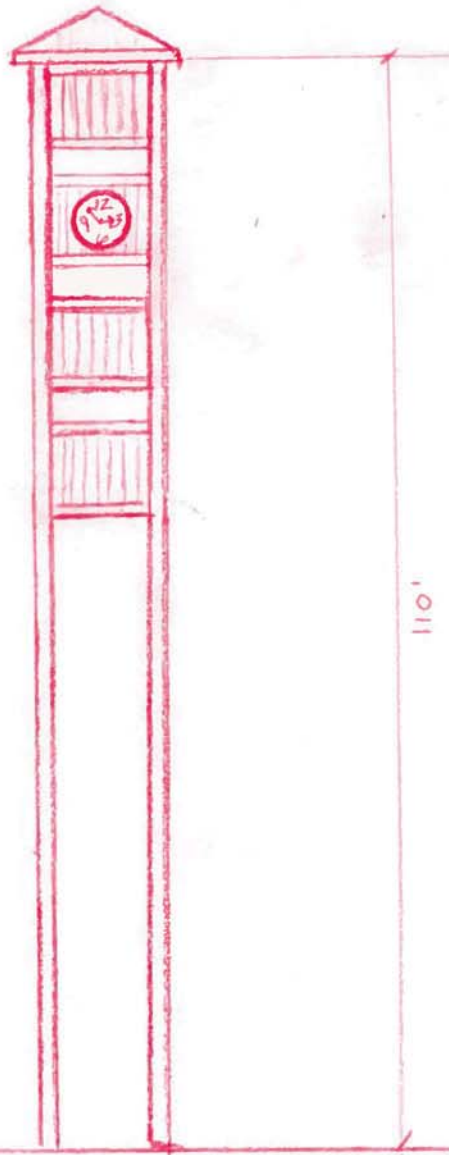


# Cell Tower Clocks Photo Gallery

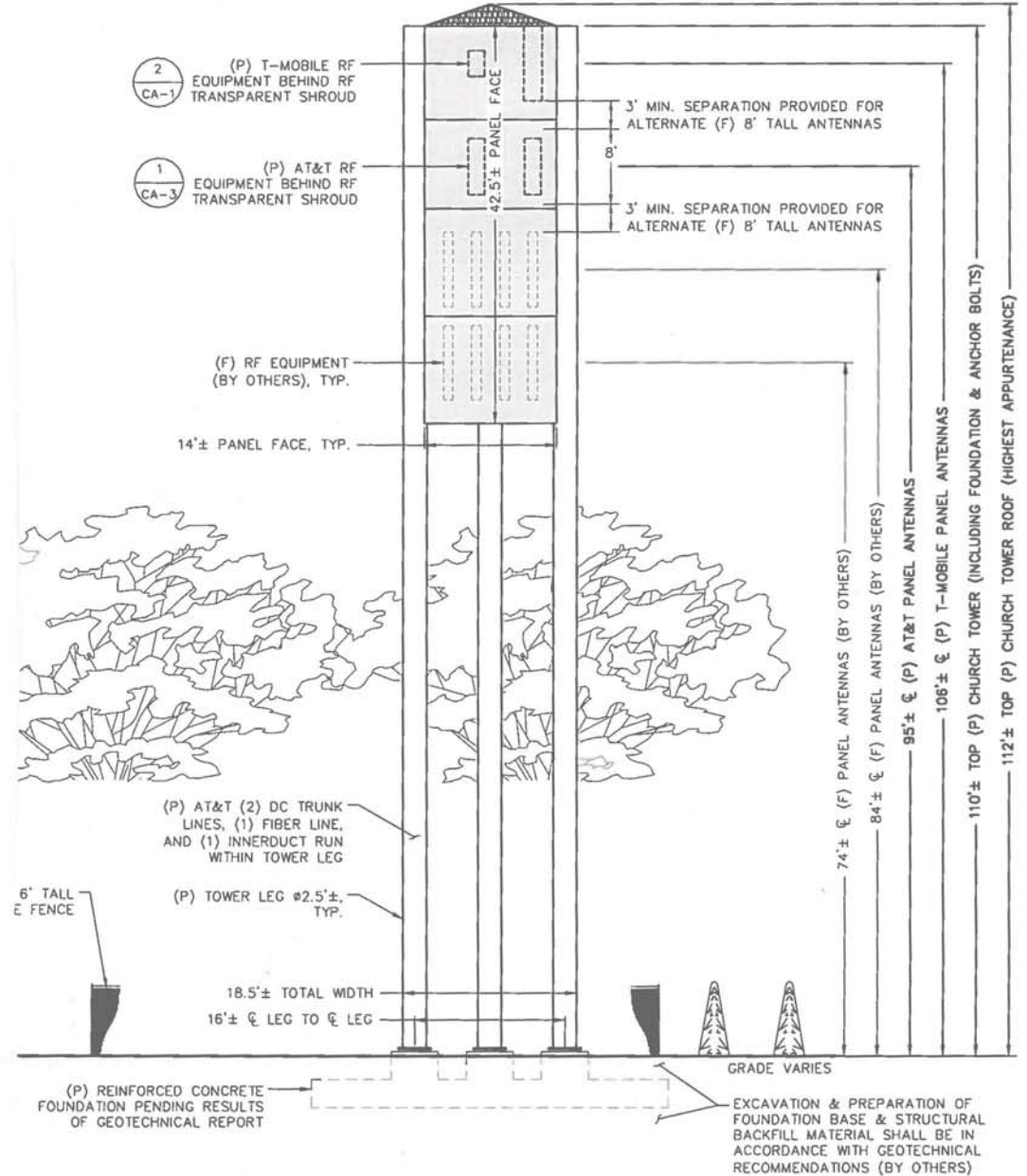
<https://americlock.com/gallery/cell-tower-clocks/>



4-SIDED  
CLOCK  
TOWER  
CONCEPT



ONE SECTOR VIEW IS SHOWN FOR CLARITY. REFER TO SHEETS FOR CA-1 AND CA-3 FOR CARRIER EQUIPMENT MOUNT DETAILS.



CONCEPTS - CLOCK TOWER CONSIDERATION 6/14/22 -  
Yarmouth Planning Division

ELEVATION  
(CHURCH TOWER)

SCALE: 1"=10' (22x34)  
1"=20' (11x17)

