

From: [Randy Belanger](#)
To: [Bolstridge, Karen](#)
Subject: Cell tower
Date: Saturday, March 20, 2021 9:26:33 AM

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Karen,

Although I am not happy that this cell tower is being reconsidered for the Dallas plantation region. I am not completely opposed. I would like to request for the record that the company has over 100 acres of land to use for the tower. Could they move it further east so that the tower light is not flashing in my master bedroom window?

The balloon test revealed that the tower will be in direct line with my bedroom and the light flashing constantly will keep me awake. They have a lot of land to work with and it will not effect reception issues to move the tower further east.

Regards
Randy Belanger

Sent from my iPhone

From: Donna.Coleman
To: tjhebert@blackdiamond.net; Bolstridge_Karen; information@blackdiamond.net
Subject: Fwd: Dallas hill lit tower proposal. New idea
Date: Wednesday, March 24, 2021 9:57:44 AM

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Dear Todd of Rising Towers, Jim of Black Diamond, Karen of LUPC, Esquire Faberle of the Saddleback owners, land preserve. Dallas Plantation Council, Rangeley council. And all abutting neighbors or the hundreds within View of this proposed industrial lit up tower.

>>

>> We do not want a lit tower to ruin our starlight & night views, of Rangeley or from Rangeley up to the mountains.

>> Attorney Faberle, that represents Saddleback said they could perhaps, provide a better spot, away from the residential area. Near or below the Evergreen golf course.

>> Mark is selling his neighbors out for money, and LUPC, seems to have avoided, even a sight visit. If this albatross has to be in amongst our houses, a higher spot would negate the need for it to be lit! 42 Lyle road is off the market, but it is two acres & the mountain top. It would be relatively, cheap & no royalty or rent would be needed to be paid and it could be a short tower that looks like a pine tree. Seriously, we are going to ask for a hearing and a relocation assessment study, anyway. If you want your tower process to go slow, continuing to ignore all the neighbors objections to it will slow down and complicate your project and it is going to give your company a very bad reputation, in this very small town. Mark is known for what he does around other peoples properties, up here. I guess, your personal homes are not being attacked, but stop and think how you and your family would feel!

>> Seriously, if you want to avoid the hearings, work with more than one property owner.

>> Sincerely, Donna Coleman 53 Lyle Road, Dallas Hill Plantation, Rangeley and property line with the proposed site, low on mountain site.

>> 570-465-7273

>>

>> Sent from my iPhone

JOHN L. MARGOLIS

WATERVILLE, MAINE
MARCH 23, 2021

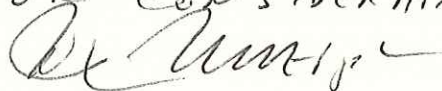
To Whom It May Concern:

I AM WRITING IN REGARD TO THE APPLICATION BY RISING TIDE TOWERS, LLC. TO BUILDING A TELECOMMUNICATIONS TOWER IN DALLAS HILL PLANTATION.

I OWN A YEAR ROUND HOUSE ON DALLAS HILL ROAD NOT FAR FROM THE PROPOSED CONSTRUCTION SITE. I HAVE REVIEWED THE PREVIOUS APPLICATIONS AND PROJECT DENIALS RELATED TO THIS PROPOSAL.

ALTHOUGH THE NEW SITE MAY HAVE CHANGED ZONES, IT SEEMS TO ME THAT THE NATURE AND DESIGN OF THE NEW PROPOSAL RENDER THE CHANGES IN THE ZONING NEUT AS IT WILL STILL HAVE THE SAME EFFECT ON THE RESIDENTIAL NATURE OF THE SURROUNDING PROPERTIES. THUS, THE "CHANGE" IS NO TRUE CHANGE AT ALL. THEREFORE, I WOULD OPPOSE THE NEW PROPOSAL.

A PUBLIC HEARING ON THIS MATTER WOULD CERTAINLY BE APPROPRIATE.

THANK YOU FOR
YOUR CONSIDERATION,


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APR 05 2021

LUPC - DOWNEAST

Rising Tide Application – Dallas Plantation, ME

To whom it may concern,

I own a home on Lyle Road in Dallas Plantation that is very close to this proposed tower. I hope and pray this intrusive, unneeded tower is not allowed to be erected. It will be detrimental to the health of many people close to it and devalue our lives and property values. Maine has millions of open acreage that projects such as this need to be guided towards as to not have an adverse affect on human health. Hoping this can be a hearing so we can voice our opposition.



Respectfully yours,
Robert "Butch" Coleman
Dallas Plantation, ME

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APR 05 2021

LUPC - DOWNEAST

Dear LUPC Members,

This letter is to request a public hearing for the current application **DP5050b** by Rising Tide Towers, LLC for a 300 foot lighted telecommunications facility in Dallas Plantation, ME. We are abutters to the 114 acre lot where the proposed tower will be located.

In October of 2019, DEVELOPMENT PERMIT DP 5050, or Rising Tide Towers' application for a 190 foot telecommunications tower was denied by LUPC, mainly for the following reason:

"The Commission finds that the proposed Project would be unlike other existing commercial uses within the subdistrict in that the 190-foot tall communications tower would present a significant change to existing character of the area and is wholly incomparable to the other types of commercial uses that currently exist in this residential subdistrict. The Commission concludes that the proposed Project would not be compatible with the existing residential uses in the Dallas Hill D-RS2 subdistrict and is therefore not an allowed use."

We thought LUPC made the correct decision and appreciated the chances for informing the public and giving input. The public hearing process was balanced and fair, and worked the way it was supposed to work.

We were truly surprised when this newest proposal **DP5050b** emerged, presented by Rising Tide Towers on the same piece of property; and this newest proposed tower is 300 feet tall and lighted! Apparently the reason this can happen is because they have moved the proposed location several hundred yards so that it now falls in the General Management District rather than the Community Residential Development subdistrict. Even though the project is on the same piece of property and much more intrusive in the neighborhood, being nearly twice the height and lighted, it has a lower bar to clear for approval. This new proposal seems like a complete distortion of the spirit of LUPC's purpose in drawing the boundaries for the subdistricts in this area.

Once again, we are requesting a public hearing. The first reason is that while the application for the first project was published online for the public to see, this application is only on view in Bangor in the Downeast District office of the LUPC. There is no opportunity for the public to even hear about this huge tower, let alone see the details or be able to comment or give any input. It seems to us that a 300 foot lighted tower that will be visible from all surrounding areas should be made known to the public, not hidden away in Bangor. No matter what "district" this tower is located, the impact will be felt by all residents and businesses for many miles.

Second, the fact that this more intrusive tower is located on the same piece of property should be enough reason for a public hearing. All of the same facts apply to this tower that applied to the first tower. And according to the rules:

Chapter 10.06

D. Where two or more protection subdistricts apply to a single land area, the combination of the more protective standards for each subdistrict shall apply.

We take this to mean that even though this 300 foot tower has been moved several hundred yards into the General Management District, the rest of the property is in the Community Residential Development subdistrict, so those more protective standards should apply. This 300 foot tower will certainly not be compatible with the existing residential uses in the Dallas Hill D-RS2 subdistrict, so these standards should still be applied. A public hearing is necessary to allow

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residents of the area to have input into this.

Next, 10.22,A (M-GN) (27) which talks about uses allowed in a General Management Subdistrict with a permit states:

Other structures, uses, or services which the Commission determines are consistent with the purposes of this subdistrict and of the Comprehensive Land Use Plan and are not detrimental to the resources or uses they protect, and are of similar type, scale and intensity as other allowed uses.

We would argue that a 300 foot lighted tower is certainly not of a similar type, scale and intensity as other existing uses in the area. A public hearing might help explain how this tower would comply with this requirement.

In addition, we believe this enormous lighted tower will not fit harmoniously into the existing area and will have a permanent impact on the scenic beauty of the area. The members of LURC are well aware of the special character of the Rangeley area, and have done a good job protecting it. 10.24 GENERAL CRITERIA FOR APPROVAL OF PERMIT APPLICATIONS states:

"The commission may not approve an application, unless: C. Adequate provision has been made for fitting the proposal harmoniously into the existing natural environment in order to assure there will be no undue adverse effect on existing uses, scenic character, and natural and historic resources in the area likely to be affected by the proposal."

This tower will have an adverse effect on the entire area and will be seen for miles around. Surely, there are better ways of locating a cell tower that will not be so visible. As it is, this tower will be visible from many high value resources such as 3 historic buildings, Saddleback (Maine's 4th largest mountain), the Appalachian Trail, Rangeley Lake and other lakes, and scenic byways and highways. Why is this particular piece of property the only place that the big, wealthy telecommunications corporations think a cell tower can be built? Surely LURC can both protect the scenic beauty of Rangeley and provide cell phone coverage. There should be a public hearing because the decision whether a permanent 300 foot lighted tower fits harmoniously into the existing landscape should be a transparent process, and the public should be assured that every care has been taken to protect their precious area.

Also, a public hearing should be held to be sure that all that can be done to mitigate the impact of a cellular tower has been done. In the General Management District :

E. SCENIC CHARACTER, NATURAL AND HISTORIC FEATURES

- a. The design of proposed development shall take into account the scenic character of the surrounding area. Structures shall be located, designed and landscaped to reasonably minimize their visual impact on the surrounding area, particularly when viewed from existing roadways or shorelines.
- b. To the extent practicable, proposed structures and other visually intrusive development shall be placed in locations least likely to block or interrupt scenic views as seen from traveled ways, water bodies, or public property.

Has Rising Tide Towers had an earnest search for better placement of this tower? It seems like moving the tower several hundred yards over the district line on the same piece of property does not constitute an honest attempt to

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APR 05 2021

LUPC - DOWNEAST

place this project in the best location for the residents of the area, but mainly for their own ease to just move forward. The public should have input into alternate locations that might enable a shorter unlighted tower with the same amount of cell phone coverage.

A final reason why a public hearing should be held is because Dallas Plantation is in a Prospective zoning district. The reason Prospective Zoning was put in place is as follows:

Prospective zoning enables local and seasonal residents, landowners, and citizens of Maine, in general, to have a say in establishing development patterns based upon:

- ◆ a long term VISION for the kind of place they want the region to be generations from now;
- ◆ a REGIONAL PLAN that conceptually guides development within the framework of that vision, including the desired rate, kind, and location of development;

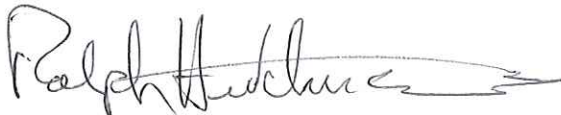

This clearly states that the residents of the Rangeley area should have a say, especially about a visually intrusive structure that will be clearly visible from so many homes and recreational areas for miles around.

For all these reasons, a public hearing should be scheduled for DP5050b-Rising Tide Towers, LLC's proposal for a 300 foot lighted telecommunications tower on Dallas Hill in Dallas Plantation.

Thank you for your consideration.

Ralph & Karen Hutchinson
43 Beans Corner, Dallas Plantation, ME 04970

53 Blanchard Rd., Cumberland, ME 04021

From: [Brown, Joshua](#)
To: [Bolstridge, Karen](#)
Subject: FW: DP 5050 Rising Tide Towers Status
Date: Tuesday, April 06, 2021 11:02:33 AM
Importance: High

Karen,

FYI.

Joshua.

From: ljonesdallasplt@myfairpoint.net <ljonesdallasplt@myfairpoint.net>
Sent: Tuesday, April 06, 2021 10:51 AM
To: Hinkel, Bill <Bill.Hinkel@maine.gov>
Cc: Brown, Joshua <Joshua.Brown@maine.gov>; dallasplt@myfairpoint.net
Subject: DP 5050 Rising Tide Towers Status
Importance: High

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Dear Bill,

The Dallas Plantation town clerk has recently received inquiries regarding the status of DP 5050 Rising Tide Towers cell tower application. The LUPC website lists no further update since October 2019 however we are aware that the application was to be resubmitted after a change of location within the parcel to a MGN zone from RSD2. Per Wireless Partners representative Todd Rich, new materials have been submitted.

Would you have an update on this project for us?

Sincerely,

Linda Jones
1st Assessor
Dallas Plantation
207/864-2612

From: ljonesdallasplt@myfairpoint.net
To: [Bolstridge, Karen](mailto:ljonesdallasplt@myfairpoint.net); "dallasplt@myfairpoint.net"
Subject: Re: dp5050b FYI Misinformation on social media
Date: Wednesday, April 07, 2021 10:53:56 AM
Attachments: [image002.png](#)

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Karen,

Thank you for the information. I have been made aware of a social media post regarding the Rising Tide dp5050 b application stating that public comment must be received by April 8th, that the application was "submitted" and posted to LUPC for the "Downeast Region"; further instruction to contact you directly with your email; phone and fax information is listed. The FB post is in a Group called "Rangeley Local Political Forum".

This misinformation is widely circulated. The Plantation will respond to inquiries based on your written response and look forward the process of review by the Commission.

Sincerely,

Linda Jones
1st Assessor
Dallas Plantation
207/864-2612

On Tue, 6 Apr 2021 15:10:44 +0000, "Bolstridge, Karen"
<Karen.Bolstridge@maine.gov> wrote:

Linda Jones:

Please see data sent to David on the 30th. Let me know if you have further questions. This application has not been sent to the review agencies or surrounding plantations/towns for their official comments as it has not been fully reviewed, although you may comment on it now if you wish.

I expect it may be on the website soon.

Thanks

Karen E. Bolstridge

Karen E. Bolstridge, Environmental Specialist III
Maine Department of Agriculture, Conservation and Forestry
Land Use Planning Commission
106 Hogan Road; Suite 8
Bangor, Maine 04401
Phone: (207) 215-4685
Fax: (207) 941-4222
Email: karen.bolstridge@maine.gov



Celebrating 50 years of balancing the
unique character and vital economy of
Maine's Unorganized Territory.

From: ljonesdallasplt@myfairpoint.net <ljonesdallasplt@myfairpoint.net>
Sent: Tuesday, April 06, 2021 10:51 AM
To: Hinkel, Bill <Bill.Hinkel@maine.gov>
Cc: Brown, Joshua <Joshua.Brown@maine.gov>; dallasplt@myfairpoint.net
Subject: DP 5050 Rising Tide Towers Status
Importance: High

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Dear Bill,

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submitted.

Would you have an update on this project for us?

Sincerely,

Linda Jones
1st Assessor
Dallas Plantation
207/864-2612

From: [Randy Belanger](#)
To: [Bolstridge, Karen](#)
Subject: Hearing
Date: Wednesday, April 07, 2021 12:11:59 PM

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Karen,

A lot of people from Dallas Plantation are contacting me regarding the proposed Cell Tower. They are all requesting a hearing on this matter. I support their concerns and hope that LUPC does also. We are requesting a hearing so that environmental concerns can be addressed. This proposed tower is a behemoth and it will stand out within the region. Not to mention be closer to my land border than the satellite photos suggest. I've walked the property and it is not going to be in the designated area that the maps are showing. It is more intrusive. Also the balloon test only had the balloon at approx 100-150' not giving us a true representation of where the tower will end.

Please give the region the opportunity to address this matter in a public forum.

Regards
Randy Belanger

Sent from my iPhone

From: [Randy Belanger](#)
To: [Bolstridge, Karen](#)
Subject: Birds
Date: Wednesday, April 07, 2021 12:15:13 PM

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Karen

Also keep in mind and consideration that there is an endangered species of bird that resides in this area.

Sent from my iPhone

From: [Cindy C.](#)
To: [Bolstridge, Karen](#)
Subject: 1_dp5050b_application for 300" Telecommunications Facility in Dallas Plantation
Date: Wednesday, April 07, 2021 3:26:43 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Bolstridge,

After having reviewed the very thorough application submitted by Jim Herbert of Black Diamond Consultants for a 300' Telecommunications Facility in Dallas Plantation, I would like to share with you my concerns as a part-time, soon to be full time resident of Rangeley.

1. The application went to great lengths to show the visual impact of the tower during the daylight hours. It is my opinion that nighttime visibility is where the biggest impact will be on the character of a region. The report is correct, during daylight, the tower is not highly visible. At night, it will be!

The Rangeley region is known for its unspoiled, beauty. The view is as, if not more, beautiful at night and a set of blinking red lights will be visible much further than a metal tower during the day. Having spent most of my vacation time on other lakes in Maine, nighttime lights, can have a very negative impact on the character and desirability of an area. Specifically, Sebago lake has a similar cell tower on the East shore someplace near Sebago Lake State Park. You don't notice it during the day but at night, it is the first thing your eyes focus on and it significantly detracts from the view.

2. Although there are communication benefits to be provided by this tower, the benefits to the local residents seem limited. Cell phone service may improve for some but not significantly for many due to technology limits.

There are other solutions being tested and available that would provide all of the benefits without impacting the view or the environment. Specifically, Starlink, a satellite internet service that provides internet as well as WiFi phone access. My guess is there will be additional services to follow. No towers are required at all and the technology targets regions like Western and Northern Maine, areas without high speed internet and cell phone access.

Why not encourage moving in this direction vs. creating physical infrastructure that negatively impacts the regions?

Note: I do not have any financial connection to Starlink.

3. This application was submitted and filed under the Downeast Region. It would be very easy for a Rangeley resident to miss this application because, I believe Rangeley is in the Western Mountain Region.

These are my thoughts and I would like to see this application rejected or at the very least delayed until additional input can be heard from residents or Rangeley. Thank you for your consideration and time.

Respectfully,
Cindy Cromer
Wheatland Road
Rangeley, ME

From: [Rensky, Kathleen L.](#)
To: [Bolstridge, Karen](#)
Subject: Dallas hill cell tower
Date: Wednesday, April 07, 2021 3:56:20 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not let the proposed cell tower on dallas hill in the Rangeley area of western Maine be built. For one thing it should not be under downcast maine which is the coast but should be under Westetn maine. This is a resort area protected in many ways. It doesn't have windmills thank God to spoil the wilderness view. These views are why people come to our area. A 300 foot ugly glowing at nite tower would devalue the whole area. We don't need it. We don't want it. Please reject the tower. Don't turn our beautiful area of which there are few left, into what everyone else has. We like it the way it is. Reject the tower.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Peter Williams](#)
To: [Bolstridge, Karen](#)
Subject: Dallas Plantation Cell Tower
Date: Wednesday, April 07, 2021 7:36:24 PM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day,

We are writing to add our support for the Proposed Cell Tower on Dallas Hill Road, in Dallas Plantation.

We purchased a property in Dallas Plantation in 2018, and spend as much time there as we possibly can.

At the current time we have zero cell signal at our property, and only 2 mbps of broadband, which is provided by Consolidated Communication.

Many times when we have work to do online that we could do in Dallas Plantation, we choose not to travel to the Rangeley Area because of the poor service.

Due to the reopening of Saddleback Maine, and the influx of more people and what looks like a building boom on the horizon, the existing cell signal down the street from us, and in-town Rangeley, and the broadband are even worse when the area is crowded.

Although that's only a minor inconvenience, and to be expected if you were in a wilderness area, we think the lack of cell signal and hotspot broadband is also a Health and Safety issue.

A few months ago we were looking at the security cameras at our full time residence in West Falmouth from the night before, and realized that the burglar alarm at our home had gone off in the middle of the night, and the Falmouth Police Department was on camera searching the outside of our property with flashlights.

The Alarm Monitoring Company had attempted to call us, but because we didn't have any cell signal we didn't get the call.

It's possible that the alarm could have been a smoke detector alarm, and our residence could have been on fire, and yes the chances are pretty slim that it would have burned to the ground because of the alarm system, or even the delay in getting in touch with us.

But the ability to stay in touch with the rest of the world, from a place like Rangeley would be nice in the year 2021.

We also read an account of a recent fatal car accident, East or South of Rangeley on Route 4, where the first person on the scene said they had to drive 5 miles or more before they found a residence where they could use the phone to call for help.

We don't know if the proposed cell tower will improve the cell service dead zone between South Shore Drive and Madrid or Phillips depending on the weather.

And we don't know if one or more of the people killed in the accident would have lived had there been better cell signal, but decent or any cell signal at all possibly could have given them a better chance of surviving.

The same holds true for a section of Route 16 between Rangeley and Stratton, an area that has a lot of wildlife, especially moose and deer. There are also a fairly good amount of motor vehicle collisions with animals and wildlife.

In summary we think that the proposed tower and improved cell signal are worth the minor change to the scenery,

especially when you factor everything that's going on in the area.

The reopening of Saddleback and the amount of people it will serve, and the jobs it will provide will have a major impact on the lives of the people that live there.

The area around where the proposed tower would be installed is not really a wilderness area, and hasn't been for a long time.

There are other cell towers in the area that provide cell signal to many people, who are now against additional communications equipment so that others can have the same convenience and protection that they have.

We hope the proposed tower meets all of the zoning requirements and will be approved.

Thank you for your time.

Peter Williams
Leslie Knight
Dallas Plantation
Falmouth

From: [Lois Peraino](#)
To: [Bolstridge, Karen](#)
Cc: [Janet Theriault](#); [Carolyn Schwalbe](#); [conrus](#); [Suzanne Hunger](#)
Subject: Dallas Tower Application Response
Date: Wednesday, April 07, 2021 9:13:47 PM

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Greetings Karen,

Thanks again for taking the time to talk to me about the Dallas Plantation Tower and Road application and landowners response process.

As discussed, we only just learned of the application when I returned last week from vacation.

There are 5 of us who share ownership of this Dallas Plantation property (Map/Lot 004/27), my two sisters, Janet Theriault and Connie Russell, as well as our two cousins, Carolyn Schwalbe and Suzanne Hunger. We have been emailing each other the past few days gathering our thoughts and questions after reviewing the application materials.

This email is to let you know that we do have some questions which will come to you in a letter attached to an email in the next day or two, followed by a signed letter via snail mail, as we discussed would be acceptable.

Thank you again for your time.

Sincerely,
Lois Peraino

From: [Aimee Danforth](#)
To: [Bolstridge, Karen](#)
Subject: Rising Tide Towers Permit Application, Cell Tower, Dallas Plantion
Date: Wednesday, April 07, 2021 4:28:41 PM

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To whom it may concern,

I was recently notified by an abutter of this project that there has been a recent submission to, yet again, request permitting of a cell phone tower to be located off of Dallas Hill, in Dallas Plantation. I was one of the parties in opposition to the prior attempt of permitting back in 2019. We were very thankful that the project was turned down in 2019 yet here we are, 2 years later, fighting the same battle we were fighting then with less zoning restrictions to protect our neighborhoods, our community, our town and the visual aesthetics threatened to be destroyed by padding pockets and claims of better emergency coverage.

I am a long time resident of the Rangeley Lakes Region, moving here in 1978 at the age of 2.5. I have chosen to remain here in Rangeley throughout my life because of some of the same reasons my parents chose to make the Rangeley, and most particularly Dallas Plantation, their life long home. The recreation, character, and people are just some of the many reasons we still reside here today but that pales in comparison to the sheer beauty of the area. The lakes, mountains, darkened night skies, wildlife, and the fact that Rangeley is more untouched by the ugly sprawl facing a large part of our nation and even our remote towns and villages here in Maine. I am a Realtor here in Rangeley, 16 years of listening to the wants and needs and dreams of people coming to my beautiful town all wanting to share in the beauty we have available to us in the western mountains of Maine. They have expressed how much they appreciate that when they come here they can relax, put down their phones, and their children put away the tablets and games and are able to experience the outdoors, the recreation, and all that has been a huge part of the Rangeley Lakes Region dating back to the first visitors of our beautiful piece of heaven. Not one person has ever said to me- I wish we could see more cell phone towers! But what they do say is- "Wow, look at those views!" "It's so beautiful here!" "You're so lucky to live here!"- Yes, I am!

I grew up a short distance from the proposed site of this tower. Riding bikes, catching pollywogs in the ditches along the road less than ¼ mile from this proposed access road, playing hide and go seek in the same woods... fond memories of years past. I still take the time to marvel at the mountains and lakes that we are blessed with daily. Just as a vast majority of those who call this home, or their home away from home do and that one would hope those who come after us will have the ability to do as well.

In looking over the application there are many items that are glaringly obvious to me and I will try to recap a few that I find to be troubling-

In the attempt to circumvent the prior decision by LUPC the applicants have moved the proposed project just beyond the Residential Zone. In doing this they are hoping to evade the will, the feelings, and the impact this project will have on this community and the people who have been vehemently

against it 2 years ago. So, now, instead of the 190' eyesore they are proposing a 300' eyesore that will have no less of an impact on the visible scarring this will have on our community. It will still be there- big and large, shining it's ugly head across our landscape. This is all under the guise of providing EMT communication services to areas where it is needed and most specifically citing Rt's 4 and 16. NO! That is NOT the case! As shown on page 166, it does not cover anywhere on Rt's 4 and 16 that doesn't already have cell coverage so this is a crock of bologna claiming a service that is already available. I know that these areas currently have coverage because I drive them daily! I am a Realtor and rely heavily on my phone as one of my primary work "tools" and am very familiar with maps and the areas populated by homes and home away from homes. I have analyzed the map on Pag 166 and not anywhere on that map do I see improved cell coverage anywhere along those routes where it isn't already available. The vast majority of the areas this tower is looking to cover isn't inhabited by residences, but M-GN zoning so it will not necessarily be something that is a requirement of the residential areas unless we can count the moose, deer and bear as needing EMT recovery services. There are a few neighborhoods that could benefit from this but with improving intent soon to be available to the area, especially with the availability of Starlink, cell calls can easily be made and received through these services at these homes. This claim to enhanced services is a ploy to line the pockets of few and have long lasting effects on the many.

In regards to the real estate values of those affected by this project- we have no idea how much this will negatively affect value but what we do know is that it most certainly WILL negatively affect value. What stood out to me were the comments on pages 12 and 13 of the 273 page document submitted to LUPC. The view of the tower from specific areas "has no significant scenic resource value" "with no diminishing of the integrity of the existing view scape". Who and what gave Black Diamond the authority to judge and gauge the value of our community, our views, our landscapes and our mountains other than the value this will put in their pockets and take away from the investments made by hundreds of homeowners who will be looking at this eyesore for the remainder of our lives? And yes, there is one other 170' very visible eyesore of a tower in town as shown on page 221 of the same document. Very few residents knew about this tower until it raised it's ugly head right in the middle of our town, taking over views all over the area. There wasn't one resident that I have come across that finds this to be appealing and neither do they find it useful. ATT is NOT the service primarily used in the Rangeley Lakes Region and is of no use for many here in the area yet we are plagued with the site of it from MANY locations throughout the area and is a HUGE bone of contention. The approval of this proposed tower will leave the same distaste in the mouths of full and part time residents and vacationers as the (much touted by Rising Tide) tower on Cemetery Hill at Sunrise View Farm. Those who allow this to happen will be doing the same disservice as those who allowed the Sunrise View tower to be erected to the people of the Rangeley Lakes Region. Financially benefitting the few and harming the many!

As I am sure you have heard through the media of the revitalized Saddleback Mountain and the major boon to our community this has had. People are coming from all over to enjoy the outdoor recreational activities and the beauty of the region that have never been to Rangeley before. The prevailing feeling from those coming to enjoy the beauty of the mountain is that Rangeley is untouched and unspoiled and the character is being preserved here in the area. Dallas Hill is the main road to access Saddleback. This tower will be very visible on the way to the mountain. Dallas Hill Road already has cell service so it's not like this eyesore will benefit the travelers to our

mountain, it is just a visible stain on our landscape!

My final thought on this are the photographs of the balloon test- were there any people not specifically involved in the monetary gains of this project to oversee that the balloon was in fact 300' in the air? And I'm sorry, but 2 red balloons in the air is NO gauge on what a 300' tower sticking up above the tree line will actually look like. Rising Tide is not asking to put up balloons, they are asking to erect a steel 300' tower that will be visible from the vast majority of the populated and unpopulated regions of the Rangeley Lakes Region that has any views of Saddleback Mountain. This will be a towering gray stain on our community that will have long lasting effects on the scenic beauty of our area.

I beg that those who may not be familiar with Rangeley to come and take a look, see what beauty and sites we have for you in the area and then look at the current 170' tower and if you think it is wise to allow this to become a regular site in our beautiful community. Yes better cell coverage is a nice convenience but at what sacrifice are people willing to make to have better cell coverage? I know my town is far more valuable than a few dropped calls! Obviously time is of the essence to make this important decision because Rising Tide knows there is, and has been, HUGE opposition to this project, and rightly so, and is holding you to a time frame. That, in and of itself, is a HUGE indication to me and many others that they know it is not wanted here. We are begging that you make the decision to protect and preserve our lands and landscapes and that your decision will pave the future on what could become of our rural beauty of our state- as Rising Tide said in 2019- this tower is just the beginning of what they want to do throughout the Rangeley Lakes Region. Please don't let these towers be your legacy on our beautiful community!

Aimee Danforth
Broker
Noyes Real Estate Agency
2388 Main Street
PO Box 1111
Rangeley, ME 04970
Personal Office- (207)864-9444
Cell- (207)8903744
aimee@noyesrealty.com

From: [Jo Doherty](#)
To: [Bolstridge, Karen](#)
Subject: Proposed application to build a cell tower in Rangeley
Date: Thursday, April 08, 2021 8:04:25 AM

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Dear Ms. Bolstridge,

I am writing to you on behalf of my husband & myself who have been visiting the Rangeley area since 2010. We built a home here in 2012, been contributing to the community by volunteering, donating, regularly frequenting local businesses & paying property taxes. We have been living here full-time since April 2020 & our plan is to retire to our house there on Rangeley Lake.

As people who love this region & all it has to offer we wanted to share our concerns with you regarding the proposal to build a cell tower in the area.

* the application while addressing the visibility impact during daytime did very little to address the nighttime visibility - this area has a growing reputation as a dark sky - an area where light pollution is limited or non existent - & star gazing is therefore unspoiled. With the growth of development elsewhere a designation of a dark sky region is key to developing another tourism facet, upon which Rangeley & its area is hugely dependent;

* a cell tower of this magnitude would greatly impact the light pollution in the night sky, greatly impacting wildlife & the scenic unspoiled beauty that this region is notorious for;

* Rangeley is home to a small community of breeding & nesting bald eagles - this cell tower application does not adequately address the impact its will have long term on such endangered species;

* this unspoiled beauty is something that Rangeley Lakes & its regions is well known for & sought out, especially important as development amongst other known lake regions in Maine increases;

* this region appeals to so many simply because it is unspoiled & a haven from the rapid development seen elsewhere, even in Maine's beautiful rural regions;

* communication benefits to the area - while this application states this development is needed to improve communications in the area, it does not take into account current technological advancements in the cellular & internet service - there are other solutions available right now which provide enhanced communication capabilities without the need for towers & the consequential damaging long term impacts on our environment. This application suggests a tower is the only available technology to improve communications - this is NOT true;

* this application was submitted & filed under the Downeast region & not the Western Mountain region, the designated area in which Rangeley physically is in - Why? An obvious reason is a lack of transparency & a desire to limit the attention it would draw to those residents & visitors to this region. Doing something like this highlights a lack of transparency & trust & makes me question the motives of the proponents of this proposal. And a substantive reason you are hearing from so many of us against this project on the very day of the public comment deadline - that's why this proposal was submitted in this way to subvert public comment. Is this really how the government of Maine wants to do business?

For all of these reasons we are adding our voices to the growing comments opposed to this development.

Thank you for your time & consideration.

Yours,

Colin & Jo Doherty
65 Lake House Road,
Rangeley, ME 04970

From: [Sarah England](#)
To: [Bolstridge, Karen](#)
Subject: Comment regarding cell tower proposal to be built in Rangeley, ME
Date: Thursday, April 08, 2021 8:41:21 AM

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Bolstridge,

I am writing to you on behalf of my husband & myself who have been visiting the Rangeley area since 2008. We purchased a home here in 2017, and have been contributing to the community by volunteering, donating, regularly frequenting local businesses & paying property taxes. We have been living here full-time since April 2020 & our plan is to retire to our house on Rangeley Lake.

As people who love this region & all it has to offer we wanted to share our concerns with you regarding the proposal to build a cell tower in the area.

* the application while addressing the visibility impact during daytime did very little to address the nighttime visibility - this area has a growing reputation as a dark sky - an area where light pollution is limited or non-existent - & star gazing and rare, but feasible northern lights viewing, is therefore unspoiled. With the growth of development elsewhere a designation of a dark sky region is key to developing another tourism facet, upon which Rangeley & its area is hugely dependent;

* a cell tower of this magnitude would greatly impact the light pollution in the night sky, greatly impacting wildlife & the scenic unspoiled beauty that this region is notorious for;

* Rangeley is home to a small community of breeding & nesting bald eagles - this cell tower application does not adequately address the impact it will have long term on such endangered species; where are the expert opinions on this matter?

* this unspoiled beauty is something that Rangeley Lakes & its regions is well known for & sought out, especially important as development amongst other known lake regions in Maine increases;

* this region appeals to so many simply because it is unspoiled & a haven from the rapid development seen elsewhere, even in Maine's beautiful rural regions;

* communication benefits to the area - while this application states this development is needed to improve communications in the area, it does not take into account current technological advancements in the cellular & internet service - there are other solutions available right now which provide enhanced communication capabilities without the need for towers & the consequential

damaging long term impacts on our environment. This application suggests a tower is the only available technology to improve communications - this is NOT true;

* this application was submitted & filed under the Downeast region & not the Western Mountain region, the designated area in which Rangeley physically is in - Why? An obvious reason is a lack of transparency & a desire to limit the attention it would draw to those residents & visitors to this region. Doing something like this highlights a lack of transparency & trust & makes me significantly question the motives of the proponents of this proposal. A substantive reason you are hearing from so many of us against this project on the very day of the public comment deadline is due to this lack of transparency and hiding away of this proposals in the down east region rather than the western; it is underhanded and unacceptable behavior- thats why this proposal was submitted in this way to subvert public comment. Is this really how the government of Maine wants to do business?

For all of these reasons we are adding our voices to the growing comments opposed to this development.

Thank you for your time & consideration.

Yours,

Sarah and Brent England
52 [Lake House Road](#),
[Rangeley, ME 04970](#)

From: [A J Barrett](#)
To: [Bolstridge, Karen](#)
Cc: [Lester Kenway](#); [Gorrill Thomas](#); [Dolan Doug](#)
Subject: Dp 5050b Rising Tide tower application in Dallas Plantation
Date: Thursday, April 08, 2021 10:47:27 AM
Attachments: [MATC PR banner Logo small.png](#)
[LUPC dp5050b 8 April 2021.docx](#)

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Hi Karen—

Please consider the attached letter in the staff's & Commissioner's consideration of the tower application by Rising Tide.

Thanks

Tony Barrett
Executive Committee
185 Long Point Road
Harpwell, ME 04079
207-833-0939
barretttony@mac.com



From: [Karon Noyes](#)
To: [Bolstridge, Karen](#)
Subject: Permit DP5050 Rising Tide Towers, LLC - Dallas Plantation
Date: Thursday, April 08, 2021 11:18:52 AM
Attachments: [pastedImagebase640.png](#)

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To Whom It May Concern:

Below I'm resubmitting my 3/16/19 comments from the original tower application to be considered for the new proposed cell tower location. The original tower application denial was due to the tower being too near the residential area. The new application proposes to move it a short distance down the hill into the M-GN General Management Subdistrict - changes little with regard to the location. It does add 12 power poles and the associated lines and additional road work. I perceive submitting the new application, moving into the M-GN Subdistrict as a means to "skirt the will of the citizens". I understand from the Consultant's letter, the will of the people matters not since you can't "deny" the application. Please - what's LUPC's purpose in this process if we don't have a say?

Dallas Plantation is growing along with the Region. In 2020 Dallas Plt. had 10 - 12 new building permits, not including land that's been sold for future development. I read LUPC's Chapter 10, M-GN General Management Subdistrict description. I don't see that this subdistrict is any more appropriate than the D-RS2 district for a 300" tower which is 30 stories high (10 times higher than a home can legally built) with top and mid-way lighting!

I do understand there's a continuing need for internet and cell reception in many areas of Maine and there are "gaps" in this area. The FirstNet ME directive is to install cell towers in the remote, rural areas of Maine without cell/internet reception. Is this the Rangeley Region? Multiple carriers offer services in the area and now there are available satellite options. Satellite options should be encouraged to discourage peppering the Maine landscape with towers. First and foremost, the tower is for public safety not citizens. The application referred to a "substantial" gap in coverage - is it substantial?

I previously expressed this - we're not on the abutter list. I'm thankful to the individual that notified us of the new application. I strongly believe LUPC rules need to be updated to include more than abutters within 1000 feet when the proposed development is a 300' tower (30 stories, 10 times higher than a home can legally be built) and a structure that will loom over the horizon for years to come.

This tower will be visible (light or no light). How do I know - as I drive off Dallas Hill, look across lovely Rangeley Lake to Bald Mt and the distance mountains, what can I see - wind towers! Not the blades, but the straight as an arrow towers - these are miles from Rangeley, unnatural structures on the horizon. Do we get used to them - what choice do we have once they're up and only those within 1000' had any notification.

There's always a section on your applications regarding wildlife and rare species - I don't know whether or not the Northern Long Eared bat nest in these woods but I do know a family of pileated woodpeckers did for the last 20 years. I enjoyed their call morning and night, to and from their trees, they've moved on - their area has been cut over.

About Us - The Maine Land Use Planning Commission (the LUPC or Commission)

- Preserve public health, safety and general welfare;
- Support and encourage Maine's natural resource-based economy and strong environmental protections;
- Encourage appropriate residential, recreational, commercial and industrial land uses;
- Honor the rights and participation of residents and property owners in the unorganized and de-organized areas while recognizing the unique value of these lands and waters to the State;
- Prevent residential, recreational, commercial and industrial uses detrimental to the long-term health, use and value of these areas and to Maine's natural resource-based economy;
- Discourage the intermixing of incompatible industrial, commercial, residential and recreational activities;
- Prevent the development in these areas of substandard structures or structures located unduly proximate to waters or roads;
- Prevent the despoliation, pollution and detrimental uses of the water in these areas; and
- Conserve ecological and natural values.

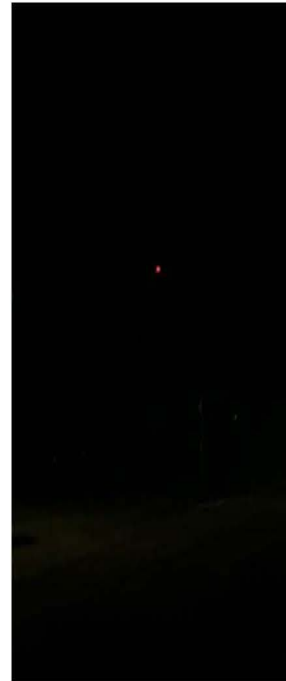
Rangely is my hometown, I'm a registered Maine Recreation Guide, and lived many years on Congress Street in Portland returning home in 2000.

My family has been in the Rangely area since 1898. We purchased our home because of it's natural beauty. As you can see below - that will change if the tower application is not denied.

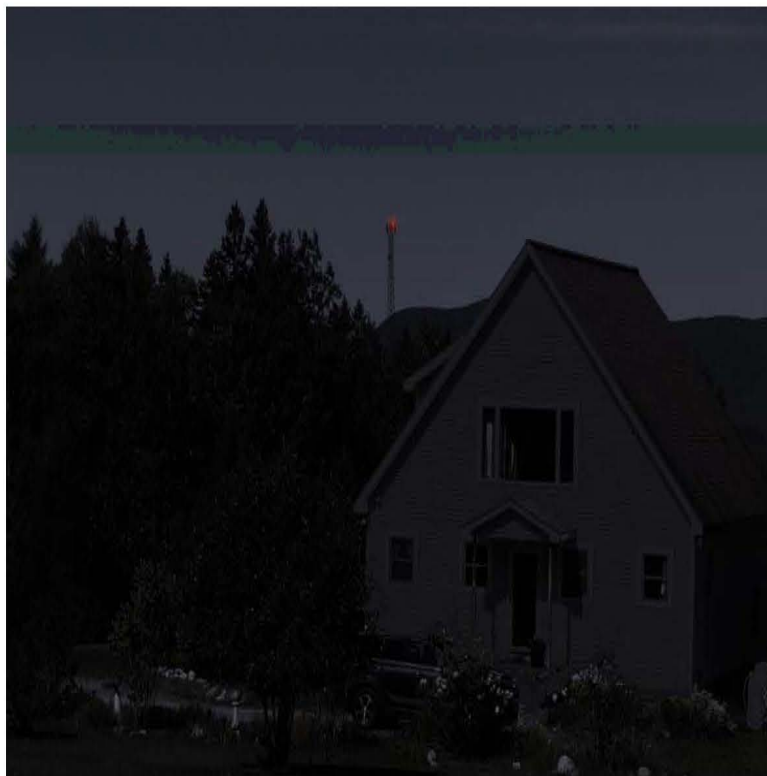
We would like a public hearing and denial on this application. Thank you for considering our comments. Karon Noyes and Henry Yankowsky

This is our home - one of the closest homes to the tower - I don't even plant trees unless I consider my neighbor's view from across the street.





Photograph 1: Dallas Hill Road. The Balloon was partially visible beyond the tree line to the east of the site. Medium Intensity White Lights for daytime and twilight are simulated on the top of the tower. The Nighttime photo is simulating the Red Light at Night approximately 0.4 miles away, similar to the distance in the daytime photo. Below is the photograph 'at Dusk' simulating how the red light would appear in its landscape.





P.S. Please don't consider the tower and having fake greenery.

3/16/2019 email comments

We're year-round residents of 450 Dallas Hill Road, Dallas Plantation, Maine. We're not on the abutter list, our home is just beyond the 1000' requirement for notification. You can see it on the application's attachment (photo page 55) - "home in open field".

The area surrounding the site is populated with many year-round and seasonal homes - attachment A. The D-RS2 zone purpose *"to designate residential areas than can accommodate an appropriate range of low-impact commercial and public uses that are compatible with residential uses. This sub-district seeks to promote residential living and thriving neighborhoods with a limited range of service"* LUPC Chapter 10. A 190' cell tower is not low impact.

The application's Visual Assessment Report describes the area in the vicinity of the proposed tower as "little changed by late twentieth and early twenty-first century construction", that's residential living and a thriving neighborhood with a limited range of service".

When abutter notification is to property owners within 1000' of a site, how is it determined that "communications facilities have become a common entity to the average person and, as such, are viewed as being compatible with residential development", Jim Hebert, Black Diamond?

The proposed cell tower would have an impact on real estate value for the residential properties within close proximity to the proposed tower.

- The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Cell Tower reduced price by 15% on average.
- The Bond and Beamish study involved surveying whether people who lived within 100' of a tower would have to reduce the sales price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only

1%-9%, and 24% said they would reduce their sale price by 10%-19%.”

- United States Court of Appeals for the 11th Circuit upheld a denial of a Cell Tower application based upon testimony of residents and a real estate broker, that the Tower would reduce the values of property which were in close proximity to the Tower

Six utility permits have been approved in Dallas Planation from 2001 – 2013, based on the 2014 updated Rangeley Plan. The highest of all Minor Civil Divisions in the Rangeley Plan.

We acknowledge the necessity for another cell tower in the Rangeley region. We depend on wireless for our home business. It’s nearly impossible to work wirelessly during peak vacation times in the Rangeley region.

Please give consideration to requiring a more visually appealing, low-pact tower for the Rangeley area. One that conforms to the surrounding, wooded nature of the area



Thank you for considering our comments.

Karon J. Noyes, CRPC, Financial Adviser
Voya Financial Advisors
P. O. Box 526, Rangeley, ME 04970
Tel: 207-864-2985/ Fax: 207-864-2427

Supervisory Office: 30 Braintree Hill Office Park, Braintree, MA 02184 / Tel: 800-238-8458

Investment adviser representative and registered representative of, and securities and investment advisory services offered through Voya Financial Advisors, Inc. (member SIPC).

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From: ken@mhconstruction.net
To: [Bolstridge, Karen](#)
Subject: Rising Tide Cell Tower
Date: Thursday, April 08, 2021 5:07:41 PM
Attachments: [DOC845.pdf](#)

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Dear Karen,

Thank you for discussing the cell tower seeking approval on Dallas Hill.

Kindest regards,

Ken Haley

From: [Randy Belanger](#)
To: [Bolstridge, Karen](#)
Subject: Messages
Date: Friday, April 09, 2021 8:12:18 AM

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Karen,

Not sure why you're not responding to important messages? I've contacted the Audubon society for assistance in this matter. The region deserves the right to a hearing on this tower. Please respond.

Sent from my iPhone

From: [Bolstridge, Karen](#)
To: [Randy Belanger](#)
Cc: [Bolstridge, Karen](#)
Subject: RE: Messages
Date: Friday, April 09, 2021 8:22:50 AM

Randy:

Thank you for your email. Public comments, your two included, are being received and reviewed at this time. The request for a public hearing must go to the Commission during a regularly scheduled monthly meeting. If the application I received is viable (ie not returned as incomplete or has substantial data requests outstanding from the application), I will be taking that request for a public hearing, at the earliest, in May. If the Commission grants the public hearing request at that meeting then one will be scheduled, probably in June or July depending on scheduling.

Thank you

Karen E. Bolstridge

Karen E. Bolstridge, Environmental Specialist III

Maine Department of Agriculture, Conservation and Forestry

Land Use Planning Commission

106 Hogan Road; Suite 8

Bangor, Maine 04401

Phone: (207) 215-4685

Fax: (207) 941-4222

Email: karen.bolstridge@maine.gov

-----Original Message-----

From: Randy Belanger <randy.belanger@gmail.com>

Sent: Friday, April 09, 2021 8:12 AM

To: Bolstridge, Karen <Karen.Bolstridge@maine.gov>

Subject: Messages

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Karen,

Not sure why you're not responding to important messages? I've contacted the Audubon society for assistance in this matter. The region deserves the right to a hearing on this tower. Please respond.

Sent from my iPhone

From: [Randy Belanger](#)
To: [Bolstridge, Karen](#)
Subject: Re: Messages
Date: Friday, April 09, 2021 8:54:10 AM

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Thank you for the response

Sent from my iPhone

> On Apr 9, 2021, at 8:22 AM, Bolstridge, Karen <Karen.Bolstridge@maine.gov> wrote:

>

> Randy:

> Thank you for your email. Public comments, your two included, are being received and reviewed at this time. The request for a public hearing must go to the Commission during a regularly scheduled monthly meeting. If the application I received is viable (ie not returned as incomplete or has substantial data requests outstanding from the application), I will be taking that request for a public hearing, at the earliest, in May. If the Commission grants the public hearing request at that meeting then one will be scheduled, probably in June or July depending on scheduling.

> Thank you

> Karen E. Bolstridge

> Karen E. Bolstridge, Environmental Specialist III

> Maine Department of Agriculture, Conservation and Forestry

> Land Use Planning Commission

> 106 Hogan Road; Suite 8

> Bangor, Maine 04401

> Phone: (207) 215-4685

> Fax: (207) 941-4222

> Email: karen.bolstridge@maine.gov

>

>

>

> -----Original Message-----

> From: Randy Belanger <randy.belanger@gmail.com>

> Sent: Friday, April 09, 2021 8:12 AM

> To: Bolstridge, Karen <Karen.Bolstridge@maine.gov>

> Subject: Messages

>

> EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

> Karen,

>

> Not sure why you're not responding to important messages? I've contacted the Audubon society for assistance in this matter. The region deserves the right to a hearing on this tower. Please respond.

>

> Sent from my iPhone

From: [Tom Gorrill](#)
To: [A J Barrett](#)
Cc: [Bolstridge, Karen](#); [Lester Kenway](#); [Doug Dolan](#)
Subject: Re: Dp 5050b Rising Tide tower application in Dallas Plantation
Date: Friday, April 09, 2021 7:38:20 PM

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Nicely done, Tony.

On Apr 8, 2021, at 10:47 AM, A J Barrett <barretttony@mac.com> wrote:

Hi Karen—

Please consider the attached letter in the staff's & Commissioner's consideration of the tower application by Rising Tide.

Thanks

Tony Barrett
Executive Committee
185 Long Point Road
Harpwell, ME 04079
207-833-0939
barretttony@mac.com

<MATC PR banner Logo small.png>
<LUPC dp5050b 8 April 2021.docx>