

**From:** [Lois Peraino](#)  
**To:** [Bolstridge, Karen](#)  
**Subject:** Dallas Plantation Tower Letter From abutting Landowner  
**Date:** Thursday, April 15, 2021 1:36:54 PM  
**Attachments:** [Letter to LUPC April 15.pdf](#)

---

**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.**

Dera Karen,

Thank you for your patience.

I have attached my letter with questions and comments I have about the FirstNet Tower proposed for Dallas Plantation, Maine.

Lois Peraino

**From:** [Donna Coleman](#)  
**To:** [Bolstridge, Karen](#)  
**Subject:** The latest newspaper shows that this tower would be worse than the issue of lit signs.  
**Date:** Monday, April 19, 2021 3:18:52 PM





## Interlocal Agreement Next Step to Broadband

By Mark Beauregard

Of the six broadband companies that attended the March 10th mandatory pre-proposal meeting only two submitted proposals for review. Matrix Engineering and Consolidated Communications provided plans to build, operate and maintain a high speed fiber optic broadband network that would connect every business and residence in Dallas Plantation, Sandy River Plantation, Rangeley Plantation and the Town of Rangeley.

The municipal broadband delegates of these four communities reviewed and evaluated the proposals. The delegates believe the proposals contain a viable option for the areas broadband goals and want to take the next step to move forward. The next step is to create an Interlocal Agreement. An Interlocal Agreement would be a cooperative agreement between the four communities that allows them to enter into formal negotiations with a broadband provider. Maine Municipal Association recommends that each of the four towns include an article in their Town Warrant that allows the voters to authorize their Assessors or Selectmen to enter into such an agreement. The apportioned share of costs for creating an Interlocal Agreement would be 16.7% for Sandy River Plantation, 20.9% for Rangeley Plantation, 22.6% for Dallas Plantation and 39.8% for the Town of Rangeley. If voters authorize their delegates to move forward, an Interlocal Agreement could be completed before the end of July and formal negotiations would begin shortly thereafter.

The Town of Rangeley will discuss their Interlocal Agreement warrant article at the April 5th public hearing on the draft Annual Town Meeting Warrant. This draft Warrant also includes a question to approve changes to Rangeley's Zoning Ordinance. The changes to Rangeley's 127 page Chapter 38 Zoning Ordinance were presented at a public hearing held by the Rangeley Planning Board on March 24, 2021. Changes are proposed to the Land Use Tables, Definitions, Sign Regulations, Lighting Regulations and

Timber Harvesting among others. The lighting section has many proposed changes in an effort to adopt International Dark Sky language, definitions and requirements. The lighting of business signs is included in this section.

There are many proposed changes to sign regulations including prohibiting intensively lit signs. Just the definitions specific to signs occupy four pages of the Ordinance. The section on sign regulations will be twice that many pages when completed. Land Use Tables depict the uses allowed in each zone and who has the authority to issue a permit. Allowed uses are permitted by either the Code Enforcement Officer (CEO) or the Planning Board (PB).

Day Care Centers were a land use that the Ordinance Committee and Planning Board were not in agreement on. The Ordinance Committee was in favor of allowing day care centers to operate in more zones than the Planning Board.

To obtain a copy of the Chapter 38 Zoning Ordinance proposed changes contact the Rangeley Town Office, Chapter 38 and the Draft Annual Town Meeting Warrant (available at the Town Office) are scheduled for discussion and public input at the Public Hearing on April 5, 2021 at 5:00pm. The Board of Selectmen's regularly scheduled meeting will start at the conclusion of the Public Hearing.

### A-ONE BUILDERS

Chris Raymond and Eddie Collins



14 Stone Hedges Lane, Rangeley, Maine 04970  
207-864-3310/592-6175  
crraymond@myfairpoint.com  
www.AoneBuilders.net

## Letters to the Editor

Dear Sir/Madam,

In the last issue of the Highlander there appeared a letter from me regarding the solar array proposed at Saddleback to which I feel I must add information that only came to me after publication of my recent letter.

It is this: it seems that Actaris has established the solar energy activity as an independent entity, separate from Saddleback although to be built upon the Saddleback land Actaris owns, and-if this is correct, interesting-the power is not to be connected to Saddleback Mountain. It will, it seems, be connected only to the grid, in whatever deal Actaris negotiated for it.

What this means, in my opinion, is that (a) Saddleback Mountain, that represents it will be the only 100% "renewable" energy site resort would not be that, taking its power, as it does now, from the grid, and (b) that the solar array, which will be a major eyesore from the entire long Saddleback ridge, could in fact be built anywhere along the Stratton Rangeley power line, provided it had convenient access to the line.

If this understanding is correct, the only way Actaris could claim to operate Saddleback on renewable energy would be through that component of the grid's energy that derives from such sources. And, as all know, there must always be 100% back-up power from traditional energy sources.

I repeat: I am a fan of the restored Saddleback Mountain ski area, and I am glad a group stepped up to the challenge. I am dismayed that part of the plan involves the environmentally destructive solar array, that will despoil this beautiful area, a precious asset. Knowing now the array could be sited anywhere between Stratton and Rangeley, why would it not be?

Yours sincerely,

Claude Roesinger  
Oqoosnooc

Letter to the Editor:

On March 19th, 2021 Rising Tide Towers, LLC filed an application with the Land Use Planning Commission to erect a 300 foot lighted outside tower on Dallas Hill in Dallas Plantation. Just last year, this same company was turned down by LUPC for a 90 foot unlighted cell tower in approximately the same location. However, the new proposal is a few hundred yards away, putting it in a General Management District, whereas the rejected tower was in a Community Residential Subdistrict, in which a cell tower had never been approved in the state of Maine. This new move gives the company a lower bar to clear to get their tower approved even though it is more than double the size and fully lighted.

LUPC has not yet posted the new application online and it is only on display at their Rangeley office. Therefore, a public hearing should be required to allow the public time to see the details of the tower, the exact location, visual impact to the surrounding areas and the town of Rangeley, environmental impacts, the effects on property values, amount of light pollution, safety hazards, or whether any alternate locations have been considered.

Anyone who is interested in finding out more information about this tower should write and request that a public hearing be held in Farmington. We feel that people who will be affected by this tower should have a right to hear more about it before it is pushed through.

The address to request a public hearing is: LUPC, 106 Hogan Rd., Suite 8, Bangor, Maine 04401.

The email address is: [Karm.Bokanides@maine.gov](mailto:Karm.Bokanides@maine.gov)

Be sure to put your name and address on your email.

For questions about submitting written

see LETTERS page 4

### PUBLIC NOTICE: NOTICE OF INTENT TO FILE

Please take notice that Round Top ME LLC, a Maine limited liability company with a mailing address of 1180 Shore Road, Cape Elizabeth, ME 04107 is intending to file a Stormwater Management Law Permit Transfer Application and an NRPA Permit Transfer Application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 420C through D, and 480A through 480Z on or about March 25, 2021.

The application is for a transfer of the permits issued to Camp Rangeley, LLC for the Round Pond, ME Subdivision to Round Top ME LLC. The project is located on Baldwin Road along Round Pond in Rangeley, ME.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

The application will be filed for public inspection at the Department of Environmental Protection's office in Augusta during normal working hours. A copy of the application may also be seen at the municipal offices in Rangeley, ME. Written public comments may be sent to the regional office in Augusta, where the application is filed for public inspection.

MD&P, Central Maine Regional Office,  
28 Tyson Drive Augusta, Maine 04333-0017

# Letters to the Editor

**Dear Sir/Madam,**

In the last issue of the Highlander there appeared a letter from me regarding the solar array proposed at Saddleback to which I feel I must add information that only came to me after publication of my recent letter.

It is this: it seems that Arctaris has established the solar energy activity as an independent entity, separate from Saddleback although to be built upon the Saddleback land Arctaris owns, and-if this is correct, interesting-the power is not to be connected to Saddleback Mountain. It will, it seems, be connected only to the grid, in whatever deal Arctaris negotiated for it.

What this means, in my opinion, is that (a) Saddleback Mountain, that represents it will be the only 100% "renewable" energy ski resort would not be that, taking its power, as it does now, from the grid, and (b) that the solar array, which will be a major eyesore from the entire long Saddleback ridge, could in fact be built anywhere along the Stratton-Rangeley power line, provided it had convenient access to the line.

If this understanding is correct, the only way Arctaris could claim to operate Saddleback on renewable energy would be through that component of the grid's energy that derives from such sources. And, as all know, there must always be 100% back-up power from traditional energy sources.

I repeat: I am a fan of the restored Saddleback Mountain ski area, and I am glad a group stepped up to the challenge. I am dismayed that part of the plan involves the environmentally destructive solar array, that will despoil this beautiful area, a precious asset. Knowing now the array could be sited anywhere between Stratton and Rangeley, why would it not be?

Yours sincerely,

**Claude Roessiger  
Ocquosoc**

**Letter to the Editor:**

On March 19th, 2021 Rising Tide Towers, LLC filed an application with the Land Use Planning Commission to erect a 300 foot lighted cellular tower on Dallas Hill in Dallas Plantation. Just last year, this same company was turned down by LUPC for a 90 foot unlighted cell tower in approximately the same location. However, the new proposal is a few hundred yards away, putting it in a General Management District, whereas the rejected tower was in a Community Residential Subdistrict, in which a cell tower had never been approved in the state of Maine. This new move gives the company a lower bar to clear to get their tower approved even though it is more than double the size and fully lighted.

LUPC has not yet posted the new application online and it is only on display in their Bangor office. Therefore, a public hearing should be requested to allow the public time to see the details of the tower, the exact location, visual impact to the surrounding areas and the town of Rangeley, environmental impacts, the effects on property values, amount of light pollution, safety hazards, or whether any alternate locations have been considered.

Anyone who is interested in finding out more information about this tower should write and request that a public hearing be held in Farmington. We feel that people who will be affected by this tower should have a right to hear more about it before it is pushed through.

The address to request a public hearing is: LUPC, 106 Hogan Rd., Suite 8, Bangor, Maine 04401.

The email address is: [Karen.Bolstridge@maine.gov](mailto:Karen.Bolstridge@maine.gov)

Be sure to put your name and address on your email.

For questions about submitting written

see LETTERS page 4



**Dan Adams and Scott Adams**

*Owners & Directors*

Seven Generations of Service  
Family Owned & Operated

**AFFORDABLE**

68 Main Street  
Phillips • 639-2894

488 Farmington Falls Road  
Farmington • 779-9008

**LETTERS**

continued from page 3

comments, requesting a public hearing, contact the Commission staff at (207)215-4685. All requests must be received before April 8th.

**Ralph & Karen Hutchinson**  
**Beans Corner, Dallas Plantation**

**Wiles M**  
*The West M*  
Serving the  
Maine Mou

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.

Sent from my iPhone