



March 15, 2021

Maine Land Use Planning Commission
c/o Karen E. Bolstridge, Environmental Specialist III
Maine Dept. of Agriculture, Conservation & Forestry
106 Hogan Road, Suite 8
Bangor, ME 04401

**Re: Rising Tide Towers, LLC - Telecommunication Facility
General Management (M-GN) Subdistrict;
Map 02, Lot 49 (portion of), Dallas Plantation, Franklin County, Maine**

Dear Land Use Planning Commission:

On behalf of Rising Tide Towers, I am pleased to submit this Application for the proposed construction of a 300' Telecommunications Facility on a portion of the property owned by Mark Beauregard Inc. located off Dallas Hill Road, in Dallas Plantation, Franklin County, identified on Map 02, Lot 49. Rising Tide Towers has leased from Mark Beauregard a 40,000 square foot area on the above property for the installation of the 300' Telecommunications Tower.

Included with this letter is 1) Black Diamond response to LUPC incompleteness letter of December 23, 2020, 2) a hard copy of the Application and supporting documents, 3) an 11" x 17" copy of the Site Plan Engineering drawings, and 4) a thumb drive containing a pdf file of this above information. Also included is a check to cover the fee related to this revised Application.

As you know, Rising Tide Towers originally submitted a proposal for a telecommunications tower at this location on November 24, 2020. That application was found to be incomplete by your office and, by letter dated December 23, 2020, you requested additional information about the proposal and its impacts. For ease of reference, a response to each of your additional information requests is enclosed in the form of annotations to your December 23 letter, including cross-references to relevant parts of the Application.

We have made every effort to respond fully to these additional information requests and has provided substantial additional analysis, particularly with respect to the proposal's visual impacts and radio-frequency coverage. We note that this is the first time in Rising Tide Tower's many years of filing cell tower applications with LUPC that this level of additional information and analysis has been required, even though the LUPC review standards have not materially changed and this tower is proposed to be located in the General Management (M-GN) subdistrict where this use is allowed. We trust that LUPC will review the enclosed Application fairly and expediently.

Finally, regarding the timing of LUPC's review of the enclosed Application: We understand that the Commission is taking jurisdiction over this Application based on its discussion with Bill Hinkel about this during its September 2020 meeting. We request that the Commission complete its review and render its decision within the 150-day deadline imposed under the Federal Telecommunications Act of

BLACK DIAMOND CONSULTANTS

312 WATER STREET/ PO BOX 57; GARDINER, ME 04345

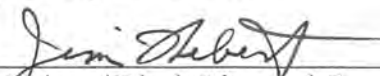
PHONE: 207.582.0056 FACSIMILE: 207.582.9098

1996, which is referred to as the "Shot Clock" and which applies to this project. We are obligated to notify you that Rising Tide Towers is reserving its rights under this Shot Clock deadline. If you have any questions concerning the Shot Clock or the other provisions of the Telecommunications Act that affect this project, please feel free to reach out to Rising Tide Tower's legal counsel, Aga Dixon at (207) 253-0532 or by email at adixon@dwmlaw.com.

Please reach out to me if you have any other questions.

Thank you for your consideration of this Application.

Respectfully submitted,



Jim Hebert / Black Diamond Consultants, Inc.

BLACK DIAMOND CONSULTANTS

312 WATER STREET/ PO BOX 57; GARDINER, ME 04345

PHONE: 207.582.0056 FACSIMILE: 207.582.9098

Dallas Plantation

BDC Project No. RT-13

Application
For
Wireless Telecommunication Site Plan
To Construct a 300' Telecommunication Facility

Applicant

Rising Tide Towers
By Its Duly Authorized Agent
Black Diamond Consultants, Inc.
312 Water Street
Gardiner, ME 04345





STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
106 HOGAN ROAD, SUITE 8
BANGOR, MAINE 04401

AMANDA E. BEAL
COMMISSIONER
JUDY C. EAST
EXECUTIVE DIRECTOR

Note: Rising Tide Towers' responses to LUPC's 12/23/2020 information requests are shown in red text following each information request, below.

December 23, 2020

Via Email Only

Black Diamond Consultants, Inc.
Attn: Mr. Jim Hebert
312 Water Street
PO Box 57
Gardner, Maine 04345

jrhebert@blackdiamond.net

RE: Application deficiencies on pending Development Permit application DP 5050-A, Dallas Plantation, Franklin County, Maine

Dear Mr. Hebert:

Planning and Permitting staff have completed further review of the application materials and have found that the application is substantially incomplete and is missing critical information necessary for it to be accepted for processing. To that end, staff is returning your application as incomplete and have outlined the missing items below. Once you have gathered all the information, including the information noted in the December 07, 2020 letter and the data outlined in this letter, please resubmit a new application with all existing and new information.

List of missing items.

1. Project Description: Update project description and application to include the Level C road project and the Utility line.

This has been done. The Permit Application includes project level C road and utility line information in the Application "Project Location and Description" section.

2. Financial Capacity: You submitted a letter from Rising Tide Tower, LLC's bank and the cost estimate for the entire project (225 K) and the decommission cost estimate (20K).
 - A. Please provide an itemized cost estimate of financial expenditures that at least includes the below components:
 - 1) Tower facility design and construction; - \$225k
 - 2) Road design and construction; - \$240k
 - 3) Utility line design and construction; - \$30k
 - 4) Soil and wetlands work; - \$6k
 - 5) Visual impact assessment completion; and - \$9k
 - 6) Erosion control maintenance and inspection. - \$5k

Please note that the total estimated cost for the entire Dallas Plantation Project is approximately \$515k (plus the cost estimate of approximately \$20k for decommissioning). The above financial expenditures reflect this total, and clarify that the \$225k amount reflects the tower facility design and construction costs.

3. Site Photographs: Please provide pictures of the access road.

Please refer to Attachment (7) of the Application for access road photos and related information.

4. Fire, Police, and Ambulance: Submit a letter from each service provider confirming their availability and capacity to provide the necessary services. The letter should indicate that the service provider has sufficient knowledge of the proposed development to make an accurate assessment of services needed. Please provide a letter from the Rangeley Fire Department, the local county sheriff's office or town police department covering the Dallas Hill area; and the ambulance service covering the Dallas Hill area.

Please refer to Attachment (1) for letters from the Fire, Police, and Ambulance departments / service providers for the Dallas Plantation area affirming their availability and capability to perform any necessary emergency response services.

5. Solid Waste Disposal:

- A. For off-site disposal, submit a letter from the solid waste facility that states both the availability and capacity to accept wastes from the proposed construction activities. The letter must specify the location of the facility, the types of construction wastes the facility will accept from the project, and whether the facility is state approved. If you have a contract with an individual or firm for the collection or transfer of solid construction wastes from the project area to the approved solid waste facility, provide a signed copy of the contract.

Solid construction waste will be collected and transferred off-site by the Site Construction Contractor and will be delivered to a licensed solid waste facility. Construction waste for the construction of a new telecommunications facility consist of paper and cardboard packaging waste, some lumber remnants used for concrete forms, and some minor construction metal pieces. RTT plans to use Archie's Inc. for the removal and disposal of site construction solid wastes. Please see Attachment (1) to Application for additional information on construction waste disposal.

For on-site disposal, show the location and size of the disposal area on the Site Plan, and describe how the construction wastes will be disposed of in compliance with the Maine Solid Waste Management Rules.

No on-site disposal of any construction or other solid waste is proposed.

6. Electricity Service: Provide the length of the utility line and number of poles.

The length of the utility line is approximately 2800' and will include the addition of approximately 15 utility poles.

7. Exterior Lighting: You indicated that a dual lighting system designed to illuminate red at night and with a medium intensity flashing white light for daytime and twilight would be utilized. Please submit more data about that lighting including type of bulb and its wattage. Explain why the tower lighting cannot be an aircraft detection lighting system to reduce light pollution.

An L-864/L-865 flashing dual (red/white) light is required at the top of the proposed 300' tower by the Federal Aviation Agency (FAA) along with two or more L-810 red lights mounted at tower mid elevation location. See 14 C.F.R. Part 77 and FAA Advisory Circular AC 70/7460-1M. Although the FAA's lighting and painting standards are advisory in nature, the Federal Communications Commission's (FCC's) rules make these standards mandatory. See 47 C.F.R. § 17.21 (providing that new towers "must conform to the FAA's painting and lighting specifications set forth in the FAA's final determination of "no hazard" and the associated FAA study for that particular structure" and that "any specifications, standards, and general requirements set forth by the FAA in the structure's determination of "no hazard" and the associated FAA study are mandatory").

The FCC always requires an FAA determination that an antenna tower will not pose an aviation hazard before it will grant permission to build that antenna tower. As a condition to its "no hazard" determination, the FAA has required that Rising Tide Tower's proposed tower be marked/lighted in accordance with FAA Advisory Circular AC 70/7460-1M. Accordingly, a Vanguard FTS 370d LED Medium Intensity Obstruction Tower Lighting System will be used. The system uses 70W white lights for day lighting, 40W red night lights, and 40W white night lights. The mid-tower L-810 red markers are 24V LED lights. Additional lighting information, including the FAA "no hazard" determination, is provided in Attachment (13) to the Application.

Aircraft Detection Lighting Systems (ADLS) are sensor-based systems designed to detect aircraft as they approach an obstruction or group of obstructions; these automatically activate the appropriate obstruction lights until they are no longer needed by the aircraft. An ADLS requires daily tower inspections to confirm proper operation of the system. See FAA Advisory Circular AC 70/7460-1M, § 10.2.6. In some circumstances, it may not be possible to meet the FAA requirements for ADLS because the terrain may mask the detection signal from acquiring an aircraft target with the affected perimeter and lighting not controlled by the ADLS may nonetheless be required by the FAA. See *id.* § 10.2.1. Moreover, FAA approval of an ADLS is on a case-by-case basis, and can be denied for a range of safety reasons. See *id.* §. 10.2.3. For all of these reasons, including specifically that the proposed telecommunications facility will be unmanned (except for periodic site visits for site inspections and equipment inspections, maintenance, troubleshooting, and calibrations), an ADLS system is not appropriate for this project and would not meet FAA/FCC standards.

8. Harmonious Fit and Natural Character:

A. *Telecommunications needs analysis and Co-location:*

The application includes a Telecommunications Needs Analysis consisting of a short narrative statement on page 117, an “RF map,” and scanned materials illustrating search results from the Federal Communications Commission Antennae Structure Registration (ASR) website. Taken together, these materials provide some information about anticipated levels of coverage by the proposed tower. However, application materials do not explain why a 300’ lighted tower is necessary to provide adequate coverage in this area.

A Telecommunications Needs Analysis is submitted as Attachment (15) to the Application. The analysis describes the FirstNet program and Rising Tide Tower’s role in this program, explains the process by which Rising Tide Tower selected the subject site for locating the proposed telecommunications tower, describes why the tower must be 300 feet in height, and explains why, under the Federal Telecommunications Act of 1996, denying this Application would have the effect of prohibiting the provision of personal wireless services in the Dallas Plantation area in contravention of federal law.

- 1) The explanation of the significance of the RF map on page 118 is not sufficient for the Commission to determine if a 300’ tower is necessary in this location. The narrative on page 117 should address what is being depicted on the map, and how the map was made (provide methodology). It should also clearly define any terms, units of measurement, and what each color on the map illustrates. It currently suggests that the colors depicted on the RF map correspond to reception, or the number of bars, on an individual’s cell phone. Please provide more information and describe any information supporting these conclusions. For example, why does green = four bars?

Attachment (15) to the Application contains maps identifying the existing gap in FirstNet network Band 14 coverage in the Dallas Plantation area (see Attachment (15.B)) and how the proposed tower will close this coverage gap (see Attachment 15.C). It also contains a Band 14 rf coverage area map for a hypothetical 190-foot tower at the proposed location (see Attachment (15.D)).

The green color on the maps illustrates the expansion of the wireless spectrum within the 700 MHz frequency band, known as Band 14, which is reserved for emergency communications.

The rf coverage maps provided in Attachment 15.B, 15.C, and 15.D were developed using industry accepted software programs. Radio frequency engineering software programs are utilized throughout the telecommunications industry to evaluate rf signal propagation capabilities for both fixed and mobile transmitting and receiving facilities. The rf propagation modules and ancillary calculations are based on widely published and industry accepted models. Input and output data formats (e.g., elevation data, land use data, rf facilities data, antenna pattern files, and graphic files) are sourced to industry standards. These software tools are used by federal agencies, state/local public safety departments, energy companies, utilities, and consultants to evaluate rf transmitter sites, conduct intermodulation and adjacent channel interference studies, design vhf and uhf links, and—as used here—to predict rf coverage.

The “RSRP” on the coverage maps refers to the Reference Signal Receive Power, which is the average power received from a reference signal (a special signal placed at a predefined position). Typically, rf signal ranges from -50 dBm to -79 dBm are

generally considered very good signals of 4 to 5 bars on a cell phone and ranges of -110 to -120 dBm are generally considered poor signals of 0 to 1 bar on a cell phone.

The green areas of the attached coverage maps illustrate an RSRP of greater than -113 dBm, and thereby indicate areas expected to provide cell phone coverages ranging from 4 to 5 bars at the locations closest to the existing 170-foot tower (Attachment 15.B), closest to either the existing 170-foot tower or the proposed 300-foot tower (Attachment 15.C), and closes to either the existing 170-foot tower or the hypothetical 190-foot tower (Attachment 15.D) to 0 to 1 bar at the fringes of the depicted green areas.

Note that the differences in green shading is the result of the coverage areas overlapping land (lighter green) or water (darker green) and, in the case of Attachment 15.C and 15.D, overlapping the existing coverage conditions shown in Attachment 15.B. As such, Attachment 15.C and 15.D allow for a comparison of the coverage area of the proposed 300-foot tower (Attachment 15.C) or the hypothetical coverage area of a 190-foot tower (Attachment 15.C) to the existing conditions map (Attachment 15.B). In sum, when taken together, the various green shades on each map (other than, of course, the base map shown as light sage and public/conserved lands shown as dark sage) illustrate an RSRP equal to or greater than -113 Dbm.

Part V of Attachment (15) explains that, under the Federal Telecommunications Act of 1996, LUPC is preempted from issuing a zoning decision that prevents the closing of significant gaps in the availability of wireless services, and that this determination must be made with respect to what coverage exists within the FirstNet (Band 14) network, irrespective of what coverage may exist within another carrier's network.

- 2) The RF map itself (page 118) is confusing and difficult to read. Please re-submit the map with the following information:
 - a) Clear legend with a description, on the map or in the narrative statement on page 117, about what is being shown and the methodology used to create the spatial model.
 - b) While waterbodies are useful features to include on the map to help orient the viewer, it is difficult to see certain lakes or ponds because blue is used in the spatial modeling layer. Consider either changing the color of lakes and ponds, or changing the colors used in the spatial model.

This has been done. Please refer to the revised maps at Attachments (15.B), (15.C), and (15.D).

- 3) The nighttime lighting required for a 300' tower Above Ground Level (AGL) would increase its visibility from roadways, shorelines, permanent trails, and public property within the eight-mile Area of Potential Effects (APE). However, it is not clear why a 300' tower is needed in this location. In addition to the RF map for a 300' tower, please provide a second RF map, also consistent with the changes recommended above, but which models anticipated coverage provided by a tower less than 200' AGL in the same location.

Please refer to the FirstNet Band 14 rf coverage area maps at Attachment (15.C) and (15.D), which illustrate the differences in coverage between a 190-foot tower and a 300-

foot tower at the proposed location. Part IV of Attachment (15) explains why Rising Tide Tower must construct a 300-foot tower, and why a 190-foot tower at this location would not satisfy FirstNet federal and state mandates.

- 4) What is the RF coverage for all existing towers in the area today? Please provide a map, or other illustration, and explanation of existing coverage. How would a 300' tower in the proposed location affect overall coverage provided by the existing network of towers, and how would that differ from installing a less than 200' tower in the same location?

The map in Attachment (15.B) identifies existing conditions with respect to FirstNet network coverage. It shows the FirstNet network coverage based on the Band 14 radio frequency (rf) emitted by an existing 170-foot tower located to the west of the proposed tower. Attachment (15.C) shows the proposed conditions with respect to FirstNet network coverage based on the Band 14 rf emitted by the proposed 300-foot tower at its proposed location. Attachment (15.D) shows the FirstNet network coverage based on the Band 14 rf emitted by a hypothetical 190-foot tower at its proposed location.

These maps illustrate FirstNet/AT&T Band 14 rf coverage because this is the only wireless communications network proposed to be expanded by Rising Tide Tower's Application. Rising Tide Towers does not have any information beyond that provided publicly by the FCC to identify what coverage for non-FirstNet/AT&T networks may exist in the area today. Although the proposed tower will have co-location space for use by other personal cellular service carriers, Rising Tide Towers cannot predict which carriers may ultimately choose to co-locate on this tower and at what height; accordingly, it cannot predict how "overall coverage" for non-emergency / personal cellular communications will be affected.

Additionally, are future towers planned in the vicinity of this proposed location? If yes, explain approximately how their location would affect overall coverage in the area. When considering what the overall level of coverage would be once all towers are built out, in the location currently proposed for a 300' tower, how would changing the design to a less than 200' tower affect coverage? If future towers are planned for the area but it is impossible to provide information about anticipated coverage, please explain why.

Rising Tide Towers has no plans for any other towers in the vicinity of the proposed tower. As discussed above, the proposed tower will close the significant coverage gap within the FirstNet/AT&T network, and will have co-location space for other personal cellular service carriers. While Rising Tide Towers cannot predict whether other carriers will ultimately decide to provide wireless cellular services to the Dallas Plantation area, it would be possible to accommodate such services on the proposed tower, as opposed to building another tower in the vicinity.

B. *Visual Impact Assessment (VIA):*

The VIA includes a set of Visual Resources Maps (starting on page 174), which illustrate the location of identified scenic resources within the eight-mile APE. My understanding is that photo locations are keyed on the map and symbolized according to whether the tower was visible or not from a scenic resource. The maps also depict areas in orange and blue showing places where views of the tower may be obscured by topography, and places where views may be obscured by vegetation.

The visual impact assessment has been revised to address the LUPC comments and requested information contained in Section 8.B of this letter. The revised Visual Impact Assessment (VIA) Report is provided in Attachment (20) to the Application.

Notably:

- Of the eight scenic resources that were determined to have a high significance rating in the VIA (meaning, a scenic resource largely known by the public for its scenic value), the proposed tower would be partially or occasionally visible from only three areas:
 1. Quill Hill Scenic Overlook (located 7.2 miles away) -- partial and distant views;
 2. Northern Forest Canoe Trail (Rangeley Lake and Haley Pond) – visible from the east end of Rangeley Lake near Rangeley Village and from Haley Pond; and
 3. Rangeley Lakes Scenic Byway -- occasional views where an existing tower is also already visible.
- Of the lakes and ponds within the 8-mile Area of Potential Effect (APE) radius of the proposed tower, only two had an identified significant or outstanding scenic resource value in the Maine Wildland Lakes Assessment: Beaver Mountain Lake (Long Pond) will have no view of the tower due to topography, while Rangeley Lake (MC 4) will have visibility along the Northern Forest Canoe Trail but this impact is mitigated by existing development on the north, east, and west shores.
- Of the lakes and ponds within the 8-mile APE that are classified as Remote Ponds (MC 6), none had identified significant or outstanding scenic resource values in the Maine Wildland Lakes Assessment and none will have views of the tower due to the blocking effects of topography.
- The four scenic resources identified within the foreground (0-1 mile) of the proposed tower site (Dallas Hill Road, Evergreen Golf Course, ITS 80, and the Dallas Plt. Town Hall) have only partial views of the tower, are already impacted by existing development (e.g., utility lines, roadways, industrial buildings, and residential development), and none of these resources have high scenic values.
- The scenic resources identified within the midground (1-3.5 miles) of the proposed tower site include the Northern Forest Canoe Trail (Rangeley Lake and Haley Pond), Rangeley Village, Gull Pond and Haley Pond in Dallas Plt., Route 16 and Route 4; these resources likewise have only partial views of the tower and are already impacted by existing development (including an existing cell tower, utility lines, and residential and commercial development).
- The scenic resources identified within the background (>3 miles) of the proposed tower include Rangeley Lake State Park (Rangeley Lake), Quill Hill, the Shelton Noyes Overlook, and the Appalachian Trail. Because of the effects of distance, atmospheric perspective, and/or background topography, views of these scenic resources will be either nonexistent or largely obliterated.
- While the FAA-required light on the tower could be visible at night in some of the scenic resources identified with a high significance rating, these resources are open to the public or are primarily used by the public only during the day.

For ease of reference, below is a summary of the Management Class, Scenic Resource Value, and potential visual impact for the lakes and ponds identified in the LUPC Wildlands Lake Assessment (Appendix C to Chapter 10):

VIA Map #	Lake / Pond	Management Class	Scenic Resource Value	Potential Visual Impact / View of Tower
95	Beaver Mountain Lake (Long Pond) Sandy River Plt.	MC 5	S	No view
102	Beaver Pond Rangeley Plt.	MC 7	--	No view
22	City Pond Sandy River Plt.	MC 7	--	No view
54	Cow Pond Langtown Plt.	MC 7	--	No view
33	Dill Pond Dallas Plt.	MC 7	--	No view
50	Eddy Pond Sandy River Plt.	MC 6	--	No view
36	Greely Pond Dallas Plt.	MC 7	--	No view
40	Greely P (Little)	MC 7	--	No view
29	Greely P (Third)	MC 7	--	No view
116	Gull Pond Dallas Plt.	MC 7	--	Likely view – existing development on south and east shores; possible views from north shore; no significant scenic resource value
108	Haley Pond Dallas Plt.	MC 7	--	Likely view – existing development on north and west shores; likely views from NFCT; no significant scenic resource value
41	Ledge Pond Sandy River Plt.	MC 6	--	No view
31	Midway Pond Sandy River Plt.	MC 6	--	No view
65	Mountain Pond Rangeley Plt.	MC 7	--	No view
42	Mud Pond Rangeley Plt.	MC 7	--	No view
118	Rangeley Lake Rangeley Plt.	MC 4	O	Likely view -- partial views, mitigated by distance in the background; likely views from NFCT near Rangeley Village
74	Rock Pond Sandy River Plt.	MC 7	--	No view
30	Roland Pond Dallas Plt.	MC 7	--	No view
83	Saddleback Lake Dallas Plt.	MC 7	--	No view
60	Saddleback Pond Sandy River Plt.	MC 6	--	No view
76	Sandy River Ponds (Mid, Lower, Upper) Sandy River Plt.	MC 5	--	No view
122	South (Pine Tree) Pond Sandy River Plt.	MC 7	--	No view

The VIA study concludes that views of the proposed tower from all 17 identified significant scenic vantage points within an 8-mile Area of Potential Effect (APE) radius of the proposed tower site will be “limited and intermittent, with no diminishing of the integrity of the existing viewsapes. The presence of the tower will not detract from the character or impact the use of any of the scenic resources. Therefore there will be no adverse effect on any existing uses or scenic character proposed by this undertaking. The tower will have no adverse visual impact to any significant visual resource.” (Attachment (20) at p. 32.)

The proposed tower has been located and designed to reasonably minimize its visual impact on the surrounding area, including when viewed from scenic byways, major water bodies, permanent trails, and public property. Given that the tower height must be at least 300 feet and, consequently, must include FAA-required lighting, the proposed tower has been designed and has been sited in a location that minimizes scenic impacts to the greatest extent practicable, as further explained in the Telecommunications Needs Analysis in Attachment (15) of the Application. Therefore, the proposed tower will cause no undue adverse effect on any existing uses, scenic character, and natural and historical resources in the area.

1) Comments and information requests related to the Visual Resources Maps:

- a) The orange and blue areas depicting locations where views would be obscured due to topography, or assumed vegetation height, are difficult to understand. Staff did not see a methodology in the VIA describing how the maps were created. Viewshed maps typically show areas from which there would be potential views of the proposed tower, as opposed to areas from which there would not be potential views. Please re-submit visual resource maps illustrating areas from which there would be potential views of the proposed tower.

The new maps and related materials should reflect the following feedback:

- Provide the methodology for creating the Visual Resource Maps and describe how viewshed mapping factored into analysis about visibility that is captured in the VIA tables (see pages 168-172). For example, if the potential visibility of the tower described in the VIA tables is based on analysis of viewshed mapping, vs. a visit to the site, please include a statement to that effect.
- Explain the system used to rate significance of a scenic resource and how that system was applied to roadways, waterbodies, permanent trails, and public property. (For examples of statements about significance, see the conclusions on page 142, and column 7 in the tables on pages 168-172.)
- On the maps themselves, using a topographic base provides helpful, orienting, information about roads and waterbodies. However, consider changing the colors used in the viewshed layer to something other than blue to prevent obscuring underlying waterbodies. Also include a legend, north arrow, and scale.
- All locations listed in the VIA tables provided on pages 168-172 should be readily identifiable on at least one of the Visual Resources Maps for easy reference during review.

- Please do not include map layers showing significant habitat on the maps used in the VIA unless there is a specific reason to do so. This information may be helpful when reviewing other parts of the application but depicting habitat on maps included in the VIA may unintentionally obscure scenic resources or other more relevant information.

This has been done. Please refer to Attachment (20), including specifically the Section II (Methodology) and the Scenic Resources & Viewshed Overlay Maps included in the revised Visual Impact Assessment Report.

- 2) After revising the visual resource maps to show areas where views of the tower may be possible, please review the list of potentially affected scenic resources within 8-miles of the proposed communication tower. Consider if any of your conclusions about potential visibility have changed, and if so, consider if additional photo simulations are appropriate. For example, does the mapping suggest there may be views from the Appalachian Trail along the ridgeline? If yes, demonstrate what those views would look like with representative photo simulations. If needed, the Commission staff are available to provide guidance and answer questions.

This has been done. Please refer to Attachment (20), including specifically Section IV (Survey Findings). At the recommendation of LUPC staff, visibility of the proposed tower from the AT was assessed from the summit of Saddleback Mountain, the summit of the Horn, and the saddle between the two summits. Field evaluations concluded that the tower would not be visible with the naked eye or with binoculars due to the height of the ridge along Dallas Hill Road in the foreground of the tower site.

- 3) The proposed 300' AGL tower would require flashing lights (red at night and white during the day). For this reason, the application includes simulations of night-time lighting consisting of a black field with a red dot positioned next to photo simulations of the proposed tower during the daylight. My understanding is that the night-time simulations are photos taken of similar lighting from distances comparable to those in each corresponding photo simulation of potential views during daylight conditions. This provides an idea of how large the light would be from the viewing location being discussed. However, it does not provide any context or illustrate what the view would look like beyond the size and color of the light. While context may not matter in total darkness, the times when night-time lighting would potentially be most impactful is during dawn or dusk, when people are awake and active. During these times, landscape features would be visible in contrast with lights on the proposed tower. Provide photo simulations illustrating potential views during dusk conditions that include landscape features for context. For an example, please see this VIA prepared for the Silver Maple Wind facility in Clifton: <https://www.maine.gov/dep/land/projects/silver-maple/index.html>.

This has been done. Note that the VIA concludes that views of the tower from the identified significant scenic resources will be either nonexistent or limited/intermittent, taking into account the potential impacts during dawn and dusk as well as at night. Any potentially affected significant scenic resources are either not open to the public at night or are primarily used by the public during the day, thereby mitigating any possible scenic impacts on such resources.

- 4) The inventory of Scenic Resources within the 8-mile APE is missing resources likely to have views of the proposed communication tower from existing roadways, major

waterbodies, permanent trails, or public property. While photo simulations may be appropriate from the following list of resources, nighttime photo simulations are unnecessary for hiking trails where the primary use occurs during the day.

a) List of resources not included in the VIA:

- The Rangeley Forestry Museum has a trail system on its property, including a portage and hand carry boat launch on the north shore of Haley Pond, and which are part of the Northern Forest Canoe Trail. Assess whether there would be views from the hand carry launch site on Haley Pond, or from other parts of the trail system. If yes, provide relevant photo simulations and accompanying analysis.
- The Wilhelm Reich Museum includes a trail system on its property. Assess whether there would be views from the trail system. If yes, provide relevant photo simulations and accompanying analysis.
- The Route 17 portion of the Rangeley Lakes Scenic Byway includes scenic overlooks in Rangeley Plantation, one of which is within the 8-mile APE (~7.5 miles from the proposed tower) and provides views to the east towards Rangeley and Saddleback Mountain. Assess whether the proposed tower would be visible from the overlook. If yes, provide photo simulations representative of day-time and dusk-time views, and accompanying analysis.
- The Navy Search Evasion Resist Escape (SERE) school in Reddington Township is within the 8-mile APE. This federal property may have views of the proposed towers in various locations. While it does not have trails or public access for recreation, the property is used to train personnel in wilderness survival. Please contact the Navy SERE School and ask if they have any concerns about the proposed new communications tower.
- Bald Mountain in Oquossoc is on property owned by the State of Maine and located just outside of the 8-mile APE (~8.5 miles from the proposed tower). Based on review of aerial imagery, it appears that the summit of Bald Mountain may have views to the east toward the proposed location of the tower. Assess whether the proposed tower would be visible from the summit of Bald Mountain. If yes, provide relevant photo simulations and accompanying analysis.

All of these resources have been evaluated and are addressed in the VIA, including in the table of scenic resources starting on page 36 of the VIA.

9. Soil Suitability and Mapping: Review of the provided soil information is in progress. Soil comments on the project and any outstanding soil needs will be forthcoming.

Please see Attachment (17) for the Class A and Class L site soil survey report. The report has also been revised to address comments provided by e-mail on December 17, 2020 from State Soil Scientist Dave Rocque to Karen Bolstridge of LUPC.

10. Water Quality: Please review for streams, adjacent wetlands, and groundwater aquifers and, if present, explain the site specific measures to be used to prevent contamination of those outlined resources. You have already provided private and public drinking water well locations. You can find the groundwater aquifer information here: Information about groundwater aquifers can be found here: <https://www.maine.gov/dacf/mgs/pubs/digital/aquifers.htm>

Attachment (17) provides information relative to the wetlands delineation conducted at the site. Site construction activities will be conducted remote from the identified adjacent wetland or stream areas and best management practices, as depicted on the engineering drawings, will be implemented to prevent soil erosion and sedimentation of exposed soils to these adjacent wetland or stream areas. In addition, the erosion and sedimentation control and inspection plan will be implemented to verify continued satisfactory performance of these measures during construction. Rising Tide Towers reviewed the above-identified website on groundwater aquifer information, and has confirmed that no groundwater aquifers have been identified in this area.

11. Erosion, Sedimentation, and Drainage Control Measures: Because the proposal alters more than 1 acre of land AND because much of the soil appears saturated, you must submit a site specific erosion and sediment control plan and inspect the construction in compliance with Chapter 10 § 10.25,M,3 and 4, for the Commission's approval. A copy of Chapter 10 § 10.25,M is attached. Please provide the applicable data.

Please see Attachment (24), which contains the site specific Erosion and Sedimentation Control Plan. During construction, the site will be inspected in accordance with this erosion and sedimentation control plan and LUPC Chapter 10 §10.25,M,3 and 4.

12. Roadway Construction and Maintenance:

A. It appears that the engineering designs submitted provide a typical road cross-section including the traveled surface, the location and materials of the original ground surface, drainage ditches and other water control devised, and the boundaries of the traveled surface, shoulders and right of way. However, you must provide slopes of the road profile showing elevations of the roadway and the percent slope of the entire length of the roadway from the center line. Further, there appears to be no indication that these designs meet our standards for a Level C road project subject to the standards for Class 2 roadways. Chapter 10 § 10.25,D and Chapter 10 § 10.27,D are attached to this document. To that end, among the other items, please review the regulations provided, provide slope information on an engineering drawing, provide turnout information, confirm that each culvert meets any applicable standards, check to see if the road entrance permit for the shale pit needs to be modified and provide the correspondence with the appropriate agency, and provide a road maintenance schedule.

Please refer to the revised site engineering drawings on roadway design. The roadway design includes slope information of entire new roadway, culvert design in accordance with Maine BMPs, and design of roadway in accordance with LUPC standards for a Level C road project subject to the standards for Class 2 roadways, Chapter 10 § 10.25,D and Chapter 10 § 10.27,D, as applicable.

B. It appears that the location of the access road viewed during the site walk does not match the engineering drawings where it meets the snow mobile trail just below the shale pit. Please adjust the site plan, or indicate that we walked the incorrect location, or confirm that the location we walked is the location on the engineered designs.

The engineering drawings correctly indicate the proposed location of the access road. During the site walk, a short alternate path was used from the shale pit area to access the existing snowmobile trail to avoid existing fallen trees and shrub interference. This alternate path of approximately 100' provided easier access to the approximate 1500' snowmobile trail proposed to be converted to a roadway to access to the facility.

- C. Portions of the access road and the erosion control measures are constructed outside the boundaries of the lot. Staff cannot approve items, even erosion control measures, outside the property boundary lines.

The proposed road design has been revised to provide roadway locations and location of erosion control measures all within the boundaries of the lot.

- 13. Phosphorus Control: Commercial uses that create a disturbed area of one acre or more within the direct watershed of a body of standing water 10 acres or greater in sized must meet the phosphorus control standards of Chapter 10 § 10.25,L. A copy of that standard is attached, please provide the applicable data.

The proposed project does not create a disturbed area of one acre or more within the direct watershed of a body of standing water 10 acres or greater in size. A phosphorus control analysis is therefore not included.

14. Additional Information:

- A. *Wetland Delineation Requirements*: Your answers to Supplement S-2 indicate that you will disturb 1.5 acres of soil, additionally, the U S Fish and Wildlife review indicates that the proposal will impact 2.67 acres. Using a 100-foot by 100 foot altered area for the tower location (10,000 square feet), and 2,561 linear feet by at least 20 feet altered area for the road (51,220 square feet), the project will alter over one acre of overall land area. [Please note that there is more than a 20-foot width of alteration in many locations on the road to accommodate erosion control measures and the utility line, also there is more disturbance in the tower area than the 100-foot by 100-foot indicated to allow the access road, parking area, and the utility line to reach the tower site.] Proposals that alter over 1 acre or more of overall land area must include a wetland delineation as indicated in Chapter 10 § 10.25,P,2,a,(1),(a) "the applicant must delineate on the ground and in a site plan all wetlands within the general project area using methods described in the "Corps of Engineers Wetlands Delineation Manual." U.S. Army Corps of Engineers. (1987) and the "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region." U.S. Army Corps of Engineers. (Version 2.0, January 2012)."

Please see Attachment (17) containing the Wetland Delineation report for the proposal.

- B. *Tower Abandonment and Removal*: Please augment the answer provided under the lease agreement regarding tower removal at the termination of the lease. Include in a separate statement that the tower and appurtenances will "within 90 days of the termination or abandonment of the Facility" be removed and debris will be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.

As requested, the "Tower Abandonment" statement located in Attachment (23) has been augmented to include a statement that the tower and appurtenances will, within 90 days of the termination or abandonment of the Facility, be removed and debris will be

disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.

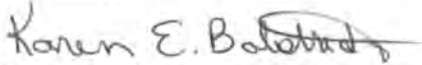
- C. *Tower Failure Evaluation*: Provide the design specifications for this or for a typical similarly-designed tower.

Please refer to Attachment (21) for tower designer/manufacturer, Sabre Industries, design information for the proposed tower.

15. A note about future applications (not to include this project). The LUPC has drafted and is trialing a new development permit application. Prior to completing an application for a cell tower in a different location (other than Dallas Hill Road), please contact staff so they can point your company to the application most applicable to your proposal.

Thank you for your patience and cooperation through this process. If you have any questions regarding this data request or the Commission's *Land Use Districts and Standards*, or if I may be of any other assistance, please do not hesitate to contact me at 207-215-4685 or via e-mail at: karen.bolstridge@maine.gov.

Sincerely,



Karen E. Bolstridge, Environmental Specialist III
Maine Land Use Planning Commission
Permitting and Compliance Division

Enclosure(s): Chapter 10 § 10.25,D; Chapter 10 § 10.25,L; Chapter 10 § 10.25,M; and Chapter 10 § 10.27,D.

xc: dp5050a File

INDEX TO DALLAS PLANTATION
LUPC APPLICATION INFORMATION

ATTACHMENT NUMBER	TITLE	PAGE NUMBER
1	Application for LUPC Permit and Letter of Authorization, Notice of Filing, Letters from Fire, Police, Ambulance attesting to facility services, Site Solid Waste Disposal info.	21
2	Required Fees, Supplements, and Exhibits	39
3	Site Location and Configuration Information	51
4	Land Division History	56
5	Facility Signage Information	58
6	Rising Tide Towers – Lease Agreement & Property Deed	64
7	Site Photographs	94
8	Site Plan	101
9	FEMA Floodplain Information	119
10	BDC Experience and Training	121
11	Historic Preservation Assessments	124
12	Geo-tech Report on Area Potable Water Wells	135
13	Site Exterior Lighting	137
14	Wildlife and Rare Species Assessment	145
15	Telecommunications Needs Analysis	151
16	Tower Owner Financial Capacity	168
17	Soil Information & Wetland Delineation	170
18	Certificate of Good Standing	189
19	List of Occupants within 1000 ft. of Proposed Facility	191
20	Visual Assessment Report	194
21	Tower Failure Concerns, Tower Design Certification, and Landowner Acknowledgement of Tower Failure	261
22	Tower Co-Location Information	265
23	Tower Abandonment Information	267
24	Site Erosion and Sedimentation Control Plan	269
25	Site Engineering Drawings	272

ATTACHMENT # 1

**APPLICATION FOR LUPC PERMIT
&
LETTER OF AUTHORIZATION
&
LETTERS FROM FIRE, POLICE, AMBULANCE
SERVICES AFFIRMING AVAILABILITY AND
CAPABILITY
&
NOTICE OF FILING**



For office use:

	DP		\$	
Tracking No.		Permit No.		Fee Received

Permit Application

for non-residential development

1. APPLICANT INFORMATION

Applicant Name(s) Rising Tide Towers, LLC	Daytime Phone 207-808-5005	FAX rparsloe@wireless-partnerslic.com	E-mail rparsloe@wireless-partnerslic.com
Mailing Address 5 Milk Street, Suite 420, Portland, ME 04101			

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name Black Diamond Consultants, Inc.	Daytime Phone 207-582-0056	FAX 207-582-9098	E-mail jrhebert@blackdiamond.net
Mailing Address P.O. Box 57, 312 Water Street, Gardiner, ME 04345			
All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below. <i>I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is true and accurate. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC.</i>			
Applicant Signature(s)	Date		
James R Hebert - please see attached Applicant Signature and letters of authorization from Rising Tide Towers and Landowner			

3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space).

Rising Tide Towers proposes to construct a Telecommunications Facility in Dallas Plantation, ME to include a 300' self-supporting lattice tower and an outdoor 10' X 14' Modular Equipment Platform located within a 75' X 75' fenced-in area in a 200' X 200' leased site area. Construction to include a level C access road and a utility line to the telecommunications facility.

Property Location	Township, Town or Plantation Dallas Plantation - Franklin County	County Franklin County	Lessor and Lease Lot Numbers (check your lease) Marc Beauregard, Inc.
	Tax Plan and Lot Numbers (check your tax bill) Tax Map 2, Lot Number 49	Book and Page Numbers (check your deed) Book 3395, Page Number 301	
Lot Size (in acres, or in square feet if less than 1 acre) Approx. 114 acres	Zoning (check a LURC map - list all subdistricts covering your property) M-GN General Management Subdistrict		
Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, write the name and frontage (in feet) for each road: Dallas Hill Road, _____ _____	Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, write the name and frontage (in feet) for each water body: _____ _____ _____		
If NO, describe how you access your property: _____			

4. LAND DIVISION HISTORY

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space).

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size
Please refer to Attachment 4 for Land Division History information		
_____	_____	_____
_____	_____	_____

5. EXISTING USES, STRUCTURES AND FEATURES

Existing Use: What is the current use of your property?

- Residential Residential with Home Occupation Commercial or Industrial Public or Institutional Other: Forest & State Pit

Existing Structures: Are there any structures on your property? Yes No

If YES, fill in a line on the table below for each structure on your lot (use additional paper if necessary):

Type of structure (dwelling, garage, office building, rental cabin, deck, porch, shed, etc.)	Year built	Exterior dimensions (LxWxH)	Number of:		Type of Foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:					
			Bedrooms	Plumbing or water fixtures		Road	Property line	Lake or pond	River or stream	Wetland	

Other Existing Features: If any of these features exist on your property, check off the feature and answer the appropriate questions.

<input checked="" type="checkbox"/> Driveways	Dimensions (LxW): <u>500' X 12'</u>	<input type="checkbox"/> Parking areas	Number of parking areas: _____				
	Shared driveway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Dimensions (LxW): _____				
	Distance of driveway (in feet) from nearest:		Distance of parking areas (in feet) from nearest:				
	Property line Lake or pond River or stream Wetland		Road	Property line	Lake or pond	River or stream	Wetland
	400' 6000						
<input type="checkbox"/> Water supply	What type of water supply serves your property?	<input type="checkbox"/> Exterior lighting	List the fixtures that have been installed to illuminate your property:				
<input type="checkbox"/> Signs	Number of signs: _____ Dimensions (LxWxH): _____ Are any signs lighted? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of signs (in feet) from advertised structure or activity: _____		Type of bulb	Watts	Date fixture installed	Cutoff fixture?	Motion activated?
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

6. CHANGES TO EXISTING STRUCTURES OR FEATURES

Will you be expanding, reconstructing, relocating, or otherwise altering any existing structures on your property? Yes No

If YES, fill in a line on the table below for each structure proposed to be altered (use additional paper if necessary):

Structure to be altered (dwelling, garage, office building, rental cabin, porch, shed, driveway, sign, etc.)	Proposed alterations (check all that apply)						New exterior dimensions (LxWxH)	New number of:		Distance (in feet) of altered structure from nearest:				
	Expand or add on	Reconstruct or replace *	Permanent foundation	Relocate	Enclose deck or porch	Other **		Bedrooms	Plumbing or water fixtures	Road	Property line	Lake or pond	River or stream	Wetland
Access Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Extension 2110' X 12'							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								

* **Reconstruction or installation of a permanent foundation.** If you are reconstructing an existing structure, or if you are installing a permanent foundation beneath an existing structure:

- Has the existing structure been damaged, destroyed or removed from your property? Yes No
If YES, provide the date the structure was damaged, destroyed or removed: _____
- If the reconstructed structure or permanent foundation will not meet LURC's minimum setback requirements from property lines, roads, water bodies or wetlands, explain what physical limitations (such as lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting such setbacks:

** **Other.** If you selected "Other" from the table above, describe in detail the type of alteration you are proposing (use additional paper if needed):

7. PROPOSED USES, STRUCTURES AND FEATURES

Proposed Use: What is the proposed use of your property?

Commercial or Industrial Public or Institutional Other: Telecommunications Facility

New Structures: Will you be constructing or installing any new structures on your property? Yes No

If YES, fill in a line on the table below for each new structure.

Type of structure (Office Building, Rental Cabin, porch, shed, etc.)	Exterior dimensions (LxWxH)	Number of:		Type of Foundation (full basement, slab, post, etc.)	Distance(in feet) of structure from nearest:				
		Bedrooms	Plumbing or water fixtures		Road	Property line	Lake or pond	River or stream	Wetland
300' Lattice Tower	25' X 25' X 300'	0	0	Concrete	2000'	300'	6000'		
8' Fence Around Site	75' X 75'			posts	1950'	262'	6000'		

Other Proposed Features: If you are proposing to add any of these features, check off the feature and answer the appropriate questions:

<input checked="" type="checkbox"/> Driveways	Dimensions (LxW): <u>2110' X 12'</u>	<input checked="" type="checkbox"/> Parking areas	Number of parking areas: <u>1</u>																		
	Shared driveway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Dimensions (LxW): <u>20' X 80'</u>																		
	Distance of driveway (in feet) from nearest:		Distance of parking areas (in feet) from nearest:																		
	<table border="1"> <thead> <tr> <th>Property line</th> <th>Lake or pond</th> <th>River or stream</th> <th>Wetland</th> </tr> </thead> <tbody> <tr> <td>10'</td> <td>6000'</td> <td></td> <td></td> </tr> </tbody> </table>	Property line	Lake or pond	River or stream	Wetland	10'	6000'				<table border="1"> <thead> <tr> <th>Road</th> <th>Property line</th> <th>Lake or pond</th> <th>River or stream</th> <th>Wetland</th> </tr> </thead> <tbody> <tr> <td>2000'</td> <td>250'</td> <td>6000'</td> <td></td> <td></td> </tr> </tbody> </table>	Road	Property line	Lake or pond	River or stream	Wetland	2000'	250'	6000'		
Property line	Lake or pond	River or stream	Wetland																		
10'	6000'																				
Road	Property line	Lake or pond	River or stream	Wetland																	
2000'	250'	6000'																			
	Will the driveway have a slope greater than 8%? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the driveway cross any flowing water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, what type of crossings will be used? <input type="checkbox"/> Bridge <input type="checkbox"/> Culvert Will crossings be sized at least 2½ times the cross-sectional area of the flowing water? <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Signs exceeding LURC standards	Number of signs: _____ Dimensions (LxWxH): _____ Will any signs be lighted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Distance of signs (in feet) from advertised structure or activity: _____ What features of the signs exceed LURC standards? <small>On Site Safety and Regulatory Signs only. See attached sign info</small> _____ Why do the signs need to exceed LURC standards? _____ Will the signs be a hazard to traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No How will the signs' design elements (color, bulk, materials, height, etc.) be compatible with the property and fit harmoniously into the surroundings? _____ _____																		
<input type="checkbox"/> Water supply	What type of water supply will serve the property? No water supply needed																				
<input type="checkbox"/> Exterior lighting	List the fixtures that will be installed to illuminate your property:																				
	<table border="1"> <thead> <tr> <th>Type of bulb</th> <th>Watts</th> <th>Cutoff fixture?</th> <th>Motion activated?</th> </tr> </thead> <tbody> <tr> <td>tower lighting only</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>see drawings for</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>tower lighting info</td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Type of bulb	Watts	Cutoff fixture?	Motion activated?	tower lighting only		<input type="checkbox"/>	<input type="checkbox"/>	see drawings for		<input type="checkbox"/>	<input type="checkbox"/>	tower lighting info		<input type="checkbox"/>	<input type="checkbox"/>				
Type of bulb	Watts	Cutoff fixture?	Motion activated?																		
tower lighting only		<input type="checkbox"/>	<input type="checkbox"/>																		
see drawings for		<input type="checkbox"/>	<input type="checkbox"/>																		
tower lighting info		<input type="checkbox"/>	<input type="checkbox"/>																		

8. SEWAGE DISPOSAL FOR NEW AND ALTERED STRUCTURES

Will any proposed new or altered structures include bedrooms, bathrooms or plumbing/water fixtures, or otherwise generate waste water? Yes No

9. WETLAND ALTERATIONS

Will your proposal alter any amount of land that is a mapped P-WL subdistrict or any ground below the normal high water mark of a lake, pond, river, stream, or intertidal area? Yes No

Will your proposal alter an acre or more of any land area, either upland or wetland? Yes No

10. DEVELOPMENT IN FLOOD PRONE AREAS

Is your proposed activity located within a mapped P-FP (Flood Prone Area Protection) Subdistrict, a mapped FEMA (Federal Emergency Management Agency) flood zone, or an unmapped area prone to flooding? Yes No

11. VEGETATION CLEARING

Will your project involve any clearing of vegetation? (If YES, answer the following questions)

Yes No

Total area of clearing:

50,000 sq. ft.

Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
500'	10'	6000'		

12. BUFFERING IN PROSPECTIVELY ZONED AREAS

Is your property located in a development subdistrict within a prospectively zoned area?

Yes No

If YES, how wide are any existing wooded buffers (as measured at the narrowest point) between existing and proposed structures on your property and the nearest:

Road	Side property line	Rear property line	Subdistrict boundary (if in D-ES or D-CI)

Do these buffers or any other features of your property screen the proposed development from view from the road and adjacent properties?

Yes No

13. EROSION AND SEDIMENTATION CONTROL

Total area of new or expanded soil disturbance:

50,000 sq. ft.

Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
500'	10'	6000'		

If soil disturbance will occur within 250 feet of a water body or wetland, what is the average slope of the land between the disturbed soil and the normal high water mark or upland edge?

Slope: %

Will soil disturbance occur when the ground is frozen or saturated? **No**

Yes No

Will soil disturbance occur (a) in water bodies, wetlands, natural drainage systems, or water crossings; (b) on slopes exceeding 15%; or (c) in other sensitive areas?

Yes No

If yes, how will you stabilize disturbed areas and minimize the amount and duration of soil exposure?

Will existing catch basins and culverts on or near the property be protected from sediment by the use of hay bale check dams, silt fences or other effective measures?

Yes No

Will topsoil be stripped from the property?

Yes No

If YES, will the topsoil be stockpiled at least 100 feet from water and wetlands?

Yes No

Will all disturbed areas and stockpiled soils be effectively stabilized at the end of each workday?

Yes No

Will any fill used be free of hazardous or toxic materials, debris, trash and rubbish?

Yes No

What will you do (during site preparation, construction, cleanup, and post-construction) to stabilize disturbed soil and prevent sediment from entering water, wetlands, natural drainage systems, catch basins, culverts or adjacent properties?

Please refer to the Environmental and Civil Drawing No. C5 in Site Plan for info on erosion and sedimentation controls to be applied at the project site.

Also, exposed road ditch soils will be protected by installation of stone rip-rap or silt fencing adjacent to road exposed soils to protect adjacent soils.

What provisions will you make for the continued maintenance of all proposed erosion and sedimentation control measures?

Please refer to the Environmental and Civil Drawing No. C5 in Site Plan for info on maintenance of erosion and sedimentation control measures at the project site.

Site inspections in accordance with Site Erosion and Sedimentation Control Plan

Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:

Construction to commence approx. one month after LUPC approval. Construction will include clearing, grading, construction; landscaping in spring or summer.

Project will take approximately 6 to 8 weeks to complete.

14. ADDITIONAL INFORMATION

State any facts that further explain your proposal or may help us in our review of your application (Use additional paper if needed).

15. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS

Submit all necessary fees, exhibits and supplemental information with this application, as described in the instructions.



For office use:

	DP		\$	
Tracking No.		Permit No.		Fee Received

Permit Application

for non-residential development

1. APPLICANT INFORMATION

Applicant Name(s) Rising Tide Towers, LLC	Daytime Phone 207-808-5005	FAX rparsloe@wireless-partnerslic.com	E-mail rparsloe@wireless-partnerslic.com
Mailing Address 5 Milk Street, Suite 420, Portland, ME 04101			

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name Black Diamond Consultants, Inc.	Daytime Phone 207-582-0056	FAX 207-582-9098	E-mail jrhebert@blackdiamond.net
Mailing Address P.O. Box 57, 312 Water Street, Gardiner, ME 04345			
All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below. <i>I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is true and accurate. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC.</i>			
Applicant Signature(s) 			Date 11-5-20

3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space).

Rising Tide Towers proposes to construct a Telecommunications Facility in Dallas Plantation, ME to include a 300' self-supporting lattice tower and an outdoor 10' X 12' Modular Equipment Platform located within a 75' X 75' fenced-in area in a 200' X 200' leased site area.

Property Location	Township, Town or Plantation Dallas Plantation - Franklin County	County Franklin County	Lessor and Lease Lot Numbers (check your lease) Marc Beauregard, Inc.
	Tax Plan and Lot Numbers (check your tax bill) Tax Map 2, Lot Number 49		Book and Page Numbers (check your deed) Book 3395, Page Number 301
Lot Size (in acres, or in square feet if less than 1 acre) 114 acres			Zoning (check a LURC map - list all subdistricts covering your property) M-GN General Management Subdistrict
Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, write the name and frontage (in feet) for each road: Dallas Hill Road, _____ _____ If NO, describe how you access your property: _____ _____			Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, write the name and frontage (in feet) for each water body: _____ _____ _____

4. LAND DIVISION HISTORY

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space).

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size
Please refer to Attachment 4 for Land Division History information		
_____	_____	_____
_____	_____	_____
_____	_____	_____



December 17, 2020

Maine Land Use Planning Commission
22 State House
Augusta, ME 04333

To whom it may concern:

Black Diamond Consultants has been contracted to represent Rising Tide Towers, LLC as their Authorized Agent.

Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Todd Rich". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Todd Rich
Rising Tide Towers, LLC
Wireless Partners, LLC
Direct # 207.808.5005

5 Milk Street, Suite 420, Portland, Maine 04101 (207)808-5000

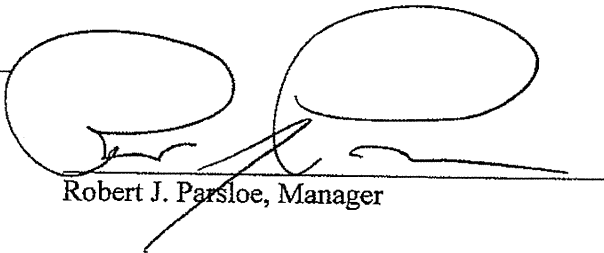
**ACTION TAKEN BY WRITTEN CONSENT
OF SOLE MANAGER**

Pursuant to Maine law and the Operating Agreement of Rising Tide Towers LLC (the "Company"), the undersigned, being the sole Manager of the Company, hereby consents to the taking of and hereby takes the following action:

RESOLVED: That the Company hereby authorizes Todd Rich, singly and in the name of the Company, to execute agreements and purchase orders up to \$250,000.00.

This document shall be filed with the minutes of the Manager's meetings in the record book of the Company.

DATED: 10/1/2018



Robert J. Parsloe, Manager



LETTER OF AUTHORIZATION

I, Mark Beaugard, owner of property located off Dallas Hill Road, Dallas Plantation, Maine, hereby authorize Black Diamond Consultants, Inc., acting as a duly authorized representative of Rising Tide Towers, L.L.C, to apply to the Land Use Planning Commission for all necessary permits allowing the construction and installation of a communications facility/tower on property identified as Tax Map 2 Lot Number 49 in Dallas Plantation.

Mark Beaugard
(Signature of Mark Beaugard)
November 19, 2020
(Date)
Mark Beaugard
(Print)

RANGELEY FIRE-RESCUE

"Proudly serving our community since 1894"



Michael Bacon
Fire Chief

Dennis Marquis
Asst. Chief

February 3rd, 2021

Black Diamond
23 Main St.
Suite 3
Andover, MA 01810

RE: Accessibility of Lot 49 of Map 2 in Dallas Plantation

To whom it may concern:

This letter is to serve as written verification that the Rangeley Fire and Rescue Department is accessible to the above-mentioned map and lot located in Dallas Plantation, Maine. In case of an emergency, our Fire and Rescue Department would be able to rapidly respond.

Where this letter is for future use, accessibility is up to the owner to maintain road access for fire apparatus.

Yours in Service,

Michael Bacon
Fire Chief



Franklin County Sheriff's Office

Scott R. Nichols, Sheriff

Steve Lowell, Chief Deputy

Business Office: (207) 778-2680
Toll Free: (800) 773-2680
Fax: (207) 778-9064

123 County Way
Farmington, ME 04938

To: Jim Hebert

The Franklin County Sheriff's Office is the primary Law Enforcement Agency for Dallas Plantation.

A handwritten signature in blue ink, appearing to read 'Steven E Lowell'.

Steven E Lowell
Chief Deputy

Jim Hebert

From: Michael Senecal <MSenecal@fchn.org>
Sent: Wednesday, February 17, 2021 10:42 AM
To: Jim Hebert
Subject: RE: Ambulance Service to proposed Telecommunications Facility in Dallas Plantation

Jim

NorthStar EMS a department of Franklin Memorial Hospital foresees no issue with our capability to respond to any emergencies at the location in Dallas Plantation.

Thanks
Mike

Mike Senecal IC WEMT-P
NorthStar Director
Emergency Preparedness Director
111 Franklin Health Commons
Farmington, Maine 04938
Office (207) 779-2400
Cell (207) 491-4952



Map/Lot	Owner of Parcel	Mailing Address	Deed Bk/Pg	Check
002 / 034A	Karen D. Hutchinson	53 Blanchard Road Cumberland, Maine 04021	B1614P260	X
002 / 034B	Robert Butley & Randall Belanger	PO Box 1243 Rangeley, ME 04970	B3787P252	X
002 / 034C	Kent Lapage & Georgina K Rodriquez-Lapage	45 Melbourne Street, Portsmouth NH 03801	B2371P68	v
002 / 041	Donna C. & Robert A. Coleman	PO Box 3 Susquehanna PA 18847	B1962P343	X
002 / 043	Ralph H. & Karen D Hutchinson	53 Blanchard Road Cumberland, Maine 04021	B3270P319	X
002 / 044	Donald Begraft	RD 4, 1 Curtis Drive Vernon, NJ 07462	B3270P319	X
002 / 045	Donald, Douglas and Dennis Begraft	1030 RT 619 Newton, NJ 07860	B837P54	X
002 / 046	David L. St. Marie	PO Box 976 Rangeley, ME 04970	B2819P42	X
002 / 047	Marie and Terry Sullivan	12 Roundy Street., #3 Beverly MA 01915	B2729P101	X
002 / 048	Mark Beauregard, Inc.	PO Box 304 Rangeley, Maine 04970	B2934P324	X
002 / 049	Mark Beauregard, Inc.	PO Box 304 Rangeley, Maine 04970		
002 / 050	Town of Dallas Plantation Township	436 Dallas Hill Road Rangeley, ME 04970		X
002 / 051	Jeffery Gahm	281 Washington Street Norwell, MA 02061	B1027P290	X
002 / 051A	John W. Thompson c/o Mat. Whse	281 Washington Street Norwell, MA 02061	B1027P290	X
002 / 052A	Karen Noyes & Henry Yankowsky	PO Box 526 Rangeley, ME 04970		
002 / 030 002 / 057 002 / 058	Nancy Bessey According to town, lot 57 and 58 are a part of Lot 30. See reference map from town	PO Box 169 Rangeley, ME 04970		
002 / 069	Richard E. Jakshtis & Kathleen M. Denney	PO Box 545 Hardwick, MA 01037	B3630P44	X
002 / 070	Peter N & Jeanine S Christensen	PO Box 870 Rangeley, ME 04970	B1437P224	X
002 / 071.1	John L & Holly L Margolis	4 Cherry Hill Terrace Waterville, ME 04901	B1477P33	X
002 / 071.2	Eric R and Lori Ann Page	7 Cove Landing Kittery, ME 03904	B3823P239	X
002 / 071.3	John L & Holly L Margolis	4 Cherry Hill Terrace Waterville, ME 04901	B1519P216	X
002 / 072	Jonathan B & Linda M. Stevens	PO Box 1263 Rangeley, ME 04970	B1705P155	X
002 / 073	Central Maine Power Co.	One City Center – 5 th Floor Portland, ME 04101		X
002 / 074	Barbara Dias	26 Kimball Street Sanford, ME 04073	B438P407	X

002 / 075	Thomas & Susan Ackley	5 Howe Street Fryeburg, ME 04937	B436P593	X
002 / 082	Devin & Valentine Isgro-Desplat	PO Box 5423 Oquossoc, Maine 04964		X
002 / 092	Annette Ross Life Estate	PO Box 532, Rangeley, ME 04970		
004 / 027	John M. Russell and Elizabeth Jennison Schwalbe C. & S. Hunger	PO Box 844, Franconia, NH 03580		
004 / 028	Delbert Ellis	PO Box 6, Rangeley, ME 04970		

Welcome to

COV

FRANKLIN COUNTY

— M A I N E —

Agendas and Minutes

- Budget Committee Minutes
- 2016 Budget Committee 2016 agenda.pdf
- 2017 Budget Committee agenda
- Nov 11, 2019 at 1:00 PM

Commissions and Committees:

- Budget Committee
- Local Commission

Contact Us

County Operations:

- Agriculture
- Public Health
- Registry of Deeds
- Treasurer's Office
- Probate Services
- Organized Industry

Legal Departments:

- District Attorney's Office
- Probate Court

Safety Departments:

- Communications
- Emergency Management
- Sheriff's Office
- Franklin County Detention Center

County Commissioners

Commissioners Agenda and Meetings

Budget Agendas and Meetings

Incorporated: 1838

County Seat: Farmington

Area: 1,698 square miles

2010 Population: 30,768

Population Density: 17.68/mi²

Municipalities by District

District 1. Terry Brann--Carthage, Jay, Wilton, Temple, Washington and Perkins Twp ✓

District 2. Charles Webster--Chesterville, Farmington, New Sharon ✓

District 3. Clyde Barker--Avon, Carrabassett Valley, Coplin Plantation, Dallas Plantation, Eustis, Industry, Kingfield, New Vineyard, Phillips, Rangeley Plantation, Rangeley, Sandy River Plantation, Strong, Weld, and unorganized territories of East Central Franklin, North Franklin, South Franklin, West Central Franklin and Wyman ✓

COUNTY OFFICE Tel: (207) 778-6614 Fax: (207) 778-5899 ✓

Franklin County Courthouse

140 Main St., Suite 3, Farmington 04938

EFFECTIVE AUGUST, 2016, Commissioners will meet at 9:00 a.m. on the 1st and 3rd Tuesday of each month.



SEARCH...

(<https://www.farmington-maine.org>)

Home

LICENSED HAULERS

Archie's/J&J Inc.

1-800-364-2425 (Maine only)

207-364-2425 (out of state)

360 River Road, Mexico, ME 04257

Saturday, 8:00 am - 2:00 pm at the Bulky Waste/Recycling Facility

*Curbside pickup - Contact Archie's/J&J for charges.

Waste Management

(Commercial only)

207-634-2714

1-800-244-8290 (Maine only)

P.O. Box 629

Norridgewock, ME 04957

[RECYCLING HOME](#)

(/RECYCLING-HOME)

[RECYCLING BROCHURE](#)

(/RECYCLING-BROCHURE-03-13-14)

[SOLID WASTE/RECYCLING ORDINANCE](#)

(/FILES/RECYCLING/RECYCLING ORDINANCE 3-28-16.PDF)

[WHAT TO RECYCLE](#)

(/WHAT-TO-RECYCLE)

[FEE SCHEDULE](#)

(/FEE-SCHEDULE)

[LICENSED HAULERS](#)

(/LICENSED-HAULERS)



Dept. Head: Philip Hutchins

179 Dump Road

Farmington, ME 04938

Phone: (207) 778-3525 Fax: (207) 778-5871

TDD/TTY: (207)778-5873

Email: Phutchins@farmington-maine.org

(<mailto:Phutchins@farmington-maine.org>)

Jim Hebert

From: TODD RICH <TRICH@wireless-partnersllc.com>
Sent: Monday, March 1, 2021 3:32 PM
To: Jim Hebert; Agnieszka A. Dixon; Megan McGuire
Subject: Fwd: Dumpster in Dallas Plantation

This company is available and I can contract them to check the box on this waste material requirement.

Todd Rich

Begin forwarded message:

From: Brett Archibald <archies.brett@gmail.com>
Date: March 1, 2021 at 3:18:53 PM EST
To: TODD RICH <TRICH@wireless-partnersllc.com>
Subject: Dumpster in Dallas Plantation

Good Afternoon,

We have 2 types of dumpsters to choose from. We have the smaller 4yd, 6yd & 10yd dumpster that are "flat rate" dumpsters and we have the larger Roll off dumpsters (15yd, 20yd & 30yd) that have a different billing structure and are billed by the weight you put inside the dumpster.

Here are the prices for our 4yd, 6yd & 10yd clean-up dumpsters in Rangeley / Dallas Plt.

4yd (5'x5'x4'): \$250/dump
6yd (5'x8.5'x4'): \$290/dump
10yd (5'x10.5'x6'): \$370/dump

These prices include two weeks of rental. After two weeks a rental charge of \$15/week will be added on each additional week you keep the dumpster. These are on call dumpsters so you call us whenever you are done with the dumpster or if you want a dump to fill it again.

Restricted items for one of these dumpsters are:

- Masonry material (bricks, cement blocks, etc.)
- Asphalt shingles (unless otherwise stated)
- Tires
- Ash
- Electronics (TV's, microwaves, refrigerators, etc.)
- Heavy metals such as irons
- Hazardous materials (oil, antifreeze, basically any liquids)
- Any paint must be the consistency of pancake batter or thicker (you can thicken paint with cat litter or sand or something like that)
- We also ask that wood pieces be cut to 5 foot lengths so they fit in the dumpster and our garbage trucks easier.
- Weight limit = 2 tons

Here is the pricing for our Roll-Off Dumpsters in Rangeley / Dallas Plt. (15yd, 20yd, 30yd).

Delivery fee: \$125
Haul fee: \$290
Tipping fee: \$86/ton
Rental fee: \$20/week

Restricted items for one of these dumpsters are:

- Electronics (TV's, microwaves, refrigerators, etc.)
- Hazardous materials (oil, antifreeze, basically any liquids)

- Tires must be put on top or the back of the dumpster so we can pick them off before we go to the landfill. \$4/tire
- Same with metal appliances. Put them on the back of the roll off and there is a separate fee for those as well.

- Everything needs to fit inside of the dumpster. Nothing sticking out over the top or over the side of the dumpster.

- Weight limit = 13 tons

Please let us know if you are interested in any of these dumpsters or if you have any other questions, comments or concerns.

We appreciate the opportunity for your business.

Thanks!

Brett Archibald

VP of Operations

Archie's Inc.

archie.brett@gmail.com

1-800-364-2425

**NOTICE OF FILING OF APPLICATION
WITH THE MAINE LAND USE PLANNING COMMISSION**

Concurrently with filing an application with the Maine Land Use Planning Commission, the applicant must send by regular mail a completed copy of this notice to: all persons owning or leasing property within 1,000 feet of the area proposed to be developed; co-owners and co-lessors that are not co-applicants; the landowner(s) (if applicant is a lessee); plantation assessors or town select board; and county commissioners.

This is to notify you that Rising Tide Towers, LLC - located at 5 Milk Street, Suite 420, Portland, ME 04101
(name and address of applicant)

has filed an application for a development permit with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S. Section 685-B and the Commission's rule Chapter 10, Land Use Districts and Standards, to construct a telecommunications facility, with a 300' lighted tower and a platform of 140 square
(general description of proposed activity, use, and acreage)

feet. Construction to include a level C access road and a utility line to the utility facility.

Construction will be on lot no. 49 of tax map no. 2; an approximate 114 acre lot

located in Dallas Plantation, ME
(name of town, township or plantation, and county)

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below (circle the appropriate office) on March 19, 2021.
(specify the date that this application will be filed with the LUPC).

<p align="center"><u>AUGUSTA OFFICE</u></p> <p>18 Elkins Lane - Harlow Bldg. Tel. (207) 287-2631 22 State House Station FAX (207) 287-7439 Augusta, ME 04333-0022</p>	<p align="center"><u>ASHLAND OFFICE</u></p> <p>Serving most of Aroostook County, and portions of northern Penobscot and Piscataquis Counties</p> <p>45 Radar Road Tel. (207) 435-7963 Ashland, ME 04732-3600 FAX (207) 435-7184</p>
<p align="center"><u>BANGOR OFFICE</u></p> <p>Serving Hancock, Kennebec, Knox, Lincoln, Sagadahoc, and Waldo Counties; most of Washington County; and all coastal islands in the LUPC service area</p> <p>106 Hogan Rd, Suite 8 Tel. (207) 215-4685 Bangor, ME 04401 FAX (207) 941-4222</p>	<p align="center"><u>EAST MILLINOCKET OFFICE</u></p> <p>Serving southern Penobscot and Aroostook Counties, and portions of Piscataquis and northern Washington Counties</p> <p>191 Main Street Tel. (207) 485-8354 East Millinocket, ME 04430 Tel. (207) 399-2176 FAX (207) 287-7439</p>
<p align="center"><u>GREENVILLE OFFICE</u></p> <p>Serving Somerset County and most of Piscataquis County</p> <p>43 Lakeview Street Tel. (207) 695-2466 P.O. Box 1107 FAX (207) 695-2380 Greenville, ME 04441</p>	<p align="center"><u>WILTON OFFICE</u></p> <p>Serving Franklin and Oxford Counties</p> <p>932 US Route 2 East Tel. (207) 670-7492 FR Wilton, ME 04294 Tel. (207) 670-7493 OX FAX (207) 778-4933</p>

Written comments and requests for a public hearing should be sent to the Maine Land Use Planning Commission at the address circled above and **must be submitted in a timely manner**. The Commission prefers that all written comments and requests for a public hearing be submitted within 20 days of the date an application is accepted for processing. Requests for a public hearing must clearly state the reason(s) a public hearing is warranted on this project.

For questions about submitting written comments, requesting a public hearing, or for any additional information, contact Commission staff at the office circled above.

The Land Use Planning Commission's legal authority is established by 12 M.R.S. Section 683-A.

ATTACHMENT # 2

REQUIRED FEES, SUPPLEMENTS, AND EXHIBITS

LUPC APPLICATION FEE FOR DALLAS PLANTATION

(LUPC APPLICATION FEE BASED ON LUPC GENERAL APPLICATIONS SECTION 1.04.B.8 “UTILITY FACILITIES PERMIT APPLICATIONS”)

- BASE FEE ----- \$500.00
- TOWER HEIGHT (\$1.00 per foot of Tower Height) – (300’ X \$1.00/ft) ---- \$300.00

- SITE STRUCTURE FOOTPRINTS (@ \$0.40/ft. of Footprint)
 - 14’ X 10’ Modular Platform = (140ft² X \$0.40/ft²) = -----\$56.00
 - Miscellaneous Post/Sonotubes -----\$30.00
- Level C road over 1000’: 2091’ – 1000’ = 1110’ X \$0.30 = -----\$333.00
- Service drop over 2000’: 2591’ – 2000’ = 591’ X \$0.10 = -----\$59.10

TOTAL ----- \$1278.10

APPLICATION FEE PAYED BY BDC CHECK #18455

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK DISAPPEARS WHEN HEATED.

18455

BLACK DIAMOND
CONSULTANTS INC
PO Box 57 • 312 Water St.
Gardiner, ME 04345

Kennebec Savings Bank
your community bank since 1870
Augusta, Maine 04332

Member FDIC

EZShieldSM Check Fraud
Protection for Business

52-7442/2112

3/15/2021

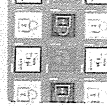
PAY TO THE ORDER OF Treasurer State of Maine

\$ **1,278.00

One Thousand Two Hundred Seventy-Eight and 00/100*****

DOLLARS

Treasurer State of Maine
PO Box 9101
Augusta, ME 04332-9101



[Signature]
AUTHORIZED SIGNATURE

MEMO Dallas Plantation LUPC Application

⑈0 18455⑈ 1 211274421⑈ 100728031⑈

**APPLICATION FOR A LURC PERMIT
REQUIRED FEES, EXHIBITS AND SUPPLEMENTS**

APPLICATION FEE

A check payable to the "Treasurer, State of Maine" is provided for the Application Fee for Utilities Facilities Permit.

EXHIBIT A: LOCATION MAP.

A map clearly marking the boundaries of the property is provided under Attachment (25). See also Attachment (3) for additional information.

EXHIBIT B: DEED, LEASE OR SALES CONTRACT.

See Attachment (6) for Deed and Lease Information.

EXHIBIT C: SITE PHOTOGRAPHS.

See Attachment (7) for photographs taken within the past two years that show the features of the purchased property.

EXHIBIT D: SITE PLAN.

See Attachment (8) for Site Plan on an 8 ½ X 11 inch sheet of paper. See also engineering drawings under Attachment (25) for site plan information.

EXHIBIT E: SEWAGE DISPOSAL.

The proposed facility will not include bedrooms, bathrooms, plumbing or water fixtures, or otherwise generate waste-water.

EXHIBIT F: FLOOD ELEVATION CERTIFICATE.

The proposed facility is not located in a mapped FEMA floodplain. See Attachment (9) for supporting information.

EXHIBIT G: DOCUMENTATION FOR EXCEPTIONS TO BUFFERING REQUIREMENTS.

Existing property vegetative buffers will buffer the facility site from the adjacent road and neighboring residences, with the exception of the upper section of the tower. Please refer to attached Supplement S-2, Item (17) for information relative to the necessity of keeping upper tower sections visibly exposed to allow telecommunications transmission.

EXHIBIT H: EROSION AND SEDIMENTATION CONTROL PLAN.

Soil disturbance estimated to be approximately 1 1/4 acres of total soil disturbance.

REQUIREMENTS FOR NON-RESIDENTIAL DEVELOPMENT
Supplement S-2

TECHNICAL AND FINANCIAL CAPACITY

1. *Will you hire any consultants, contractors or staff to design and construct the proposed development? If yes, summarize the previous experience and training of your staff. If no, summarize your own previous experience and training in construction.*

(a) Black Diamond Consultants (BDC) has been hired to provide this Application for a LUPC Permit and to perform site surveys, Historic Preservation – Section 106 evaluations, NEPA Environmental Threshold screening, and Phase I – Environmental Assessment for Hazardous and Petroleum Wastes. In addition, BDC will develop the engineering drawings for site development. Please refer to Attachment (10) for BDC previous experience and training.

(b) The Construction Contractor for the facility will be selected after approval of the site for construction and upon successful bid for the construction.

2. *What is the estimated total cost of the proposed development (including all proposed improvements, structures and facilities)? How will the development be financed (e.g. by the applicant, bank, state government loan, etc.)?*

Estimated total cost of the proposed development is approximately \$515K; for facility removal cost is approximately \$20K. Project will be financed by Rising Tide Towers, please refer to Attachment (16) for additional financial information.

IMPACT ON SERVICES

3. *Will your proposed development involve any sources of potential contamination (such as junkyards, auto repair, gas stations, and bulk storage of petroleum)?*

The proposed development does not involve any sources of potential contamination.

4. *Does your proposed development use an existing or new well?*

The proposed development will not use an existing or new well.

5. *Will the project site have electric power? If yes, how will the power be generated (on site, by power company, etc.)? How far is the project site from the nearest existing utility pole?*

Electric power to the project site will be provided by Central Maine Power Co. The facility site is located approximately 2500 feet from the nearest utility pole.

6. *What state-approved dump will you use for the regular collection and disposal of site-generated solid wastes? Provide the name and location of the dump. How will you dispose of construction debris, stumps, brush, wood wastes, asphalt and pavement products?*

Operation of the facility does not generate any solid waste. Any small amounts of solid waste generated during construction and maintenance activities will be collected and properly disposed of at approved licensed transfer or disposal facilities.

Construction wood debris, such as, stumps, brush and wood waste will be mechanically buried on the property, if possible, or will be disposed to a licensed wood waste disposal facility. Asphalt or pavement waste will not be generated by this project.

7. *Who will provide fire protection to your project site? Provide the name and distance to the nearest fire station.*

Fire protection to the project site will be provided by the Rangeley Fire Department. The Fire Chief is Mike Bacon, with phone contact at 207-864-3800. Fire Department is located approximately 3 miles from the proposed telecommunications facility.

VEHICULAR CIRCULATION, ACCESS, AND PARKING

8. *How will you provide safe, uncongested vehicular access to and circulation within your project area? Will you limit the number and width of entrances and exists onto a roadway to that necessary for safe entering and exiting? Will access be designed so that vehicles can exit the site without backing onto a roadway or shoulder? Will shared access be implemented? If not, describes why shared access is not possible.*

Vehicular access to and circulation within an operating telecommunication site is infrequent and requires, at most, the use of 2 or 3 vehicles during a heavy maintenance or trouble shooting event. Therefore only one entrance/exist is provided to the existing driveway off of Hill Road. Adequate vehicular turn-around is provided at the facility area to allow vehicles to exit the site without having to back onto Hill Road.

NOISE AND LIGHTING

12. *Except for day-time construction activities, will any continuous, regular or frequent source of noise be generated by the development? If yes, describe the source and frequency of such noise and explain how you will ensure that such noise will not exceed LURC's maximum permissible sound pressure levels.*

Except for day-time construction activities, operation of the telecommunications facility will not generate any continuous, regular or frequent sources of noise.

13. *If your development will use any new or existing lighting, will all non-essential lighting be turned off after business hours? What will be the hours of operation for your development?*

The telecommunication facility will be operational 24/7 unless the systems are de-powered for maintenance or system upgrade purposes. The facility is normally un-manned except for routing checks and maintenance that are normally performed during daytime hours. The equipment cabinets are not lit when un-manned. The tower will contain tower aviation lights in accordance with FAA requirements. A Vanguard FTS 370d LED Medium Intensity Obstruction Tower Lighting System will be used at the Dallas Plantation tower. The system uses 70W white lights for day lighting, 40W red night lights, and 40W white night lights. The mid-tower L-810 red markers are 24V LED lights. Additional lighting information is provided in Attachment (13) to the Application.

WATER AND AIR QUALITY

14. *If your property or development area is adjacent to any water bodies, what measure will you use to ensure that point and nonpoint sources of water pollutants (including sediment) generated by your development do not affect the surface water quality of the water bodies?*

The development area is not adjacent to any water bodies and Maine Best Management Practices for erosion and sedimentation control will be provided for the development areas in accordance with the attached BDC engineering drawings.

15. *How will you ensure that your development will not pose an unreasonable risk of polluting a groundwater aquifer?*

Information from federal and state well data base indicates no wells are located in the vicinity of the facility development area. Please refer to map under Attachment (12) "GeoCheck Report" for additional information.

16. *Will your development generate any air emissions other than ordinary fireplace smoke or heating furnace exhaust? If so, describe the type and amount of emissions.*

The facility will not generate any air emissions during operation. The exterior modular equipment platform is not heated.

SCENIC CHARACTER, NATURAL AND HISTORIC FEATURES

17. *How will your development be located, designed and landscaped to minimize visual impacts on the scenic character of the surrounding area? Will structures and other features be visible from existing roadways or shorelines? If on a ridge, how will the natural character of the ridgeline be preserved?*

Facility structures, except for the upper section of the telecommunication tower will not be visible from surrounding areas because of distance from these areas and limited height of these structures within a forested area. The upper section telecommunications tower must remain visible to distance viewers since cellular communications requires radio frequency line-of-site to the cell phones.

Black Diamond and the Maine Historic Preservation Commission have determined that there will be no adverse effect on any historic resources proposed by this undertaking. See Attachment (11) for additional information relative to this historic preservation assessment.

Please refer to the Attachment (20) for information relative to the scenic assessment performed by Ms. Julie Ann Larry, a licensed State of Maine Architectural Historian. The report's visual impact assessment indicates that the presence of the tower will not detract from the character or impact the use of any of the scenic resources. Therefore, there will be no adverse effect on any existing uses or scenic character proposed by this undertaking.

Throughout the nation and the State of Maine, towers are being installed at high elevations and in remote areas to provide cell phone coverage to these rural areas. These installations are promoted through the national "Universal Service Fund (USF)". The USF is a service mandated by the Telecommunications Act of 1996 with the goal, in part, to increase the availability of advanced telecommunication services to all consumers, including those in low income, rural, insular, and high cost areas and at rates that are reasonably comparable to those charged in urban areas. In rural areas, the availability of cell phone systems enhances communications throughout the coverage area and is especially important to personnel responding to emergency situations, such as, when responding to fires, ambulatory needs, remote communication to emergency hospital facilities, and communication with personnel in remote and forested areas.

The State of Maine is an active participant in the promotion of cell phones to rural areas under the USF service fund. As such, numerous telecommunication tower sites are being installed at high elevations and remote areas throughout the State. The visible upper section of a telecommunications tower at high elevations has become a very common feature throughout the State landscape and is widely accepted throughout the local communities as a benefit to the community for safety and improved communications and at a cost that is comparable to urban areas.

18. *If any portion of your project site includes S1 or S2 natural communities or plant species, how will you ensure that there will be no undue adverse impact on the community/species and how will you preserve the values that qualify your site for such designation?*

The State of Maine Department of Inland Fisheries and Wildlife, the State of Maine, Department of Conservation, and the U.S. Fish and Wildlife Service Department have reviewed the proposed project and the Black Diamond Wildlife and Rare Species Assessment, (TR 20-125) and have concurred with Black Diamond that the proposed project is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat.

19. *If any portion of your project site includes archeologically sensitive areas, structures listed in the National register of Historic Places or is likely to contain a significant archaeological site or structure, how will you ensure that there will be no undue adverse impact on such features and how will you preserve the values that qualify your project site for such designation?*

Black Diamond has conducted a Historic Preservation – Section 106 evaluation on the proposed project and has determine that there are no Historic Properties within the Area of Potential Effect (APE) for direct effects and no adverse effect on any Historic Properties within the Area of Potential Effect (APE) for visual effects from the tower and facility in Grand Lake Stream, Maine. Please refer to Attachment (11) for additional information.

SHORELAND CRITERIA

20. *If your proposed development is adjacent to any lakes or ponds, explain in detail how your proposal is consistent with each of the shoreland criteria.*

The proposed development is not adjacent to any lakes or ponds.

BUILDING LAYOUT IN PROSPECTIVELY ZONED AREAS

21. *Is your proposed development located in a D-GN, D-GN2, D-GN3, D-RS or D-RS2 sub-district within a prospectively zoned area?*

The proposed site area is located in an area designated as M-GN (General) by LUPC Guidance Maps. Please refer to Attachment (3) for this information on Site Location designation.

REQUIRED EXHIBITS

S2-A. FINANCIAL CAPACITY.

The Project will be financed by Rising Tide Towers, please refer to the information located under Attachment (16) for additional financial information.

S2-B. SOLID WASTE DISPOSAL AUTHORIZATION.

Operation of the facility does not generate any solid waste. Any small amounts of solid waste generated during construction and maintenance activities will be collected and properly disposed of at approved licensed transfer or disposal facilities.

S2-C. SOIL SUITABILITY AND MAPPING.

This soil is considered suitable, by Rising Tide Towers, for the construction of a telecommunications facility as depicted in the Site Plan. Please see Attachment (17) for additional information on area soil.

S2-D. CORPORATE GOOD STANDING.

Certification of Good Standing from the Maine Secretary of State is provided under Attachment (18).

S2-F. ROADWAY DESIGN AND MAINTENANCE.

The proposed project will utilize an existing ATV road that will be upgraded as shown by attached engineering drawings to provide access to site. The access road will be maintained by Rising Tide Towers to allow continued site access for personnel site inspections, maintenance, repairs, and response by emergency vehicles.

S2-G. PARKING LANDSCAPING PLAN.

The parking area for the telecommunication facility is provided by the 20 X 80 ft parking area shown on the engineering drawings and is less than one acre in size.

S2-H. TRAFFIC IMPACT STUDY.

The proposed development does not have the potential to generate significant amounts of traffic or safety/capacity concerns. Traffic to the development site is not expected to exceed 5 vehicles per day during construction or 2 to 3 vehicles per day during heavy maintenance periods. The access road and the facility site will provide adequate vehicle turn-around capability for site egress.

S2-I. ARCHAEOLOGICAL SURVEY.

Black Diamond has conducted a Historic Preservation – Section 106 evaluation on the proposed project and has determine that it is unlikely that significant archaeological resources are present and that survey for archaeological resources is not necessary. Please refer to Attachment (11) for additional information.

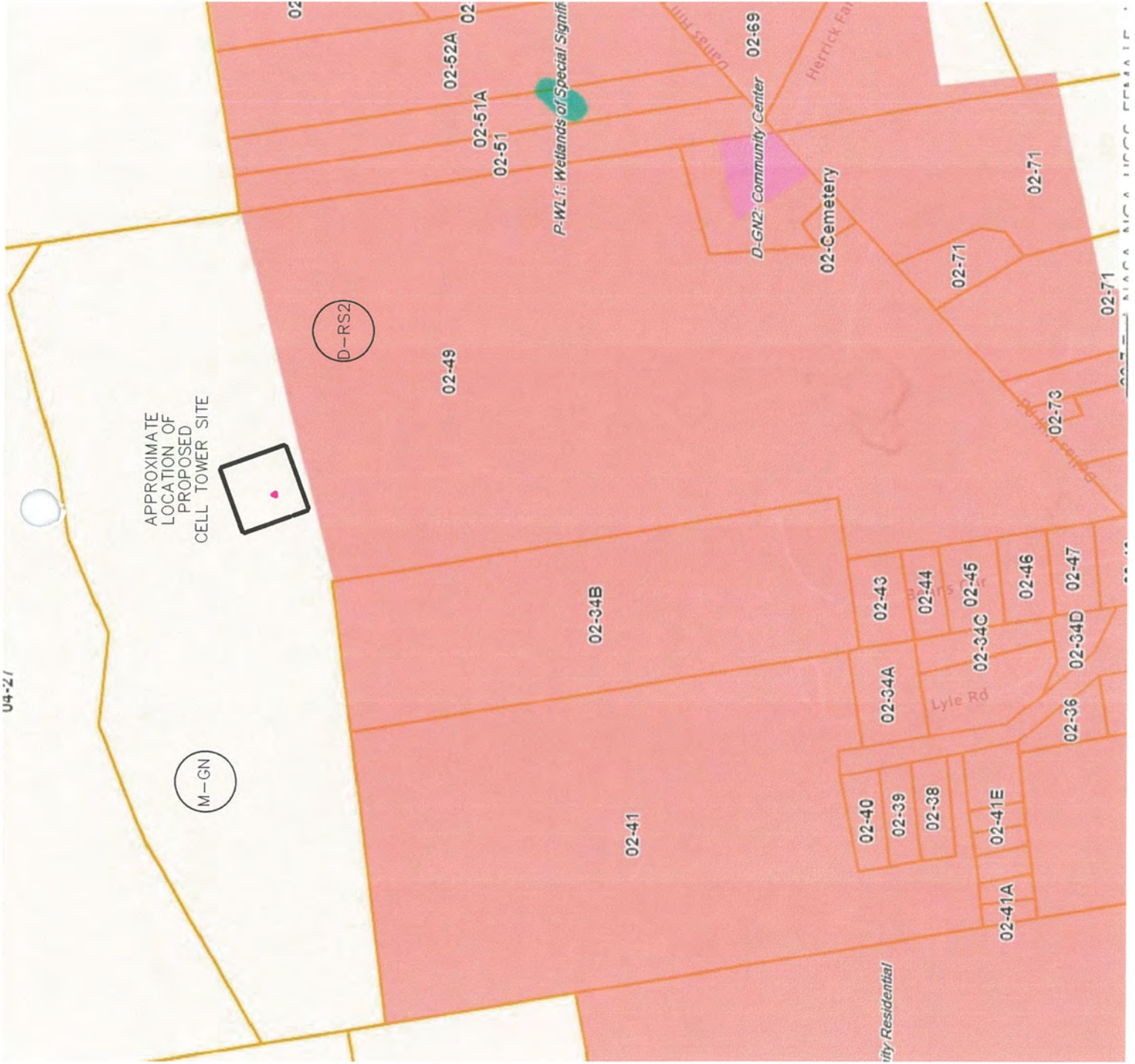
S2-J. PHOSPHORUS CONTROL.

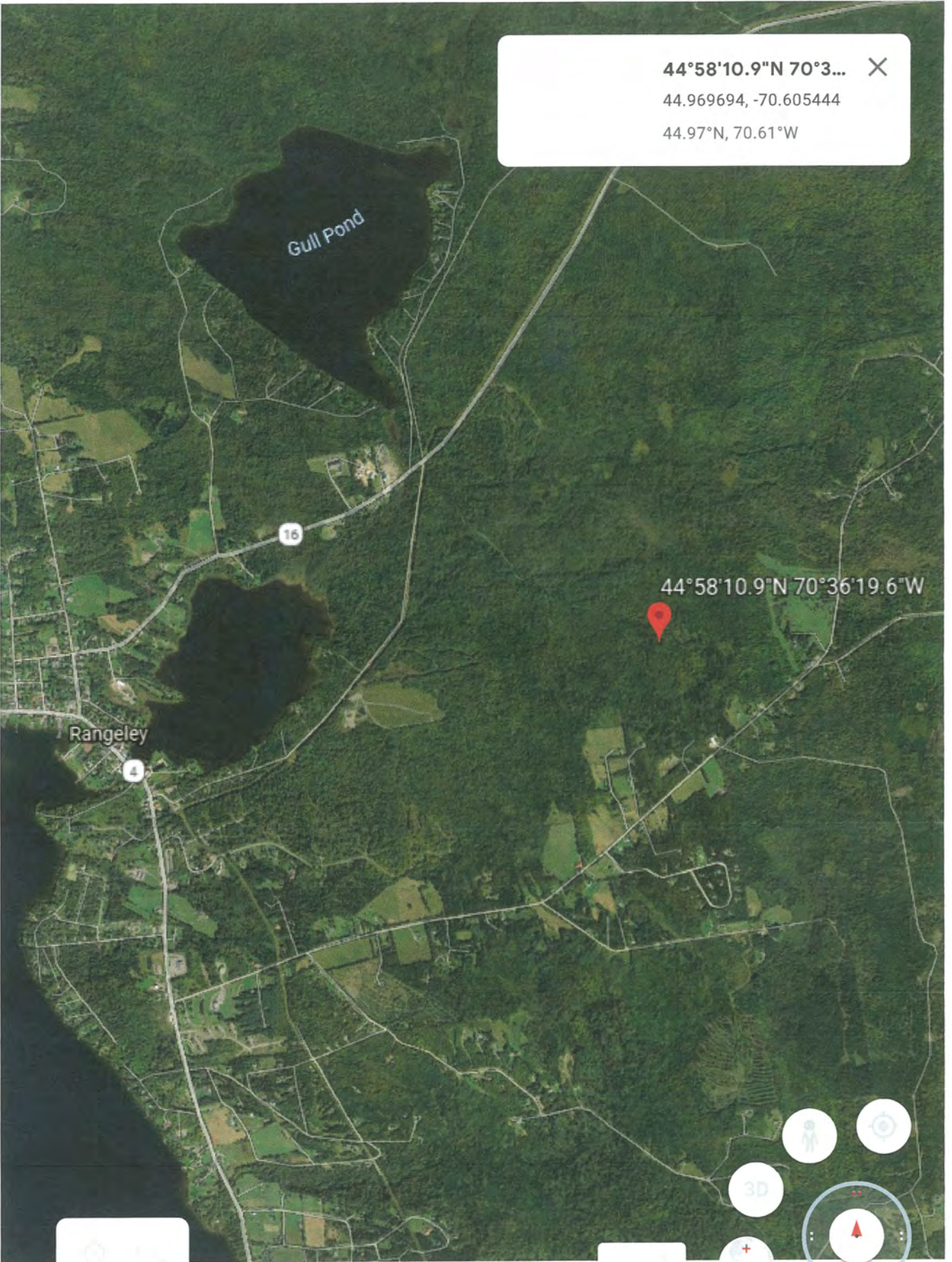
The proposed project will not create a disturbed area of one acre of more within a direct watershed of a lake or pond.

ATTACHMENT # 3

SITE LOCATION & CONFIGURATION INFORMATION

The following survey information shows the M-GN district line and provides the approximate location of the tower site relative to the DRS2 designated district.





44°58'10.9\"N 70°3... X
44.969694, -70.605444
44.97°N, 70.61°W

44°58'10.9\"N 70°36'19.6\"W

Rangeley

16

4

100%

53

Camera: 11,119 m 45°00'01\"N 70°30'53\"W 565 m

Land Use Guidance Map

Dallas Plt.

T2 R2 WBKP
Franklin County

Maine Department of Agriculture, Conservation and Forestry
LAND USE PLANNING COMMISSION
Augusta, Maine 04333-0022
(207) 287-2631
TTY (888) 577-6690
<http://www.maine.gov/doc/lupc>



Location map

Legend

- | | |
|---------------------------------------|---------------------------------|
| Development Subdistricts | Protection Subdistricts |
| D-ES Extended Settlement | P-AR Aquifer Recharge |
| D-GN2 Community Center Development | P-FP Flood Prone |
| D-PD Planned | P-FW Fish and Wildlife |
| D-RS Residential | P-GP Great Pond |
| D-RS2 Community Residential Developed | P-MA Mountain Area |
| D-RS3 Residential Recreation | P-SL2 75 feet Shoreland - Minor |
| | P-WL1 Wetlands - Significant |
| | P-WL2 Wetlands - Scrub-shrub |
| | P-WL3 Wetlands - Forested |

Management Subdistricts

- M-GN General

- Water body
 - Improved road
 - Unimproved road
 - Trail
- Areas designated as two or more protection zones are annotated with each zone, e.g. P-FP/PW/WL1, P-FP/SL1, etc., where necessary
- or — Subdistrict boundary
① Zoning amendment

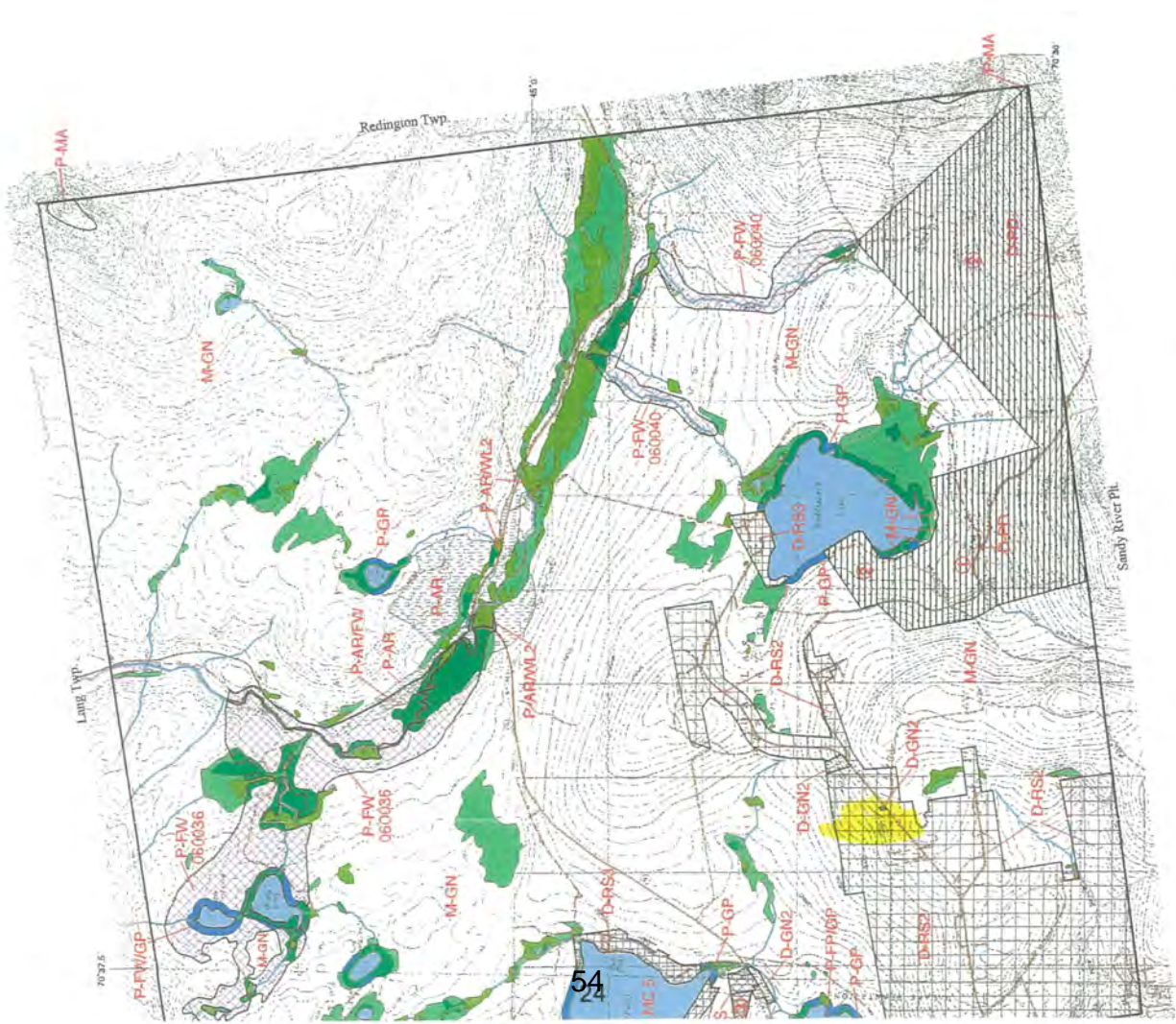
Topographic base, roads and trails from U.S. Geological Survey 7.5-minute map series

For the purpose of simplicity, this map does not show the Wetland Protection Subdistricts for areas identified pursuant to Section 10.16.K.2 such as beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels, which are nevertheless within P-WL Subdistricts.

NOTE: The Federal Emergency Management Agency has prepared flood hazard boundary maps or flood insurance rate maps for this township as part of the National Flood Insurance Program (NFIP). The Maine Land Use Planning Commission participates in the NFIP on behalf of the entire jurisdiction, and all property owners must comply with the requirements of the program. A copy of the NFIP map(s) may be obtained from the Commission.

This map is a reduced version of the official Land Use Guidance Map. It is not certified to be a true and correct copy. Full size official LUPC Land Use Guidance Maps are available from the Commission at its Augusta office. Potential applicants unsure of their zoning should request a full size map from the Augusta office.

Land Use Guidance Map last amended on July 24, 2008





ATTACHMENT # 4
LAND DIVISION HISTORY

LAND DIVISION HISTORY FOR SITE

Property on Tax Map 02, Lot No. 49:

Transaction Description	Date of Sale or Lease	Deed Book No. & Page No.	Lot Size
MistyMoonBeam, LLC to Mark Beauregard, Inc.	04/16/2016	Book #3814, Page #104	110
Mark Beauregard, Inc. to MistyMoonBeam, LLC	11/22/2011	Book #3395, Page #305	110
Mark Beauregard to Mark Beauregard, Inc.	11/22/2011	Book #3395, Page #301	110
Franklin Timberlands, Inc. to Mark Beauregard	7/9/2003	Book #2313, Page #350	110
Hudson Pulp & Paper Corp. to Franklin Timberlands, Inc.	1/17/1984	Book #767, Page #84	100

ATTACHMENT # 5

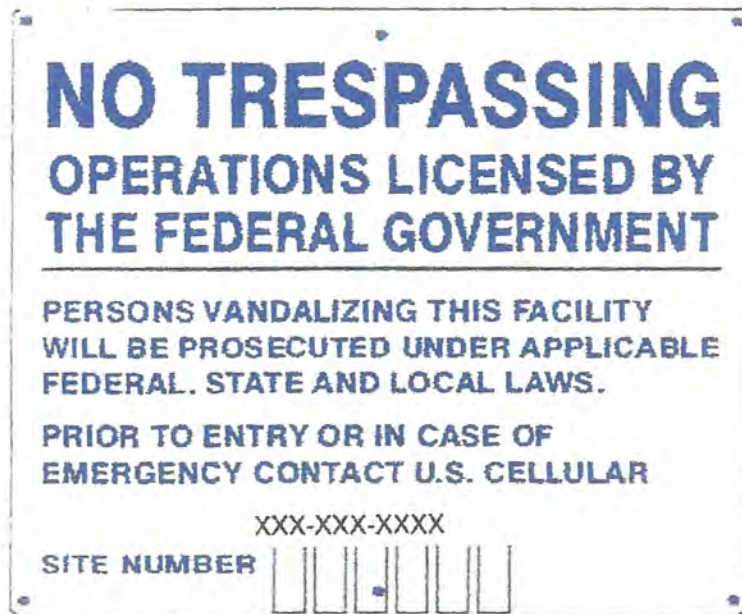
FACILITY SIGNAGE INFORMATION

(Please refer to the attached pages for information on facility “cautionary” and regulatory required signage to be used at the Facility).

Advertising – No advertising signage will be installed at the telecommunications facility. There are four small personnel cautionary or licensed certification signs provided outside of the shelter facility. These are as follows:

- (1) A "No Trespassing" sign placed within the compound, on the inside of the vehicle entry gate fencing or on the Shelter. Sign is 24" X 24" in size.

Sample of No Trespassing Sign



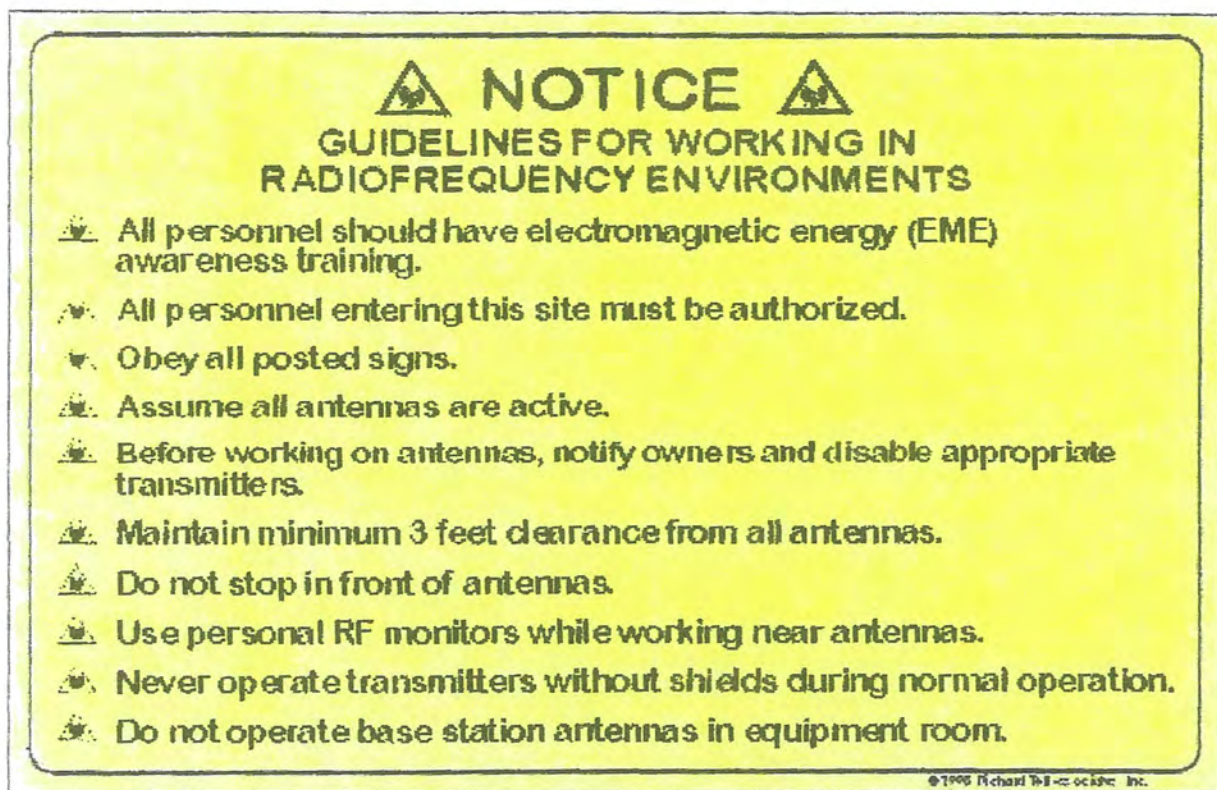
An FCC Antenna Structure Registration Sign placed where an FCC inspector can clearly see them without having to gain access to the site. Ideally, the sign is placed on the tower or shelter and at eye level, where it is clearly visible from a reasonable vantage point outside the compound.



Sample of FCC Antenna Structure Registration Sign













A ten-point "Notice with Instructions" sign is posted on the door side of the shelter. The sign measures 7" X 10".

Sample of the Notice with Instructions Sign



 **NOTICE** 

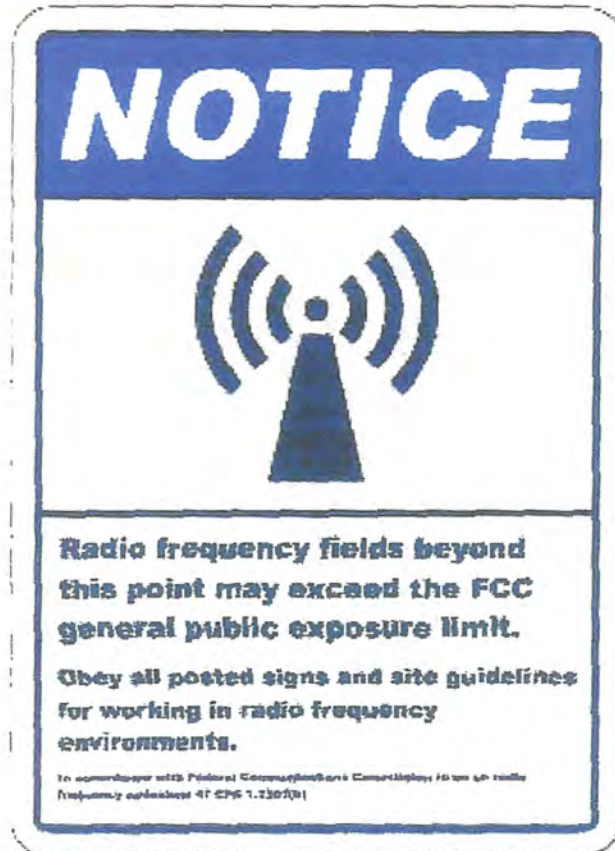
**GUIDELINES FOR WORKING IN
RADIOFREQUENCY ENVIRONMENTS**

-  All personnel should have electromagnetic energy (EME) awareness training.
-  All personnel entering this site must be authorized.
-  Obey all posted signs.
-  Assume all antennas are active.
-  Before working on antennas, notify owners and disable appropriate transmitters.
-  Maintain minimum 3 feet clearance from all antennas.
-  Do not stop in front of antennas.
-  Use personal RF monitors while working near antennas.
-  Never operate transmitters without shields during normal operation.
-  Do not operate base station antennas in equipment room.

©1995 Richard B. Co. Inc.

Radiofrequency (RF) Notice or Caution Sign placed at the base of the tower or on the shelter. The signs measure 10" X 14" each.

Sample of the RF Notice



Sample of the RF Caution



ATTACHMENT # 6

RISING TIDE TOWERS – LEASE AGREEMENT

&

PROPERTY DEED

The following Lease Agreement information includes a copy of the original and active (non-expired) lease agreement established for the original proposed 190' tower location on Mr. Beauregard's property, which is the same property proposed for the new 300' tower site location. The re-location of the proposed site for the 300' tower facility was established to move the telecommunications facility to a LUPC M-GN designated district. RTT is amending the original lease, attached, which includes the newly developed Exhibit A to the Amendment. Exhibit B, Scope of Work, to the amendment is being finalized by the property owner, Mr. Mark Beauregard. Also attached is Mr. Beauregard's acknowledgment of this Amendment and of the outstanding Scope of Work which he is to provide as Exhibit B.

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Lease") is made this 4th day of December, 2018 (the "Effective Date") by and between Mark Beauregard Inc., whose mailing address is PO Box 304, Rangeley, Maine 04970, its successors and assigns ("Landlord"), and Rising Tide Towers, LLC, a Maine limited liability company having a mailing address of 5 Milk Street, Suite 420 Portland, ME 04101 ("Tenant").

In consideration of the mutual covenants and agreements contained herein and intending to be legally bound hereby, Landlord and Tenant hereby agree with each other as follows:

Section 1. Leased Premises.

(a) Subject to the terms and conditions hereof, Landlord hereby leases to Tenant and Tenant leases from Landlord a certain unimproved parcel of land consisting of approximately forty thousand (40,000) square feet, or Land Use Planning Commission minimum lease area size requirement, located at Dallas Hill Road in Dallas Plantation, County of Franklin, State of Maine which parcel of land is more particularly depicted in Exhibit A attached hereto, together with:

- (i) the right to install, maintain, operate, repair and replace a cellular telecommunications tower, Wi-Fi, WiMAX, wireless broadband and antenna facilities, and all related equipment, towers, cables, transmitters, receivers, generators, marking, lighting, poles, phone lines, cables, accessory building(s) and all appurtenances and cabinets connected thereto (the "Tenant's Facilities"); and
- (ii) all appurtenances, rights, interests, easements and privileges appertaining thereto, including, without limitation, the non-exclusive right and easement to construct, maintain and reconstruct and use, for itself, its successors, lessees, invitees and assigns, a certain right of way as described in Exhibit A (the "Right of Way") for unimpeded access to and from the Leased Premises by pedestrians, vehicles, machinery and equipment, and for adequate utility services, including sources of electricity, cable, telephone and radio and wireless telecommunication facilities; and
- (iii) the right to install, maintain, repair and replace electricity and other utility and communication lines and other appurtenances and improvements relating thereto within the Right of Way and/or the right to connect with and utilize any existing electricity and other utility and communication lines within the Right of Way to service the Leased Premises, as shall be necessary in connection with Tenant's development and use of the Leased Premises, so long as the use thereof by Landlord and Landlord's other tenants is not materially affected beyond the temporary interruption of such use necessitated by such connection (which temporary interruption Tenant agrees to coordinate with Landlord and Landlord's other tenants) (the parcel, together with all such aforementioned appurtenant rights, easements and privileges are hereinafter called the "Premises" or "Leased Premises").

(b) Tenant shall make and construct at its own cost and expense the Tenant's Facilities and any and all related structures, buildings and other improvements, and shall equip the Premises with all equipment, systems, fixtures, trade fixtures, and all personal property necessary for the operation of Tenant's business. Tenant agrees to contract with Landlord to perform the excavation and related earthwork at the Premises, pursuant to the terms of the scope of work ("Scope and Cost of Work")

attached hereto as Exhibit B. By executing this Lease Tenant and Landlord agree to the terms and conditions of the Scope and Cost of Work attached hereto as Exhibit B.

(c) Tenant may update or replace Tenant's Facilities from time to time.

(d) Landlord and Tenant acknowledge and agree that Exhibit A hereto is subject to adjustment based upon survey work that may be undertaken by Tenant and due to the requirements of Tenant's permits and approvals with respect to Tenant's Facilities. Tenant may substitute a revised Exhibit A hereto from time to time upon notice to Landlord.

Section 2. Term.

(a) Commencement Date: The term of this Lease shall commence on the date construction begins (hereinafter referred to as the "Commencement Date").

(b) Lease Term: The initial term of this Lease shall be for the period of five (5) years beginning on the Commencement Date (the "Initial Term").

(c) Renewal Terms: Provided Tenant is not in material default of this Lease, Tenant shall have the right to extend this Lease for ten (10) additional five (5) year renewal periods (each a "Renewal Term") commencing on the date immediately following the expiration date of the Initial Term or of any subsequent Renewal Term, said renewal to be upon the same terms and conditions except for Rent, which shall be as set forth in section 3 below. The Lease shall be automatically renewed for each successive Renewal Term unless Tenant sends written notice of non-renewal to the Landlord no later than sixty (60) days prior to the expiration of the Initial Term or any Renewal Term, such notice to be provided in accordance with Paragraph 23 of this Lease.

Section 3. Rent.

(a) Tenant covenants and agrees to pay to Landlord for the Premises, rent at the following rates and times:

(i) Starting on the Commencement Date, and continuing on the first day of each month thereafter during the Initial Term and for the first Renewal Term, Tenant shall pay Base Rent at the rate of [REDACTED] per year, and Additional Rent, if any, as defined below; and

(ii) Thereafter, Base Rent and Additional Rent, if any, as defined below, shall increase by [REDACTED] at the commencement of each Renewal Term.

All such Base Rent and Additional Rent, if any, as defined below, shall be payable in advance, in equal monthly installments, without any deduction or offset whatsoever.

(b) Any payment of Base Rent which is not paid to Landlord within ten (10) days of the date upon which said payment is due shall be considered a late payment of Rent (hereinafter referred to as "Late Rent Payment"). Landlord may, in its sole discretion, impose a late charge for any Late Rent Payment made by Tenant in an amount equal to four percent (4%) of such Late Rent Payment then due Landlord in addition to the Rent then payable. The rights available to Landlord pursuant to this Section 3(b) shall be in addition to and not in lieu of any other rights and remedies Landlord may have.

(c) Start-Up Bonus. As a one-time start-up Bonus payment for this Lease, Tenant shall pay Landlord the amount of [REDACTED] (the "Start-Up Bonus Fee") within ten (10) days of providing Landlord with the Commencement Date, which Start-Up Bonus Fee shall be nonrefundable.

(d) Additional Rent. Tenant covenants and agrees to pay to Landlord additional rent of [REDACTED] (the "Additional Rent") per month for each additional carrier after the original carrier (the "Additional Carrier") who co-locates on the tower, which Additional Rent shall begin when the Additional Carrier commences construction.

Section 4. Permits and Approvals; Right to Terminate. Tenant's obligations under this Lease are expressly made contingent upon its obtaining all certificates, permits, zoning and other approvals that may be required by any federal, state, or local authority for the installation, maintenance and operation of Tenant's Facilities and for Tenant's use of the Premises as set forth in Section 5. Tenant shall with reasonable promptness after the execution of this Lease apply for all permits and approvals, and perform such inspections and tasks, as may be necessary for the construction of improvements and the use of the Premises for the particular purposes intended by the parties hereto in this Lease, and shall use its reasonable best efforts to obtain such permits and approvals on terms reasonably satisfactory to Tenant. All such efforts to obtain necessary permits and approvals shall be at Tenant's sole cost and expense. To the extent necessary under applicable law, Landlord agrees to join Tenant in the application for such permits and approvals and participate in and otherwise cooperate with Tenant in the process of obtaining the same; provided, however, that Landlord shall not be required to incur any cost or expense as a result of such participation, and Tenant agrees to reimburse Landlord and hold Landlord harmless for any external cost and expense incurred as a result of such participation, including without limitation reasonable attorneys' fees. In the event Tenant has not obtained all necessary permits and approvals on terms reasonably satisfactory to Tenant or in the event that once obtained, such permits and approvals are subsequently revised on terms unsatisfactory to Tenant or in the event that for any other reason Tenant determines that it is no longer requires use of the Premises Tenant shall have the right to terminate this Lease upon six (6) monthss written notice (the "Termination Notice") thereof and thereupon neither party shall have any liability of any nature whatsoever to the other for anything arising after that date. If Tenant elects to terminate this Lease subsequent to the Commencement Date, for any reason other than a default of Landlord, Tenant shall pay Landlord the remaining Base Rent and Additional Rent due under the Initial Term, or the Renewal Term, if said Initial Term has been extended, within thirty (30) days of Landlord receiving the Termination Notice.

Section 5. Use of Premises.

(a) The Leased Premises and any portion or portions thereof shall be used for the purpose of installing, maintaining, and operating Tenant's Facilities and uses incidental thereto for providing wireless telecommunication and Internet services. Tenant shall comply with all applicable ordinances, statutes and regulations of local, state and federal government agencies. Tenant shall have the right, at its sole cost and expense, to operate and maintain Tenant's Facilities on the Leased Premises in accordance with good engineering practices, with all applicable FCC rules and regulations.

(b) Tenant shall have access to the Premises in order to install, operate and maintain Tenant's Facilities, twenty-four (24) hours per day, seven (7) days per week.

Section 6. Utilities and Taxes.

- (a) Tenant shall separately meter charges for the consumption of electricity and other utilities associated with the use of the Lease Premises and shall promptly pay all costs associated therewith. Tenant agrees to execute and deliver separate easements over the Right of Way to utilities serving the Premises upon request.
- (b) Tenant shall be responsible for payment of real and personal property taxes upon the Leased Premises and Tenant's Facilities. Landlord shall cooperate with Tenant to obtain a separate tax bill for the Leased Premises and Tenant's Facilities. In the event that the Leased Premises and Tenant's Facilities are not separately billed from Landlord's remaining premises, Landlord shall promptly forward the tax bill including the Leased Premises and Tenant's Facilities to Tenant promptly upon receipt. In such an event, the real estate taxes applicable to the Leased Premises shall be fairly apportioned based upon the relative size of the Leased Premises as compared to the tax parcel of which it is part and Tenant alone shall be responsible for personal property taxes assessed against Tenant's Facilities. Tenant shall have the right to contest taxes and assessments imposed upon the Leased Premises and/or the Tenant's Facilities.

Section 7. Removal of Tenant's Facilities Upon Lease Termination.

The Tenant, upon termination of the Lease, shall, within ninety (90) days, remove Tenant's Facilities, all foundations to within one foot below ground level, and all other equipment, cables, fixtures and personal property and otherwise restore the Premises to its original condition, reasonable wear and tear and casualty excepted. The Landlord agrees and acknowledges that all of Tenant's Facilities, and other equipment, cables, fixtures and personal property of the Tenant shall remain the personal property of the Tenant, and the Tenant shall have the right to remove the same, whether or not said items are considered fixtures and attachments to real property under applicable law. If such time for removal causes the Tenant to remain on the Premises after termination of this Lease, the Tenant shall pay Rent at the then existing monthly rate or on the existing monthly prorata basis if based upon a longer payment term, until such time as the removal of Tenant's Facilities and all other equipment, cables, fixtures and personal property are completed.

Section 8. Covenants Against Certain Liens.

(a) If, because of any act or omission of Tenant, any mechanic's lien or other lien, charge or order for the payment of money shall be filed against Landlord or any portion of the Premises, Tenant shall, at its own cost and expense, cause the same to be discharged of record or adequately bonded within thirty (30) days after the filing thereof; and Tenant shall indemnify and save harmless Landlord against and from all costs, expenses, damages, judgments, liabilities, suits, penalties, claims and demands resulting therefrom, including without limitation reasonable attorneys' fees.

(b) Landlord represents and warrants that it is the fee-simple owner of the Premises, and has sufficient right, title and interest in and to the Right of Way to convey the rights and interests set forth herein, and that the Premises are free and clear of all mortgages, liens and security interests, except for a mortgage in favor of _____ Bank dated _____ and recorded in the _____ County Registry of Deeds in Book _____, Page _____.

Section 9. Indemnity.

(a) Except to the extent covered by insurance maintained by Landlord and except to the extent caused by the negligence or intentional misconduct of Landlord, its officers, directors, shareholders, agents, employees or contractors, Tenant shall, during the term of this Lease, indemnify and save harmless Landlord from and against any and all third party claims, debts, demands, obligations, liabilities, damages, penalties or judgments, including, without limitation, attorneys' fees, arising out of, occasioned by, or related to (i) Tenant's entry upon, possession, use, occupation or control of the Premises, (ii) any act, failure to act, neglect or default on the part of Tenant or its officers, managers, members, agents, servants, employees, invitees or contractors, (iii) the failure by Tenant to perform any of the obligations imposed on Tenant by the terms of this Lease, or (iv) any injury (including death) or damage to any persons or property while on or about the Premises resulting from the intentional misconduct or negligence of Tenant or its members, managers, officers, agents, servants or employees. Notwithstanding anything in this Lease to the contrary, this indemnity provision shall remain in effect and may be enforced whether or not Landlord is made a party to any litigation, and shall survive the expiration or earlier termination of the term of this Lease.

(b) Except to the extent covered by insurance maintained by Tenant and except to the extent caused by the negligence or intentional misconduct of Tenant, its officers, managers, members, agents, employees or contractors, Landlord shall, during the term of this Lease, indemnify and save harmless Tenant from and against any and all third party claims, debts, demands, obligations, liabilities, damages, penalties or judgments, including, without limitation, attorneys' fees, arising out of, occasioned by, or related to (i) Landlord's entry upon, possession, use, occupation or control of the Premises or Landlord's Parcel, (ii) any act, failure to act, neglect or default on the part of Landlord or its officers, directors, shareholders, agents, servants, employees, invitees or contractors, (iii) the failure by Landlord to perform any of the obligations imposed on Landlord by the terms of this Lease beyond applicable grace or cure periods, or (iv) any injury (including death) or damage to any persons or property while on or about the Premises or Landlord's Parcel resulting from the intentional misconduct or negligence of Landlord or its shareholders, directors, officers, agents, servants or employees. Notwithstanding anything in this Lease to the contrary, this indemnity provision shall remain in effect and may be enforced whether or not Tenant is made a party to any litigation, and shall survive the expiration or earlier termination of the term of this Lease.

Section 10. Insurance.

(a) Tenant shall keep in full force and effect the following insurance policies: (i) a policy of general public liability insurance covering the Leased Premises containing limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 per annual aggregate for bodily injury and property damage; and (ii) a policy against loss or damage by fire or other cause under one or more so-called liability "special risk of loss" insurance policies, with replacement cost endorsement and demolition cost endorsement and in amounts which are sufficient to require the insurance companies to pay the entire loss up to the face amount of the policies in the case of a total loss. Tenant agrees to deliver certificates of such insurance to Landlord at the beginning of the term of this Lease and thereafter not less than thirty (30) days prior to the expiration of any such policy. Tenant agrees to list Landlord as additionally insured on policy.

Section 11. Fire, Casualty or Eminent Domain.

(a) If the Leased Premises or any part thereof shall be substantially damaged or destroyed by fire or other casualty, Tenant may elect to repair or rebuild the Leased Premises so as to restore them to the condition they were in immediately prior to such damage or destruction by giving written notice

thereof within thirty (30) days of the date of such fire or other casualty. In the event Tenant exercises its option to repair or rebuild the Leased Premises, it shall promptly and diligently do so within a reasonable period of time not to exceed ninety (90) days from the date of such fire or other casualty. In the event that the Tenant does not exercise its option to repair or rebuild the Leased Premises, then Tenant or Landlord, at their option, shall have the right to terminate this Lease by written notice to the other party, said option to be exercised and said notice to be given within thirty (30) days of the date of said fire or other casualty. In the event that the Lease is terminated as aforesaid, then the term hereby treated shall be deemed to have been terminated as of the date of said damage. In the event that said Leased Premises are rendered untenable or partially untenable by reason of said fire or other casualty then the Rent herein reserved or a just proportionate part thereof according to the extent of the damage shall be abated until the premises shall have been put in proper condition.

(b) If the whole of the Leased Premises should be taken under the power of eminent domain (which term, as used herein, shall mean and include anything lawfully done in pursuance of any public or other authority), then this Lease shall terminate when Tenant is required to vacate the Leased Premises. If a portion less than all of the Leased Premises shall be taken under the power of eminent domain so that the Leased Premises are thereby rendered untenable, in whole or in part, then Tenant may terminate this Lease immediately upon written notice to the Landlord not more than thirty (30) days after the date on which actual occupation by the taking authority occurs. Landlord agrees that in the event of a partial taking and Tenant does not terminate said Lease, Landlord will, at its expense, restore the Leased Premises or that portion that remains thereof. In the event of such partial taking, a just and proportionate part of the Rent herein provided shall be abated from the time of such taking for the amount so taken.

Section 12. Conditions Regarding Landlord's Mortgages. Landlord shall have the right to execute a mortgage of Landlord's fee interest in the Premises (the "Fee Estate") (exclusive, however, of any improvements on the Premises), provided such mortgage shall by its terms obligate the holder of such mortgage to execute promptly after request therefor, recognition and non-disturbance agreements in form and substance satisfactory to Tenant and its counsel.

Section 13. Leasehold Financing. Notwithstanding anything to the contrary contained in this Lease, Tenant shall have the absolute right, at any time and from time to time, to mortgage the leasehold interest herein demised on such terms, conditions and maturity as Tenant shall determine, and to enter into any and all extensions, modifications, amendments, replacement(s), and refinancing(s) of any such leasehold mortgage as Tenant may desire.

If Tenant, or Tenant's successors or assigns, shall mortgage said leasehold interest, then, as long as any such leasehold mortgage shall remain unsatisfied of record, the following provisions shall apply, notwithstanding anything to the contrary contained in this Lease, and any pertinent provisions of this Lease shall be deemed to be amended and modified to the extent necessary so as to provide as follows:

(a) Except for termination of this Lease pursuant to Sections 4 and this Section 13, there shall be no cancellation, surrender, acceptance of surrender, or modification of this Lease or attornment of any subtenant to Landlord without the leasehold mortgage holder's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

(b) If the holder of any mortgage on the said leasehold interest shall register with Landlord his or its name and address in writing, Landlord, on serving on Tenant any notice of default or any other notice pursuant to the provisions of, or with respect to, this Lease, shall at the same time serve a duplicate counterpart of such notice on the holder of the then existing mortgage on this leasehold interest by Registered Mail, Return Receipt Requested, addressed to said holder at the address registered with Landlord.

(c) Such holder of the leasehold mortgage, in the event there shall exist a non-monetary default of Tenant hereunder, shall have the right, within the applicable cure period which is of the same duration as Tenant's, commencing, however, upon the leasehold mortgage holder's actual receipt of a notice of default from Landlord, to remedy or cause to be remedied such default, and Landlord shall accept such performance by or at the instigation of such leasehold mortgage holder as if the same had been performed by Tenant. No default by Tenant in performing work required to be performed, acts to be done, or conditions to be remedied, shall be deemed to exist, if steps, in good faith, shall have been promptly commenced by Tenant or by said leasehold mortgage holder or by any other party, person or entity to rectify the same and prosecuted to completion with diligence and continuity within applicable cure periods as specified herein. Tenant constitutes and appoints the said leasehold mortgage holder Tenant's agent and attorney-in-fact with full power, in Tenant's name, place and stead, and at Tenant's cost and expense, to enter upon the Premises and make repairs thereto, maintain the same, remove any violations of law, or of the rules or regulations of governing authorities and to otherwise perform any of Tenant's obligations according to the provisions of this Lease as to the care, maintenance, or preservation of the land, building(s) and improvements on the Premises, provided, that any right or power of the leasehold mortgage holder to act on behalf of Tenant shall not be deemed an obligation of the leasehold mortgage holder to so act.

(d) In the event this Lease is terminated before the natural expiration of the then-current term, whether by summary dispossession proceedings, service of notice to terminate, or otherwise, due to Tenant's default, Landlord shall, by Registered Mail, Return Receipt Requested, serve on the holder of the then existing leasehold mortgage written notice of such termination, together with a statement of any and all sums which would at that time be due under this Lease but for such termination, and of all other defaults, if any, under this Lease then known to Landlord. Tenant shall provide Landlord with contact information for the holder of any leasehold mortgage and shall update Landlord in the event of any changes in the identity or address information thereof. Upon receipt of the aforementioned notice from Landlord, such holder of the leasehold mortgage shall thereupon have the option to obtain a new or direct lease in accordance with any of the following terms and conditions:

- (i) On the written request of the holder of the said leasehold mortgage, within forty-five (45) days after service of the aforementioned notice of termination, Landlord shall enter into a new or direct lease of the Premises with the holder of such leasehold mortgage, or its designee, as provided in the following subparagraph (ii).
- (ii) Such new or direct lease shall be entered into at the reasonable cost of Tenant thereunder, shall be effective as of the date of termination of this Lease, and shall be for the remainder of the then-current term of this Lease and at Rent and on all the agreements, terms, covenants, and conditions thereof, including, without limitation thereof, the right to exercise Renewal Terms. On the execution of such new or direct lease, the Tenant named therein shall pay any and all sums which would at the time of the execution thereof be due under this Lease but for the termination as aforesaid and shall otherwise fully remedy or agree in writing to promptly remedy any existing defaults under this Lease, other than a default specified under subsection (iii)(A-D) of Section 13 hereof or such other default which is not susceptible of being cured by such new Tenant, which such default(s) shall be, and shall be deemed to be, waived. The new Tenant shall pay all reasonable expenses of Landlord, including reasonable counsel fees and court costs incurred in terminating this Lease and in recovering possession of the Premises as well as in the preparation, execution and delivery of such new or direct Lease.

Nothing contained herein shall release the Tenant named in this Lease from any of its obligations

under this Lease which may not have been discharged or fully performed by any holder of the leasehold mortgage, or its designees, subject to the exculpation provisions of this Lease.

(iii) Notwithstanding the provisions of this Lease, if Landlord shall elect to terminate this Lease by reason of Tenant being in default of Rent or other covenants of Tenant hereunder because of:

(A) The filing of a petition by or against Tenant under any chapter of the United States Bankruptcy Code, as now existing or as subsequently amended;

(B) The involuntary dissolution or the involuntary commencement of any action or proceeding for the dissolution or liquidation of Tenant, or for the appointment of a permanent receiver or a permanent trustee of all or substantially all of the property of Tenant;

(C) The taking possession of Tenant's property by any governmental office or agency pursuant to statutory authority for the dissolution, rehabilitation, reorganization, or liquidation of Tenant; or

(D) The making by Tenant of an assignment for the benefit of creditors and Tenant being duly removed from possession or proceedings being commenced in a court of competent jurisdiction to remove said Tenant from possession; and provided that the proceedings under (A), (B) and (C) shall not be dismissed or vacated within sixty (60) days after the institution or appointment, such as the case may be,

then the holder of any mortgage on the leasehold interest who shall be entitled to notice, shall have and be subrogated to any and all rights of Tenant with respect to the curing of any default (other than the defaults specified in said subdivisions (A), (B), (C) and (D)) and shall also have the right to postpone and extend the specified date for the termination of this Lease, fixed by Landlord in a notice given pursuant thereto, for a period specified by the holder of the leasehold mortgage but of not more than six (6) months, provided such holder of the leasehold mortgage shall promptly cure, or be diligently engaged in curing, any then existing default of Tenant not requiring possession (other than the defaults heretofore enumerated in (A), (B), (C) and (D) of this subparagraph (iii)) and shall forthwith take steps to acquire Tenant's interest in the Lease by foreclosure of the mortgage or otherwise. If, before the date specified for the termination of this Lease as extended by the holder of such leasehold mortgage, the Tenant in default under the provisions of said subdivisions (A), (B), (C) and (D) shall be duly removed from possession, or proceedings have been instituted and are pending for such removal, and if the holder of the leasehold mortgage or its designee shall deliver to Landlord its agreement and obligation to perform and observe the covenants and conditions to be performed by Tenant in this Lease contained and executed in the manner required to entitle a deed to recordation, then, and in such event, any such default specified in said subdivisions (A), (B), (C) and (D) on the part of Tenant shall be, and shall be deemed to be, waived and the holder of the leasehold mortgage or the purchaser of the leasehold interest (whether by such holder or otherwise) shall be recognized by Landlord as the Tenant under the Lease for all purposes for the remaining term hereof, including, without limitation, the right to exercise options to renew or extend. In the event the Lease is terminated following any default by Tenant thereunder, including without limitation, by reason of any rejection of the Lease pursuant to the Federal Bankruptcy Code or other applicable state or federal law relating to bankruptcy, insolvency, reorganization, arrangement, moratorium, and other similar laws, or otherwise, or as a result of an incurable, non-monetary breach of the Lease, the holder of the leasehold mortgage shall have the right to demand a new lease covering the Leased Premises (the "New Lease"), for a term to commence at the termination of the Lease and to expire on the date the Lease would have expired if it had continued until its scheduled date of expiration. The New Lease shall contain all of the same terms set forth in this Lease and shall be of the same priority as

the Lease over all mortgages or other liens, charges, or other encumbrances against the Leased Premises. Tenant shall have no right, title, or interest in or to such New Lease or the leasehold estate created thereby.

(E) The provisions of this Section 13 shall survive any termination, rejection or disaffirmance of the Lease and shall continue in effect as a separate and independent contract between Landlord and the holder of any leasehold mortgage on the Premises, the remedies for breach of which by Landlord shall be limited to equitable remedies such as injunction or specific performance.

Section 14. Landlord Default. Landlord shall in no event be in default in the performance of any of its obligations hereunder unless and until Landlord shall have failed to perform such obligations within thirty (30) days, or such additional time as is reasonably required to correct any such default not to exceed ninety (90) days so long as Landlord is diligently pursuing a cure of such default, after written notice by Tenant to Landlord properly specifying wherein Landlord has failed to perform any such obligation. In the event of Landlord's default hereunder, Tenant shall have the right but not the obligation to remedy such default at Tenant's option and at any time.

Section 15. Quiet Enjoyment: Tenant, upon paying the Rent and performing the covenants, warranties, agreements and conditions of this Lease on its part to be kept, shall quietly have and enjoy the Premises during the term of this Lease, without hindrance or interference by anyone claiming by, through or under Landlord.

Section 16. Tenant Default. In the event that:

(a) Tenant shall fail to make any payment of any installment of Rent or other sum herein specified within ten (10) business days after receipt by Tenant of written notice of said default; or

(b) Tenant shall default in the observance or performance of any other of Tenant's covenants, agreements, or obligations hereunder and such default shall not be corrected within thirty (30) days after receipt by Tenant of written notice of said default from Landlord, or if such default cannot, with due diligence, be cured within thirty (30) days, then such additional time not to exceed ninety (90) days provided that Tenant is diligently pursuing a cure; or

(c) Subject to the terms of Section 13, the leasehold hereby created shall be taken on execution, or by other process of law; or

(d) Subject to the terms of Section 13, any assignment shall be made of Tenant's property for the benefit of creditors, or a receiver, guardian, conservator, trustee in bankruptcy or similar officer shall be appointed by a court of competent jurisdiction to take charge of all or any part of Tenant's property, or a petition is filed by Tenant under any bankruptcy, insolvency or other debtor relief law, which assignment, petition, appointment or proceeding shall not be set aside, vacated, discharged or bonded within sixty (60) days after the issuance of the same,

then and in any of said cases (notwithstanding any license of any former breach of covenant or waiver of the benefit hereof or consent in a former instance), Landlord, subject to any limitations imposed under Section 13, shall be entitled to all remedies available to Landlord at law and equity including without

limitation, the remedy of forcible entry and detainer, and Landlord lawfully may, immediately or at any time thereafter, terminate this Lease by mailing a termination notice to Tenant and/or entering into and upon the Premises or any part thereof in the name of the whole and repossessing the same and expelling Tenant and those claiming through or under it and removing it or their effects all in accordance with applicable law and subject in all cases to the requirements of Section 13, hereof, and without prejudice to any remedies which might otherwise be used for arrears of Rent or preceding breach of covenant, and upon such mailing or entry as aforesaid, this Lease shall terminate; and Tenant covenants and agrees, notwithstanding any entry or re-entry by Landlord, whether by summary proceedings, termination, or otherwise, that Tenant shall, as of the date of such termination, immediately be liable for and pay to Landlord the entire unpaid rental and all other balances due under this Lease for the remainder of the term, subject, at all times, to Landlord's duty to mitigate its damages. In addition to and not in lieu of any and all remedies of Landlord hereunder or at law or in equity, if Tenant shall default in the performance of any agreement, covenant or condition in this Lease contained on its part to be performed or observed, and shall not cure such default within applicable cure periods, Landlord may, at its sole option, without waiving any claim for damages or for breach of this Lease or any of Landlord's other remedies hereunder, at any time thereafter, cure such default for the account of Tenant, and Tenant agrees to reimburse Landlord for any amount paid by Landlord in so doing (including, without limitation, reasonable attorneys' fees) as additional rent and save Landlord harmless from any liability incurred thereby. Any such reimbursement shall be due immediately upon demand therefor.

Section 17. Assignment and Subletting:

Notwithstanding anything to the contrary contained herein, Tenant may, upon written notice to Landlord but without the requirement of Landlord's consent, (i) sublease space upon and issue leases and licenses in and to Tenant's Facilities and (ii) assign or transfer this Lease. Upon such assignment, Tenant shall be relieved of any further obligation under this Lease.

Section 18. Waivers: Failure of Landlord to complain of any act or omission on the part of Tenant, no matter how long the same may continue, shall not be deemed to be a waiver by Landlord of any of its rights hereunder. No waiver by Landlord at any time, express or implied, of any breach of any provision of this Lease shall be deemed a waiver of a breach of any other provision of this Lease or a consent to any subsequent breach of the same or any other provision. No waiver by Landlord of any breach of this Lease shall be effective unless in writing signed by Landlord. No acceptance by Landlord of any partial payment shall constitute an accord or satisfaction but shall only be deemed a part payment on account.

Section 19. Jury Trial: NOTWITHSTANDING ANYTHING IN THIS LEASE TO THE CONTRARY, EACH OF LANDLORD AND TENANT, FOR ITSELF AND ITS SUCCESSORS, AND ASSIGNS, HEREBY KNOWINGLY, WILLINGLY, AND VOLUNTARILY WAIVES ANY AND ALL RIGHTS IT MAY HAVE TO A TRIAL BY JURY IN ANY FORCIBLE ENTRY AND DETAINER ("FED") ACTION OR PROCEEDING BROUGHT BY LANDLORD, OR LANDLORD'S SUCCESSORS AND/OR ASSIGNS BASED UPON OR RELATED TO THE PROVISIONS OF THIS LEASE. LANDLORD AND TENANT HEREBY AGREE THAT ANY SUCH FED ACTION OR PROCEEDING SHALL BE HEARD BEFORE A SINGLE JUDGE OF THE APPROPRIATE DISTRICT COURT OR A SINGLE JUSTICE OF THE APPROPRIATE SUPERIOR COURT, OR A FEDERAL DISTRICT COURT JUDGE SITTING IN THE DISTRICT OF NEW HAMPSHIRE.

Section 20. Notices: Every notice, approval, consent or other communication authorized or required by this Lease shall not be effective unless the same shall be in writing and sent postage prepaid by United States registered or certified mail, return receipt requested, directed to the other party at its address set forth herein below, or such other address as either party may designate by notice given from

time to time in accordance with this Section. All such notices and other communications initially shall be addressed to Landlord at:

Mark Beauregard Inc.
PO Box 304
Rangeley, Maine 04970

with a copy to:

and to Tenant at:

Rising Tide Towers, LLC
5 Milk Street, Suite 420
Portland, ME 04101

with a copy to:

Benjamin E. Marcus, Esq.
Drummond, Woodsum
84 Marginal Way, Suite 600
Portland, ME 04101

Section 21. Estoppel Certificate - Subordination - Attornment:

(a) At any time and from time to time, upon the written request of Tenant or any leasehold mortgagee, Landlord within ten (10) business days of the date of such written request agrees to execute and deliver to Tenant and/or such mortgagee, without charge and in a form reasonably satisfactory to Tenant and/or such mortgagee and Landlord, a written statement: (i) ratifying this Lease; (ii) confirming the commencement and expiration dates of the term of this Lease; (iii) certifying that Landlord is the fee title owner of the Premises, and that the Lease is in full force and effect and has not been modified, assigned, supplemented or amended except by such writings as shall be stated and agreeing not to amend, modify or cancel this Lease without mortgagee's written consent; (iv) certifying, to the best of Landlord's knowledge, that all conditions and agreements under this Lease to be satisfied or performed by Tenant have been satisfied and performed except as shall be stated; (v) certifying, to the best of Landlord's knowledge, that Tenant is not in default under the Lease and there are no defenses or offsets against the enforcement of this Lease by Tenant, or stating the defaults and/or defenses claimed by Landlord; (vi) reciting the amount of security deposited with Landlord by Tenant, if any; and (vii) any other information which Tenant or the mortgagee shall reasonably require.

(b) In the event either party fails to execute and deliver the instruments and documents as provided for in this Section within the time period set forth, the other party shall make a second written request for such instruments and documents. In the event that either party fails to execute and deliver such instruments and documents within three (3) business days of the second written notice, the other party may treat such failure as an event of default.

Section 22. Interference. Landlord agrees that it will not grant a future lease in, on or to Landlord's Parcel or any portion thereof to any party if such party's use is reasonably anticipated to interfere with Tenant's operation of Tenant's Facilities. Landlord shall have the obligation to eliminate any interference with the operations of Tenant caused by such subsequent occupants and tenants. If such interference is not eliminated, Tenant shall have the right to terminate this Lease or seek injunctive relief against Landlord or the interfering occupant or tenant, at Tenant's expense.

Section 23. Rental Stream Offer. If at any time after the date of this Agreement, Landlord receives a bona fide written offer from a third party seeking an assignment or transfer of the Rent payments associated with this Agreement that Landlord chooses to accept ("Rental Stream Offer"), Landlord shall immediately furnish Tenant with a copy of the Rental Stream Offer. Tenant shall have the right within twenty (20) days after it receives such copy to match the Rental Stream Offer and agree in writing to match the terms of the Rental Stream Offer. Such writing shall be in the form of a contract substantially similar to the Rental Stream Offer. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the twenty (20) day period, Landlord may assign the right to receive Rent payments pursuant to the Rental Stream Offer, subject to the terms of this Agreement. If Landlord attempts to assign or transfer Rent payments without complying with this Section, the assignment or transfer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section.

Section 24. Miscellaneous.

(a) Governing Law: This Lease and the performance thereof shall be governed, interpreted, construed and regulated by the laws of the State of Maine, without regard to the choice of law principles.

(b) Partial Invalidity: If any term, covenant, condition or provision of this Lease or the application thereof to any person or circumstance shall, at any time or to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, covenant, condition and provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

(c) Memorandum of Lease: The parties agree to promptly execute duplicate originals of a memorandum of lease, in recordable form, setting forth a description of the Premises, the term of this Lease and any extension options contained herein.

(d) Interpretation: Wherever herein the singular number is used, the same shall include the plural, and the masculine gender shall include the feminine and neuter, and vice versa, as the context shall require. The section headings used herein are for reference and convenience only, and shall not be used in the interpretation hereof. This Lease may be executed in several counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument. The terms "Landlord" and "Tenant" whenever used herein shall mean only the owner for the time being of Landlord's or Tenant's interest herein, and upon any sale or assignment of the interest of either Landlord or Tenant herein, their respective successors in interest and/or assigns shall, during the term of their ownership of their respective estates herein, be deemed to be Landlord or Tenant, as the case may be. Time is of the essence for all obligations under this Lease.

(e) Entire Agreement: No oral statements or prior written matter shall have any force or effect. Tenant agrees that it is not relying on any representations or agreements other than those contained in this Lease. This Agreement shall not be modified or canceled except in writing signed by all parties.

(f) Parties: Except as herein otherwise expressly provided, the covenants, conditions and agreements contained in this Lease shall bind and inure to the benefit of Landlord and Tenant and their respective successors and assigns.

(g) No Merger: Notwithstanding any provision of this Lease to the contrary, if at any time or times during the term of this Lease or any renewal(s) or extension(s) thereof, Landlord and Tenant shall be the same person, party, or entity, Landlord's and Tenant's interests shall remain separate and distinct, and shall not be merged into one estate, so as to cancel, terminate, or extinguish this Lease by law or otherwise.

[The remainder of this page intentionally left blank. The signature page follows.]

IN WITNESS WHEREOF, the parties hereto have set their hands and affixed their respective seals the day and year first above written.

LANDLORD:

Mark Beauregard, Inc.

By Mark Beauregard

STATE OF Maine
COUNTY OF Franklin

December 3, 2018

The foregoing instrument was acknowledged before me this 3rd day of December, 2018, by Mark Beauregard, President of Mark Beauregard, Inc., and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of the said Mark Beauregard, Inc.

Cynthia Egan

Notary Public / Attorney-at-Law

Print Name:

CYNTHIA EGAN
NOTARY PUBLIC
STATE OF MAINE
MY COMM. EXP. JULY 22, 2025



TENANT:

Rising Tide Towers, LLC

By Todd B. Rich

Its Representative

STATE OF MAINE

COUNTY OF Comberland

12/4, 2018

The foregoing instrument was acknowledged before me this 4 day of Dec, 2018, by Todd Rich, representative of Rising Tide Towers, LLC, and acknowledged the foregoing to be his/her free act and deed in his/her said capacity and the free act and deed of the said Rising Tide Towers, LLC.

Andrea Cahill

Notary Public / ~~Attorney-at-Law~~

Print Name: Andrea Cahill

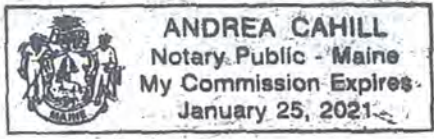


EXHIBIT A

A certain lot or parcel of land situated in Dallas Plantation, County of Franklin, State of Maine, being a portion of the same premises described in a deed from Mark Beauregard to Mark Beauregard, Inc., dated November 22, 2011 and recorded in the Franklin County Registry of Deeds in Book 3395, Page 301.

Description of Rising Tide Towers Lease Area:

The Lease Area is located 590 feet more or less northwesterly of the Dallas Hill Road in Dallas Plantation, Franklin County, Maine, being more particularly described as follows:

Beginning at a point at the most northerly corner of the herein described Lease Area. Said point is located at N 777353.6605, E 2839312.4942, Maine State Plane Grid, (West) and is witnessed by an iron pin located S01°46'57"E, 70.71 feet distant, marking the most northerly corner of the inner 100 foot square of the proposed Rising Tide Towers Lease Area.

Thence S46°46'57"E for 200.00 feet to a point.
Thence S43°13'03"W for 200.00 feet to a point.
Thence N46°46'57"W for 200.00 feet to a point.
Thence N43°13'03"E for 200.00 feet to the point of beginning.

Meaning and intending to be 40000 square feet of lease area.

The center point of said Rising Tide Towers Lease Area is located at N 777212.3076, E 2839316.8934.

Bearings are based on Maine State Plane Grid (West), NAD83.

Description of Access and Utility Easement:

The Easement is located on the northwesterly side of Dallas Hill Road in Dallas Plantation, Franklin County, Maine, being more particularly described as follows:

Said Easement is 50 feet in width, being 25 feet on both sides, and parallel with the described centerline. The sidelines of the 50 foot wide Easement either extend or are shortened to intersect with easement lines and road sidelines.

Beginning at a point located S43°13'03"W, 69.20 feet distant from the most easterly corner of the Rising Tide Towers Lease Area described above. Said Beginning point is also located at N777166.2740, E 2839410.8579, and is witnessed by an iron pin located N25°46'20"W, 53.56 feet distant, marking the most easterly corner of the inner 100 foot square of the proposed Rising Tide Towers Lease Area.

Thence S54°46'44"E for 106.06 feet to a point.
Thence southeasterly along the arc of a curve to the left for 101.40 feet to a point. Said curve has a radius of 200.00 feet and a long chord of S69°18'10"E, 100.31 feet.
Thence southeasterly along the arc of a curve to the right for 46.74 feet to a point. Said curve has a radius of 250.00 feet and a long chord of S78°28'15"E, 46.67 feet.
Thence S73°06'54"E for 185.75 feet to a point.
Thence southeasterly along the arc of a curve to the right for 44.44 feet to the terminus point on the westerly sideline of Dallas Hill Road. Said curve has a radius of 125.00 feet and a long chord of S62°55'52"E, 44.20 feet.

Bearings are based on Maine State Plane Grid (West), NAD83.

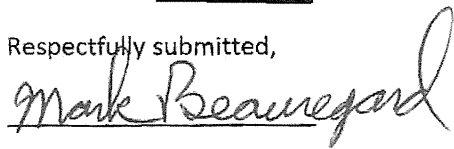
EXHIBIT B

Scope and Cost of Work

- Remove stockpiled material and earthen berm from southeast side of leased area;
- Remove trees from 100 x 100 compound area, power line area and new portion of roadway area;
- Excavate and grub compound area; dispose of stumps;
- Install erosion control;
- Build road to spec;
- Excavate 30x30 tower site to foundation depth;
- Level foundation base;
- Backfill and compact poured concrete base;
- Backfill and compact concrete piers;
- Trench, install 4" and 2 1/2" conduit, backfill appropriately;
- Excavate, install, sono tubes for meter board, platform canopy and fence, backfill tubes;
- Level compound area, install geo textile and stone surface;
- Stabilize and clean up all excavated areas.

Quoted price [REDACTED]

Respectfully submitted,



Printed: Mark Beauregard

Its: Maine Licensed Professional Forester

DEP Certified Erosion Control

Acknowledged:

Rising Tide Towers:

Printed: _____

Its: _____

*Does not include concrete work by others or blasting which is unlikely to be necessary.
Does include an excavated mounted hammer which is likely to be necessary.

EXHIBIT B

Scope and Cost of Work

- Remove stockpiled material and earthen berm from southeast side of leased area;
- Remove trees from 100 x 100 compound area, power line area and new portion of roadway area;
- Excavate and grub compound area; dispose of stumps;
- Install erosion control;
- Build road to spec;
- Excavate 30x30 tower site to foundation depth;
- Level foundation base;
- Backfill and compact poured concrete base;
- Backfill and compact concrete piers;
- Trench, install 4" and 2 1/2" conduit, backfill appropriately;
- Excavate, install, sono tubes for meter board, platform canopy and fence, backfill tubes;
- Level compound area, install geo textile and stone surface;
- Stabilize and clean up all excavated areas.



Respectfully submitted,

Printed: Mark Beauregard

Its: Maine Licensed Professional Forester

DEP Certified Erosion Control

Acknowledged:

Rising Tide Towers:

Joel B Rich

Printed: Joel B Rich

Its: Rep

*Does not include concrete work by others or blasting which is unlikely to be necessary.
Does include an excavated mounted hammer which is likely to be necessary.

FIRST AMENDMENT TO LEASE AGREEMENT

This First Amendment to Lease Agreement (the "Amendment") is entered into as of this 17 day of December, 2020 by **Rising Tide Towers, LLC** ("Tenant") and **Mark Beauregard, Inc.** ("Landlord").

WHEREAS, Mark Beauregard, Inc. ("Landlord") and Rising Tide Towers, LLC ("Tenant") entered into a certain Lease Agreement fully executed on December 4, 2018 with respect to certain land located off Dallas Hill Road in Dallas Plantation, County of Franklin, and State of Maine (the "Original Lease");

WHEREAS, Section 1(b) of that certain Original Lease permits Landlord to perform the excavation and related earthwork at the Premises, pursuant to the terms of the Scope and Cost of Work attached as Exhibit B;

WHEREAS, Section 1(c) of that certain Original Lease permits Tenant to amend said Original Lease by substituting a revised Exhibit A upon notice to Landlord;

WHEREAS, Landlord and Tenant agree to add Right of First Refusal on Site Work language to the Ground Lease in section 1(b);

NOW THEREFORE, the Parties hereby amend the Original Lease as follows:

1. Exhibit A of the Original Lease is hereby amended in its entirety and shall hereinafter be replaced with the Exhibit A attached hereto.
2. Exhibit B of the Original Lease is hereby deleted in its entirety.
3. The following language in section 1(b):
 - a. "Tenant agrees to contract with Landlord to perform the excavation and related earthwork at the Premises, pursuant to the terms of the scope of work ("Scope and Cost of Work") attached hereto as Exhibit B. By executing this Lease Tenant and Landlord agree to the terms and conditions of the Scope and Cost of Work attached hereto as Exhibit B."

is deleted and replaced with:

- b. "Landlord shall have a right of first refusal on any site work on the leased property. At the time that Tenant selects a quote from a contractor for Site Work, it shall provide Landlord a copy of the quote. Landlord shall have Ten (10) days from the delivery of the quote to accept the same terms and conditions offered by the third-party contractor. In the event that the Landlord fails to exercise its right of first refusal within Ten (10) days of the date on which Tenant delivers a copy of the quote from the third-party contractor, Landlord's right of first refusal shall become null and void and Tenant shall have the right to enter into a contract with the third-party contractor consistent with the quote in all material respects. If Landlord exercises the right of First refusal, Landlord must enter into a contract with Tenant to provide the work within fourteen (14) days of acceptance, or Landlord waives its rights under this section."

In all other respects, the Original Lease shall remain in full force and effect.

IN WITNESS WHEREOF, this Amendment has been executed as of the date first noted above by the authorized representatives of Tenant and Landlord.

[SIGNATURE PAGES TO FOLLOW]

WITNESS:

"Tenant"

Andria Cahill

Rising Tide Towers, LLC, a Maine limited liability company

By: Todd B. Ricc

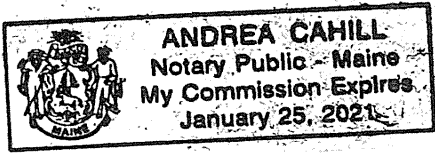
Name: Todd B. Ricc
Its: Vice President

STATE OF Maine
COUNTY OF Cumberland

December 18, 2020

Then personally appeared the above named Todd Ricc, as Vice President of Rising Tide Towers, LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Rising Tide Towers, LLC.

Before me
Andria Cahill
Attorney at Law/Notary Public
Print Name: Andria Cahill



WITNESS:

"Landlord"

[Signature]

Mark Beauregard, Inc, a Maine corporation

By: Mark Beauregard
Name: Mark Beauregard
Its: President

STATE OF Maine
COUNTY OF Franklin

December 17, 2020

Then personally appeared the above named Mark Beauregard, Owner of Mark Beauregard, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Mark Beauregard, Inc.

Before me, [Signature]

JAMES LEASTLACK
NOTARY PUBLIC
FRANKLIN COUNTY
MAINE
MY COMMISSION EXPIRES JANUARY 7, 2025

~~Attorney at Law~~ Notary Public
Print Name: James L. Eastlake

EXHIBIT A

Description of Rising Tide Towers Lease Area:

Description of Rising Tide Towers Lease Area:

The Lease Area is located 1900 feet more or less northwesterly of the Dallas Hill Road in Dallas Plantation, Franklin County, Maine, being more particularly described as follows:

Beginning at a point at the most northerly corner of the herein described Lease Area. Said point is located at N 779211.8919, E 2839284.3488, Maine State Plane Grid, (West) and is witnessed by an iron pin located S36°25'54"W, 109.35 feet distant, marking the most northerly corner of the inner 100 foot square of the proposed Rising Tide Towers Lease area.

Thence S12°34'23"E for 200.00 feet to a point.

Thence S77°25'37"W for 200.00 feet to a point.

Thence N12°34'23"W for 200.00 feet to a point.

Thence N77°25'37"E for 200.00 feet to the point of beginning.

Meaning and intending to be 40000 square feet of lease area.

The center point of said Rising Tide Towers Lease Area is located at N 779092.5216, E 2839208.5152.

Bearings are based on Maine State Plane Grid (West), NAD83.

Description of Access and Utility Easement:

The Easement is located on the northwesterly side of Dallas Hill Road in Dallas Plantation, Franklin County, Maine, being more particularly described as follows:

Said Easement is 50 feet in width, being 25 feet on both sides, and parallel with the described centerline. The sidelines of the 50 foot wide Easement either extend or are shortened to intersect with easement lines and road sidelines.

Beginning at a point located N12°34'23"W, 100.00 feet distant from the most southerly corner of the Rising Tide Towers Lease Area described above. Said Beginning point is also located at N779024.4123, E 2839121.2488, and is witnessed by an iron pin located S48°20'30"E, 29.89 feet distant, marking the most southerly corner of the inner 100 foot square of the proposed Rising Tide Towers Lease Area.

Thence S58°36'08"W for 55.20 feet to a point.

Thence southwesterly along the arc of a curve to the left for 216.28 feet to a point. Said curve has a radius of 200.00 feet and a long chord of S27°37'18"W, 205.90 feet.

Thence southeasterly along the arc of a curve to the right for 72.42 feet to a point. Said curve has a radius of 982.60 feet and a long chord of S01°14'51"E, 72.40 feet.

Thence southeasterly along the arc of a curve to the left for 225.88 feet to a point. Said curve has a radius of 265.00 feet and a long chord of S23°33'17"E, 219.10 feet.

Thence southeasterly along the arc of a curve to the right for 46.38 feet to a point. Said curve has a radius of 75.00 feet and a long chord of S30°15'34"E, 45.64 feet.

Thence S12°32'43"E for 26.23 feet to a point.

Thence southwesterly along the arc of a curve to the right for 115.97 feet to a point. Said curve has a radius of 200.00 feet and a long chord of S04°03'57"W, 114.35 feet.

Thence southwesterly along the arc of a curve to the left for 93.74 feet to a point. Said curve has a radius of 381.20 feet and a long chord of S13°37'57"W, 93.50 feet.

Thence southwesterly along the arc of a curve to the left for 16.21 feet to a point. Said curve has a radius of 75.00 feet and a long chord of S00°23'51"W, 16.18 feet.
Thence S05°47'35"E for 109.94 feet to a point.
Thence southeasterly along the arc of a curve to the left for 37.78 feet to a point. Said curve has a radius of 100.00 feet and a long chord of S16°37'03"E, 37.56 feet.
Thence S27°26'32"E for 134.31 feet to a point.
Thence southeasterly along the arc of a curve to the right for 22.13 feet to a point. Said curve has a radius of 161.12 feet and a long chord of S23°30'27"E, 22.11 feet.
Thence southeasterly along the arc of a curve to the left for 87.15 feet to a point. Said curve has a radius of 125.00 feet and a long chord of S39°32'43"E, 85.39 feet.
Thence S59°31'03"E for 152.70 feet to a point.
Thence southeasterly along the arc of a curve to the right for 90.06 feet to a point. Said curve has a radius of 102.91 feet and a long chord of S34°26'45"E, 87.22 feet.
Thence S09°22'27"E for 381.25 feet to a point.
Thence southeasterly along the arc of a curve to the right for 12.05 feet to a point. Said curve has a radius of 100.00 feet and a long chord of S05°58'32"E, 12.04 feet.
Thence S02°31'22"E for 193.31 feet to a point.
Thence southeasterly along the arc of a curve to the left for 133.11 feet to a point. Said curve has a radius of 95.00 feet and a long chord of S42°39'49"E, 122.49 feet.
Thence southeasterly along the arc of a curve to the right for 143.43 feet to a point. Said curve has a radius of 811.77 feet and a long chord of S77°44'32"E, 143.25 feet.
Thence S72°40'50"E for 134.94 feet to a point.
Thence southeasterly along the arc of a curve to the right for 26.20 feet to a point. Said curve has a radius of 125.00 feet and a long chord of S66°40'33"E, 26.15 feet.
Thence S60°40'17"E for 17.94 feet to the terminus point on the westerly sideline of Dallas Hill Road.
Bearings are based on Maine State Plane Grid (West), NAD83.

RELEASE DEED

MARK BEAUREGARD, ^{N O T} of P.O. Box 304, Rangeley, Maine 04970, releases to MARK BEAUREGARD, ^{N O T} INC, a Maine corporation, with a mailing address of P.O. Box 304, Rangeley, Maine 04970, the following described real estate:

Certain lots or parcels of land situated in Dallas Plantation and Rangeley, Franklin County, Maine, bounded and described as follows, to wit:

O F F I C I A L O F F I C I A L

PARCEL ONE: ^{C O P Y} The Shale Pit Lot, so-called, being in the ^{C O P Y} west half of Dallas Plantation and being the south one-half (S 1/2) of L7R3, the east one-half (E 1/2) of L5R3, and the northeast quarter (NE 1/4) of L5R3 and containing one hundred ten (110) acres, more or less; EXCEPTING about two (2) acres thereof conveyed to Dallas Plantation.

PARCEL TWO: The Football Lot, so-called, in Rangeley and Dallas Plantation, being the south one-half (S 1/2) of L6R1, all of L5R1, the southwest quarter (SW 1/4) of L6R2 and the northwest half (NW 1/2) of L5R2 and containing two hundred thirteen (213) acres, more or less, and which is the following described part of PARCEL II as described in deed recorded in Franklin County Registry of Deeds in Book 767, Page 100:

Beginning at a corner post painted blue in Dallas Plantation, which post marks the northeast corner of Lot 6, Range 1, the southeast corner of Lot 7, Range 1, the southwest corner of Lot 7, Range 2 and the northwest corner of Lot 6, Range 2, all in Dallas Plantation, from said point of beginning; thence N 80°50' W 1,498.9 feet to a blue corner post; thence S 52° W by a page wire fence 262.0 feet to a blue corner post; thence N 55° 30' W by a page wire fence 180.0 feet to a blue corner post believed to be on the southeasterly side of a transmission line now or formerly of Central Maine Power Company; thence on the same course to the old Rangeley Lakes Railroad bed; thence in a general westerly direction by said Railroad bed 706 feet to a blue corner post on the Rangeley/Dallas Plantation town line; thence S 07° 32' W by said town line, said town line being marked in part by a rail fence, 1,008.6 feet to a blue corner post; thence S 72° 15' W by a rail fence 728.6 feet to a blue corner post on the northeasterly side of a transmission line believed to be now or formerly of Central Maine Power Company; thence S 29° 25' E by a page wire fence 303.8 feet to a blue corner post; thence N 59° E by a chain link fence 289 feet to a blue fence post; thence S 37° 06' E in part by a page wire fence and in part by a rail fence 734.4 feet to an iron pin set in the ground; thence S 32° 26' E by a page wire fence 533.6 feet to a stone wall; thence S 68° 15' E by said stone wall 404.8 feet to a concrete post; thence N 60° E by a rail fence 300 feet; thence N 66° E continuing by said rail fence 100 feet; thence N 71° 50' E still continuing by said rail fence 252 feet to a post marked "angle 2"; thence S 52° 50' E in part by a rail fence and in part by a stone wall 691.4 feet to a post marked "angle 3" set in a stone wall; thence N 77° E by said stone wall 408.5 feet to a post marked "angle 4"; thence S 84° 36' E 247.6 feet to a post marked "angle 5"; thence N 85° 26' E in part by a stone wall and in part by a rail fence 1,304.1 feet to a post marked "angle 6" set near the northerly end of a stone wall; thence N 17° 19' W by a rail fence 606.8 feet to a blue corner post; thence N 08° 32' E in part by a rail fence 1,620.4 feet to a blue corner post

Maine Real Estate
Transfer Tax Not Necessary

on the southerly line of Lot 7, Range 2; thence N 80° 50' W 1,117.7 feet to said blue corner post marking the point begun at.

All of the above distances are approximate. The above-described premises are the same as described in Parcel No. 9 in deed from Geo. F. Goodspeed Company to Hudson dated March 30, 1950, recorded in said Registry of Deeds in Book 305, Page 503.

The above description is based on a survey entitled "Boundary Survey for Saddleback Ski Area, Inc. of land to be acquired from Georgia Pacific Corporation, Towns of Dallas and Rangeley, Franklin County, Maine dated December, 1983 by Sackett & Brake Survey, Inc., to be filed in the Franklin County Registry of Deeds. PARCEL II is conveyed subject to such rights as Central Maine Power Company may have to maintain a transmission line in the northwesterly corner of said Parcel as shown on said Sackett & Brake survey, and is subject to such rights, if any, as the old Rangeley Lakes Railroad may have to maintain a railroad bed in the most northwesterly corner of said parcel as shown on the Sackett & Brake survey and is subject to such personal rights as Guy W. Brooks might have had to pasture his stock and to such rights, if any of Guy W. Brooks as were referred to in the deed to Hudson from Geo. F. Goodspeed Company dated March 30, 1950, recorded in said Registry of Deeds in Book 305, Page 503.

Together with all rights of Mark Beauregard, Inc. in and to a Permanent Use Agreement with Central Maine Power Company dated December 31, 2007, recorded in said Registry of Deeds in Book 2990, Page 21.

Excepting, however, from Parcel Two herein, the real estate and interests in real estate described in the following instruments recorded in said Registry of Deeds:

	<u>Grantee</u>	<u>Date</u>	<u>Book/Page</u>
a.	Town of Rangeley	9/11/04	2428/260
b.	Laura Gile and William Gile	8/25/04	2498/192
c.	Laura Gile and William Gile	8/01/05	2637/339
d.	Deborah J. Frost and Thomas F. Frost	8/04/05	2640/56
e.	Central Maine Power Company and Verizon New England, Inc.	1/23/06	2766/158
f.	Central Maine Power Company and Verizon New England, Inc.	1/23/06	2766/159
g.	Laura B. Gile and William C. Gile	10/17/07	2963/153
h.	Jean E. Carpenter and Thomas L. Carpenter	6/05/07	2914/210
i.	Central Maine Power Company and Verizon New England, Inc.	9/09/07	2964/2

j.	Jean E. Carpenter and Thomas L. Carpenter	11/05/07	2972/116
k.	Jean E. Carpenter and Thomas L. Carpenter	3/20/08	3011/187
l.	Peter Van Mater and Linda Van Mater	4/17/08	3028/124
m.	Hugh W. Rooney and Monica L. Rooney	6/20/08	3042/208

That portion of Parcel Two on which is located Moose Haven Ridge Subdivision is subject to the provisions of the following instruments recorded in said Registry of Deeds:

(i) Declaration of Protective Covenants dated October 24, 2006, recorded in said Registry of Deeds in Book 2827, Page 42, as amended, by instrument dated June 27, 2007, recorded in said Registry of Deeds in Book 2921, Page 48, and instrument dated December 21, 2007, recorded in said Registry of Deeds in Book 2986, Page 216.

(ii) State of Maine Land Use Regulation Commission Orders June 23, 2006, recorded in said Registry of Deeds in Book 2821, Page 236, and October 24, 2006, recorded in said Registry of Deeds in Book 2822, Page 42.

(iii) Findings of Fact and Order, Rangeley Planning Board, dated December 4, 2007, recorded in said Registry of Deeds in Book 3091, Page 115.

EXCEPTING, however, the premises described in a deed from Mark Beauregard to Mark Beauregard, Inc. dated December 9, 2005, recorded in said Registry of Deeds in Book 2703, Page 222.

PARCEL THREE: The Nile Brook Lot, so-called, being all of L1R2, the southeast one-third (SE 1/3) and a piece twenty (20) chains by six (6) chains on the south line of L2R2, in the west one-half of Dallas Plantation, and containing one hundred fifty-nine (159) acres, more or less.

Parcels One, Two and Three being the premises described in a deed from Franklin Timberlands to Mark Beauregard dated July 12, 2003, recorded in said Registry of Deeds in Book 2313, Page 350. Reference is also made to a deed from Mark Beauregard to Mark Beauregard, Inc. dated December 9, 2005, recorded in said Registry of Deeds in Book 2703, Page 222.

PARCEL FOUR: A certain lot or parcel of land, together with the buildings and improvements thereon, situated in Sandy River Plantation, formerly Greenvale Plantation, County of Franklin, State of Maine, and described as follows:

Being one hundred and five (105) acres off the Easterly end of Lot No. 28, according to plan and survey of said Greenvale Plantation.

Meaning and intending to hereby convey all and the same real estate as conveyed to J. Anson Oaks by William Huntoon by deed dated October 28, A.D. 1924, and recorded in the Franklin County Registry of Deeds, Book 225, Page 436. Being the same premises conveyed by J. Anson Oaks to Walter F. Oakes by deed dated July 15, 1927 and recorded in the Office of the Clerk of the County of Franklin in Book 233, Page 166. The said Walter F. Oakes having died in the year 1939 and having devised said real property to his seven children by devise dated February 18, 1939 and recorded in Book 270, Page 349, and having been devised by the widow of Walter F. Oakes and Marion B. Ellis and Karl R. Oakes to Marjorie G. Bradbury, Elizabeth P. Southard, Ila E. Badger and Vance E. Oakes by deed dated November 25, 1939 and recorded in Book 272, Page 293, and then conveyed by Bessie B. Riddle, Ila E. Badger, Marjorie G. Bradbury and Elizabeth P. Southard to Vance E. Oakes, who then became solely vested in fee title to said premises by deed dated November 26, 1945, and recorded in Book 292, Page 448.

TOGETHER with all right, title, and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

Being the premises described in a deed from Robert S. Walin to Mark Beauregard dated December 8, 2003, recorded in said Registry of Deeds in Book 2396, Page 301.

Witness my hand and seal this 22nd day of November, 2011.



Witness




Mark Beauregard

STATE OF MAINE
Kennebec, ss.

November 22, 2011

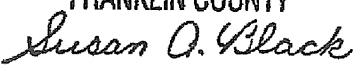
Personally appeared the above named Mark Beauregard and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Attorney at Law

Brian P. Winchester
Attorney at Law
Maine Bar No. 3077

FRANKLIN COUNTY

Register of Deeds

Ret. P. Winchester

ATTACHMENT # 7
SITE PHOTOGRAPHS



7/2/2020
Looking NORTH FROM SITE





7/21/2020
MARKING SOUTH FROM LITTS

7/2/20

Looking East From Site





11/2/2020
Looking West from Site



10/20/20

ATV TRAIL PHOTO
TO BE UPGRADED FOR ACCESS ROAD



ATV TRAIL PHOTO
10/20/20
TO BE UPGRADED FOR ACCESS ROAD

ATTACHMENT # 8
SITE PLAN



www.BlackDiamond.net

312 Water Street
PO Box 57
Gardiner, ME 04345

tel 207.582.0056 fax 207.582.9098

BDC PROJECT
RT-13

RISING TIDE TOWERS

SITE NAME: DALLAS PLANTATION
SITE NUMBER: N/A
LATITUDE: 44° 58' 10.90"
LONGITUDE: 70° 36' 19.60"



VICINITY MAP

DIRECTIONS: (FROM INTERSTATE 95):
 Head north on 1955 State Rd 113 (for 1.3 miles) Turn right onto Route 102 (for 0.2 miles) Turn left onto ME-3 (for 1.0 mile) At the traffic circle, take the 1st exit onto 1955 State Rd 113 (for 1.2 miles) Turn right onto ME-27 Northbound (for 0.2 miles) Turn right onto Town Farm Road (0.2 mile) Turn left onto ME-4 (for 0.2 mile) Turn right onto Dallas Hill Rd (1.9 mile) End at tower location.

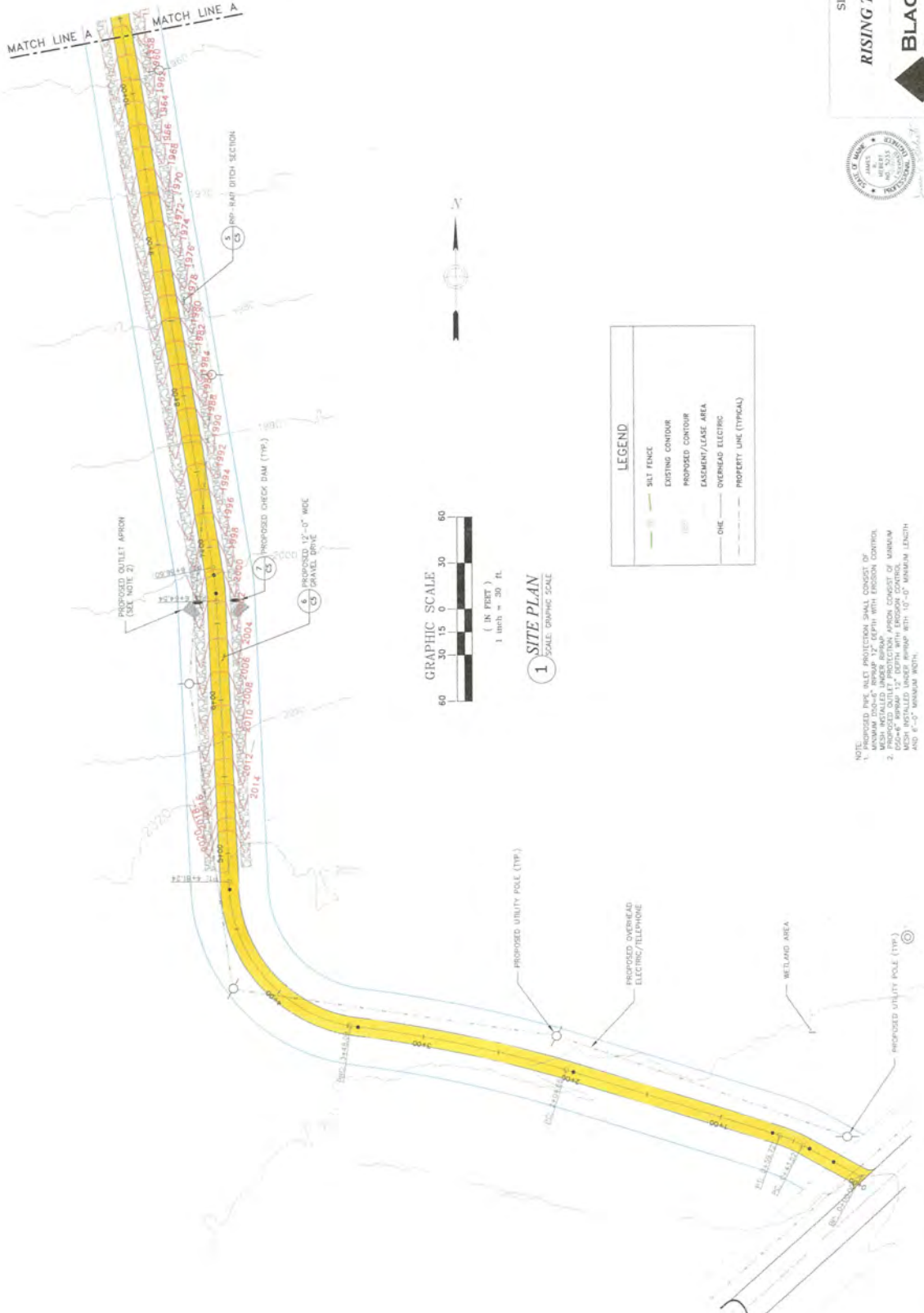
LEGEND

- 1/1 DETAIL NUMBER
SHEET ON WHICH DETAIL APPEARS
- 1/1 SECTION NUMBER
SHEET ON WHICH SECTION APPEARS
- 1/1 ELEVATION NUMBER
SHEET ON WHICH ELEVATION APPEARS

ABBREVIATIONS

AC	AC CONDITIONING	AV	AVIATION TELEPHONE
AD	ACCESSORY	FE	FIBER ENCLOSURE
AM	ACCESS MASTER CONTROL	FR	FIBER
AN	ACCESS NETWORK	FO	FOOTING
AP	ACCESS POINT	GA	GALVANIZED
AS	ACCESSORY SYSTEM	GL	GALVANIZED
AT	ACCESSORY TELEPHONE	GR	GRASS
BA	BANK	HA	HARDWARE
BB	BANK BENCH	HO	HOUR
BC	BANK CURB	IB	ISOLATED
BD	BANK DRIVE	IS	ISOLATED GROUND BATT
BE	BANK ELEVATION	IT	INTERNAL TELEPHONE
BF	BANK FENCE	LC	LIGHTNING ROD
BG	BANK GRASS	LI	LIGHTNING ROD
BH	BANK HILL	ME	MECHANICAL
BI	BANK ISLAND	MO	MECHANICAL
BJ	BANK JUNCTION	MS	MATERIAL
BK	BANK KILL	MA	MATERIAL
BL	BANK LAND	MB	MATERIAL
BM	BANK MOUNTAIN	MC	MATERIAL
BN	BANK NORTH	MD	MATERIAL
BO	BANK OCEAN	ME	MATERIAL
BP	BANK POND	MI	MATERIAL
BQ	BANK QUARRY	MM	MATERIAL
BR	BANK ROAD	MO	MATERIAL
BS	BANK SAND	MP	MATERIAL
BT	BANK TOWER	MS	MATERIAL
BU	BANK UNDER	MT	MATERIAL
BV	BANK VENT	MU	MATERIAL
BW	BANK WALL	MA	MATERIAL
BX	BANK WATER	MB	MATERIAL
BY	BANK YARD	MC	MATERIAL
BZ	BANK ZONE	MD	MATERIAL
CA	CABLE	ME	MATERIAL
CB	CABLE BAND	MF	MATERIAL
CC	CABLE CHANNEL	MG	MATERIAL
CD	CABLE COVER	MH	MATERIAL
CE	CABLE COVER	MI	MATERIAL
CF	CABLE COVER	MJ	MATERIAL
CG	CABLE COVER	MK	MATERIAL
CH	CABLE COVER	ML	MATERIAL
CI	CABLE COVER	MM	MATERIAL
CJ	CABLE COVER	MN	MATERIAL
CK	CABLE COVER	MO	MATERIAL
CL	CABLE COVER	MP	MATERIAL
CM	CABLE COVER	MQ	MATERIAL
CN	CABLE COVER	MR	MATERIAL
CO	CABLE COVER	MS	MATERIAL
CP	CABLE COVER	MT	MATERIAL
CQ	CABLE COVER	MU	MATERIAL
CR	CABLE COVER	MV	MATERIAL
CS	CABLE COVER	MW	MATERIAL
CT	CABLE COVER	MX	MATERIAL
CU	CABLE COVER	MY	MATERIAL
CV	CABLE COVER	MZ	MATERIAL
CW	CABLE COVER	NA	MATERIAL
CX	CABLE COVER	NB	MATERIAL
CY	CABLE COVER	NC	MATERIAL
CZ	CABLE COVER	ND	MATERIAL
DA	DAM	NE	MATERIAL
DB	DAM	NF	MATERIAL
DC	DAM	NG	MATERIAL
DD	DAM	NH	MATERIAL
DE	DAM	NI	MATERIAL
DF	DAM	NJ	MATERIAL
DG	DAM	NK	MATERIAL
DH	DAM	NL	MATERIAL
DI	DAM	NM	MATERIAL
DJ	DAM	NO	MATERIAL
DK	DAM	NP	MATERIAL
DL	DAM	NQ	MATERIAL
DM	DAM	NR	MATERIAL
DN	DAM	NS	MATERIAL
DO	DAM	NT	MATERIAL
DP	DAM	NU	MATERIAL
DQ	DAM	NV	MATERIAL
DR	DAM	NW	MATERIAL
DS	DAM	NX	MATERIAL
DT	DAM	NY	MATERIAL
DU	DAM	NZ	MATERIAL
DV	DAM	OA	MATERIAL
DW	DAM	OB	MATERIAL
DX	DAM	OC	MATERIAL
DY	DAM	OD	MATERIAL
DZ	DAM	OE	MATERIAL
EA	DAM	OF	MATERIAL
EB	DAM	OG	MATERIAL
EC	DAM	OH	MATERIAL
ED	DAM	OI	MATERIAL
EE	DAM	OJ	MATERIAL
EF	DAM	OK	MATERIAL
EG	DAM	OL	MATERIAL
EH	DAM	OM	MATERIAL
EI	DAM	ON	MATERIAL
EJ	DAM	OO	MATERIAL
EK	DAM	OP	MATERIAL
EL	DAM	OQ	MATERIAL
EM	DAM	OR	MATERIAL
EN	DAM	OS	MATERIAL
EO	DAM	OT	MATERIAL
EP	DAM	OU	MATERIAL
EQ	DAM	OV	MATERIAL
ER	DAM	OW	MATERIAL
ES	DAM	OX	MATERIAL
ET	DAM	OY	MATERIAL
EU	DAM	OZ	MATERIAL
EV	DAM	PA	MATERIAL
EW	DAM	PB	MATERIAL
EX	DAM	PC	MATERIAL
EY	DAM	PD	MATERIAL
EZ	DAM	PE	MATERIAL
FA	DAM	PF	MATERIAL
FB	DAM	PG	MATERIAL
FC	DAM	PH	MATERIAL
FD	DAM	PI	MATERIAL
FE	DAM	PJ	MATERIAL
FF	DAM	PK	MATERIAL
FG	DAM	PL	MATERIAL
FH	DAM	PM	MATERIAL
FI	DAM	PN	MATERIAL
FJ	DAM	PO	MATERIAL
FK	DAM	PP	MATERIAL
FL	DAM	PQ	MATERIAL
FM	DAM	PR	MATERIAL
FN	DAM	PS	MATERIAL
FO	DAM	PT	MATERIAL
FP	DAM	PV	MATERIAL
FQ	DAM	PW	MATERIAL
FR	DAM	PX	MATERIAL
FS	DAM	PY	MATERIAL
FT	DAM	PZ	MATERIAL
FU	DAM	QA	MATERIAL
FV	DAM	QB	MATERIAL
FW	DAM	QC	MATERIAL
FX	DAM	QD	MATERIAL
FY	DAM	QE	MATERIAL
FZ	DAM	QF	MATERIAL
GA	DAM	QG	MATERIAL
GB	DAM	QH	MATERIAL
GC	DAM	QI	MATERIAL
GD	DAM	QJ	MATERIAL
GE	DAM	QK	MATERIAL
GF	DAM	QL	MATERIAL
GG	DAM	QM	MATERIAL
GH	DAM	QN	MATERIAL
GI	DAM	QO	MATERIAL
GJ	DAM	QP	MATERIAL
GK	DAM	QR	MATERIAL
GL	DAM	QS	MATERIAL
GM	DAM	QT	MATERIAL
GN	DAM	QU	MATERIAL
GO	DAM	QV	MATERIAL
GP	DAM	QW	MATERIAL
GQ	DAM	QX	MATERIAL
GR	DAM	QY	MATERIAL
GS	DAM	QZ	MATERIAL
GT	DAM	RA	MATERIAL
GU	DAM	RB	MATERIAL
GV	DAM	RC	MATERIAL
GW	DAM	RD	MATERIAL
GX	DAM	RE	MATERIAL
GY	DAM	RF	MATERIAL
GZ	DAM	RG	MATERIAL
HA	DAM	RH	MATERIAL
HB	DAM	RI	MATERIAL
HC	DAM	RJ	MATERIAL
HD	DAM	RK	MATERIAL
HE	DAM	RL	MATERIAL
HF	DAM	RM	MATERIAL
HG	DAM	RN	MATERIAL
HH	DAM	RO	MATERIAL
HI	DAM	RP	MATERIAL
HJ	DAM	RQ	MATERIAL
HK	DAM	RS	MATERIAL
HL	DAM	RT	MATERIAL
HM	DAM	RU	MATERIAL
HN	DAM	RV	MATERIAL
HO	DAM	RW	MATERIAL
HP	DAM	RX	MATERIAL
HQ	DAM	RY	MATERIAL
HR	DAM	RZ	MATERIAL
HS	DAM	SA	MATERIAL
HT	DAM	SB	MATERIAL
HU	DAM	SC	MATERIAL
HV	DAM	SD	MATERIAL
HW	DAM	SE	MATERIAL
HX	DAM	SF	MATERIAL
HY	DAM	SG	MATERIAL
HZ	DAM	SH	MATERIAL
IA	DAM	SI	MATERIAL
IB	DAM	SJ	MATERIAL
IC	DAM	SK	MATERIAL
ID	DAM	SL	MATERIAL
IE	DAM	SM	MATERIAL
IF	DAM	SN	MATERIAL
IG	DAM	SO	MATERIAL
IH	DAM	SP	MATERIAL
II	DAM	SQ	MATERIAL
IJ	DAM	SR	MATERIAL
IK	DAM	SS	MATERIAL
IL	DAM	ST	MATERIAL
IM	DAM	SV	MATERIAL
IN	DAM	SW	MATERIAL
IO	DAM	SX	MATERIAL
IP	DAM	SY	MATERIAL
IQ	DAM	SZ	MATERIAL
IR	DAM	TA	MATERIAL
IS	DAM	TB	MATERIAL
IT	DAM	TC	MATERIAL
IU	DAM	TD	MATERIAL
IV	DAM	TE	MATERIAL
IW	DAM	TF	MATERIAL
IX	DAM	TH	MATERIAL
IY	DAM	TI	MATERIAL
IZ	DAM	TJ	MATERIAL
JA	DAM	TK	MATERIAL
JB	DAM	TL	MATERIAL
JC	DAM	TM	MATERIAL
JD	DAM	TN	MATERIAL
JE	DAM	TO	MATERIAL
JF	DAM	TP	MATERIAL
JG	DAM	TQ	MATERIAL
JH	DAM	TR	MATERIAL
JI	DAM	TS	MATERIAL
JI	DAM	TT	MATERIAL
JK	DAM	TU	MATERIAL
JL	DAM	TV	MATERIAL
JM	DAM	TW	MATERIAL
JN	DAM	TX	MATERIAL
JO	DAM	TY	MATERIAL
JP	DAM	TZ	MATERIAL
JQ	DAM	UA	MATERIAL
JR	DAM	UB	MATERIAL
JS	DAM	UC	MATERIAL
JT	DAM	UD	MATERIAL
JU	DAM	UE	MATERIAL
JV	DAM	UF	MATERIAL
JW	DAM	UG	MATERIAL
JX	DAM	UH	MATERIAL
JY	DAM	UI	MATERIAL
JZ	DAM	UJ	MATERIAL
KA	DAM	UK	MATERIAL
KB	DAM	UL	MATERIAL
KC	DAM	UM	MATERIAL
KD	DAM	UN	MATERIAL
KE	DAM	UO	MATERIAL
KF	DAM	UP	MATERIAL
KG	DAM	UQ	MATERIAL
KH	DAM	UR	MATERIAL
KI	DAM	US	MATERIAL
KJ	DAM	UT	MATERIAL
KK	DAM	UU	MATERIAL
KL	DAM	UV	MATERIAL
KM	DAM	UW	MATERIAL
KN	DAM	UX	MATERIAL
KO	DAM	UY	MATERIAL
KP	DAM	UZ	MATERIAL
KQ	DAM	VA	MATERIAL
KR	DAM	VB	MATERIAL
KS	DAM	VC	MATERIAL
KT	DAM	VD	MATERIAL
KU	DAM	VE	MATERIAL
KV	DAM	VF	MATERIAL
KW	DAM	VG	MATERIAL
KX	DAM	VH	MATERIAL
KY	DAM	VI	MATERIAL
KZ	DAM	VJ	MATERIAL
LA	DAM	VK	MATERIAL
LB	DAM	VL	MATERIAL
LC	DAM	VM	MATERIAL
LD	DAM	VN	MATERIAL
LE	DAM	VO	MATERIAL
LF	DAM	VP	MATERIAL
LG	DAM	VQ	MATERIAL
LH	DAM	VR	MATERIAL
LI	DAM	VS	MATERIAL
LJ	DAM	VT	MATERIAL
LK	DAM	VU	MATERIAL
LL	DAM	VV	MATERIAL
LM	DAM	VW	MATERIAL
LN	DAM	VX	MATERIAL
LO	DAM	VY	MATERIAL
LP	DAM	VZ	MATERIAL
LP	DAM	WA	MATERIAL
LP	DAM	WB	MATERIAL
LP	DAM	WC	MATERIAL
LP	DAM	WD	MATERIAL
LP	DAM	WE	MATERIAL
LP	DAM	WF	MATERIAL
LP	DAM	WG	MATERIAL
LP	DAM	WH	MATERIAL
LP	DAM	WI	MATERIAL
LP	DAM	WJ	MATERIAL
LP	DAM	WK	MATERIAL
LP	DAM	WL	MATERIAL
LP	DAM	WM	MATERIAL
LP	DAM	WN	MATERIAL
LP	DAM	WO	MATERIAL
LP	DAM	WP	MATERIAL
LP	DAM	WQ	MATERIAL
LP	DAM	WR	MATERIAL
LP	DAM	WS	MATERIAL
LP	DAM	WT	MATERIAL
LP	DAM	WU	MATERIAL
LP	DAM	WV	MATERIAL
LP	DAM	WW	MATERIAL
LP	DAM	WX	MATERIAL
LP	DAM	WY	MATERIAL
LP	DAM	WZ	MATERIAL
LP	DAM	XA	MATERIAL
LP	DAM	XB	MATERIAL
LP	DAM	XC	MATERIAL
LP	DAM	XD	MATERIAL
LP	DAM	XE	MATERIAL
LP	DAM	XF	MATERIAL
LP	DAM	XG	MATERIAL
LP	DAM	XH	MATERIAL
LP	DAM	XI	MATERIAL
LP	DAM	XJ	MATERIAL
LP	DAM	XK	MATERIAL
LP	DAM	XL	MATERIAL
LP	DAM	XM	MATERIAL
LP	DAM	XN	MATERIAL

MATCH LINE A



1 SITE PLAN
SCALE DRAWING SCALE

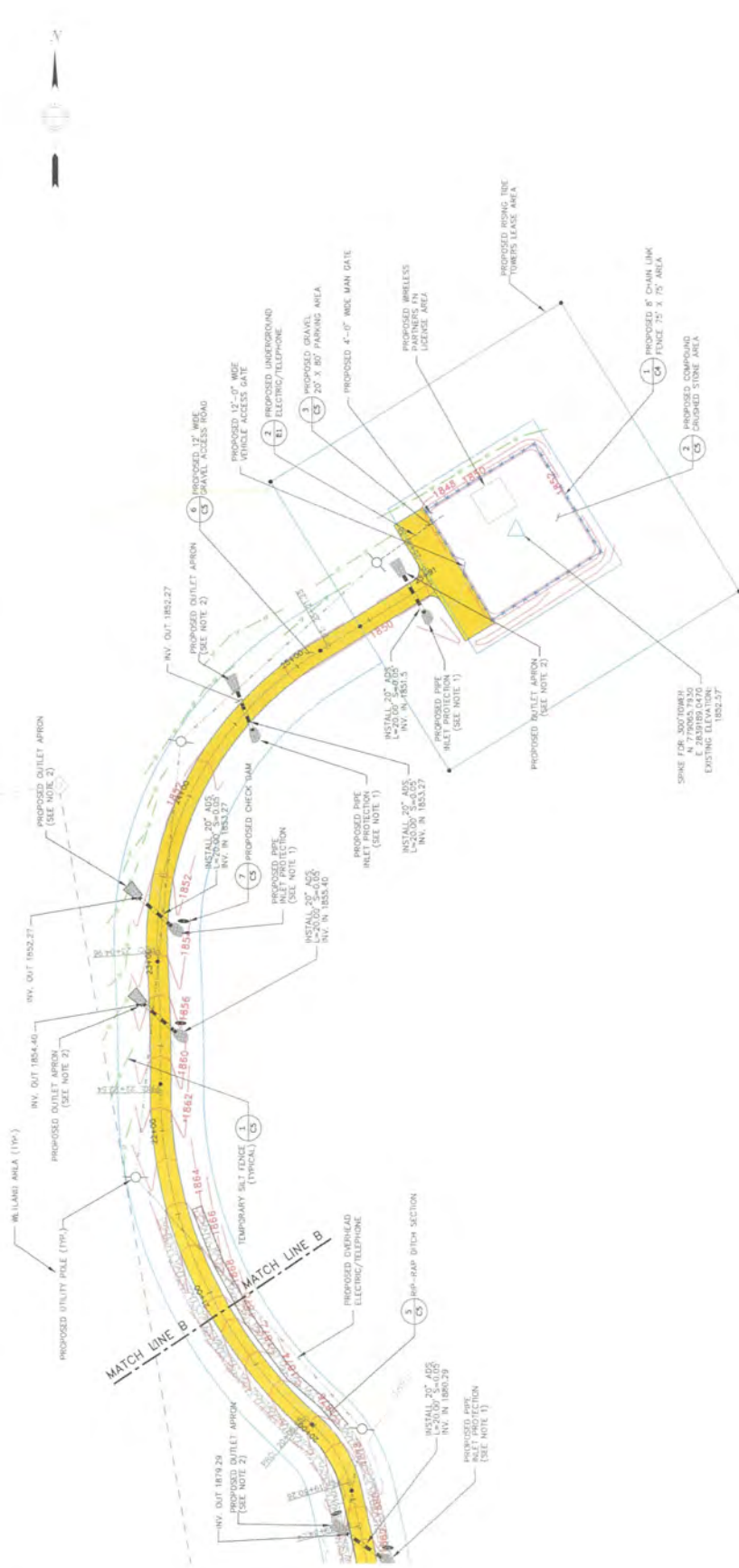
LEGEND	
[Symbol]	SILT FENCE
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPOSED CONTOUR
[Symbol]	EASEMENT/LEASE AREA
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	PROPERTY LINE (TYPICAL)

NOTE:
 1. PROPOSED 12'-0" WIDE APRON SHALL BE CONSTRUCTED WITH 12" X 12" REINFORCED CONCRETE WITH 12" X 12" REINFORCING BARS AT 12" ON CENTER.
 2. 6" DIA. 12' SPACING 12" DIA. WITH EROSION CONTROL MATS SHALL BE INSTALLED UNDER APRON WITH 12" X 12" REINFORCING BARS AT 12" ON CENTER.
 3. 6" DIA. 12' SPACING 12" DIA. WITH EROSION CONTROL MATS SHALL BE INSTALLED UNDER APRON WITH 12" X 12" REINFORCING BARS AT 12" ON CENTER.

SITE PLAN
RISEING TIDE TOWERS
BLACK DIAMOND CONSULTANTS INC
 PROJECT NUMBER: [Redacted]
 SHEET NUMBER: [Redacted]



Classification: UNCLASSIFIED SITE NAME: DALLAS PLANTATION
 Quality Category: NON-Q SITE NUMBER: N/A

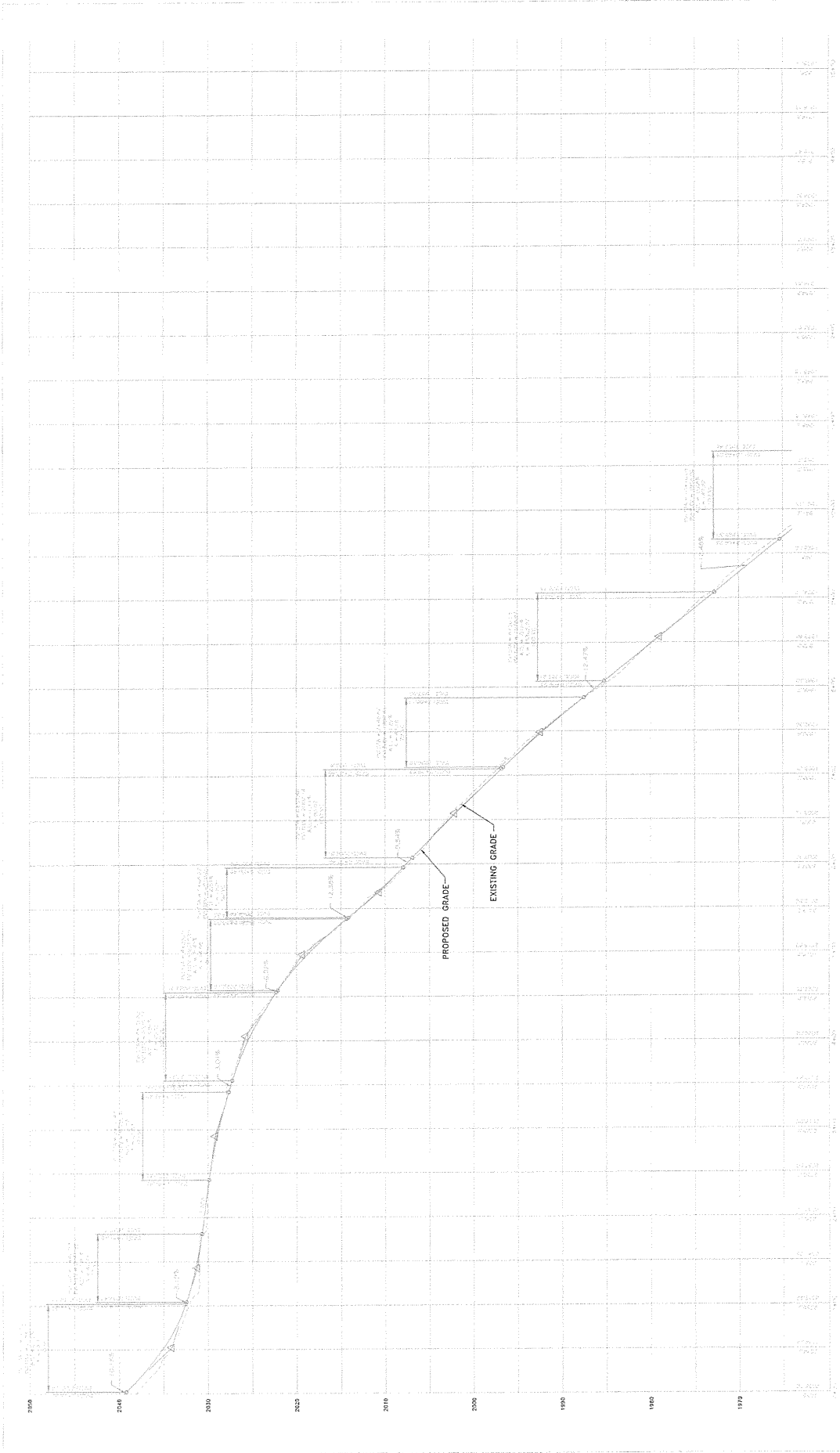


1 SITE PLAN
SCALE: GRAPHIC SCALE

LEGEND	
	SILY FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING/LEASE AREA
	OVERHEAD ELECTRIC
	PROPERTY LINE (TYPICAL)

NOTE:
1. PROPOSED PIPE INLET PROTECTION SHALL CONSIST OF MINIMUM 20"x4" RIBBIP 12" DEPTH WITH EROSION CONTROL.
2. PROPOSED OUTLET PROTECTION APRON CONSIST OF MINIMUM 12" DEPTH OF 1/2" RIBBIP WITH 10'-0" MINIMUM LENGTH AND 8"-12" MINIMUM WIDTH.

Classification: UNCLASSIFIED SITE NAME: DALLAS PLANTATION
Quality Category: NON-Q SITE NUMBER: N/A

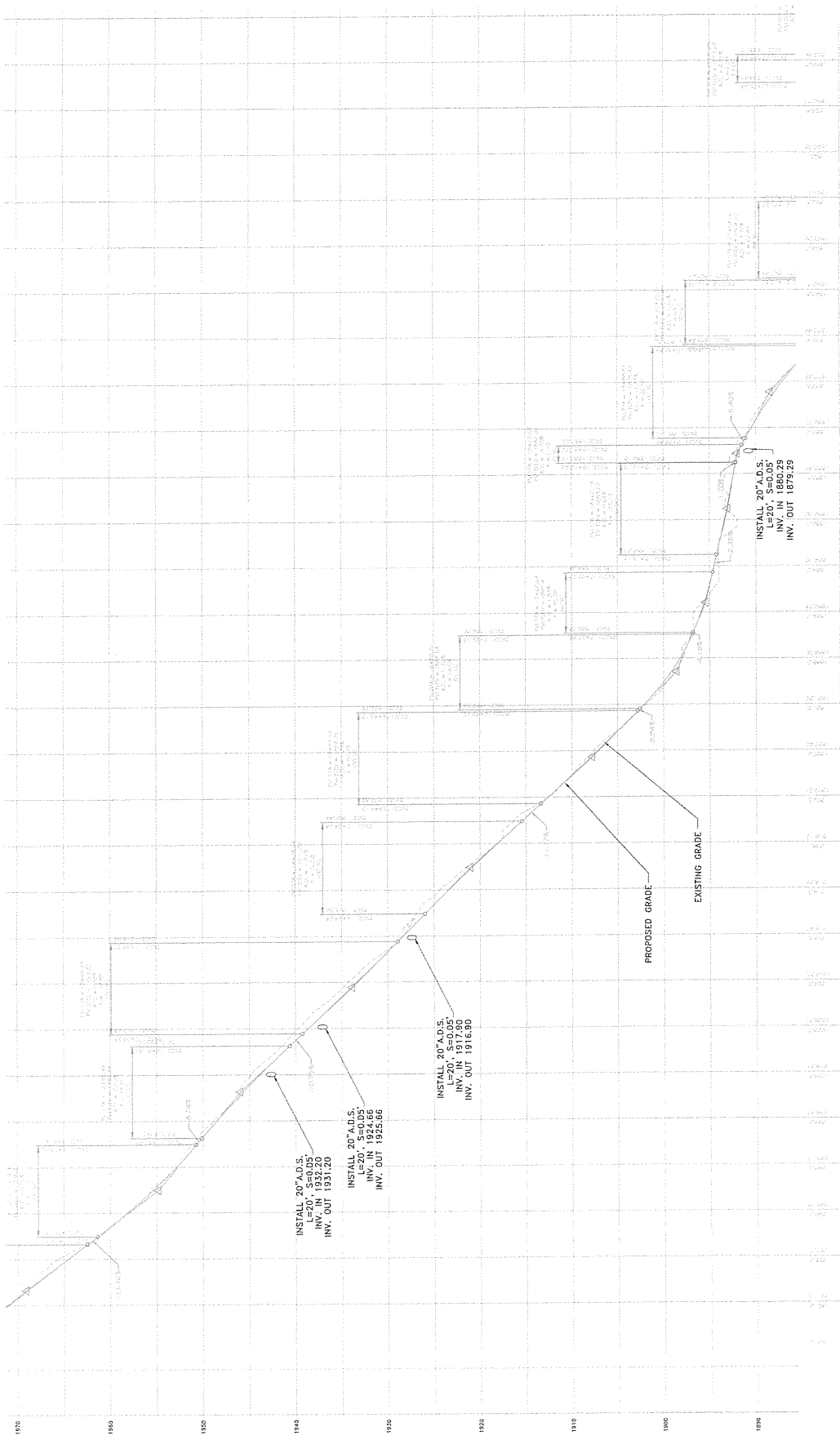


ACCESS ROAD PROFILE
RISING TIDE TOWERS
BLACK DIAMOND CONSULTANTS INC
 PROJECT NUMBER: RT-1.3
 SHEET NUMBER: C1.4



HORIZONTAL GRAPHIC SCALE: 1" = 100' (IN FEET)
 VERTICAL GRAPHIC SCALE: 1" = 10' (IN FEET)
1 ACCESS ROAD PROFILE
 SCALE: GRAPHIC SCALE

Classification: UNCLASSIFIED | SITE NAME: DALLAS PLANTATION
 Quality Category: R03-0 | SITE NUMBER: N/A



ACCESS ROAD PROFILE
 RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

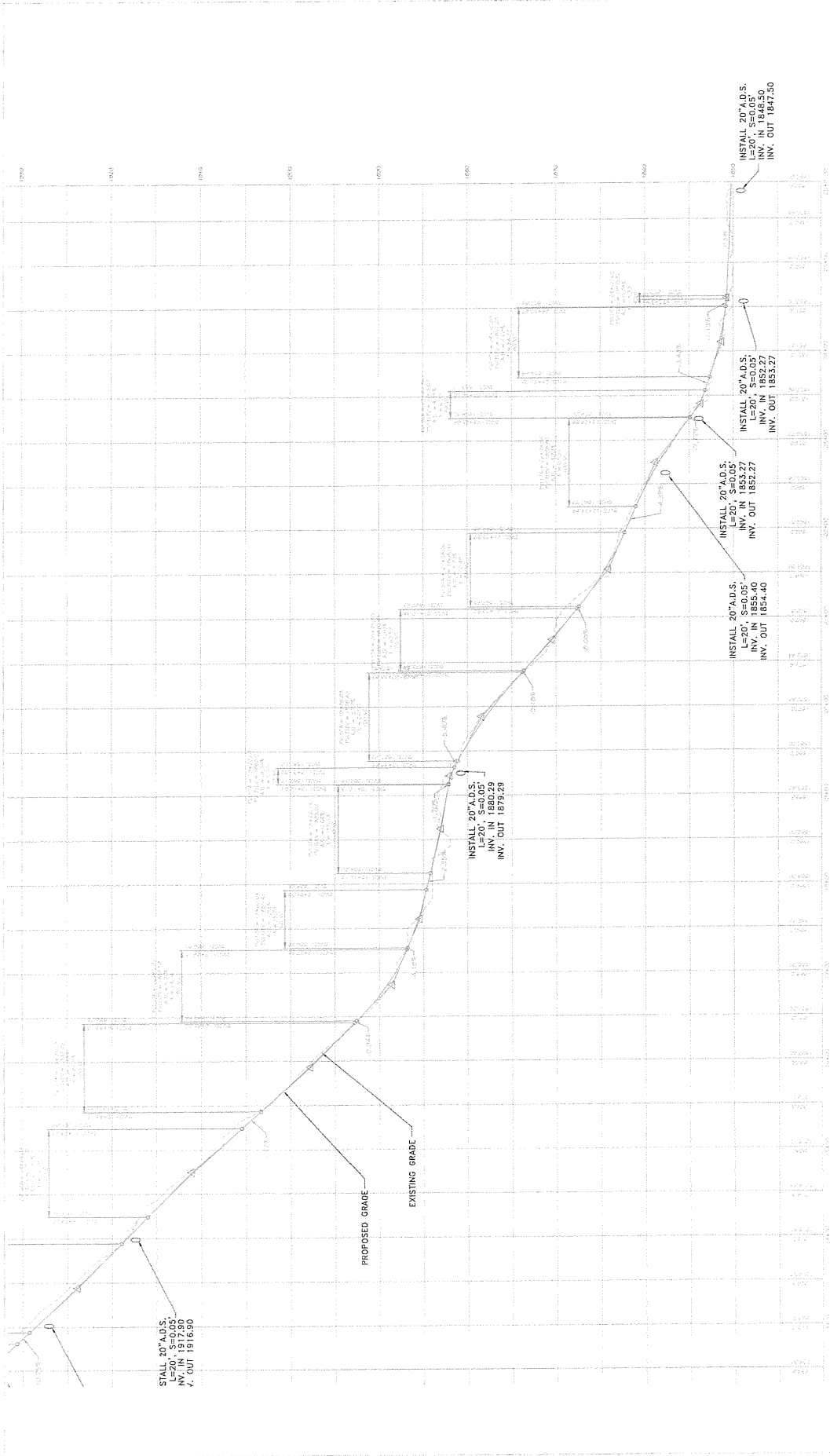
PROJECT NUMBER: RT-14
 SHEET NUMBER: C1-6



HORIZONTAL GRAPHIC SCALE: 1" = 100' (IN FEET)
 VERTICAL GRAPHIC SCALE: 1" = 5' (IN FEET)

1 ACCESS ROAD PROFILE
 SCALE: GRAPHIC SCALE

Classification: UNCLASSIFIED
 Quality Category: NON-Q
 SITE NAME: DALLAS PLANTATION
 SITE NUMBER: N/A



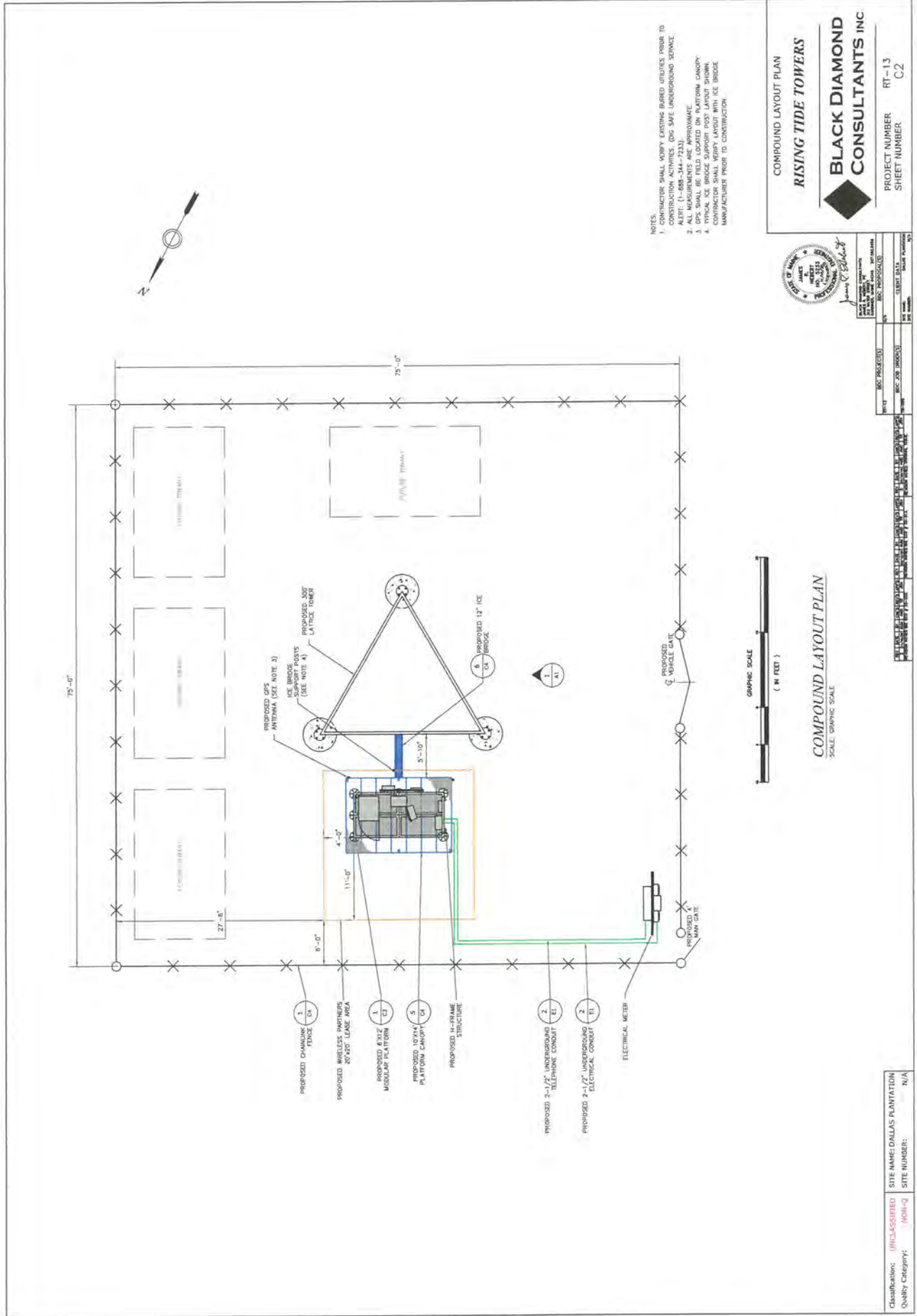
ACCESS ROAD PROFILE
RISING TIDE TOWERS
BLACK DIAMOND CONSULTANTS INC
 PROJECT NUMBER: RT-13
 SHEET NUMBER: C1.6



DATE: 08/11/2011
 TIME: 10:10 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET: [Name]

HORIZONTAL GRAPHIC SCALE: 1" = 100' (IN FEET)
 VERTICAL GRAPHIC SCALE: 1" = 5' (IN FEET)
1 ACCESS ROAD PROFILE
 SCALE GRAPHIC SCALE

Classification: UNCLASSIFIED
 Quality Category: ROR-Q
 SITE NAME: DALLAS PLANTATION
 SITE NUMBER: N/A



- NOTES:
1. CONTRACTOR SHALL VERIFY EXISTING BARED UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES. (DG SAFE UNDERGROUND SURFACE ALERT: 1-888-344-7233).
 2. ALL MEASUREMENTS ARE APPROXIMATE.
 3. ALL DIMENSIONS ARE APPROXIMATE.
 4. TYPICAL ICE BRIDGE SUPPORT POST LAYOUT SHOWN. CONTRACTOR SHALL VERIFY LAYOUT WITH ICE BRIDGE MANUFACTURER PRIOR TO CONSTRUCTION.

COMPOUND LAYOUT PLAN
RISING TIDE TOWERS
BLACK DIAMOND CONSULTANTS INC
 PROJECT NUMBER: RT-13
 SHEET NUMBER: C-2

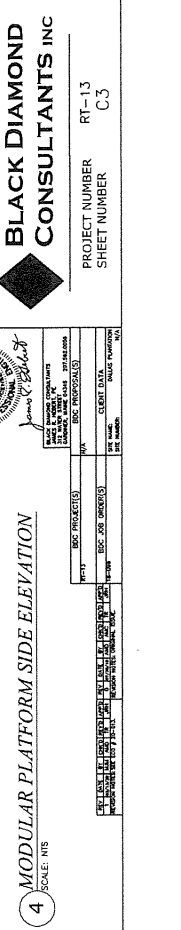
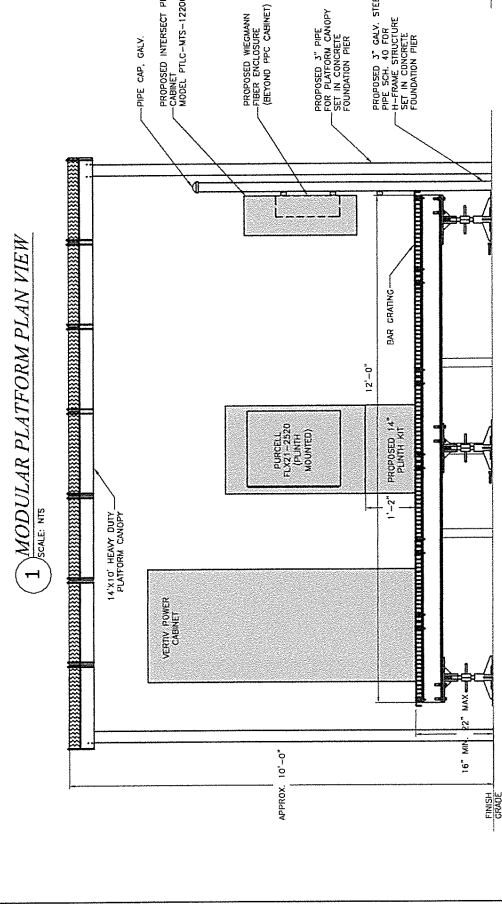
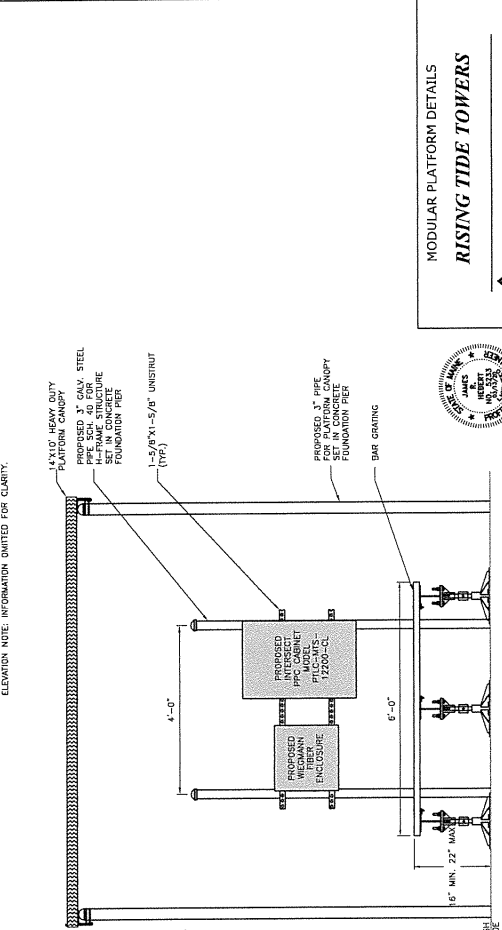
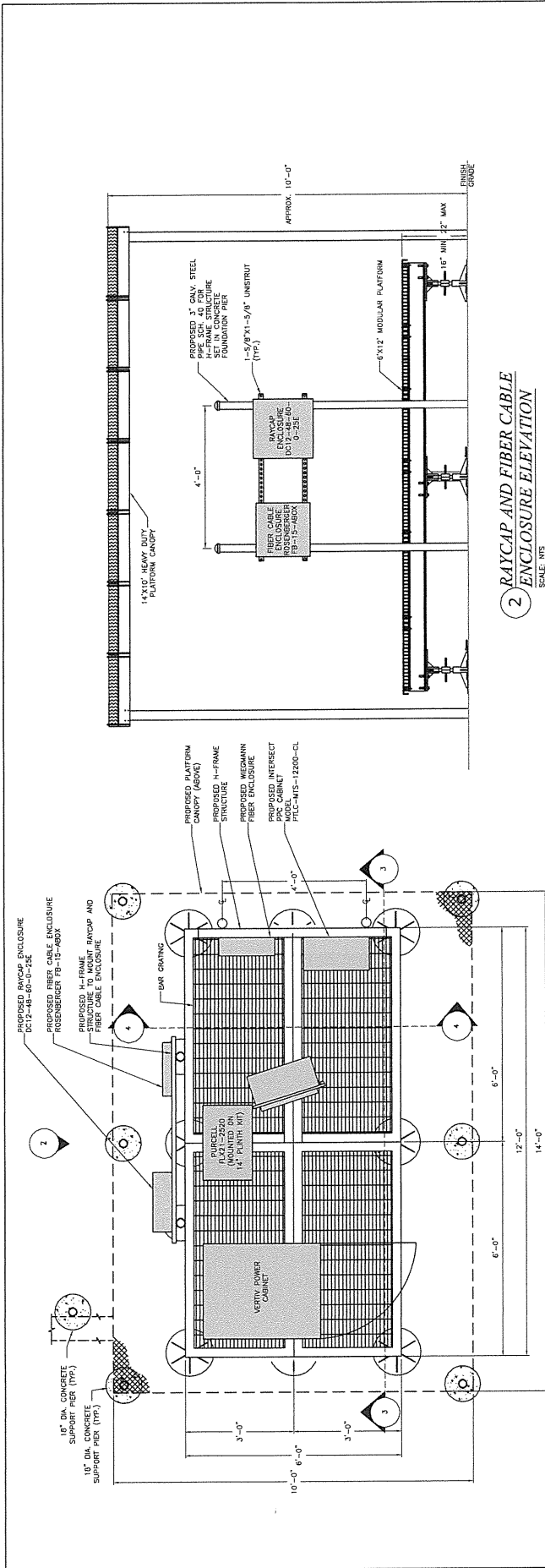


GRAPHIC SCALE
 (IN FEET)

COMPOUND LAYOUT PLAN
 SCALE: GRAPHIC SCALE

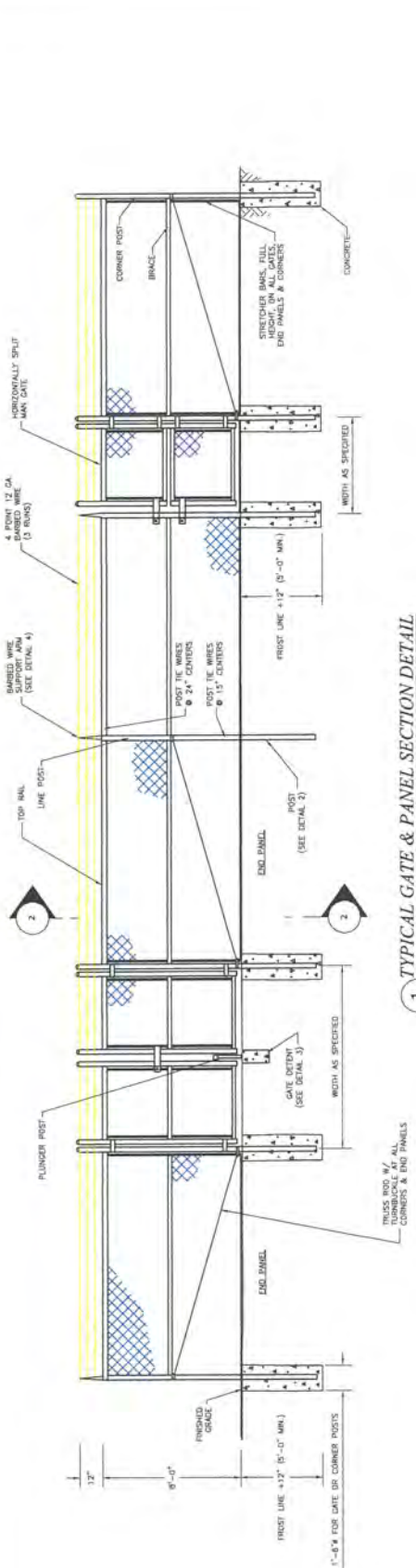
NO.	DATE	DESCRIPTION
1	08/20/24	ISSUED FOR PERMIT
2	08/20/24	ISSUED FOR PERMIT
3	08/20/24	ISSUED FOR PERMIT
4	08/20/24	ISSUED FOR PERMIT
5	08/20/24	ISSUED FOR PERMIT
6	08/20/24	ISSUED FOR PERMIT
7	08/20/24	ISSUED FOR PERMIT
8	08/20/24	ISSUED FOR PERMIT
9	08/20/24	ISSUED FOR PERMIT
10	08/20/24	ISSUED FOR PERMIT
11	08/20/24	ISSUED FOR PERMIT
12	08/20/24	ISSUED FOR PERMIT
13	08/20/24	ISSUED FOR PERMIT
14	08/20/24	ISSUED FOR PERMIT
15	08/20/24	ISSUED FOR PERMIT
16	08/20/24	ISSUED FOR PERMIT
17	08/20/24	ISSUED FOR PERMIT
18	08/20/24	ISSUED FOR PERMIT
19	08/20/24	ISSUED FOR PERMIT
20	08/20/24	ISSUED FOR PERMIT
21	08/20/24	ISSUED FOR PERMIT
22	08/20/24	ISSUED FOR PERMIT
23	08/20/24	ISSUED FOR PERMIT
24	08/20/24	ISSUED FOR PERMIT
25	08/20/24	ISSUED FOR PERMIT
26	08/20/24	ISSUED FOR PERMIT
27	08/20/24	ISSUED FOR PERMIT
28	08/20/24	ISSUED FOR PERMIT
29	08/20/24	ISSUED FOR PERMIT
30	08/20/24	ISSUED FOR PERMIT
31	08/20/24	ISSUED FOR PERMIT
32	08/20/24	ISSUED FOR PERMIT
33	08/20/24	ISSUED FOR PERMIT
34	08/20/24	ISSUED FOR PERMIT
35	08/20/24	ISSUED FOR PERMIT
36	08/20/24	ISSUED FOR PERMIT
37	08/20/24	ISSUED FOR PERMIT
38	08/20/24	ISSUED FOR PERMIT
39	08/20/24	ISSUED FOR PERMIT
40	08/20/24	ISSUED FOR PERMIT
41	08/20/24	ISSUED FOR PERMIT
42	08/20/24	ISSUED FOR PERMIT
43	08/20/24	ISSUED FOR PERMIT
44	08/20/24	ISSUED FOR PERMIT
45	08/20/24	ISSUED FOR PERMIT
46	08/20/24	ISSUED FOR PERMIT
47	08/20/24	ISSUED FOR PERMIT
48	08/20/24	ISSUED FOR PERMIT
49	08/20/24	ISSUED FOR PERMIT
50	08/20/24	ISSUED FOR PERMIT

Classification: UNCLASSIFIED
 Quality Category: (N/A)
 SITE NAME: DALLAS PLANTATION
 SITE NUMBER: N/A

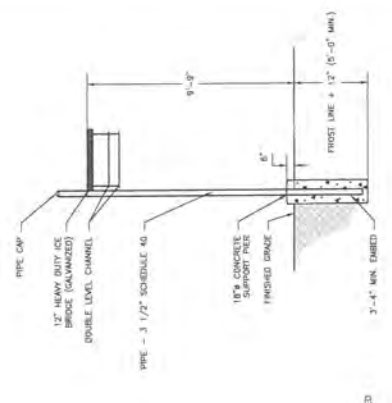


MODULAR PLATFORM DETAILS
BLACK DIAMOND CONSULTANTS INC
 PROJECT NUMBER RT-13
 SHEET NUMBER C.3

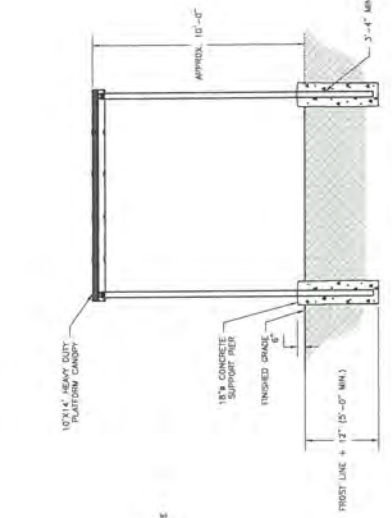
DATE: 08/14/2013	PROJECT: RT-13	PROJECT NO: 13-000003	PROJECT NAME: DALLAS PLANTATION
DESIGNER: J. L. BROWN	CHECKER: J. L. BROWN	DATE: 08/14/2013	PROJECT NO: 13-000003
PROJECT NO: 13-000003	PROJECT NAME: DALLAS PLANTATION	PROJECT NO: 13-000003	PROJECT NAME: DALLAS PLANTATION



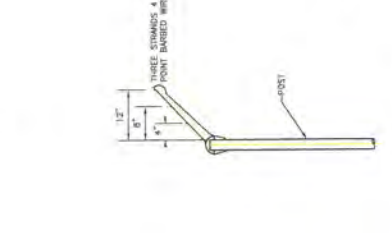
1 TYPICAL GATE & PANEL SECTION DETAIL
SCALE: NTS



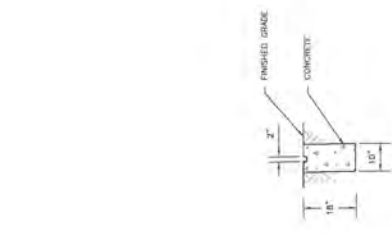
2 FENCE CROSS SECTION
SCALE: NTS



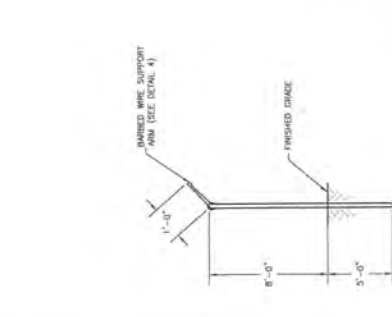
3 GATE DETENT
SCALE: NTS



4 BARBED WIRE SUPPORT ARM
SCALE: NTS



5 PLATFORM CANOPY DETAIL
SCALE: NTS



6 ICE BRIDGE DETAIL
SCALE: NTS

- FENCE NOTES:
- 1 FENCE CONSTRUCTION SHALL BE PLUMB, STRAIGHT, AND TRUE.
 - 2 FENCE PANELS SHALL BE 12'-0\"/>

FENCE, PLATFORM CANOPY AND ICE BRIDGE DETAILS
BLACK DIAMOND CONSULTANTS INC
 PROJECT NUMBER: RT-13
 SHEET NUMBER: C-4

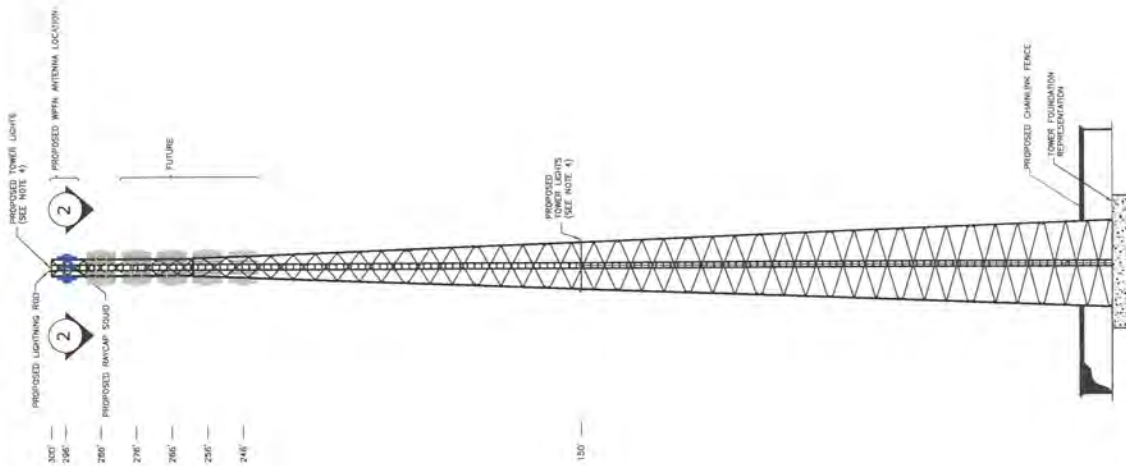
Professional Engineer Seal for James R. Schaefer, State of Texas, License No. 10425. Includes a table for project information:

NO.	REV.	DATE	DESCRIPTION

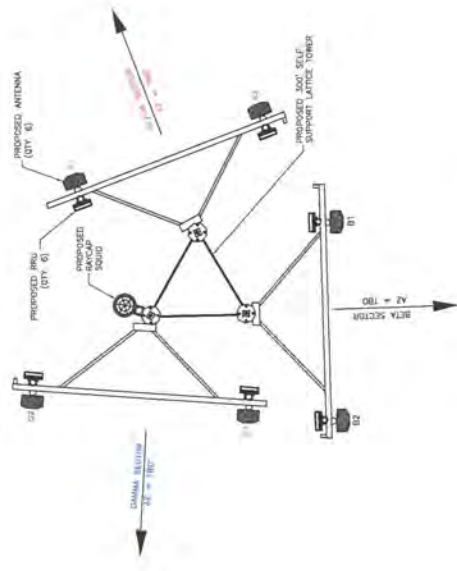
Classification:	UNCLASSIFIED	SITE NAME: DALLAS PLANTATION	N/A
Quality Category:	NCM-C	SHEET NUMBER:	N/A

ANTENNA SCHEDULE	CABLE AND TOWER EQUIPMENT SCHEDULE	
ANTENNA SECTOR	ANTENNA EQUIPMENT	ANTENNA CABLE
A1	TPMSR-BUJD	JUMPER CABLE
A2	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B1	TPMSR-BUJD	JUMPER CABLE
B2	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B3	TPMSR-BUJD	JUMPER CABLE
B4	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B5	TPMSR-BUJD	JUMPER CABLE
B6	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B7	TPMSR-BUJD	JUMPER CABLE
B8	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B9	TPMSR-BUJD	JUMPER CABLE
B10	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B11	TPMSR-BUJD	JUMPER CABLE
B12	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B13	TPMSR-BUJD	JUMPER CABLE
B14	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B15	TPMSR-BUJD	JUMPER CABLE
B16	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B17	TPMSR-BUJD	JUMPER CABLE
B18	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B19	TPMSR-BUJD	JUMPER CABLE
B20	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B21	TPMSR-BUJD	JUMPER CABLE
B22	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B23	TPMSR-BUJD	JUMPER CABLE
B24	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B25	TPMSR-BUJD	JUMPER CABLE
B26	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B27	TPMSR-BUJD	JUMPER CABLE
B28	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B29	TPMSR-BUJD	JUMPER CABLE
B30	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B31	TPMSR-BUJD	JUMPER CABLE
B32	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B33	TPMSR-BUJD	JUMPER CABLE
B34	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B35	TPMSR-BUJD	JUMPER CABLE
B36	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B37	TPMSR-BUJD	JUMPER CABLE
B38	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B39	TPMSR-BUJD	JUMPER CABLE
B40	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B41	TPMSR-BUJD	JUMPER CABLE
B42	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B43	TPMSR-BUJD	JUMPER CABLE
B44	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B45	TPMSR-BUJD	JUMPER CABLE
B46	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B47	TPMSR-BUJD	JUMPER CABLE
B48	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B49	TPMSR-BUJD	JUMPER CABLE
B50	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B51	TPMSR-BUJD	JUMPER CABLE
B52	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B53	TPMSR-BUJD	JUMPER CABLE
B54	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B55	TPMSR-BUJD	JUMPER CABLE
B56	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B57	TPMSR-BUJD	JUMPER CABLE
B58	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B59	TPMSR-BUJD	JUMPER CABLE
B60	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B61	TPMSR-BUJD	JUMPER CABLE
B62	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B63	TPMSR-BUJD	JUMPER CABLE
B64	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B65	TPMSR-BUJD	JUMPER CABLE
B66	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B67	TPMSR-BUJD	JUMPER CABLE
B68	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B69	TPMSR-BUJD	JUMPER CABLE
B70	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B71	TPMSR-BUJD	JUMPER CABLE
B72	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B73	TPMSR-BUJD	JUMPER CABLE
B74	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B75	TPMSR-BUJD	JUMPER CABLE
B76	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B77	TPMSR-BUJD	JUMPER CABLE
B78	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B79	TPMSR-BUJD	JUMPER CABLE
B80	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B81	TPMSR-BUJD	JUMPER CABLE
B82	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B83	TPMSR-BUJD	JUMPER CABLE
B84	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B85	TPMSR-BUJD	JUMPER CABLE
B86	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B87	TPMSR-BUJD	JUMPER CABLE
B88	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B89	TPMSR-BUJD	JUMPER CABLE
B90	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B91	TPMSR-BUJD	JUMPER CABLE
B92	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B93	TPMSR-BUJD	JUMPER CABLE
B94	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B95	TPMSR-BUJD	JUMPER CABLE
B96	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER
B97	TPMSR-BUJD	JUMPER CABLE
B98	ERISSON 4448 TRU	DC, FIBER, COAX JUMPER
B99	TPMSR-BUJD	JUMPER CABLE
B100	ERISSON 4478 TRU	DC, FIBER, COAX JUMPER

NOTE: ICE BRODGE LENGTH IS 5'-10"



1 PROPOSED TOWER ELEVATION
SCALE: 1/8\"/>



2 ANTENNA LOCATION SECTION
SCALE: 1/8\"/>

POWER HOLES:
 1. TOWER ELEVATION IS AN OPTION FOR REFERENCE ONLY.
 2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 3. DIMENSIONS FOR COMPLETE INSTALLATION AND DELIVERY SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 4. TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/AISC 360-10 STRUCTURAL STEEL BUILDING DESIGN AND CONSTRUCTION.
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE SPECIFIED.

TOWER ELEVATION AND ANTENNA LOCATION SECTION

RISEING TIDE TOWERS

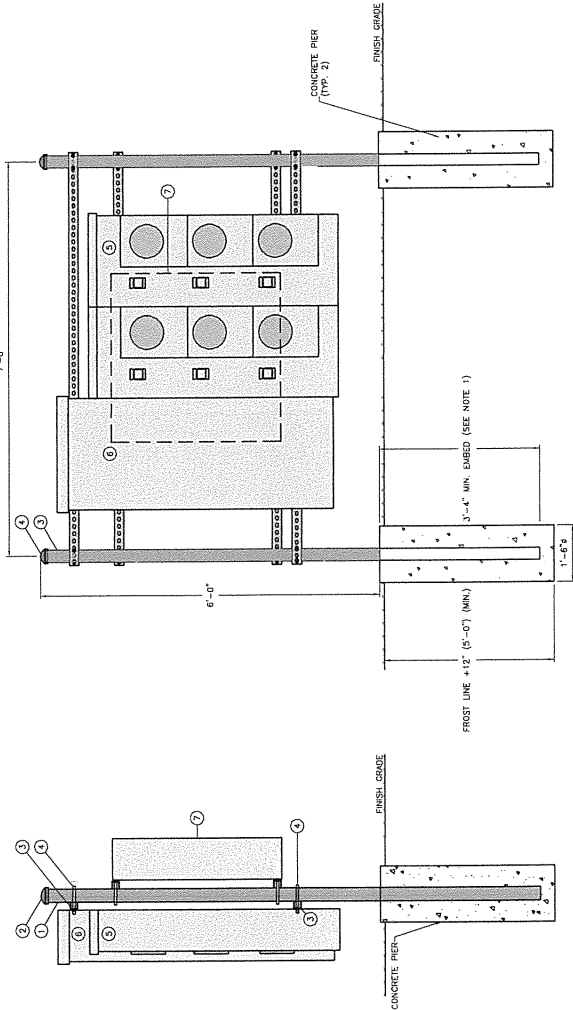
BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER: RT-13
SHEET NUMBER: A1

Classification: UNCLASSIFIED
Quality Category: A00-Q

SITE NAME: DALLAS PLANTATION
SITE NUMBER: N/A

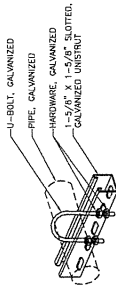
DATE: 10/20/2010
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: AS SHOWN



ELECTRICAL METER BOARD SIDE ELEVATION
SCALE: NTS

ELECTRICAL METER BOARD FRONT ELEVATION
SCALE: NTS

ITEM NO.	DESCRIPTION
1	PIPE, SCHEDULE 40, GALVANIZED, 3"
2	CAP, GALVANIZED, 3"
3	CHANNEL, 1-5/8" X 1-5/8" SLOTTED HOLE, GALVANIZED
4	U-BOLT, FOR 3" PIPE, GALVANIZED, WITH HARDWARE
5	ELECTRICAL METER BOARD ENCLOSURE
6	ELECTRICAL METER BOARD ENCLOSURE
7	TELED ENCLOSURE, NEMA 3B, 36"x36"x12"



UNISTRUT AND GALVANIZED PIPE CONNECTION DETAIL
SCALE: NTS

NOTES:
1. BURIED LEADS AT LESS THAN 3'-6" CORE LEAVE WITH 4-1/2" X 8" DEEP HOLES AND GROUT.
2. #3 REINFORCING STEEL WITH #3 TIES AT 6" O.C.

ELECTRICAL METER DETAILS
RISEING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER: RT-13
SHEET NUMBER: E2



NO.	DATE	BY	DESCRIPTION
1	08/15/2018	RS	ISSUE FOR PERMITS
2	08/15/2018	RS	ISSUE FOR PERMITS
3	08/15/2018	RS	ISSUE FOR PERMITS
4	08/15/2018	RS	ISSUE FOR PERMITS
5	08/15/2018	RS	ISSUE FOR PERMITS
6	08/15/2018	RS	ISSUE FOR PERMITS
7	08/15/2018	RS	ISSUE FOR PERMITS
8	08/15/2018	RS	ISSUE FOR PERMITS
9	08/15/2018	RS	ISSUE FOR PERMITS
10	08/15/2018	RS	ISSUE FOR PERMITS
11	08/15/2018	RS	ISSUE FOR PERMITS
12	08/15/2018	RS	ISSUE FOR PERMITS
13	08/15/2018	RS	ISSUE FOR PERMITS
14	08/15/2018	RS	ISSUE FOR PERMITS
15	08/15/2018	RS	ISSUE FOR PERMITS
16	08/15/2018	RS	ISSUE FOR PERMITS
17	08/15/2018	RS	ISSUE FOR PERMITS
18	08/15/2018	RS	ISSUE FOR PERMITS
19	08/15/2018	RS	ISSUE FOR PERMITS
20	08/15/2018	RS	ISSUE FOR PERMITS
21	08/15/2018	RS	ISSUE FOR PERMITS
22	08/15/2018	RS	ISSUE FOR PERMITS
23	08/15/2018	RS	ISSUE FOR PERMITS
24	08/15/2018	RS	ISSUE FOR PERMITS
25	08/15/2018	RS	ISSUE FOR PERMITS
26	08/15/2018	RS	ISSUE FOR PERMITS
27	08/15/2018	RS	ISSUE FOR PERMITS
28	08/15/2018	RS	ISSUE FOR PERMITS
29	08/15/2018	RS	ISSUE FOR PERMITS
30	08/15/2018	RS	ISSUE FOR PERMITS
31	08/15/2018	RS	ISSUE FOR PERMITS
32	08/15/2018	RS	ISSUE FOR PERMITS
33	08/15/2018	RS	ISSUE FOR PERMITS
34	08/15/2018	RS	ISSUE FOR PERMITS
35	08/15/2018	RS	ISSUE FOR PERMITS
36	08/15/2018	RS	ISSUE FOR PERMITS
37	08/15/2018	RS	ISSUE FOR PERMITS
38	08/15/2018	RS	ISSUE FOR PERMITS
39	08/15/2018	RS	ISSUE FOR PERMITS
40	08/15/2018	RS	ISSUE FOR PERMITS
41	08/15/2018	RS	ISSUE FOR PERMITS
42	08/15/2018	RS	ISSUE FOR PERMITS
43	08/15/2018	RS	ISSUE FOR PERMITS
44	08/15/2018	RS	ISSUE FOR PERMITS
45	08/15/2018	RS	ISSUE FOR PERMITS
46	08/15/2018	RS	ISSUE FOR PERMITS
47	08/15/2018	RS	ISSUE FOR PERMITS
48	08/15/2018	RS	ISSUE FOR PERMITS
49	08/15/2018	RS	ISSUE FOR PERMITS
50	08/15/2018	RS	ISSUE FOR PERMITS
51	08/15/2018	RS	ISSUE FOR PERMITS
52	08/15/2018	RS	ISSUE FOR PERMITS
53	08/15/2018	RS	ISSUE FOR PERMITS
54	08/15/2018	RS	ISSUE FOR PERMITS
55	08/15/2018	RS	ISSUE FOR PERMITS
56	08/15/2018	RS	ISSUE FOR PERMITS
57	08/15/2018	RS	ISSUE FOR PERMITS
58	08/15/2018	RS	ISSUE FOR PERMITS
59	08/15/2018	RS	ISSUE FOR PERMITS
60	08/15/2018	RS	ISSUE FOR PERMITS
61	08/15/2018	RS	ISSUE FOR PERMITS
62	08/15/2018	RS	ISSUE FOR PERMITS
63	08/15/2018	RS	ISSUE FOR PERMITS
64	08/15/2018	RS	ISSUE FOR PERMITS
65	08/15/2018	RS	ISSUE FOR PERMITS
66	08/15/2018	RS	ISSUE FOR PERMITS
67	08/15/2018	RS	ISSUE FOR PERMITS
68	08/15/2018	RS	ISSUE FOR PERMITS
69	08/15/2018	RS	ISSUE FOR PERMITS
70	08/15/2018	RS	ISSUE FOR PERMITS
71	08/15/2018	RS	ISSUE FOR PERMITS
72	08/15/2018	RS	ISSUE FOR PERMITS
73	08/15/2018	RS	ISSUE FOR PERMITS
74	08/15/2018	RS	ISSUE FOR PERMITS
75	08/15/2018	RS	ISSUE FOR PERMITS
76	08/15/2018	RS	ISSUE FOR PERMITS
77	08/15/2018	RS	ISSUE FOR PERMITS
78	08/15/2018	RS	ISSUE FOR PERMITS
79	08/15/2018	RS	ISSUE FOR PERMITS
80	08/15/2018	RS	ISSUE FOR PERMITS
81	08/15/2018	RS	ISSUE FOR PERMITS
82	08/15/2018	RS	ISSUE FOR PERMITS
83	08/15/2018	RS	ISSUE FOR PERMITS
84	08/15/2018	RS	ISSUE FOR PERMITS
85	08/15/2018	RS	ISSUE FOR PERMITS
86	08/15/2018	RS	ISSUE FOR PERMITS
87	08/15/2018	RS	ISSUE FOR PERMITS
88	08/15/2018	RS	ISSUE FOR PERMITS
89	08/15/2018	RS	ISSUE FOR PERMITS
90	08/15/2018	RS	ISSUE FOR PERMITS
91	08/15/2018	RS	ISSUE FOR PERMITS
92	08/15/2018	RS	ISSUE FOR PERMITS
93	08/15/2018	RS	ISSUE FOR PERMITS
94	08/15/2018	RS	ISSUE FOR PERMITS
95	08/15/2018	RS	ISSUE FOR PERMITS
96	08/15/2018	RS	ISSUE FOR PERMITS
97	08/15/2018	RS	ISSUE FOR PERMITS
98	08/15/2018	RS	ISSUE FOR PERMITS
99	08/15/2018	RS	ISSUE FOR PERMITS
100	08/15/2018	RS	ISSUE FOR PERMITS

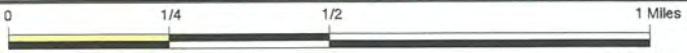
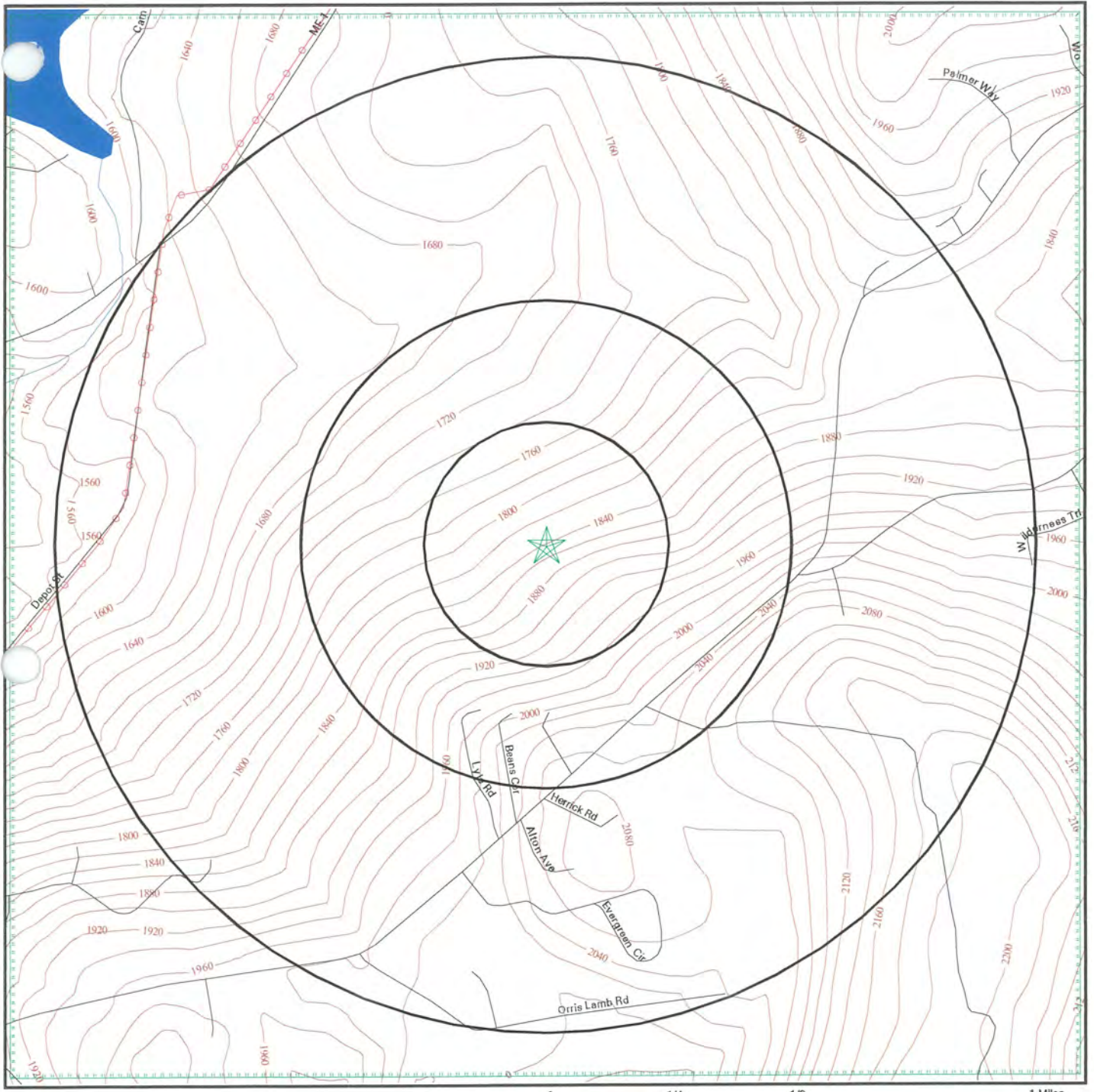
Classification: UNCLASSIFIED
Quality Category: NON-Q
SITE NAME: DALLAS PLANTATION
SITE NUMBER: N/A

ATTACHMENT # 9

FEMA FLOODPLAIN INFORMATION

(The area to be developed is outside of any designated 100 year flood plain. Please see attached EDR map.)

Flood Plain Map



- Major Roads
- Contour Lines
- Waterways
- County Boundary
- Power Lines
- Pipe Lines
- Fault Lines
- Water
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- Electronic FEMA data available
- Electronic FEMA data not available



<p>SITE NAME: RT-13 Dallas Plantation ADDRESS: Dallas Hill Road Rangeley ME 04970 LAT/LONG: 44.969694 / 70.605444</p>	<p>CLIENT: Black Diamond Consultants, Inc CONTACT: Megan McGuire INQUIRY #: 6129261.7s DATE: July 21, 2020</p>
120	TC6129261.7s Page 12 of 35

ATTACHMENT # 10
BDC EXPERIENCE AND TRAINING



BLACK DIAMOND CONSULTANT'S EXPERIENCE AND TRAINING

Black Diamond Consultant's (BDC) has provided telecommunications services in the State of Maine for several years and, as such, understands the processes for facilitating wireless network systems implementation. We have served the telecommunications industry in providing site acquisition, zoning, leasing, site environmental assessment, site design, site construction management, and site development and construction schedule management.

BDC has performed numerous environmental assessments for proposed telecommunication facilities throughout the State of Maine. These assessments include:

- Section 106 - Historic Preservation assessments under the Nationwide Programmatic Agreement (NPA) to determine the impact of the proposed telecommunication facility on historic preservation sites within the area, including archaeological artifacts and Indian tribe importance.
- Environmental assessment to determine whether a proposed telecommunication facility will have a significant environmental effect. The scope of the assessment includes affect on officially designated wilderness areas; officially designated wildlife preserves; listed threatened or endangered species or designated critical habitats; flood plains; wetland fill, and deforestation or water diversion.
- Phase I - Environmental assessment for hazardous and petroleum wastes in accordance with the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM – E 1527-05.

The BDC site design and construction management experience includes the design of site "erosion and sedimentation controls" for construction and site post-construction permanent controls. The management oversight has included oversight of the implementation and maintenance of the erosion and sedimentation controls in accordance with engineering design plans and Maine Erosion and Sedimentation Control Handbook for Construction Best Management Practices.

BDC provides the necessary hydrology and hydraulics assessments of stormwater runoff for the proposed site in accordance with the Natural Resources Conservation Service developed hydrology techniques. Site stormwater runoff controls are developed for the site and identified in the BDC site engineering drawings.

Training at BDC on the aforementioned assessments is provided at the BDC offices on an annual basis and has also periodically been provided by the Applicants for telecommunications facilities. Training provides instructions on the performance of the environmental assessments and controls in accordance with the BDC environmental implementing procedures. The training objectives are to improve the trainees understanding of the implementing procedures, the correlations between the implementing procedures and the associated regulations/standards, and changes to associated regulations/standards.

Page 2 of 2

BLACK DIAMOND CONSULTANTS

312 WATER STREET PO BOX 57 GARDINER, ME 04345

PHONE: 207.582.0056 FACSIMILLIE: 207.582.9098

ATTACHMENT # 11

HISTORIC PRESERVATION ASSESSMENT

Julie Ann Larry, Architectural Historian, has reviewed the “National Register of Historic Places” data file to identify any historic sites within the Area of Potential Effect (APE) of the proposed telecommunications facility. The investigation revealed that there will be no adverse effect on any historic resources proposed by this undertaking.

The Northeast Archaeology Research Center also conducted an archaeological review of the proposed project and have determined that it is unlikely that significant archaeological resources are present and that survey for archaeological resources is not necessary.

Concurrence on the above findings have been provided by the Maine Historic Preservation Commission.

Please see attached pages in support of the above determinations.



JANET T. MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

KIRK F. MOHNEY
DIRECTOR

October 19, 2020

Ms. Megan McGuire
Black Diamond Consultants, Inc.
P.O. Box 57
Gardiner, ME 04345

Project: MHPC# 0971-20 Rising Tide Towers; Off from Dallas Hill Road
Proposed Telecommunications Facility
Town: Dallas Plt, ME

Dear Ms. McGuire:

In response to your recent request, I have reviewed the information received October 13, 2020 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), and the FCC's Nationwide Programmatic Agreement (PA).

Based on the information submitted, I have concluded that there will be **no historic properties affected** by the proposed undertaking, as defined by Section 106.

Please note that our comments above only apply to the federal Section 106 review process. State and local permitting processes are completely separate and stand-alone from Section 106. State agencies and local municipalities may utilize different regulations and definitions of historic properties and the area of potential effects. Potentially eligible historic properties may be given consideration in those review processes.

Please contact Megan Rideout of my staff if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney
State Historic Preservation Officer



BLACK DIAMOND CONSULTANTS INC

TECHNICAL REPORT

TR# 20-122

Revision #00

Report Type: Historic Preservation Review – (Section 106)
Project Location: Dallas Plantation, Maine
Report Date: 2020 10 09
Site Inspection Date(s): 07/01/20
QA Category: Non-Q

Client: Rising Tide Towers
Project: RT-13
JO Number: 20-021
Cell Site: N/A
Classification: Unclassified

TITLE

HISTORIC PRESERVATION REVIEW (SECTION 106) Rising Tide Towers LLC. Proposed Telecommunications Facility 300' Lattice Tower Dallas Plantation, Maine

MHPC Project # 0971-20

Prepared for:

Rising Tide Towers LLC
5 Milk Street, Suite 420
Portland, Maine 04101

Prepared By:

Black Diamond Consultants, Inc.
312 Water Street
PO Box 57
Gardiner, ME 04345

Table of Contents

Section Titles	Page Number
Executive Summary	2
Objective	4
Technical Approach	4
Technical Results	4
Conclusion	5
References	5
NT Submission Packet – FCC Form 620	6

Attachments

Attachment No.	Attachments	No. of Pages
1	Resumes/Vitae	5
2	Additional Site Information	2
3	Tribal and NHO Involvement	9
4	Local Government	4
5	Public Involvement	3
6	Additional Consulting Parties	4
7	Area of Potential Effects	1
8	Historic Properties Identified in the APE for Visual Effects	15
9	Historic Properties Identified in the APE for Direct Effects	4
10	Effects on Identified Properties	1
11	Photographs	5
12	Maps	2

Executive Summary

Black Diamond Consultants, Inc. has performed this evaluation, assessment and report in accordance with Black Diamond Consultants, Procedure SOP-201, "Historic Preservation – Section 106 (New Tower)" developed in accordance with the Nationwide Programmatic Agreement (NPA). This Section 106 Review is for a proposed wireless telecommunications facility and tower installation. The tower installation will be for a 300' Lattice Tower. The site is located off Dallas Hill Road in Dallas Plantation, Maine and depicted as a portion of Lot 49 on Land Use Planning Commission Tax Map 2. The site consists of approximately 40,000 square feet of land located within forested woodlands. Vehicular access will be from Dallas Hill Road to the site via an upgraded constructed access road utilizing an existing snowmobile trail and shale pit road.


The Historic Preservation review is performed to determine whether the facility and tower will have "no effect" on historic properties, "no adverse effect" on such properties, or an "adverse effect" on any property listed or "eligible for listing" in the National Register of Historic Places. The NPA distinguishes between "direct" and "visual" effects, with "direct" effects considered to be those on the facility and tower's immediate vicinity and "visual" effects being effects on the tower's surrounding area.

The scope of the considerations performed by Black Diamond Consultants included:

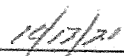
- Determination of the area of potential affect (APE) associated with the project,
- Identification of the appropriate SHPO/THPO and other consulting parties, including relevant local government and all Indian tribes entitled to be invited to consult on the project,
- Notification to the public and relevant local government about the project and their opportunity to comment or consult,
- Contacting potentially interested Indian tribes and inviting them to consult and provide their views on the project's potential effects to historic properties,
- Making reasonable and good-faith effort to identify historic properties within the APE by making use of record review available at the offices of the SHPO/THPO,
- Determining the nature of the project's effects on identified historic properties,
- Informing SHPO/THPO of all comments received from the public or consulting parties,
- Preparing the NT Submission Packet – FCC Form 620 for submittal, and
- Preparing this complete Section 106 documentation and findings package for submittal to SHPO/THPO and all participating consulting parties.

The information gathered by Black Diamond Consultants from this assessment indicates that there are no Historic Properties within the Area of Potential Effect (APE) for direct effects and no adverse effect on any Historic Properties within the Area of Potential Effect (APE) for visual effects from the tower and facility in Dallas Plantation, Maine. Refer to the FCC Form 620 and Attachments to this report for additional information.

Inspection & Evaluation Performed By:

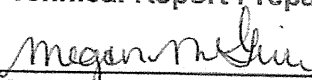


Chad J. Hébert
Black Diamond Consultants, Inc.




Date

Technical Report Prepared By:

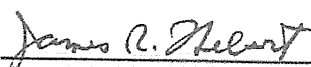


Megan J. McGuire
Black Diamond Consultants, Inc.



Date

Technical Report Reviewed By:



James R. Hébert
Black Diamond Consultants, Inc.



Date

Architectural Survey Report

**Architectural Reconnaissance Report
Proposed Telecommunications Facility
RT-13**

**Dallas Plantation, ME
MHPC# 0971-20**

Julie Ann Larry, Architectural Historian
Black Diamond Consultants
312 Water Street, PO Box 57
Gardiner, ME 04345
jalarry@blackdiamond.net
(207) 710-2012

Prepared for:

Sponsoring agency or entity
Megan McGuire
Black Diamond Consultants, Inc.
312 Water Street
PO Box 57
Gardiner, ME 04345

Dates:

Provide the dates from when the project was started up through when the report was written and/or revised and submitted.
5 October 2020

Level:

Reconnaissance or Intensive
Reconnaissance

Name of surveyors:

(If different from author, provide contact information for each surveyor.)
Julie Ann Larry

Continuing project?

If so, please summarize previous efforts.
No. The client first contacted MHPC to initiate consultation on this project on 2 July 2020. Although MHPC determined on 15 July 2020 that no National Register listed or known eligible properties were located within the presumed radius, the consultant determined that one National Register of Historic Places (NRHP) listed or known eligible property is located within the APE, the Upper Dallas School (Listed NRHP 2/9/1990)

I. EXECUTIVE SUMMARY

The undertaking includes the installation of equipment on a new 300' lattice tower and associated telecommunications equipment off Dallas Hill Road in Dallas Plantation, Maine. The site will be accessed via an existing gravel access road off of Dallas Hill Road.

It was determined that one National Register of Historic Places (NRHP) listed or known eligible property is located within the APE. Views of the tower from the historic structure are in the secondary viewshed and are partial. There will be no adverse effect on any historic resources proposed

by this undertaking.

II. RESEARCH DESIGN AND BACKGROUND RESEARCH

A. Basis:

Describe the purpose of this survey. Identify the Federal or State regulations mandating this survey, or any Programmatic Agreements associated with this project.

The purpose of this investigation was to determine the location, if any, of National Register listed or known eligible above ground resources within the area of potential effect of the proposed telecommunications tower in Dallas Plantation, ME. This work is required for review by the Maine Historic Preservation Commission (MHPC) as required by Section 106 of the National Historic Preservation Act of 1966, as amended, and the FCC's Nationwide Programmatic Agreement.

B. Project Description/ Scope of Work:

Describe the underlying project, specifically citing the type of project and duration of project. Summarize planned or anticipated alterations to landscapes, buildings, structures, districts, objects or sites.

The work includes the installation of equipment on a new 300' tall lattice tower and associated telecommunications equipment on a ground parcel area off Dallas Hill Road in Dallas Plantation. The tower site, located at Lat: N 44° 58' 10.9" Long: W 70° 36' 19.6", is located in a rural woodland area.

C. Area of Potential Effect:

1. On a USGS topographic map draw the outermost boundary of the area of potential effect in red. Label this line "Project APE". If necessary, additional topographic maps or overlays may be submitted showing the limits of each specific APE if more than one potential effect is present within the project area.

Direct Effect

There are no potential significant direct effects to any above ground structure. The potential direct effects will be limited to areas within the tower compound off Dallas Hill Road (USGS Map).

Indirect Effect

The indirect effects will be limited to the Area of Potential Effect (APE). The presumed APE is 0.75 mile in radius from the tower site off Dallas Hill Road (solid red line).

D. Survey Boundaries:

1. Draw the boundaries of the survey on the topographic map in blue or black and label this line "Survey Boundaries." The boundaries of a survey map include portions of a property that lie outside the APE.

Utilizing the MHPC's survey guidelines, the survey boundary for the proposed installation encompasses the area 0.75 mile in radius from the facility's site because the tower is more than 200' in height and less than 400' in height.

2. Describe the limits of the surveyed area. The survey boundary may be larger than the APE. Make reference to geographic landmarks, addresses or political boundaries. Utilize reasonable demarcations – tree lines, back lots.

The survey boundary includes the geographic area that is 0.75 mile in radius surrounding the facility's site.

E. Survey Methodology:

1. Describe background research method.

It was determined that one National Register of Historic Places (NRHP) listed or known eligible property is located within the APE. The National Register nomination form was consulted and taken into the field during the survey.

Northeast Archaeology Research Center, Inc.

Megan McGuire
Black Diamond Consultants, Inc.
312 Water Street
Gardiner, Maine 04345

August 19, 2020

RE: Rising Tide Towers, Cell Tower Archaeological Review – Dallas Plantation, Franklin County, Maine, MHPC #0971-20

Dear Megan:

We write to inform you of the completion of the archaeological review of the proposed Rising Tide Towers (RTT) telecommunications facility, located in Dallas Plantation, Franklin County, Maine (MHPC #0971-20). The proposed project includes the construction of a 300' lattice tower and related infrastructure within a leased area located on property owned by Mark Beauregard, Inc. Access to the site will be from Dallas Hill Road via an existing dirt and gravel trail measuring approximately 600 m (2,000 ft) in length, which will be upgraded as necessary.

This review was conducted by the Northeast Archaeology Research Center, Inc. (NE ARC) on behalf of Black Diamond Consultants, Inc. as part of the Section 106 regulatory process. Review of standing structures (above ground resources) was not included in the review. This assessment is based on a map review, review of aerial photographs (Google Earth), soils information (NRCS), historic maps, and project plans (provided by Black Diamond).

The proposed project is situated on north facing slope of a 2,088 ft hill, at an elevation of approximately 1,890 ft above mean sea level (a.m.s.l.). The immediate surrounding landscape is hilly, rising to elevations of up to 2,200 ft a.m.s.l. The intersection of Dallas Hill Road and Herrick Farm Road is located approximately 630 m (2,060 ft) southeast of the project area.

The closest fresh water source is Nile Brook, the headwaters of which rise approximately 1.4 km southeast of the proposed tower location. From its headwaters Nile Brook flows approximately 3.2 km to the southwest, emptying into Rangeley Lake, located approximately 3.8 km southwest of the project area. Several other larger bodies of water are situated well outside of the project area as well, including Haley Pond approximately 2.1 km to the west, Gull Pond 2.7 km to the northwest, and Saddleback Pond 3.2 km to the east of the project area.

Soils within the project area are classified as Telos-Chesuncook association, 3-15% slopes. These are well-drained soils formed on drumlinoid ridges from a parent material of loamy lodgement till

382 Fairbanks Rd / Farmington Maine 04938 / 207-860-4032 / 207-860-4031 fax
nearchaeology.com

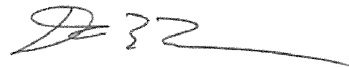
(USDA 2020). Current and past satellite images show that the existing dirt and gravel trail has existed from at least 1997 to the present. The trail does not, however, appear on USGS maps of the area from 1932 to the present. It is likely then that the trail has been used primarily for recreational activities, or possibly logging activities as well, and it is unlikely to be archaeologically sensitive. There are no National Register of Historic Places (NRHP) listed or known Native American archaeological sites within or near the proposed project (MHPC letter, July 15, 2020). In addition, the proposed tower location is situated in excess of 100 m from potential fresh water sources and on sloped ground, thus reducing the Native American archaeological sensitivity of the location. It is therefore considered unlikely that any Native American archaeological sites are located within the area of potential effects (APE) for the project.

The MHPC review of the project also indicates that there are no previously identified above-ground resources present within the 0.5-mile radius APE - visual effects of the project. In addition, Colby's 1885 Franklin County map does not show any structures within or in the near vicinity of the project; any structures on that map are located along Dallas Hill Road, including a schoolhouse and two residences that are a minimum of 800 m from the proposed tower location. Therefore, no archaeological resources potentially associated with any historic Euroamerican property will likely be affected by the proposed project.

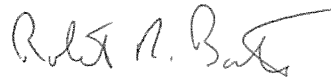
In sum, the results of this desk review indicate that it is unlikely that significant archaeological resources are present within the project boundaries and that survey for archaeological resources is not necessary. Therefore no additional archaeological work is recommended prior to project construction.

Please call if you have any questions and thank you for the opportunity to conduct this review.

Sincerely,



David Beale
Project Director, NE ARC



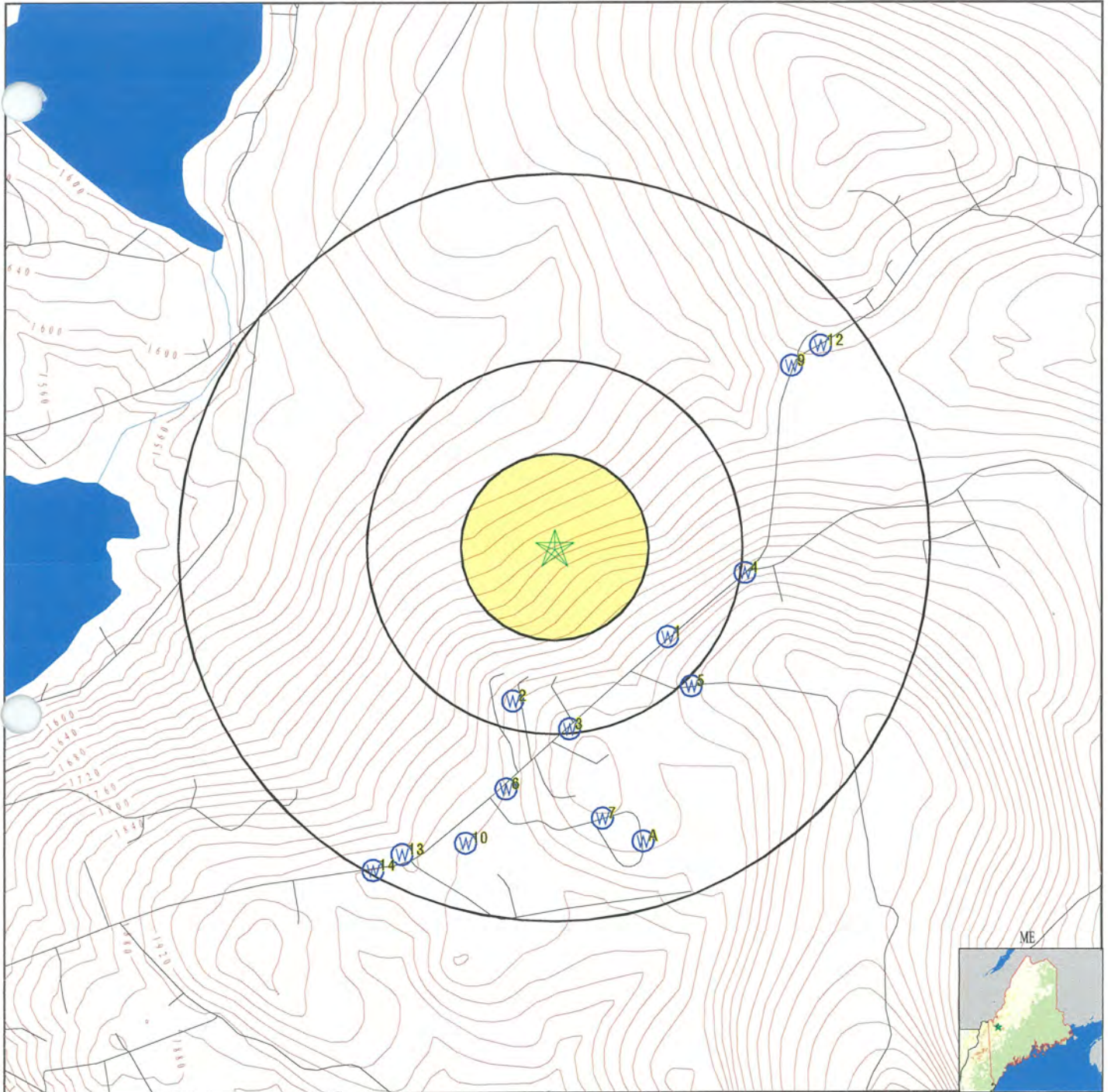
Robert N. Bartone, M.A.
Director, NE ARC

ATTACHMENT # 12

GEOCHECK REPORT OF AREA POTABLE WATER WELLS

(There are no potable water wells on the property.
Please see attached GEOCHECK report page on
area wells.)

PHYSICAL SETTING SOURCE MAP - 6129261.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location

SITE NAME: RT-13 Dallas Plantation
ADDRESS: Dallas Hill Road
 Rangeley ME 04970
LAT/LONG: 44.969694 / 70.605444

CLIENT: Black Diamond Consultants, Inc
CONTACT: Megan McGuire
INQUIRY #: 6129261.2s
DATE: July 21, 2020 4:24 pm

ATTACHMENT # 13

SITE EXTERIOR LIGHTING

The proposed project will not have any exterior lights associated with the on-ground facility. Tower lights are provided in accordance with FAA requirements. Please refer to attached FAA "Determination of No Hazard to Air Navigation" letter dated 01/15/2021, to Vanguard Tower Lighting information, and to Site Plan drawings for proposed tower light information.



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-ANE-4458-OE

Issued Date: 01/15/2021

Robert Parsloe
 Rising Tide Towers, LLC
 5 Milk Street, Suite 420
 Portland, ME 04101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower RT-13 Dallas Plantation
Location:	Dallas Plantation, ME
Latitude:	44-58-10.90N NAD 83
Longitude:	70-36-19.60W
Heights:	1853 feet site elevation (SE)
	306 feet above ground level (AGL)
	2159 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 07/15/2022 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before February 14, 2021. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted to the Manager of the Rules and Regulations Group. Petitions can be submitted via mail to Federal Aviation Administration, 800 Independence Ave, SW, Washington, DC 20591, via email at OEPetitions@faa.gov, or via facsimile (202) 267-9328.

This determination becomes final on February 24, 2021 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Rules and Regulations Group via telephone – 202-267-8783.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed

structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Jay Garver, at (202) 267-0105, or j.garver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-ANE-4458-OE.

Signature Control No: 446466584-464368932

(DNH)

Mike Helvey

Manager, Obstruction Evaluation Group

Attachment(s)

Additional Information

Frequency Data

Map(s)

cc: FCC

FLASH TECHNOLOGY



VANGUARD® FTS 370d, 370w, 370r

LED Medium Intensity Obstruction Lighting System

Reference Manual

Part Number F7913702

SERIAL NUMBER

Table 1-2 – Performance Specifications

Parameter	Lighting Type				
	FAA CAR 621		ICAO Type A/B Type A/C	4K White Night	
	L-864/L-865 CL-864/CL-865	L-866/ L-885 CL-866/ CL-885			
Flash Intensity (ECD ± 25%):					
White Day	20,000	20,000	20,000 min.	-	
Red Night	2,000	2,000	2,000	-	
White Night	2,000	2,000	2,000	4,000 nom.	
Flash Rate (flashes per minute):					
White Day	40	60	20/30/40	-	
Red Night	20/30/40	60	20/30/40/Stdy ²	-	
White Night	40	60	20/30/40	40	
Primary Power	120V - 240V AC, 50/60 Hz (3A - 1.5A Peak) +/- 24 V DC (20-30 V) (16A Peak) +/- 48 V DC (40-60 V) (8A Peak)				
Power Consumption³ (Watts ±5%)	IR (Non IR)	IR (Non IR)	IR (Non IR)	IR (Non IR)	
White Day	70W (80W)	100W (110W)	65W (65W)		
Red Night	40W (40W)	50W (50W)	36W (35W)		
White Night	40W (40W)	50W (50W)	35W (33W)	39W (37W)	
Environmental	Complies with FAA specifications in AC 150/5345-43J for continuous operation which includes the following: Temperature: Storage/shipping: -67° to 130° F / -55° to 55° C Operating: -40° to 130° F / -40° to 55° C Humidity: 95% relative humidity				
Flashhead cable	Length	Part #	AWG	OD-Nom	OD - Max
	6 – 375 ft	4210000	10AWG	0.430"	None
	6 – 600 ft	4370000	8AWG	0.565"	None
Flashhead TECK90 cable	6 – 850 ft	4206000	6AWG	0.691"	0.709"
	6 – 600 ft	5994000	8AWG	0.900	
	6 – 850 ft	5994001	6AWG	1.020	

Notes:

1. For 60 fpm, enable Catenary, Middle
2. ICAO Type C, Steady on.
3. Power measurements are for IR and (non-IR Flashheads)

MKR 371

(SC 370d L-864/865 only)

MKR 371 DC, shown in Figure 1-9, is a 24V DC LED L-810 marker. The innovative design combines 3 highly efficient Red LED's, 3 IR LED's and Fresnel optics into a compact cast aluminum base which is easy to install; requiring minimal hardware. The addition of IR ensures visibility of the obstruction to pilots aided by NVG. The combination of standard

Red (620nm) LEDs and IR (850nm) LEDs ensures maximum visibility to pilots in all circumstances.

Operational power is supplied by the Marker Interface Enclosure discussed in the previous heading. A mounting diagram for the MKR 371 is provided in Figure 2-14. Complete installation diagrams and instructions are provided with the marker kit.



Note: Refer to "Vanguard® Marker Installation" (Part # 7904214) for specific information regarding cable connection to the MKR 371.

Figure 1-9 – MKR 371

ATTACHMENT # 14

WILDLIFE AND RARE SPECIES ASSESSMENT



TECHNICAL REPORT

TR# 20-125

Revision #00

Report Type: Federal Wildlife and Rare Species Assessment
Project Location: Dallas Plantation, Maine
Report Date: 2020 10 15
QA Category: Non-Q

Client: Rising Tide Towers, LLC
Project: RT-13
JO Number: 20-021
Cell Site: N/A
Classification: Unclassified

TITLE

Federal Wildlife and Rare Species Assessment Maine Field Office Project Review Process

Rising Tide Towers, LLC Proposed Telecommunications Facility 300' Lattice Tower Dallas Plantation, Maine

Prepared for:
Rising Tide Towers, LLC
5 Milk Street, Suite 420
Portland, Maine 04101

Prepared By:
Black Diamond Consultants, Inc.
312 Water Street
PO Box 57
Gardiner, ME 04345

Table of Contents

Section Titles	Page Number
Executive Summary	3
Objective	4
Technical Approach	4
Conclusion	4
References	5

Attachments

Attachment No.	Attachments	No. of Pages
1	Step 1 – Action Area	2
2	Step 2 – Official Species List	7
3	Step 3 – Determination of Present or Not Present Species and/or Suitable Habitat in Action Area	1
4	Step 4 – Maine Field Office’s Bald Eagle Map	2
5	Step 5 – Species Summary Table	2
6	Northern Long Eared Bat Consultation	4
7	Canada Lynx Suitable Habitat Impact Assessment	13
8	Qualifications of Environmental Engineer	3



Executive Summary


Black Diamond Consultants, Inc. has performed this evaluation, assessment and report in accordance with the U.S Fish and Wildlife Service – Maine Field Office review process. This review package is for a proposed wireless telecommunications facility and 300' Lattice Tower off from Dallas Hill Road in Dallas Plantation, Maine. The site will consist of a 75'x75' compound area surrounding the proposed tower and is located within forested woodlands. The developed area will be approximately 100'x100' of land area and will consist of a 50' wide utility and access easement. Access will be from Dallas Hill Road to the site via a newly constructed access road utilizing a snowmobile trail.

The Ecological Services review is performed to determine whether the facility and structure is located within any endangered and threatened species habitat. Endangered and threatened species and their habitats are protected by Section 7(a)(2) of the Endangered Species Act (ESA). Section 9 of the Endangered Species Act prohibits unauthorized taking of listed species. This assessment is to ensure that any action which is authorized, funded or carried out is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse modification of critical habitat.

The final 4(d) ruling for Northern Long-Eared Bats states tree removal activities result in incidental take of Northern Long-Eared Bats when the activity either occurs within 0.25 mile of known hibernacula, or cuts or destroys known, occupied maternity roost trees or any other trees within 150-foot radius from the maternity roost tree during the pup season (June 1 through July 31). Since tree removal activities resulting from the project will not occur within 0.25 mile of a known hibernacula, as there are no known hibernacula documented in the project action area at this time, and tree removal will be conducted outside of the June 1 through July 31 pup season, the proposed project will not result in incidental take as defined in the final 4(d) ruling. As such, the proposed project is not likely to adversely affect the Northern Long-Eared Bat but may have minimal direct impacts to the suitable habitat. Refer to Attachment 6, Streamlined Consultation for Northern Long-Eared Bats.

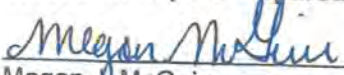
Additionally, the information gathered by Black Diamond Consultants from this assessment indicates that there may be an affect but not likely an adverse effect on the threatened Canada Lynx when implementing the proposed specific project conservation measures for the construction of the proposed facility in Dallas Plantation, Maine. Refer to Attachment 7, Canada Lynx Suitable Habitat Impact Assessment for more detailed information on this species.

Inspection & Evaluation Performed By:


Chad J. Hébert
Black Diamond Consultants, Inc.

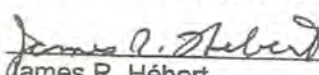
10/15/20
Date

Technical Report Prepared By:


Megan J. McGuire
Black Diamond Consultants, Inc.

10/15/20
Date

Technical Report Reviewed By:


James R. Hébert
Black Diamond Consultants, Inc.

10/15/20
Date

Species Summary Table – example of a project where further review and response by the Maine Field Office is necessary.

Your name: Rising Tide Towers c/o Black Diamond Consultants, Inc.

Project name used in IPaC: RT-13 Dallas Plantation

Date: October 13, 2020

Step 2 Listed or candidate species that are likely present according to the Official Species List from IPaC?	Step 2 Is your action area in critical habitat (only for Canada lynx or Atlantic salmon)?	Step 3A Is suitable habitat for listed or candidate species present in your action area?	Step 3B Does the species occur in your action area?	Step 4 Is your project likely to take or disturb eagles and require an Eagle Act permit?	Step 5 Determinations for the Endangered Species Act and Eagle Act – only Federal agencies complete this column	Notes and Documentation (provide additional information if needed)
“No Species” or IPaC species list Bald eagle nests from Step 4. Canada lynx	Yes or No Canada lynx or Atlantic salmon)? Yes or No No	“suitable habitat present” “suitable habitat not present” “Don’t know” Don’t Know	“Species present” “Species not present” “Don’t know” Don’t know	“Will not disturb” “May disturb” “Don’t know”	“No effect” “May affect” May Affect (not likely to adversely affect)	See Notes
Northern Long Eared Bats	No	Suitable habitat present	Don’t Know		May Affect (not likely to adversely affect)	See Notes
Bald eagle	No	Don’t Know	Species Not Present	Will Not Disturb		Action area is 3.5 miles from bald eagle nest 847A

Northern Long Eared Bats Notes:

- 1) Tree cutting will be conducted outside the pup season (June 1-July 31)
- 2) There are no hibernacula within .25 mile of the proposed undertaking.

Based on this conservation measure, as defined in the Northern Long Eared Bat final 4(d) ruling, the proposed project will not result in incidental take.

Canada Lynx:

- 1) Area to be developed may affect but not likely have an adverse effect on the Canada Lynx known to be in the area since the project area is mature Forests with little to no undergrowth for snowshoe hares, Canada Lynx’ primary prey.
- 2) Canada Lynx are rare at their southern edge of their range in Maine
Based on these environment conditions, there would be insignificant impact to the Canada Lynx known to be in the area. Refer to the *Suitable Habitat Impact Assessment* for documentation on Habitat Assessment findings.

ATTACHMENT 7

Suitable Habitat Impact Assessment

(No. of Pages Total – 13)

If Step 5 *Species Summary Table* resulted in a “Suitable Habitat Present” and/or “Species Present” in Column Step 3A and Step 3B, conduct a Suitable Habitat Assessment.

Step 5 *Species Summary Table* resulted in a “Suitable Habitat Present” and “Species Present” for the Canada Lynx in the Step 3 columns. In order to address Step 3, a Suitable Habitat Impact Assessment report was conducted. The Suitable Habitat Impact Assessment collected data from the project action area which includes the 200’x200’ leased area, and a 50’x2500’ utility and access easement. The assessment findings are documented in Technical Report 20-124 *Suitable Habitat Impact Assessment Canada Lynx (Lynx Canadensis)*

Species Present:

The ECOs IPAC database indicates the proposed project area is not designated critical habitat for the Canada Lynx within the project area. Additionally, the data collected from the assessment suggests that the project area is not the typical suitable habitat for Canada Lynx due to the fact that the area is of mature forest with little undergrowth to support snowshoe hare populations. Because it is unlikely that snowshoe hare populations is plentiful in the project location, given the lack of suitable habitat for the hares, it can be assumed that Canada Lynx would not typically migrate to the location, as snowshoe hare is their primary prey.

Suitable Habitat Present:

The developed area of the project will impact approximately 2.67 acres of land. One hundred percent of the project area to be developed is relatively thinned out due to previous work done on the existing snowmobile trail. The area to be developed was determined to be of mature forests with little undergrowth to support snowshoe hare populations. Because it is unlikely that snowshoe hare populations is plentiful in the project location, given the lack of suitable habitat for them, it is also unlikely that the Canada Lynx would forage in the area and thus it would not be typical for them to migrate in the location. Because the project is small in size and the forest conditions are as such, there will be minimal direct effect to the Canada Lynx habitat.

ATTACHMENT # 15

TELECOMMUNICATIONS NEEDS ANALYSIS

Please see attached telecommunications needs analysis.

TELECOMMUNICATIONS NEEDS ANALYSIS

Rising Tide Towers, LLC (“RTT”) has entered into a contract with AT&T to provide FirstNet coverage to the Dallas Plantation area. This portion of the application describes the FirstNet program and RTT’s role in this program, explains the process by which RTT selected the subject site for locating the proposed telecommunications tower, describes why the tower must be 300 feet in height, and explains why, under the Federal Telecommunications Act of 1996, LUPC is preempted from denying this application.

I. THE FIRST RESPONDER NETWORK (FirstNet)

A. *Federal Mandate*

The First Responder Network Authority (FirstNet), an independent authority within the U.S. Department of Commerce, was created by Congress as part of the Middle Class Tax Relief and Job Creation Act of 2012 (P.L. 112-96) for the purpose of planning, building, and managing a new nationwide broadband network for public safety communications. The FirstNet network provides interoperable communications for emergency first responders throughout the country. In emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible to first responders. The FirstNet network, which is based on a recommendation of the 9/11 Commission, provides public safety personnel with a dedicated “fast lane” that provides highly secure communications to first responders, thereby improving communications, response times, and outcomes. In addition, a priority for the FirstNet Authority is to build out a network in remote and rural areas of the country where wireless telecommunications coverage is substandard or does not exist.

The need for a first responder network with dedicated spectrum was recognized in the wake of September 11, 2001, after first responders found it difficult to communicate on the congested cellphone network. In 2012, Congress set aside 20 MHz of highly desirable spectrum in the 700 MHz frequency band, known as Band 14, which was to be reserved exclusively for emergency communications. Low-band spectrum like the 700 MHz band provides several advantages, including the ability to better penetrate walls and other obstacles. In short, it helps to ensure excellent coverage.

Congress intended for the FirstNet network to utilize Band 14 and to be built and operated as a public-private partnership. Accordingly, in 2016, the FirstNet Authority put the massive \$7 billion project out to bid and ultimately selected AT&T as the successful bidder to build and operate the nationwide FirstNet network for the next 25 years. Over the course of these 25 years, it is expected that AT&T will spend in upwards of \$40 billion to build and operate Band 14. In exchange, AT&T can run normal commercial traffic across the band when everything is working properly. In the event of an emergency, however, AT&T must give FirstNet users priority and pre-emption over non-FirstNet users and, if necessary, drop all commercial traffic and dedicate the network exclusively to first responders, along with the extended primary group as bandwidth allows. For

this reason, a normal cellphone might stop working during a crisis, but a FirstNet-enabled device will continue to work.

B. Maine's Participation in FirstNet

To launch the program, the FirstNet Authority and AT&T collaborated with each of the 50 states, five U.S. territories, and Washington, D.C. to determine state network coverage and user requirements and to develop individualized network plans based on these requirements. New FirstNet sites were identified by state agency representatives and public safety stakeholders. Each state and territory then “opted in” to FirstNet—meaning, each state and territory accepted their individualized network plan (also known as a RAN deployment plan), which details how the FirstNet network will be deployed in their state/territory.

In 2016/2017, Maine secured \$1.04 million in initial federal grant funding to convene governmental agencies and public services stakeholders in order to inventory broadband availability and required coverage areas across Maine. A FirstNetME team formed under the leadership of David Maxwell, FirstNet State Point of Contact for Maine and Associate Executive Director of the ConnectME Authority. In collaboration with the Maine Emergency Management Agency (MEMA), the team developed a Maine network plan based on the needs and requirements of Maine’s emergency first responder community.

In August 2017, Maine became the 11th state to “opt in” to the FirstNet program. With this decision, the State directed FirstNet/AT&T to build and operate a secure wireless broadband communications network for Maine’s first responders, prioritizing remote and rural areas that have no coverage.

C. Rising Tide Tower's Role in the FirstNet Program

FirstNet/AT&T has contracted with RTT to construct a wireless telecommunications tower to address an identified gap in public safety cellular coverage in Dallas Plantation on Band 14, which is a part of the required coverage area under Maine’s network plan. RTT was selected for this work because, among other things, it has a well-established record in constructing wireless communication towers in unserved and underserved communities in Maine. For example, over the past several years, RTT has constructed 35 towers in Washington County to improve coverage in this part of the State.

II. EXISTING RADIO-FREQUENCY (rf) COVERAGE CONDITIONS: A SUBSTANTIAL GAP IN COVERAGE

FirstNet/AT&T identified Dallas Plantation and segments of Routes 4 and 16 as areas where there is a significant gap in service coverage for FirstNet Band 14 wireless communications and retained RTT to construct a wireless communications tower to patch this gap.

This gap in coverage is due to the lack of any FCC-registered towers of similar Band 14 radio-frequency (rf) coverage capabilities within a 5-mile radius of the proposed tower location. Please refer to [Attachment 15.A](#), the FCC antenna registration pages, which show that there are no existing FCC registered towers of either similar height or rf coverage capabilities within a 5-mile radius of the proposed tower location.

Attachment 15.B, the existing FirstNet rf coverage map, shows the geographic extent of the FirstNet coverage gap in Dallas Plantation and surrounding towns and townships. The nearest FirstNet/Band 14 tower, a 170-foot tower located to the west of the proposed tower location, is identified on the map. This existing tower, however, does not extend coverage to the Dallas Plantation area.

This gap in FirstNet coverage is significant because it poses a public safety risk for individuals and emergency first responders that rely on wireless communications as a means of reporting and communicating about emergency situations, managing mass gathering events, and performing search-and-rescue operations. As shown in the table, below, FirstNetME identified a host of critical public safety needs in Maine, including reliable data communications for daily and mission-critical use, access to mobile broadband, data, databases, and applications, infrastructure redundancy, rural and wilderness coverage, best voice communications technology available, and best data communications technology available. A FirstNet network tower at the proposed location would address these critical needs.

Public Safety Needs	The FirstNet Solution	The Benefits of FirstNet
Reliable data communications for daily and mission-critical use	One interoperable broadband network dedicated to public safety rather than multiple separate and incompatible networks	Priority and preemption. Improved communications for coordinated response and life-saving services
Access to mobile broadband, data, databases, and applications	Public-safety-grade mobile devices (tablets, laptops, phones, wearable tech) providing LTE wireless broadband connection	Shared data, images, video, for better situational awareness; maps and plans, and medical and police records realtime
Infrastructure redundancy	Ample cell site power backup and hardening; rapid rerouting	Communications without interruption at all times and during extreme conditions
Rural and wilderness coverage	Use of satellite and self-organizing-network (SON) options outside of satellite coverage	No gaps in coverage for 95% of the US land mass
Best voice communications technology available	Use of existing land mobile radio (LMR) network assets for the foreseeable future	Best service at reduced development cost
Best data communications technology available	Use of existing broadband infrastructure assets	Best service at reduced development cost

(Source: <http://firstnetme.gov/resources.html>.)

III. EVALUATION OF AVAILABLE PROPERTIES TO SITE THE TOWER

RTT conducted testing and analysis and determined that this gap in FirstNet Band 14 coverage can be remedied by locating a tower on Dallas Hill and, specifically, at the proposed location. Attachment 15.C, the post-construction rf coverage area map, shows how the FirstNet network and Band 14 coverage will be expanded when the proposed tower is constructed and operational.

Several factors drove the decision to locate the proposed tower at the selected site:

First, RTT needed to find a site located in Dallas Plantation that would be able to close the significant FirstNet coverage gap in Dallas Plantation and along Routes 4 and 16. As discussed above, this geographic area was identified by FirstNet/AT&T (in concert with Maine's working group and first responder community as part of developing the Maine network plan) where a wireless telecommunications tower must be located in order to achieve the necessary rf coverage and required connection to the nearest FirstNet network tower in support of the FirstNet network.

Second, the Commission denied RTT's original application pursuant to DP 5050 for a FirstNet tower proposed in the Community Residential Development (D-RS2) subdistrict in Dallas Plantation on grounds that the tower would be incompatible with the residential uses located within this D-RS2 subdistrict. The LUPC decision effectively foreclosed RTT's ability to construct a tower anywhere in this D-RS2 subdistrict, which spans a significant portion of Dallas Hill. Accordingly, the tower is proposed to be located within the General Management (M-GN) subdistrict where wireless communication towers are allowed with a permit and are not subject to the additional "compatibility with residential uses" standard that applies to projects in the D-RS2 subdistrict.

Third, except for the selected location, all other properties within the coverage area were not available for development of a tower because:

1. The parcels are either landlocked or are accessible only by a private road, which means the project site would not be able to obtain necessary title insurance;
2. The landowner is not willing to lease space for the project;
3. The parcels are too low in elevation to provide the required FirstNet Band 14 network coverage absent a much higher tower; and/or
4. Issues were identified that would prevent Rising Tide Towers from leasing the property with a clean title.

Finally, it bears mention that the proposed tower cannot be located on Saddleback Mountain because a tower at the mountain would be too far away to cover the FirstNet Band 14 coverage gap that exists in Dallas Plantation.

In sum, the selected site is the only remaining location that is available and can close the federally and state-mandated FirstNet coverage gap in Dallas Plantation and the surrounding area.

IV. THE NEED FOR A 300-FOOT TOWER

The topography of the proposed location of the tower is lower in elevation than the site in the D-RS2 subdistrict which LUPC rejected as part of DP 5050. As a result, RTT must construct a 300-foot tower in order to achieve the same federally-mandated coverage for the FirstNet network in Dallas Plantation and the surrounding area.

Specifically, RTT's application pursuant to DP 5050 proposed a 190-foot tower which FirstNet/AT&T confirmed would have provided acceptable coverage for the FirstNet network. This rejected tower was proposed to be located at an elevation of 2,013 feet above ground level (AGL), resulting in a tower height of 2,203 AGL. In comparison, the proposed tower is located at 1,853 feet AGL. FirstNet/AT&T has confirmed that, in order to achieve acceptable FirstNet network coverage, the tower must be, at minimum, 300 feet tall, which would result in a tower height of 2,153 AGL – roughly 50 feet lower than the rejected tower.

Attachment 15.D contains an rf coverage area map for a hypothetical 190-foot tower at the proposed location. Comparing Attachment 15.C (illustrating the proposed 300-foot tower coverage) with Attachment 15.D (the coverage for a hypothetical 190-foot tower) shows the substantial difference in FirstNet Band 14 coverage between a 190-foot tower and a 300-foot tower at the proposed location. As discussed above, coverage in remote and rural areas is a key priority for the FirstNet Authority and FirstNetME. Indeed, Congress allocated significant federal funding to create a public-private partnership to build the FirstNet network in remote and rural areas, such as Dallas Plantation, where there is otherwise no market incentive for such significant capital investments. A 190-foot tower at the selected location would not satisfy the federal and state mandate to close this remote/rural coverage gap. This is because a 190-foot tower would be inadequate to connect to the nearest adjoining FirstNet tower (known as a “hand-off”), thereby resulting in dropped calls and gaps in coverage for the FirstNet network. Consequently, FirstNet/AT&T has not and will not accept a 190-foot tower at this location because it would not achieve the federal or state objectives of the FirstNet network. RTT is therefore foreclosed from proposing a shorter tower at this location.

V. THE FEDERAL TELECOMMUNICATIONS ACT OF 1996 PREEMPTS ZONING DECISIONS THAT PREVENT THE CLOSING OF SIGNIFICANT GAPS IN THE AVAILABILITY OF WIRELESS SERVICES

Under the Federal Telecommunications Act of 1996, LUPC’s regulatory authority over cell tower placement and construction is restricted. Specifically, the Telecommunications Act provides that a state agency’s regulation of the placement and construction of telecommunications towers “shall not prohibit or have the effect of prohibiting the provision of personal wireless services” and that a state agency must act on any request for authorization to place or construct such a tower “within a reasonable period of time after the request is duly filed.”¹ This is the case even if LUPC’s rules are to the contrary.

The enclosed application and supporting documents and analyses demonstrate that RTT’s application meets all of the applicable requirements under Chapter 10, LUPC’s *Land Use Districts and Standards*. However, even if that were not the case (which it is), the Telecommunications Act requires that RTT’s application be approved. This is because, under the Act, if LUPC’s rules either “prohibit or have the effect of prohibiting the provision of personal wireless services,” those rules are unenforceable.

Maine courts have repeatedly said that zoning decisions “that prevent the closing of significant gaps in the availability of wireless services” violate the Telecommunications Act.² Whether a significant gap in coverage exists depends not on whether any wireless service is provided, but whether a significant gap in coverage exists within an individual carrier’s network.³ Thus, it is not relevant whether, for example, another carrier has coverage in this area (which it does not); what matters is whether FirstNet Band 14 coverage exists at the affected geographic location.

¹ 47 U.S.C. § 32(c)(7)(B)(i), (ii).

² *Green Mountain Realty Corp. v. Leonard*, 750 F.3d 30, 38 (1st Cir. 2014); see also *Sprint Spectrum, L.P. v. Town of Ogunquit*, 175 F. Supp. 2d 77, 89 (D. Me. 2001).

³ *Omnipoint Holdings, Inc. v. City of Cranston*, 586 F.3d 38, 49 (1st Cir. 2009).

Additionally, a service provider does not need to point to a general ban against cell towers to succeed in showing that a zoning decision effectively prohibits wireless services; rather, the provider must show that further reasonable efforts to secure a permit “are so likely to be fruitless that it is a waste of time even to try.”⁴ When an application is the only feasible plan, denial of that application is likely to amount to a prohibition of personal wireless services under the Telecommunications Act.⁵ In such situations, a federal court may issue an injunction to require the issuance of a permit by the state agency.⁶

As discussed in detail above, because of LUPC’s denial of DP 5050 and other legal and physical limitations on tower siting, RTT is proposing to site this tower in the only location on Dallas Hill that is available and can close the substantial FirstNet coverage gap that exists in Dallas Plantation and the surrounding area. Moreover, in order to close this coverage gap, the proposed tower must be at least 300 feet in height. Given these facts, denying RTT’s application would have the effect of prohibiting the provision of personal wireless services in the Dallas Plantation area within the meaning of the Telecommunications Act.

VI. METHODOLOGY

The rf coverage maps provided in Attachment 15.B, 15.C, and 15.D were developed using industry accepted software programs. Radio frequency engineering software programs are utilized throughout the telecommunications industry to evaluate rf signal propagation capabilities for both fixed and mobile transmitting and receiving facilities. The rf propagation modules and ancillary calculations are based on widely published and industry accepted models. Input and output data formats (e.g., elevation data, land use data, rf facilities data, antenna pattern files, and graphic files) are sourced to industry standards. These software tools are used by federal agencies, state/local public safety departments, energy companies, utilities, and consultants to evaluate rf transmitter sites, conduct intermodulation and adjacent channel interference studies, design vhf and uhf links, and—as used here—to predict rf coverage.

The “RSRP” on the coverage maps refers to the Reference Signal Receive Power, which is the average power received from a reference signal (a special signal placed at a predefined position). Typically, rf signal ranges from -50 dBm to -79 dBm are generally considered very good signals of 4 to 5 bars on a cell phone and ranges of -110 to -120 dBm are generally considered poor signals of 0 to 1 bar on a cell phone.

The green areas of the attached coverage maps illustrate an RSRP of greater than -113 dBm, and thereby indicate areas expected to provide cell phone coverages ranging from 4 to 5 bars at the locations closest to the existing 170-foot tower (Attachment 15.B), closest to either the existing 170-foot tower or the proposed 300-foot tower (Attachment 15.C), and closest to either the existing 170-foot tower or the hypothetical 190-foot tower (Attachment 15.D) to 0 to 1 bar at the fringes of the depicted green areas.

The “Antenna Centerline” reference on the maps indicates the centerline of the top antenna—that is, the location of the antenna, not the top of the tower (for example, the hypothetical 190-foot tower has an antenna centerline located at 186 feet). The “10 MHz FDD” note on the maps refers to the bandwidth of carriers: Band 14 spectrum is Frequency Division Duplex (FDD) and is

⁴ *Town of Amherst, N.H. v. Omnipoint Communications Enterprises, Inc.*, 173 F.3d 9, 13 (1st Cir. 2009)

⁵ *Green Mountain Realty Corp. v. Leonard*, 750 F.3d 30, 40 (1st Cir. 2014).

⁶ *See, e.g., Sprint Spectrum, L.P.*, 175 F. Supp 2d at 93.

composed of two 10 MHz spectrum blocks. 10 MHz (758-768 MHz) supports the downlink communications link and 10 MHz (788-798 MHz) supports the uplink communications link. The “UE @ 5” note on the maps refers to User Equipment—that is, a mobile phone/device situated at 5 feet above the ground, which is typical for a mobile network.

Note that the differences in green shading is the result of the coverage areas overlapping land (lighter green) or water (darker green) and, in the case of Attachment 15.C and 15.D, overlapping the existing coverage conditions shown in Attachment 15.B. As such, Attachment 15.C and 15.D allow for a comparison of the coverage area of the proposed 300-foot tower (Attachment 15.C) or the hypothetical coverage area of a 190-foot tower (Attachment 15.C) to the existing conditions map (Attachment 15.B). In sum, when taken together, the various green shades on each map (other than, of course, the base map shown as light sage and public/conserved lands shown as dark sage) illustrate an RSRP equal to or greater than -113 Dbm.

ATTACHMENT # 15.A

TELECOMMUNICATIONS NEEDS ANALYSIS

FCC ANTENNA REGISTRATION INFO



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > ASR Search

[FCC Site Map](#)

Registration Search

[ADVANCED SEARCH](#) [HELP](#)

Search for a Registration

By Registration Number

all matches exact matches only

Narrow your search

State of Structure:

Owner ZIP Code:

The ASR Registration Search enables you to search for a wide range of licenses in the Antenna Structure registration system. The "Search for a Registration" enables you to search on basic elements of a registration, including registration number, FAA study number, FRN, and licensee name. The "Search by Location" enables you to look up a registration based on the location and height of a structure. You can also use the advanced search to perform more sophisticated searches based on numerous criteria.

Search by Tower Location

Coordinate Search

Latitude 44 ° 58 ' 10.9 " N (+)
Longitude 70 ° 36 ' 19.6 " W (+)
Radius 5 Miles

Based on NAD83 ([convert from NAD27](#))

Location of Structure

City
State
County(s)

ZIP Code

all matches exact matches only

Narrow Your Search

Overall Height Above Ground

Any height
 Exact
 Range

**Looking for an ASR Application?
Use the ASR Application Search**

- ASR Help** [ASR License Glossary](#) - [FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)
- ASR Online Systems** [TOWAIR](#) - [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)
- About ASR** [Privacy Statement](#) - [About ASR](#) - [ASR Home](#)
- Registration Search** By Registration Number



Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > [ASR Search](#)

[FCC Site Map](#)

ASR Registration Search

Registration Search Results

ADVANCED SEARCH

HELP

[New Search](#)
[Refine Search](#)
[Printable Page](#)
[Query Download](#)
[Map](#)

Displayed Results

Matches 1-7 (of 7)

1

Specified Search

Latitude='44-58-10.9 N', Longitude='70-36-19.6 W', Radius=8 Kilometers

Display: Basic View

PA = Pending Application(s)

Registration Number	Status	File Number	Owner Name	Latitude/ Longitude	Structure City/State	Height Above Ground (AGL)
1 1059334	Constructed	A0069693	CENTRAL MAINE POWER COMPANY	44-57-42.0N 070-36-16.0W	DALLAS PLANTATION, ME	15.0
2 1243782	Constructed	A0463845	Town of Rangeley	44-59-24.2N 070-39-42.2W	Rangeley, ME	9.1
3 1292817	Granted	A0907140	Town of Rangeley	45-00-01.5N 070-39-07.4W	Rangeley, ME	30.5
4 1294322	Constructed	A1165008	NEWN Acquisition Company LLC	44-58-09.8N 070-40-10.2W	Rangeley, ME	21.9
5 1305847	Constructed	A1137406	RURAL CELLULAR CORPORATION	44-58-10.9N 070-38-46.8W	Rangeley, ME	24.3
6 1308361	Cancelled	A1152396	Rising Tide Towers LLC	44-57-52.7N 070-36-17.7W	Dallas Plantation, ME	59.7
7 1309711	Constructed	A1157732	Viridi Wireless, LLC	44-58-09.5N 070-40-10.4W	Rangeley, ME	51.8

Matches 1-7 (of 7)

1

ASR Help [ASR License Glossary](#) - [FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)

ASR Online Systems [TOWAIR](#) - [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)

About ASR [Privacy Statement](#) - [About ASR](#) - [ASR Home](#)

Registration Search By Registration Number

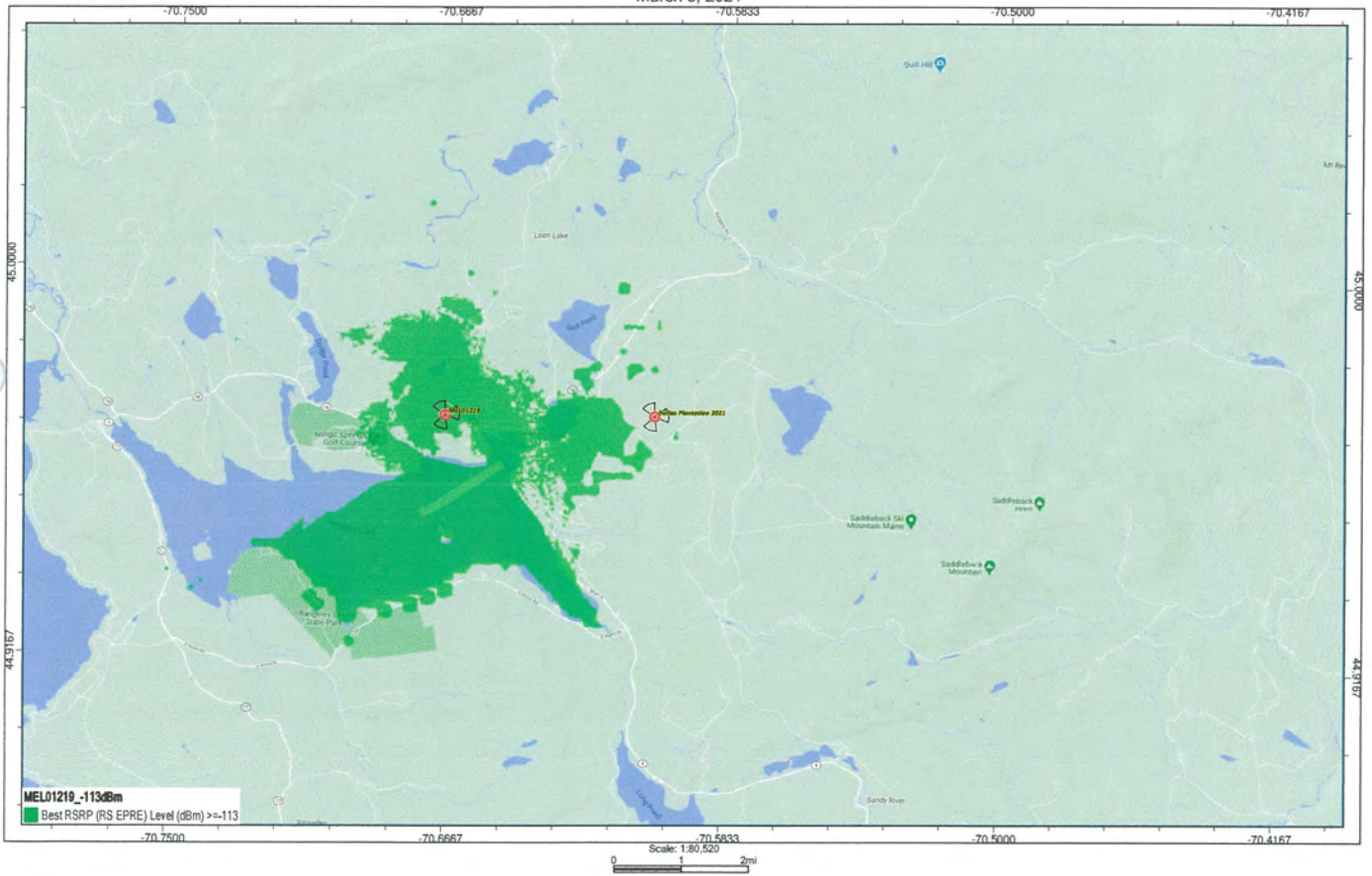
ATTACHMENT # 15.B

TELECOMMUNICATIONS NEEDS ANALYSIS

EXISTING FIRSTNET (rf) COVERAGE MAP

Wireless Partners Maine
RSRP Coverage Footprint
Existing MEL01219 Site in Rangely, ME

Band 14 LTE Design Scenario (10MHz FDD) with UE @ 5'
March 5, 2021

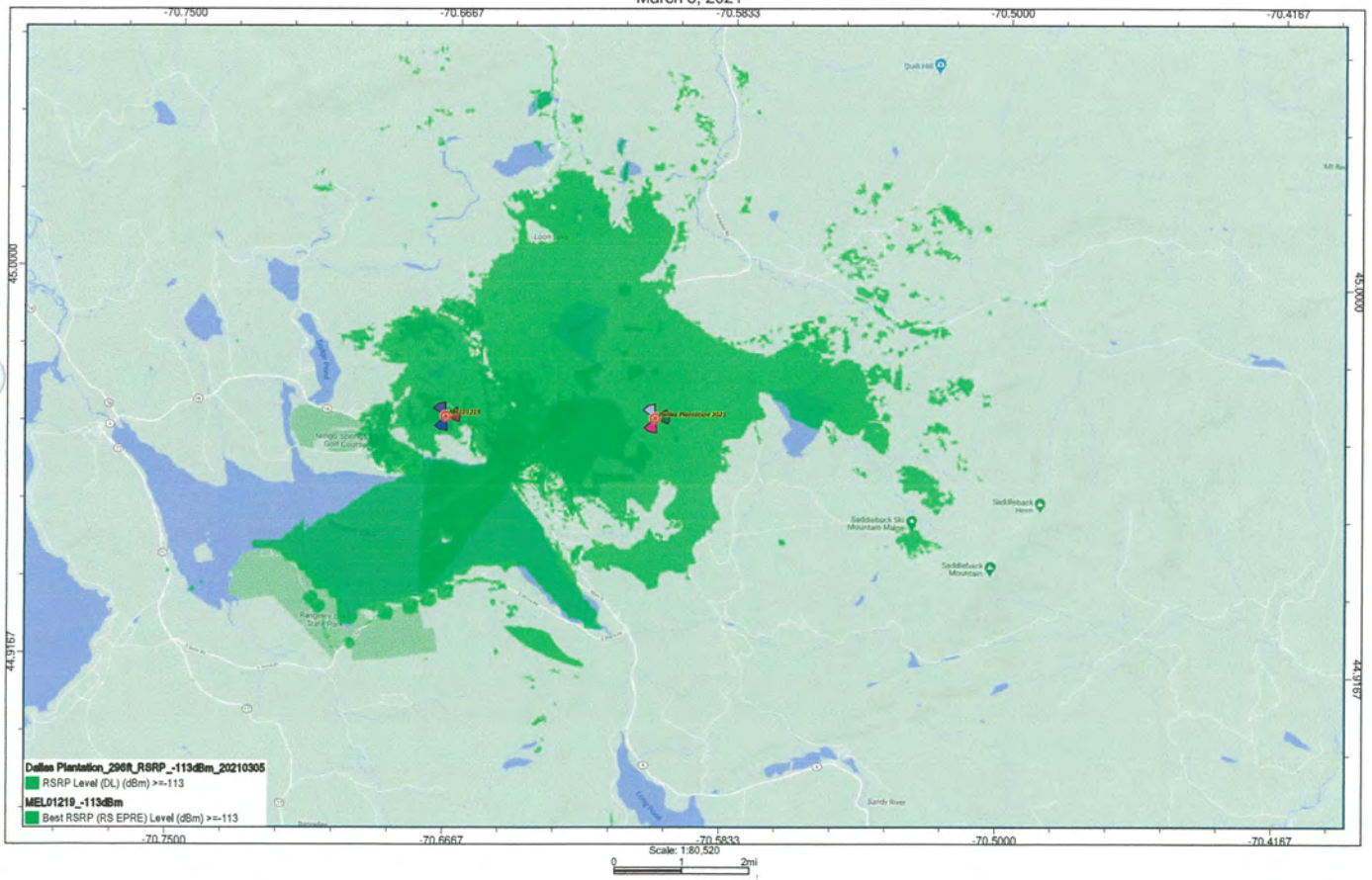


ATTACHMENT # 15.C

TELECOMMUNICATIONS NEEDS ANALYSIS

FIRSTNET (rf) COVERAGE MAP FOR PROPOSED 300' TOWER

Wireless Partners Maine
RSRP Coverage Footprint
Existing MEL01219 Site in Rangely, ME
Dallas Plantation with Antenna Centerline - 296 ft
Band 14 LTE Design Scenario (10MHZ FDD) with UE @ 5'
March 5, 2021

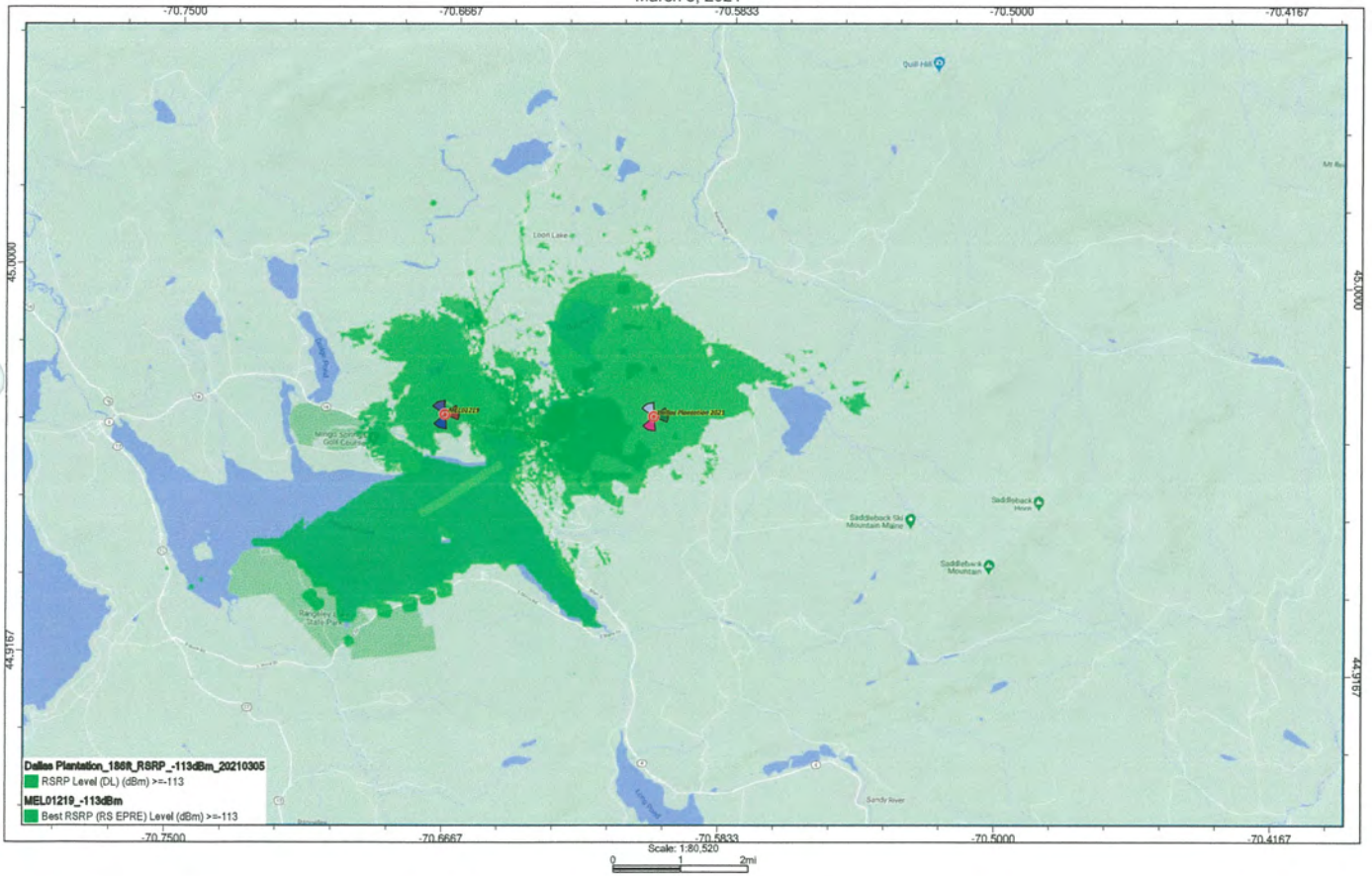


ATTACHMENT # 15.D

TELECOMMUNICATIONS NEEDS ANALYSIS

FIRSTNET (rf) COVERAGE MAP FOR HYPOTHETICAL 190' TOWER

Wireless Partners Maine
 RSRP Coverage Footprint
 Existing MEL01219 Site in Rangely, ME
 Dallas Plantation with Antenna Centerline - 186 ft
 Band 14 LTE Design Scenario (10MHz FDD) with UE @ 5'
 March 5, 2021



ATTACHMENT # 16

RISING TIDE TOWERS FINANCIAL CAPABILITY

Please see attached letter from the Camden National Bank to LUPC, confirming RTT's financial capacity to construct a cellular tower on the designated site in Dallas Plantation.



March 5, 2021

Sara L. Brusila
Regional Representative
Maine Dept. of Agriculture, Conservation & Forestry
Land Use Planning Commission
932 U.S. Route 2 East
Wilton, Maine 04294

Re: Construction of Cellular Tower in Dallas Plantation, Maine

Dear Ms. Brusila:

Please be advised that based on past performance and current financing plans, we believe Rising Tide Towers, LLC ("RTT") has the financial capacity to construct a cellular tower on the designated site in Dallas Plantation, Maine. RTT currently has a committed loan facility that would cover the construction and decommissioning cost of \$600,000.

Feel free to contact me if you need additional information or have questions.

Sincerely,

A handwritten signature in cursive script that reads "Elliott Barry".

Elliott Barry
Senior Vice President
ebarry@camdennational.com
207.344.6852



ATTACHMENT # 17

SOIL INFORMATION

(The soil in the project area is considered suitable for the construction of a telecommunications facility as depicted in the Site Plan. Please see the attached information relative to soil survey at the site.)



RISING TIDE TOWER CLASS A & L HIGH INTENSITY SOIL SURVEY Dallas Hill Road, Dallas Plantation, Maine

PROJECT OVERVIEW

A Class A & L High Intensity Soil Survey was completed for Black Diamond Consultants. The survey was conducted to provide resource data for permit, planning, design, and construction of a Communications Tower. This information is submitted to meet the requirements of the Maine Land Use Planning Commission (LUPC) Supplement S-2. A Class A high intensity soil survey was conducted within the proposed for disturbance at the communications tower. A Class L soil survey was completed within the access road from Dallas Hill Road

Access to the project area was via an existing gravel road utilized by a bedrock quarry. The project area was comprised of moderately well to poorly drained silt loam textured dense basal till soils which varied in depths to bedrock. Parent materials consisted of slate and shale.

RESOURCES AND METHODOLOGY

Preliminary Data

Data made available by the Maine Office of GIS was consulted to review the site prior to the soil survey field work, this data included National Wetlands Inventory (NWI) wetlands, USDA Natural Resource Conservation Soil Survey Maps, and digital aerial photography.

Standards for Soil Survey

Soil surveying methods were completed in accordance to the *Maine Association of Professional Soil Scientist Standards for Soil Surveys* (March 2009) The Class A High Intensity Soil Survey incorporates the following standards, among others:

1. *Map units will not contain dissimilar limiting individual inclusions larger than 1/8 acres. Dissimilar limiting inclusions may total more than 1/8 acres per map unit delineation, in the aggregate, if not contiguous.*
2. *A map scale of 1-inch equals 100 feet or larger.*
 - The scale for this project map is 1"=100'
3. *Ground control-as determined by the mapper*
 - Test pit and boring locations were captured with a Sub-meter handheld Trimble GPS Unit.
4. *Base map -as determined by the mapper.*

- The base map used in this soil survey involves property boundaries and 2' contour data provided by Black Diamond Consultants. The soils map was drafted in AutoCAD 2020.

A Class L Soil Survey for linear portions of development incorporates the following standards:

1. *Class L soil survey map units shall be made on the basis of parent material, slope, soil texture, soil depth to dense till or bedrock (which ever is shallowest) and soil wetness (drainage class and/or oxyaquic conditions) at the Class A High Intensity Map Unit size. The preferred method of naming the soil map units is by assigning a soil series name or names for complexes. If soils are classified to the series level in remote areas not readily accessible to equipment and/or without road cuts, it shall be noted in the narrative that soils were classified by shallow observations only.*
2. *Scale is 1 inch equals 100 feet or larger (e.g. 1" = 50').*
3. *Ground Control – base line and test pits for which detailed data are recorded are located to sub-meter accuracy under the direction of a qualified professional.*
4. *Base map with two foot contour lines.*

Mapping Process and Soil Boundary Placement

Soil investigations were completed using a machine excavator and hand tools (screw auger). All recorded test locations were marked with survey tape. Locations of test sites were focused on areas of proposed development, position in landscape, and unique landforms.

Map units were determined by soil characterization, slope classes. Soil investigations completed for this project match well with the soil series shown on the USDA, Natural Resources Conservation Service (NRCS) medium intensity soil map for Franklin County.

Soil boundary line placement was determined by slope classes, map units, vegetation, and landforms. Additional hand auger borings were completed to verify soils, these borings were recorded but not shown in the soils map or logs. Once these breaks in soil boundaries were determined a soil map was drafted using AutoCAD 2020.

RESULTS

Attached to this report are summary logs of all test borings and pits presented on DEP Form E & F.

The following soils were interpreted on the property. Abbreviation that represent the symbols used to identify map units within the project area are shown in the parenthesis:

Chesuncook series (Ch)

Telos series (Te)

Monarda series (Mr)



Udorthents (Ud)

Telos-Udorthents Association (TU)

Monarda-Udorthents Association (MU)

The following represent slope classes:

A = 0-3%

B = 3-8%

C = 8-15%

D = 15-20%

E = >20%

To assist with determining slope breaks, an AutoCAD function that processes 2' contour data was used to group slopes into the above categories.

Soil Suitability/Limitations:

The proposed land use of the development on Dallas Hill Road in Dallas Plantation involves the construction of a communications tower and road to access the site. LUPC regulations require an on-site soil survey to identify the development potential rating for each soil type within the area.

The soil types found within the project area are rated as “very limited” and “somewhat limited” for non-residential developments using the Natural Resource Conservation Service potential ratings. These ratings are based on slope classifications, surface stoniness, and depth to saturated zones that were observed on-site. The limitations of the soil map units are as summarized:

Chesuncook Series (Ch): Chesuncook soils are suitable for the proposed development but present limitations. These soils contain many stones and boulders and will require larger excavators to work. The loamy textures of these soils can result in frost action during the colder months. Slopes in this map unit vary between 8% to 20%, a suitable range for the proposed development. Seasonal high-water tables can be between 16” to 40” from the soil surface.

Telos Series (Te): Telos soils are not suitable for the proposed development and are very limited. These soils contain many stones and boulders and will require larger excavators to work. The loamy textures of these soils can result in frost action during the colder months. Slopes in this map unit vary between 8% to 15%. Seasonal high-water tables can be between 7” to 16” from the soil surface, these depths are not suitable for structures with subsurface foundations and require engineered solutions such as the addition of coarse-grained material to raise the foundation above grade or foundation drains.

Monarda Series (Mr): Monarda soils are unsuitable for the proposed development and present limitations. These soils contain many stones and boulders and will require larger excavators to work. The loamy textures and high organic matter content of these soils can result in frost action during the colder months. Slopes in this map unit vary between 3% to 8%. Seasonal high-water tables can be between 0” to 7” from the soil surface, these depths are not suitable for



MAP UNIT DESCRIPTIONS

Chesuncook Series (ChC, ChD) <i>Coarse-loamy, isotic Aquic Haplorthods</i>	
<u>Setting</u>	
Parent Material:	Basal glacial till derived from slate and metamorphic rock
Landform:	On till plains, hills, ridges, and mountains
Slope Ranges:	8-15% (C) 15-20% (D)
Depth to Bedrock:	Very Deep (>40")

<u>Water Related Properties</u>	
Drainage Class:	Moderately Well Drained
Hydrologic Soil Group:	C
Hydrologic Conductivity:	moderately high or high in the solum, and low to moderately high in the dense substratum
Flooding Frequency:	None, flooding is not probable

<u>Typical Profile Description</u>	
Surface:	Black, highly decomposed organic material
Subsurface:	Pinkish gray to dark reddish brown, fine sandy loam to silt loam textured.
Subsoil:	Dark yellowish-brown gravelly silt loam in the upper part and olive brown gravelly loam grading to mottled, olive brown gravelly loam in the lower part
Substratum:	Firm, olive gravelly fine sandy loam or silt loam textured.

<u>Inclusions</u>	
Similar:	Shirley, Elliotsville, Thorndike
Dissimilar:	Monarda, Telos

Telos Series (TeC)	
<i>Loamy, mixed, active, acid, shallow Aeric Cryaquepts</i>	
Setting	
Parent Material:	Basal glacial till derived from slate and metamorphic rock
Landform:	On till plains, hills, ridges, and mountains
Slope Ranges:	8-15% (C)
Depth to Bedrock:	Very Deep (>40")

Water Related Properties	
Drainage Class:	Somewhat Poorly Drained
Hydrologic Soil Group:	D
Hydrologic Conductivity:	Moderately high or high in the solum and low to moderately high in the substratum
Flooding Frequency:	None, flooding is not probable

Typical Profile Description	
Surface:	Black, highly decomposed organic material. Many surface boulders and stones
Subsurface:	mottled, dark grayish brown gravelly fine sandy loam.
Subsoil:	Dark brown silt loam in the upper part, mottled, dark yellowish brown silt loam in the middle part, and mottled, light olive brown silt loam in the lower part
Substratum:	Firm, mottled, olive gravelly silt loam

Inclusions	
Similar:	Monarda
Dissimilar:	Thorndike, Elliotsville



Monarda Series (MrB)	
<i>Loamy, mixed, active, acid, frigid, shallow Aeric Endoaquepts</i>	
Setting	
Parent Material:	Basal glacial till derived from slate and metamorphic rock
Landform:	Lower slopes or in slight depressions on till plains
Slope Ranges:	3-8% (B)
Depth to Bedrock:	Very Deep (>40")

Water Related Properties	
Drainage Class:	Poorly Drained
Hydrologic Soil Group:	D
Hydrologic Conductivity:	Moderate permeability in the surface layer and subsoil and very slow to moderately slow in the substratum
Flooding Frequency:	None, flooding is not probable

Typical Profile Description	
Surface:	Dark reddish brown to black highly decomposed organic material
Subsurface:	Mottled, grayish brown gravelly silt loam and dark grayish brown silt loam
Subsoil:	Dark reddish brown fine sandy loam or silt loam in the upper part, brown fine sandy loam or silt loam in the middle part, and mottled, dark yellowish brown gravelly fine sandy loam in the lower part.
Substratum:	Firm, mottled, olive silt loam to a depth of 65 inches or more

Inclusions	
Similar:	Telos
Dissimilar:	Chesuncook, Thorndike



Udorthents Loamy (UdB, UdC)	
<i>Udorthents</i>	
Setting	
Parent Material:	Basal glacial till derived from slate and metamorphic rock under coarse gravel material.
Landform:	Variety of landscapes
Slope Ranges:	15-20% (D) 8-15% (C)
Depth to Bedrock:	Very Deep (>40")

Water Related Properties	
Drainage Class:	Somewhat Poorly Drained
Hydrologic Soil Group:	D
Hydrologic Conductivity:	Moderately high or high in the solum and low to moderately high in the substratum
Flooding Frequency:	None, flooding is not probable

Typical Profile Description	
Surface:	Coarse gravel material used for driveway and roads
Subsurface:	mottled, dark grayish brown gravelly fine sandy loam.
Subsoil:	Dark brown silt loam in the upper part, mottled, dark yellowish brown silt loam in the middle part, and mottled, light olive brown silt loam in the lower part
Substratum:	Firm, mottled, olive gravelly silt loam

Inclusions	
Similar:	Monarda, Telos, Chesuncook
Dissimilar:	None



Telos-Udorthent Association (TUB, TUC, TUE) <i>Loamy, mixed, active, acid, shallow Aeric Cryaquepts</i> <i>40% Telos, 40% Udorthents, 20% Other soils</i>	
<u>Setting</u>	
Parent Material:	Basal glacial till derived from slate and metamorphic rock
Landform:	On till plains, hills, ridges, and mountains
Slope Ranges:	3-8% (B) 8-15% (C) >20% (E)
Depth to Bedrock:	Very Deep (>40")

<u>Water Related Properties</u>	
Drainage Class:	Somewhat Poorly Drained
Hydrologic Soil Group:	D
Hydrologic Conductivity:	Moderately high or high in the solum and low to moderately high in the substratum
Flooding Frequency:	None, flooding is not probable

<u>Typical Profile Description</u>	
Surface:	Coarse gravel material used for driveway and roads
Subsurface:	mottled, dark grayish brown gravelly fine sandy loam.
Subsoil:	Dark brown silt loam in the upper part, mottled, dark yellowish brown silt loam in the middle part, and mottled, light olive brown silt loam in the lower part
Substratum:	Firm, mottled, olive gravelly silt loam

<u>Inclusions</u>	
Similar:	Monarda
Dissimilar:	Thorndike, Elliotsville, Chesuncook



Monarda-Udorthent Association (MUA, MUB)	
<i>Loamy, mixed, active, acid, frigid, shallow Aeric Endoaquepts</i> 40% Monarda, 40% Udorthents, 20% Other soils	
Setting	
Parent Material:	Basal glacial till derived from slate and metamorphic rock
Landform:	Lower slopes or in slight depressions on till plains
Slope Ranges:	0-3% (A) 3-8% (B)
Depth to Bedrock:	Very Deep (>40")

Water Related Properties	
Drainage Class:	Somewhat Poorly Drained to Poorly Drained
Hydrologic Soil Group:	D
Hydrologic Conductivity:	Moderate permeability in the surface layer and subsoil and very slow to moderately slow in the substratum
Flooding Frequency:	None, flooding is not probable

Typical Profile Description	
Surface:	Coarse gravel material used for driveway and roads
Subsurface:	Mottled, grayish brown gravelly silt loam and dark grayish brown silt loam
Subsoil:	Dark reddish brown fine sandy loam or silt loam in the upper part, brown fine sandy loam or silt loam in the middle part, and mottled, dark yellowish brown gravelly fine sandy loam in the lower part.
Substratum:	Firm, mottled, olive silt loam to a depth of 65 inches or more

Inclusions	
Similar:	Telos
Dissimilar:	Thorndike, Elliottsville, Chesuncook



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: **RISING TIDE TOWER** Applicant Name: **BLACK DIAMOND CONSULTANTS** Project Location (municipality): **DALLAS PLANTATION TWP.**

Exploration Symbol # **TP-1** Test Pit Boring Probe
 2 " Organic horizon thickness Ground surface elev. **2010'**
 54 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	10YR 3/3	
10			10YR 5/3	
20			5YR 3/3	
30		FIRM	5Y 5/4	C, P
40				
50				
60				

Soil Details by S.E. Soil Classification Slope Limiting Factor Groundwater
 Restrictive Layer
 Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: Hydric Hydrologic
 Non-hydric **C**
CHESUNCOOK Soil Group

Exploration Symbol # **TP-2** Test Pit Boring Probe
 2 " Organic horizon thickness Ground surface elev. **1974'**
 60 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	10YR 3/3	
10			10YR 5/3	
20			5Y 5/4	C, P
30		FIRM		
40				
50				
60				

Soil Details by S.E. Soil Classification Slope Limiting Factor Groundwater
 Restrictive Layer
 Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: Hydric Hydrologic
 Non-hydric **C**
CHESUNCOOK Soil Group

Exploration Symbol # **TP-3** Test Pit Boring Probe
 2 " Organic horizon thickness Ground surface elev. **1950'**
 60 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	10YR 3/3	
10			10YR 5/3	
20			5Y 5/4	C, P
30		FIRM		M, P
40				
50				
60				

Soil Details by S.E. Soil Classification Slope Limiting Factor Groundwater
 Restrictive Layer
 Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: Hydric Hydrologic
 Non-hydric **D**
TELOS Soil Group

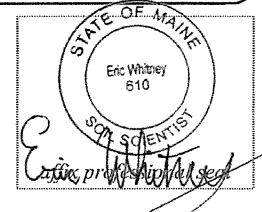
Exploration Symbol # **TP-4** Test Pit Boring Probe
 4 " Organic horizon thickness Ground surface elev. **1900'**
 60 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	10YR 3/3	
10			10YR 5/2	C, P
20				M, P
30		FIRM	5Y 5/4	
40				
50				
60				

Soil Details by S.E. Soil Classification Slope Limiting Factor Groundwater
 Restrictive Layer
 Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: Hydric Hydrologic
 Non-hydric **D**
MONARDA Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: *Eric Whitney* Date: **11/3/2020**
 Name Printed: **ERIC R.T. WHITNEY** Cert/Lic/Reg. #: **610**
 Title: Licensed Site Evaluator Certified Soil Scientist Registered Geologist Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: **RISING TIDE TOWER**

Applicant Name: **BLACK DIAMOND CONSULTANTS**

Project Location (municipality): **DALLAS PLANTATION TWP.**

Exploration Symbol # TP-5 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. 1868'
48 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	10YR 3/3	
			10YR 5/3	
			5YR 3/3	
10				
20			2.5Y 5/2	C, P
30			5Y 5/2	
40		FIRM		M, P
50				
60				

Soil Details by S.E. Groundwater
 Restrictive Layer
 Bedrock

Soil Classification: Profile _____ Condition _____ Slope: _____ Percent _____ Limiting Factor: _____ Depth _____

S.S. Soil Series/Phase Name: **CHESUNCOOK** Hydric Non-hydric Hydrologic: **C** Soil Group

Exploration Symbol # TP-6 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. 1848'
60 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	10YR 3/3	
			10YR 5/3	
10				
20			5Y 5/2	C, P
30				
40		FIRM		
50				
60				

Soil Details by S.E. Groundwater
 Restrictive Layer
 Bedrock

Soil Classification: Profile _____ Condition _____ Slope: _____ Percent _____ Limiting Factor: _____ Depth _____

S.S. Soil Series/Phase Name: **CHESUNCOOK** Hydric Non-hydric Hydrologic: **C** Soil Group

Exploration Symbol # TP-7 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. 1850'
96 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	2.6Y 3/2	
10				
20			2.5Y 4/3	C, P
30				
40		FIRM	5Y 5/2	M, P
50				
60				

Soil Details by S.E. Groundwater
 Restrictive Layer
 Bedrock

Soil Classification: Profile _____ Condition _____ Slope: _____ Percent _____ Limiting Factor: _____ Depth _____

S.S. Soil Series/Phase Name: **CHESUNCOOK** Hydric Non-hydric Hydrologic: **C** Soil Group

Exploration Symbol # TP-8 Test Pit Boring Probe
3 " Organic horizon thickness Ground surface elev. 1858'
78 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	SILT LOAM	FRIABLE	2.5Y 3/2	
10				
20			2.5Y 4/3	C, P
30		FIRM		
40				
50			5Y 5/2	M, P
60				

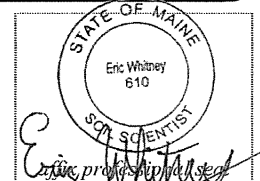
Soil Details by S.E. Groundwater
 Restrictive Layer
 Bedrock

Soil Classification: Profile _____ Condition _____ Slope: _____ Percent _____ Limiting Factor: _____ Depth _____

S.S. Soil Series/Phase Name: **TELOS** Hydric Non-hydric Hydrologic: **D** Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: *Eric Whitney* Date: **11/3/2020**
 Name Printed: **ERIC R.T. WHITNEY** Cert/Lic/Reg. #: **610**
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer





NATURAL RESOURCES REPORT Dallas Hill Road, Dallas Plantation, Maine

INTRODUCTION

Natural resource mapping was performed by Main-Land Development Consultants (MLDC) to determine potential natural resource features on the project site. The project site is located in Dallas Plantation, Maine and is on Dallas Plantation Road on a lot containing an existing bedrock quarry. The area of proposed development was reviewed for natural resources. Wetland delineation, stream identification, and cursory vernal pool screening were included in this mapping process.

METHODOLOGY

Preliminary Data

Prior to performing the field delineation, steps were taken to gather preliminary data on the project site. Data made available by the Maine Office of GIS was consulted, this data included National Wetlands Inventory (NWI) wetlands, USDA Natural Resource Conservation Soil Survey Maps, and digital aerial photography. A Class A & L High Intensity Soil Survey was conducted by MLDC prior to this natural resource survey, the data from this Soil Survey was utilized.

Wetland and Stream Delineation

On January 28th, 2021, a natural resource survey was performed within the proposed area of development. Wetlands were identified/delineated in accordance with the *1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands* and the *2012 Regional Supplement to The Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region*. Eric Whitney, L.S.E., S.S. marked wetland boundaries with flagging at an average interval of 25 feet and the alpha numeric flags were located with Sub-meter handheld Trimble GPS Unit. All the wetlands identified contain the three required elements of a wetland: hydric soils, hydrophytic vegetation, and hydrology indicators.

The stream delineation methodology follows the guidance provided by the Maine DEP Natural Resource Protection Act (NRPA) "*Identification Guide for Rivers, Streams, and Brooks*", and the definition of a stream in Maine State Statute, as follows:

River, stream or brook. "River, stream or brook" means a channel between defined banks. A channel is created by the action of surface water and has 2 or more of the following characteristics.

- A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.

B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.

C. The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.

D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.

E. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

"River, stream or brook" does not mean a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining storm water or a grassy swale.

Wetland and Stream features are classified using the *Classification of Wetlands and Deepwater Habitats of the United States*, Cowardin et al. 1979.

Cursory Vernal Pool Survey

A cursory vernal pool survey was complete using guides and standards established by the DEP and Army Corps of Engineers (ACOE). Significant Vernal Pools are defined by the NRPA as “*naturally occurring, temporary or semi-permanent pools that provide habitat for a specific abundance of vernal pool amphibian species*”. If any potential vernal pools were identified during this review, then a full survey (amphibian breeding area survey) during the Spring must be completed.

RESULTS

Project Area Overview

The proposed area of development involves a Communications Tower accessed by a proposed gravel road. The proposed area is in a forested area surrounding a bedrock quarry. An existing ATV and snowmobile trail crosses through the project site towards the northwest. At the time of the survey the proposed access road utilizes the existing bedrock quarry and ATV trail, and the Communications Tower site is located in forested area that was recently harvested for timber. Soils within the project site consist of silt loam textured glacial basal till.

Wetlands

The following section describes wetland features found during the survey. Within the project area wetland complexes were identified. All wetlands identified within the proposed area of development are classified as Seasonally saturated/flooded Palustrine Forested Needle Leaved Evergreen (PSS4Etn) The dominate species of vegetation that was observed within this wetland type was *Thuda occidentalis*. Wetlands delineated along the existing ATV trail were often associated with culvert crossings beneath the trail.

Streams

During the survey there were no NRPA streams identified around the proposed area of development. A man-made drainage ditch and water bars associated with the ATV trail were observed but did not exhibit the required criteria to be characterized as a NRPA stream.

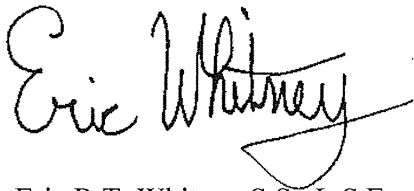
Vernal Pools

At the time of the cursory vernal pool survey there were no potential vernal pools identified.

SUMMARY

A natural resource survey by MLDC for the project site was completed on January 28th, 2021. Within the project area **NRPA wetlands were identified during the survey**. A wetland complex was identified, which is classified as palustrine forested. **No potential vernal pools or NRPA stream segments were identified** in the project area during the survey.

Please find attached associated photos (photos taken during soil survey field work on October 20th, 2020) and site plan depicting locations of environmental features.



Eric R.T. Whitney S.S., L.S.E
2/22/2021





Photo 1. Existing ATV/Snow mobile trail.



Photo 2. Approximate proposed location of Communications Tower



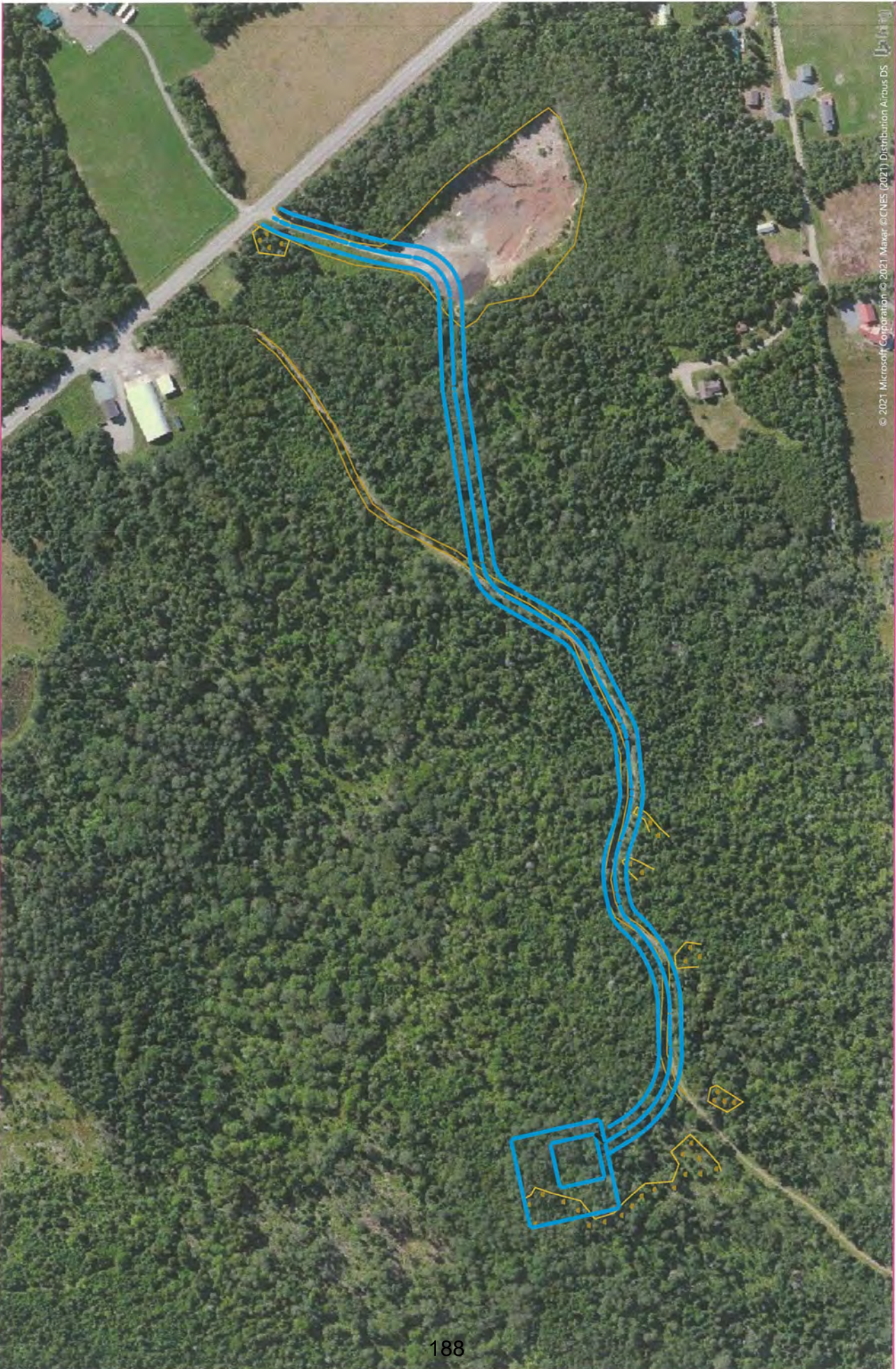


Photo 3. Proposed access road from existing quarry to ATV trail.



Photo 4. Delineated Palustrine Forested wetland complex.





ATTACHMENT # 18
CERTIFICATE OF GOOD STANDING

State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this thirteenth day of November 2020.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
RISING TIDE TOWERS LLC	Registered Agent		20154393DC	GOOD STANDING
Home Office Address (of foreign entity)		Other Mailing Address		

ATTACHMENT # 19

OCCUPANTS ADJACENT TO THE PROPOSED FACILITY PROPERTY

(Please refer to the attached page for list of abutters within 1000' of
the proposed site.)

Map/Lot	Owner of Parcel	Mailing Address	Deed Bk/Pg	Check
002 / 034A	Karen D. Hutchinson	53 Blanchard Road Cumberland, Maine 04021	B1614P260	X
002 / 034B	Robert Butley & Randall Belanger	PO Box 1243 Rangeley, ME 04970	B3787P252	X
002 / 034C	Kent Lapage & Georgina K Rodriquez-Lapage	45 Melbourne Street, Portsmouth NH 03801	B2371P68	x
002 / 041	Donna C. & Robert A. Coleman	PO Box 3 Susquehanna PA 18847	B1962P343	X
002 / 043	Ralph H. & Karen D Hutchinson	53 Blanchard Road Cumberland, Maine 04021	B3270P319	X
002 / 044	Donald Begraft	RD 4, 1 Curtis Drive Vernon, NJ 07462	B3270P319	X
002 / 045	Donald, Douglas and Dennis Begraft	1030 RT 619 Newton, NJ 07860	B837P54	X
002 / 046	David L. St. Marie	PO Box 976 Rangeley, ME 04970	B2819P42	X
002 / 047	Marie and Terry Sullivan	12 Roundy Street., #3 Beverly MA 01915	B2729P101	X
002 / 048	Mark Beauregard, Inc.	PO Box 304 Rangeley, Maine 04970	B2934P324	X
002 / 049	Mark Beauregard, Inc.	PO Box 304 Rangeley, Maine 04970		
002 / 050	Town of Dallas Plantation Township	436 Dallas Hill Road Rangeley, ME 04970		X
002 / 051	Jeffery Gahm	281 Washington Street Norwell, MA 02061	B1027P290	X
002 / 051A	John W. Thompson c/o Mat. Whse	281 Washington Street Norwell, MA 02061	B1027P290	X
002 / 052A	Karen Noyes & Henry Yankowsky	PO Box 526 Rangeley, ME 04970		
002 / 030 002 / 057 002 / 058	Nancy Bessey According to town, lot 57 and 58 are a part of Lot 30. See reference map from town	PO Box 169 Rangeley, ME 04970		
002 / 069	Richard E. Jakshtis & Kathleen M. Denney	PO Box 545 Hardwick, MA 01037	B3630P44	X
002 / 070	Peter N & Jeanine S Christensen	PO Box 870 Rangeley, ME 04970	B1437P224	X
002 / 071.1	John L & Holly L Margolis	4 Cherry Hill Terrace Waterville, ME 04901	B1477P33	X
002 / 071.2	Eric R and Lori Ann Page	7 Cove Landing Kittery, ME 03904	B3823P239	X
002 / 071.3	John L & Holly L Margolis	4 Cherry Hill Terrace Waterville, ME 04901	B1519P216	X
002 / 072	Jonathan B & Linda M. Stevens	PO Box 1263 Rangeley, ME 04970	B1705P155	X
002 / 073	Central Maine Power Co.	One City Center – 5 th Floor Portland, ME 04101		X
002 / 074	Barbara Dias	26 Kimball Street Sanford, ME 04073	B438P407	X

002 / 075	Thomas & Susan Ackley	5 Howe Street Fryeburg, ME 04937	B436P593	X
002 / 082	Devin & Valentine Isgro-Desplat	PO Box 5423 Oquossoc, Maine 04964		X
002 / 092	Annette Ross Life Estate	PO Box 532, Rangeley, ME 04970		
004 / 027	John M. Russell and Elizabeth Jennison Schwalbe C. & S. Hunger	PO Box 844, Franconia, NH 03580		
004 / 028	Delbert Ellis	PO Box 6, Rangeley, ME 04970		

ATTACHMENT # 20

VISUAL ASSESSMENT REPORT

Attached is a copy of the Visual Impact Assessment conducted by Julie Ann Larry. As views of the proposed tower are partial, intermittent or within a secondary viewshed, the presence of the tower will not detract from the character or impact the use of any of the scenic resources. Therefore there will be no adverse effect on any existing uses or scenic character proposed by this undertaking.

Using our balloon test photos and results, Black Diamond created photo simulations of the proposed tower to the photos identifying the location and distances of our balloon which was lofted at the proposed project tower location and to a height of 300 feet. A tower lighting evaluation, conducted for clear day, dusk, and night conditions, was conducted by observing existing towers with tower lights similar to the lights proposed for this project at the distances noted in our balloon test photos. The dusk condition photos include the landscape features for context. These photos are also provided to this Attachment 20 package on Visual Assessment Report for your perusal.

Date: 10 March 2021

From: Julie Ann Larry
Black Diamond Consultants, Inc.,
50 Water Street
Gardiner, Maine

Re: Visual Impact Assessment: RT-13
Dallas Plantation, Maine

I. EXECUTIVE SUMMARY

The proposed telecommunications facility includes the installation of equipment on a new 300' tall lattice tower and associated telecommunications equipment in a 100' x 100' clear area off Dallas Hill Road in Dallas Plantation. The site is gently sloped clear area surrounded by mature evergreen and deciduous trees. The consultant determined the presence of several scenic resources including public recreational facilities, conservation properties, snowmobile trails, ATV trails, boat launches, and historic resources within the eight-mile radius of the proposed telecommunications facility established by the Maine Land Use Planning Commission (LUPC).

During background research, eight scenic resources were determined to have a high significance rating: Appalachian Trail, Northern Forest Canoe Trail, Bald Mountain Public Reserve Land, Lakeside Public Park & Picnic Area, Quill Hill Scenic Overlook, Rangeley Lakes National Scenic Byway, Whip Willow Farm Scenic Overlook, Shelton Noyes Scenic Overlook. Three of the eight highly significant scenic resources have views of the proposed tower: Quill Hill Scenic Overlook, Northern Forest Canoe Trail, and the Rangeley Lakes Scenic Byway (Route 4).

- The view from Quill Hill is partial and distant from the proposed tower (+/- 7.2 miles). The tower will likely be more visible at night, but the overlook is open to the public only during the day.
- Views of the proposed tower from the Northern Forest Canoe Trail will be visible on the eastern end of Rangeley Lake near Rangeley Village and

from Haley Pond as there will be no mitigating topographical features or tree cover to inhibit views.

- Views of the proposed tower from the Rangeley Lakes Scenic Byway are occasional. There will be some views from an elevated section of the road just west of Rangeley Village and intermittently between buildings in the built up area of Rangeley Village. An existing telecommunications tower on Route 4 is visible within these same locations.

Seventeen scenic resources were determined to have views of the proposed site but two of the vantage points, Rangeley Village and Rangeley Lakes National Scenic Byway have intermittent views. Three of the vantage points are considered high value scenic views (see above). The remaining vantage points are considered to have moderate scenic value and have some mitigating conditions:

Resource	Type	Mitigating Conditions
Rangeley Tavern	Historic landmark	Secondary view-shed and partial views obscured by tree cover.
Upper Dallas School	Historic landmark	Secondary view-shed and partial views obscured by tree cover.
Rangeley Lake State Park Boat Launch	Public Recreation	Long distance & partial view.
Haley Pond Park	Public Recreation	Lower portion of the tower obscured by tree cover.
Evergreen Golf Course	Public Recreation	Partial views obscured by tree cover, depending on the fairway
Route 16 (Stratton Road)	Public Way	Intermittent locations where there is cleared land.
Dallas Hill Road	Public Way	Intermittent locations where there is cleared land.
ITS 89 Snowmobile Trail	Public Recreation	Intermittent locations where there is cleared land and in close proximity to the tower.
Rangeley Lake State Park	Recreation; Conservation Land	Long distance & partial views; much of the tower is viewed against the mountains.

Gull Pond	Water body	Existing development on south and east shores; likely views from the north shore looking south (no public access point on north shore to verify conditions)
Haley Pond	Water body	Existing development on north and west shores; Views from the north and west shore, as well as Northern Forest Canoe Trail; views verified at public access points.
Rangeley Lake	Water body	Existing development on north, east, and west shores; Views from the shoreline, as well as Northern Forest Canoe Trail; views verified at public access points.

As views of the proposed tower are partial, intermittent or within a secondary viewshed, the presence of the tower will not detract from the character or impact the use of any of the scenic resources. Therefore there will be no adverse effect on any existing uses or scenic character proposed by this undertaking.

II. METHODOLOGY

The purpose of this investigation was to determine the visual impact of the proposed 300-foot telecommunications tower on scenic and recreational resources within eight (8) miles of the site off Dallas Hill Road. The area of potential effect (APE) was recommended by LUPC as within eight (8) miles of the proposed telecommunication structure.

The objectives of the project were fulfilled through background research and a reconnaissance survey within and in the vicinity of the project area to identify scenic resources, public use areas, recreational areas, historic above-ground resources, cultural landscapes such as cemeteries and agricultural fields, and viewshed corridors such as historic roadways within the APE.

In addition to mapping the scenic resources, a table of scenic resources was created identifying the resource, location, distance from the tower, and sensitivity of the scenic resource. The table also includes whether the resource had views of the proposed tower as determined and verified in the field, and if there were

mitigating factors that limit visibility, such as mature tree cover, or the presence of buildings in the area, they are also noted in the table.

Each of the identified scenic resources was given a significance rating. A significance rating of 'High' means that a scenic resource is largely known by the public for its scenic value, rather than its historic significance or geological significance, for example. A significance rating of 'Moderate' means that a scenic resource is partially known for its scenic value but also known or appreciated by the public for other reasons like its historic or recreational significance. A significance rating of 'Low' means that a scenic resource is not known for its scenic value, and is usually an internally significant space like an theater or museum, for example.

The consultant mapped the identified scenic resources on Visual Resource Maps. The consultant then mapped areas of potential visibility on the Presumptive Viewshed Map; eliminating areas where the proposed tower will likely not be visible due to topography of the mountainous areas within the APE and areas where the proposed tower will likely not be visible due to mature tree cover. The remaining areas of potential visibility are labeled in purple on the attached maps. The Visual Resource Map was overlaid onto the Presumptive Viewshed Map to determine which resources were likely to have a visual impact from the proposed tower that would then be verified in the field.

The APE was surveyed on 18 September 2020. During the survey the consultant drove through the project area documenting the visual characteristics, conditions and views of the tower site from those public use and recreation areas located within the areas likely to have visibility. Lakes and ponds were viewed from the shoreline at publically accessible locations. Streams and rivers were viewed from the shoreline at publically accessible locations and road or trail crossings. Areas identified as likely not having views of the tower were also visited in the field during the survey to verify the presumptive conditions and verify there is no view of the tower.

Representative photographic documentation was taken within and in the vicinity of the project area. All photos have been keyed to a topographical project map (Photo Key Map); visible locations are shown in red and where the proposed tower cannot be seen, the locations are noted in green.

III. PROJECT STUDY AREA

The purpose of this investigation was to examine the aesthetic impacts of the proposed telecommunications tower in Dallas Plantation, ME. It describes the characteristics of the proposed project and how the project's features may affect the surrounding area generally and public scenic and recreational resources within an eight (8) mile radius of the proposed project in particular. Access to private residences, remote lakes, gated private forest roads, etc was not feasible and resources at these locations and any potential views of the tower from these locations were not field verified as part of this report.

The proposed telecommunications site falls within the unincorporated territory of Dallas Plantation and must be reviewed by the LUPC. The methodologies used in the aesthetic impact assessment are outlined above and the assessment and conclusions are discussed in detail in Part IV of the report.

A. Project Description/ Scope of Work:

The work includes the installation of equipment on a new 300' tall lattice tower and associated telecommunications equipment on a 100' x 100' ground parcel area located off Dallas Hill Road in Dallas Plantation. The tower site is located at Lat: N 44° 58' 10.9" Long: W 70° 36' 19.6". The site will be accessed via an existing trail to be upgraded as needed.

B. Survey Boundaries:

The survey boundary includes the geographic area that is eight (8) miles in radius surrounding the tower site. The survey boundary is delineated by a red circle on the attached topographic map of the project region (Map 1: Project Region).

The survey boundary includes land in Rangeley, Dallas Plantation, Rangeley Plantation, Sandy River Plantation, Redington Township, Madrid Township, Coplin Plantation, Davis Township, Township E, and Lang Township.

IV. SURVEY FINDINGS

A. POTENTIAL SCENIC RESOURCES IN THE PROJECT STUDY AREA:

Locations with potential views within the eight (8) mile radius of the proposed telecommunication tower have been delineated on the attached map (Presumptive Viewshed). The map of scenic resources was overlaid onto the Presumptive Viewshed Map to determine which resources were likely to have a visual impact from the proposed tower that would then be verified in the field. The identified scenic resources are described in the following paragraphs. Most of the resources identified below are used by the public to a varying degree throughout the year.

1. Scenic Roads

One federally and state designated scenic byway is located within the project area. The Rangeley Lakes Scenic Byway is 35.6 miles of federally designated and 51.75 miles state designated corridor along Routes 4 and 17 in the Rangeley Lake area. The Rangeley Lakes Scenic Byway was designated in 2000 and passes through Sandy River Plantation, Rangeley Plantation, Rangeley, and Madrid along Route 4 and Route 17.

Several scenic and recreational resources within the project area are resources on the Rangeley Lakes Scenic Byway including Rangeley Lakes Historical Society; Rangeley Lakes State Park, Rangeley Logging Museum; Saddleback Mountain Ski Area, and Rangeley Village.

2. Historic Resources

Archaeological Resources

According to the Maine Historic Preservation Commission (MHPC) there are no known prehistoric archeological sites in the APE, but many areas have been identified as sensitive for prehistoric archeology.

Above Ground Resources

Within the APE, six (6) above ground properties are individually listed in the National Register of Historic Places (NRHP). Two resources have been identified as eligible for listing in the NRHP. One resource, the Dallas Upper School, has a view of the proposed tower site.

- *Rangeley Tavern, Rangeley (NRHP 2018)*
- *Rangeley Public Library, Rangeley (NRHP 1978)*
- *The Rangeley Trust Company Building, Rangeley (NRHP 1989)*
- *Dallas Upper School, Dallas Plantation (NRHP 1990)*
- *Our Lady of the Lakes Church (NRHP eligible 2015)*
- *Oquossoc Log Church (NRHP 1984)*
- *Orgone Energy Observatory (1999)*
- *Appalachian Trail (NRHP Eligible 2013)*

The Orgone Energy Observatory is also known as the Wilhelm Reich Museum and includes a trail system on its property. The trails and historic buildings were

assessed for views, as the boundary of the historic district includes the trail network. The area was determined to be unlikely to have views, and this condition was verified in the field.

MHPC maintains a database of important sites that have been inventoried. In addition to those resources listed in the National Register of Historic Places and identified above, sixty-eight historic resources within the project area have been previously documented and entered into the State's inventory of historic resources. None of these resources have been determined eligible for listing in the NRHP.

MHPC#	NRHP Eligibility	Date Recorded	Resource	Recorded By
	Listed	2/9/1990	Dallas Upper School, 436 Dallas Hill Road, Dallas Plantation	K Mohney
	Listed	7/13/1989	Rangeley Trust Co. 2472 Main Street, Rangeley	K Mohney
	Listed	7/12/1978	Rangeley Public Library, 7 Lake Street, Rangeley	F Beard
364-0075	Not Eligible	8/30/2012	2745 Main Street, Route 4, Rangeley	M Hopkin
364-0076	Not Eligible	8/30/2012	2750 Main Street, Route 4, Rangeley	M Hopkin
364-0077	Not Eligible	8/30/2012	2750 Main Street, Route 4, Rangeley	M Hopkin
364-0078	Not Eligible	8/30/2012	2739 Main Street, Route 4, Rangeley	M Hopkin
364-0079	Not Eligible	8/30/2012	2739 Main Street, Route 4, Rangeley	M Hopkin
364-0080	Not Eligible	8/30/2012	2728 Main Street, Route 4, Rangeley	M Hopkin
364-0081	Not Eligible	8/30/2012	2717 Main Street, Route 4, Rangeley	M Hopkin
364-0082	Not Eligible	8/30/2012	2717 Main Street, Route 4, Rangeley	M Hopkin
364-0083	Not Eligible	8/30/2012	2705 Main Street, Route 4, Rangeley	M Hopkin
364-0084	Not Eligible	8/30/2012	2695 Main Street, Route 4, Rangeley	M Hopkin
364-0085	Not Eligible	8/30/2012	2695 Main Street, Route 4, Rangeley	M Hopkin
364-0086	Not Eligible	8/30/2012	2689 Main Street, Route 4, Rangeley	M Hopkin
364-0087	Not Eligible	8/30/2012	2657 Main Street, Route 4, Rangeley	M Hopkin
364-0088	Not Eligible	8/30/2012	3 Allen Street, Rangeley	M Hopkin
364-0089	Not Eligible	8/30/2012	2640 Main Street, Route 4, Rangeley	M Hopkin
364-0090	Listed	8/14/2013	2443 Main Street, Route 4, Rangeley	E Rankin
364-0092	Not Eligible	12/20/2017	2434 Main Street, Route 4, Rangeley	K Willis
364-0093	Not Eligible	12/20/2017	2424 Main Street, Route 4, Rangeley	K Willis

364-0094	Not Eligible	12/20/2017	2419 Main Street, Route 4, Rangeley	K Willis
364-0095	Not Eligible	12/20/2017	2410 Main Street, Route 4, Rangeley	K Willis
364-0096	Not Eligible	12/20/2017	2406 Main Street, Route 4, Rangeley	K Willis
364-0097	Not Eligible	12/20/2017	2393 Main Street, Route 4, Rangeley	K Willis
364-0097a	Not Eligible	12/20/2017	2393 Main Street, Route 4, Rangeley	K Willis
364-0098	Not Eligible	12/20/2017	2394 Main Street, Route 4, Rangeley	K Willis
364-0099	Not Eligible	12/20/2017	2398 Main Street, Route 4, Rangeley	K Willis
364-0100	Not Eligible	12/20/2017	2385 Main Street, Route 4, Rangeley	K Willis
364-0101	Not Eligible	12/20/2017	2388 Main Street, Route 4, Rangeley	K Willis
364-0102	Not Eligible	12/20/2017	2377 Main Street, Route 4, Rangeley	K Willis
364-0103	Not Eligible	12/20/2017	2328 Main Street, Route 4, Rangeley	K Willis
364-0104	Not Eligible	12/20/2017	8 Cottage Road, Rangeley	K Willis
364-0104a	Not Eligible	12/20/2017	8 Cottage Road, Rangeley	K Willis
364-0105	Not Eligible	12/20/2017	2177 Main Street, Route 4, Rangeley	K Willis
364-0106	Not Eligible	12/20/2017	2173 Main Street, Route 4, Rangeley	K Willis
380-0001	Not Determined	8/14/2013	Greenvale Cove School, Sandy River Plantation Town Hall, 33 Town Hall Road, Sandy River Plantation	E Rankin
380-0002	Not Eligible	8/14/2013	36 Town Hall Road, Sandy River Plantation	E Rankin
380-0003	Not Eligible	8/14/2013	36 Town Hall Road, Sandy River Plantation	E Rankin
380-0004	Not Eligible	8/14/2013	36 Town Hall Road, Sandy River Plantation	E Rankin
380-0005	Not Eligible	8/29/2017	Durrell Farm (c1898), 4 Durrell Farm Lane, Sandy River Plantation	M. Goebel-Bain
380-0005a	Not Eligible	8/29/2017	Durrell Farm (c1898), 4 Durrell Farm Lane, Sandy River Plantation	M. Goebel-Bain
114-0016	Not Eligible	7/21/2015	74 Batchelder Lane, Dallas Plantation	P Pendleton

114-0016a	Not determined	7/21/2015	74 Batchelder Lane, Dallas Plantation	P Pendleton
114-0016a	Not Eligible	7/21/2015	74 Batchelder Lane, Dallas Plantation	P Pendleton
114-0019	Not Eligible	7/21/2015	Quill Pond Stream Bridge, Route 16 Dallas Plantation	P Pendleton
114-0020	Not Eligible	7/21/2015	South Branch Dead River Bridge	P Pendleton
114-0021	Not Eligible	7/21/2015	Lower Dallas School House, 81 Redington Road	P Pendleton
114-0022	Not Eligible	7/21/2015		P Pendleton
114-0023	Not Eligible	7/21/2015	74 Batchelder Lane, Dallas Plantation	P Pendleton
114-0025	Not Eligible	7/21/2015	855 Stratton Road, Route 16, Dallas Plantation	P Pendleton
114-0026	Not Eligible	7/21/2015	849 Stratton Road, Route 16, Dallas Plantation	P Pendleton
114-0027	Not Eligible	7/21/2015	154 Orris Lamb Road, Dallas Plantation	P Pendleton
114-0028	Not Eligible	7/21/2015	166 Orris Lamb Road, Dallas Plantation	P Pendleton
114-0029	Not Eligible	7/21/2015	166 Orris Lamb Road, Dallas Plantation	P Pendleton
114-0030	Not Eligible	7/21/2015	Dallas Hill Road, Dallas Plantation	P Pendleton
114-0031	Not Eligible	7/21/2015	464 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0032	Not Eligible	7/21/2015	464 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0033	Not Eligible	7/21/2015	464 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0034	Not Eligible	7/21/2015	497 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0035	Not Eligible	7/21/2015	497 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0036	Not Eligible	7/21/2015	497 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0037	Not Eligible	7/21/2015	522 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0038	Not Eligible	7/21/2015	522 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0039	Not Eligible	7/21/2015	537 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0040	Not Eligible	7/21/2015	Bubier Farmstead, 648 Dallas Hill Road, Dallas Plantation	P Pendleton

114-0041	Not Eligible	7/21/2015	Bubier Farmstead, 648 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0042	Not Eligible	7/21/2015	Bubier Farmstead, 648 Dallas Hill Road, Dallas Plantation	P Pendleton
114-0043	Not Eligible	7/21/2015	Bubier Farmstead, 648 Dallas Hill Road, Dallas Plantation	P Pendleton

3. Publically owned facilities

Publically owned facilities include public buildings, public lands, recreation areas, and access points to major water bodies.

Land

The APE contains numerous parcels of conserved public land. Several local, regional, and state land conservation organizations have been working in Franklin County to preserve the wild undeveloped character of the area and to conserve wildlife habitat using locally raised funds as well and funds from the Land for Maine's Future Program.

Rangeley Lake State Park is managed by the Maine Bureau of Parks and Lands. The 869-acre park is located on the south shore of the lake. The park has one and a half miles of shoreline on the lake. It has 50 campsites, a beach and picnic area, trails, and a boat launch. Some of the campsites and the beach and picnic area are orientated toward the shoreline and have long-distance views toward the tower site. A forested hiking trail of 0.75 miles runs from the park entrance to the contact station and a second 0.9 mile trail runs from the campground to the boat launch. Popular activities at the park are hiking, swimming, birdwatching, canoeing, boating, and fishing. Part of the park has been identified by IFW as a deer wintering area and habitat for inland wading bird and waterfowl. There is also a bald eagle nesting area in the western section of the park.

The State of Maine owns a number of parcels in the Rangeley Lakes area for the protection and enhancement of important wildlife habitats and opportunities for public recreation. Additional small parcels are located in Rangeley and Rangeley Plantation outside the project area. Most of the Units have frontage on public roadways, or are accessible by vehicle from a public roadway. Units within the project area include:

Dallas Plantation Lots:

Dallas Plantation North Lot is 380-acres and accessed by Loon Lake Road. It is an original public lot that has been managed for forest products for many years. It is characterized by gentle slopes and mid-aged northern hardwood and mixed forests, with softwoods along a central meandering stream that drains from the Greeley Ponds to Loon Lake. The Lot, however, does not include frontage on any of these waterbodies. Three small emergent beaver meadows (each less than 2

acres) lie along this stream, and a large area of inland waterfowl and wading bird habitat lies just east of the Unit around the Greeley Ponds. Approximately 110 acres (the southeastern half of the Lot) of softwood and mixed forest have been mapped as a Deer Wintering Area.

Dallas Plantation South Lot is 66-acres and adjacent to Route 16. It is an original public lot that has been managed for forest products. It lies on lowland forest just a few miles outside of Rangeley. The Lot is forested with mid-aged mixed wood stands and includes a small stream that drains into Bull Pond. A major snowmobile/ATV trail—ITS89—runs lengthwise through the South Lot. Dispersed hunting may also occur.

Rangeley Plantation Lot is 462-acres and was acquired in two parcels—an 87-acre parcel in 1997 from the Trust for Public Land and a 352-acre parcel in 1998 from the Maine Conference of Seventh Day Adventists. It lies almost adjacent to Rangeley Lake State Park—it is separated from the Park by South Shore Drive. It covers a north facing hillside, and much of the Lot was once cleared or pastured farmland—stone walls, old farm equipment and remains of old structures are evidence to this past. There are no lakes, streams or wetlands on the property. A club snowmobile trail travels through the Lot, connecting Rangeley Lake with ITS84.

Four Ponds on the southwest shore of Long Pond is part of a 6,000-acre unit of public reserve land. The Appalachian Trail traverses the length of the large parcel. Fishing and swimming are popular activities within the reserve land. Snowmobiles also use the land in the winter.

Pingree Forest Easement, Davis Township – the land in Davis Township is part of a 770,000-acre conservation easement. The New England Forestry Foundation purchased the development rights from the Pingree family in 2001. It protects Spotted Mountain and Kennebago Lake.

Rangeley Lakes Heritage Trust owns or has a conservation easement on a number of parcels in the Rangeley Lakes area for the protection and enhancement of important wildlife habitats and opportunities for public recreation. Most of the parcels have frontage on public roadways, or are accessible by vehicle from a public roadway. Some have trails for public recreation (See Section 5. Trail Networks), others are rarely used by the public and are conserved for their animal or plant habitat in a natural state.

South Bog, Rangeley Plt. – 1,115-acres of primarily forested uplands surrounding South Bog Stream. The property includes extensive bog wetlands and also features ledge outcrops that afford expansive views of western Rangeley Lake. RLHT purchased the property in 2004 to protect its natural resource values and continue the long history of its “working forest” character that also benefits the local economy. An interpretive trail was constructed in 2009. Improvements in 2012 included the trail extension all the way to Rangeley Lake with picnic sites.

Wigwam, Rangeley Plt. – 23 acre parcel off South Shore Road.

Bonney Point, Rangeley - 280 acres parcel featuring rolling fields and meadows with ½ mile frontage on Rangeley Lake. The unit provides habitat for bear, deer, moose, songbirds, wading birds, amphibians, and beaver.

Mingo Landing, Rangeley - Mingo Landing is a 1.4-acre parcel of conserved land on Mingo Loop Rd. in Rangeley. It lies on the "lake side" of the road at the east end of the causeway that spans the head of Hunter Cove. Mingo Landing will serve as a family picnic area, bank fishing and wildlife viewing area and an embarkation point to RLHT's other conserved lands on the cove, Hunter Cove Uplands and Hunter Cove Wildlife Sanctuary.

Cascades, Sandy River Plt. – In 1978 Cascade Stream Gorge was listed in the Maine State Planning Office's Register of Critical Areas because of its natural, scenic and geological features including a stunning gorge that drops 90 feet into the stream. With 50 acres of steep forested land and over a 1/2 mile of frontage on Cascade Stream, this area's hiking trails are a popular hike for summer visitors. Cascade Stream flows out of City Pond, which is just to the east of the property and was once the public drinking water supply for the Town of Rangeley.

Loon Lake, Rangeley – The Loon Lake conservation easement includes 780 acres and was acquired by the RLHT in 1997. Loon Lake property encompasses the west shores of Loon Lake. The lake is for non-motorized boats only and there is a public hand carry launch off the access road and a gravel parking area.

Hatchery Brook Preserve, Rangeley – 50 acres of forested land and a 1/2 mile of frontage on Rangeley Lake. A network of shoreline and forested wetlands provide critical wildlife habitat. A series of bog walkways provide low-impact travel across the wetlands and minimizes impact to sensitive plants and soils. The dock installed in 2009 and three picnic sites on Russel Cove provide water access for boaters while affording views eastward toward Rangeley Village.

Hunter Cove Wildlife Sanctuary, Rangeley - A woodland parcel traversed by two miles of trails. This trails system winds through 100 acres of forested land on a beautiful 1/2 mile section of Hunter Cove on Rangeley Lake. The property provides habitat for a host of song birds, wading birds, amphibians, and features a critical deer wintering area. The property was originally donated to the Maine Audubon Society in 1974 as a sanctuary for wildlife. In 2004 Audubon donated the property to RLHT to ensure its sustainable stewardship.

Lewin Woods, Rangeley – RLHT acquired the 77-acre parcel off Rachel Lane in 2017. Featuring 44 acres of forested uplands with mature stands of balsam fir, white spruce, and quaking aspen the remaining acreage is in wetlands. The entire property is within the Rangeley Game Sanctuary, a protection zone

which provides critical winter habitat to deer and a slew of song birds, nesting loons, amphibians, snowshoe hare, ruffed grouse, lynx and other large mammals.

Greenvale Cove, Sandy River Plt. - This 15-acre, undeveloped parcel rests on 955' of shoreline along Rangeley Lake's Greenvale Cove and continues into 778' of Long Pond Stream. The property features a blend of wetlands, forested wetlands and upland habitat that provide habitat for a variety of nesting birds and ducks, native brook trout and rainbow smelt populations.

Bald Mountain, Oquossoc – Hiking trails lead to the summit of 2,443-foot Bald Mountain, where views of Rangeley, Cupsuptic, and Mosselookmeguntic Lakes are possible. The public reserve lands are also popular for wildlife watchers with over 200 different species documented in the surrounding forest. In the summer hiking and birdwatching are popular while in the winter the area is used for hunting, snowmobiling and snowshoeing. The unit is 1,953-acres and was purchased by the RLHT then sold to the State of Maine with protective covenants. Bald Mountain is located just outside of the 8-mile APE (~8.5 miles from the proposed tower). An existing telecommunications tower is located near the summit off Old Skiway Road.

Municipal buildings and Community Centers

Rangeley Town Hall, 15 School Street, Rangeley

Sandy River Plantation Town Hall, 33 Town Hall Road, Sandy River Plantation

Dallas Plantation Town Hall, 436 Dallas Hill Road, Dallas Plantation

Rangeley Plantation Town Hall, 293 South Shore Drive, Rangeley Plantation

Cemeteries

Rangeley Village Cemetery *aka Evergreen Cemetery*, Route 4/16, Rangeley

Oakes-Peary Cemetery, Dallas Hill Road, Dallas Plantation

Nile Cemetery, Main Street, Dallas Plantation

Schoolhouse Cemetery, Main Street, Rangeley

Wilbur Cemetery, Pleasant Street, Rangeley

Public Recreation Areas

Swimming and picnic area, Rangeley Lakes State Park, Rangeley Plantation

Rangeley Lakes Regional School playground, Mendolia Road, Rangeley

Lakeside Public Park and Recreation Area, Park Road, Rangeley

Public Boat Launch

Rangeley Lakes State Park Boat Launch, Rangeley Plantation-Department of Agriculture, Conservation, and Forestry (DACF)

A public boat launch and adjacent parking area on the southern shore of Rangeley Lake off State Park Road.

Middle Sandy River Pond Boat Launch, Sandy River Plantation- Department of Inland Fisheries & Wildlife (DIFW)

A public boat launch, carry-in only, and adjacent parking area off Route 4 in Sandy River Plantation.

Lakeside Boat Launch, Rangeley – Town of Rangeley

A public boat launch and adjacent parking area on the eastern shore of Rangeley Lake off Park Road.

Oquossoc Village Boat Launch, Rangeley – Brookfield Renewable Energy Group

A publically accesible boat launch, with a paved ramp and small parking area area off Route 4 in Oquossoc Village.

Quimby Pond, Rangeley – Department of Inland Fisheries & Wildlife (DIFW)

A public boat launch, carry-in only, with limited parking off Quimby Pond Road in Rangeley.

Haley Pond Boat Launch, Rangeley – Town of Rangeley

The town has ROW over private land to access a hand carry boat launch and gravel parking area on Haley Pond off Main Street. A second hand carry boat launch on the north shore of Haley Pond is part of the Northern Forest Canoe Trail.

Schools

Rangeley Lakes Regional School, Mendolia Road, Rangeley
former School, now site of site of Senior Housing, School Street, Rangeley

4. Private Recreational, Social, and Cultural Resources

Museums

Maine Forestry Museum, Stratton Road, Rangeley

The Rangeley Forestry Museum has a trail system on its property, including a portage and hand carry boat launch on the north shore of Haley Pond, which are part of the Northern Forest Canoe Trail.

Rangeley Lakes Historical Society, Main Street, Rangeley

Outdoor Heritage Museum, Route 4/27 Oquossoc Village, Rangeley

Churches

Good Shepherd Episcopal, Main Street

Rangeley Congregational, Pleasant Street

Free Baptist, Main and Lake Street

St. Luke's Catholic, Lake Street

Oquossoc Log Church, Route 4/27

Our Lady of the Lakes Rectory, Cupsuptic Avenue

Recreation

Saddleback Mountain Ski Area

Rangeley Lakes Trail Center, Dallas Plantation and Sandy River Plantation

Evergreen Golf Course

Mingo Springs Golf Course

5. Trail Networks

Northern Forest Canoe Trail is a 700-mile water trail from New York to Maine, following traditional travel routes followed by Native Americans, settlers, and guides. Within the APE the trail extends from Oquossoc Village across Rangeley Lake to Rangeley Village, across Haley Pond to a hand carry launch and portage trail on the property of the Maine Forestry Museum on Stratton Road (Route 16). The trail follows Route 16, the South Branch of the Dead River, and several more portages on Route 16 and adjacent roads northward to Stratton.

Hiking Trails

A network of hiking trails promoted by the Rangeley Lakes Heritage Trust and the Rangeley Lakes Trail Center were identified within the project area. In addition, informal trails may utilize woods roads and off-road vehicle trails to access remote sites and remote water bodies.

Rangeley Lakes Trail Center, Dallas Plantation – The center's 25 miles of trails can be accessed from a parking area off Saddleback Mountain Road. The trails are maintained for hiking, snowshoeing, cross-country skiing, and mountain biking. Mountain and lake views abound. Great for birding and wildlife viewing.

Rangeley Lake State Park - The park is managed by the Maine Bureau of Parks and Lands. The 869-acre park is located on the south shore of the lake. The park has one and a half miles of shoreline on the lake. A forested hiking trail of 0.75 miles runs from the park entrance to the ranger station and a second 0.9-mile trail runs from the campground to the boat launch along the shoreline. There are partial views of the tower site. Trails in the park maintained for hiking.

Rangeley Lakes Heritage Trust:

Cascade Stream Gorge Trail, Sandy River Plt. – This short 1-mile trail offers scenic overlooks, wildlife viewing, and picnicking opportunities as it follows the gorge of Cascade Stream to a series of waterfalls.

Hunter Cove Wildlife Sanctuary Trails, Rangeley – Hunter Cove offers 1.6 miles of easy, flat trails with several loop options. The trails lead out to the eastern shore of Hunter Cove on Rangeley Lake with a few benches for picnic opportunities. The trails are maintained for hiking.

Hunter Brook Preserve Trail, Rangeley - On the northeast shores of Rangeley Lake, this 1.2-mile trail provides easy walking and picnicking opportunities close to downtown Rangeley. The trails are maintained for hiking.

Mingo Springs Trail and Birdwalk, Rangeley – Two trails around Mingo Springs Golf Course can be connected for a 3.4-mile loop or two shorter loops, each with fantastic bird and plant viewing opportunities. The trails are maintained for hiking and snowshoeing.

Rock Pond Trail, Sandy River Plt. - This small network of trails provides access to Rock Pond, Midway Pond, and several scenic overlooks while gaining little

elevation along the walk. The access is through the Saddleback Ski resort and the trail is also suitable for snowshoeing.

Snowmobile Trails

Maine's Interconnected Trail System (ITS) is collaboration between local snowmobile clubs, the Maine Snowmobile Association, the Maine Bureau of Parks and Lands, municipalities, and private landowners. A map of the system is published by the Maine Snowmobile Association and the Snowmobile Division of the Maine Bureau of Parks and Lands. It is an extensive network of well signed and groomed trails throughout most of Maine. ITS 84, 108 and 89 travel through the project area. The trails in the area are maintained by local clubs.

Black Fly Loop Trail is a trail loop with spurs in the western Maine mountains connecting several communities. In Rangeley a portion of the trail has been adapted from a former narrow gauge railroad bed from Route 16 into Rangeley Village.

ATV Trails

The Maine Department of Conservation publishes a yearly updated ATV trail map documenting authorized ATV trails in Maine. ATV trails in the project area are co-located on sections of the Interconnected Trail System.

Appalachian Trail

The Appalachian Trail is a significant recreational resource in the Rangeley Lakes Region. It is a continuous hiking path which covers 2,000 miles from Springer Mountain in Georgia to Katahdin Mountain in Maine, the trail crosses through Franklin County and connects with a number of the area's most rugged and scenic peaks. In the Rangeley Lakes region, the trail runs from Andover and continues beyond Saddleback Mountain. It is 5 miles from Route 4 to the top of Saddleback Mountain, with the last mile above tree line. A side trail off Saddleback Mountain in this area, allows hikers to follow the ski trails to the base lodge. This trail is approximately 2 miles in length. Many other accesses to the A.T. are located throughout the region by means of secondary trails. The trail traverses above treeline from Saddleback Mountain to the Horn within the APE. At the recommendation of the Land Use Planning Commission, visibility of the proposed tower from the trail was assessed from the summit of Saddleback Mountain, the summit of the Horn, and from the saddle between the two summits.

5. Water Bodies: Ponds, Rivers, Streams and coastal areas

The characteristic landscape of this part of Western Maine includes a scattering of small ponds and large lakes, surrounded by mountains. Most of the lakes have varying amounts of development activity on their shoreline. Most of the flowing water in the study area is in the form of small mountain streams bordered by densely vegetated riparian zones. The streams tend to be relatively small in size and are generally not dominant visual features.

Lakes & Ponds

Rangeley Lake is one of the major headwater lakes of the Androscoggin River drainage. Rangeley Lake contains outstanding fisheries, scenic, cultural, and geologic resources, as well as significant wildlife, shore character, and botanic resources. The State of Maine's Wildlands Lake Assessment (1987) identified Rangeley Lake as Resource Class 1A, a lake of state-wide significance with outstanding resource value. It provides good aquatic habitat for waterfowl, common loons, and osprey, Canada geese, and many other species of waterfowl. This area offers significant wildlife resources, including a deer wintering area on the south shore. Opportunities to hunt, trap, and view wildlife are excellent.

The lake's 6,000 acres are home to dozen of species of fish, particularly landlocked salmon and brook trout. Other species include alewife, rainbow smelt, and brown trout. Abundance is high due to stocking efforts and good quality habitat. The quality of fishing is excellent, and heavy pressure makes this an economically important resource. The lake is closed to ice fishing.

Dramatic views of surrounding mountains (including nearby Saddleback Mtn.), islands, beaches, rock ledges, wildlife, and clear water make this lake an outstanding scenic resource. Some inharmonious development does detract from the overall scenic quality. The shoreline is mostly developed, except the southern shoreline where Rangeley State Park is located. Rangeley Lake State Park features campsites, a swimming area, and a boat landing. The shore character is considered significant because of numerous sand beaches, some rock ledges, and dominant areas of open shoreline.

The Town of Rangeley, located at the northeast end of the lake, is a popular four season vacation spot that includes a public beach and boat landing. There is one additional public boat launch on the lake and several private access locations.

Rangeley Lake has excellent upland habitat for several rare plants, including:
Calmsobulbosa Fairy slipper
Callitriche anceps Water-starwort
Ozmorhiza chilensis Western sweet cicely
Solidago calcicola Goldenrod
Trisetum melicoides Grass

Beaver Mountain Lake (Long Pond), Sandy River Plt. - The 543-acre lake has a developed shoreline. The State of Maine's Wildlands Lake Assessment (1987) identified Beaver Mountain Pond as Resource Class 2, a lake of regional significance with significant resource value for its fisheries and scenic character. Its primary fishery is brook trout. Due to topography, the proposed tower site will not be visible and will not have a visual impact on the lake's scenic character.

Beaver Pond, Rangeley Plt. - The outlet of the 14-acre pond flows into South Bog Stream. Its shoreline is undeveloped. The State of Maine's Wildlands Lake Assessment (2020) identified the pond as Resource Class 3.

Ben Gile Pond, Rangeley - The outlet of the 4-acre pond flows into Baker Brook. Its shoreline is undeveloped.

City Pond, Sandy River Plt. - The pond is the headwaters of Cascade Stream. The small pond has an undeveloped shoreline.

Cow Pond, Langtown Plt. - The 62-acre pond is accessed off Kennebago Road. The State of Maine's Wildlands Lake Assessment (2020) identified Cow Pond as Resource Class 2, a lake of regional significance with significant resource value. The shoreline is undeveloped. The pond's primary fishery is brook trout.

Dill Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment (2020) identified 11-acre Dill Pond as Resource Class 2, a lake of regional significance with significant resource value. The shore of the pond is undeveloped.

Dodge Pond, Rangeley - The 230-acre pond's fisheries include landlocked salmon and brook trout. Its inlet flow from Round Pond and its outlet flows west to Rangeley Lake. The pond's shoreline is developed. The State of Maine's Finest Lakes Assessment (1989) identified Dodge Pond as Resource Class 2, a lake of regional significance with significant resource value for its significant fishery. The pond is closed to fishing in the winter, but open for fishing landlocked salmon and brook trout in the summer.

Eddy Pond, Sandy River Plt. - This remote 9-acre pond has an undeveloped shoreline. The outlet flows into Cascade Stream. The State of Maine's Wildlands Lake Assessment (2020) identified the pond as Resource Class 3 with no known significant or outstanding natural value. Its shoreline is undeveloped.

Gile Logan, Rangeley - The outlet of the small pond flows into Perk Pond and the shoreline is undeveloped.

Greely Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 42-acre Greely Pond as Resource Class 2, a lake of regional significance with significant resource (wildlife) value. Its primary fishery is bass. Its outlet flows into the South Branch of the Dead River. The pond has an undeveloped shoreline.

Little Greely Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment (2020) identified 15-acre Little Greely Pond as Resource Class 2, a lake of regional significance with significant resource (fishery and wildlife) value. The pond's primary fishery is brook trout. The pond is only accessible by foot. Its outlet flows into Greely Pond. The pond has an undeveloped shoreline.

Third Greely Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 14-acre Third Greely Pond as Resource Class 3, a lake of local significance with no significant resource values. The outlet of the pond flows into Greely Pond. The pond has an undeveloped shoreline.

Gull Pond, Dallas Plt. - Gull Pond's outlet flows into Haley Pond. The State of Maine's Wildlands Lake Assessment (2020) identified 281-acre Gull Pond as

Resource Class 2, a lake of regional significance with significant resource (fisheries) value. The pond's fisheries include landlocked salmon and brook trout. The pond's shoreline is developed, and has been identified as approaching heavily developed status. Access to the pond is by Camp Wayaawi Road.

Haley Pond, Rangeley and Dallas Pkt. - The State of Maine's Wildlands Lake Assessment (2020) identified 170-acre Haley Pond as Resource Class 2, a lake of regional significance with significant resource (fisheries) value. Off Route 4 a gravel parking area provides vehicular access to the pond where canoes/small boats can be launched. A second walk-in, hand-carry site is located on the north shore of the Pond. The pond's outlet is Rangeley Lake. The pond's fisheries are primarily perch.

Ledge Pond, Sandy River Pkt. - This remote 6-acre pond has an undeveloped shoreline. It has been identified as having no known significant or outstanding natural value. Its shoreline is undeveloped.

Loon Lake, Rangeley/Dallas Pkt. - The State of Maine's Wildlands Lake Assessment (2020) identified 168-acre Loon Lake as Resource Class 2, a lake of regional significance with significant resource (fisheries & Cultural features) value. The eastern half of the lake's shoreline is developed. The pond's fisheries include landlocked salmon and brook trout. The Lake is within a Maine wildlife sanctuary. A gravel road off Loon Lake Road provides vehicular access to the pond where canoes/small boats can be launched. The lake's outlet flows into Greely Pond.

Lost Logan, Rangeley - The 2-acre pond's shoreline is undeveloped.

Long Logan, Rangeley - The 8-acre pond's shoreline is undeveloped.

Midway Pond, Sandy River Pkt. - This remote 7-acre pond has an undeveloped shoreline and can be accessed by a trail from Saddleback Ski area. The outlet flows into Cascade Stream. The State of Maine's Wildlands Lake Assessment (2020) identified the pond as Resource Class 3 with no known significant or outstanding natural value. Its shoreline is undeveloped.

Moose & Deer Pond is a small four-acre pond whose outlet flows into Eddy Pond located within the Appalachian Trail corridor.

Mountain Pond is located north of Beaver Mountain in Rangeley Plantation. Its outlet, Mountain Pond Stream flows west in South Bog Stream. Access to the pond is over trails off gravel logging roads. It is open to flyfishing only and its primary fish species is brook trout. The State of Maine's Wildlands Lake Assessment identified 35-acre Mountain Pond as Resource Class 1B, a lake of state-wide significance with outstanding resource value for its fisheries. The pond's inlet and outlet is Mountain Pond Stream. Its shoreline is undeveloped.

Mud Pond, Rangeley Plt. - The 15-acre pond's outlet is Mountain Pond Stream that flows into Mountain Pond. It is identified as a Resource Class 3, a lake of local significance with no known significant or outstanding natural value. Its shoreline is undeveloped.

Nutting Pond is a small 9-acre pond in western Rangeley. Its outlet is Nutting Stream which flows through Hayno Bog to Rangeley Lake.

Perk Pond, Rangeley - The shoreline of the 16-acre pond is undeveloped.

Quill Pond, Rangeley - The shoreline of the 6-acre pond is undeveloped. Its outlet is Quill Pond Brook.

Quimby Pond is a 165-acre pond in western Rangeley. The pond is accessible by a hand carry launch site owned by the DIFW. Open for fly-fishing only, the pond's primary fish species are brook trout and rainbow smelt. The State of Maine's Finest Lakes Assessment (1989) identified it as a Resource Class 1B for its outstanding fisheries. Its outlet is Quimby Pond Stream which flows to Rangeley Lake.

Rock Pond, Sandy River Plt. - This small 7-acre pond has an undeveloped shoreline and can be accessed by a trail from Saddleback Ski area. The State of Maine's Wildlands Lake Assessment (2020) identified it as a Resource Class 3, a lake of local significance with no known significant or outstanding natural value.

Roland Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment (2020) identified 26-acre Roland as Resource Class 3, a lake of local significance with no significant resource values. The shoreland of the pond is undeveloped.

Ross Pond, Rangeley - The 26-acre pond flows into Hatchery Brook. The pond's shoreline is mostly undeveloped. The pond is accessible by a private gated road. The State of Maine's Maine Lakes Assessment (2020) identified Ross Pond as Resource Class 2, a lake of regional significance with significant resource value for its significant fishery.

Round Pond, Rangeley - The 166-acre pond has a short outlet that flows into Dodge Pond. The primary fishery is brook trout. The shoreline is lightly developed and a boat launch is located off Dodge Pond Road. The State of Maine's Maine Finest Lakes Assessment (2020) identified Round Pond as Resource Class 2, a lake of regional-wide significance with significant resource value for its significant fishery.

Saddleback Lake, Dallas Plt. - The eastern shore of the lake has been identified as State Listed Animal Habitat for Species of Special Concern: Tule Bluet. The State of Maine's Wildlands Lake Assessment identified 358-acre Saddleback Lake as Resource Class 2, a lake of regional significance with significant resource (fisheries) value. The primary fishery is Brook Trout. It is the headwaters of the

South Branch of the Dead River. The shoreline is lightly developed and there is public access by foot to the north shore of the lake.

Saddleback Pond, Sandy River Plt. - This small remote pond is in Sandy River Plantation. It has two outlets, one flows to Conant Brook and the other flows into Saddleback Stream. The State of Maine's Wildlands Lake Assessment identified the pond as Resource Class 2 for its significant fishery value. The primary fish species is brook trout. The pond is accessible via a rough road off Route 4 in Madrid. It is closed to fishing in the winter but open in the summer.

Sandy River Ponds, Sandy River Plt. - The three connected ponds outlet into Sandy River. All three have developed shorelines. A hand carry boat launch is located on the middle pond and accessible from Route 4. The middle pond was identified by the State of Maine's Wildlands Lake Assessment as a Resource Class 2 for its significant fishery value. The upper and lower ponds were identified by the State of Maine's Wildlands Lake Assessment as a Resource Class 3, ponds of local significance with no significant resource values.

South Pond - Sandy River Plt. - This 25-acre pond has an undeveloped shoreline and can be accessed by the Appalachian Trail. The pond was identified by the State of Maine's Wildlands Lake Assessment as a Resource Class 2 for its significant fishery value.

Yorks Logan, Rangeley - Its outlet is into Gile Logan. The shoreline of the 5-acre pond is undeveloped.

Rivers & Streams

Cascade Stream flows from City Pond in Sandy River Plantation into Rangeley Lake. It crosses Route 4 near Greenvale Cove.

Dodge Pond Stream begins on Spotted Mountain in Davis Township and flows through Round Pond and Dodge Pond then into Rangeley Lake.

Geneva Bog Brook flows from Geneva Bog into Saddleback Lake.

Haley Brook flows into Saddleback Lake.

Hatchery Brook flows from Ross Pond into Rangeley Lake west of Rangeley Village.

Long Pond Stream flows from Beaver Mountain Lake (Long Pond) in Sandy River Plantation into Rangeley Lake.

Martin Brook flows into the South Bog Stream off Yellow Gate Road in Rangeley Plantation.

Mill Brook flows into the Long Pond Stream crossing Route 4 near Gray Road.

Nile Brook flows into Rangeley Lake crossing Route 4 north of Greenvale Cove.

Redington Stream flows into the South Branch of the Dead River south of Redington Road in Dallas Plantation.

Quill Pond Brook flows from Quill Pond in Dallas Plantation into the South Branch of the Dead River.

Quimby Brook flows into Hunter Cove on Rangeley Lake.

Rangeley River flows northward from Rangeley Lake in the village of Oquossoc. It sees a high level of usage for wild salmon and brook trout fishing. There are trails on the western shore, parallel to the river below the dam off Hatchery Road.

Rock Pond Stream flows from Rock Pond into the Saddleback Lake.

Sandy River flows from the Sandy River Ponds in Sandy River Plantation south to the Kennebec River in Norridgewock.

South Bog Stream flows into Rangeley Lake west of Rangeley Lake State Park.

South Branch Dead River flows from Great Works Pond into the Dennys River southwest of Dennysville village.

B. SETTING

The project is located in the mountains of Western Maine, straddling both sides of US Route 4. The landscape is characterized by forestland and shore land areas around Rangeley Lake. The project area contains large areas of un-fragmented woodlands. Most of the development within the project study area is in Rangeley Village. Building development follows a rural circumferential development around the various waterbodies and a rural linear development along major transportation corridors. The area's character has been little changed by late twentieth and early twenty-first century construction and retains the character of remote villages surrounded by forested area. Although the area is actively used for tourism and recreation, primarily for skiing, hunting, fishing, bird watching, hiking, boating, and camping, the area is characterized by forestlands managed for wildlife habitat preservation and timber harvesting.

Project Site

The project site is located on the north side of Dallas Hill Road in Dallas Plantation. The site is located in a wooded area off a narrow trail downhill and north of the Dallas Plantation Town Hall. The site is relatively flat, and heavily wooded at the periphery of the cleared area.

The area in the vicinity of the proposed tower is characterized by forest land and former agricultural land that has become overgrown. Building development follows a rural linear pattern of residential properties along the vehicular routes (Dallas Hill Road and Saddleback Mountain Road). The area's character has been little changed by late twentieth and early twenty-first century construction.

Land Forms



The topography of the area consists of mountain ridges sloping down to small lakes and ponds, with large areas of wooded areas and tracts of conserved land. Long distance views are limited except on the open water and from higher elevations. Two elevated areas, Quill Hill and the hill occupied by Mingo Springs Golf Course are located to the north and west the proposed site, respectively. These vantage points allow long distance views of the tower site on the north side of Dallas Hill.

A few of the large wetland areas within the project area have been identified as important habitat for endangered, threatened or rare species of birds or plants. One Bald Eagle nesting sites is located within the project area. Bald Eagle nesting sites remain protected by the Federal Bald Eagle and Golden Eagle Act and the species remain listed as a species of Special Concern in Maine.

All of Rangeley Lake, Saddleback Lake, Loon Lake, and Haley Pond lie within the project area. Their shores are scattered with year-round homes and seasonal camps that are accessed by unimproved roads.

To the south and west of the site is Rangeley Lake State Park. Most of this land is a campground and day use area. The 869-acre park has frontage on Rangeley Lake and is partly located in Rangeley and partly in Rangeley Plantation.

To the east of the site is Saddleback Mountain, a 4,120-foot peak in Sandy River Plantation. It is the site of Saddleback ski resort (north slope). Saddleback is flanked to the northeast by Saddleback Horn, a 4,041-foot peak. The northwest slopes of the two peaks drain into Saddleback Lake and from the summits have views westward to Rangeley village and the lake. The Appalachian Trail runs along the ridge of Saddleback and the Horn, crossing the summits.

To the northeast of Saddleback Mountain and the Horn lies the US Navy's Survival, Evasion, Resistance and Escape Training Facility. The gated facility is

largely covered in dense tree growth with a few open areas immediately adjacent to the facility's buildings and on steep slopes with exposed granite that overlook the Reddington Stream valley.

Vegetation

The forestland within the APE is covered with mixed softwood-hardwood in the valleys and a predominantly spruce-fir cover on the summits. Some of the forestland within the study area has been extensively cut over, with clear cuts and some selective thinning evident throughout. Areas that have not been cut include state-mandated buffer zones around lakes, ponds, streams, and the summits of the higher mountains. For the purposes of this visual assessment average tree height was assumed to be 25', although some areas of older growth have higher tree heights.

C. EXISTING IMPACTS ON SCENIC CHARACTER

Existing impacts on the project study area are limited to utility lines along paved roads, residential development in and around shoreland areas and villages.

1. Telecommunications Facility

There are several existing telecommunications facilities within the project area in Rangeley.

There is a 100' guyed tower located off Loon Lake Road north of the village of Rangeley. The tower is owned by the town. Its coordinates are: 45° 00' 01.5" N, 070° 39' 07.4" W.

A shorter 80' monopole tower registered to Rural Cellular is located to the north of School Street at the town's fire station. Its coordinates are 44° 58' 10.9" N, 070° 38' 46.8" W.

A 90' tower owned by US Cellular Corp. is located near the summit of Bald Mountain south of Oquossoc village. Its coordinates are 44° 56' 42" N, 70° 46' 30" W.

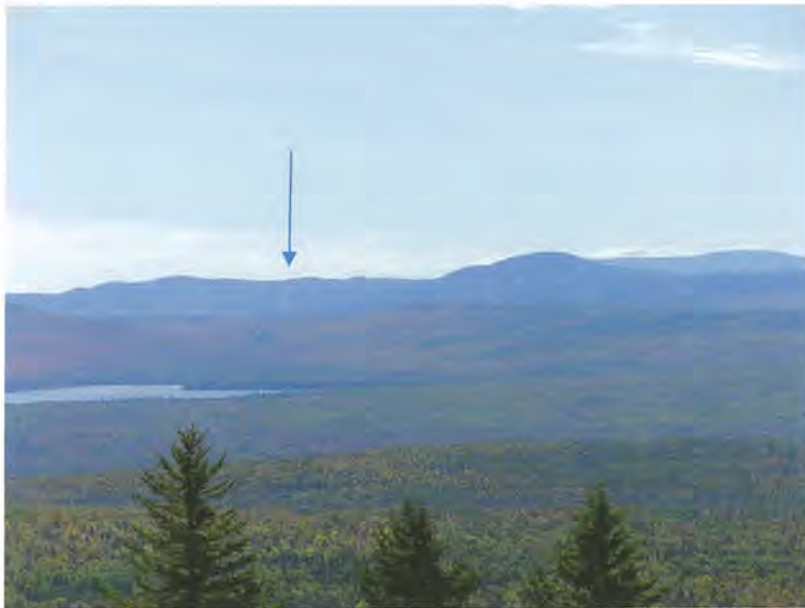
A 170' monopole tower registered to Viridi Wireless is located to the west of Rangeley village. Its coordinates are 44° 58' 9.5" N, 70° 40' 10.4" W. It is very visible from the Mingo Springs golf course, Route 4/16, Rangeley Village and Saddleback Mountain.



An existing telecommunications tower on Route 4/16, a Scenic Byway, west of Rangeley Village.

2. Transmission Corridor

There is an existing Central Maine Power Company transmission corridor within the project area. The corridor runs through Sandy River Plantation north to the Rangeley Substation off Depot Street in Rangeley Village then continues north east following an abandoned railroad bed now used as a recreational trail to Route 16. The corridor then follows Route 16 north to the Dallas Plantation town line.



An existing transmission corridor is visible in the distance from Quill Hill.

V. FINDING OF EFFECTS

During the visual impact assessment survey on 18 September 2020, eleven (11) views of tower site, representing sixteen visual resources, were noted from publically accessible roadways and at waterfront access points. During the visual impact assessment survey the following views of the proposed tower from scenic resources were identified:

- in the immediate vicinity of the site on Dallas Hill Road four partially clear views of the weather balloon were documented (Photos 1 - 4)
- in the 1-3 mile range five partially clear views of the weather balloon were available from Rangeley Village (Photograph 5-7); Route 16/Stratton Road (Photograph 12); and Route 4/16 (Photograph 13).
- in the 4-8 mile range long distance partially clear views of the weather balloon were documented across Rangeley Lake (Photographs 17-18) and from Quill Hill. The balloon was barely visible to the naked eye, only with a zoom lens or binoculars.

The balloon was not visible from most roadways, public buildings, recreational area, public use areas, trail, conserved land and waterbodies within the project study area. Large parcels of woodlands as well as the topography of the area

limit most middle (1 mile or more) and long distance (3.5 miles or more) views of the proposed tower site off Dallas Hill Road.

Visual assessments determine whether the action proposed is in the foreground, midground, or background. The concept of distance zones is based upon the U.S. Forest Service visual analysis criteria for forested landscapes, and is based upon the amount of detail that an observer can differentiate at varying distances. The distance zones used for the study of the proposed telecommunications tower are defined as:

Foreground: 0 to 1 mile in distance. Within the foreground the observer will be able to detect surface textures, details, and a full spectrum of color. Four scenic resources considered to be in the foreground, Dallas Hill Road, Evergreen Golf Course, ITS 89, and the Dallas Plantation Town Hall, have partial views of the tower (Photographs 1-4). The town hall on Dallas Hill Road is former school listed on the National Register of Historic Places. The tower is also intermittently visible along Dallas Hill Road in the vicinity of former school and golf course. All the views are partial and none of the resources are high value scenic resources. All resources have existing impacts including utility lines, the roadway, residential development in and around the impacted area and industrial buildings for storage adjacent to the historic town hall building.

Midground: 1 mile to 3.5 miles in distance. The midground is a critical part of the natural landscape. Within this zone the details found in the landscape are subordinate to the whole: individual trees lose their identities and become forests; buildings are seen as simple geometric forms; roads and rivers become lines. Edges define patterns on the ground and hillsides. Patterns of cultural modifications (paved roads, transmission lines, clearcuts) are readily apparent, especially where there is noticeable contrast in scale, form, or line. Colors of new structures become somewhat muted and the details become subordinate to the whole. In panoramic views, the midground landscape is the most important element in the composition in determining visual impact.

Several scenic resource in Rangeley Village have a partial view of the tower (Photographs 5-6), usually across a water body. The tower will also be visible from Gull Pond and Haley Pond (Photograph 7). At Haley Pond Park part of the tower is visible above the tree line along the ridge. The tower is also intermittently visible along Stratton Road (Route 16) (Photograph 12) and Main Street (Route 4) (Photograph 13) just outside the village. As with Haley Pond Park, the view of the tower from Stratton Road is partial as the tower is partially visible above the tree line along the ridge. Existing impacts include utility lines along the road and adjacent development in the foreground and background of the viewshed.

Views of the proposed tower from the Northern Forest Canoe Trail will be visible on the eastern end of Rangeley Lake near Rangeley Village and from Haley Pond (Photograph 7) as there will be no mitigating topographical features or tree cover to inhibit views.

Route 4 is a Scenic Byway and is the only identified resource with a view in the midground with a high scenic value. The most visible vantage point is along Route 4/16 west of Rangeley Village. The tower site is visible as you descend

eastward down into the village (Photograph 13). The tower does appear above the ridge from this vantage point and from the distance, nearly three miles, the details of the tower will be barely visible against the backdrop of its hillside site. Existing impacts including utility lines the road, an existing telecommunications tower, and residential and commercial development along the roadway.

Background: greater than 3.5 miles. Most views in Maine are limited to midground distances by topography and vegetation. The background distance zone provides the setting for panoramic views. Many of the mountains of western Maine offer significant panoramas where the views extend for five miles or greater. When seen at a distance of greater than four or five miles, the effects of distance and atmospheric perspective often will obliterate the surface textures, detailing, and form of any project components. Objects seen at this distance will be highly visible only if they present a noticeable contrast in form.

Views toward the tower site at the swimming beach and boat launch (Photograph 17-18) along the eastern boundaries of Rangeley Lakes State Park were documented. There will also be views from the lake itself. Because of the distance, the balloon was not visible to the naked eye. It is likely that at this distance, the surface textures, detailing, and form of the tower will not be visible. The tower will likely be more visible at night, but the beach and boat launch are used by the public mainly during the day.

Views from Quill Hill (Photograph 19) are partial and distant from the proposed tower (+/- 7.2 miles). The tower will likely be more visible at night, but the overlook is open to the public only during the day.

The consultant met with representatives from the US Navy. Their Reddington facility has limited clear areas, as clearings are mainly limited to areas around the facility's buildings. A cliff area near the center of the property will not have views of the proposed tower, as they are obscured by mountains closer to the proposed tower site. The US Navy representative had no operational concerns about the proposed tower, and in fact welcomed the connectivity the tower would provide.

At the far edges of the APE the tower the effects of distance, atmospheric perspective, and the mountainous background obliterated views of the tower, even with binoculars, from identified scenic resources.



View from the observation tower on Bald Mountain, outside the APE. The effects of distance and atmospheric perspective obliterate details in the distance.

The Shelton Noyes Overlook on Route 17 is nearly 8-miles from the proposed tower site. Although long distance views are possible due to the clearing to the east of the overlook and its elevation, the balloon was not visible to the naked eye or with binocular due to the distance (7.3 miles), the topography, and the background of hills beyond the tower site (Photograph 20).

Northwest of the Shelton Noyes Overlook is Bald Mountain. At the summit is a cleared rocky area bounded by tall evergreen trees, long distance views are visible by climbing an observation tower. As at the nearby Overlook, the balloon was not visible to the naked eye or with binocular due to the distance. It maybe visible at night, but the mountain summit and tower are primarily used during the day.

Views from the Appalachian Trail were observed from the top of Saddleback, the Horn and from the trail in the saddle between the two summits (Photographs 21-23). Although long distance views were determined possible due the elevation in the presumptive view shed study, when in the field, the balloon was not visible with the naked eye or binoculars due to the height of the ridge along Dallas Hill Road in the foreground of the tower site.

Summary Findings:

During background research, eight scenic resources were determined to have a high significance rating: Appalachian Trail, Northern Forest Canoe Trail, Bald Mountain Public Reserve Land, Lakeside Public Park & Picnic Area, Quill Hill Scenic Overlook, Rangeley Lakes National Scenic Byway, Whip Willow Farm Scenic Overlook, Shelton Noyes Scenic Overlook. Three of the eight highly significant scenic resources have views of the proposed tower: Quill Hill Scenic Overlook, Northern Forest Canoe Trail, and the Rangeley Lakes Scenic Byway (Route 4).

Seventeen scenic resources were determined to have views of the proposed site but two of the vantage points, Rangeley Village and Rangeley Lakes National Scenic Byway have intermittent views. Three of the vantage points are considered high value scenic views (see above). The remaining vantage points are considered to have moderate scenic value and have some mitigating conditions:

Resource	Type	Mitigating Conditions
Rangeley Tavern	Historic landmark	Secondary view-shed and partial views obscured by tree cover.
Upper Dallas School	Historic landmark	Secondary view-shed and partial views obscured by tree cover.

Rangeley Lake State Park Boat Launch	Public Recreation	Long distance & partial view.
Haley Pond Park	Public Recreation	Lower portion of the tower obscured by tree cover.
Evergreen Golf Course	Public Recreation	Partial views obscured by tree cover, depending on the fairway
Route 16 (Stratton Road)	Public Way	Intermittent locations where there is cleared land.
Dallas Hill Road	Public Way	Intermittent locations where there is cleared land.
ITS 89 Snowmobile Trail	Public Recreation	Intermittent locations where there is cleared land and in close proximity to the tower.
Rangeley Lake State Park	Recreation; Conservation Land	Long distance & partial views; much of the tower is viewed against the mountains.
Gull Pond	Water body	Existing development on south and east shores; likely views from the north shore looking south (no public access point on north shore to verify conditions)
Haley Pond	Water body	Existing development on north and west shores; Views from the north and west shore, as well as Northern Forest Canoe Trail; views verified at public access points.
Rangeley Lake	Water body	Existing development on north, east, and west shores; Views from the shoreline, as well as Northern Forest Canoe

		Trail; views verified at public access points.
--	--	--

This study has confirmed that the proposed telecommunications tower will be visible within an eight (8) miles radius of the proposed telecommunication structure; however, the views of the tower are limited and intermittent, with no diminishing of the integrity of the existing viewscapes. The presence of the tower will not detract from the character or impact the use of any of the scenic resources. Therefore there will be no adverse effect on any existing uses or scenic character proposed by this undertaking. The tower will have no adverse visual impact to any significant visual resource.

Twenty-three (23) viewscape photographs that were taken within the APE are keyed to an attached USGS map of the project study area. A table of potential scenic resources is also attached. The table indicates the name of the scenic resource, its distance from the project site, rates the scenic significance of the resource, indicates the presence of any views of the tower site, and documents any mitigating elements that prevent views of the proposed tower site.

V. BIBLIOGRAPHY

____. *2018 ATV Map*. Augusta: State of Maine Department of Conservation, 2018.

____. *The Maine Atlas & Gazetteer*. Yarmouth, ME: DeLorme, 2004.

Maine Department of Conservation, Land Use Regulation Commission. Maine Wildlands Lake Assessment, June 1, 1987.

____. "Maine Lake Survey Maps – Franklin County". *Maine Department of Inland Fisheries and Wildlife*. Accessed on 28 August 2018.

http://www.state.me.us/ifw/fishing/lakesurvey_maps

____. *Maine Snowmobile Trail Maps*. Augusta: Maine Snowmobile Association, 2018.

Maine State Planning Office. *Maine's Finest Lakes: The Results of the Maine Lakes Study*, October, 1989.

Maine State Planning Office. *Land Use Districts and Standards – Chapter 10*, October, 2020.


Maine State Planning Office; *Scenic Lakes Character Evaluation in Maine's Unorganized Towns*, December, 1987.


____. *Rangeley Comprehensive Plan*. Auburn, ME: Androscoggin Valley Council of Governments, 2012.

Map #	Scenic Resource	Town	Distance to Tower Site (approx. in miles)	Type	Size (acres)	Resource Ratings						Land Use		Management Class	Launch	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	
						Fisheries	Wildlife	Scenic Quality	Shore Character	Botanic Features	Cultural Features	Physical Features	Resource Class						Access
95	Beaver Mountain Lake	Sandy River PIt		Water Body-lake	543	S						2	AC	DEV	5	carry-in	Moderate	No.	Topography & Tree Cover
102	Beaver Pond	Rangeley PIt	7	Water Body	14							3	AC	UNDEV			Moderate	No.	Topography
62	Ben Gile Pond	Lang T2 R3	6.9	Water Body	4												Moderate	No.	Topography & Tree Cover
22	City Pond	Sandy River PIt	3	Water Body	unknown				no assessment								Moderate	No.	Topography & Tree Cover
54	Cow Pond	Lang T2 R3	5.3	Water Body	62				no assessment								Moderate	No.	Topography & Tree Cover
53	Dill Pond	Dallas PIt	3.8	Water Body	11		S										Moderate	No.	Topography
59	Dodge Pond	Rangeley	6	Water Body	230												Moderate	No.	Topography & Tree Cover
50	Eddy Pond	Sandy River PIt	5.0	Water Body	9												Moderate	No.	Topography & Tree Cover
38	Gile Logan	Rangeley	4.5	Water Body	unknown				no assessment								Moderate	No.	Topography
36	Greely Pond	Dallas PIt	4	Water Body	42		S										Moderate	No.	Topography & Tree Cover
116	Gull Pond	Dallas PIt	1.5-2.5	Water Body	281	S											Moderate	Yes.	Topography & Tree Cover
108	Haley Pond	Rangeley & Dallas PIt	1.5	Water Body	170	S											Moderate	Yes.	Topography & Tree Cover
41	Ledge Pond	Sandy River PIt	4.75	Water Body	6												Moderate	No.	Topography
40	Little Greely Pond	Dallas PIt	4.5	Water Body	15		S										Moderate	No.	Topography & Tree Cover
52	Loon Lake	Rangeley & Dallas PIt	5	Water Body	168	S			S-								Moderate	No.	Topography & Tree Cover
58	Lost Logan	Rangeley	5.6	Water Body	2				no assessment								Moderate	No.	Topography & Tree Cover
98	Long Logan	Rangeley	8	Water Body	8				no assessment								Moderate	No.	Topography & Tree Cover
31	Midway Pond	Sandy River PIt	3.8	Water Body	7												Moderate	No.	Topography & Tree Cover
31	Moose and Deer Pond	Sandy River PIt	3.8	Water Body	7												Moderate	No.	Topography & Tree Cover
57	Mountain Pond	Sandy River PIt	5.5	Water Body	4				no assessment								Moderate	No.	Topography & Tree Cover
65	Mud Pond	Rangeley PIt	7	Water Body	35												Moderate	No.	Topography & Tree Cover
42	Nutting Pond	Rangeley PIt	4.8	Water Body	15												Moderate	No.	Topography & Tree Cover
74	Perk Pond	Rangeley	8	Water Body	9				no assessment								Moderate	No.	Topography & Tree Cover
39	Perk Pond	Rangeley	4.5	Water Body	16				no assessment								Moderate	No.	Topography & Tree Cover
66	Quill Pond	Rangeley	5	Water Body	6				no assessment								Moderate	No.	Topography & Tree Cover
64	Quimby Pond	Rangeley	7	Water Body	165												Moderate	No.	Topography & Tree Cover
118	Rangeley Lake	Rangeley, Rangeley PIt	2.0-5.0	Water Body	6000												Moderate	Yes.	Topography & Tree Cover
32	Rock Pond	Sandy River PIt	3.8	Water Body	7												Moderate	No.	Topography
30	Roland Pond	Rangeley	3.6	Water Body	26												Moderate	No.	Topography
28	Ross Pond	Rangeley	3.3	Water Body	26												Moderate	No.	Topography
121	Round Pond	Rangeley	6	Water Body	166												Moderate	No.	Topography
83	Saddleback Lake	Dallas PIt	2.0-2.5	Water Body; Animal Habitat - Species of Special Concern	358	S											Moderate	No.	Topography
60	Saddleback Pond	Sandy River PIt	6	Water Body (Tule Bluet)	13												Moderate	No.	Topography & Tree Cover
76	Sandy River Pond (Mid)	Sandy River PIt	6-May	Water Body	70												Moderate	No.	Topography & Tree Cover
76	Sandy River Pond (Upper)	Sandy River PIt		Water Body	28												Moderate	No.	Topography & Tree Cover
76	Sandy River Pond (Lower)	Sandy River PIt		Water Body	17												Moderate	No.	Topography & Tree Cover
122	South Pond	Sandy River PIt	7.5	Water Body	25												Moderate	No.	Topography & Tree Cover
29	Third Greely Pond	Dallas PIt	3.5	Water Body	14				no assessment								Moderate	No.	Topography & Tree Cover
49	Yorks Logan	Rangeley	5	Water Body	5												Moderate	No.	Topography

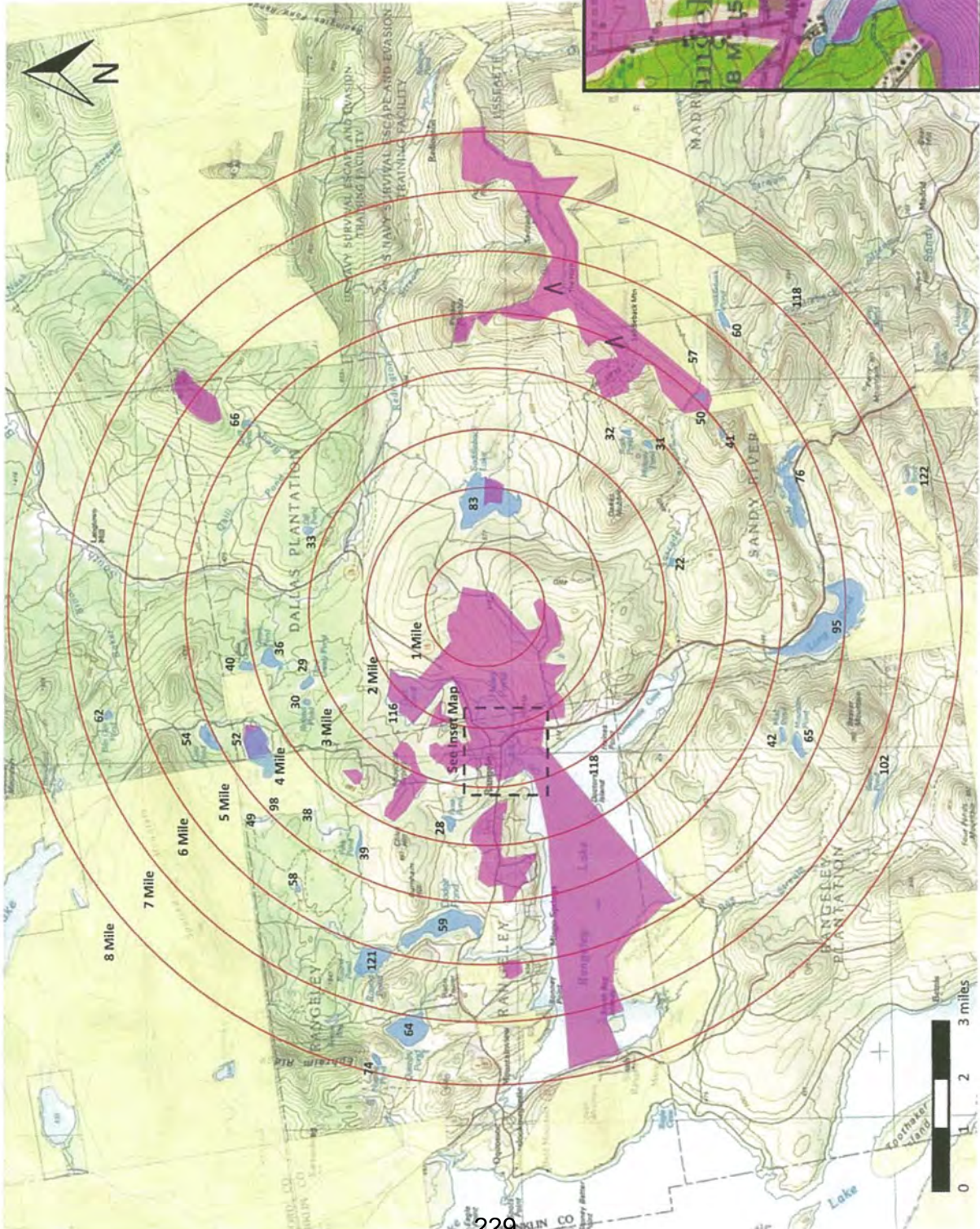
PRESUMPTIVE VIEWSHED MAP
Lakes & Ponds
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

Lake or Pond  1

Potential Tower Visual Impact 

**areas of visibility not limited by topography or tree cover.*



Visual Impact Assessment
Dallas Plantation, Maine

Scenic Resource	Street Address	Town	Scenic Resource Impact Assessment		View of Tower?	Mitigating Features	Notes
			Distance to Tower Site (approx. in miles)	Type			
Oakes Peary Cemetery	Dallas Hill Road	Dallas Pit	0.2	Cultural Landscape	No.	Tree Cover & Village Development	1908-Rangeley Trust Co.
Rangeley Lakes Region Historical Society	2472 Main Street	Rangeley	1.5	Historic Building	No.		
Lakeside Public Park & Picnic Area	Lake Street	Rangeley	1.75	Public Recreation	No.		
Rangeley Public Library	7 Lake Street	Rangeley	1.75	Historic Building	No.	Topography & Tree Cover	
Rangeley Free Baptist Church	3 Lake Street	Rangeley	1.75	Historic Building	No.	Development	
St. Luke's Catholic Church	Lake Street	Rangeley	1.75	Historic Building	No.	Tree Cover & Village	
Town Park Boat Launch	Park Road	Rangeley	1.75	Public Recreation	No.	Development	
Whip Willow Farm Scenic Overlook	Route 4	Rangeley	1.8	Scenic Overlook	No.	Topography	
Maine Forestry Museum		Rangeley	2	Museum	No.		Although there are trails on the property, the trails are through dense wooded areas.
Rangeley Congregational Church	2 High Street	Rangeley	2	Historic Building	No.	Topography & Tree Cover	
Church of the Good Shepard	2614 Main Street	Rangeley	2	Historic Building	No.	Development	
Rangeley Lakes Trail Center		Dallas Pit	2	Recreation; Conservation Land	No.	Tree Cover & Village	
former school	School Street	Rangeley	2.25	Historic Building	No.	Development	
former school	School Street	Rangeley	2.25	Historic Building	No.	Development	
Cascades Conserved Land w/ trails	Route 4	Sandy River Pit	2.5	Conservation Land	No.	Topography & Tree Cover	Rangeley Lakes Heritage Trust
Hatchery Brook Preserve w/trails	Rangeley Manor Drive	Rangeley	2.5	Conservation Land	No.	Topography & Tree Cover	Rangeley Lakes Heritage Trust
Rangeley Village Cemetery	Route 4/16	Rangeley	2.5	Cultural Landscape	No.	Topography	
1906-Sandy River Plantation	Main Street	Dallas Pit	2.5	Cultural Landscape	No.	Topography	Town Hall
Mile Cemetery		Rangeley	2.5	Institutional	No.	Topography & Tree Cover	
Rangeley Lakes Regional School	Mendolia Road	Rangeley	2.5	Public Recreation	No.	Topography & Tree Cover	trails & picnic area
Cascade Stream Gorge	Town Hall Road	Sandy River Pit	2.8	Water Body	No.	Topography	
Cascade Stream City Pond		Sandy River Pit	2.8	Water Body	No.	Topography & Tree Cover	
Greenville Cove School	33 Town Hall Road	Sandy River Pit	2.85	Historic Building	No.	Topography & Tree Cover	
Wigwam/Ecoventure		Rangeley	3	Conservation Land	No.	Topography & Tree Cover	Rangeley Lakes Heritage Trust
Conserved Lands	South Shore Drive	Rangeley	3	Conservation Land	No.	Topography & Tree Cover	Rangeley Lakes Heritage Trust
Greenville Cove Conserved Land	South Shore Drive	Sandy River Pit	3	Conservation Land	No.	Topography & Tree Cover	Rangeley Lakes Heritage Trust

Visual Impact Assessment
Dalls Plantation, Maine

Scenic Resource	Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes
Wilbur Cemetery	Pleasant Street	Rangely	3	Cultural Landscape	Moderate	No.	Topography & Tree Cover	
Steven A Bean Municipal Airport		Rangely	3	Recreation;				
Ross Pond		Rangely	3.3	Institutional	Moderate	No.	Topography	
Third Greely Pond		Rangely	3.5	Water Body	Moderate	No.	Topography	
Roland Pond		Dallas Pit	3.6	Water Body	Moderate	No.	Topography & Tree Cover	
Midway Pond		Rangely	3.8	Water Body	Moderate	No.	Topography	
Rock Pond		Sandy River Pit	3.8	Water Body	Moderate	No.	Topography & Tree Cover	
Dill Pond		Sandy River Pit	3.8	Water Body	Moderate	No.	Topography & Tree Cover	
Saddleback Mountain Ski Resort		Dallas Pit	4	Recreation	Moderate	No.	Topography	
Mill Brook		Sandy River Pit	4.0	Water Body	Moderate	No.	Topography & Tree Cover	
Greely Pond		Dallas Pit	4	Water Body	Moderate	No.	Topography & Tree Cover	
Loon Lake Conserved Land	Loon Lake Road	Rangely	4.5	Conservation Land	Moderate	No.	Topography & Tree Cover	Rangely Lakes Heritage Trust
Gile Logan		Rangely	4.5	Water Body	Moderate	No.	Topography	
Perk Pond		Rangely	4.5	Water Body	Moderate	No.	Topography	
Little Greely Pond		Dallas Pit	4.5	Water Body	Moderate	No.	Topography & Tree Cover	
Ledge Pond		Sandy River Pit	4.75	Water Body	Moderate	No.	Topography	
Mud Pond		Rangely Pit	4.8	Water Body	Moderate	No.	Topography & Tree Cover	
Appalachian Trail		Sandy River Pit	5	Recreation;				
				Cultural Landscape	High	No.	Topography	
Sandy River Hunter Cove Wildlife Sanctuary	Route 4	Sandy River Pit	5	Animal Habitat - Species of Special Concern (Bicknell's Thrush)	Moderate	No.	Topography	
Mingo Landing Conserved Lands	Route 4/16	Rangely	5	Conservation Land	Moderate	No.	Topography & Tree Cover	
Lewin Woods Conserved Land	Mingo Loop Road	Rangely	5	Conservation Land	Moderate	No.	Topography & Tree Cover	Rangely Lakes Heritage Trust
Schoolhouse Cemetery	Mingo Loop Road	Rangely	5	Conservation Land	Moderate	No.	Topography & Tree Cover	Rangely Lakes Heritage Trust
Yorks Logan	Main Street	Rangely	5	Cultural Landscape	Moderate	No.	Tree Cover	
Eddy Pond		Rangely	5	Water Body	Moderate	No.	Topography	
Quill Pond Brook		Sandy River Pit	5.0	Water Body	Moderate	No.	Topography	
Loon Lake		Dallas Pit	5.0	Water Body	Moderate	No.	Topography & Tree Cover	
Middle Sandy River Pond		Rangely & Dallas Pit	5	Water Body	Moderate	No.	Topography & Tree Cover	
Boat Launch	DIFW	Sandy River Pit	5.3	Public Recreation	Moderate	No.	Topography & Tree Cover	
Cow Pond		Land T2 R3	5.3	Water Body	Moderate	No.	Topography	
Hunter Cove Wildlife Sanctuary w/trails	Route 4/16	Rangely	5.5	Conservation Land	Moderate	No.	Topography & Tree Cover	Rangely Lakes Heritage Trust
Observatory Historic District	Dodge Pond Road	Rangely	5.5	Historic Building	Moderate	No.	Topography & Tree Cover	Wilhelm Reich Museum
Moose and Deer Pond		Sandy River Pit	5.5	Water Body	Moderate	No.	Topography & Tree Cover	

Visual Impact Assessment
Dallas Plantation, Maine

Scenic Resource		Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes
Lost Logan			Rangeley	5.6	Water Body	Moderate	No.	Topography & Tree Cover	
Dodge Pond			Rangeley	6	Water Body	Moderate	No.	Topography & Tree Cover	
Saddleback Pond			Sandy River Pit	6	Water Body	Moderate	No.	Topography & Tree Cover	
Baker Brook (near Ben Gile)			Land T2 R3	6.8	Water Body	Moderate	No.	Topography & Tree Cover	
Ben Gile Pond			Land T2 R3	6.9	Water Body	Moderate	No.	Topography & Tree Cover	
Bonney Point Conserved Land			Rangeley	7	Conservation Land	Moderate	No.	Topography & Tree Cover	
Quimby Pond	Bonney Point Road		Rangeley	7	Public Recreation	Moderate	No.	Topography & Tree Cover	
Mountain Pond	Quimby Pond Road		Rangeley	7	Water Body	Moderate	No.	Topography & Tree Cover	
Quill Pond			Rangeley	5	Water Body	Moderate	No.	Topography & Tree Cover	
Quimby Brook			Rangeley	7	Water Body	Moderate	No.	Topography & Tree Cover	
Bald Mountain Public Reserve Land		Bald Mountain Road	Rangeley	8	Conservation Land	High	No.	Topography & Tree Cover	Night views possible, but not visible during the day due to distance.
Shelton Noyes Scenic Overlook			Rangeley Pit	8	Scenic Overlook	High	No.		Night views possible, but not visible during the day due to distance.
Outdoor Heritage Museum Our Lady of the Lakes Church		Rangeley Ave	Rangeley	8	Museum	Low	No.	Topography & Tree Cover	
Oquossoc Log Church		Route 4	Rangeley	8	Historic Building	Moderate	No.	Tree Cover & Village Development	
Oquossoc Village Boat Launch		Route 4	Rangeley	8	Historic Building	Moderate	No.	Tree Cover & Village Development	
Nutting Pond		Route 4	Rangeley	8	Public Recreation	Moderate	No.	Tree Cover & Village Development	
Rangeley River			Rangeley	8.5	Water Body	Moderate	No.	Topography & Tree Cover	
Sandy River Ponds			Sandy River Pit	6-May	Water Body	Moderate	No.	Topography & Tree Cover	
Saddleback Mountain Road			Dallas Pit	0.75-4	Public Way	Moderate	No.	Topography & Tree Cover	
Mile Brook			Rangeley & Dallas Pit	1.2-2.0	Water Body	Moderate	No.	Topography & Tree Cover	
The Moose Trail - ATV			Rangeley	1.3-1.75	Public Recreation	Moderate	No.	Topography & Tree Cover	
Sandy River & Rangeley Lakes Railroad (former)		Rangeley Village	Rangeley & Dallas Pit	1.5-3	Public Recreation	Moderate	No.	Topography & Tree Cover	
ITS 84 Snowmobile Trail			Dallas Pit	1.75-5	Recreation	Moderate	No.	Topography & Tree Cover	
Geneva Bog Brook				1.8-2.0	Water Body	Moderate	No.	Topography & Tree Cover	
					water body, Animal Habitat - Species of Special Concern (Tule Bluet)				
Saddleback Lake			Dallas Pit	2.0-2.5	Bluet	Moderate	No.	Topography	
Rock Pond Stream			Sandy River Pit & Dallas	2.0-3.3	Water Body	Moderate	No.	Topography & Tree Cover	
Redington Road			Dallas Pit	2.0-5.0	Public Way	Moderate	No.	Topography & Tree Cover	
South Branch Dead River			Dallas Pit	2.4-5.0	Water Body	Moderate	No.	Topography & Tree Cover	
Hatchery Brook			Rangeley	2.5-3.5	Water Body	Moderate	No.	Topography	
Loon Lake Road			Rangeley	2.5-5	Public Way	Moderate	No.	Topography & Tree Cover	
Long Pond Stream			Sandy River Pit	2.8-4.4	Water Body	Moderate	No.	Topography & Tree Cover	
South Shore Drive			Rangeley	2.8-5	Public Way	Moderate	No.	Topography & Tree Cover	
Redington Stream			Dallas Pit	3.3-5.0	Water Body	Moderate	No.	Topography	

		Scenic Resource Impact Assessment						
Scenic Resource	Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes
Mingo Springs Golf Course		Rangoey	4.0-5.0	Recreation	Moderate	No.	Topography & Tree Cover	
Mingo Loop Road		Rangoey	4.2-5	Public Way	Moderate	No.	Topography & Tree Cover	
Haley Brook		Sandy River Pit	4.4-4.7	Water Body	Moderate	No.	Topography & Tree Cover	
Beaver Mountain Lake (Long Pond)		Sandy River Pit	4.5-6	Water Body	Moderate	No.	Topography & Tree Cover	
Martin Brook		Rangoey Pit	4.6-6.0	Water Body	Moderate	No.	Topography & Tree Cover	
Pingree Easement		Davis Twp.	5.0-8.0	Conservation Land	Moderate	No.	Topography & Tree Cover	
Long Logan		Rangoey	5.0	Water Body	Moderate	No.	Topography & Tree Cover	
South Bog Stream		Rangoey Pit	6.0-7.0	Water Body	Moderate	No.	Topography & Tree Cover	
Four Ponds Public Reserve Land		Rangoey Pit	6.0-8.0	Conservation Land	Moderate	No.	Topography & Tree Cover	
Dodge Pond Stream		Davis Twp. & Rangoey	6.0-8.0	Water Body	Moderate	No.	Topography & Tree Cover	
Beaver Pond		Rangoey Pit	7	Water Body	Moderate	No.	Topography & Tree Cover	
ITS 108 Snowmobile Trail				Recreation		No.	Topography & Tree Cover	
Rangoey Village	Route 4/16	Rangoey	1.5-2.5	Historical Buildings and Cultural Landscapes	Moderate	Partial.	Tree Cover & Village Development	Intermittent locations in the village.
Route 4 (Main Street)		Rangoey	1.8-5	Public Way	Moderate	Partial.	Development & Tree Cover	Intermittent locations in the village.
Upper Dallas School	Dallas Hill Road	Dallas Pit	0.2	Historic Building	Moderate	Yes.	Topography & Tree Cover	Partial view in secondary viewshed
Evergreen Golf Course		Dallas Pit	0.75	Public Recreation	Moderate	Yes.		partial views, depending on the fairway
Haley Pond		Rangoey & Dallas Pit	1.5	Water Body	Moderate	Yes.		
Rangoey Tavern NRHP	2443 Main Street	Rangoey	1.75	Historic Building	Moderate	Yes.	Topography	Rangoey Inn; Secondary Viewshed
Haley Pond Park	Main Street	Rangoey	1.75	Public Recreation	Moderate	Yes.		
Rangoey Lake State Park								
Boat Launch	DACF	Rangoey	5.4	Public Recreation	Moderate	Yes.	Tree Cover	Long distance & partial view.
Quill Hill Scenic Overlook	Route 16	Dallas Pit	7.2	Public Recreation	High	Yes.		Long distance & partial view. Intermittent locations where there is cleared land and in close proximity to the tower.
ITS 89 Snowmobile Trail			0.1-5.0	Recreation	Moderate	Yes.	Topography & Tree Cover	Intermittent locations where there is cleared land.
Dallas Hill Road		Dallas Pit	0-2	Public Way	Moderate	Yes.	Topography	Intermittent locations where there is cleared land.
Route 16 (Stratton Road)		Rangoey	1.3-5	Public Way	Moderate	Yes.	Topography & Tree Cover	Intermittent locations where there is cleared land.
Gull Pond		Dallas Pit	1.5-2.5	Water Body	Moderate	Yes.		
Rangoey Lakes National Scenic Byway	Route 4	Rangoey, Rangoey Pit, Sandy River Pit	1.75-5	Public Recreation; Cultural Landscape	High	Yes.	Topography, Village Development & Tree Cover	occasional views on higher elevations and within Rangoey Village.

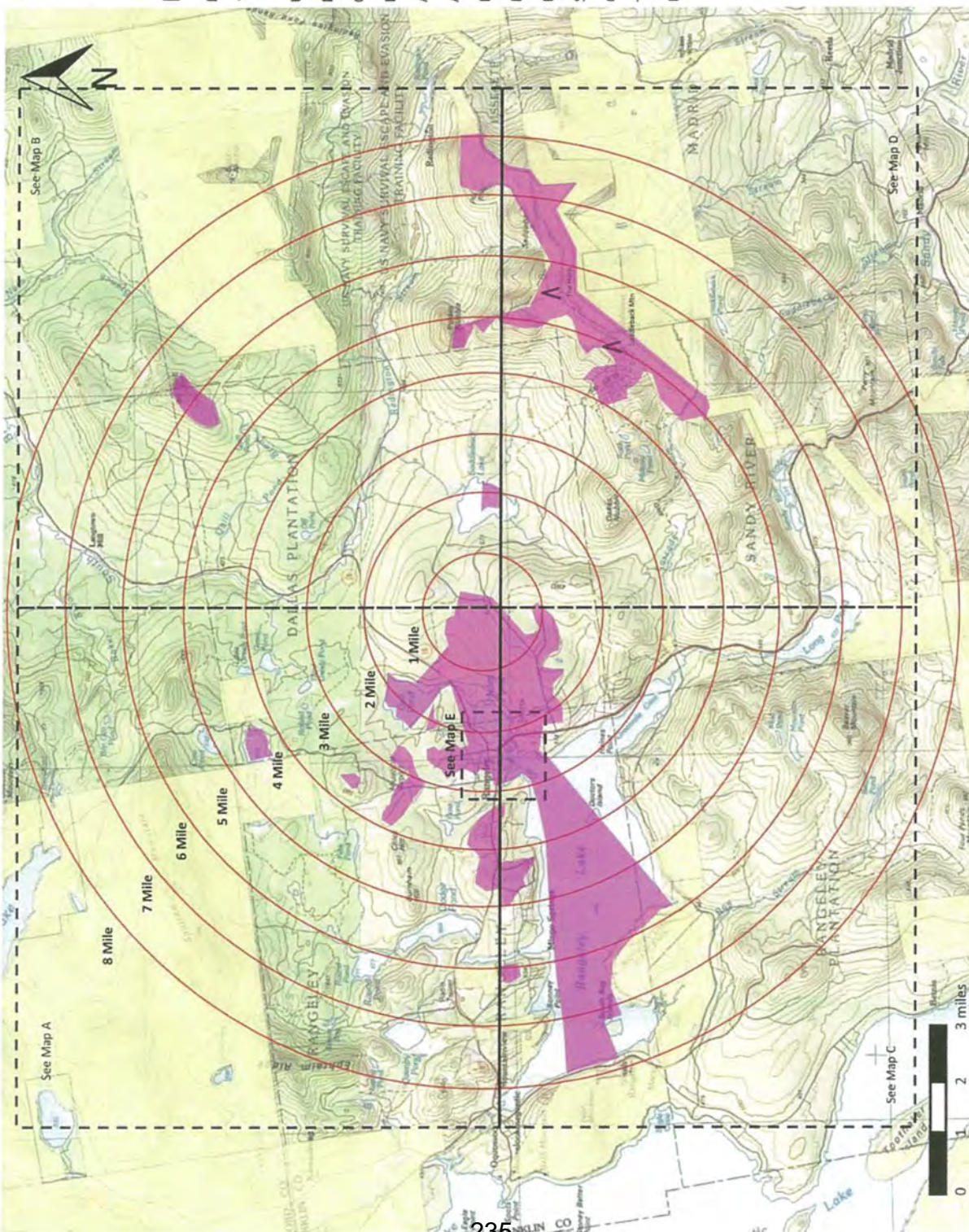
Visual Impact Assessment
Dalls Plantation, Maine

Scenic Resource	Street Address	Town	Scenic Resource Impact Assessment			Mitigating Features	Notes
			Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low		
Rangeley Lake		Rangeley, Rangeley PIt.	2.0-5.0	Water Body	Moderate	Yes.	6,000 acres, 149' depth, public access at Town Park, State Park & Oquossoc landings. Views from Haley Pond, and some areas of Rangeley near Rangeley Village (see map).
Northern Forest Canoe Trail		Rangeley, Rangeley PIt.	2.0-5.0	Public Recreation	High	Yes.	Topography & Tree Cover
Rangeley Lakes State Park		Rangeley PIt	5.0-6.5	Recreation; Conservation Land; Animal Habitat - Species of Special Concern (Bald Eagle)	Moderate	Yes.	Topography ME BPL; Long distance & partial view.

**SCENIC RESOURCES & VIEWSHED
OVERLAY KEY MAP**
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

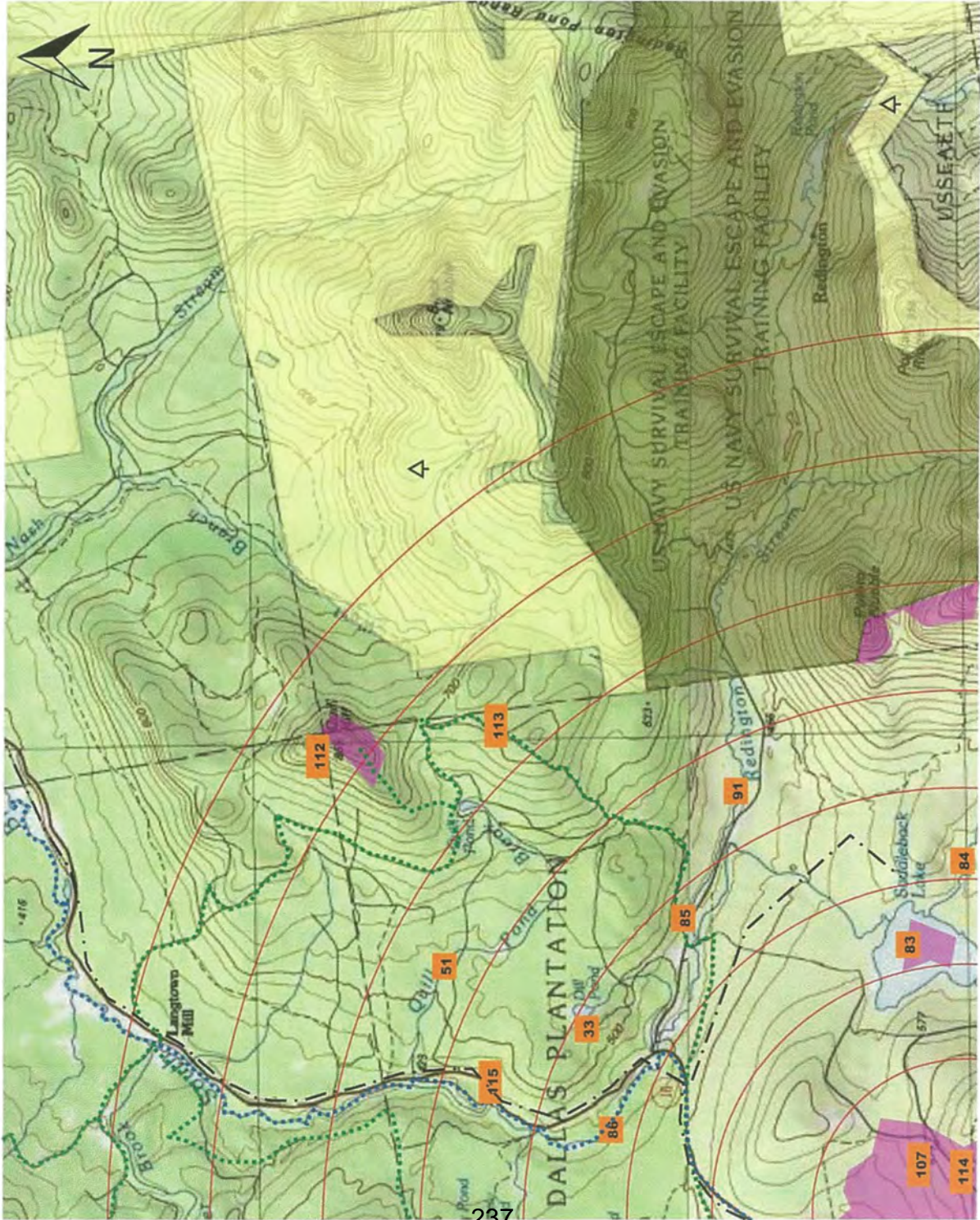
- Potential Tower Visual Impact
- *areas of visibility not limited by topography or tree cover.*
- US Navy Training Facility
- National Scenic Byway
- Conservation Land
- Historic Resource
- ATV/Snowmobile Trail
- Appalachian Trail
- Hiking Trail
- Northern Forest Canoe Trail
- Boat Launch
- School
- Campground
- Transmission Corridor
- Existing Tower



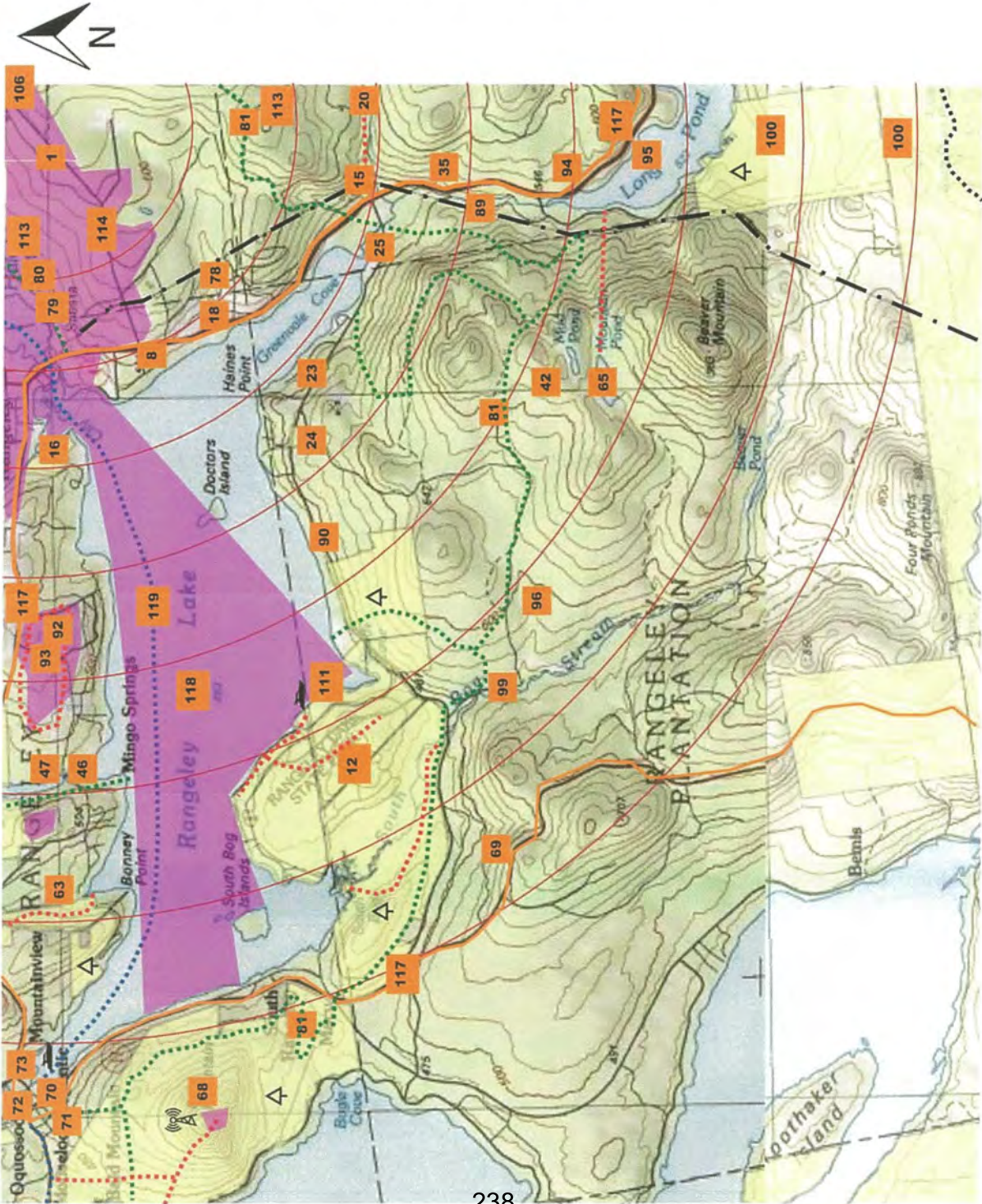
**SCENIC RESOURCES & VIEWSHED
OVERLAY KEY MAP B**
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

- Potential Tower Visual Impact
- US Navy Training Facility
- National Scenic Byway
- Conservation Land
- Historic Resource
- ATV/Snowmobile Trail
- Appalachian Trail
- Hiking Trail
- Northern Forest Canoe Trail
- Boat Launch
- School
- Campground
- Transmission Corridor
- Existing Tower



**SCENIC RESOURCES & VIEWSHED
OVERLAY KEY MAP C**
Visual Assessment of RT-03
Dallas Plantation, Maine



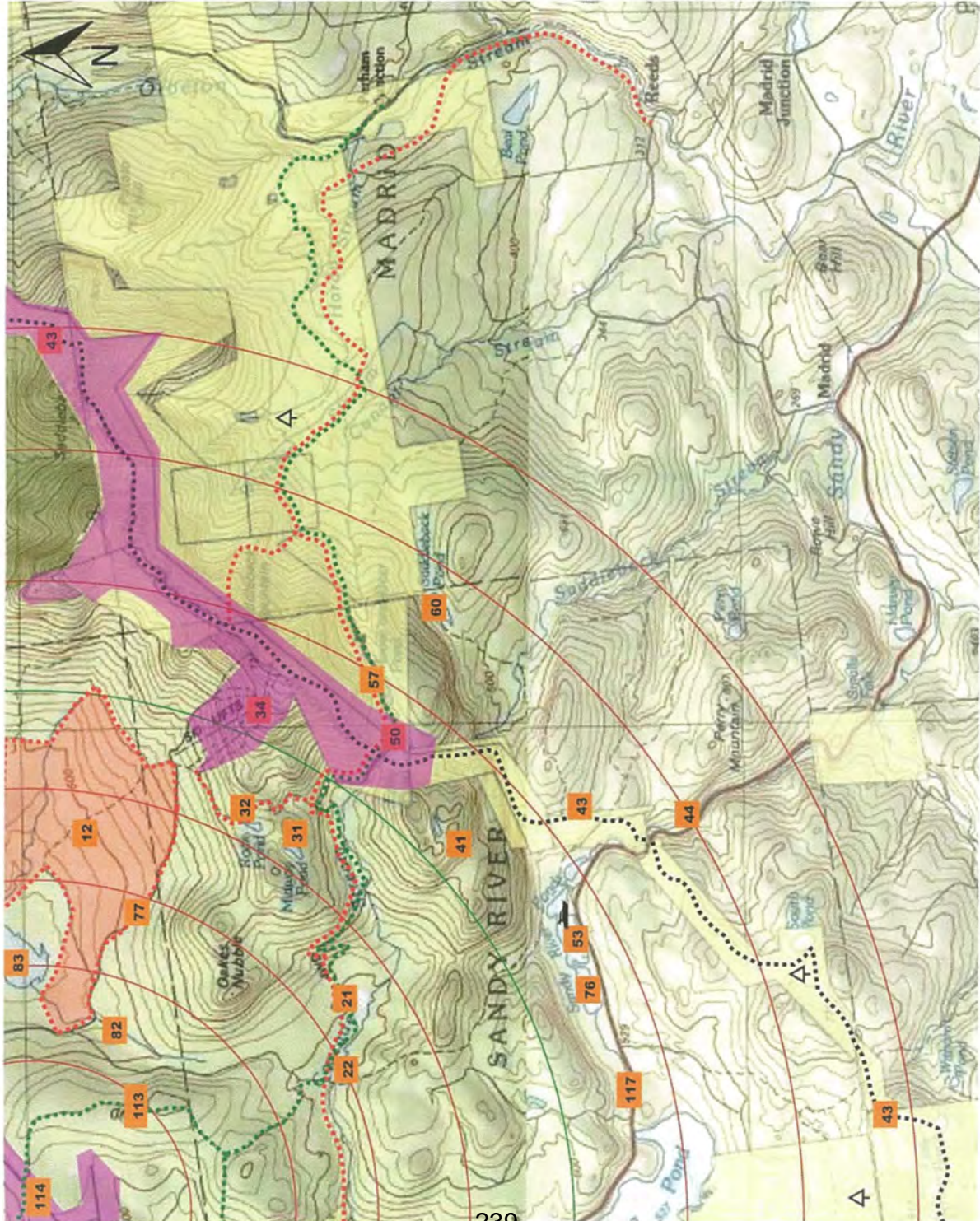
LEGEND

- Potential Tower Visual Impact
- *Areas of visibility not limited by topography or tree cover.
- US Navy Training Facility
- National Scenic Byway
- Conservation Land
- Historic Resource
- ATV/Snowmobile Trail
- Appalachian Trail
- Hiking Trail
- Northern Forest Canoe Trail
- Boat Launch
- School
- Campground
- Transmission Corridor
- Existing Tower

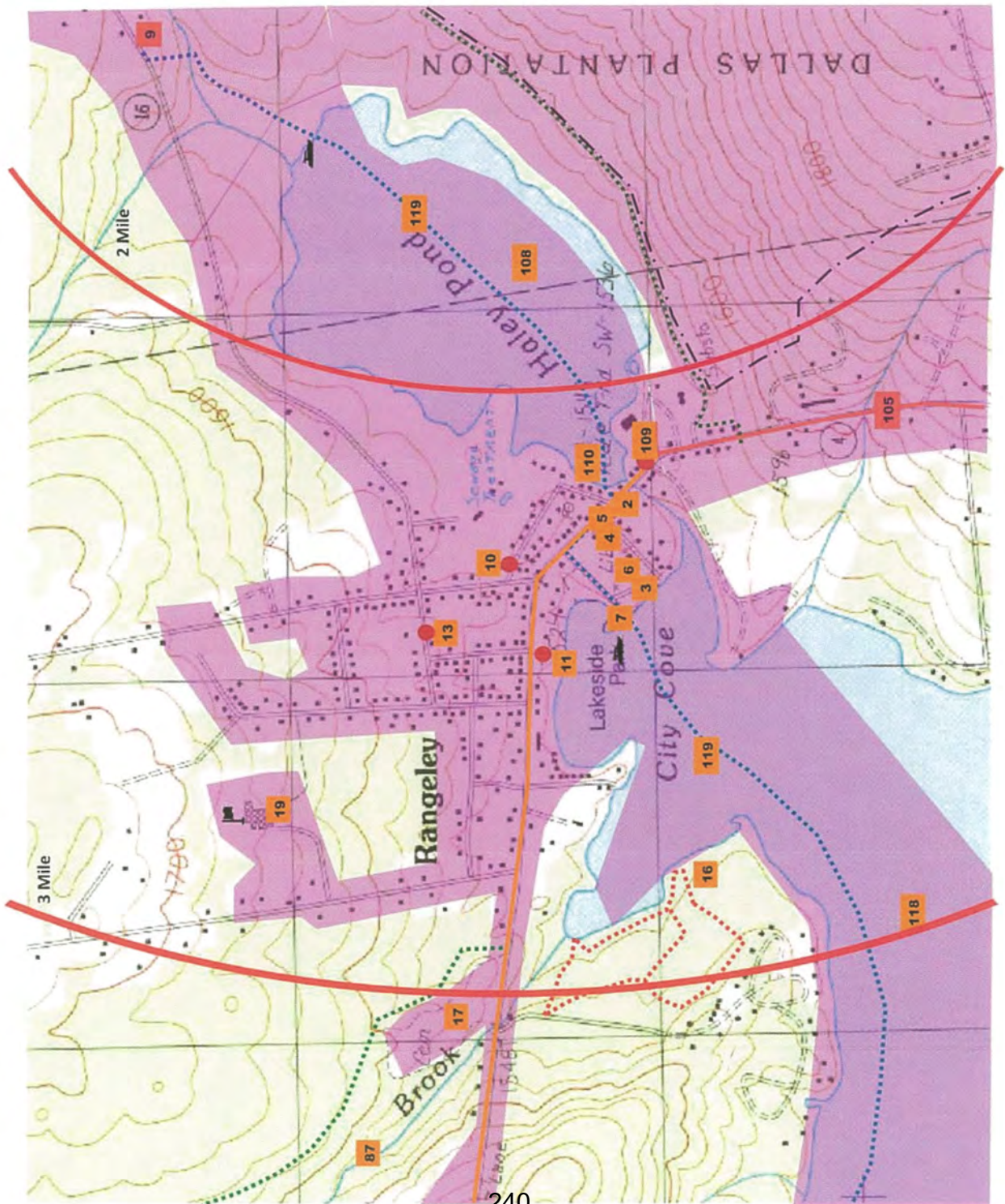
**SCENIC RESOURCES & VIEWSHED
OVERLAY KEY MAP D**
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

- Potential Tower Visual Impact
- *Areas of visibility not limited by topography or tree cover.*
- US Navy Training Facility
- National Scenic Byway
- Conservation Land
- Historic Resource
- ATV/Snowmobile Trail
- Appalachian Trail
- Hiking Trail
- Northern Forest Canoe Trail
- Boat Launch
- School
- Campground
- Transmission Corridor
- Existing Tower



**SCENIC RESOURCES & VIEWSHED
OVERLAY KEY MAP E**
Visual Assessment of RT-03
Dallas Plantation, Maine
















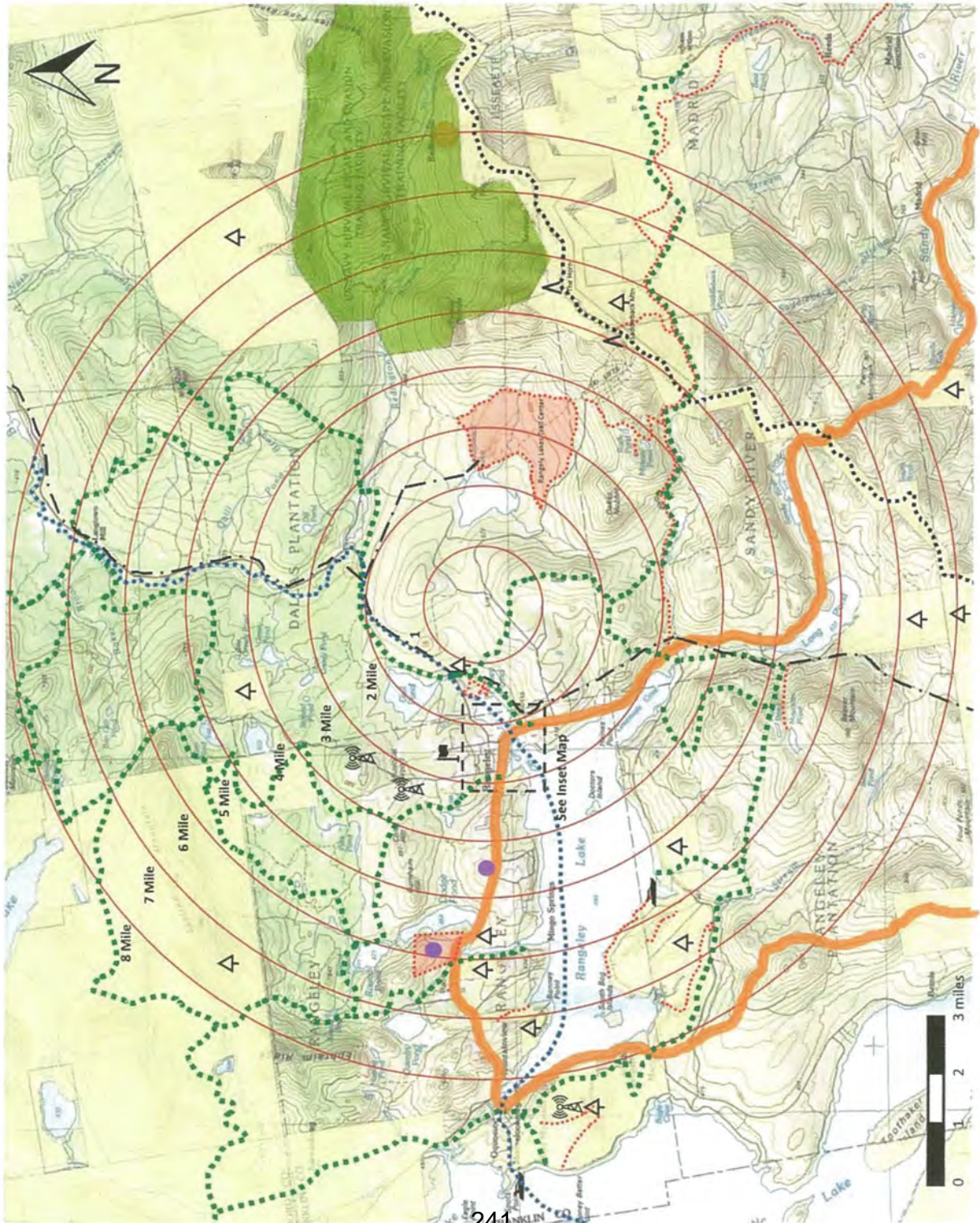
LEGEND

- Potential Tower Visual Impact
- *Areas of visibility not limited by topography or tree cover.
- US Navy Training Facility
- National Scenic Byway
- Conservation Land
- Historic Resource
- ATV/Snowmobile Trail
- Appalachian Trail
- Hiking Trail
- Northern Forest Canoe Trail
- Boat Launch
- School
- Campground
- Transmission Corridor
- Existing Tower

VISUAL RESOURCE MAP
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

-  US Navy Training Facility
-  National Scenic Byway
-  Conservation Land
-  Historic Resource
-  ATV/Snowmobile Trail
-  Appalachian Trail
-  Hiking Trail
-  Northern Forest Canoe Trail
-  Boat Launch
-  School
-  Campground
-  Transmission Corridor
-  Existing Tower



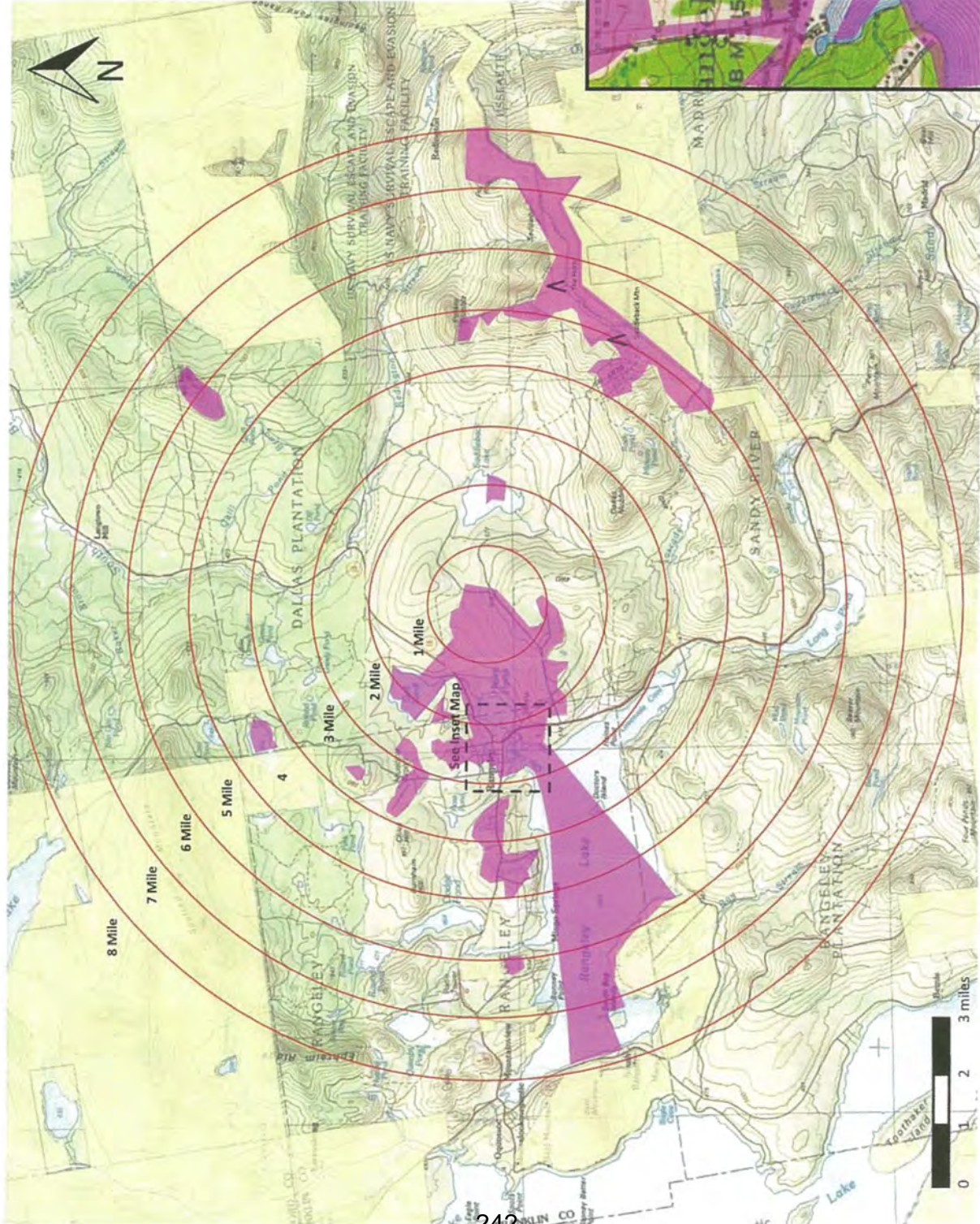
PRESUMPTIVE VIEWSHED MAP
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

Potential Tower Visual Impact



*areas of visibility not limited by topography or tree cover.



**VISUAL RESOURCE MAP W/
PREDSUMPTIVE VIEWSHED
Visual Assessment of RT-03
Dallas Plantation, Maine**

LEGEND

-  US Navy Training Facility
-  National Scenic Byway
-  Conservation Land
-  Historic Resource
-  ATV/Snowmobile Trail
-  Appalachian Trail
-  Hiking Trail
-  Northern Forest Canoe Trail
-  Boat Launch
-  School
-  Campground
-  Transmission Corridor
-  Existing Tower
-  Potential Tower Visual Impact

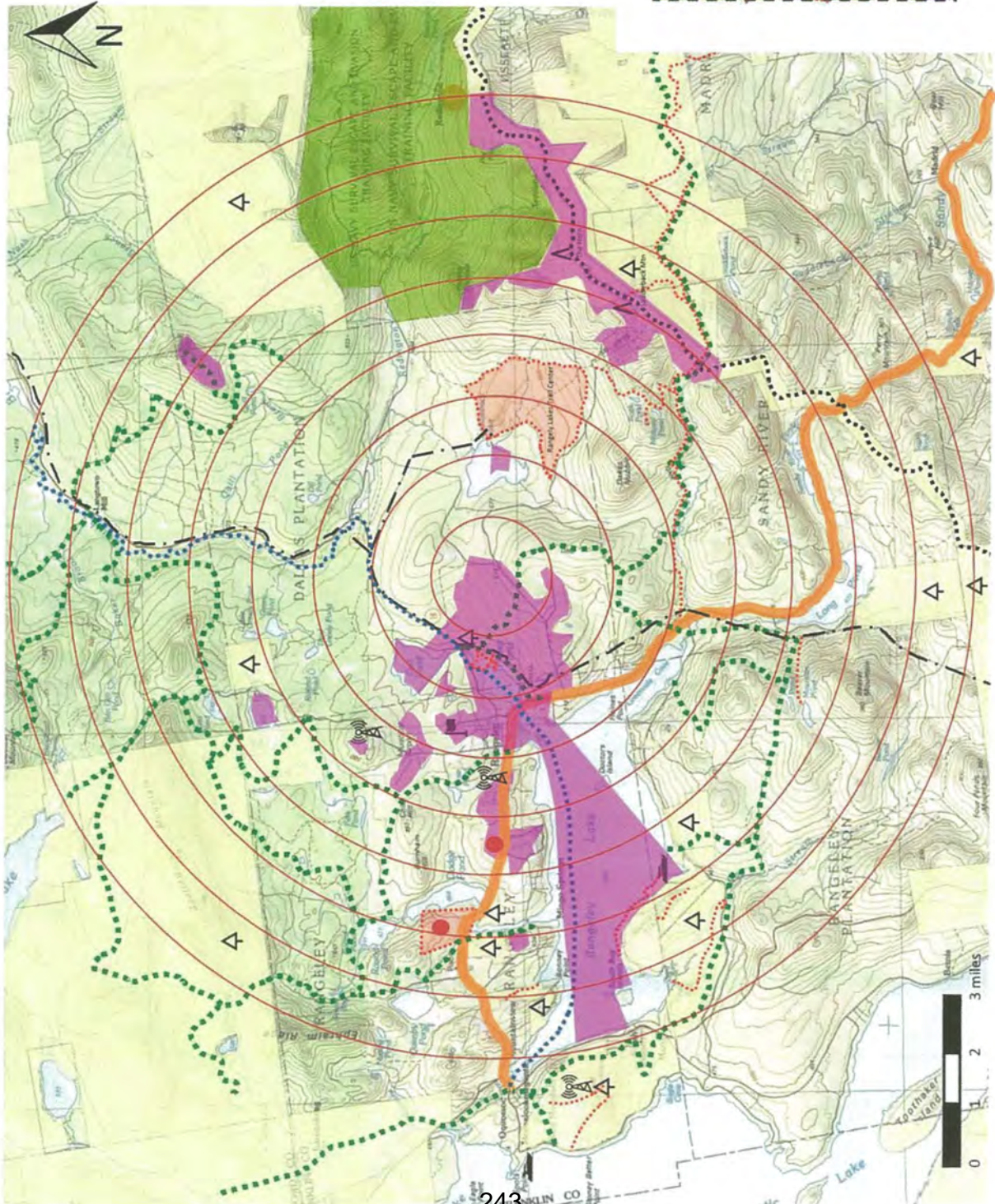
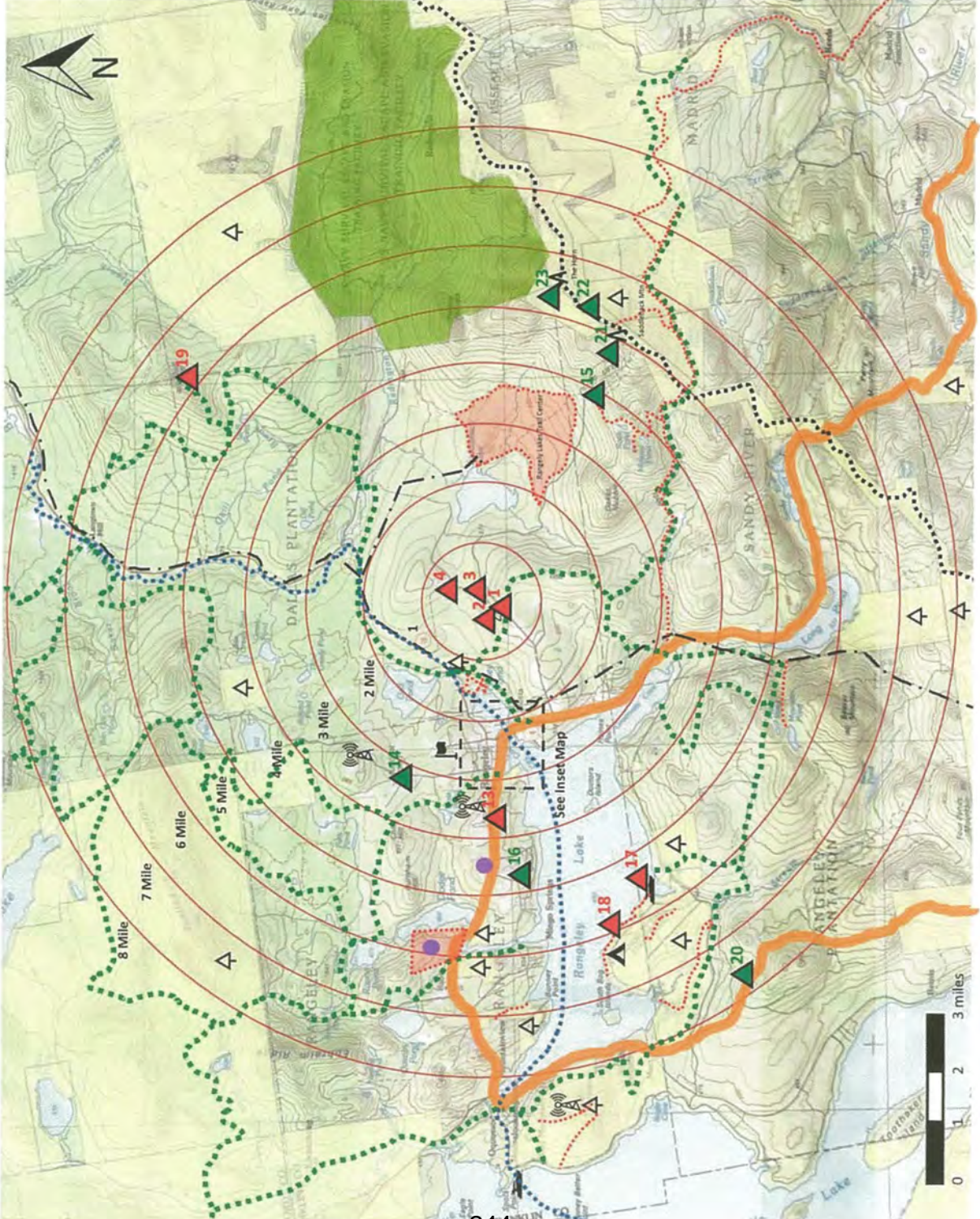


PHOTO KEY
Visual Assessment of RT-03
Dallas Plantation, Maine

LEGEND

-  US Navy Training Facility
-  National Scenic Byway
-  Conservation Land
-  Historic Resource
-  ATV/Snowmobile Trail
-  Appalachian Trail
-  Hiking Trail
-  Northern Forest Canoe Trail
-  Boat Launch
-  School
-  Campground
-  Transmission Tower
-  Existing Tower
-  Photograph—Tower Not Visible
-  Photograph—Tower Visible



FOREGROUND: 0-1 MILE IN DISTANCE

**Visual Assessment of RT-03
Dallas Plantation, Maine**



Photograph 1: Dallas Hill Road. The Balloon was partially visible beyond the tree line to the east of the site.



Photograph 2: Dallas Hill Road, Dallas Plantation Town Hall. The Balloon was partially visible beyond the tree line to the north of the parking lot at the rear of the town hall building. The town hall building is a historic school and listed on the National Register of Historic Places.

FOREGROUND: 0-1 MILE IN DISTANCE

Visual Assessment of RT-03
Dallas Plantation, Maine



Photograph 3-4: Dallas Hill Road, Evergreen Golf Course. The balloon was visible beyond the tree line from several locations on Dallas Hill Road, parallel to the first fairway.



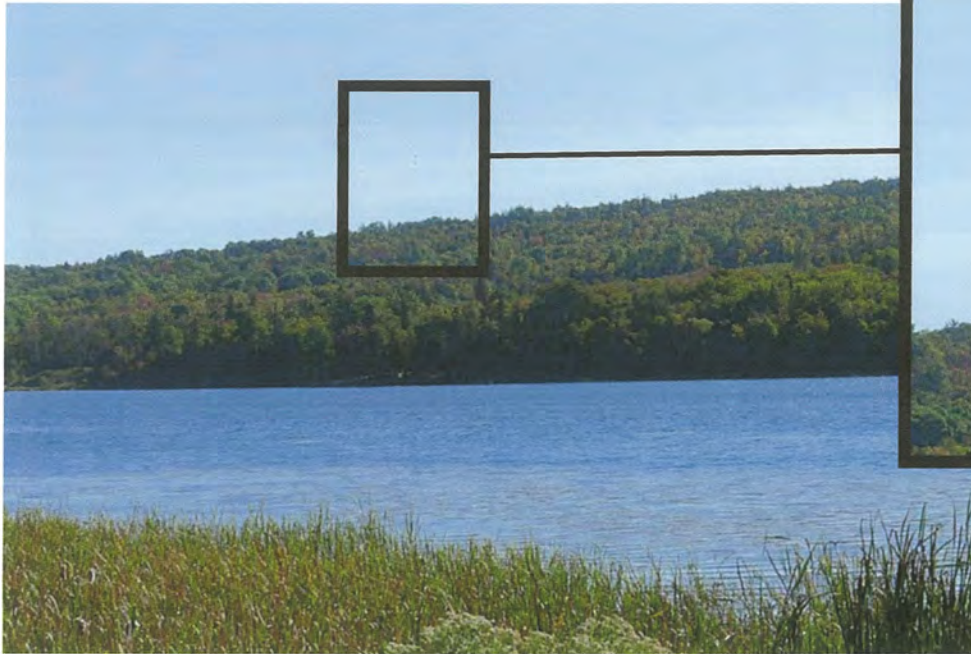
Photograph 5: The proposed tower was visible in the vicinity of the Rangeley Tavern on Main Street in Rangeley Village and the Haley Pond boat launch at the rear of the tavern. Trees, topography, and development in the village limit block views eastward toward the tower site.



Photograph 6: The balloon was visible in the public parking lot behind Camden National Bank on Main Street in Rangeley Village. Trees and development in the village limit views eastward toward the tower site.

MIDDLE GROUND : 1-3.5 MILES IN DISTANCE

**Visual Assessment of RT-03
Dallas Plantation, Maine**



Photograph 7: There is a view of the tower from Haley Pond Park in Rangeley Village. Part of the tower is visible above the ridge to the southeast of the pond's southern shore.



Photograph 8: Lake Street, Rangeley Village. The balloon was not visible from the playground or swimming area or from any resources in this area off Lake Street. Trees, topography, and development in the village block views eastward toward the tower site.



Photograph 9: The balloon was not visible from the playground or boat launch or from any resources in this area off Park Road. Trees, topography, and development in the village block views eastward toward the tower site.



Photograph 10: School Street. Trees, topography, and development in the village block views southeastward toward the tower site.

MIDDLE GROUND : 1-3.5 MILES IN DISTANCE

**Visual Assessment of RT-03
Dallas Plantation, Maine**



Photograph 11: Rangeley Lakes School, Mendolia Road. Trees and topography in the village limit views southeastward toward the tower site.



Photograph 12: Stratton Road, just east of Rangeley Village. Part of the tower is visible above the ridge to the southeast of the pond's southern shore.



Photograph 13: The balloon was visible along Route 4/16 west of Rangeley Village, part of the Rangeley Lakes Scenic Byway. The tower site is visible as you descend down into the village. The tower appears just above the ridge from this vantage point and from the distance, nearly three miles, the details of the tower will be barely visible against the backdrop of its hillside site. Existing impacts including utility lines, an existing telecommunications tower, and residential and commercial development along the roadway.



Photograph 14: Airport, Loon Lake Road, north of Rangeley Village. The tower is not visible from the cleared elevated area of the municipal airport. Trees and the topography block views southeastward toward the tower site.



Photograph 15: The balloon was not visible from the base area at Saddleback Mountain. Trees and topography block views northwestward toward the tower site.



Photograph 16: Mingo Springs Golf Course. The balloon was not visible from the parking area or drive at the golf course. Trees, residential development, and topography limit views eastward toward the tower site. An existing telecommunications tower on RT 4/16 is visible on the horizon.

BACKGROUND : MORE THAN 3.5 MILES IN DISTANCE

Visual Assessment of RT-03
Dallas Plantation, Maine



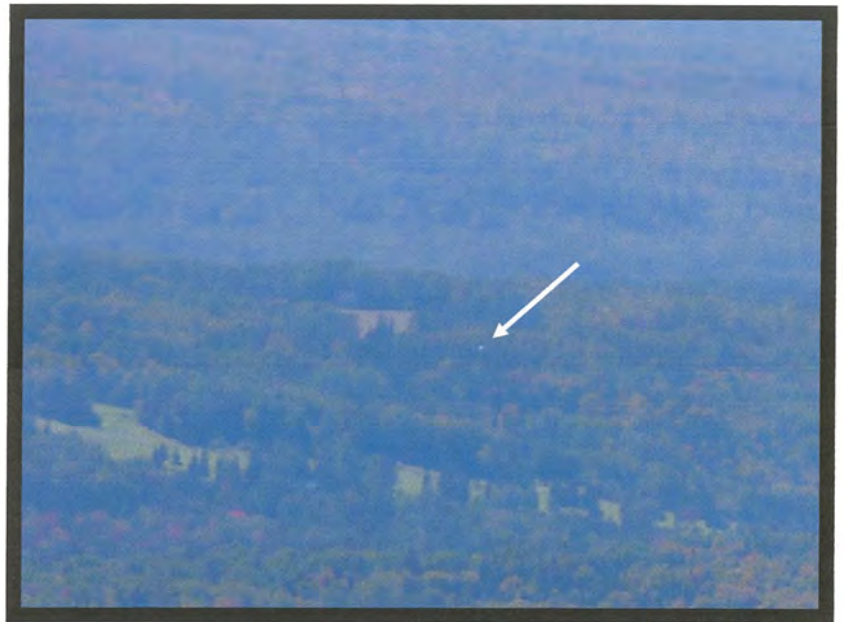
Photograph 17: Rangeley Lake Boat Launch. Views across the open water look at the tower site and Saddleback Mountain beyond, the balloon was not visible to the naked eye due to the distance (5.4 miles), but was visible just above the ridgeline with binoculars (inset).

BACKGROUND : MORE THAN 3.5 MILES IN DISTANCE

Visual Assessment of RT-03
Dallas Plantation, Maine



Photograph 18: Rangeley Lake Swim Beach. Views across the open water look at the tower site and Saddleback Mountain beyond, the balloon was not visible to the naked eye due to the distance (5.4 miles), but was visible just above the ridgeline with binoculars (inset).



Photograph 19: Quill Hill. Quill Hill is a privately owned scenic area northeast of the tower site. Long distance views are possible due the clearing on the hill and its elevation, the balloon was not visible to the naked eye due to the distance (7.2 miles), but was visible just beyond the golf course with binoculars (inset).



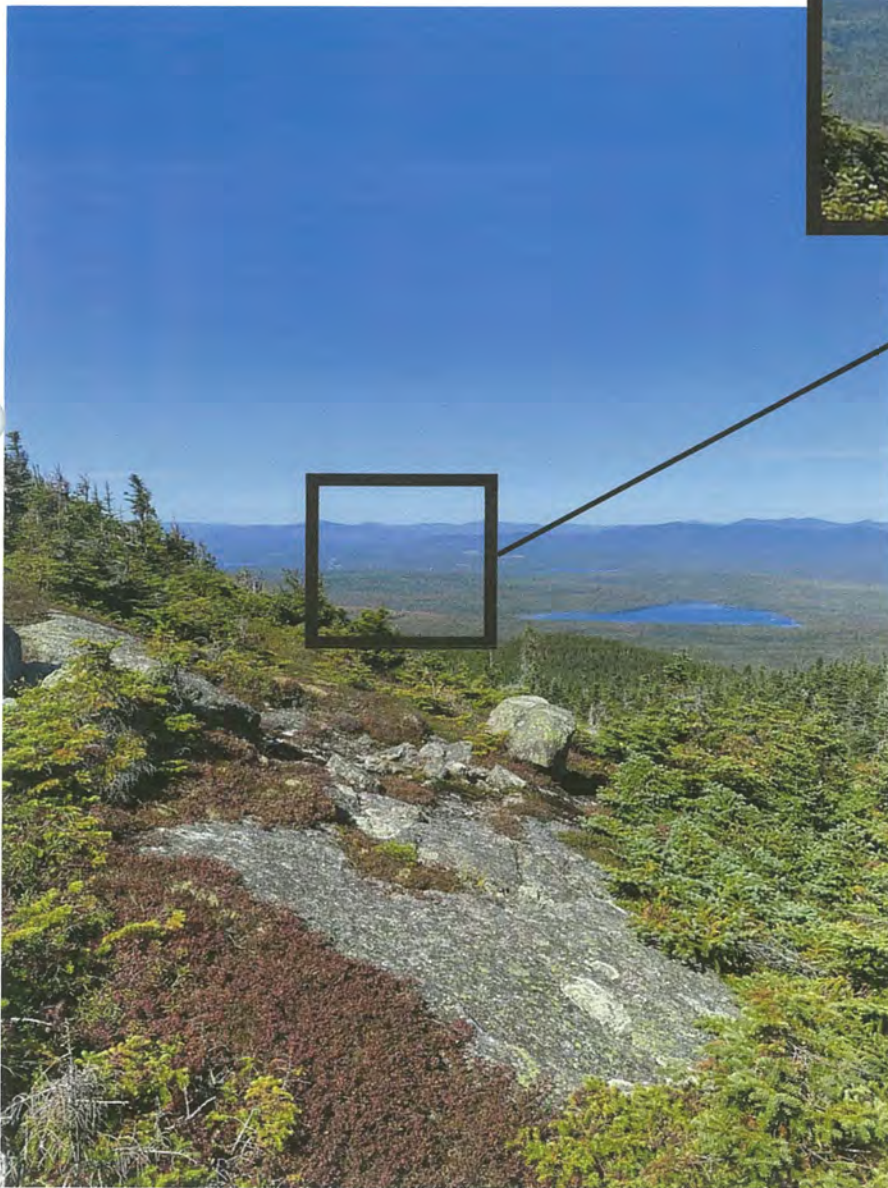
Photograph 20: Shelton Noyes Overlook. Although long distance views are possible due the clearing on the hill and its elevation, the balloon was not visible to the naked eye or with binocular due to the distance (7.3 miles), the topography, and the background of hills beyond the tower site.



Photograph 21: Summit of Saddleback Mountain. Although long distance views are possible due the elevation, the balloon was not visible due to the height of the ridge along Dallas Hill Road and the distance (5.3 miles) to the tower site.

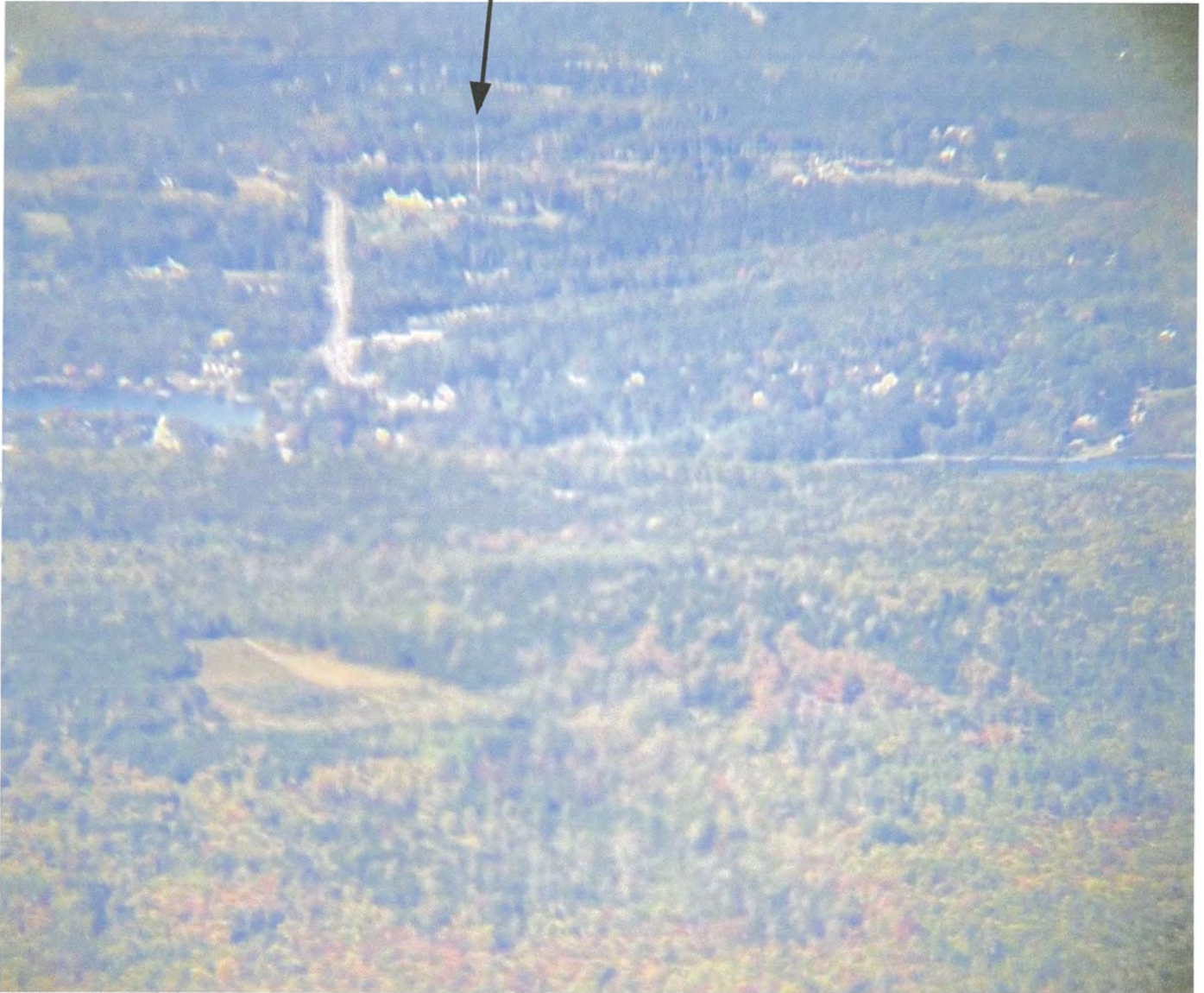
BACKGROUND : MORE THAN 3.5 MILES IN DISTANCE

**Visual Assessment of RT-03
Dallas Plantation, Maine**



Photograph 22: Saddle between Saddleback Mountain and The Horn. Although long distance views are possible due to elevation, the balloon was not visible due to the height of the ridge along Dallas Hill Road and the distance (5.5 miles) to the tower site.

Existing Tower@
N 44.969306
W 70.669556



Photograph 23: Saddleback Horn. Although long distance views are possible due the elevation, the balloon was not visible with binoculars due to the height of the ridge along Dallas Hill Road and the distance (5.9 miles) to the tower site. An existing tower on RT 4/16 is visible in the distance (8.9 miles to the west).

ATTACHMENT # 21

**TOWER FAILURE CONCERNS
&
TOWER DESIGN CERTIFICATION
&
LANDOWNER ACKNOWLEDGEMENT OF TOWER
FAILURE**



Title: Tower Failure Evaluation

From: Black Diamond Consultants
To: Land Use Planning Commission (LUPC)

Black Diamond, in consultation with Rising Tide Towers and tower designers, is pleased to provide the following information on the design of Telecommunication Towers to national standards.

Communications towers are designed not to fail. The proposed self supported lattice tower will be designed to withstand substantial wind and ice loading in accordance with the nationally accepted design standard "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures", ANSI Standard ANSI/EIA/TIA-222-G. Safety factors are included in the design of the tower, as required by the ANSI Standard. The tower is comprised of galvanized structural steel sized to meet the design wind and ice loads, including design safety factor. A substantial reinforced concrete foundation structure is designed to properly anchor the structure against the design wind and ice loads, including safety factor margins.

RTT intends to purchase from Sabre Tower, a 300' lattice tower for this site. Towers are purchased after the soil geotechnical studies are completed since the tower foundation design is dependent on the geotechnical soil report. Both of these studies are conducted once a site is permitted since these are significant expenses that should not be committed prior to the assurance that the proposed project will be permitted by the local, municipal, or state ordinances. Specific tower design information and PE certification for the Dallas Plantation site can be provided for LUPC files once the permit is approved, geotech study completed, and tower has been purchased and designed for this site.

Again, towers are engineered structures and any catastrophic loading beyond predicted conditions, (i.e. natural disasters, such as, tornadoes, hurricanes) would also result in the devastation of the surrounding area.

As previously mentioned, steel towers are manufactured from structural steel materials that do not fail by brittle fracture, which is a common mode of failure for a wooden structure such as a tree, but would experience a ductile (bending) mode of failure and thus would tend to fold over on itself with little or no impact on any area beyond the site developed area.

February 11, 2021

Todd Rich
Director of Site Acquisitions
Wireless Partners, LLC

RE: Proposed 300' Self-Supporting Tower for Dallas Plantation, ME

Dear Mr. Rich,

We propose to design and supply the above referenced tower. The tower is to be designed for a basic wind speed of 107 mph with no ice and 60 mph with 1" radial ice, Structure Class II, Exposure Category C, Topographic Category 1, in accordance with ANSI/TIA-222-G.

If you have any questions, please contact the undersigned.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Supervisor



Mark Beauregard Inc., acknowledges that the 300' Cell Tower located within the 200'x200' leased parcel may encumber, upon tower failure, a portion of the immediate vicinity around the leased parcel conveyed to Rising Tide Towers. As such, Mark Beauregard Inc., authorizes that, in the event of a tower failure, the tower may trespass on our land beyond the leased parcel.

Mark Beauregard

Mark Beauregard Inc.

November 18, 2020

Date:

ATTACHMENT # 22
TOWER CO-LOCATION INFORMATION



Title: Tower Design for Co-Location

From: Black Diamond Consultants
To: Land Use Planning Commission (LUPC)

The new wireless telecommunication facility and related equipment has been designed and will be constructed to provide accommodation for the future co-location of five (5) additional wireless telecommunication providers. Please refer to the Site Plan for additional information on the proposed tower design for future co-location.

ATTACHMENT # 23

TOWER ABANDONMENT INFORMATION



Title: Tower Abandonment

Please refer to Section 7 on "Removal of Tenant's Facilities Upon Lease Termination" from Lease Agreement in Attachment (6) to this Application.

Tower and appurtenances will, within 90 days of the termination or abandonment of the Facility, be removed and debris will be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.

ATTACHMENT # 24

EROSION AND SEDIMENTATION CONTROL PLAN

**EROSION AND SEDIMENTATION CONTROL PLAN FOR
TELECOMMUNICATIONS FACILITY LOCATED AT DALLAS PLANTATION**

(PLAN DEVELOPED IAW LUPC Chapter 10, § 10.25,M,4 Regulations)

This Erosion and Sedimentation Control Plan has been developed to conform with Maine LUPC requirements relative to erosion and sedimentation control measures to be implemented throughout the course of the project, including site preparation, construction, cleanup, and final site stabilization.

The project erosion and sedimentation control measures to be provided at the work site include the installation and maintenance of temporary silt fencing/diamond socks, ditch hay bales, stormwater road turnouts, check dams, culverts, turnout or culvert outlet aprons, and placement of road ditch rip-rap. All to be installed at the site in accordance with the approved project site plan drawings.

Site inspections and corrective actions shall be performed by a Maine Professional Engineer with knowledge of site erosion and sedimentation control measures. Site inspections shall be performed to determine the effectiveness of the erosion and sedimentation control plan and measures. All corrective actions shall be maintained with the inspection logs. Documentation of inspections and corrective actions shall be maintained for a minimum period of 6 months after all permanent control measures have been effectively implemented.

Inspections shall be conducted:

1. at least once a week and after each rainfall event accumulating more than ½ inch of precipitation, until all permanent control measures have been effectively implemented,
2. at start of construction or land-disturbing activity,
3. during the installation of sedimentation and erosion control measures, and
4. at the completion of final grading or close of the construction season.

Inspection areas:

- Inspect installed silt fencing/diamond sock barriers and ditch hay bales to assure barriers continue to prevent site sediment runoff to adjacent property areas.
- Maintain silt fencing/sock and ditch hay bale barriers by removing accumulated sediment and inspecting barriers for continued barrier integrity. Repair or replace barriers as necessary until disturbed areas are permanently stabilized.
- Inspect any site dirt stockpiling sediment barriers to ensure continued integrity and sediment barrier operation.
- Inspect installation of culverts, road turnouts, check dams, outlet aprons, and rip-rap for proper stormwater and sediment control.
- Inspect operation of culverts, road turnouts, check dams, outlet aprons, and rip-rap after rain event to verify proper stormwater and sediment control.

EROSION AND SEDIMENTATION CONTROL PLAN FOR DALLAS PLANTATION SITE

Note: Submit copy of completed and documented logs to LUPC once site construction is completed.

INSPECTION LOG

Item Inspected	Comments	Inspected By	Date

ATTACHMENT # 25

SITE ENGINEERING DRAWINGS

(Please refer to the Site Plan Engineering Drawings for the Proposed Project. The Site Plan Engineering Drawings are provided to you under separate cover.)

October 21, 2020

Section 106



**Federal Communications Commission
Washington, DC 20554**

Informational Notice of Section 106 Filings

Date: 10/21/2020
Reference Number: 1120512

Joshua Brown, Environmental Specialist III
Land Use Planning Commission
932 US Route 2
Wilton, ME 04294

The following new Section 106 filing has been submitted:

FILE NUMBER: 0009260549
TCNS Number: 213185
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 10/14/2020

Applicant: Rising Tide Towers, LLC
Consultant: Black Diamond Consultants, Inc.
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Dallas Plantation
Site Address: Dallas Hill Road
Detailed Description of Project:
Site Coordinates: 44-58-10.9 N, 070-36-19.6 W
City: Dallas Plantation
County: FRANKLIN
State: ME
Lead SHPO/THPO: Maine Historic Preservation Commission (Deputy SHPO)

Consultant Contact Information:
Name: Chad Hebert
Title:
PO Box: 57
Address: 312 Water Street
City: Gardiner
State: ME
Zip: 04345
Phone: (207) 582-0056
Fax:
Email: cjhebert@blackdiamond.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

From: [Brown, Joshua](#)
To: [Bolstridge, Karen](#)
Subject: FW: Section 106 New Filing Submitted- Email ID #5120792
Date: Tuesday, October 13, 2020 4:23:28 PM

From: towernotifyinfo@fcc.gov <towernotifyinfo@fcc.gov>
Sent: Tuesday, October 13, 2020 4:16 PM
To: Brown, Joshua <Joshua.Brown@maine.gov>
Subject: Section 106 New Filing Submitted- Email ID #5120792

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.

The following new Section 106 filing has been submitted:

File Number: 0009260549
TCNS Number: 213185
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 10/14/2020

Applicant: Rising Tide Towers, LLC
Consultant: Black Diamond Consultants, Inc.
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Dallas Plantation
Site Address: Dallas Hill Road
Detailed Description of Project:
Site Coordinates: 44-58-10.9 N, 70-36-19.6 W
City: Dallas Plantation
County: FRANKLIN
State:ME
Lead SHPO/THPO: Maine Historic Preservation Commission (Deputy SHPO)

Consultant Contact Information:
Name: Black Diamond Consultants, Inc.
Title:
PO Box: 57
Address: 312 Water Street
City: Gardiner
State: ME
Zip: 04345
Phone: 207-582-0056
Fax:
Email: cjhebert@blackdiamond.net

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

December 17, 2020

Additional Land Division History Data

From: [Jim Hebert](#)
To: [Bolstridge, Karen](#)
Subject: RE: Development Permit DP 5050-A; 20201207 Data Request 1; Chapter 4 Complete for Processing
Date: Thursday, December 17, 2020 2:50:33 PM
Attachments: [BDC Authorization.pdf](#)
[Fee.pdf](#)
[Land Division History.pdf](#)
[Letter of Authorization.pdf](#)
[Notice of Filing.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.

Hi Karen, please see following information and attachments for Application update to address LUPC letter dated December 7, 2020 on Data Request 1 on pending Development Permit Application DP 5050-A. Jim

- “BDC Authorization” Attachment provides letter from Rising Tide Towers authorizing Black Diamond Consultants as Agents to Application
- “Fee” Attachment provides copy of Black Diamond check for \$556 to address additional fee expenses identified as item 1 to LUPC letter. Check has been mailed to your office.
- “Letter of Authorization” Attachment provides letter from Rising Tide Towers LLC (Sole Manager) authorizing Mr. Todd Rich to sign executive agreements and purchase orders
- “Land Division History” Attachment provides confirmation that subject lot, in the past 20 years, has not been contiguous with another lot held in the same name.
- “Notice of Filing” Attachment provides revised “Notice of Filing Application” document, revised list of abutters and County Commissioners notified by mailing on December 9 and December 10. These new listings should be inserting to Attachment #19 of Application replacing existing and obsolete listing. Please be informed that we have contacted the Dallas Town Office for names and addresses of owners to Lots #57 and 58 and they have informed us that these (2) lots do not exist on their Town Tax Commitment Books, so we are unable to provide notice to these.

From: Bolstridge, Karen <Karen.Bolstridge@maine.gov>
Sent: Monday, December 7, 2020 12:46 PM
To: Jim Hebert <jrhebert@blackdiamond.net>
Cc: Bolstridge, Karen <Karen.Bolstridge@maine.gov>
Subject: Development Permit DP 5050-A; 20201207 Data Request 1; Chapter 4 Complete for Processing

Jim:

Please find attached Data Request 1 on pending development permit application dp5050a in Dallas Plantation.

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) 287-7439
Email: karen.bolstridge@maine.gov

Jim Hebert

From: Jim Hebert
Sent: Thursday, December 17, 2020 2:34 PM
To: Jim Hebert
Subject: RE: Development Permit DP 5050-A; 20201207 Data Request 1; Chapter 4 Complete for Processing

From: Megan McGuire <mjm McGuire@blackdiamond.net>
Sent: Thursday, December 17, 2020 2:20 PM
To: Jim Hebert <jrhebert@blackdiamond.net>; Chad Hebert <cjhebert@blackdiamond.net>
Subject: RE: Development Permit DP 5050-A; 20201207 Data Request 1; Chapter 4 Complete for Processing

Jim, I hope this helps...

Regarding title and Land Division History:

The subject lot did not connect with the Football lot, the Nile Brook Lot or any other lot and has not been contiguous with another lot held in the same name or connected with the same source of title/deed. The Football Lot and Nile Brook Lot are described as and located in entirely different areas on the Range maps. I have also verified this.

Mark Beauregard, Inc. does own a parcel identified as Map 2, lot 48 which is 1.6 acres and is an abutting property to the subject parcel. However, This lot has an entirely different source of title and land use division than Map 2, lot 49 (subject parcel). For instance, Map 2, Lot 48 deed in Mark Beauregard, Inc has a deed line and title history as follows:

Bk 2934, pg 324 by D C Morton and Son's, Inc on 7/27/2007
Bk 371, pg 344 by Bean on 8/15/1962
Bk 362, Pg 270 by Beckwith on 8/10/1960
Bk 293, Pg 342 by Brackett on 9/26/1944
Bk 282, Pg 155 by Brackett on 1/30/1942
Bk 135, Pg 118 by Blodgett on 10/7/1897
Bk 129, Pg 408 by Tibetts on 4/11/1896

Please let me know if you have any questions.

Megan J. McGuire

Site Acquisition Manager



312 Water Street, PO Box 57
Gardiner, Maine 04345
O: 207.582.0056
C: 207.689.8281

March 25, 2021

Addendum 1

VIA Information



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.





Photograph 2: Dallas Hill Road, Dallas Plantation Town Hall. The Balloon was partially visible beyond the tree line to the north of the parking lot at the rear of the town hall building. The town hall building is a historic school and listed on the National Registry of Historic Places. 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.





Photo 3: Dallas Hill Road, Evergreen Golf Course. The balloon was visible beyond the tree line from several locations on Dallas Hill Road, parallel to the first fairway. 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 0.5 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.



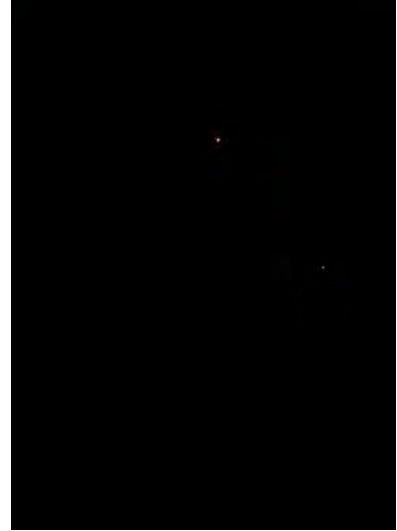


Photo 4: Dallas Hill Road, Evergreen Golf Course. The balloon was visible beyond the tree line from several locations on Dallas Hill Road, parallel to the first fairway. Medium Intensity White Lights for daytime and twilight are simulated on the top of the tower. The Nighttime photo is simulating the Red Light at Night approximately 0.6 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.



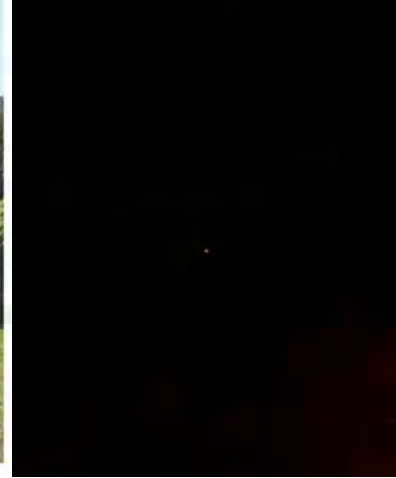


Photo 5: The proposed tower was visible in the vicinity of the Rangeley Tavern on Main Street in Rangeley Village and the Haley Pond boat launch at the rear of the tavern. Trees, topography, and development in the village limit views eastward toward the tower site. Medium Intensity White Lights for daytime and twilight are simulated on the top of the tower. The Nighttime photo is simulating the Red Light at Night approximately 1.75 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.



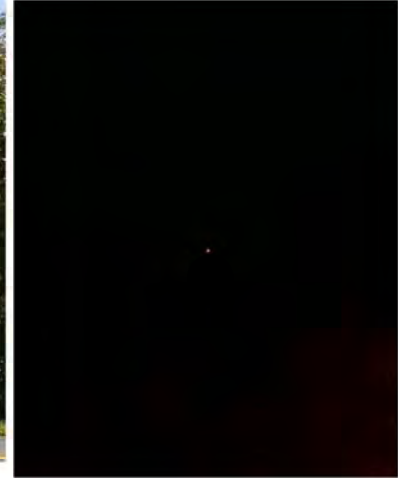
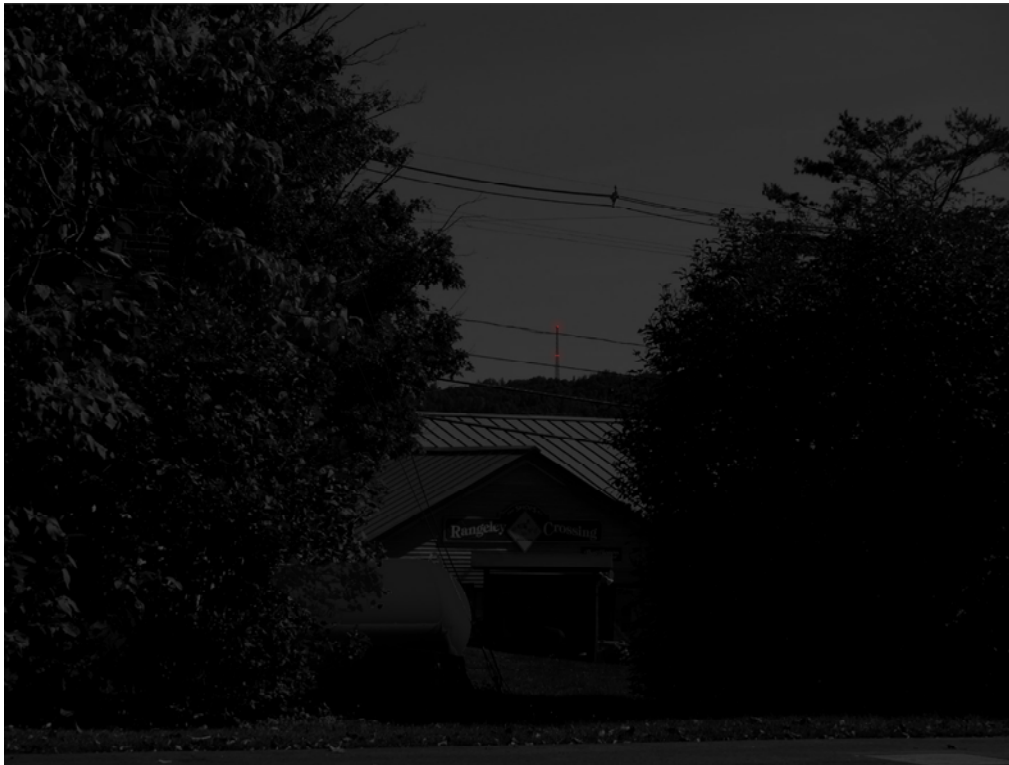


Photo 6: The balloon was visible in the public parking lot behind Camden National Bank on Main Street in Rangeley Village. Trees and development in the village limit views eastward toward the tower site. Medium Intensity White Lights for daytime and twilight are simulated on the top of the tower. The Nighttime photo is simulating the Red Light at Night approximately 1.8 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.



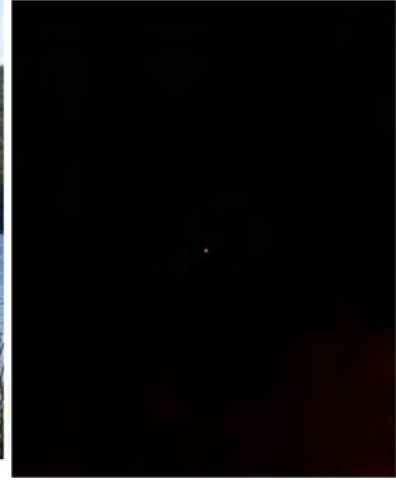


Photo 7: There is a view of the tower from Haley Pond Park in Rangeley Village. Part of the tower is visible above the ridge to the southeast of the pond's southern shore. Medium Intensity White Lights for daytime and twilight are simulated on the top of the tower. The Nighttime photo is simulating the Red Light at Night approximately 1.8 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.



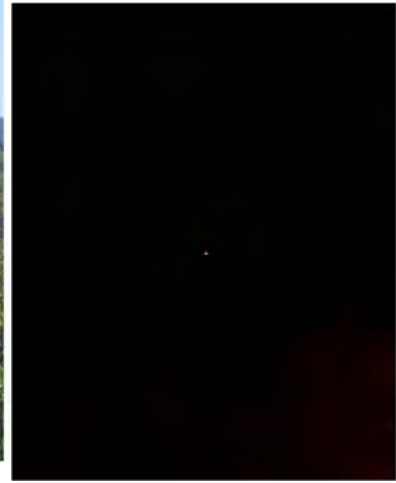
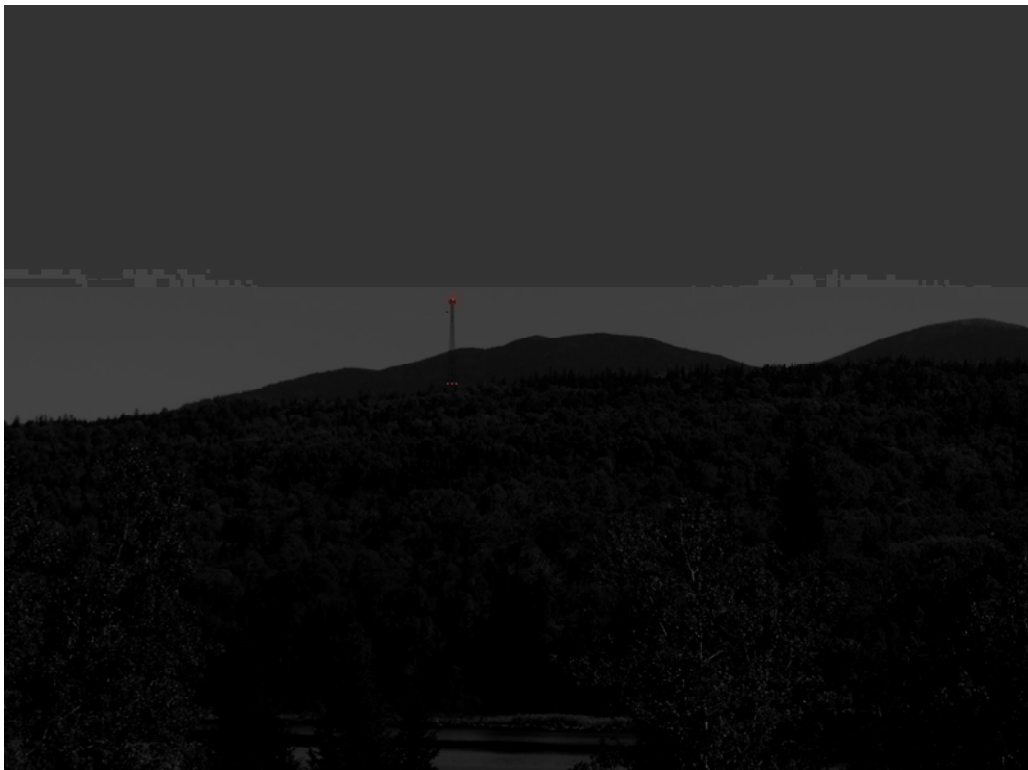


Photo 12: Stratton Road, just east of Rangeley Village. Part of the tower is visible above the ridge to the southeast of the pond's southern short. Medium Intensity White Lights for daytime and twilight are simulated on the top of the tower. The Nighttime photo is simulating the Red Light at Night approximately 1.7 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.



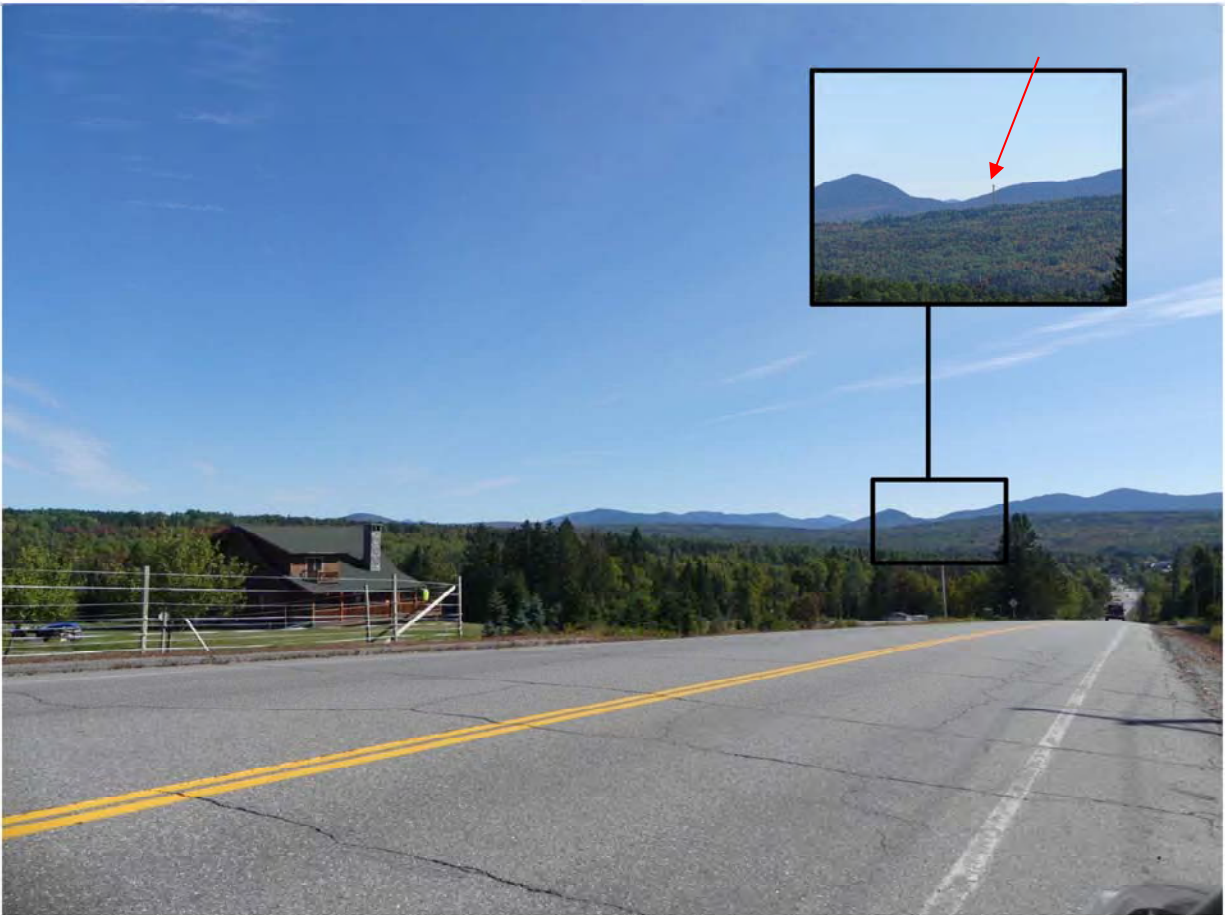


Photo 13: The balloon was visible along Route 4/16 west of Rangeley Village, part of the Rangeley Lakes Scenic Byway. The tower site is visible as you descend down into the village. The tower appears just above the ridge from this vantage point and from the distance, nearly three miles, the details of the tower will be barely visible against the backdrop of its hillside site. Existing impacts including utility lines, an existing telecommunications tower, and residential and commercial development along the roadway. 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 3.5 miles away, similar to the distance in the daytime photo.

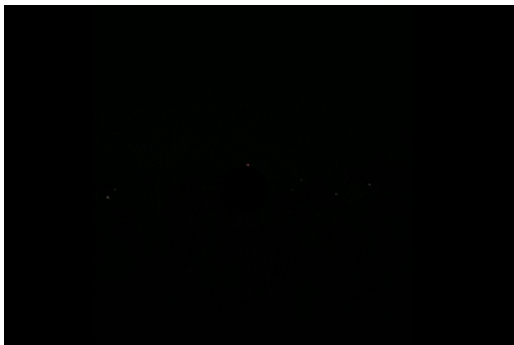




Photo 17: Rangeley Lake Boat Launch. Views across the open water look at the tower site and Saddleback Mountain beyond, the balloon was not visible to the naked eye due to the distance (5.4 miles), but was visible just above the ridgeline with binoculars (inset).



Photo 18: Rangeley Lake Swim Beach. Views across the open water look at the tower site and Saddleback Mountain beyond, the balloon was not visible to the naked eye due to the distance (5.4 miles), but was visible just above the ridgeline with binoculars (inset).

March 30, 2021

Copy of Wet Signatures

ACTION TAKEN BY WRITTEN CONSENT OF SOLE MANAGER

Pursuant to the Maine law and the Operating Agreement of Rising Tide Towers LLC (the "Company"), the undersigned, being the sole Manager of the Company, hereby consents to the taking of and hereby takes the following action:

RESOLVED: That the Company hereby authorizes Todd Rich, singly and in name of the Company, to execute agreements and purchase orders.

This document shall be filed with the minutes of the Manager's meeting in the record book of the Company.

DATE March 26, 2021



Robert J. Parsloe, Manager

RECEIVED
MAR 30 2021
LUPC - DOWNEAST

RISING TIDE TOWERS

March 26, 2021

LETTER OF AUTHORIZATION

I, Todd Rich, on behalf of Rising Tide Towers, LLC, hereby authorizes Black Diamond Consultants, Inc., acting as a duly authorized representative of Rising Tide Towers, to apply for the Land Use Planning Commission (LUPC) application for a proposed telecommunications facility to be located on a portion of land now or formally identified as Map 02 Lot 49 in Dallas Plantation, Maine, Franklin County.

Todd B. Rich 3-26-21
(Signature) (Date)

Todd Rich (Rising Tide Towers, LLC)
(Print Name)

RECEIVED

MAR 30 2021

LUPC - DOWNEAST

RISING TIDE TOWERS, LLC
6 LOUDON ROAD, CONCORD, NH

RECEIVED

MAR 30 2021

MAINE LAND USE REGULATION COMMISSION
Department of Conservation



For office use:

Tracking No. _____

DP

Permit No. _____

\$

Fee Received _____

LUPC - DOWNEAST

Permit Application

1. APPLICANT INFORMATION

for non-residential development

Applicant Name(s) Rising Tide Towers, LLC	Daytime Phone 207-808-5005	FAX rparslow@wireless-partnerslic.com	E-mail rparslow@wireless-partnerslic.com
Mailing Address 5 Milk Street, Suite 420, Portland, ME 04101			

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name Black Diamond Consultants, Inc.	Daytime Phone 207-582-0056	FAX 207-582-9098	E-mail jrhebert@blackdiamond.net
Mailing Address P.O. Box 57, 312 Water Street, Gardiner, ME 04345			

All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below. I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is true and accurate. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC.

Applicant Signature(s)  Date 3-26-21

James R Hebert - please see attached Applicant Signature and letters of authorization from Rising Tide Towers and Landowner

3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space).

Rising Tide Towers proposes to construct a Telecommunications Facility in Dallas Plantation, ME to include a 300' self-supporting lattice tower and an outdoor 10' X 14' Modular Equipment Platform located within a 75' X 75' fenced-in area in a 200' X 200' leased site area. Construction to include a level C access road and a utility line to the telecommunications facility.

Property Location	Township, Town or Plantation Dallas Plantation - Franklin County	County Franklin County	Lessor and Lease Lot Numbers (check your lease) Marc Beauregard, Inc.
	Tax Plan and Lot Numbers (check your tax bill) Tax Map 2, Lot Number 49		Book and Page Numbers (check your deed) Book 3395, Page Number 301
Lot Size (in acres, or in square feet if less than 1 acre)	Approx. 114 acres		Zoning (check a LURC map - list all subdistricts covering your property) M-GN General Management Subdistrict
Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If YES, write the name and frontage (in feet) for each road: Dallas Hill Road		Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If NO, describe how you access your property:		If YES, write the name and frontage (in feet) for each water body:	

4. LAND DIVISION HISTORY

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space).

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size
Please refer to Attachment 4 for Land Division History information		

RECEIVED

MAR 30 2021

LUPC - DOWNEAST

MAINE LAND USE REGULATION COMMISSION
Department of Conservation



To office use

Taxing No.	DP	Permit No.	\$	Tax Paid/Total
------------	----	------------	----	----------------

Permit Application

1. APPLICANT INFORMATION for non-residential development

Applicant Name(s) Rising Tide Towers, LLC	Daytime Phone 207-808-5005	FAX rparslow@wireless-partnersllc.com	E-mail rparslow@wireless-partnersllc.com
Mailing Address 5 Milk Street, Suite 420, Portland, ME 04101			

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name Black Diamond Consultants, Inc.	Daytime Phone 207-582-0056	FAX 207-582-9098	E-mail jrhebert@blackdiamond.net
Mailing Address P.O. Box 57, 312 Water Street, Gardiner, ME 04345			

All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below. I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is true and accurate. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by LURC.

Applicant Signature(s) *Mark Beauregard (landowner)* Date *3/26/21*

James R Hebert - please see attached Applicant Signature and letters of authorization from Rising Tide Towers and Landowner

3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space)

Rising Tide Towers proposes to construct a Telecommunications Facility in Dallas Plantation, ME to include a 300' self-supporting lattice tower and an outdoor 10' X 14' Modular Equipment Platform located within a 75' X 75' fenced-in area in a 200' X 200' leased site area. Construction to include a level C access road and a utility line to the telecommunications facility.

Property Location	Township, Town or Plantation Dallas Plantation - Franklin County	County Franklin County	Lessor and Lease Lot Numbers (check your lease) Marc Beauregard, Inc.
	Tax Plan and Lot Numbers (check your tax bill) Tax Map 2, Lot Number 49	Book and Page Numbers (check your deed) Book 3395, Page Number 301	Zoning (check a LURC map - list all subdistricts covering your property) M-GN General Management Subdistrict
Lot Size (in acres, or in square feet if less than 1 acre)	Approx. 114 acres		
Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If YES , write the name and frontage (in feet) for each road: Dallas Hill Road.	If YES , write the name and frontage (in feet) for each water body:		
If NO , describe how you access your property:			

4. LAND DIVISION HISTORY

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space)

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size
<small>Please refer to Attachment 4 for Land Division History Information</small>		

RECEIVED

MAR 30 2021

LUPC - DOWNEAST

April 04, 2021

Addendum 2

Notice of Filing Information

From: [Jim Hebert](#)
To: [Bolstridge, Karen](#)
Cc: [Agnieszka A. \(Pinette\) Dixon](#); [Todd Rich \(TRICH@wireless-partnersllc.com\)](#); [Megan McGuire](#)
Subject: RE: Notice of Filing
Date: Monday, April 05, 2021 2:10:45 PM
Attachments: [image001.png](#)
[Retrun to sender notice.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.

Hi Karen, the red X in the check box was an internal marker used by the creator of the notice list to keep track of owners of parcels for which addresses had been found and entered to the list. We added additional parcel owners to the list, at a later date, and did not continue to enter red X's in the check box. All of the parcel owners listed were noticed by mailing on March 17, including parcel owners with no red X in their check boxes. I have since received one "return to sender" envelop from the postal service and a copy of this is attached to this e-mail. This mailing was to Delbert Ellis, a parcel owner with no red X in the check box. I don't know why some of the parcel owners have not received my mailing of March 17. Jim

From: Bolstridge, Karen <Karen.Bolstridge@maine.gov>
Sent: Monday, April 5, 2021 8:50 AM
To: Jim Hebert <jrhebert@blackdiamond.net>
Subject: Notice of Filing

Jim:

Can you tell me what the red X means in the check column of the submittal on the list of notices. I note a couple, like 004/027, which is an abutter is not check. When I spoke with them they said they had not received the notice yet.

Along with all the others on the list notice list, please confirm that you noticed 002/057 and 058 (as part of 002/030), 002/052A, 004/027, 004/028 (and Dallas plantation as it was indicated that they did not get one).

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.