

MAINE LAND USE PLANNING COMMISSION
INDEX TO THE HEARING RECORD¹
AMENDMENT B TO DEVELOPMENT DP 5050

For September 07, 2021 Public Hearing

Rising Tide Towers, LLC (5 Milk Street, Suite 420, Portland, Maine 04101) is proposing Amendment B to Development Permit DP 5050 for permit approval to construct a 300-foot lighted self-supporting, lattice-style telecommunications tower and associated appurtenances, and a 2,592-foot level C road project with an adjacent electric utility line to serve the tower.

Date Application Received: March 18, 2021

Date Application Deemed Complete for Processing²: March 30, 2021

Date of Public Hearing Request Approval: May 12, 2021

Date of Commission Site Visit: September 07, 2021

Date of Public Hearing: September 07, 2021

Date of Decision:

LIST OF RECORD EXHIBITS

***Exhibits that have been updated since 09/17/2021**

Ex. #	Date	Description
1.		Statutes, Rules and Plans in Effect at the Time of Complete Application²
1.a	11/01/2017	<u>12 M.R.S. §§ 681, et seq.</u>
1.b	10/18/2013	<u>Rules of Practice, 01-672 C.M.R. Chapter 4</u>
1.c	07/01/2011	<u>Rules for the Conduct of Public Hearings, 01-672 C.M.R. Chapter 5</u>
1.d	10/01/2020	<u>Land Use Districts and Standards, 01-672 C.M.R. Chapter 10</u>
1.e	2010	<u>Comprehensive Land Use Plan for Areas within the Jurisdiction of the Maine Land Use Planning</u>
1.f	01/01/201	<u>Prospective Zoning Plan for the Rangeley Lakes Region</u>
2.		Guidance Materials
2.a	10/05/2012	<u>Comprehensive Land Uses Plan Guidance Document</u>
3.		Land Use Guidance Maps
3.a	01/28/2021	<u>Dallas Plantation</u>

¹ Except Exhibit 1 through 3, and 11, all items are in chronological order. Items regarding the same event or requirement are entered in chronological order as sub-exhibits, and the group is entered according to the date of the first item.

Exhibits that only have an effective date (e.g., official zoning maps, and Commission statutes and rules), are entered as an exhibit according to the date of the appropriate revision.

² In accordance with Rules of Practice, 01-672 C.M.R. Chapter 4.

4. Pre-application Materials

4.a	08/31/2020	Memorandum - Rising Tide Towers LLC, Visual Impact Assessment
4.b	10/21/2020	Section 106 FCC SKM
4.c	12/15/2020	Site Visit Photographs (12/15/2020)
4.d	12/17/2020	Land Division History Information
4.e	12/17/2020	State Soil Scientist Site Visit (12/15/20) Comments for DP 5050-A
4.f	12/23/2020	DP 5050-A Application Deficiencies and Return Letter

5. Application Material

5.a	03/18/2021	Original Application
5.b	03/18/2021	Original Application, Large Site Plans
5.c	03/25/2021	Information Request #1
5.d	03/25/2021	Application Addendum #1 - Visual Impact Assessment
5.e	03/30/2021	Application Wet Signatures
5.f	04/05/2021	Application Addendum #2 – Notice of Filing Information
5.g	04/14/2021	Information Request #2
5.h	04/19/2021	Application Addendum #3 – Soils Information
5.i	06/04/2021	Virtual Meeting Schedule and Notes (06/04/2021)
5.j	06/09/2021	Permit Review Timeline and Public Hearing Letter
5.k	06/10/2021	Site Visit Photographs (06/10/2021)
5.l	06/13/2021	Soil Scientist Site Visit (06/10/2021) Review Comments
5.m	06/29/2021	Application Addendum #4 - Response to Soil Scientist Comments
5.n	06/30/2021	Application Addendum #5 - Partial Response to 04-14-2021 Request
5.o	07/08/2021	Application Addendum #6 - Partial Response to 04-14-2021 Request
5.p	07/16/2021	Agency Review Request for Comments
5.q	07/16/2021	Maine Natural Areas Program Comments
5.r	07/22/2021	Bureau of Parks and Lands Comments
5.s	07/26/2021	Dixon Agent Authorization
5.t	07/28/2021	Maine Department of Inland Fisheries and Wildlife Comments
5.u	07/29/2021	Maine Historic Preservation Commission Comments
5.v	08/06/2021	National Park Service Comments (Appalachian National Scenic Trail)
5.w	08/20/2021	Maine Department of Environmental Protection Phosphorus Comments
5.x	08/25/2021	Town of Rangeley Selectmen Comments
5.y	09/13/2021	Information Request #3
5.z	09/15/2021	Town of Dallas Plantation Comments
5.aa	09/24/2021	Application Addendum #7 – Response to 09-13-2021 Request
5.bb	09/24/2021	Request for hearing record extension

6. Public Hearing Request, Commission’s May 12, 2021 Regular Business Meeting - Virtual

6.a	05/03/2021	Public Hearing Request Item Notices (includes 05-05-2021 Correction)
6.b	05/03/2021	Public Hearing Request Commission Packet (for 05/12/2021)
6.c	05/05/2021	Applicant Meeting Item Notice
6.d	05/12/2021	Commission Meeting Agenda
6.e	05/12/2021	Public Hearing Request Power Point Presentation
6.f	05/12/2021	Audio of Meeting (Electronic only)
6.g	06/09/2021	Approved Meeting Record for May 12, 2021

7. Notice of Public Hearing and Procedural Orders

7.a	05/27/2021	Rising Tide Towers, LLC Gov Delivery Bulletin 1
7.b	07/28/2021	Update on Upcoming Public Hearing Notice
7.c	08/04/2021	Notice 1 of Public Hearing and Opportunity to Intervene (Letter/List)
7.d	08/04/2021	Notice 1 of Public Hearing and Opportunity to Intervene (Email/List)
7.e	08/04/2021	Notice 1 of Public Hearing and Opportunity to Intervene (Newspaper)
7.f	08/04/2021	Notice 1 of Public Hearing and Opportunity to Intervene (GovDelivery with Revision)
7.g	08/24/2021	Public Hearing First Procedural Order
7.h	08/27/2021	Notice 2 of Public Hearing and Commission Site Visit (Letter/List)
7.i	08/27/2021	Notice 2 of Public Hearing and Commission Site Visit (Email/List)
7.j	08/27/2021	Notice 2 of Public Hearing (Newspaper)
7.k	08/27/2021	Notice 2 of Public Hearing (GovDelivery)
7.l	08/27/2021	Notice of Commission Site Visit (GovDelivery)
7.m	09/24/2021	Second Procedural Order – Record Extension with Com/App Notice

8. Commission Site Visit, September 07, 2021

8.a	08/02/2021	Site Visit and Public Hearing Updates, Emails with Commission Packet
8.b	08/02/2021	Site Visit Request Item Notice and Commission Packet (for 08/11/2021)
8.c	08/09/2021	Applicant Suggested Site Visit Itinerary
8.d	08/11/2021	Commission Meeting Agenda
8.e	08/11/2021	Site Visit Request Power Point Presentation
8.f	08/24/2021	Commission Site Visit Itinerary
8.g	09/07/2021	Applicant's Site Visit Material

9. Public Comments

9.a	<09/07/2021	Comments from Received Date to the Public Hearing Date – (Comments 1-32 up to 08-22-2021)
9.a.1		Comment 33-39 (08-22-2021 to 09-07-2021)
9.b	09/07 to 09/17	Comments Received During the Public Hearing Comment Period – (Comment 40)
9.b.1		Comment 41-44
9.c	09/07 to 09/24	Rebuttal Comments Received During the Rebuttal Period
9.d	>09/24/2021	Comments Received After the Close of the Record

10. Public Hearing, September 07, 2021

10.a	08/22/2021	Commission Item Notice - Public Hearing Record to 08-22-2021
10.b	08/24/2021	Pre-Hearing Conference Request
10.c	08/30/2021	Public Hearing/Site Visit Item Notice and Comm Pkt (for 09/07/2021)
10.c.1	09/07/2021	Public Hearing Agent Testimony Notice
10.d	09/07/2021	Reference Location and Zoning Map
10.e	09/07/2021	Agent Testimony Exhibit 1
10.e.1	09/07/2021	Agent Testimony Written 1 (Submitted 09/17/2021)
10.f	09/07/2021	Agent Testimony Exhibit 2
10.f.1	09/07/2021	Agent Testimony Written 2 (Submitted 09/17/2021)
10.g	09/07/2021	Testimony Sign Up Sheets
10.h	09/07/2021	Audio of Meeting (Electronic only)

11 Reference Materials

11.a	11/18/2009	FCC-09-99A1 Rcd
11.b	07/11/2016	FAA Obstruction Lighting Buyer's Guide
11.c	11/16/2020	Obstruction Marking and Lighting Advisory Circular (70/7460-1M)
11.d	2013	BLM RenewableEnergyVisualBMPs LowRes (Electronic Only)
