BLACK DIAMOND
CONSULTANTS INC
www.BLCKdiamond.net

December 14, 2018

Maine Land Use Planning Commission
c/o Sara L. Brusila, Regional Representative
133 Fyfe Road
P.O. Box 307
West Farmington, Maine 04992

Re: Rising Tide Towers, LLC - Telecommunication Facility

Dear Land Use Planning Commission:

On behalf of Rising Tide Towers, I am pleased to submit this application for the proposal to construct a 190' Telecommunications Facility on the property owned by Mark Beauregard Inc. located off of Dallas Hill Road, in the 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 190' Telecommunications Tower.

A pdf file of the Application and Site Plan has been provided to you via e-mail. Included with this letter is a hard copy of the Application and supporting documents and an 11"X17" copy of the Site Plan. Also included is a check to cover the cost of Application

Please contact me for any additional material or additional information.

Thank you for your consideration of this application.

Respectfully submitted,

Jim Hebert / Black Diamond Consultants, Inc.

Dallas Plantation

BDC Project No. RT-13

Application
For
Wireless Telecommunication Site Plan
To Construct a 190' Telecommunication Facility

Off of Dallas Hill Road
(Map 02, Lot 49)

Applicant

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

BLACK DIAMOND CONSULTANTS INC

INDEX TO DALLAS PLANTATION
LUPC APPLICATION INFORMATION

ATTACHMENT # 1

APPLICATION FOR LUPC PERMIT
&
LETTER OF AUTHORIZATION

For office use:
Tracking No. | DP Permit No. | $ Fee Received

Permit Application

for non-residential development

1. APPLICANT INFORMATION

Applicant Name(s)	Daytime Phone	FAX	E-mail
Rising Tide Towers, LLC	207-808-5005		rparsloe@wireless-partnerslic.com

Mailing Address
6 Loudon Road, Concord, NH 03301

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name	Daytime Phone	FAX	E-mail
Black Diamond Consultants, Inc.	207-582-0056	207-582-9098	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) James Q. Hebert — **Date** 12/17/18

Please see attached Authorization Letter

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 190' 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 — County: Dallas Plantation - 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): D-RS2 Subdistrict

Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? ■ Yes □ 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? □ Yes ■ 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 List of Abutters within 1000' of tower location.		

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 & Slate 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: Bedrooms	Number of: Plumbing or water fixtures	Type of Foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest: 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.

■ Driveways
Dimensions (LxW): _____
Shared driveway? □ Yes ■ No
Distance of driveway (in feet) from nearest:

Property line	Lake or pond	River or stream	Wetland
120	6000		

□ Parking areas
Number of parking areas: _____
Dimensions (LxW): _____
Distance of parking areas (in feet) from nearest:

Road	Property line	Lake or pond	River or stream	Wetland

□ Water supply
What type of water supply serves your property?

□ Signs
Number of signs: _____
Dimensions (LxWxH): _____
Are any signs lighted? □ Yes □ No
Distance of signs (in feet) from advertised structure or activity: _____

□ Exterior lighting
List the fixtures that have been installed to illuminate your property:

Type of bulb	Watts	Date fixture installed	Cutoff fixture?	Motion activated?
			□	□
			□	□
			□	□

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): Expand or add on	Reconstruct or replace *	Permanent foundation	Relocate	Enclose deck or porch	Other **	New exterior dimensions (LxWxH)	New number of: Bedrooms	Plumbing or water fixtures	Distance (in feet) of altered structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
Driveway	☑	□	□	□	□	□								
	□	□	□	□	□	□								
	□	□	□	□	□	□								
	□	□	□	□	□	□								

*** 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: Bedrooms	Number of: Plumbing or water fixtures	Type of Foundation (full basement, slab, post, etc.)	Distance(in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
190' Lattice Tower	30' X 30' X 190'	0	0	Concrete	600'	600'	6200'		
8' Fence Around Site	75' X 75'			posts	550'	480'			

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

■ Driveways
Dimensions (LxW): 250' X 12'
Shared driveway? ■ Yes □ No
Distance of driveway (in feet) from nearest:

Property line	Lake or pond	River or stream	Wetland
130'	6000'		

Will the driveway have a slope greater than 8%? □ Yes ☑ No
Will the driveway cross any flowing water? □ Yes ■ No
If YES, what type of crossings will be used? □ Bridge □ Culvert
Will crossings be sized at least 2½ times the cross-sectional area of the flowing water? □ Yes □ No

□ Water supply
What type of water supply will serve the property?
No water supply needed

□ Exterior lighting
List the fixtures that will be installed to illuminate your property:

Type of bulb	Watts	Cutoff fixture?	Motion activated?
no exterior lighting		□	□
		□	□
		□	□

☑ Parking areas
Number of parking areas: 1
Dimensions (LxW): 20' X 75'
Distance of parking areas (in feet) from nearest:

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

□ Signs exceeding LURC standards
Number of signs:
Dimensions (LxWxH):
Will any signs be lighted? □ Yes ■ No
Distance of signs (in feet) from advertised structure or activity:
What features of the signs exceed LURC standards?
On Site Safety and Regulatory Signs only. See attached sign info
Why do the signs need to exceed LURC standards?
Will the signs be a hazard to traffic? □ Yes □ No
How will the signs' design elements (color, bulk, materials, height, etc.) be compatible with the property and fit harmoniously into the surroundings?

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: 10,000 sq. ft.
- Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
500'	500'	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)
200'	350'	2000'	D-RS2

- 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: 13,000 sq. ft.
- Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
300'	300	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? □ 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.
- 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.
- Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:
  Construction to commence around Mid-May of 2019. Construction will include clearing, grading, construction and landscaping. Expect to complete construction by Mid-June.

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.

RISING TIDE TOWERS

September 12, 2018

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 Rich 9/12/18

(Signature) **(Date)**

Todd Rich (Rising Tide Towers, LLC)

(Print Name)

ATTACHMENT # 2

REQUIRED FEES, SUPPLEMENTS, AND EXHIBITS

LUPC APPLICATION FEE FOR DALLAS PLANTATION SITE

(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) – (190'X $1.00/ft) ---- $190.00

- SITE STRUCTURE FOOTPRINTS (@ $0.40/ft. of Footprint)
  - 12' X 8' Modular Platform = ($96ft^2$ X $0.40/ft^{2)}$ = ---------- $39.00
  - Miscellaneous Post/Sonotubes ---------- $30.00

TOTAL -------- $759.00

APPLICATION FEE PAYED BY BDC CHECK # 16321

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 (22). See also Attachment (3) for additional information.

EXHIBIT B: DEED, LEASE OR SALES CONTRACT.

See Attachment (1) for Letter of Authorization from Rising Tide Towers for installation of the proposed Telecommunications Facility.

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 (22) for detail site plan information. The areas to be cleared of vegetation with resulting soil exposure during construction are the 100 X 100 square foot area for the facility compound and the 30 X 250 foot access road area. Erosion and sedimentation controls will provided as noted in Eng. Dwg. ENV-1A, "Environmental & Civil Details".

EXHIBIT E: SEWAGE DISPOSAL.

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

EXHIBIT F: FLOOD ELEVATION CERTICATE.

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 less than 1 acre 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 $225K and the 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. Power to site will be provided from existing power pole adjacent to the property. Central Maine Power will determine pole routing to site. Distance of project site to the nearest existing utility pole is estimated at approximately 500 feet.

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 and Rescue Department located at 15 School Street in Rangeley, ME. The Fire and Rescue Department is located approximately 2 miles from the proposed site.

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 Dallas Hill Road. Adequate vehicular turn-around is provided at the facility area to allow vehicles to exit the site without having to back onto Dallas Hill Road.

9. *At what angle will access between the roadway and property intersect the roadway? What curb radius will the access way have? How will sight triangles be designed and maintained on each side of the intersection for the access way and the roadway?*

   The access road to the site will connect to an existing driveway that intersects Dallas Hill Road at approximately 90^0. Please refer to the attached engineering drawings under Attachment (22) for additional information.

10. *If you are proposing to use any existing or new parking areas, explain how such parking will meet the needs of the development and how such parking areas will be designed.*

    The parking area and access road at the facility site area will provide sufficient parking area for the site during construction and operation. In addition, the parking area and access road will provide for vehicular turn-around at the facility site area. Refer to Eng. Dwg. CIV-1A for information on parking area design.

    (a) Are you proposing to use on-street of off-street (on-site) parking?

    As indicated above, on-site parking will be provided.

    (b) How will parking areas be visually buffered from the roadway?

    As indicated above, on-site parking is provided by the access road at the facility site. The parking area is approximately 500 feet from the road. The site will be normally unmanned and accessed infrequently for inspection or maintenance. Existing vegetation and woods will visually buffer the parking area from the roadway.

11. *If you are proposing to build or upgrade any roads to be used to access your project site, explain how any existing or proposed roadways will meet the needs of the development and describe how such roadways will be designed. Describe what site-specific best management practices will be used to ensure that the roadways will not cause erosion of safety problems.*

    The engineering drawings provided in Attachment (22) provide detail access road design information and site-specific best management practices to be applied at this site. The proposed access road has been designed to accommodate the construction equipment expected to be used for the civil, concrete, and tower erection site work.

NOISE AND LIGHTING

12. *Except of 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. Please refer to Attachment (13) for additional information.

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. Any ground disturbance will be limited, as much as possible, to the 100 ft X 100 ft facility compound area and the 30' x 250' access road.

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 views of the tower are limited and intermittent, with no diminishing of the integrity of the existing viewscapes. The tower will have no adverse visual impact on any significant visual resource.

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 18-041) and have concurred with Black Diamond that the proposed project is "Not Likely to Adversely Affect" threatened or endangered species or rare botanical features. Please refer to information under Attachment (14) for additional information.

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 APE for visual effects. In addition, the Visual Impact Assessment (RT-13) finds that there will be no adverse affect on any existing uses or scenic character proposed by this undertaking. Please refer to Attachment (11) and (20) 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?*

    Please refer to Attachment (3) for information relative to the development in a D-RS2 sub-district and for a copy of the Land Use Guidance Map information for the site area.

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 includes the construction of a new access road in accordance with road design information provided in Attachment (22). The access road will be maintained by Rising Tide Towers to allow continued site access for personnel site inspections, maintenance, and repairs.

S2-G. PARKING LANDSCAPING PLAN.

The parking area for the telecommunication facility is provided by the 20 X 75 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 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. 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

D-RS2 SUB-DISTRICT DEVELOPMENT INFO
&
LUPC LOCATION MAPS OF PROPERTY

21.a – "Will your development be substantially similar in building height, bulk, and roof lines to neighboring development? Describe the features that makes your development is substantially similar".

Response: The proposed Telecommunications Facility will not be similar to neighboring developments. As such, Black Diamond has conducted a "Visual Assessment" of facility relative to neighboring developments. Please refer to Attachment (20) for information relative to the Visual Assessment.

21.b – What will you do to facilitate pedestrian access between adjacent sites and nearby residential neighborhoods? What will you do to facilitate automobile access?

Response: The telecommunications facility design will not interfere with pedestrian access between nearby residential neighborhoods with the exception of the 75' X 75' fenced in area for the protection of the general public from the hazards of the telecommunications and electrical equipment within the fenced in area. Automobile access is provided via the site access road.

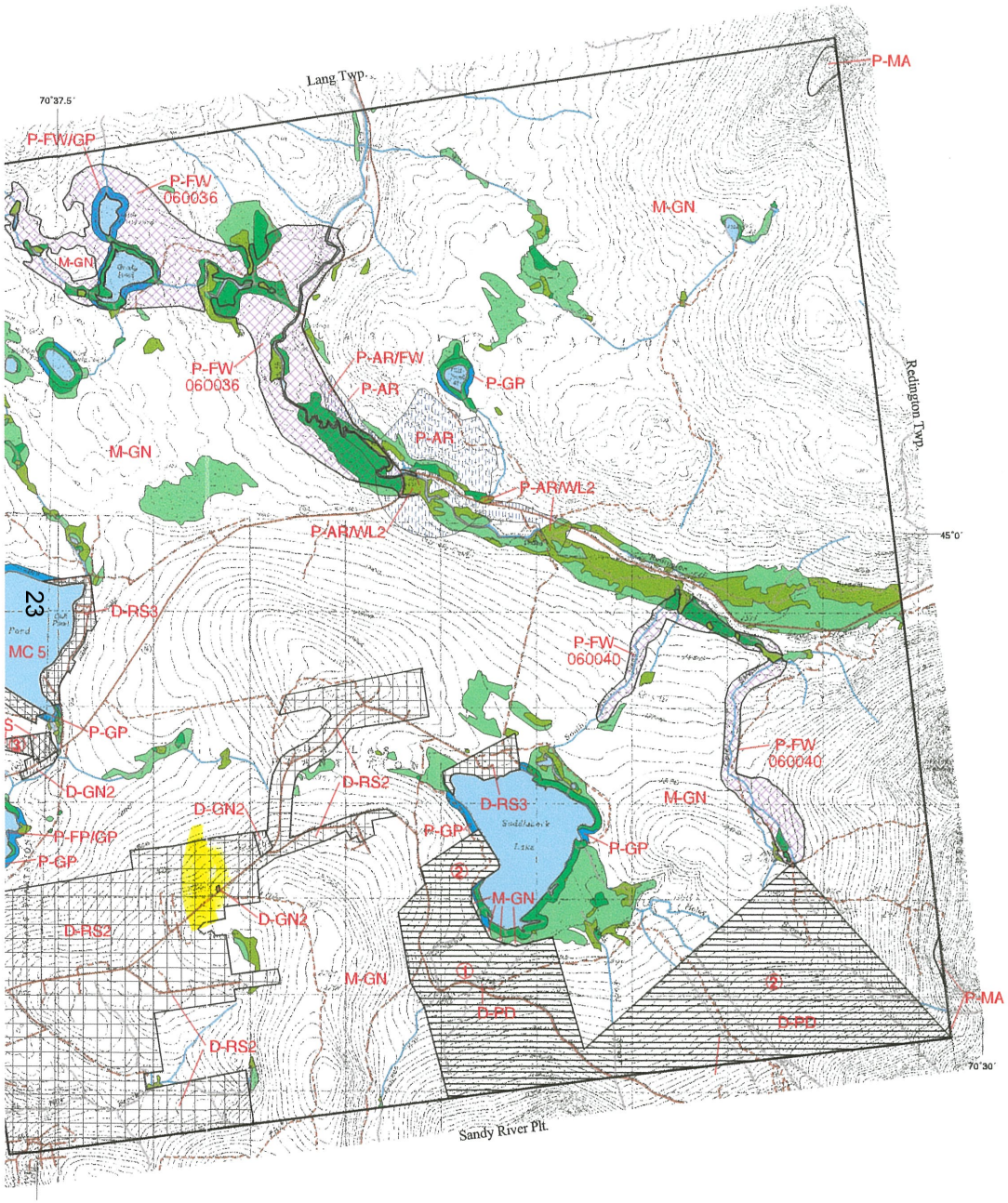
21.c – Do you propose any windowless walls facing a public road?

Response: There are no windowless walls facing the public road in the facility design.

21.d – If you are proposing new development adjacent to development in a "Main Street" setting, will your buildings be configured so that at least 80% of the road frontage to be developed remains devoted to buildings?

Response: Proposed facility development is not adjacent to a "Main Street" setting.

Land Use Guidance Map



1 inch = 4590 feet

2000 0 2000 4000 6000 8000 10000 feet

Dallas Plt.

T2 R2 WBKP
Franklin County


Location map

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

Legend

Development Subdistricts

- D–ES Extended Settlement
- D–GN2 Community Center Development
- D–PD Planned
- D–RS Residential
- D–RS2 Community Residential Developmd
- D–RS3 Residential Recreation

Protection Subdistricts

- P–AR Aquifer Recharge
- P–FP Flood Prone
- P–FW Fish and Wildlife
- P–GP Great Pond
- P–MA Mountain Area
- 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/FW/WL1, P-FP/SL1, etc., where necessary

Subdistrict boundary or Zoning amendment (1)

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

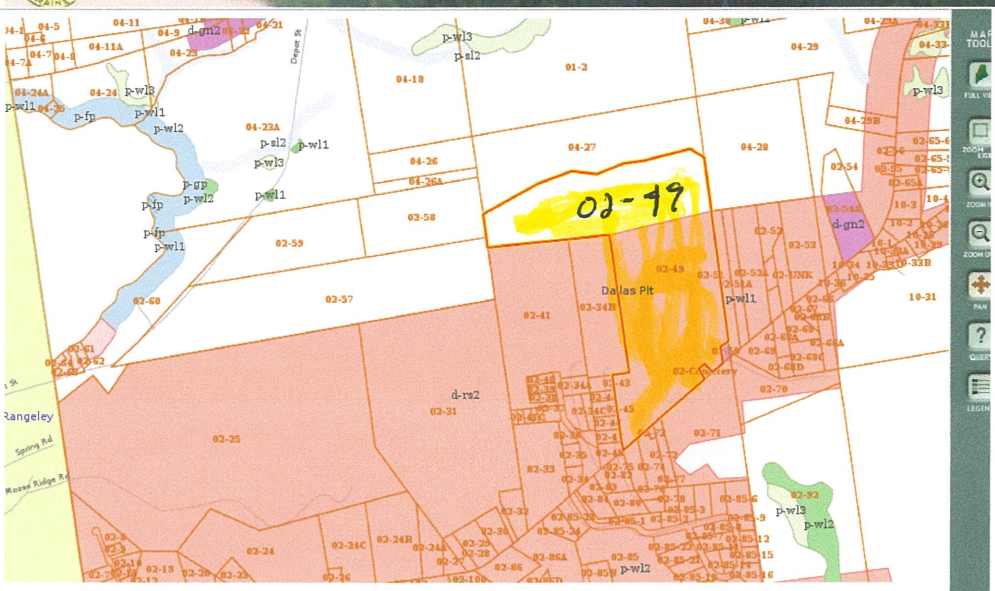
For the purpose of simplicity, this map does not show the Wetland Protection Subdistricts for areas identified pursuant to Section 10.16,K,2 such as beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels, which are nevertheless within P–WL Subdistricts.

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

Department of Agriculture, Conservation and Forestry
LAND USE PLANNING COMMISSION
State of Maine



PARCEL RESULTS

PRINTER FRIENDLY FORMAT

Parcel number: 1
Town/Geocode: Dallas Plt/07050
Town Code/Plan/Lot: FRP02/02/49
Zones: d-gn2, d-rs2
LUPC Region: RANGELEY (207) 670-7492

0 0.3 0.6 0.9 1.2 1.5 mi

Scale 1:10,900

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).

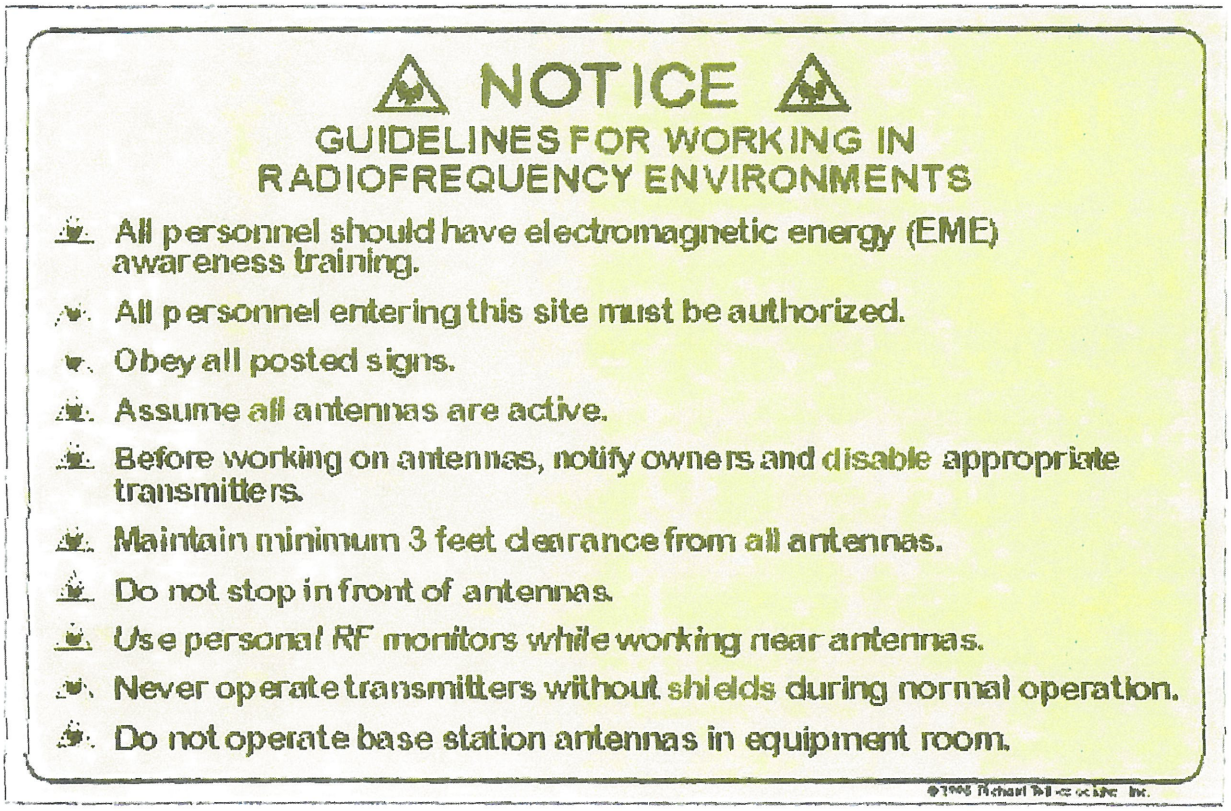
BLACK DIAMOND CONSULTANTS INC.
www.BLCKdiamond.net

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

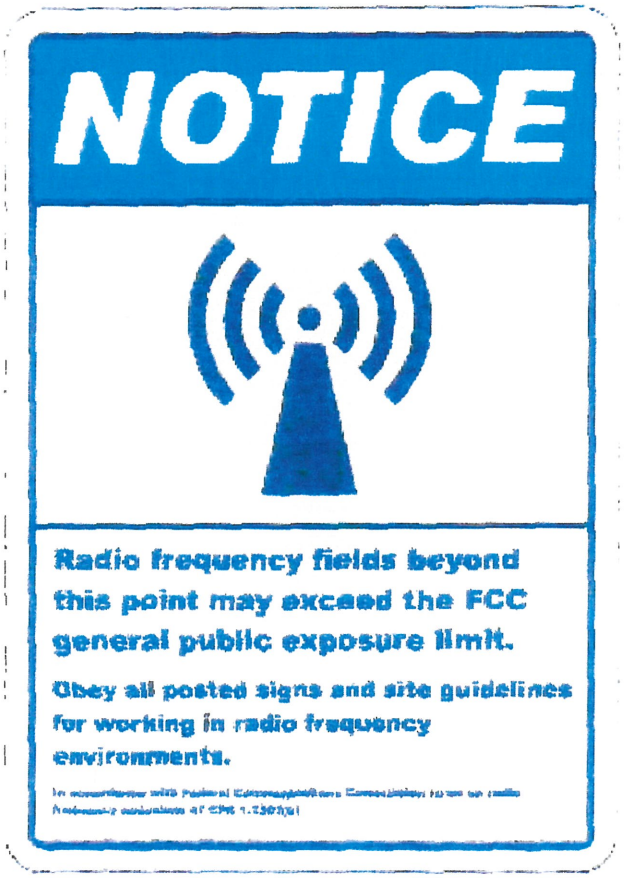
A ten-point "Notice with Instructions" sign is posted on the door side of the shelter. The sign measures 7" X 10".

Sample of the Notice with Instructions Sign

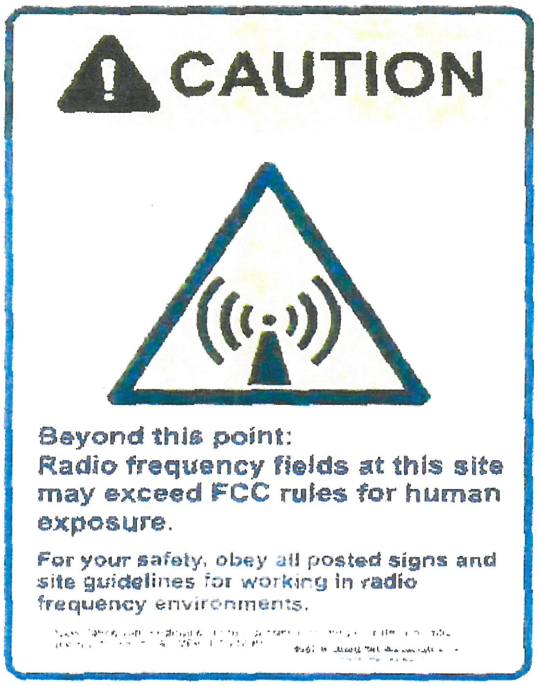


Radiofrequency (RF) Notice or Caution Sign placed at the base of the tower or on the shelter. The signs measure 10" X 14" each.

Sample of the RF Notice



Sample of the RF Caution



ATTACHMENT # 6

RISING TIDE TOWERS – LEASE AGREEMENT

&

PROPERTY DEED

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.

Section7. 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 untenantable or partially untenantable 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 untenantable, 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 HAPSHIRE.

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 doeuments 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 Cumberland 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

ANDREA CAHILL
Notary Public - Maine
My Commission Expires
January 25, 2021

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 termunis 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.

LEASE EXHIBIT
RISING TIDE TOWERS
BLACK DIAMOND CONSULTANTS INC
PROJECT NUMBER
SHEET NUMBER
GRAPHIC SCALE
RISING TIDE DRIVE

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,

Mark Beauregard

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.

[redacted]

Respectfully submitted,

_____

Printed: Mark Beauregard

Its: Maine Licensed Professional Forester

DEP Certified Erosion Control

Acknowledged:

Rising Tide Towers:

Todd B Rich

Printed: TODD 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.

Bk 3814 Pg104 #2740
04-22-2016 @ 09:58a

NOT NOT
A N QUITCLAIM DEED WITH COVENANT A N
OFFICIAL OFFICIAL
MISTYMOONBEAM, LLC, a Maine limited liability company, with a mailing address of P.O. Box 748, Barre, Massachusetts 01005, for consideration paid, grants to MARK BEAUREGARD, INC., a Maine corporation, with a mailing address of P.O. Box 304, Rangeley, Maine 04970, with **quitclaim covenant**, the following described real estate in Dallas Plantation, County of Franklin and State of Maine:
OFFICIAL OFFICIAL
COPY COPY

The Shale Pit Lot, so-called, being in the west half of Dallas Plantation, County of Franklin and State of Maine, and being the south one-half (S 1/2) of Lot 7 Range 3, the east one-half (E 1/2) of Lot 5 Range 3, and the northeast quarter (NE 1/4) of Lot 5 Range 3 and containing one hundred ten (110) acres, more or less; EXCEPTING about two (2) acres thereof conveyed to Dallas Plantation.

Being a portion of the premises described in a deed from Mark Beauregard, Inc. to Mistymoonbeam, LLC dated November 22, 2011, recorded in Franklin County Registry of Deeds in Book 3395, Page 305.

Maine Real Estate Transfer Tax Paid

IN WITNESS WHEREOF, the said Mistymoonbeam, LLC has caused this instrument to be executed as a sealed instrument by Richard Allan, its Sole Member, thereunto duly authorized on the 16 day of April, 2016.

MISTYMOONBEAM, LLC

Philip M Sheridan

Witness

By: _____

Name: Richard Allan

Its: Sole Member

COMMONWEALTH OF MASSACHUSETTS

County of WORCESTER April 16, 2016

Personally appeared the abovenamed Richard Allan, Sole Member of Mistymoonbeam, LLC, who acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Mistymoonbeam, LLC.

Lynn M Sheridan

Before me,

Lynn M Sheridan

My Commission Expires 7/6/18

Don Fowler

Received
Franklin County Registry of Deeds
Susan A Black, REGISTER

ATTACHMENT # 7

SITE PHOTOGRAPHS


Untitled Map
Write a description for your map.
Legend
n44 57 52.73 w70 36 17.77
16
Stratton Rd
n44 57 52.73 w70 36 17.77
Main St
4
Google Earth
© 2018 Google
N
1 mi


Untitled Map
Write a description for your map.
Legend
n44 57 52.73 w70 36 17.77
n44 57 52.73 w70 36 17.77
Dallas Hill Rd
Herrick Farm Rd
Beans Corner
Lyle Rd
Google Earth
© 2018 Google
N
1000 ft


Untitled Map
Write a description for your map.
n44 57 52.73 w70 36 17.77
Legend
n44 57 52.73 w70 36 17.77
Dallas Hill Rd
Google Earth
© 2018 Google
N
200 ft

ATTACHMENT # 8

SITE PLAN

BLACK DIAMOND CONSULTANTS INC

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° 57' 52.72"
LONGITUDE:	70° 36' 17.76"

VICINITY MAP
SOURCE: DeLorme
SCALE: NTS

DIRECTIONS: (FROM INTERSTATE 95):
Head north on I-95 Take Exit 113 for ME-3 toward Augusta/Belfast (0.2 mi) Keep left at the fork, follow signs for I-95 (292 ft) At the traffic circle, take 3rd exit onto ME-3 (0.4 mi) At the traffic circle, take the 1st exit onto ME-3/Old Belgrade Rd (1.1 mi) Turn right onto me-27 N/Civic Center Drive/New Belgrade Rd (22.4 mi) Turn left onto US-2 W (9.7 mi) Turn right onto Bridge St (0.2 mi) Turn right onto Town Farm Road (3.2 mi) Turn left onto ME-4 N (28.0 mi) Turn right onto Dallas Hill Rd (1.9 mi) End at tower site on left.

LEGEND

1/C1 — DETAIL NUMBER / SHEET ON WHICH DETAIL APPEARS

1/C1 — SECTION NUMBER / SHEET ON WHICH SECTION APPEARS

1/C1 — ELEVATION NUMBER / SHEET ON WHICH ELEVATION APPEARS

ABBREVIATIONS

@ – AT
A/C – AIR CONDITIONING
ALUM – ALUMINUM
AMSL – ABOVE MEAN SEA LEVEL
AMC – ACCESS MASTER CONTROL
BLDG – BUILDING
BTS – BARE TINNED STRANDED
CAM – CAMERA
CE – CAMERA ENCLOSURE
CL – CENTERLINE
CMP – CORRUGATED METAL PIPE
CONC – CONCRETE
DIA – DIAMETER
DP – DISTRIBUTION PANEL
DVR – DIGITAL VIDEO RECORDER
DWG – DRAWING
EDP – EMERGENCY DISTRIBUTION PANEL
EGB – EXTERNAL GROUND BAR
EGR – EXTERNAL GROUND RING
EF – EACH FACE
EW – EACH WAY
ELEV – ELEVATION
ELE – ELECTRICAL
ETC – ETCETERA
FC – FIBER CONVERTER
FCDAT – FIBER CONVERTER, DATA
FCT – FIBER CONVERTER, TELEPHONE
FE – FIBER ENCLOSURE
FNDN – FOUNDATION
FTG – FOOTING
GALV – GALVANIZED
GFI – GND FAULT INTERRUPTER
GH – GATEHOUSE
GND – GROUND
HR – HOUR
HT – HEIGHT
IGB – ISOLATED GROUND BAR
LC – LIGHTING CONTACTOR
LP – LIGHTING PANEL
MAX – MAXIMUM
MECH – MECHANICAL
MIGB – MASTER ISOLATION GROUND BAR
MIN – MINIMUM
MISC – MISCELLANEOUS
MON – MONITOR
MRF – MANUFACTURER
MS – MATRIX SWITCH
NIC – NOT IN CONTRACT
NTS – NOT TO SCALE
OC – ON CENTER
PAS – PRIMARY ALARM STATION
PC – POINT OF CURVE
PDE – POWER DISTRIBUTION ENCLOSURE
PM – POLE MOUNTED
PS – POWER SUPPLY
PT – POINT OF TANGENT
QTY – QUANTITY
QUAD – QUADSPLITTER
R – RADIUS
RR – RAILROAD
SC – SEALED CONCRETE
SF – SILTATION FENCE
SOB – SECURITY OPERATIONS BUILDING
SP – SECURITY PANEL
SPEC – SPECIFICATION
TYP – TYPICAL
UPS – UNINTERRUPTABLE POWER SUPPLY
VIF – VERIFY IN FIELD
WM – WALL MOUNTED
UNO – UNLESS NOTED OTHERWISE

PDF PRINTS
SCALE MAY VARY DUE TO INDIVIDUAL PRINTER SETTINGS

PROJECT INFORMATION

SITE ADDRESS
DALLAS HILL ROAD
DALLAS PLANTATION, MAINE 04970

APPLICANT
RISING TIDE TOWERS
c/o BLACK DIAMOND CONSULTANTS, INC
312 WATER STREET, PO BOX 57
GARDINER, MAINE 04345

TOWER OWNER
RISING TIDE TOWERS, LLC
5 MILK STREET, SUITE 420
PORTLAND, MAINE 04101

NETWORK PROVIDER
WIRELESS PARTNERS, LLC
5 MILK STREET, SUITE 420
PORTLAND, MAINE 04101

PROPERTY OWNER
MARK BEAUREGARD INC.
P.O. BOX BOX 304
RANGELEY, MAINE 04970

ELECTRICAL COMPANY
CENTRAL MAINE POWER CO.
83 EDISON DRIVE
AUGUSTA, MAINE 04330
207.623.3521

TELEPHONE COMPANY
FAIRPOINT COMMUNICATIONS
12 MORTON STREET
WINTHROP, MAINE 04364
800.400.5568

DRAWING INDEX

COVERSHEET
CVR-0 COVERSHEET

SURVEY
S1-1 PLOT PLAN

CIVIL
C1-0 SITE PLAN
C2-0 COMPOUND LAYOUT PLAN
C3-0 FENCE, PLATFORM CANOPY AND ICE BRIDGE DETAILS
C4-0 MODULAR PLATFORM DETAILS
C5-0 ENVIRONMENTAL AND CIVIL DETAILS

ARCHITECTURAL
A1-0 TOWER ELEVATION AND ANTENNA LOCATION SECTION

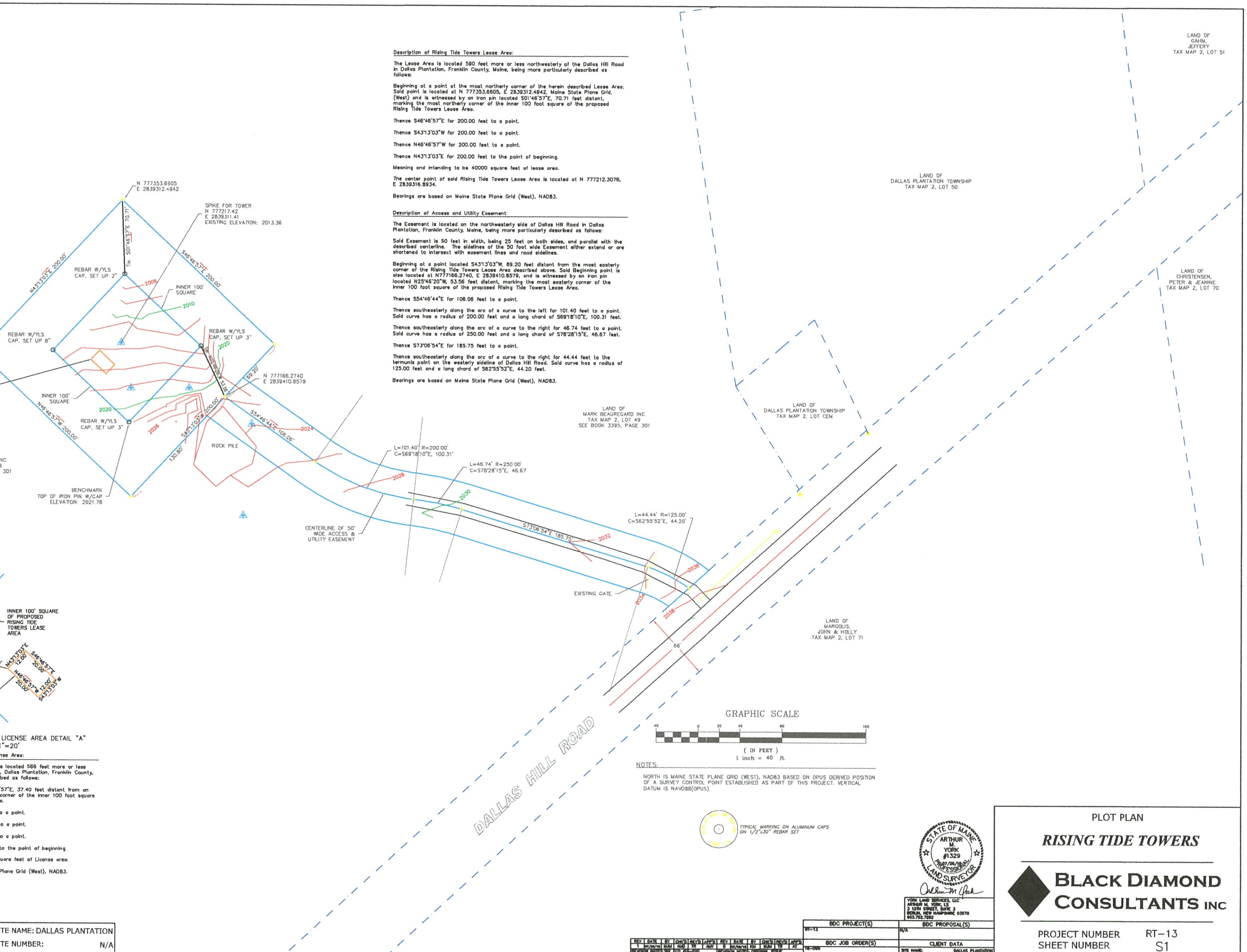
ELECTRICAL
E1-0 ELECTRICAL AND TELCO DETAILS
E2-0 ELECTRICAL METER DETAILS
E3-0 GROUNDING DETAILS

APPROVED: TOWN OF DALLAS PLANTATION

SIGNED ____ DATE ____
SIGNED ____ DATE ____
SIGNED ____ DATE ____
SIGNED ____ DATE ____
SIGNED ____ DATE ____
SIGNED ____ DATE ____
SIGNED ____ DATE ____

BDC PROJECT(S) RT-13
BDC PROPOSAL(S) N/A
BDC JOB ORDER(S) RT-13
CLIENT DATA
SITE NAME: DALLAS PLANTATION
SITE NUMBER: N/A

PROJECT NUMBER RT-13
SHEET NUMBER CVR



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.

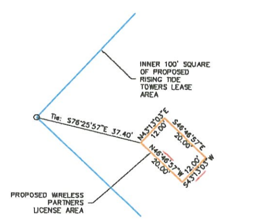
Thence southeasterly along the arc of a curve to the left for 101.40 feet to a point. Said curve has a radius of 200.00 feet and a long chord of S69°18'10"E, 100.31 feet.

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 termunis 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.



WIRELESS PARTNERS LICENSE AREA DETAIL "A"
1"=20'

Description of Wireless Partners License Area:

The Wireless Partners License Area is located 566 feet more or less northwesterly of the Dallas Hill Road, Dallas Plantation, Franklin County, Maine, being more particularly described as follows:

Beginning at a point located S76°25'57"E, 37.40 feet distant from an iron pin marking the most westerly corner of the inner 100 foot square of the Rising Tide Towers Lease Area.

Thence N43°13'03"E for 12.00 feet to a point.

Thence S46°46'57"E for 20.00 feet to a point.

Thence S43°13'03"W for 12.00 feet to a point.

Thence N46°46'57"W for 20.00 feet to the point of beginning.

Meaning and intending to be 240 square feet of License area.

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

NOTES:
NORTH IS MAINE STATE PLANE GRID (WEST), NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD88(OPUS).

STATE OF MAINE ARTHUR M. YORK #1329 PROFESSIONAL LAND SURVEYOR

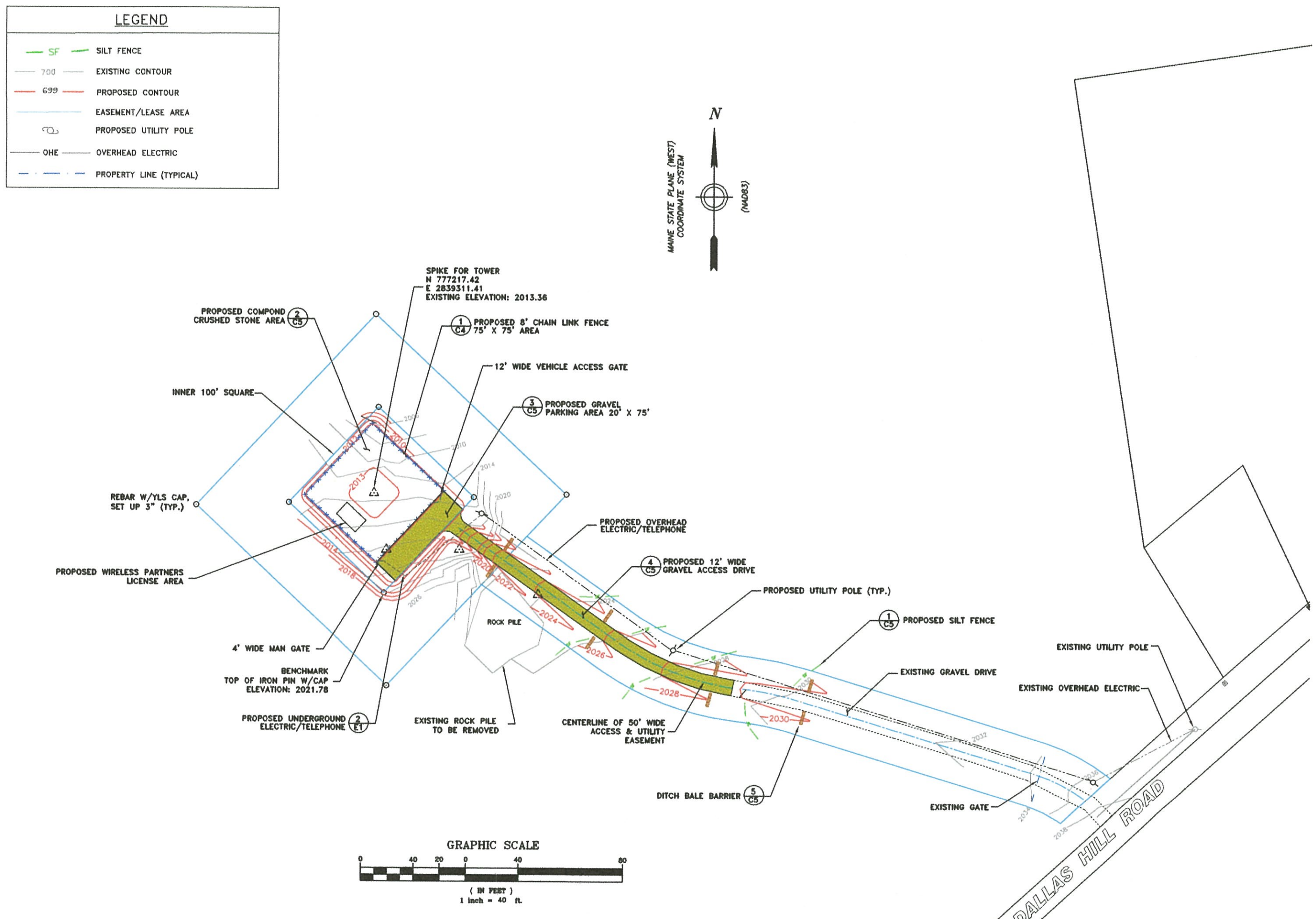
YORK LAND SERVICES, LLC
ARTHUR M. YORK, LS
3 12TH STREET, SUITE 3
BERLIN, NEW HAMPSHIRE 03570
603.752.7282

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
16-006	SITE NAME: DALLAS PLANTATION; SITE NUMBER: N/A

PLOT PLAN
RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER S1



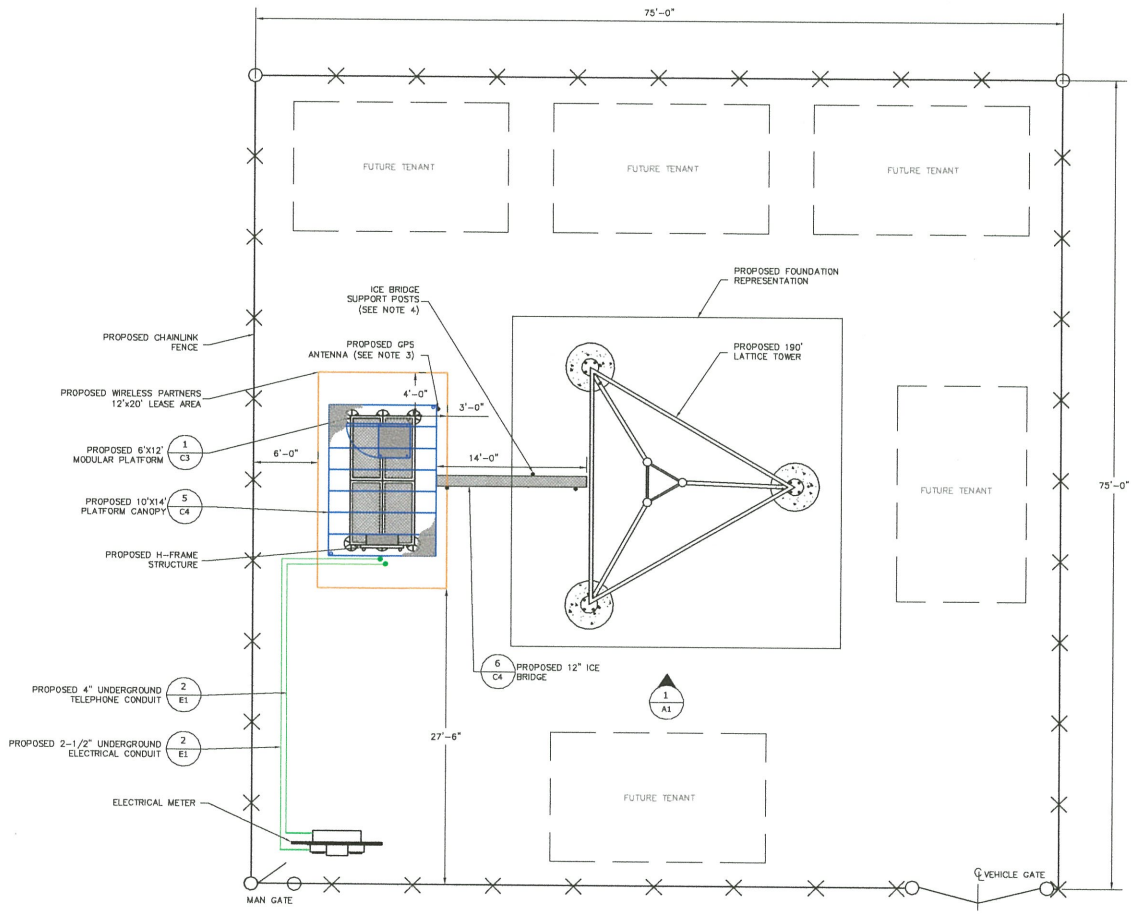
SITE PLAN

RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER C1

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



GRAPHIC SCALE

(IN FEET)

COMPOUND LAYOUT PLAN

SCALE: GRAPHIC SCALE

NOTES:
1. CONTRACTOR SHALL VERIFY EXISTING BURIED UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES. (DIG SAFE UNDERGROUND SERVICE ALERT: (1-888-344-7233).
2. ALL MEASUREMENTS ARE APPROXIMATE.
3. GPS SHALL BE FIELD LOCATED ON PLATFORM CANOPY.
4. TYPICAL ICE BRIDGE SUPPORT POST LAYOUT SHOWN. CONTRACTOR SHALL VERIFY LAYOUT WITH ICE BRIDGE MANUFACTURER PRIOR TO CONSTRUCTION.

STATE OF MAINE JAMES R. HEBERT NO. 5233 07/30/15 PROFESSIONAL ENGINEER

BLACK DIAMOND CONSULTANTS
JAMES R. HEBERT, PE
312 MAIN STREET
GARDINER, MAINE 04345 207.582.0058

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
15-006	SITE NAME: DALLAS PLANTATION SITE NUMBER: N/A

REV	DATE	BY	CHKD	REVISION/LAYER
0	07/30/15	JRH	TB	JRH

REVISION NOTES: ORIGINAL ISSUE

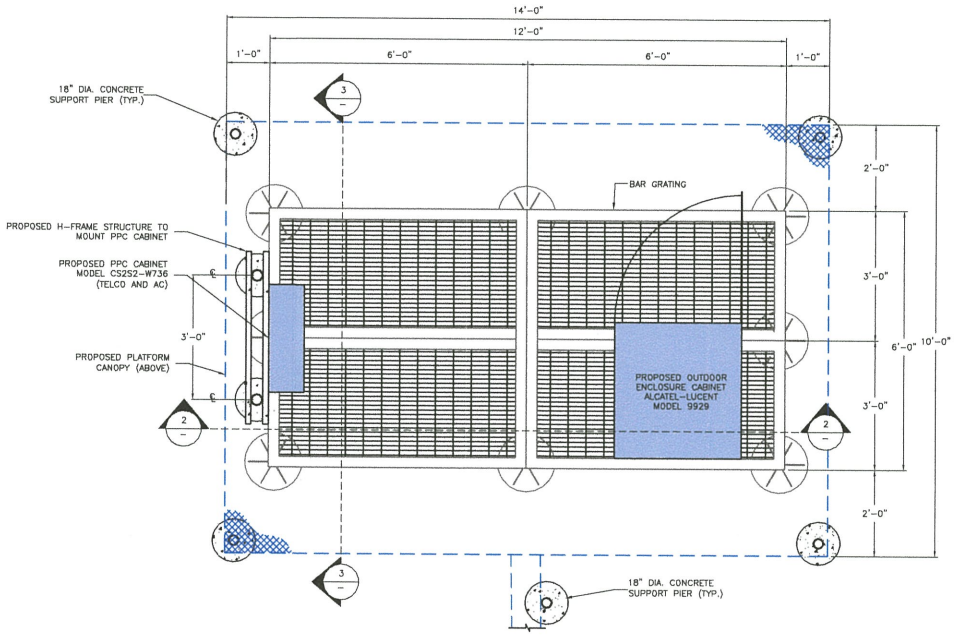
COMPOUND LAYOUT PLAN

RISING TIDE TOWERS

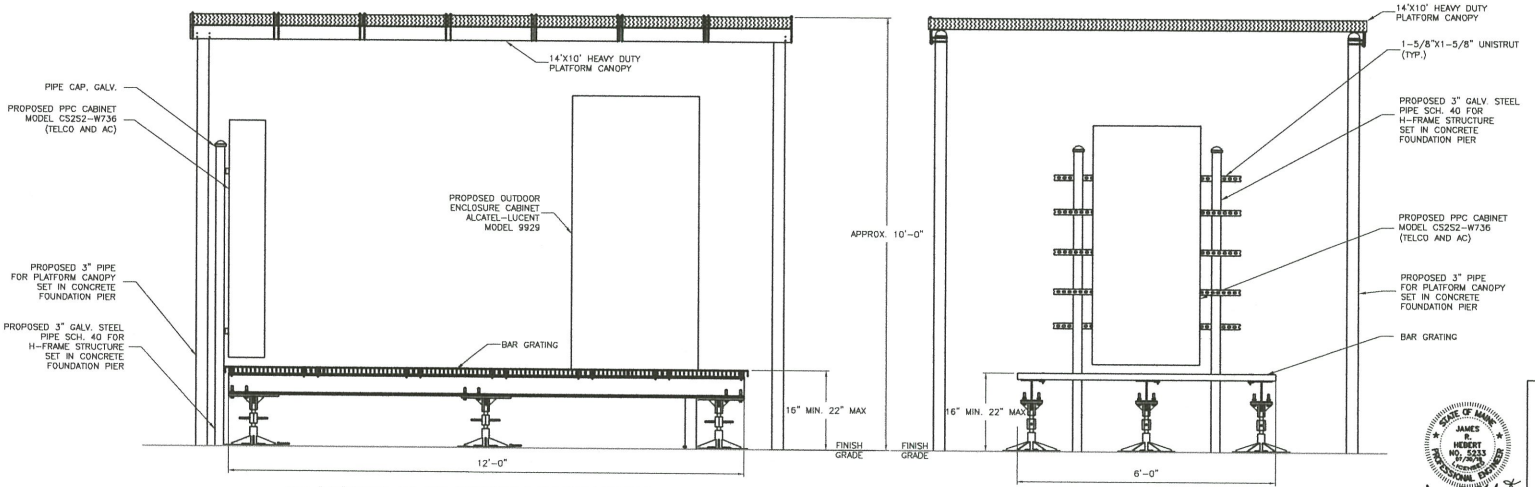
BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER C2

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



1 MODULAR PLATFORM PLAN VIEW
SCALE: NTS



2 MODULAR PLATFORM ELEVATION
SCALE: NTS

3 MODULAR PLATFORM ELEVATION
SCALE: NTS

STATE OF MAINE
JAMES R. HEBERT
NO. 5233
REGISTERED PROFESSIONAL ENGINEER

BLACK DIAMOND CONSULTANTS
JAMES R. HEBERT, PE
312 WATER STREET
GARDINER, MAINE 04345 207.582.6056

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
15-096	SITE NAME: DALLAS PLANTATION SITE NUMBER: N/A

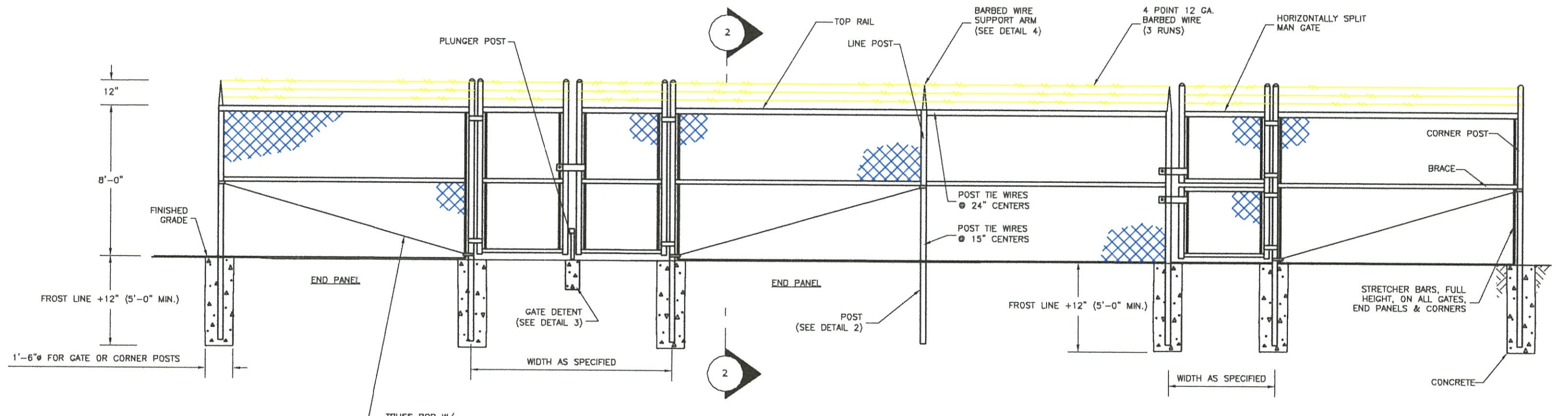
Classification:	UNCLASSIFIED
Quality Category:	NON-Q
SITE NAME:	DALLAS PLANTATION
SITE NUMBER:	N/A

MODULAR PLATFORM DETAILS

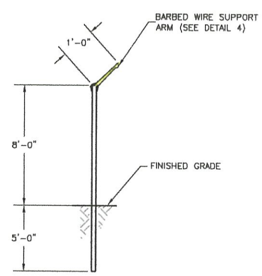
RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

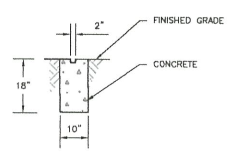
PROJECT NUMBER RT-13
SHEET NUMBER C3



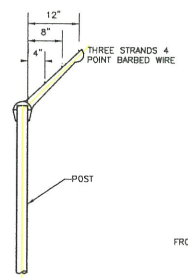
1 TYPICAL GATE & PANEL SECTION DETAIL
SCALE: NTS



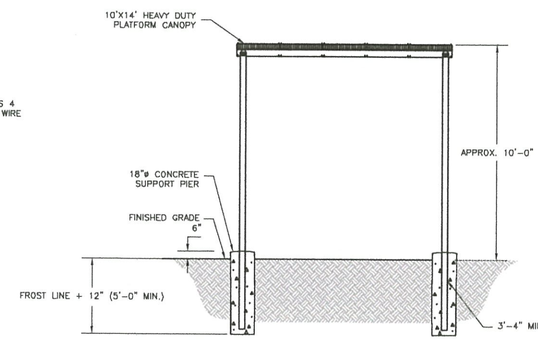
2 FENCE CROSS SECTION
SCALE: NTS



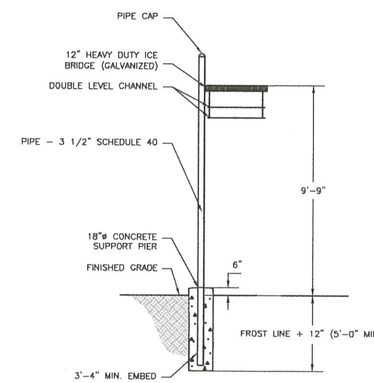
3 GATE DETENT
SCALE: NTS



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 STRUCTURALLY SOUND.
2. FENCE FABRIC SHALL USE A BOTTOM TENSION WIRE AND BARBED WIRE. FENCING SHALL BE TIGHT AND CONTINUOUS.
3. FENCE, FENCE FABRIC AND BARBED WIRE SHALL BE BONDED TO THE FACILITY OR TOWER EXTERNAL GROUND RING (EGR) AT EACH CORNER ON INSIDE OF FENCING COMPOUND.
4. ALL ENTRY GATES SHALL BE BONDED TO THE MAIN FENCE ASSEMBLY BY A METAL STRAP.
5. TWO HOLE COMPRESSION LUGS CAN BE USED IN PLACE OF EXOTHERMIC WELDS DUE TO THINNESS OF METAL.
6. FENCE SHALL CONFORM TO LOCAL ZONING REGULATIONS.
7. ALL STEEL TO BE GALVANIZED.

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

STATE OF MAINE
JAMES R. HEBERT
NO. 5233
PROFESSIONAL ENGINEER

BLACK DIAMOND CONSULTANTS
JAMES R. HEBERT, PE
312 WATER STREET
GARDINER, MAINE 04345 207.582.0056

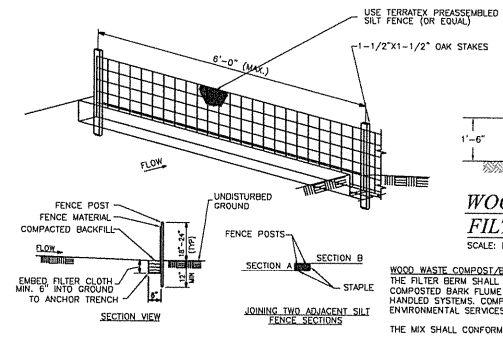
BDC PROJECT(S)	RT-13
BDC PROPOSAL(S)	N/A
BDC JOB ORDER(S)	15-009
CLIENT DATA	
SITE NAME:	DALLAS PLANTATION
SITE NUMBER:	N/A

FENCE, PLATFORM CANOPY AND ICE BRIDGE DETAILS

RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER C4

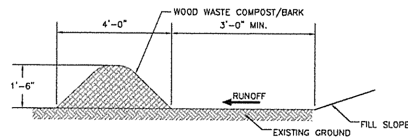


1 SILT FENCE DETAIL

SCALE: NTS

NOTES:

1. SILT FENCE AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC ON A SILT FENCE OF FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
4. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.



WOOD WASTE COMPOST/BARK FILTER BERM ALTERNATIVE

SCALE: NTS

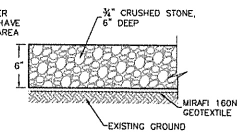
WOOD WASTE COMPOST/BARK FILTER BERMS NOTES:
THE FILTER BERM SHALL CONSIST OF A WOOD WASTE COMPOST/BARK MULCH MIX OR RECYCLED COMPOSTED BARK FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLED SYSTEMS. COMPOSTED MIXES CAN BE USED UPON APPROVAL OF THE OFFICE OF ENVIRONMENTAL SERVICES LANDSCAPE UNIT.

THE MIX SHALL CONFORM TO THE FOLLOWING STANDARDS:

A. MOISTURE CONTENT – 30-60%
B. pH – 5.0-8.0
C. SCREEN SIZE – 100% LESS THAN 3", MAXIMUM 70% LESS THAN 1".
D. NO LESS THAN 40% ORGANIC MATERIAL (DRY WEIGHT) BY LOSS OF IGNITION
E. NO STONES LARGER THAN 2" IN DIAMETER

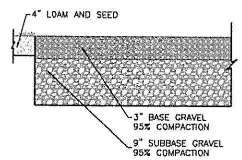
THE COMPOSTED BERM SHALL BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR.

NOTE:
WOOD WASTE COMPOST/BARK FILTER BERMS MAY BE USED IN COMBINATION WITH SILT FENCE TO IMPROVE SEDIMENT REMOVAL AND PERVENT CLOGGING OF THE WOOD WASTE COMPOST/BARK BERM BY LARGER SEDIMENT PARTICLES. (SILT FENCE PLACED TO FILTER RUNOFF BEFORE WOOD WASTE COMPOST/BARK).



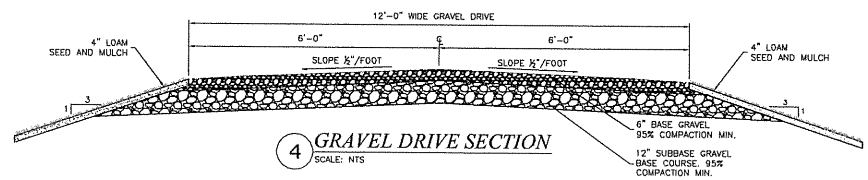
2 COMPOUND CRUSHED STONE SECTION

SCALE: NTS



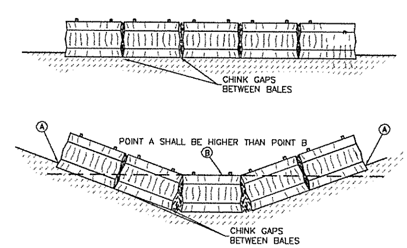
3 PARKING AREA DETAIL

SCALE: NTS



4 GRAVEL DRIVE SECTION

SCALE: NTS



5 DITCH BALE BARRIER

SCALE: NTS

NOTES:
TO PROTECT CONSTRUCTION SITE AREAS AND ADJACENT SENSITIVE LAND AND WATERS OF THE STATE, THE FOLLOWING EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED. THESE MEASURES HAVE BEEN ESTABLISHED TO CONFORM TO STATE OF MAINE EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES (BMP)".

THIS EROSION/STABILIZATION PLAN IS A MINIMUM THAT THE CONTRACTOR MUST DO. GIVEN SITE AND WEATHER CONDITIONS, ADDITIONAL MEASURES MAY BE NEEDED.

SOIL DISTURBANCE: THE CONTRACTED SHALL LIMIT THE EXTENT OF SOIL EXPOSED DURING CONSTRUCTION TO THE MINIMUM POSSIBLE. EXPOSED AREAS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 15 DAYS AFTER INITIAL DISTURBANCE OF THE SOIL AND WITHIN 7 DAYS OF FINAL GRADING.

ROAD DITCHES: INLET AND OUTLET PROTECTION FOR CULVERTS: EXPOSED AREAS FOR ROAD DITCHING SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 7 DAYS AFTER INITIAL DISTURBANCE OF THE SOIL. INLET AND OUTLET PROTECTION FOR CULVERTS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS POSSIBLE BUT NO LATER THAN 24 HOURS OF INSTALLING EACH CULVERT, FIELD INLET OR STORM DRAIN OUTFALL.

SILT FENCING AND/OR HAY BALES: INSTALL SILT FENCES AND/OR HAY BALES AROUND SITE EXPOSED AREAS AS SHOWN ON THE SITE PLAN AND FOR ANY ADDITIONAL AREAS DETERMINED TO BE SUBJECT TO SEDIMENT EROSION AS A RESULT OF SITE CONDITIONS. SILT FENCING AND/OR HAY BALES WILL REMAIN IN PLACE UNTIL EXPOSED AREAS HAVE ACQUIRED STABILIZATION. INSTALL THE SILT FENCING AND.OR HAY BALES IN ACCORDANCE WITH DETAILS PROVIDED BY THE SITE PLAN.

STOCKPILING, HAUL ROADS, BORROW AREAS: THE CONTRACTOR SHALL VERIFY THAT STOCKPILING, HAUL ROAD, AND BORROW AREAS SHALL NOT BE LOCATED IN WETLANDS AND AREAS OF CONCENTRATED FLOWS. SILT FENCES, MULCHING, AND OTHER EROSION CONTROL MEASURES SHALL BE PROVIDED TO PROVIDE SEDIMENTATION CONTROL TO THESE AREAS.

DUST CONTROL: THE EXPOSED SOIL SURFACE SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST.

SITE EROSION/STABILIZATION MAINTENANCE: THE CONTRACTOR SHALL INSPECT THE AREAS ROUTINELY AND ESPECIALLY AFTER RAIN EVENTS AND SHALL REPAIR THE SEDIMENTATION CONTROLS, AS NECESSARY. THE CONTRACTOR SHALL MAINTAIN THE TEMPORARY AND PERMANENT SITE EROSION AND STABILIZATION CONTROLS UNTIL FINAL ACCEPTANCE OF THE WORK. MAINTENANCE SHALL INCLUDE PROVIDING PROTECTION AGAINST SITE TRAFFIC AND REPAIRING DAMAGES TO CONTROLS RESULTING FROM RAIN, WIND, OR OTHER EVENTS. DAMAGED AREAS SHALL BE REPAIRED TO RE-ESTABLISH SOIL CONDITIONS AND GRADES AND SHALL INCLUDE RE-ESTABLISHING THE TEMPORARY OR PERMANENT FERTILIZING, LIMING, SEEDING, MULCHING CONDITIONS OBTAINED PRIOR TO THE DAMAGES.

TEMPORARY MEASURES FOR EROSION CONTROL:

THESE TEMPORARY MEASURES WILL PROTECT THE AREA UNTIL MORE PERMANENT SITE STABILIZATION MEASURES ARE ESTABLISHED. THE FOLLOWING MEASURES SHALL BE USED FOR TEMPORARY SITE STABILIZATION. REFER TO MAINE EROSION AND SEDIMENT CONTROL BMP A-1 AND A-2 FOR ADDITIONAL INFORMATION ON TEMPORARY MEASURES FOR EROSION CONTROL.

TEMPORARY SEEDING: GRADE AND PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-10-10 FERTILIZER AT THE RATE OF 13.8#/1000FT2, APPLY LIMESTONE AT THE RATE OF 138#/1000FT2, APPLY WINTER RYE AT THE RATE OF 2½ #/1000FT2. NOTE – SEEDING RATE MUST BE INCREASED BY 10% WHEN HYDRO-SEEDING. AFTER SEEDING, APPLY TEMPORARY HAY OR STRAW MULCHING AS FOLLOWS:

TEMPORARY MULCHING: APPLY HAY OR STRAW MULCHING OVER THE EXPOSED AREA AT THE RATE OF 2 BALES/1000FT2 TO COVER 75 TO 90% OF THE GROUND SURFACE. SECURE MULCH BY TRACKING, NETTING, OR PEG AND TWINE, AS NECESSARY, TO PREVENT LOSS OF COVER OVER EXPOSED AREA.

PERMANENT MEASURES FOR EROSION CONTROL:

FOR DISTURBED AREAS WITH SLOPES GREATER THAN 2:1, EROSION CONTROLS AND AREA STABILIZATION SHALL BE PROVIDED AS SHOWN BY THE SITE PLAN.

PERMANENT SEEDING: PROVIDE PERMANENT SEEDING AS EACH CONSTRUCTION AREA IS BROUGHT TO FINISH GRADE. PREPARE AREA AS NEEDED TO PROVIDE FOR SEEDING. APPLY 10-20-20 FERTILIZER AT THE RATE OF 18.4#/1000FT2, APPLY LIMESTONE AT THE RATE OF 138#/1000FT2, APPLY A MIXTURE OF KENTUCKY BLUEGRASS (45%), CREEPING RED FESCUE (45%), AND PERENNIAL RYEGRASS (10%) AT THE RATE OF 1#/1000FT2. NOTE – SEEDING RATE MUST BE INCREASED BY 10% WHEN HYDRO-SEEDING. AFTER SEEDING, APPLY TEMPORARY HAY OR STRAW MULCHING AS FOLLOWS:
TEMPORARY MULCHING: APPLY HAY OR STRAW MULCHING OVER THE EXPOSED AREA AT THE RATE OF 2 BALES/1000FT2 TO COVER 75 TO 90% OF THE GROUND SURFACE. SECURE MULCH BY TRACKING, NETTING, OR PEG AND TWINE, AS NECESSARY, TO PREVENT LOSS OF COVER OVER EXPOSED AREA.

OVER-WINTER CONSTRUCTION AND STABILIZATION

IF THE CONSTRUCTION SITE IS NOT STABILIZED BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF CONSTRUCTION IS CONDUCTED DURING THE WINTER CONSTRUCTION PERIOD, LIMIT CONSTRUCTION EXPOSED AREAS TO ONLY THOSE AREAS REQUIRED FOR TELECOMMUNICATIONS FACILITY INSTALLATION, SUCH AS, ACCESS GRAVEL ROAD CONSTRUCTION, INSTALLATION OF UTILITIES, AND INSTALLATION OF TOWER, SHELTER AND EQUIPMENT. FINAL SITE GRADING, PERMANENT MEASURES FOR EROSION CONTROL, CONSTRUCTION AND STABILIZATION OF DITCHES AND CHANNELS SHALL BE PROVIDED AFTER WINTER CONSTRUCTION PERIOD. REFER TO MAINE EROSION AND SEDIMENT CONTROL BMP A-3 FOR ADDITIONAL INFORMATION ON OVER-WINTER CONSTRUCTION AND STABILIZATION.

SEDIMENT BARRIERS: DURING FROZEN CONDITION, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS IF FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES OR SILT FENCES.

MULCHING: HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE THAT IS TWICE THE NORMAL NON-WINTER PERIOD ACCEPTED RATE AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX, IF USED, MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. ANY SNOW WILL BE REMOVED DOWN TO ONE INCH DEPTH OR LESS PRIOR TO MULCHING APPLICATION. STOCKPILES OF SOIL WILL BE SIMILARLY MULCHED.

OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS:
ALL DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15.

CONSTRUCTION SCHEDULE

(IN FOLLOWING SEQUENCE, COORDINATE WITH OTHER CONSTRUCTION ACTIVITIES, MAINTAIN CONTINUOUSLY)

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCE, PROJECT WIDE.
3. REMOVE AND STOCKPILE LOAM, PLACE SILT FENCE AT TOE.
4. SITE BLASTING AND PRIMARY EARTHWORK.
5. INSTALL DRAINAGE SYSTEM IMPROVEMENTS.
6. INSTALL DRAINAGE SYSTEM EROSION CONTROL MEASURES.
7. PROVIDE PRIMARY SLOPE STABILIZATION AND MULCHING OR TEMPORARY SEEDING.
8. FINAL SITE GRADING, PERMANENT SLOPE PROTECTION, PERMANENT SEEDING.
9. AFTER SITE IS STABILIZED AND COMPLETE, REMOVE TEMPORARY EROSION CONTROL MEASURES.

PIPE INLET PROTECTION

INLET PROTECTION, (RIPRAP D50=6")
SHALL EXTEND AT LEAST ONE PIPE DIAMETER BEYOND THE CONDUIT. RIPRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF MAINE "BMP". RIPRAP PROTECTION SHALL BE UNDERLAIN WITH MIRAFI 600X GEOTEXTILE FABRIC TO PREVENT PIPING THROUGH THE BACKFILL MATERIAL.

GENERAL NOTES:

AGGREGATE FOR GRAVEL BASE:

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVE	
	TYPE A AGGREGATE	TYPE D AGGREGATE
½ INCH	45-70	---
¼ INCH	30-55	25-70
No. 40	0-20	0-30
No. 200	0-5	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYOUT OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEYED. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE ⅜ INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

AGGREGATE FOR SUB-BASE:

AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDOT). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

COMMON BORROW:
COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.

STATE OF MAINE JAMES R. HEBERT NO. 5233 LICENSED PROFESSIONAL ENGINEER

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
15-006	SITE NAME: DALLAS PLANTATION SITE NUMBER: N/A

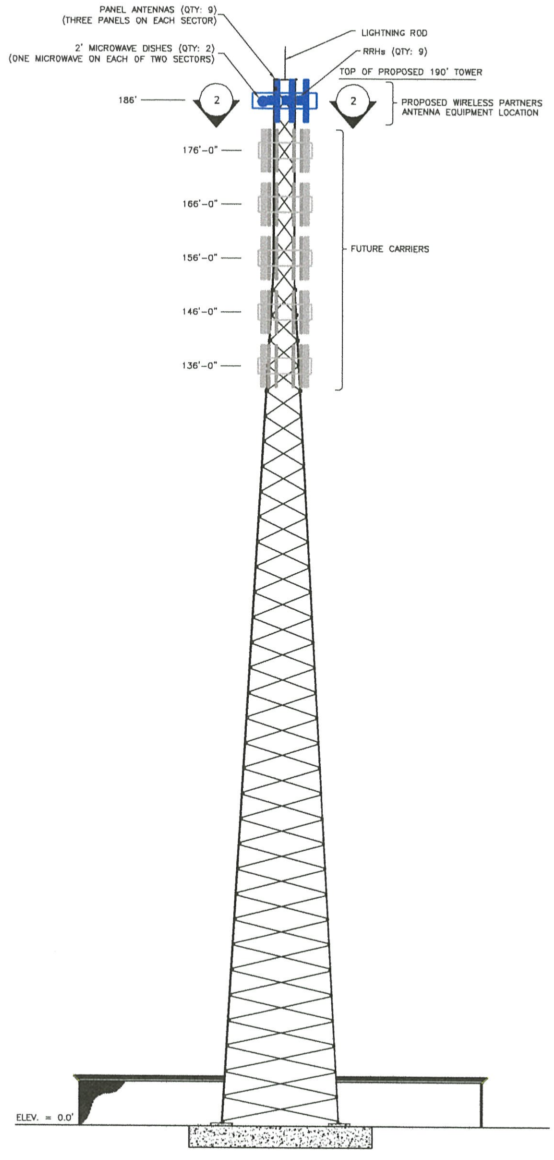
ENVIRONMENTAL AND CIVIL DETAILS

RISING TIDE TOWERS

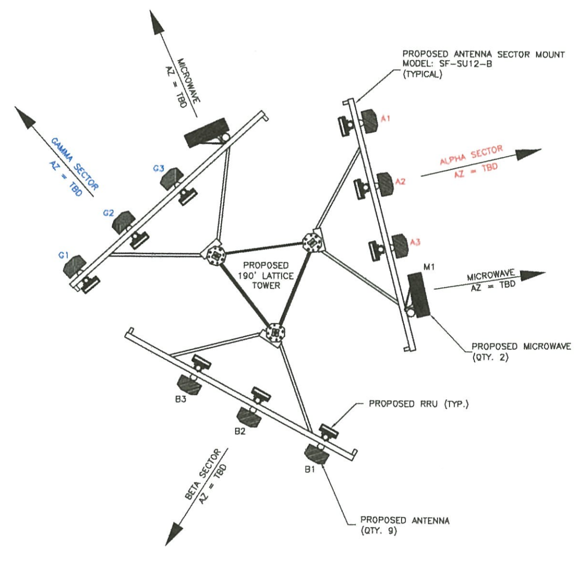
BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER C5

SITE NAME: DALLAS PLANTATION
SITE NUMBER: N/A



1 PROPOSED TOWER ELEVATION
SCALE: NTS



2 ANTENNA LOCATION SECTION
SCALE: NTS

TOWER NOTES:
1. TOWER ELEVATION PLAN SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL REFER TO TOWER MANUFACTURER DRAWINGS FOR COMPLETE INSTALLATION AND BILL OF MATERIAL INFORMATION.
2. TOWER MINIMUM DESIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA 222-G "STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS, REVISION G" AND GOVERNING FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS.
3. TOWER MANUFACTURER SHALL BE RESPONSIBLE FOR DESIGN AND STRUCTURAL COMPONENTS OF TOWER.

STATE OF MAINE
JAMES R. HEBERT
NO. 5233
PROFESSIONAL ENGINEER

BLACK DIAMOND CONSULTANTS
JAMES R. HEBERT, PE
242 WATER STREET
GARDINER, MAINE 04345 207.582.0058

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
TE-096	SITE NAME: DALLAS PLANTATION; SITE NUMBER: N/A

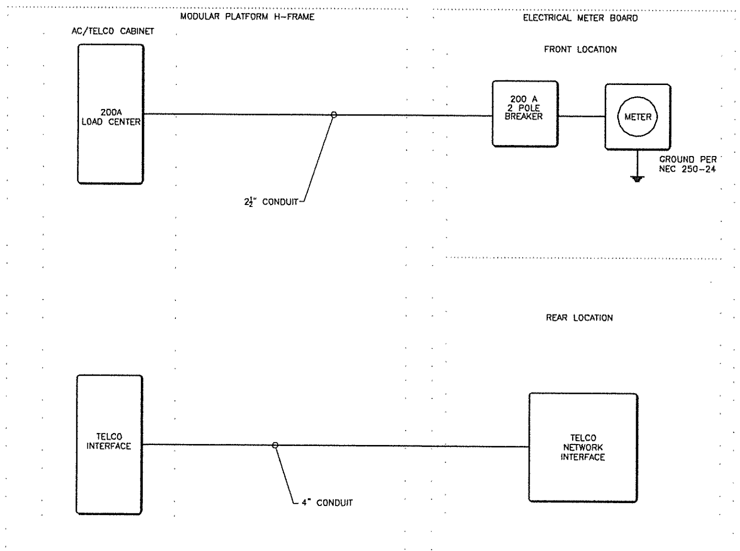
TOWER ELEVATION AND ANTENNA LOCATION SECTION

RISING TIDE TOWERS

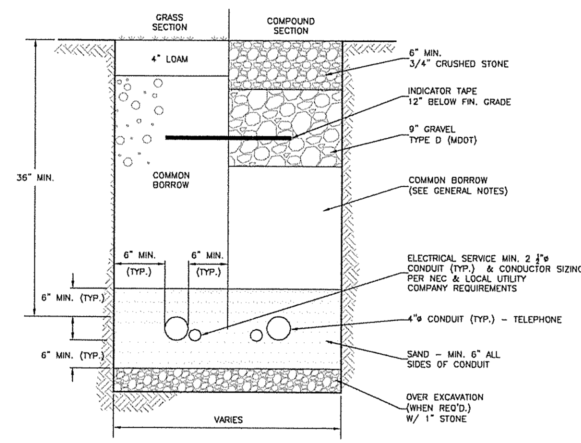
BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER A1

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



(1) *ELECTRICAL AND TELCO RISER DIAGRAM*
SCALE: NTS



(2) *TYPICAL ELECTRICAL/TELEPHONE TRENCH SECTION*
SCALE: NTS

TRENCH NOTES:

1. CONTRACTOR SHALL COMPLY WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION REGULATIONS PERTAINING TO THE EXCAVATION OF ALL TRENCHES. CONTRACTOR SHALL ALLOW FOR PAYMENT OF ADDITIONAL EXCAVATION, TRENCH BOXES, AND BACKFILL WITH REGARD TO COMPLYING WITH ALL OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION STANDARDS.
2. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.

GENERAL ELECTRICAL AND TELCO NOTES:

1. ALL TELCO CONDUITS SHALL BE 4"ø UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL INSTALL ALL CONDUITS AND WIRES AS SHOWN AS CONTINUOUS COPPER CONDUCTOR RUNS UNLESS OTHERWISE NOTED.
3. CONDUIT AND PULL STRINGS SHALL BE INSTALLED BY CONTRACTOR.
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRIC CODE, ALL LOCAL AND STATE CODES, LAWS AND ORDINANCES.
5. POWER SERVICE REQUIREMENTS SHALL BE COMMERCIAL 120/240 VAC NOMINAL, SINGLE PHASE AND 3 WIRE WITH 800 AMP RATING.
6. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL CONDUIT ROUTING WITH LOCAL UTILITY COMPANIES AND WITH PROJECT MANAGER/DESIGNEE.
7. UTILITY SERVICES SHOWN ARE PROPOSED, THE ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT TELEPHONE AND ELECTRICAL SERVICE CONNECTION POINTS, ROUTING, CONDUIT SIZE, CONDUCTOR TYPE AND SIZE, AND ASSOCIATED REQUIREMENTS WITH UTILITY COMPANIES.
8. ALL CONDUITS ROUTED BELOW GRADE SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT ABOVE GRADE WITH EXPANSION SLEEVES.
9. ALL METAL CONDUIT BUSHINGS SHALL BE PROVIDED WITH GROUNDING BUSHINGS.
10. GENERAL CONTRACTOR SHALL PROVIDE ALL DIRECT BURIED CONDUITS WITH PLASTIC WARNING TAPE IDENTIFYING CONTENTS. TAPE COLORS SHALL BE ORANGE FOR TELEPHONE AND RED FOR ELECTRICAL.
11. CONTRACTOR SHALL VERIFY EXISTING BURIED UTILITIES PRIOR TO CONSTRUCTION. (DIG SAFE UNDERGROUND SERVICE ALERT: 1-888-DIG-SAFE; 1-888-344-7233).
12. SEAL ALL SERVICE ENTRANCES INTO THE CABINET FOLLOWING INSTALLATION.
13. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY NEC AND LOCAL UTILITY.
14. ALL MATERIALS SHALL BE U.L. LISTED.
15. PENETRATIONS IN FIRE RATED WALLS SHALL BE SEALED IN ACCORDANCE WITH ALL APPLICABLE CODES.
16. THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS POSSIBLE. CONTRACTOR SHALL ENSURE THAT ACCESS TO EQUIPMENT IS MAINTAINED IN ACCORDANCE WITH MANUFACTURER SPECIFICATION AND ALL APPLICABLE CODES.
17. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIAL SHALL BE LISTED AND APPROVED BY UNDERWRITER LABORATORY AND SHALL BEAR THE INSPECTION LABEL.
18. POWER WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID.
19. ALL CONDUCTORS LARGER THAN #10 SHALL BE STRANDED COOPER WITH THWN 600 VOLT INSULATION UNLESS OTHERWISE SPECIFIED.
20. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING RATING OF NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C. COORDINATE SHORT CIRCUIT REQUIREMENTS WITH LOCAL UTILITY.
21. CONTRACTOR SHALL PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF ELECTRICAL WORK.
22. IN DRILLING HOLES INTO CONCRETE WHETHER FOR FASTENING OR ANCHORING PURPOSES, OR PENETRATION THROUGH THE FLOOR FOR CONDUIT RUNS, PIPING RUNS, ETC. IT MUST BE CLEARLY UNDERSTOOD THAT REINFORCEMENT STEEL WILL NOT BE DRILLED INTO, CUT OR DAMAGED UNDER ANY CIRCUMSTANCES.
23. LOCATION OF REINFORCING STEEL ARE NOT DEFINITELY KNOWN AND, THEREFORE, MUST BE SEARCHED FOR BY APPROPRIATE METHODS AND EQUIPMENT.
24. PULL ROPE SHALL BE 3/8" OR LARGER AND MUST BE INSTALLED IN TERMINATED CONDUIT END TO END.
25. CONTRACTOR SHALL FASTEN CONDUIT TO BACK OF H-FRAME AND CAP FOR FUTURE USE.

STATE OF MAINE
WILLIAM F. BARRY
No. 7702
PROFESSIONAL ENGINEER

ELECTRICAL AND TELCO DETAILS

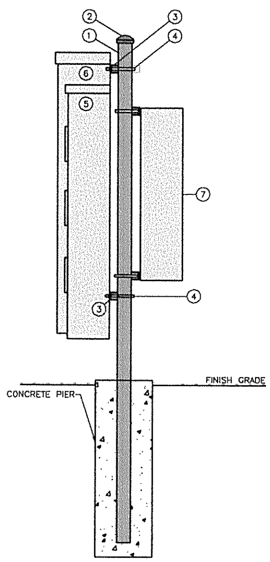
RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER E1

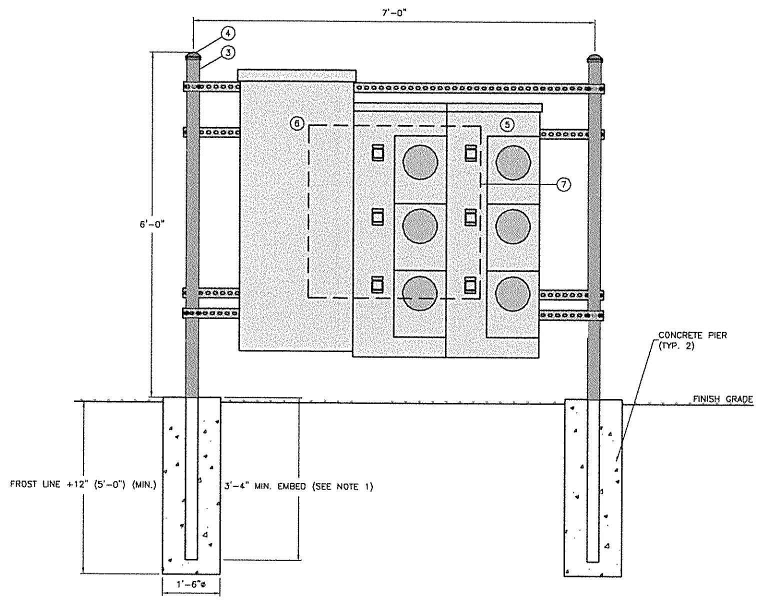
BDC PROJECT(S)	RT-13
BDC JOB ORDER(S)	16-006
BDC PROPOSAL(S)	N/A
CLIENT DATA	SITE NAME: DALLAS PLANTATION; SITE NUMBER: N/A

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



ELECTRICAL METER BOARD SIDE ELEVATION

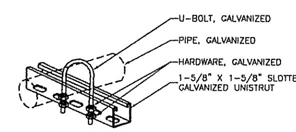
SCALE: NTS



ELECTRICAL METER BOARD FRONT ELEVATION

SCALE: NTS

ITEM LIST	
ITEM	DESCRIPTION
1	PIPE, SCHEDULE 40, GALVANIZED, 3"
2	CAP, GALVANIZED, 3"
3	CHANNEL, 1-5/8"x1-5/8", SLOTTED HOLE, GALVANIZED
4	U-BOLT, FOR 3" PIPE, GALVANIZED, WITH HARDWARE
5	ELECTRICAL METER ENCLOSURE, SIX GANG
6	ELECTRICAL DISTRIBUTION ENCLOSURE
7	TELCO ENCLOSURE NEMA 3R 36"X36"X12"



UNISTRUT AND GALVANIZED PIPE CONNECTION DETAIL

SCALE: NTS

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

ELECTRICAL METER DETAILS

RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER E2

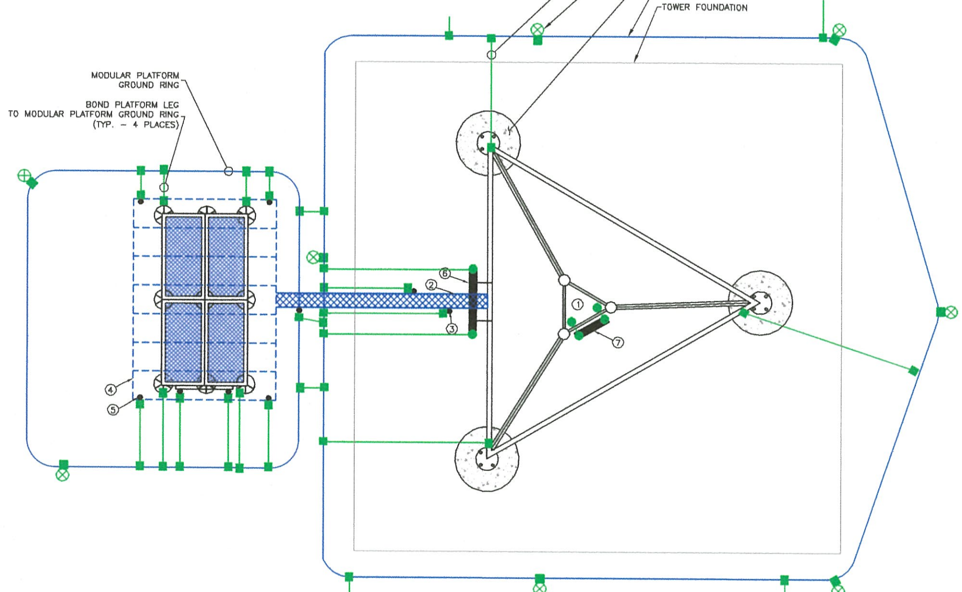
STATE OF MAINE WILLIAM F. BARRY No. 7702 LICENSED PROFESSIONAL ENGINEER

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
18-009	SITE NAME: DALLAS PLANTATION; SITE NUMBER: N/A

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

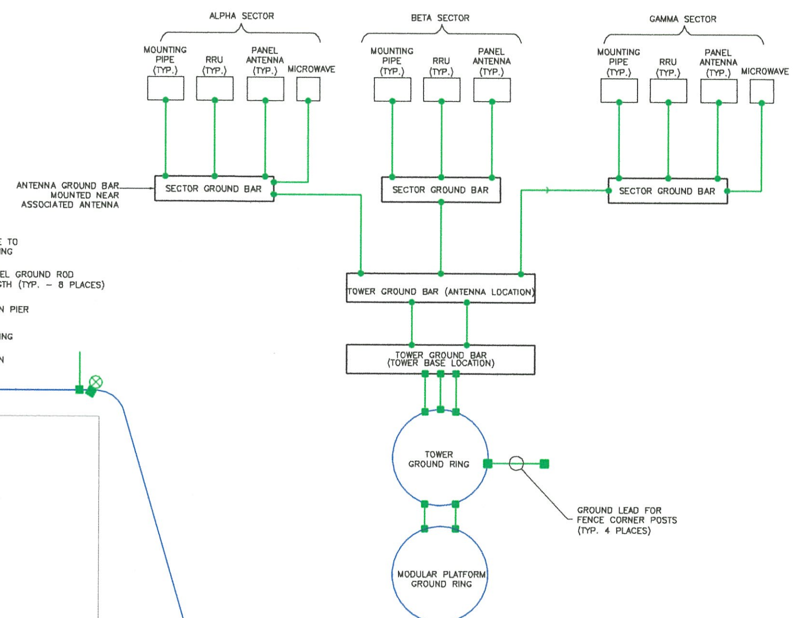
ITEM LIST	
NO	DESCRIPTION
1	TOWER
2	ICE BRIDGE, BOND EACH SECTION
3	ICE BRIDGE SUPPORT
4	10'X14' PLATFORM CANOPY
5	PLATFORM CANOPY SUPPORT
6	TOWER BASE GROUND BAR (TOWER BASE LOCATION)
7	TOWER TOP GROUND BAR (ANTENNA LOCATION)

LEGEND
■ EXOTHERMIC CONNECTION
● MECHANICAL CONNECTION
⊗ GROUND ROD



GROUNDING LAYOUT

SCALE: NTS



GROUNDING DIAGRAM

SCALE: NTS

NOTES:

1. GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS. ALL DETAILS ARE SHOWN DIAGRAMMATICALLY.
2. ALL GROUND WIRE SHALL BE BARE #2/0 AWG COPPER WIRE UNLESS OTHERWISE NOTED.
3. ALL GROUND WIRES SHALL PROVIDE A STRAIGHT, DOWNWARD PATH TO GROUND WITH GRADUAL BENDS AS REQUIRED. GROUND WIRES SHALL NOT BE LOOPED OR SHARPLY BENT.
4. GROUNDING SYSTEMS (TOWER GROUND RING) SHALL BE TESTED. AN EARTH RESISTANCE TESTER USING THE THREE-POINT TEST METHOD SHALL BE USED. TESTS SHALL BE COMBINED WITH SOIL RESISTIVITY TESTING. DOCUMENTATION TO BE PRESENTED RECORDING SUBSYSTEMS GROUND RESISTIVITY VIA A FALL-OF-POTENTIAL TEST OF 10 OHMS OR LESS AND SOIL RESISTIVITY RESULTS.
5. ALL UNDERGROUND CONNECTIONS AND/OR GROUND RODS SHALL BE CADWELDED AND INSPECTED BY PROJECT MANAGER/DESIGNEE PRIOR TO BACKFILLING.
6. ALL GROUND LEADS SHALL BE ATTACHED TO GROUND BARS USING TWO HOLE LUGS. CORROSION INHIBITING CONDUCTIVE COMPOUND SHALL BE APPLIED BETWEEN THE LUG AND GROUND BAR.
7. ALL EXPOSED #2/0 CONDUCTOR SHALL BE PLACED IN NON-METALLIC CONDUIT WITH THE EXPOSED OPEN ENDS SEALED.
8. GROUND RING LOCATION SHALL BE 2 FEET FROM MODULAR PLATFORM. MINIMUM LENGTH OF GROUND RING IS TWENTY FEET.
9. ALL CADWELD CONNECTIONS TO GALVANIZED MATERIAL SHALL BE PROPERLY PREPARED TO ASSURE A SATISFACTORY CADWELD. THE CADWELD CONNECTION SHALL BE COATED WITH A COLD GALVANIZING SPRAY TO PREVENT CORROSION.
10. COPPER CLAD GROUND RODS SHALL BE ⅝"ø X 10' LONG AND BE DRIVEN INTO THE GROUND. TOP OF GRADE OR 6" BELOW AVERAGE FROST DEPTH (WHICHEVER IS GREATER).
11. GROUND RODS SHALL BE SYMMETRICALLY PLACED AROUND THE TOWER FOUNDATION AT A MINIMUM 20' DISTANCE.
12. ALL GROUNDING CONDUCTORS SHALL BE INSTALLED IN 3/4 INCH SCH 40 PVC CONDUIT TO 12" BELOW GRADE. ATTACH PVC CONDUIT WITH GALVANIZED "C" CLAMPS.
13. FENCES SHALL BE BONDED TO THE FACILITY OR TOWER EXTERNAL GROUND RING AT EACH CORNER ON INSIDE OF FENCED COMPOUND.
14. ALL ENTRY GATES SHALL BE BONDED TO THE MAIN FENCE ASSEMBLY BY A METAL STRAP.
15. GROUNDING CONDUCTORS SHALL HAVE A MINIMUM BEND RADIUS OF 8"
16. CONTRACTOR SHALL NOT DISTURB EXISTING GROUND SYSTEM AND ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST.

STATE OF MAINE
WILLIAM F. BARRY
No. 7702
PROFESSIONAL ENGINEER

BLACK DIAMOND CONSULTANTS
WILLIAM F. BARRY, PE
312 WATER STREET
GARDINER, MAINE 04345 207.582.0006

REV	DATE	BY	CHK'D	REV'D	APP'D
0		AMD	AMC	TB	WFB
REVISION NOTES: ORIGINAL ISSUE					

BDC PROJECT(S)	BDC PROPOSAL(S)
RT-13	N/A
BDC JOB ORDER(S)	CLIENT DATA
15-006	SITE NAME: DALLAS PLANTATION SITE NUMBER: N/A

GROUNDING DETAILS

RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER E3

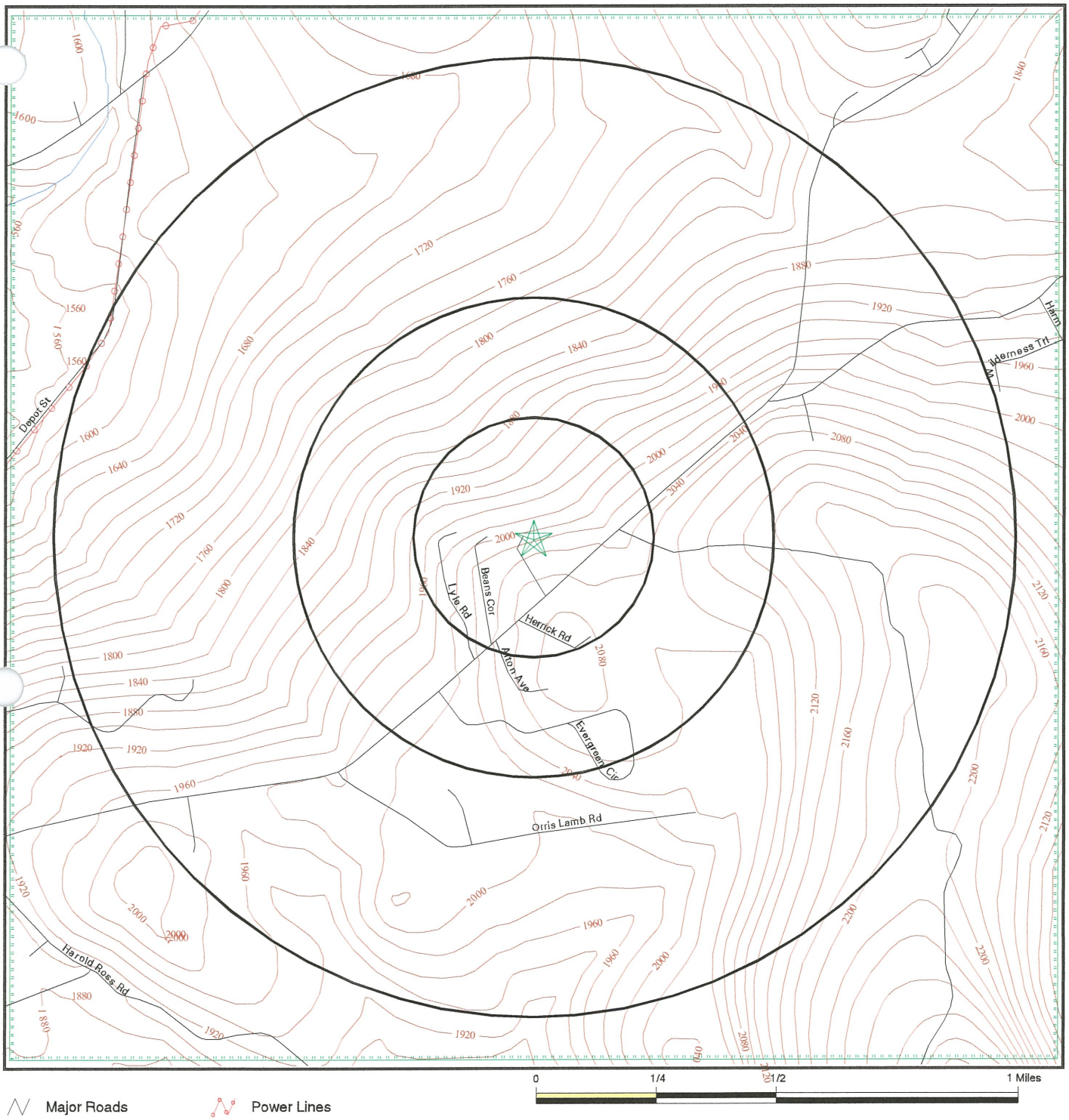
Classification: UNCLASSIFIED	SITE NAME: DALLAS PLANTATION
Quality Category: NON-Q	SITE NUMBER: N/A

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
100-year flood zone
500-year flood zone
Electronic FEMA data available
Electronic FEMA data not available

SITE NAME: Dallas Plantation	CLIENT: Black Diamond Consultants, Inc
ADDRESS: Dallas Hill Road	CONTACT: Megan Mcguire
Rangeley ME 04970	INQUIRY #: 5357164.7s
LAT/LONG: 44.964644 / 70.604933	DATE: July 10, 2018

ATTACHMENT # 10

BDC EXPERIENCE AND TRAINING

BLACK DIAMOND CONSULTANTS INC
www.BLCKdiamond.net

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.

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 within the project boundaries.

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

Please see attached pages in support of the above determinations.

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

PAUL R. LEPAGE
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

October 9, 2018

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

Project: MHPC# 0899-18 - Rising Tide Towers; Off of 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 5, 2018 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

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132

FAX: (207) 287-2335

BLACK DIAMOND CONSULTANTS INC

TECHNICAL REPORT

TR# 18-038

Revision #00

Report Type: Historic Preservation Review – (Section 106)
Project Location: Dallas Plantation, Maine
Report Date: 2018 10 02
Site Inspection Date(s): 2018 06 21
QA Category: Non-Q

Client: Rising Tide Towers
Project: RT-13
JO Number: 18-096
Cell Site: N/A
Classification: Unclassified

TITLE

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

MHPC Project # 0899-18

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

Attachments

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 190' 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 a newly constructed access road extending off an existing access road from a shale pit.

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.

9/28/18
Date

Technical Report Prepared By:

Megan J. McGuire 9/28/18
Megan J. McGuire Date
Black Diamond Consultants, Inc.

Technical Report Reviewed By:

James R. Hebert 9/28/18
James R. Hébert Date
Black Diamond Consultants, Inc.

Architectural Survey Report

Architectural Reconnaissance Report
Proposed Telecommunications Facility
RT-03

Dallas Plantation, ME
MHPC# 0899-18

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.
16 September 2018

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.
Yes. The client first contacted MHPC to initiate consultation on this project on 12 July 2018. Although MHPC determined on July 23, 2018 that non 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 190' 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

Northeast Archaeology Research Center, Inc.

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

July 27, 2018

RE: Rising Tide Towers, Cell Tower Archaeological Review – Dallas Plantation, Franklin County, Maine, MHPC #0899-18

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 #0899-18). The proposed project includes the construction of a 190' lattice tower and related infrastructure within a leased area located on property now or formerly owned by Mark Beauregard, Inc. Access to the site will be from Dallas Hill Road via an existing gravel drive measuring approximately 146 m (480 ft) in length.

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 2088 ft hill, at an elevation of approximately 2015 ft above mean sea level (a.m.s.l.). The immediate surrounding landscape is hilly, rising to elevations of up to 2200 ft a.m.s.l. Beans Corner Road is situated approximately 200 m (656 ft) to the west, Dallas Hill Road is about 156 m (513 ft) south of the project area.

The closest fresh water source is Nile Brook, the headwaters of which rise about 1.1 km southeast of the proposed tower location. Several larger bodies of water are situated well outside of the project area as well, including Haley Pond approximately 1.9 km to the west, Gull Pond 2.5 km to the northwest, Saddleback Pond 3.0 km to the east, and Rangeley Lake 3.6 km to the southwest of the project area.

Soils are classified as the Elliotsville-Thorndike complex, 3-15% slopes. These are well- drained soils formed on ground moraines from a parent material of coarse-loamy subglacial till (USDA 2018).

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 23, 2018). 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 thus unlikely that any Native American archaeological sites are located within the area of potential effects (APE) - direct effects 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 200 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,

Gemma-Jayne Hudgell, Ph.D.
Project Director, NE ARC

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

References Cited

Colby, George
1885 *Atlas of Franklin County, Maine*. George N. Colby and Co., Houlton, Maine.

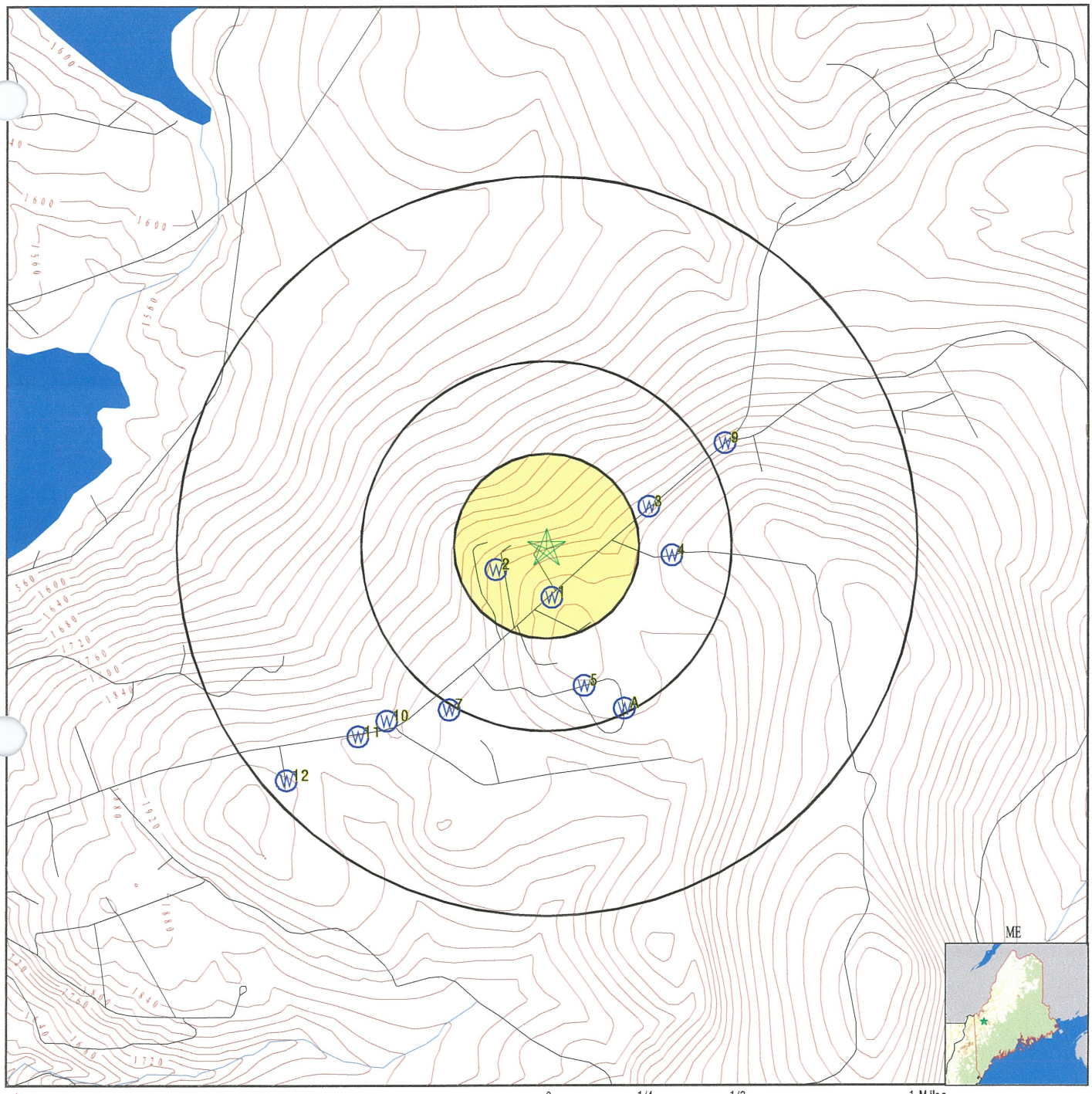
USDA
2018 NRCS. Electronic Source, http://websoilsurvey.nrcs.usda.gov. Accessed 2018.

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 - 5357164.2s



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
GI Indeterminate Groundwater Flow at Location
GV Groundwater Flow Varies at Location

SITE NAME:	Dallas Plantation	CLIENT:	Black Diamond Consultants, Inc
ADDRESS:	Dallas Hill Road Rangeley ME 04970	CONTACT:	Megan Mcguire
LAT/LONG:	44.964644 / 70.604933	INQUIRY #:	5357164.2s
		DATE:	July 10, 2018 3:35 pm

ATTACHMENT # 13

SITE EXTERIOR LIGHTING

(The proposed project will not have any exterior lights associated with the facility and tower lights will also not be provided since because of the tower height, FAA does not require tower lighting.)

ATTACHMENT # 14

WILDLIFE AND RARE SPECIES ASSESSMENT

BLACK DIAMOND CONSULTANTS INC

Wende S. Mahaney, C.W.B.
U.S. Fish and Wildlife Service
Maine Field Office
17 Godfrey Drive, Suite 2
Orono, Maine 04473

COR 18-049
Revision: 00
Project: RT-13
Job Order: 18-096
PO Number: N/A
Date: 2018 09 25

TOPIC: Maine Field Office Online Project Review Request
SUBJECT: Telecommunication Facility, Dallas Plantation, Maine Franklin County
U.S. FWS CONSULTATION CODE: 05E1ME00-2018-SLI-0900

We have reviewed the referenced project using the Maine Field Office's online project review process and have followed all guidance and instructions in completing the review. We completed our review on 2019 09 25 and are submitting our project review package in accordance with the instructions for review.

Our proposed action area consists of the installation of 190' Lattice Tower within a 40,000 square foot parcel of land as required by the Land Use Planning Commission for minimal lot size. The proposed project is located within relatively dense forested woodlands. The 50' wide access road will be from Dallas Hill Road to the site via a newly constructed access road extending off an existing shale pit gravel road in Dallas Plantation, Maine. The total easement is approximately 500' long. The action area (compound area within the 40,000 square foot leased area, and access and utility easement combined) consists of a total of approximately 64,250 square feet of land (1.47 acres). However, only approximately 0.29 acres will be developed for a 75'x75' compound area, a 20'x75' gravel parking area, and gradual grading in the immediate outskirts of the compound. Only approximately 0.29 acres of tree removal from the forested area is needed to develop the project.

The location of the project and the action area are identified in the enclosed Technical Report 18-041 "Federal Wildlife and Rare Species Assessment" [Refer to Attachment 1, Step 1 for the Action Area map]. As determined by the Northern Long-Eared Bat final 4(d) ruling, tree removal activities result in incidental take of Northern Long-Eared Bats when the activity either occurs within 0.25 mile of a 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.

The FCC has formally designated Section 7 consultation responsibilities, including informal consultation, to all FCC licensees, applicants, tower companies and their representatives. Black Diamond, on behalf of Rising Tide Towers, LLC, is acting as the non-Federal representative under the FCC's blanket designation and is therefore authorized to contact and work with the USFWS to ensure that any effects on threatened and endangered species and their critical habitats are evaluated in siting the proposed communications facilities. This Informal Consultation is needed to ensure that any action of the proposed undertaking is not likely to jeopardize the continued existence of listed species or result in the destruction or adverse impact of critical habitat.

The enclosed Project Review Package (TR 18-041) provides the information about the endangered and threatened species, critical habitat, and bald eagles considered in our review. The Species Summary

Table, Streamlined Consultation form for Northern Long-Eared Bats, and a Suitable Habitat Impact Assessment for Canada Lynx have been included in the enclosure [refer to Attachments 5, 7 and 8]. The information gathered by Black Diamond Consultants from the review package indicate that there may be an affect, but not likely an adverse effect, on the threatened Northern Long-Eared Bat when implementing the proposed specific project conservation measures for the tree removal of the proposed facility in Dallas Plantation, Maine. Additionally, the assessment indicates that there may be an affect but not likely an adverse effect on the threatened Canada Lynx and their potential suitable habitat based on the existing forest conditions resulting in atypical suitable habitat for the species. Black Diamond Consultant's is submitting the Streamlined Consultation Form for Northern Long-Eared Bats in agreeance with the programmatic biological opinion which determines that the action will not cause prohibited incidental take. Additionally, Black Diamond Consultant's is requesting concurrence from the U.S. Fish and Wildlife Services, Maine Field Office, with our "Not Likely to Adversely Affect" determinations.

Please contact me for any additional information.

Sincerely,

Megan MeGuire
Site Acquisition Manager, (207) 689-8281

ENCLOSURES: 1. TR 8-041 "*Federal Wildlife and Rare Species Assessment*" (42 pages)

BLACK DIAMOND CONSULTANTS
312 Water Street, PO Box 57, Gardiner, Maine 04345
Phone: 207-582-0056 Fax: 207-582-9098

BLACK DIAMOND CONSULTANTS INC

TECHNICAL REPORT

TR# 18-041

Revision #00

Report Type: Federal Wildlife and Rare Species Assessment
LLC
Project Location: Dallas Plantation, Maine
RT-13
Report Date: 2018 09 25
QA Category: Non-Q

Client: Rising Tide Towers,

Project:

JO Number: 18-096
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
190' 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

Attachments

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 190' 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 within the 50' wide utility and access easement. Access will be from Dallas Hill Road to the site via a newly constructed access road extending off an existing Shale Pit Gravel road.

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 7, Streamlined Consultation Form 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 8, Canada Lynx Suitable Habitat Impact Assessment for more detailed information on this species.

Inspection & Evaluation Performed By:

Chad J. Hébert
Black Diamond Consultants, Inc.

9/25/18
Date

Technical Report Prepared By:

Megan J. McGuire 9/25/18
Megan J. McGuire Date
Black Diamond Consultants, Inc.

Technical Report Reviewed By:

James R. Hébert 9/25/18
James R. Hébert Date
Black Diamond Consultants, Inc.

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: September 25, 2018

Step 2 Listed or candidate species that are likely present according to the Official Species List from IPaC? "No Species" or IPaC species list Bald eagle nests from Step 4.	Step 2 Is your action area in critical habitat (only for Canada lynx or Atlantic salmon)? Yes or No	Step 3A Is suitable habitat for listed or candidate species present in your action area? "suitable habitat present" "suitable habitat not present" "Don't know"	Step 3B Does the species occur in your action area? "Species present" "Species not present" "Don't know"	Step 4 Is your project likely to take or disturb eagles and require an Eagle Act permit? "Will not disturb" "May disturb" "Don't know"	Step 5 Determinations for the Endangered Species Act and Eagle Act – **only Federal agencies complete this column** "No effect" "May affect"	Notes and Documentation (provide additional information if needed)
Canada lynx	No	Don't Know	Don't know		May Affect (not likely to adversely affect)	See Notes
Atlantic salmon	No	Suitable habitat NOT present	Species Not Present		No Effect	See Notes
Bald eagle	No	Don't Know	Species Not Present	Will Not Disturb		Action area is 6.49 miles from bald eagle nest 398A

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. See Attachment 7, Northern Long Eared Bat Streamlined Consultation Form.

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 Attachment 8 *Suitable Habitat Impact Assessment* for documentation on Habitat Assessment findings.

PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
INLAND FISHERIES & WILDLIFE
284 STATE STREET
41 STATE HOUSE STATION
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK
COMMISSIONER

August 3, 2018

Chad Hebert
Black Diamond Consultants, Inc.
312 Water Street, P.O. Box 57
Gardiner, ME 04345

RE: Information Request - Telecommunications facility, Dallas Plantation

Dear Chad:

Per your request received July 12, 2018, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Telecommunications facility Project* in Dallas Plantation. For purposes of this review we are assuming tree clearing will be part of your project.

Our Department has not mapped any Essential Habitats or fisheries habitats that would be directly affected by your project.

Endangered, Threatened, and Special Concern Species

Bats

Of the eight species of bats that occur in Maine, the three *Myotis* species are protected under Maine's Endangered Species Act (MESA) and are afforded special protection under 12 M.R.S §12801 - §12810. The three *Myotis* species include little brown bat (State Endangered), northern long-eared bat (State Endangered), and eastern small-footed bat (State Threatened). The five remaining bat species are listed as Special Concern: big brown bat, red bat, hoary bat, silver-haired bat, and tri-colored bat.

While a comprehensive statewide inventory for bats has not been completed, based on historical evidence it is likely that several of these species occur within the project area during migration and/or the breeding season. We recommend that you contact the U.S. Fish and Wildlife Service--Maine Fish and Wildlife Complex (Wende Mahaney, 207-902-1569) for further guidance, as the northern long-eared bat is also listed as a Threatened Species under the Federal Endangered Species Act. Otherwise, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

Significant Wildlife Habitat

Significant Vernal Pools

At this time, MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of SWHs within the project area, which include Waterfowl and Wading Bird Habitats, Seabird Nesting Islands,

Shorebird Areas, and Significant Vernal Pools. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. Therefore, we recommend that surveys for vernal pools be conducted within the project boundary by qualified wetland scientists prior to final project design to determine whether there are Significant Vernal Pools present in the area. These surveys should extend up to 250 feet beyond the anticipated project footprint because of potential performance standard requirements for off-site Significant Vernal Pools, assuming such pools are located on land owned or controlled by the applicant. Once surveys are completed, survey forms should be submitted to our Agency for review well before the submission of any necessary permits. Our Department will need to review and verify any vernal pool data prior to final determination of significance.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

John Perry
Environmental Review Coordinator

STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

PAUL R. LEPAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

July 12, 2018

Chad Hebert
Black Diamond Consultants
312 Water Street
Gardiner, ME 04345

Via email: cjhebert@blckdiamond.net

Re: Rare and exemplary botanical features in proximity to: #18-096, Telecommunications Facility, Dallas Plt, Maine

Dear Mr. Hebert:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received July 12, 2018 for information on the presence of rare or unique botanical features documented from the vicinity of the project in Dallas Plt, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

MOLLY DOCHERTY, DIRECTOR
MAINE NATURAL AREAS PROGRAM

DEPARTMENT OF
maine Agriculture Conservation & Forestry

PHONE: (207) 287-8044
FAX: (207) 287-8040
WWW.MAINE.GOV/DACF/MNAP

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of $75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for $150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,

Kristen Puryear | Ecologist | Maine Natural Areas Program
207-287-8043 | kristen.puryear@maine.gov

United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services
Maine Field Office
P.O. Box A
306 Hatchery Road
East Orland, Maine 04431
207/469-7300 Fax: 207/902-1588

October 16, 2018

Megan McGuire
Black Diamond Consultants, Inc.
312 Water Street
P.O. Box 57
Gardiner, Maine 04345

Dear Ms. McGuire:

This letter responds to your email dated September 26, 2018 requesting consultation with the U. S. Fish and Wildlife Service (Service) concerning installation of a 190 foot lattice tower within a 40,000 square foot parcel of land in Dallas Plantation, Maine. Your letter requests that the Service concurs with your determination, on behalf of the Federal Communications Commission, that construction of this project is not likely to adversely affect the threatened Canada lynx (*Lynx canadensis*). You have determined that the project may affect the threatened northern long-eared bat (*Myotis septentrionalis*) and provided a streamlined consultation form pursuant to the 4(d) rule. Your determinations were made in accordance with section 7 of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 et seq.).

Project Name/Location: **Telecommunications Tower, Dallas Plantation, Maine**
Log Number: **05E1ME00-2018-I-0900**

Proposed Action Description

The Rising Tide Towers, LLC intends to construct a 190' lattice tower within a 40,000 square foot (1.47 acre) parcel of land in Dallas Plantation, Maine. It also includes an approximate 24,250 square foot (0.55 acres) access and utility easement. The project will occur in a 200 foot by 200 foot compound area that is located in a stand of mature, mixed hardwood and softwood trees.

ESA Listed Species in the Action Area

Canada lynx may occur in the project area. The project occurs outside of the designated critical habitat for Canada lynx. Northern long-eared bats may occur in the project area from April to October.

Effects of the action

The project will be enclosed by fence, and clear about 0.3 acre of land that is currently forested. This may be habitat that is currently used by Canada lynx, but it is not high quality hare habitat that is important for feeding. The 0.3 acre area represents a small fraction of a typical home range for a Canada lynx.

The project will remove mature trees in about a 0.3 acre area. The project is small in size and will have limited tree removal.

Conclusion

Based on the analysis discussed above and provided in your technical reports, the Service has determined that the effects of the proposed action to individual Canada lynx are insignificant. Therefore, we concur with your determination that the proposed project is not likely to adversely affect the Canada lynx because all effects are insignificant.

The effects of the project to northern long-eared bat were addressed via the Black Diamond Consultant's submittal of the northern long-eared bat 4(d) rule streamlined consultation form stating that they determined that this project may affect the northern long-eared bat, but that any resulting incidental take is not prohibited by the final 4(d) rule. The Service considers consultation for the northern long-eared bat concluded.

Reinitiation Notice

This concludes consultation pursuant to section 7 of the ESA for this project. However, reinitiation of consultation is required and shall be requested by the Federal Communications Commission or its section 7 consultation designee or by the Service, where discretionary Federal involvement of control over the action has been retained or is authorized by law and (a) if new information reveals effects of the action that may affect listed species or critical habitat in a manner or to an extent not previously considered in the consultation; (b) if the identified action is subsequently modified in a manner that causes an effect to the listed species or critical habitat that was not considered in the consultation; or (c) if a new species is listed or critical habitat designated that may be affected by the identified action.

Thank you for your cooperation in completing this section 7 consultation. Please contact Mark McCollough by telephone at 207/902-1570 or by email at *mark_mccollough@fws.gov* if you have any questions.

Sincerely,

ANNA HARRIS

Digitally signed by ANNA HARRIS
Date: 2018.10.16 11:26:36 -04'00'

Anna Harris
Project Leader
Maine Field Office
Maine Fish and Wildlife Service Complex

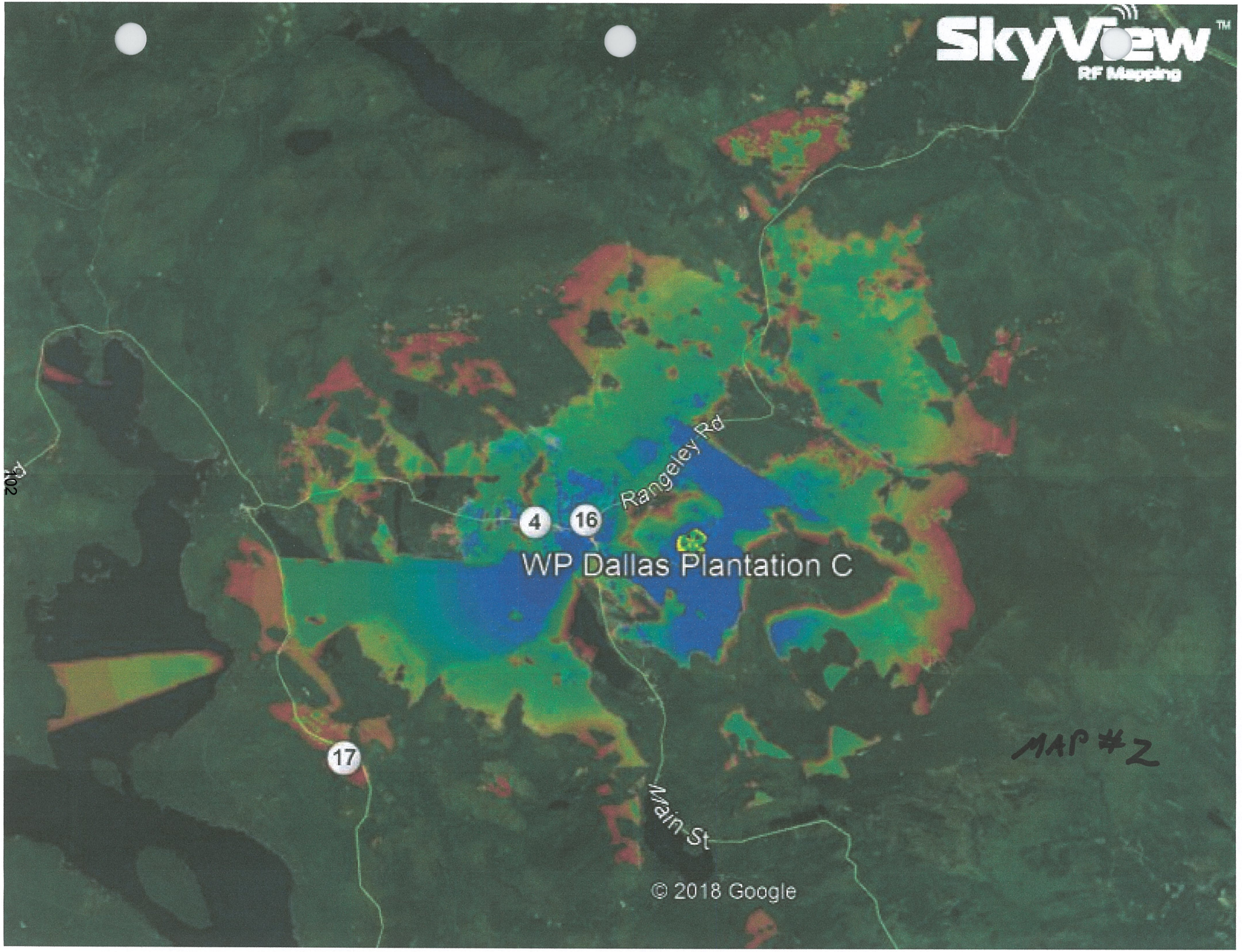
ATTACHMENT # 15

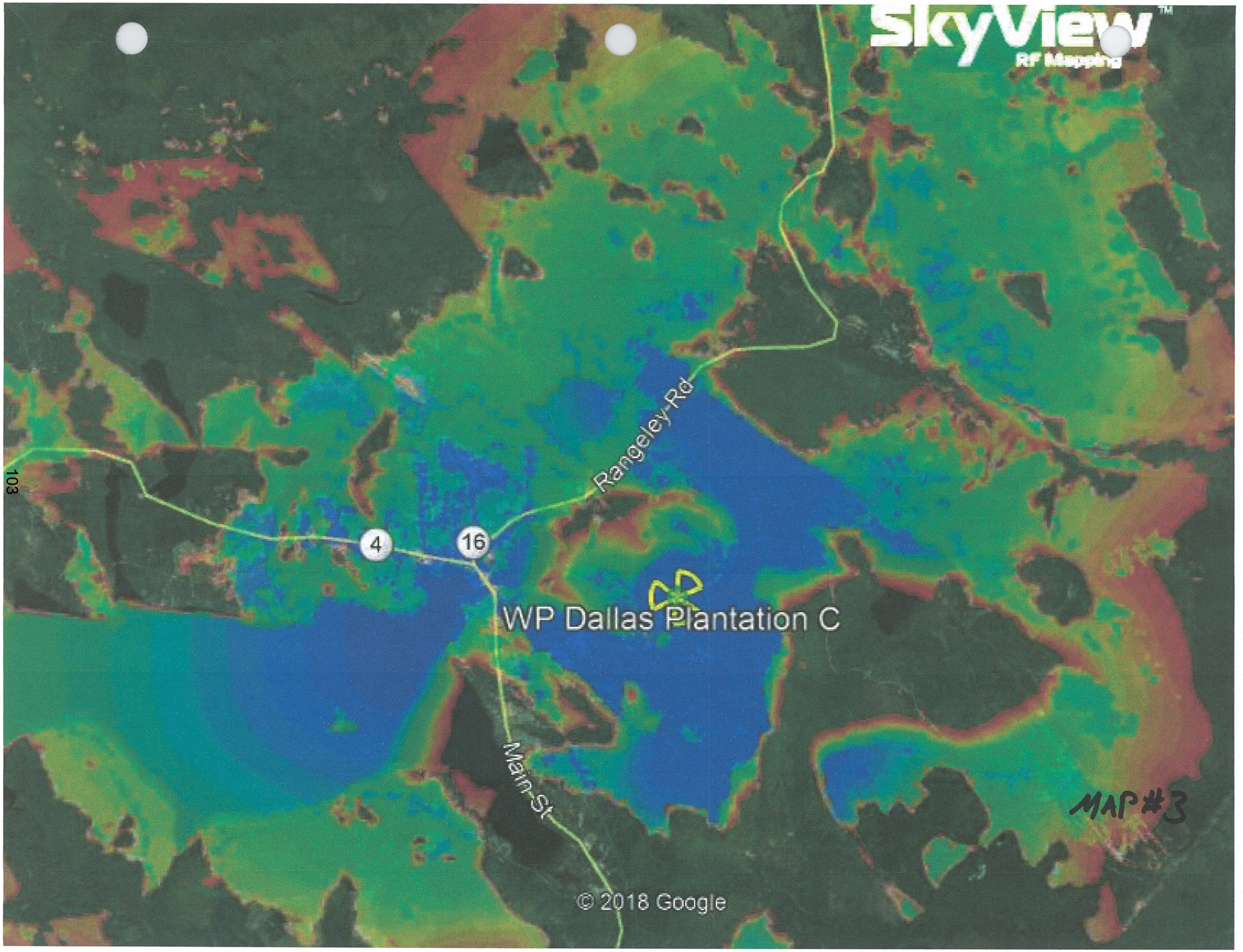
TELECOMMUNICATIONS NEEDS ANALYSIS

Facility objective is to provide cellular phone coverage to the Dallas Plantation area and along Route 4 and Route 16. Please see attached pages for additional information of rf coverage for area. The Map labeled #1 shows, in dark green, that all areas around Dallas Plantation are presently not receiving rf coverage. Maps #2 and #3 show, via highlighted areas in light green to yellow, the areas that will receive rf coverage with the operation on the new telecommunications facility.

As indicated by the attached FCC antenna registration pages, there are no existing FCC registered towers of similar height or rf coverage capabilities within a 5 mile radius of the proposed tower site location.


SkyView™
RF Mapping
Rangeley Rd
Main St
101
4
16
17
© 2018 Google
MAP #1


SkyView
RF Mapping
Rangeley Rd
4
16
WP Dallas Plantation C
17
Main St
© 2018 Google
MAP #2


SkyView™
RF Mapping
Rangeley Rd
103
4
16
WP Dallas Plantation C
Main St
© 2018 Google
MAP #3

FCC Federal Communications Commission

FCC Home | Search | Updates | E-Filing | Initiatives | For Consumers | Find People

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

Submit Reset

all matches exact matches only

Narrow your search

State of Structure:
Select a State

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 ° 57 ' 52.7 " N (+)
Longitude 70 ° 36 ' 17.7 " W (+)
Radius 5 Miles
Submit Reset

Based on NAD83 (convert from NAD27)

Location of Structure

City
State Select a State
County(s) Select a state to view counties
ZIP Code
Submit Reset

all matches exact matches only

Narrow Your Search

Overall Height Above Ground

Any height
Exact Meters
Range to Meters

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 SUBMIT

FCC Federal Communications Commission

FCC Home | Search | Updates | E-Filing | Initiatives | For Consumers | Find People

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 Result(s)

Displayed Results

Matches 1-5 (of 5)
1

PA = Pending Application(s)

Specified Search

Latitude='**44-57-52.7 N**', Longitude='**70-36-17.7 W**', Radius=**8 Kilometers**

Display: Basic View GO

meters

	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall 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 ≈ 49'
2	1243782	Constructed	A0463845	Town of Rangeley	44-59-24.2N 070-39-42.2W	Rangeley, ME	9.1 ≈ 30'
3	1292817	Granted	A0907140	Town of Rangeley	45-00-01.5N 070-39-07.4W	Rangeley, ME	30.5 ≈ 100'
4	1294322	Constructed	A0937564	Northeast Wireless Networks, LLC	44-58-09.8N 070-40-10.2W	Rangely, ME	21.9 ≈ 72'
5	1305847	Granted	A1090791	RURAL CELLULAR CORPORATION	44-58-10.9N 070-38-46.8W	Rangeley, ME	24.3 ≈ 80'

Matches 1-5 (of 5)
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 SUBMIT

ATTACHMENT # 16

RISING TIDE TOWERS
FINANCIAL CAPABILITY

(Rising Tide Towers financially supported the construction of (3) telecommunications facilities in the State of New Hampshire in 2018 and Rising Tide Towers will be financially supporting the construction of at least (3) additional tower facilities in the State of Vermont and at least (2) facilities in the State of Maine in 2018 - 2019. The company is in good standing with the State of Maine and local banking institutions.)

ATTACHMENT # 17

SOIL INFORMATION

(The soil in the project area is considered suitable by Rising Tide Towers 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.)

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
ENGINEERS, SURVEYORS, SCIENTISTS
P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

RISING TIDE TOWER - CLASS A & B HIGH INTENSITY SOIL SURVEY

DALLAS HILL ROAD
DALLAS HILL PLANTATION, MAINE
SEPTEMBER 12th, 2018

Overview:

A Soil Survey was completed on a ±1-acre area off of Dallas Hill Road in Dallas Plantation, Maine. 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 all areas proposed for disturbance. All other areas of the project meet Class B soil survey standards except that 5 foot contours were not present on the base map. This narrative describes the NRCS potential rating for each soil types within the project area.

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 well drained sandy loam to silt loam textured dense basal till soils which varied in depths to bedrock. Parent materials consisted of slate and shale. Vegetation consisted of a mixed forest dominated by white birch (*Betula papyrifera*) and balsam fir (*Abies balsamea*). A stone wall, which bisects the area and evidence of a plow layer indicate that the area was farmed at some point in the past. A small potential wetland was observed in the northern corner of the project area as indicated by the wet spot symbol shown on the attached map.

Resources and Methodology:

Soil surveying methods were completed in accordance to the ***Maine Association of Professional Soil Scientist Standards for Soil Surveys*** (March 2009) with the exception that the area outside of the proposed area of disturbance did not possess 5 foot contours to meet Class B mapping standards. In lieu of this, a hand held clinometer was used to measure slopes to insure that mapping standards were met. Soil data was gathered using a series of hand dug test pits and auger borings. Our efforts were concentrated in areas for proposed development. All test pits and borings were flagged and located with a Trimble GPS unit at sub-meter accuracy. The Class A High Intensity Soil Survey incorporates the following standards, among others:

1. A map scale of 1-inch equals 100 feet or larger (the scale for this project map is 1" =60')

2. Ground control (mentioned above) using direct survey and/or standard GPS methodology to sub-meter accuracy.

3. Base map -as determined by the mapper.
   - This project utilizes an existing site plan provided by the client showing existing conditions on the property as well as 2 foot ground contours within the proposed area of disturbance.

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 Oxford County. This survey contains copies of the USDA NRCS Official Series Description for each of the soil series identified within this parcel.

Results:

Attached to this report are logs of all test borings presented on DEP Form E as well as detailed logs for each soil series found on site.

The following soils were interpreted on the property:

Chesuncook-Ragmuff Complex

Udorthents loamy

The following abbreviations represent the symbols used to identify map units within the project area:

Chesuncook-Ragmuff Complex – CR

Udorthents – Ud

The following represent slope classes:

A = 0 – 3%
B = 3 – 8%
C = 8 – 15%
D = 15 – 30%

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 and depth to hard bedrock that were observed on-site. Deeper excavations using a large excavator or soil boring rig will provide more detailed information regarding the bedrock conditions on site.

The suitability/limitation which each of the soil series presents to the proposed land uses follows, along with the means of overcoming any limitation(s):

Udorthents Loamy (Ud/B)

The soils within this map unit consist of moderately well drained, moderately deep (20" to 40" to bedrock), nearly level olive gray to gray, compacted silt loam textured soils. These soils have been excavated, filled and regraded as part of the construction of the existing access road and mining of the gravel/rock quarry.

The original soil profile within this area appear to be similar to the Ragmuff soil series. The Ragmuff soils consists of silt loam textured moderately deep to bedrock (20" to 40"), moderately well drained soils formed from slate and shale.

The soil limitations within this map unit have been overcome as evidence that the existing access road is in good condition and is comprised of excavated, regraded and filled soil material from the gravel/quarry. Additional drainage work and regrading will likely be necessary to upgrade the road. However, it appears evident that the natural material found within this quarry/pit is suitable for road construction.

Chesuncook-Ragmuff Complex (CR/B)

Soils in this map unit complex consist of approximately 60 percent Chesuncook silt loam and 40 percent Ragmoff silt loam. These soils are so closely intermingled on the landscape that it is not possible to map them separately. These soils are found within very stony forested areas.

The Chesuncook soils consists of silt loam textured very deep (greater than 40"), moderately well drained soils on a gentle south facing slope. These soils are formed in dense glacial till with a restrictive layer found within 22" to 32" of the surface.

The Ragmuff soils consists of silt loam textured moderately deep to bedrock (20" to 40"), moderately well drained soils formed from slate and shale on a gentle south facing slope.

The Elliotsville series were observed as a minor non-limiting inclusion within this map unit. The Elliotsville soils are moderately deep, well drained and formed in glacial till on a gentle south facing slope.

A typical pedon descriptions for this project are described within the test pit data sheets attached to this report which is attached to this narrative.

This complex is rated as "very limited" for non-residential developments, this rating is due to moderately deep depth to bedrock. Once a full geotechnical report is complete the tower foundation will be designed to accommodate the bedrock on site. Potential designs include bedrock anchors to anchor the tower, utilizing pier foundations for the foundation pad, or blasting the bedrock and building up the site.

Summary and Conclusion:

A Class A High Intensity Soil Survey was completed for the ±1-acre subject property on Dallas Hill Road in Dallas Plantation, Maine. This survey effort included a field visit to gather soil mapping data, creation of a soil base map, and a narrative describing soil types and subsurface limitations.

The soils within this property are suitable for the proposed development.

Soil Scientist Certification Statement:

The accompanying soil profile descriptions, soil survey map, and this soil narrative report entitles **Rising Tide Tower-Class A & B High Intensity Soil Survey** were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientist, March 2009, as amended and prepared by Eric R.T. Whitney and David L. Marceau C.S.S #182. Eric R.T. Whitney performed the fieldwork and wrote the accompanying report. David L. Marceau edited the report and supervised Eric's work. David L. Marceau certifies that it meets the appropriate mapping standards for Class A & B Soil Surveys in Maine except that the base map outside of the area of development does not possess 5 foot contours.

Map Unit Description

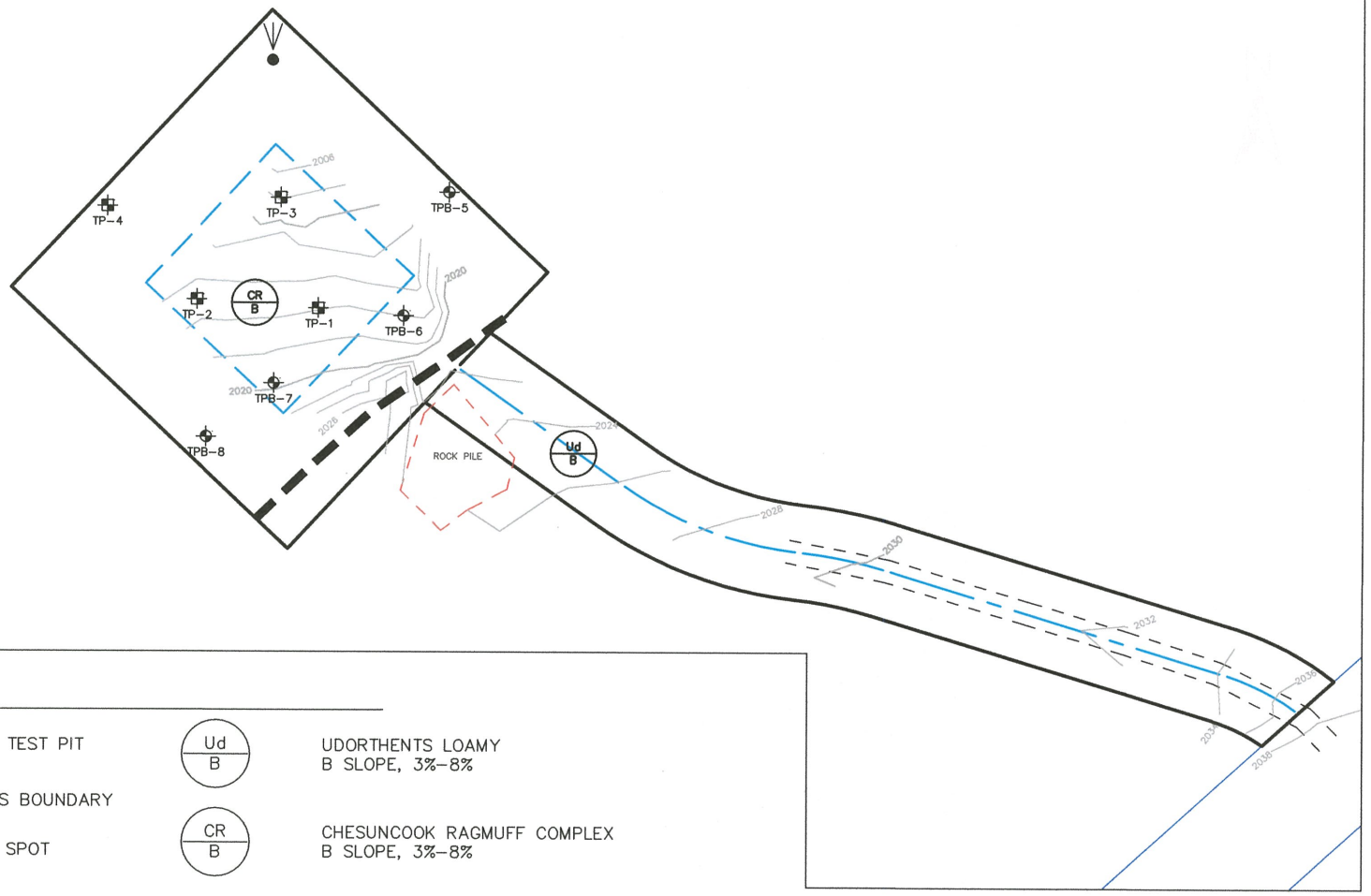
Udorthents Loamy

- **Name of Soil Map Unit**: UdB: Udorthents loamy 3%-8% slope
- **Soil Taxonomic Classification**: Udorthents
- **Parent Material:** Dense basal till derived from slate, and shale.
- **Composition and Soil Characteristics**

  - Drainage Class: Moderately well drained
  - Typical Profile Description: Olive gray to gray compacted silt loam
- **Hydrologic Soil Group**: D
- **Saturated Hydraulic Conductivity**: appears to be moderately high to moderately low
- **Hazard to Flooding**: None
- **Similar Inclusions**: Ragmuff
- **Dissimilar Inclusions**: None

Chesuncook-Ragmuff Complex

- **Name of Soil Map Unit**: CRB Chesuncook-Ragmuff 3-8% slope
- **Soil Taxonomic Classification**: Coarse-loamy, isotic, frigid Aquic Haplorthods
- **Parent Material:** Dense basal till consisting of slate and shale
- **Composition and Soil Characteristics**
  - Drainage Class: Moderately Well Drained
  - Typical Profile Description: See Test Pit Log TP-1 and 2
  - Soil Observation Logs: See attached Test Pit Data Sheets
- **Hydrologic Soil Group**: C
- **Saturated Hydraulic Conductivity**: is moderately high or high in the solum, and low to moderately high in the dense substratum
- **Hazard to Flooding**: None
- **Similar Inclusions**: Elliotsville, 10% Slope
- **Dissimilar Inclusions**: None



LEGEND

TP-1	SOIL TEST PIT	Ud / B	UDORTHENTS LOAMY B SLOPE, 3%–8%
	SOILS BOUNDARY	CR / B	CHESUNCOOK RAGMUFF COMPLEX B SLOPE, 3%–8%
	WET SPOT		

NOTES

1. PROPERTY LINE AND GROUND CONTOURS ARE BASED ON SURVEY PLAN PROVIDED BY BLACK DIAMOND CONSULTANTS.

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

MLDC NO. 18-182
PROJ. MGR: JFS
DRAWN BY: ERTW
CHECKED BY: DLM
REVISION NO. N/A
SURVEY DATE: 2018-08-30
ISSUE DATE: 2018-09-12
ISSUED FOR: REVIEW

NOT FOR CONSTRUCTION

PROJECT
RISING TIDE TOWER
DALLAS HILL ROAD, DALLAS PLANTATION, MAINE

MADE FOR
BLACK DIAMOND CONSULTANTS
312 WATER STREET, GARDINER, MAINE 04345

DRAWING NO. E1.0

1 OF 1

PAGE 1 OF 1

FORM E Rev. 07/11

SOIL CONDITIONS SUMMARY TABLE

SUMMARY LOG OF SUBSURFACE EXPLORATIONS AT PROJECT SITES

Project Name: Rising Tide Tower | Applicant Name: Black Diamond Consultants | Project Location (municipality): Dallas Plantation

Lot No.	Exploration Symbol (*TP 1, B 2, etc.*)	X if at SSWD Field	Description of subsurface materials by: • Soil profile/condition (*if by S.E.*), • Soil series name (*if by C.S.S.*), or by • Geologic unit (*if by C.G.*)	Depths to (*inches*): Redoximorphic Features	Bedrock	Hydraulically Restrictive Layer	Limit of Exploration	Ground Surface Slope (%)	Ground Surface Elevation
	TP-1	☐	Chesuncook	32	42	32	42	8	
	TP-2	☐	Ragmuff	28	30	28	30	5	
	TP-3	☐	Chesuncook	25	None	25	38	10	
	TP-4	☐	Elliotsville	None	40	32	40	8	
	TPB-5	☐	Elliotsville	None	None	24	26	5	
	TPB-6	☐	Chesuncook	24	None	24	24	5	
	TPB-7	☐	Chesuncook	22	None	22	22	5	
	TPB-8	☐	Chesuncook	22	None	22	22	8	
		☐							
		☐							
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INVESTIGATOR INFORMATION AND SIGNATURE

Signature: [signature] Date: 9/11/18

Name Printed: David L. Marceau Cert/Lic/Reg. #: CSS 182

Qualification: ☐ Licensed Site Evaluator ☐ Certified Geologist ☑ Certified Soil Scientist ☐ Other:

STATE OF MAINE
DAVID L. MARCEAU
#182
CERTIFIED SOIL SCIENTIST

Project: 18-182 Rising Tide Towers
Client: Black Diamond
Location: Dallas Plantation Township, Maine

Test Pit Data Sheet
Test Pit/Boring #: TP-1
Soil Series: Chesuncook
Seasonal High Water Table: 32"
Slope: 8%

Horizons	Depth (Inches)	Matrix Color (Moist)		Texture & Modifier	Consistance	Structure	Redoximorphic Features			
							Color	QTY	Size	Contrast
Oi	1-0									
Ap	0-8	10YR 3/4	Dark Yellowish Brown	Sandy Loam	Friable	Blocky				
Bs_1	8-11	10YR 5/8	Yellowish Brown	Silt Loam	Friable	Blocky				
Bs2	11-17	2.5Y 6/6	Olive Yellow	Silt Loam	Friable	Blocky				
B/C	17-32	2.5Y 5/4	Light Olive Yellow	Channery Silt Loam	Friable	Blocky				
Cd	32-42	10YR 5/2	Grayish Brown	Channery Loam	Very Firm	Platey	Strong Brown	7%	Coarse	Prominent

Remarks:

Test Pit Data Sheet
Test Pit/Boring #: TP-2

Soil Series: Ragmuff

Seasonal High Water Table: 28"

Slope: 5%

Horizons	Depth (Inches)	Matrix Color (Moist)		Texture & Modifier	Consistance	Structure	Redoximorphic Features			
							Color	QTY	Size	Contrast
Oi	2-0									
Ap	0-7	10YR 3/4	Dark Yellowish Brown	Sandy Loam	Friable	Blocky				
Bhs	7-10	10YR 5/8	Yellowish Brown	Silt Loam	Friable	Blocky				
Bs1	10-17	2.5Y 4/3	Olive Brown	Silt Loam	Friable	Blocky				
B/C	17-28	2.5Y 5/4	Light Olive Brown	Channery Silt Loam	Friable	Blocky				
Cd	28-30	2.5Y 4/4	Olive Brown	Channery Loam	Very Firm	Platey	Strong Brown	5%	Fine	Distinct
R	30+									

Remarks:

Test Pit Data Sheet

Test Pit/Boring #: TP-3

Soil Series: Chesuncook

Seasonal High Water Table: 25"

Slope: 10%

Horizons	Depth (Inches)	Matrix Color (Moist)		Texture & Modifier	Consistance	Structure	Redoximorphic Features			
							Color	QTY	Size	Contrast
Ap	0-8	10YR 3/3	Dark Brown	Sandy Loam	Friable	Blocky				
Bs1	8-11	10YR 6/6	Brownish Yellow	Silt Loam	Friable	Blocky				
Bs2	11-17	2.5Y 5/3	Light Olive Brown	Channery Silt Loam	Friable	Blocky				
B/C	17-25	2.5Y 4/3	Olive Brown	Channery Silt Loam	Friable	Blocky				
Cd	25-38	2.5Y 4/3	Olive Brown	Channery Loam	Very Firm	Platey	Strong Brown	7%	Coarse	Distinct

Remarks:

Test Pit Data Sheet

Test Pit/Boring #: TP-4
Soil Series: Elliotsville
Seasonal High Water Table: Not Observed
Slope: 8%

Horizons	Depth (Inches)	Matrix Color (Moist)		Texture & Modifier	Consistance	Structure	Redoximorphic Features			
							Color	QTY	Size	Contrast
Oi	1 - 0									
Ap	0-8	10YR 3/4	Dark Yellowish Brown	Sandy Loam	Friable	Blocky				
Bhs	8-12	7.5YR 3/4	Dark Brown	Silt Loam	Friable	Blocky				
Bs1	12-24	10YR 4/4	Drank Yellowish Brown	Silt Loam	Friable	Blocky				
B/C	24-32	2.5Y 4/3	Olive Brown	Channery Silt Loam	Friable	Blocky				
Cd	32-40	2.5Y 4/3	Olive Brown	Channery Loam	Very Firm	Platey				
R	40+									

Remarks:

Class A & B High Intensity Soil Survey
Site Photos

Figure 1. Gravel road leading to bedrock quarry.

Figure 2. Bedrock quarry.

Figure 3. Potential wetland feature in northern corner of property.

Figure 4. Typical landscape within project area.

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 fourteenth day of September 2018.

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.)

LIST OF ABUTTERS – WITHIN 1000' OF TOWER LOCATION		
Map/Lot	Record Owner	Address
002 / 034B	Robert Butley & Randall Belanger	PO Box 1243 Rangeley, ME 04970
002 / 043	Ralph H. & Karen D Hutchinson	53 Blanchard Road Cumberland, Maine 04021
002 / 044	Donald Begraft	RD 4, 1 Curtis Drive Vernon, NJ 07462
002 / 045	Donald, Douglas and Dennis Begraft	1030 RT 619 Newton, NJ 07860
002 / 046	David L. St. Marie	PO Box 976 Rangelely, ME 04970
002 / 047	Marie and Terry Sullivan	12 Roundy Street., #3 Beverly MA 01915
002 / CEM	Town of Dallas Plantation Township	436 Dallas Hill Road Rangeley, ME 04970
002 / 050	Town of Dallas Plantation Township	436 Dallas Hill Road Rangelely, ME 04970
002 / 051	Jeffery Gahm	281 Washington Street Norwell, MA 02061
002 / 070	Peter N & Jeanine S Christensen	PO Box 870 Rangeley, ME 04970
002 / 071	John L & Holly L Margolis	4 Cherry Hill Terrace Waterville, ME 04901
002 / 072	Jonathan B & Linda M. Stevens	PO Box 1263 Rangeley, ME 04970
002 / 073	Central Maine Power Co.	One City Center – 5th Floor Portland, ME 04101
002 / 074	Barbara Dias	26 Kimball Street Sanford, ME 04073
002 / 075	Thomas & Susan Ackley	5 Howe Street Fryeburg, ME 04937

ATTACHMENT # 20

VISUAL ASSESSMENT REPORT

Date: 3 October 2018

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 190' tall lattice tower and associated telecommunications equipment in a 100' x 100' clear area off Dallas Hill Road in Dallas Plantation within a 200' x 200' leased area. 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 five-mile radius of the proposed telecommunications facility established by the Maine Land Use Planning Commission (LUPC).

The consultant drove thru the project area documenting visual characteristics, conditions and views of the tower site from public use and recreation areas. Visual inventory work was conducted on September 7, 2018. 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.

Seven scenic resources were determined to have views of the proposed site but two of the vantage points are outside the 5-mile APE. The remaining vantage points are not considered high value scenic views. Therefore, there will be no adverse effect on any existing uses or scenic character proposed by this undertaking.

II. 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 a five (5) mile radius of the proposed project in particular. Access to private residences, remote lakes, private forest roads, etc was not feasible and resources at these locations and any potential views of the tower from these locations were not considered 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 below 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 190' tall lattice tower and associated telecommunications equipment on a 200' x 200' ground parcel area located off Dallas Hill Road in Dallas Plantation. The tower site is located at Lat: N 44° 57' 52.72" Long: W 70° 36' 17.76". The site will be accessed via an existing gravel drive leading to an existing shale pit.

B. Survey Boundaries:

The survey boundary includes the geographic area that is five (5) miles in radius surrounding the tower site. The survey boundary is delineated by a black dot on the attached topographic map of the project region (Predictive Viewshed Map).

The survey boundary includes land in Rangeley, Dallas Plantation, Rangeley Plantation, Sandy River Plantation and Lang Township.

C. Survey Methodology:

The purpose of this investigation was to determine the visual impact of the proposed 190-foot telecommunications tower on scenic and recreational resources within five (5) miles of the site off Dallas Hill Road.

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 area of potential effect (APE). The APE was recommended by LUPC as within five (5) miles of the proposed telecommunication structure. The APE was surveyed on 7 September 2018. Representative photographic documentation was taken within and in the vicinity of the project area. All photos have been keyed to a topographical project map (Predictive Viewshed Map); visible locations are shown in red and where the site cannot be seen, the locations are noted in green.

III. SURVEY FINDINGS

A. POTENTIAL SCENIC RESOURCES IN THE PROJECT STUDY AREA:

Locations with potential views within the five (5) mile radius of the proposed telecommunication tower have been delineated on the attached map (Presumptive Viewshed Map) and 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, four (4) above ground properties are individually listed in the National Register of Historic Places (NRHP). One resource has a view of the proposed tower site.

- *Rangeley Tavern, Rangeley*
- *Rangeley Public Library, Rangeley*
- *The Rangeley Trust Company Building, Rangeley*
- *Dallas Upper School, Dallas Plantation*

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 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 16Dallas 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.

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.

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.

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, Route 4/16, Rangeley
Oakes-Peary Cemetery, Dallas Hill Road, Dallas Plantation

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.

Haley Pond Boat Launch, Rangely – 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.

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
Rangeley Lakes Historical Society, Main Street, Rangeley

Churches
Good Shepherd Episcopal, Main Street
Rangeley Congregational, Pleasant Street
Free Baptist, Main and Lake Street
St. Luke's Catholic, Lake Street

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

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 and 89 travel through the project area. The trails in the area are maintained by local clubs.

Moose 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
Although outside the APE, 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.

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.

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 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:
Calmso bulbosa ..... Fairy slipper
Callitriche anceps ..... Water-starwort
Ozmorhiza chilensis ..... Western sweet cicely
Solidago calcicola ..... Goldenrod
Trisetum melicoides ..... Grass

Haley Pond, Rangeley and Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 170-acre Haley Pond as Resource Class 2, a lake of regional significance with significant resource value. Off Route 4 a gravel parking area provides vehicular access to the pond where canoes/small boats can be launched. The pond's outlet is Rangeley Lake. The pond's shoreline is developed. The pond's fisheries are primarily perch.

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 Lakes Assessment (1989) identified Ross Pond as Resource Class 2, a lake of regional significance with significant resource value for its fishery.

Dodge Pond, Rangeley - The 230-acre pond's fisheries include landlocked salmon and brook trout. The pond's shoreline is developed. The State of Maine's Maine Lakes Assessment (1989) identified Dodge Pond as Resource Class 2, a lake of regional significance with significant resource value for its significant fishery.

Gull Pond, Dallas Plt. - Gull Pond's outlet flows into Haley Pond. The State of Maine's Wildlands Lake Assessment identified 281-acre Gull Pond as Resource Class 2, a lake of regional significance with significant resource value. The pond's fisheries include landlocked salmon and brook trout. The pond's shoreline is developed. Access to the pond is by Camp Wayaawi Road.

Ross Pond, Rangeley - The 26-acre pond flows into Hatchery Brook. The pond's shoreline is undeveloped. The State of Maine's Maine Lakes Assessment (1989) identified Ross Pond as Resource Class 2, a lake of regional significance with significant resource value for its fishery.

Perk Pond, Rangeley - The shoreline of the remote 16-acre pond is undeveloped.

Gile Logan, Rangeley - The outlet of the remote pond flows into Perk Pond and the shoreline is undeveloped.

Yorks Logan, Rangeley - Its outlet is into Gile Logan. The shoreline of the remote 5-acre pond is undeveloped.

Lost Logan, Rangeley - The remote 2-acre pond's shoreline is undeveloped.

Long Logan, Rangeley - The remote 8-acre pond's shoreline is undeveloped.

Roland Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 26-acre Roland as Resource Class 3, a lake of local significance with no significant resource values. The shoreland of the remote pond is undeveloped.

Dill Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 11-acre Dill Pond as Resource Class 2, a lake of regional significance with significant resource value. The shoreland of the remote pond is undeveloped.

Cow Pond, Langtown Plt. - The remote 62-acre pond is accessed off Kennebago Road. The shoreline is undeveloped. The pond's primary fishery is brook trout.

Ben Gile Pond, Rangeley - The outlet of the remote 4-acre pond flows into Baker Brook. Its shoreline is undeveloped.

Beaver Mountain Lake (Long Pond), Sandy River Plt. - The 543-acre lake has a developed shoreline. Its primary fishery is brook trout.

Mud Pond, Rangeley Plt. - The 8-acre pond's outlet is Mountain Pond Stream that flows into Mountain Pond.

Mountain Pond, Rangeley Plt. - 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. The pond's inlet and outlet is Mountain Pond Stream. Its shoreline is undeveloped.

Ledge Pond, Sandy River Plt. - This remote 4-acre pond has an undeveloped shoreline.

Eddy Pond, Sandy River Plt. - This remote 9-acre pond has an undeveloped shoreline. The outlet flows into Cascade Stream.

Midway Pond, Sandy River Plt. - 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.

Rock Pond, Sandy River Plt. - This remote pond has an undeveloped shoreline and can be accessed by a trail from Saddleback Ski area.

City Pond, Sandy River Plt. - The pond is the headwaters of Cascade Stream. The remote pond has an undeveloped shoreline.

Sandy River Ponds, Sandy River Plt. - The three connected ponds outlet into Sandy River. A hand carry boat launch is located on the middle pond and accessible from Route 4.

Loon Lake, Rangeley/Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 171-acre Loon Lake as Resource Class 2, a lake of regional significance with significant resource 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 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.

Little Greely Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 15-acre Little Greely Pond as Resource Class 2, a lake of regional significance with significant resource value. The pond's primary fishery is brook trout. The pond is only accessible by foot. Its outlet flows into Greely Pond.The remote 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 remote pond flows into Greely Pond. The remote pond has an undeveloped shoreline.

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 value. Its primary fishery is bass. Its outlet flows into the South Branch of the Dead River. The remote pond has an undeveloped shoreline.

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 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.

Cascade Stream flows from City Pond in Sandy River Plantation into Rangeley Lake. It crosses Route 4 near Greenvale Cove.

Long Pond Stream flows from Beaver Mountain Lake (Long Pond) in Sandy River Plantation into Rangeley Lake.

Mill Brook flows into the Long Pond Stream crossing Route 4 near Gray Road.

Redington Stream flows into the South Branch of the Dead River south of Redington Road in Dallas Plantation.

Martin Brook flows into the South Bog Stream off Yellow Gate Road in Rangeley Plantation.

South Bog Stream flows into Rangeley Lake west of Rangeley Lake State Park.

Rock Pond Stream flows from Rock Pond into the Saddleback Lake.

Quill Pond Brook flows from Quill Pond in Dallas Plantation into the South Branch of the Dead River.

Geneva Bog Brook flows from Geneva Bog into Saddleback Lake.

Hatchery Brook flows from Ross Pond into Rangeley Lake west of Rangeley Village.

Nile Brook flows into Rangeley Lake crossing Route 4 north of Greenvale Cove.

Haley Brook flows into Saddleback Lake.

South Branch Dead River flows from Great Works Pond into the Dennys River southwest of Dennysville village.

Sandy River flows from the Sandy River Ponds in Sandy River Plantation south to the Kennebec River in Norridgewock.

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 cleared area at the end of a gravel road, leading to a shale pit. 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, Look 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.

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 two existing telecommunications facilities within the project area in Rangeley.

There is a 100' guyed tower located off Look Lake Road north of the village of Rangeley. The tower is owned by the town. Its coordinates are: 45° 001 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.

2. Transmission Corridor

There is an existing Central Maine Power Company transmission corridor within the project area. The corridor runs from the Rangeley Substation off Depot Street in Rangeley Village 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.

IV. FINDING OF EFFECTS

During the visual impact assessment survey on 7 September 2018, four views of tower site were noted from publically accessible roadways and at three waterfront access points. During the visual impact assessment survey, partially clear views of the weather balloon were available in the immediate vicinity of the site on Dallas Hill Road (Photographs 1 - 2). In the 1-3 mile range three partially clear views of the weather balloon were available from Rangeley Village (Photograph 7); Route 16/Stratton Road (Photograph 12); and Route 4/16 (Photograph 13). Long distance views of the site were found across Rangeley Lake (Photographs 17-18) but the balloon was barely visible to the naked eye.

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. Two scenic resources, Oakes Peary Cemetery and the Dallas Plantation Town Hall, have partial views of the tower. The town hall 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 these two resources. All the views are partial and none of the resources are high value scenic resources. Both resources have existing impacts including utility lines the road, 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.

One scenic resource in Rangeley Village, Haley Pond Park, has a partial view of the tower across the water body. Part of the tower is visible above the tree line along the ridge. The tower is also intermittently visible along Stratton Road, Route 16, just outside the village. As with Haley Pond Park, the view of the tower is partial as the tower is partially visible above the tree line along the ridge. Neither resource has a high scenic value. Existing impacts include utility lines the road and adjacent development in the foreground and background of the viewshed. The vantage point is 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 does not 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 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.
Although outside the APE, views toward the tower site at the swimming beach and boat launch along the eastern boundaries of Rangeley Lakes State Park were documented. 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.

This study has confirmed that the proposed telecommunications tower will be visible within a 5 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 tower will have no adverse visual impact to any significant visual resource.

Eighteen (18) 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 sight, and documents any mitigating elements that prevent views of the tower site.

V. BIBLIOGRAPHY

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Scenic Resource Impact Assessment

		Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
		Route 4	Sandy River Plt	5	Animal Habitat - Species of Special Concern (Bicknell's Thrush)	Moderate	No.	Topography		
fe		Route 4/16	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands		
ed Land		Route 4	Sandy River Plt	2.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
fe		Route 4/16	Rangeley	5.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
eserve		Rangeley Manor Drive	Rangeley	2.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
ed Land		Loon Lake Road	Rangeley	4.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
re		South Shore Drive	Rangeley	3	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
nserved		Mingo Loop Road	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
erved		Mingo Loop Road	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
nserved		South Shore Drive	Sandy River Plt	3	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
emetery		Route 4/16	Rangeley	2.5	Cultural Landscape	Moderate	No.	Topography, development, and woodlands		
tery		Dallas Hill Road	Dallas Plt	0.2	Cultural Landscape	Moderate	Yes.	Partial views mitigated by the tree line and existing impacts.		
ational	2	High Street	Rangeley	2	Historic Building	Moderate	No.	Topography, development, and woodlands		
d	2614	Main Street	Rangeley	2	Historic Building	Moderate	No.	Topography, development, and woodlands		
RHP	2443	Main Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands	Rangeley Inn-NRHP	
ic		Dodge Pond Road	Rangeley	5.5	Historic Building	Moderate	No.	Topography and woodlands	Wihelm Reich Museum-NRHP	
hool	33	Town Hall Road	Sandy River Plt	2.85	Historic Building	Moderate	No.	Topography and woodlands		
ol		Dallas Hill Road	Dallas Plt	0.2	Historic Building	Moderate	Yes.	Partial views mitigated by the tree line and existing impacts.	Dallas Plantation Town House-NRHP	

Scenic Resource Impact Assessment

		Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
gion	2472	Main Street	Rangeley	1.5	Historic Building	Moderate	No.	Topography, development, and woodlands	1908-Rangeley Trust Co.-NRHP	
rary	7	Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
tist	3	Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
		School Street	Rangeley	2.25	Historic Building	Moderate	No.	Topography, development, and woodlands		
		School Street	Rangeley	2.25	Historic Building	Moderate	No.	Topography, development, and woodlands		
Church		Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
		Route 4/16	Rangeley	1.5-2.5	Historical Buildings and Cultural Landsapes	Moderate	No.	Topography, development, and woodlands		
gional		Mendolia Road	Rangeley	2.5	Institutional	Low	No.	Topography, development, and woodlands		
Pond		DIFW	Sandy River Plt	5.3	Public Recreation	Low	No.	Topography		
e Park		DACF	Rangeley	5.4	Public Recreation	Moderate	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.		
k &		Lake Street	Rangeley	1.75	Public Recreation	Moderate	No.	Topography, development, and woodlands		
unch		Park Road	Rangeley	1.75	Public Recreation	Moderate	No.	Topography, development, and woodlands		
erlook		Route 16	Dallas Plt	7.2	Public Recreation	Moderate	No.	The tower site is not visible at this distance.		

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Scenic Resource Impact Assessment

		Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
orge		Town Hall Road		2.5	Public Recreation	Moderate	No.	Topography and woodlands		
TV			Rangeley	1.3-1.75	Public Recreation	Moderate	No.	Topography and woodlands		
		Main Street	Rangeley	1.75	Public Recreation	Moderate	Yes.	Partial views of the tower above the ridgeline.		
irse			Dallas Plt	0.75	Public Recreation	Moderate	No.	Topography and woodlands		
geley mer)		Rangely Village	Rangeley & Dallas Plt	1.5-3	Public Recreation	Low	No.	Topography and woodlands		
tional		Route 4	Rangeley, Rangeley Plt. Sandy River Plt	1.75-5	Public Recreation; Cultural Landscape	High	Yes.	Intermittent views in the immediate vicinity west of Rangeley Village are mitigated by existing impacts, distance, and the backdrop beyond the tower site.		
et)			Rangeley	1.8-5	Public Way	High	No.	Topography, development, and woodlands		
			Rangeley	2.8-5	Public Way	Low	No.	Topography and woodlands		
Road)			Rangeley	1.3-5	Public Way	High	No.	Topography and woodlands		
			Rangeley	2.5-5	Public Way	Low	No.	Topography and woodlands		
			Dallas Plt	2.0-5.0	Public Way	Low	No.	Topography and woodlands		
ain Road			Dallas Plt	0.75-4	Public Way	Low	No.	Topography and woodlands		
			Dallas Plt	0-2	Public Way	Low	Yes.	Intermittent views in the immediate vicinity of the tower are mitigated by the woodlands in the area.		
			Rangeley	4.2-5	Public Way	Low	No.	Topography and woodlands		
Course			Rangeley	4.0-5.0	Recreation	Moderate	No.	Topography and woodlands		
ain Ski			Dallas Plt	4	Recreation	Moderate	No.	Topography and woodlands		
			Sandy River Plt	5	Recreation	High	No.	Topography and woodlands		

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Scenic Resource Impact Assessment

		Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
e Trail				0.1-5.0	Recreation	Moderate	No.	Topography and woodlands		
e Trail				1.75-5	Recreation	Moderate	No.	Topography and woodlands		
ail			Dallas Plt	2	Recreation; Conservation Land	Moderate	No.	Topography and woodlands		
ate Park nicipal			Rangeley Plt	5.0-6.5	Recreation; Conservation Land; Animal Habitat - Species of Special Concern (Bald Eagle)	High	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.	ME BPL	
			Rangeley	3	Recreation; Institutional	Low	No.	Topography and woodlands		
Scenic		Route 4	Rangeley	1.8	Scenic Overlook	High	No.	Topography and woodlands		
			Rangeley	3.6	Water Body	Low	No.	Topography and woodlands		
			Rangeley	5	Water Body	Low	No.	Topography and woodlands		
			Rangeley	4.5	Water Body	Low	No.	Topography and woodlands		
			Rangeley	4.5	Water Body	Low	No.	Topography and woodlands		
			Rangeley	3.3	Water Body	Low	No.	Topography and woodlands		
			Dallas Plt	1.5-2.5	Water Body	Low	No.	Topography and woodlands		
			Rangeley & Dallas Plt	1.5	Water Body	Moderate	No.	Topography and woodlands		
			Rangeley	5.0-6.0	Water Body	Low	No.	Topography and woodlands		
			Rangeley, Rangeley Plt.	2.0-5.0	Water Body	High	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.	6,000 acres, 149' depth; public access at Town Park, State Park & Oquossoc landings.	

				Scenic Resource Impact Assessment						
		Street Address	**Town**	**Distance to Tower Site (approx. in miles)**	**Type**	**Significance High, Moderate, or Low**	**View of Tower?**	**Mitigating Features**	**Notes**	
			Land T2 R3	5.3	Water Body	Low	No.	Topography and woodlands		
			Land T2 R3	6.9	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	4.5-6	Water Body	Low	No.	Topography and woodlands		
			Rangeley Plt	4.6-6.0	Water Body	Low	No.	Topography and woodlands		
			Rangeley Plt	6.0-7.0	Water Body	Low	No.	Topography and woodlands		
			Rangeley Plt	4.8	Water Body	Low	No.	Topography and woodlands		
			Rangeley Plt	5.1	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	4.75	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	2.8	Water Body	Moderate	No.	Topography and woodlands		
			Sandy River Plt	5.0	Water Body	Moderate	No.	Topography and woodlands		
			Sandy River Plt	3.8	Water Body	Moderate	No.	Topography and woodlands		
			Sandy River Plt	3.8	Water Body	Moderate	No.	Topography and woodlands		
			Dallas Plt	3.3-5.0	Water Body	Moderate	No.	Topography and woodlands		
			Dallas Plt	3.8	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	4.0	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	2.8	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt & Dallas	2.0-3.3	Water Body	Low	No.	Topography and woodlands		
			Dallas Plt	5.0	Water Body	Low	No.	Topography and woodlands		
			Dallas Plt	1.8-2.0	Water Body	Low	No.	Topography and woodlands		
			Rangeley	2.5-3.5	Water Body	Moderate	No.	Topography and woodlands		
			Rangeley & Dallas Plt	1.2-2.0	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	2.8-4.4	Water Body	Low	No.	Topography and woodlands		
			Sandy River Plt	4.4-4.7	Water Body	Low	No.	Topography and woodlands		

Scenic Resource Impact Assessment

		Street Address	Town	Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
l River			Dallas Plt	2.4-5.0	Water Body	Moderate	No.	Topography and woodlands		
			Dallas Plt	4.5	Water Body	Low	No.	Topography and woodlands		
			Rangeley & Dallas Plt	5	Water Body	Low	No.	Topography and woodlands		
			Dallas Plt	3.5	Water Body	Low	No.	Topography and woodlands		
			Dallas Plt	4	Water Body	Low	No.	Topography and woodlands		
			Dallas Plt	2.0-2.5	Water Body; Animal Habitat - Species of Special Concern (Tule Bluet)	Moderate	No.	Topography and woodlands		
			Rangeley	5.6	Water Body	Low	No.	Topography and woodlands		
Ben			Land T2 R3	6.8	Water Body	Low	No.	Topography and woodlands		
152			Sandy River Plt	5.1	Water Body	Low	No.	Topography		

FOREGROUND: 0-1 MILE IN DISTANCE

Photograph 1: Dallas Hill Road, Oakes Perry Cemetery. The Balloon was partially visible beyond the tree line to the west of the cemetery.

Photograph 2: Dallas Hill Road, Dallas Plantation Town Hall. The Balloon was partially visible beyond the tree line to the west of the public works area adjacent to 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

Photograph 3-4: Dallas Hill Road, Evergreen Golf Course. The balloon was not visible beyond the tree line to the west of the golf course.

MIDDLE GROUND : 1-3.5 MILES IN DISTANCE

Photograph 5: There is no view of the tower 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 block views eastward toward the tower site.

Photograph 6: There is no view of the tower in the vicinity of the Rangeley Historical Society building on Main Street in Rangeley Village. Trees and development in the village block views eastward toward the tower site.

MIDDLE GROUND : 1-3.5 MILES IN DISTANCE

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: High Street, Rangeley Village. The balloon was not visible from any resources in this area on High Street. Trees and development in the village block views eastward toward the tower site.

Photograph 11: The balloon was not visible from any resources in this area off School Street. Trees, topography, and development in the village block 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.

MIDDLE GROUND : 1-3.5 MILES IN DISTANCE

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 does not 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 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.

BACKGROUND : MORE THAN 3.5 MILES IN DISTANCE

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 block views eastward toward the tower site.

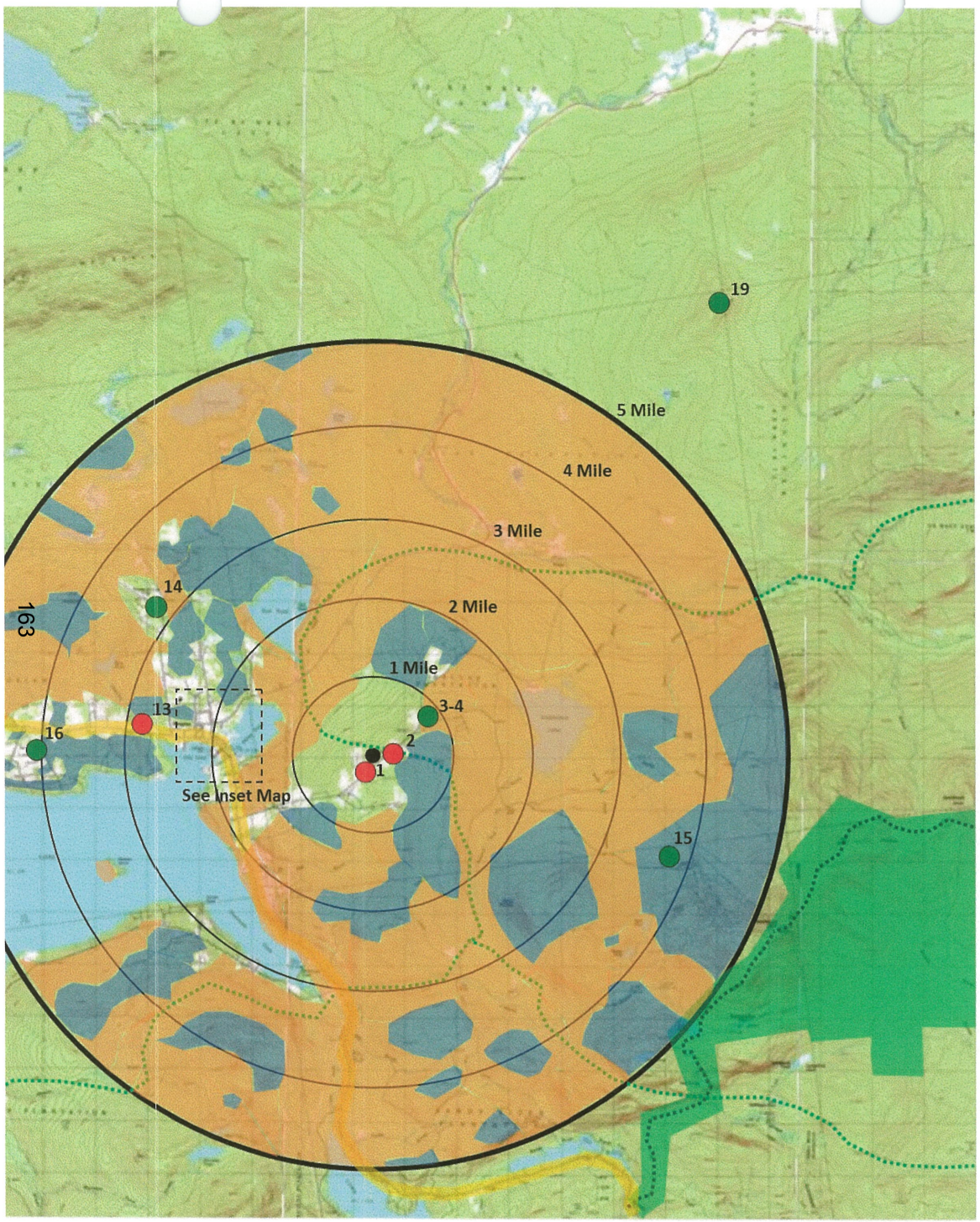
BACKGROUND : MORE THAN 3.5 MILES IN DISTANCE

Photograph 17: Rangeley Lake Boat Launch. Although 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).

Photograph 18: Rangeley Lake Swim Beach. Although views across the open water look at the tower site and Saddleback Mountain beyond, the balloon was not visible to the naked eye due the distance (5.4 miles).

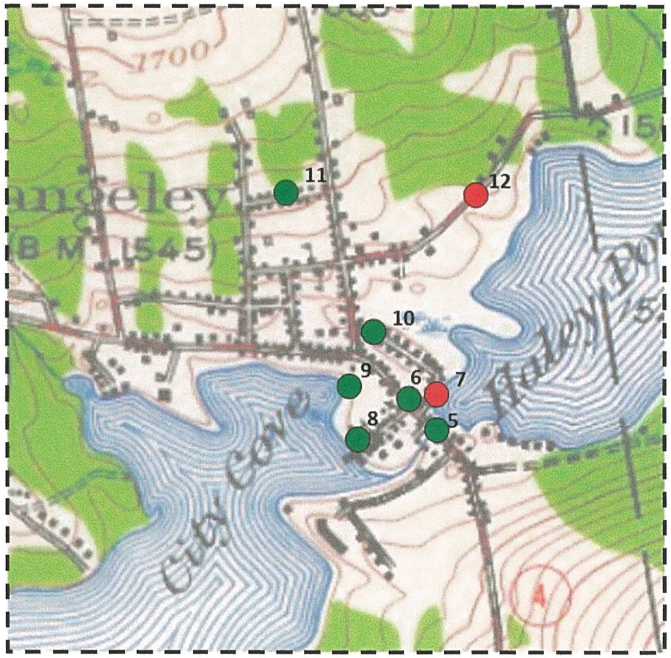
Photograph 19: Quill Hill. Quill Hill is a privately owned scenic area northeast of the tower site. Although long distance views are possible due the clearing on the hill and its elevation, the balloon was not visible to the naked eye due to the distance (7.2 miles) and the background of hills beyond the tower site.

PREDICTIVE VIEWSHED MAP
Visual Assessment of RT-03
Dallas Plantation, Maine



LEGEND

- Federal Easement
- National Scenic Byway
- Photo - No View 1
- Photo - View 1
- ATV/Snowmobile Trail
- Appalachian Trail
- Obstructed View Due to Topography
- Obstructed View Due to Tree Cover



ATTACHMENT # 21

ADDITIONAL INFORMATION ON (1) TOWER FAILURE CONCERNS, (2) TOWER CO-LOCATION, (3) TOWER ABANDONMENT

BLACK DIAMOND
CONSULTANTS INC
www.BLCKdiamond.net

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.

For example a typical foundation for a 190' self-supporting lattice tower occupies a volume of approximately 60 cubic yards of reinforced (re-barred) concrete for a total weight of approximately 122 tons which supports a tower structure of approximately 24 tons. The foundation, as such, weighs over five (5) times the weight of the tower. It is not reasonable to expect that such a tower would topple over a foundation that is 5 times its weight.

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.

BLACK DIAMOND CONSULTANTS INC
www.BLCKdiamond.net

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.

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.

ATTACHMENT # 22

SITE ENGINEERING DRAWINGS

(Please refer to the Site Plan Engineering Drawings for the Proposed Project. The Site Plan is provided to you under separate cover.)

DP 5050

TR #50529
Supplemental Info

Brusila, Sara

recd: 1/14/19

From: Jim Hebert <jrhebert@blackdiamond.net>
Sent: Monday, January 14, 2019 12:50 PM
To: Brusila, Sara
Cc: Chad Hebert; Megan McGuire; Todd Rich (TRICH@wireless-partnersllc.com)
Subject: [EXTERNAL SENDER] Responses to questions on our Dallas Plantation Application
Attachments: Page 5 of Application.pdf; Tower Structural Report.pdf; Notice of Filing of Permit Application.pdf; RT-13_Dallas Plantation_S1-2_2019 01 11.pdf; Aerial Photograph Overlay.pdf; Revised #11 and #12.pdf; Revised List of Properties within 1000'.pdf

Hi Sara, attached are the Black Diamond responses to your questions dated December 27, 2018 relative to our telecommunications communications facility Application in the Dallas Plantation. Also attached are the documents supporting some of our responses. Please let me know if you need additional information in support of our Application. Jim

MAINE LAND USE REGULATION COMMISSION
Department of Conservation

For office use:
50829 | DP | | $ 750.00
Tracking No | Permit No | Fee Received

Permit Application

for non-residential development

1. APPLICANT INFORMATION

Applicant Name(s)	Daytime Phone	FAX	E-mail
Rising Tide Towers, LLC	207-808-5005		rparsloe@wireless-partnerslic.com

Mailing Address
6 Loudon Road, Concord, NH 03301

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name	Daytime Phone	FAX	E-mail
Black Diamond Consultants, Inc.	207-582-0056	207-582-9098	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) James Q. Hebert for Todd B. Parsloe — **Date** 12/14/18 X 1-8-19

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 190' 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 / County	Lessor and Lease Lot Numbers (check your lease)
Dallas Plantation - Franklin County	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): D-RS2 Subdistrict

Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? ■ Yes □ 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? □ Yes ■ 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 List of Abutters within 1000' of tower location		

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DEC 19 2018
LUPC - RANGELEY

MAINE LAND USE REGULATION COMMISSION
RECEIVED
JAN 14 2019
LUPC - RANGELEY

Sabre Industries™
Towers and Poles

Structural Design Report

190' S3TL Series HD1 Self-Supporting Tower

Site: [redacted]

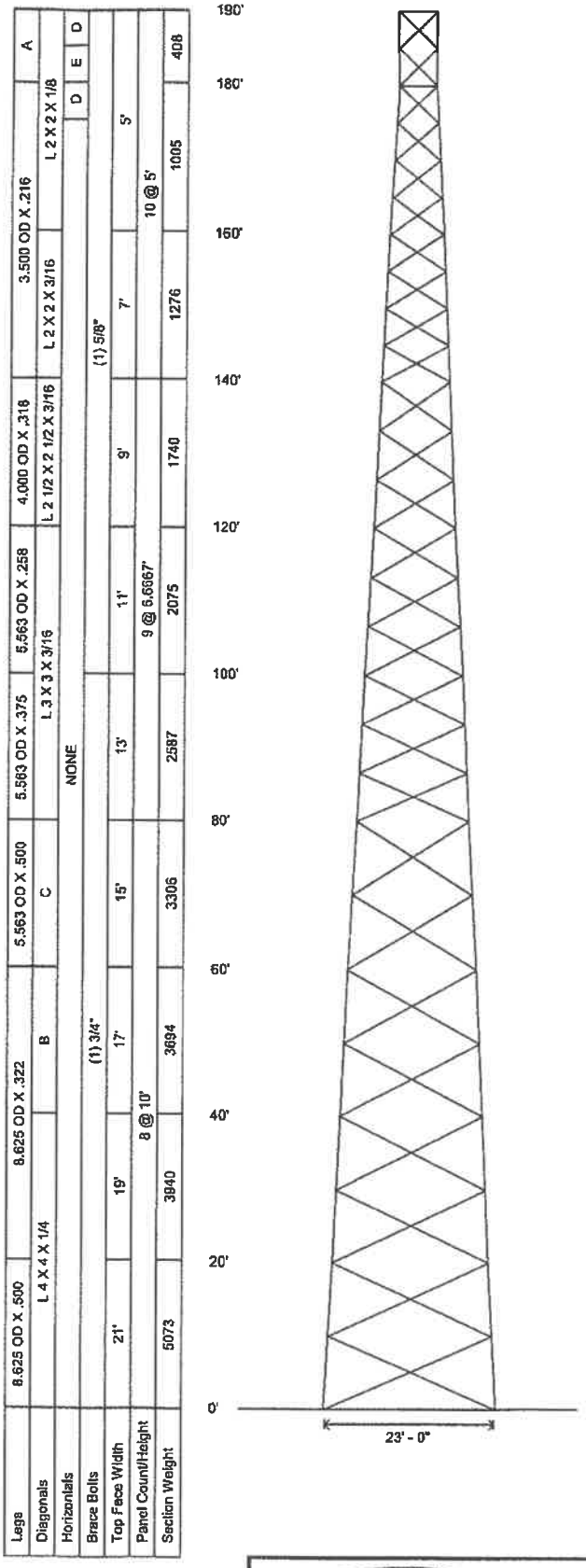
Prepared for: RISING TIDE, LLC
by: Sabre Towers & Poles ™

Job Number: 406437
Revision A

May 3, 2018

STATE OF NEW HAMPSHIRE
ROBERT BEACOM
No. 13540
LICENSED
PROFESSIONAL ENGINEER

5/3/18



Base Reactions

Total Foundation		Individual Footing	
Shear (kips)	67.35	Shear (kips)	39.63
Axial (kips)	132.4	Compression (kips)	365
Moment (ft-kips)	6944	Uplift (kips)	321
Torsion (ft-kips)	-38.08		

Material List

Display	Value
A	2.375 OD X .154
B	L 4 X 3 1/2 X 1/4 (SLV)
C	L 3 1/2 X 3 X 1/4 (SLV)
D	L 2 X 2 X 1/8
E	NONE

Notes

1) All legs are A500 (50 ksi Min. Yield).
2) All braces are A572 Grade 50.
3) All brace bolts are A325-X.
4) The tower model is S3TL Series HD1.
5) Transmission lines are to be attached to standard 12 hole waveguide ladders with stackable hangers.
6) Azimuths are relative (not based on true north).
7) Foundation loads shown are maximums.
8) (6) 1 1/2" dia. F1554 grade 105 anchor bolts per leg. Minimum 58" embedment from top of concrete to top of nut.
9) All unequal angles are oriented with the short leg vertical.
10) Weights shown are estimates. Final weights may vary.
11) This tower was designed for a basic wind speed of 90 mph with 0" of radial ice, and 40 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 3, with a Crest Height of 130'.
12) The foundation loads shown are factored loads.
13) Tower Rating: 100%

Sabre Industries
Towers and Poles

Sabre Communications Corporation
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6090
Fax: (712) 279-0814

Job:	406437A
Customer:	RISING TIDE, LLC
Site Name:	[redacted]
Description:	190' S3TL
Date:	5/3/2018 By: NM

Designed Appurtenance Loading

Elev	Description	Tx-Line
186	(2) Leg Dish Mount	
186	3V-Boom - 12ft Face - 3ft Standoff	
186	(2) 2' H.P. Dish	(2) EW63
186	(9) RRH2x60-850	
186	(9) X7CAP-880	(9) 1 1/4"
176	(2) Leg Dish Mount	
176	3V-Boom - 12ft Face - 3ft Standoff	
176	(2) 2' H.P. Dish	(2) EW63
176	(9) RRH2x60-850	
176	(9) X7CAP-880	(9) 1 1/4"
166	3V-Boom - 12ft Face - 3ft Standoff	

Elev	Description	Tx-Line
166	(6) RRH2x60-850	
166	(6) X7CAP-880	(6) 1 1/4"
156	3V-Boom - 12ft Face - 3ft Standoff	
156	(6) RRH2x60-850	
156	(6) X7CAP-880	(6) 1 1/4"
146	3V-Boom - 12ft Face - 3ft Standoff	
146	(6) RRH2x60-850	
146	(6) X7CAP-880	(6) 1 1/4"
136	3V-Boom - 12ft Face - 3ft Standoff	
136	(6) RRH2x60-850	
136	(6) X7CAP-880	(6) 1 1/4"

Sabre Industries
Towers and Poles

Sabre Communications Corporation
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-0580
Fax: (712) 279-0814

Job:	406437A
Customer:	RISING TIDE, LLC
Site Name:	[redacted]
Description:	190' S3TL
Date:	5/3/2018 By: NM

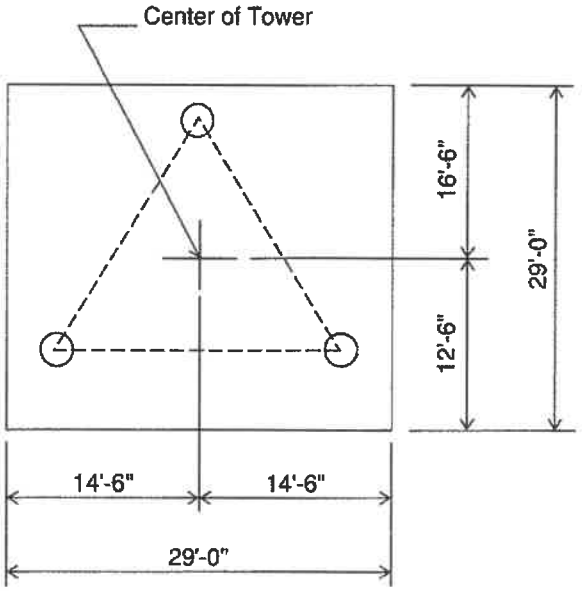
Sabre Industries™
Towers and Poles

No.: 406437

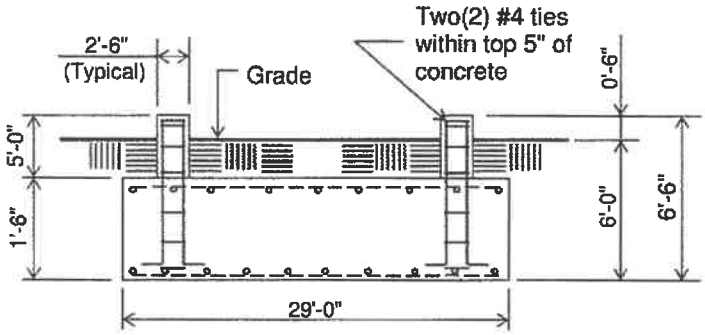
Date: 5/3/18
By: NM
Revision A

Customer: RISING TIDE, LLC
Site: [redacted]

190 ft. Model S3TL Series HD1 Self Supporting Tower At
90 mph Wind with no ice and 40 mph Wind with 0.75 in. Ice per ANSI/TIA-222-G.



PLAN VIEW



ELEVATION VIEW
(49.45 Cu. Yds.)
(1 REQD.; NOT TO SCALE)

CAUTION: Center of tower is not in center of slab.

Notes:

1). Concrete shall have a minimum 28-day compressive strength of 4500 PSI, in accordance with ACI 318-11.

2). Rebar to conform to ASTM specification A615 Grade 60.

3). All rebar to have a minimum of 3" concrete cover.

4). All exposed concrete corners to be chamfered 3/4".

5.) The foundation design is based on the geotechnical report by Summit Geoengineering Services, Project No. 18096 dated: April 26th, 2018.

6). See the geotechnical report for compaction requirements, if specified.
7). The foundation is based on the following factored loads:
Factored download (kips) = 49.68
Factored overturn (kip-ft) = 6,944.45
Factored shear (kips) = 67.35

8). 4.5 ft of soil cover is required over the entire area of the foundation slab.

Rebar Schedule per Mat and per Pier	
Pier	(12) #10 vertical rebar w/ hooks at bottom w/ #4 Rebar ties, two (2) within top 5" of pier then 12" C/C
Mat	(57) #8 horizontal rebar evenly spaced each way top and bottom. (228 total)

7101 Southbridge Dr - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.258.8250

MAT FOUNDATION DESIGN BY SABRE TOWERS & POLES

Tower Description 190' S3TL Series HD1
Customer RISING TIDE, LLC
Project Number 406437
Date 5/3/2018
Engineer NM

Overall Loads:			
Factored Moment (ft-kips)	6944.45	Anchor Bolt Count (per leg)	6
Factored Axial (kips)	132.40		
Factored Shear (kips)	67.35		
Individual Leg Loads:		Tower eccentric from mat (ft)=	2
Factored Uplift (kips)	321.00		
Factored Download (kips)	365.00		
Factored Shear (kips)	40.00		
Width of Tower (ft)	23	Allowable Bearing Pressure (ksf)	4.00
Ultimate Bearing Pressure	12.00	Safety Factor	3.00
Bearing Φs	0.75		
Bearing Design Strength (ksf)	9	Max. Factored Net Bearing Pressure (ksf)	4.62
Water Table Below Grade (ft)	999		
Width of Mat (ft)	29	Minimum Mat Width (ft)	28.89
Thickness of Mat (ft)	1.5		
Depth to Bottom of Slab (ft)	6		
Bolt Circle Diameter (in)	13.25		
Top of Concrete to Top of Bottom Threads (in)	58		
Diameter of Pier (ft)	2.5	Minimum Pier Diameter (ft)	2.44
Ht. of Pier Above Ground (ft)	0.5	Equivalent Square b (ft)	2.22
Ht. of Pier Below Ground (ft)	4.5		
Quantity of Bars in Mat	57		
Bar Diameter in Mat (in)	1		
Area of Bars in Mat (in^2)	44.77		
Spacing of Bars in Mat (in)	6.09	Recommended Spacing (in)	6 to 12
Quantity of Bars Pier	12		
Bar Diameter in Pier (in)	1.27		
Tie Bar Diameter in Pier (in)	0.5		
Spacing of Ties (in)	12		
Area of Bars in Pier (in^2)	15.20	Minimum Pier A_s (in^2)	3.53
Spacing of Bars in Pier (in)	5.62	Recommended Spacing (in)	5 to 12
f'c (ksi)	4.5		
fy (ksi)	60		
Unit Wt. of Soil (kcf)	0.12		
Unit Wt. of Concrete (kcf)	0.15		
Volume of Concrete (yd^3)	49.45		

MAT FOUNDATION DESIGN BY SABRE TOWERS & POLES (CONTINUED)

Two-Way Shear:

Average d (in)	14		
ϕv_c (ksi)	0.228	v_u (ksi)	0.223
$\phi v_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}$	0.342		
$\phi v_c = \phi(\alpha_s d/b_o+2)f'_c{}^{1/2}$	0.345		
$\phi v_c = \phi 4f'_c{}^{1/2}$	0.228		
Shear perimeter, b_o (in)	138.23		
β_c	1		

Stability:

Overturning Design Strength (ft-k)	8861.7	Factored Overturning Moment (ft-k)	7382.2

One-Way Shear:

ϕV_c (kips)	555.6	V_u (kips)	427.8

Pier Design:

Design Tensile Strength (kips)	820.9	Tu (kips)	321.0
ϕV_n (kips)	47.6	V_u (kips)	40.0
$\phi V_c=\phi 2(1+N_u/(500A_g))f'_c{}^{1/2}b_w d$	7.5		
V_s (kips)	47.1	*** V_s max = $4 f'_c{}^{1/2}b_w d$ (kips)	193.2
Maximum Spacing (in)	12.00	(Only if Shear Ties are Required)	
Actual Hook Development (in)	13.00	Req'd Hook Development l_{dh} (in)	10.16
		*** Ref. ACI 11.5.5 & 11.5.6.3	

Anchor Bolt Pull-Out:

$\phi P_c=\phi\lambda(2/3)f'_c{}^{1/2}(2.8A_{SLOPE}+ 4A_{FLAT})$	106.6	P_u (kips)	321.0
Pier Rebar Development Length (in)	50.76	Required Length of Development (in)	22.21

Flexure in Slab:

ϕM_n (ft-kips)	2617.1	M_u (ft-kips)	2595.6
a (in)	2.02		
Steel Ratio	0.00919		
β_1	0.825		
Maximum Steel Ratio (ρ_t)	0.0197		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	80.62	Required Development in Pad (in)	13.67

Condition	1 is OK, 0 Fails
Minimum Mat Width	1
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Two-Way Shear	1
Overturning	1
Anchor Bolt Pull-Out	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Interaction Diagram Visual Check	1
One-Way Shear	1
Hook Development	1
Minimum Mat Depth	1

NOTICE OF FILING OF A PERMIT APPLICATION WITH THE MAINE LAND USE PLANNING COMMISSION

The Commission may require that an applicant provide public notice describing the location and nature of the activity proposed for approval. In such cases, at the time certain permit applications are filed 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 abutting or within 1,000 feet of the property; plantation assessors or town selectboard; and county commissioners.

This is to notify you that RISING TIDE TOWERS, LLC has filed an application for a Non-Residential Development Permit with the Maine Land Use Planning Commission, pursuant to provisions of 12 M.R.S.A. Section 685-B, to construct a telecommunications facility, with a 190' non-lighted tower, to be located in the Dallas Plantation in Franklin County.

The application will be filed for public inspection at the Maine Land Use Planning Commission office circled below *(circle the appropriate office)* on December 20, 2018.

AUGUSTA OFFICE		ASHLAND OFFICE	
		Serving most of Aroostook County, and portions of northern Penobscot and Piscataquis Counties	
18 Elkins Lane - Harlow Bldg. 22 State House Station Augusta, ME 04333-0022	Tel. (207) 287-2631 FAX (207) 287-7439	45 Radar Road Ashland, ME 04732-3600	Tel. (207) 435-7963 FAX (207) 435-7184
BANGOR OFFICE		**EAST MILLINOCKET OFFICE**	
Serving Hancock, Kennebec, Knox, Lincoln, Sagadahoc, and Waldo Counties; most of Washington County; and all coastal islands in the LUPC service area		*Serving southern Penobscot and Aroostook Counties, and portions of Piscataquis and northern Washington Counties*	
106 Hogan Rd, Suite 8 Bangor, ME 04401	Tel. (207) 941-4052 FAX (207) 941-4222	191 Main Street East Millinocket, ME 04430	Tel. (207) 746-2244 Tel. (207) 731-4398 ~~FAX (207) 746-2243~~
GREENVILLE OFFICE		**WEST FARMINGTON OFFICE**	
Serving Somerset County and most of Piscataquis County		*Serving Franklin and Oxford Counties*	
43 Lakeview Street P.O. Box 1107 Greenville, ME 04441	Tel. (207) 695-2466 FAX (207) 695-2380	~~133 Fyfe Rd~~ 932 U.S. Rt. 2 ~~P.O. Box 387~~ East ~~West Farmington, ME 04992~~ Wilton, ME 04294	Tel. (207) 670-7492 OX Tel. (207) 670-7493 FR

Written comments from interested persons should be sent to the Maine Land Use Planning Commission address circled above and **must be received by the Commission in a timely manner.**

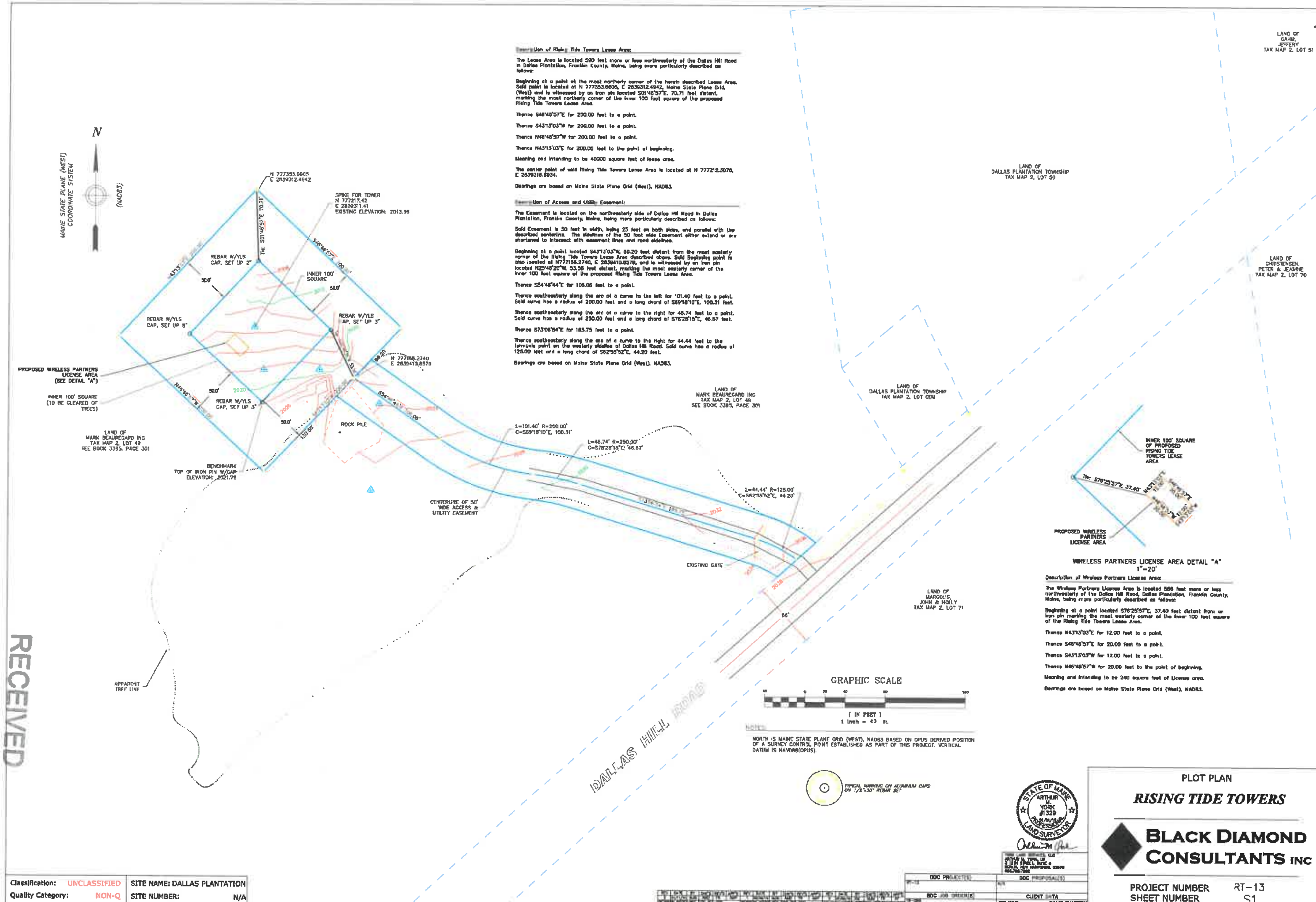
Requests for a public hearing must be submitted in writing and **must be received by the Commission in a timely manner.** Requests for a public hearing must clearly state the reasons for why a public hearing is warranted on this project.

For information on how to request a public hearing or for additional information, contact the Maine Land Use Planning Commission staff at the office circled above.

Mailed ND 14 abutters on 12/20/18
Mailed ND additional 4 abutters on 01/10/19

RECEIVED
JAN 14 2019
LUPC - RANGELEY

RT-13



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 777353.6606, E 2839312.4942, Maine State Plane Grid, (West) and is witnessed by an iron pin located S01°48'57"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°48'57"E for 200.00 feet to a point.

Thence S43°13'03"W for 200.00 feet to a point.

Thence N46°48'57"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 northeasterly 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 N777158.2740, E 2839410.8579, and is witnessed by an iron pin located N23°48'20"W, 53.58 feet distant, marking the most easterly corner of the inner 100 foot square of the proposed Rising Tide Towers Lease Area.

Thence S54°48'44"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°08'54"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.

WIRELESS PARTNERS LICENSE AREA DETAIL "A"

1"=20'

Description of Wireless Partners License Area:

The Wireless Partners License Area is located 566 feet more or less northwesterly of the Dallas Hill Road, Dallas Plantation, Franklin County, Maine, being more particularly described as follows:

Beginning at a point located S78°25'57"E, 37.40 feet distant from an iron pin marking the most westerly corner of the inner 100 foot square of the Rising Tide Towers Lease Area.

Thence N43°13'03"E for 12.00 feet to a point.

Thence S46°46'57"E for 20.00 feet to a point.

Thence S43°13'03"W for 12.00 feet to a point.

Thence N46°46'57"W for 20.00 feet to the point of beginning.

Meaning and intending to be 240 square feet of License area.

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

NOTES:

NORTH IS MAINE STATE PLANE GRID (WEST), NAD83 BASED ON OPUS DERIVED POSITION OF A SURVEY CONTROL POINT ESTABLISHED AS PART OF THIS PROJECT. VERTICAL DATUM IS NAVD88(OPUS).

STATE OF MAINE ARTHUR M. YORK #1329 PROFESSIONAL LAND SURVEYOR

PLOT PLAN

RISING TIDE TOWERS

BLACK DIAMOND CONSULTANTS INC

PROJECT NUMBER RT-13
SHEET NUMBER S1

Classification: UNCLASSIFIED
Quality Category: NON-Q

SITE NAME: DALLAS PLANTATION
SITE NUMBER: N/A

vegtative Clearing

ID	DESCRIPTION
1.	200'X200' LEASE AREA
2.	100'X100 INNER SQUARE
3.	PROPOSED 75'x75' FENCED–IN COMPOUND
4.	APPARENT TREE LINE
5.	SHADED AREA IS PROPOSED TREE CLEARING

11. VEGETATION CLEARING

Will your project involve any clearing of vegetation? (If YES, answer the following questions) ■ Yes □ No

- Total area of clearing: 10,000 sq. ft.
- Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
500'	~~500'~~ 52'	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)
200'	~~350'~~ 60'	~~2000'~~ 60'	D-RS2

- 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: 13,000 sq. ft.
- Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
300'	300	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? □ 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.
- 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.
- Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:
  Construction to commence around Mid-May of 2019. Construction will include clearing, grading, construction and landscaping. Expect to complete construction by Mid-June.

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.

002 / 034A	**Karen D. Hutchinson**	**53 Blanchard Road Cumberland, Maine 04021**
002 / 034B	Robert Butley & Randall Belanger	PO Box 1243 Rangeley, ME 04970
002 / 034C	**Kent Lapage & Georgina K Rodriquez-Lapage**	**45 Melbourne Street, Portsmouth NH 03801**
002 / 041	**Donna C. & Robert A. Coleman**	**PO Box 3 Susquehanna PA 18847**
002 / 042	**Elizabeth E Simpson**	**PO Box 4063 Portsmouth, NH 03802**
002 / 043	Ralph H. & Karen D Hutchinson	53 Blanchard Road Cumberland, Maine 04021
002 / 044	Donald Begraft	RD 4, 1 Curtis Drive Vernon, NJ 07462
002 / 045	Donald, Douglas and Dennis Begraft	1030 RT 619 Newton, NJ 07860
002 / 046	David L. St. Marie	PO Box 976 Rangelely, ME 04970
002 / 047	Marie and Terry Sullivan	12 Roundy Street., #3 Beverly MA 01915
002 / CEM	Town of Dallas Plantation Township	436 Dallas Hill Road Rangeley, ME 04970
002 / 050	Town of Dallas Plantation Township	436 Dallas Hill Road Rangelely, ME 04970
002 / 051	Jeffery Gahm	281 Washington Street Norwell, MA 02061
002 / 070	Peter N & Jeanine S Christensen	PO Box 870 Rangeley, ME 04970
002 / 071	John L & Holly L Margolis	4 Cherry Hill Terrace Waterville, ME 04901
002 / 072	Jonathan B & Linda M. Stevens	PO Box 1263 Rangeley, ME 04970
002 / 073	Central Maine Power Co.	One City Center – 5th Floor Portland, ME 04101
002 / 074	Barbara Dias	26 Kimball Street Sanford, ME 04073
002 / 075	Thomas & Susan Ackley	5 Howe Street Fryeburg, ME 04937

DP 5050

TR #50829
Supplemental
Info
2/1/19

Brusila, Sara

From: Jim Hebert <jrhebert@blackdiamond.net>
Sent: Friday, February 01, 2019 11:46 AM
To: Brusila, Sara
Cc: Chad Hebert; Megan McGuire
Subject: RE: Responses to questions on our Dallas Plantation Application
Attachments: Response to LUPC Comments.rtf; FW: Dallas Plantation Visual Impact Assessment; Dallas Plantation LUPC Application Visual Impact Assessment; Visual Impact Assessment _ Dallas Plantation.pdf; Authorization of Failed Tower on property.pdf

Hi Sara, so sorry on the missed information intended for you on our January 14 submittal. Attached is a copy of our responses which should have been provided in the 14th e-mail. In addition, attached are the (2) e-mails from our licensed historic preservation person who conducted the visual assessment for the Dallas project. These e-mails address the additional questions submitted to you from Jenn Curtis relative to visual assessment. And as we discussed, Rising Tide is working with their financial institution on a letter supporting their financial capability for the proposed project. We will submit this information to you as soon as it is received.

Also, attached is a copy of the signed e-mail by Mark Beauregard on the failed tower outside of the leased area issue and the visual assessment report with the completed table.

Please let me know if you have any additional questions. Jim

From: Jim Hebert
Sent: Monday, January 14, 2019 12:50 PM
To: 'Brusila, Sara'
Cc: Chad Hebert; Megan McGuire; Todd Rich (TRICH@wireless-partnersllc.com)
Subject: Responses to questions on our Dallas Plantation Application

Hi Sara, attached are the Black Diamond responses to your questions dated December 27, 2018 relative to our telecommunications communications facility Application in the Dallas Plantation. Also attached are the documents supporting some of our responses. Please let me know if you need additional information in support of our Application. Jim

Jim Hebert
Black Diamond
Consultants, Inc. PO Box 57
Gardiner, ME 04345

RECEIVED
FEB 01 2019
LUPC - RANGELEY

RE: Pending LUPC Application, Tracking #50829, Rising Tide Towers, LLC,

Dallas Plt. Dear Mr. Hebert:

I have received the LUPC application and processing fee that you submitted on behalf of Rising Tide Towers, LLC to construct a wireless telecommunications tower facility in Dallas Plantation. I have completed an initial review and have found that I need to receive the following additional information before I can proceed with my review (page numbers are as you assigned them to the overall application):

Item #2, Agent Authorization & Applicant Signatures (p. 5): I have enclosed a copy of page 5 of the application. Please have Mr. Rich of Rising Tide Towers sign Item #2 as well since it indicates that he is familiar with the application and acknowledges his responsibility for compliance with all applicable regulations and permit conditions.

Response: Please see attached revised page 5 to Application with RTT signature.

Item #4, Land Division History (p. 5) & Attachment #4 (pp. 25 – 26): You included a copy of Mark Beauregard Inc.'s deed (Bk. 3184, Pg. 104) to the parcel containing Rising Tide Towers' lease lot in the application. I have enclosed a copy of the prior deed in the chain of title, being Mark Beauregard Inc. to Mistymoonbeam, LLC (Bk. 3395, Pg. 305) dated November 22, 2011. I need to receive the *complete* history of the parent parcel for Rising Tide Towers' lease lot for the past 20 years. The parent parcel for the lease lot is the parcel the lease lot originated from as that parcel existed on December 19, 1998. I need to know all of the land transfers out of the parent parcel back up to the present. For example, if the parent parcel was 500 acres in size as of December 19, 1998. I need to know *all* of the transfers in and out of that 500-acre parcel back up to the present. A "parcel" consists of all abutting land under one ownership at a given time within a given township/plantation, even if the land is obtained under different deeds, listed as separate lots within a deed, and/or shown as different lots on a tax map.

Response: Black Diamond has re-reviewed the land history of the seven parcels described in the Mistymoonbeam, LLC deed to confirm that none of these parcels abut the parent parcel. From our assessment, there are no parcels listed in the deed that abut our parent parcel. Additionally, the parent parcel has not had any land taken out of or added to the parcel since February 5, 1991 when 2 acres, more or less, were conveyed to the inhabitants of Dallas Plantation. As a result of this investigation, there are no suggested changes in information to provide on our previously submitted Land Division History chart.

Items #5 & #6, Existing Driveway and Proposed Driveway Extension (p. 6): Scaling off of the site plan, I estimate the existing driveway at approximately 12 feet wide by 280 feet long, and the proposed driveway extension at approximately 12 feet wide by 255 feet long. Please confirm those dimensions, or correct as needed.

Response: The above scaling off estimates for the existing driveway and for the proposed driveway extension is considered accurate.

Items #11 & #12, Vegetation Clearing & Buffering (p. 8): It appears that the area proposed for clearing is within the 100 foot by 100 foot area to be enclosed by the proposed fence. On a site plan, please show where the lease lot and surrounding area are currently wooded, and the area proposed for clearing. Under Item #11 please provide the distance of the proposed clearing from the lease lot lines, not the property lines for the Mark Beauregard Inc. property, and the width of the vegetative buffer along the lease lines for Rising Tide Towers' lease lot under Item #12.

Response: The attached site Plot Plan drawing has been revised to show the lease lot, surrounding area presently wooded, and showing the area proposed for clearing, which is the 100' square area to be cleared of trees. Attached revised item #11 has been corrected to provide distance of the proposed clearing from the lease lot lines. Attached revised item #12, indicates that the width of the vegetative buffer along the lease lines to the new fence structure is approximately 60' front, side and back. Please also refer to the attached aerial photo with superimposed lease area, 100' X 100' area to be developed, 75' X 75' fenced in area, and wooded area expected to remain after development.

Technical & Financial Capacity (p. 14) and Attachment #16: (p. 106): The project cost is estimated at $225,000 on page 14 of the application. Does this include the cost of decommissioning? If not, please also provide the cost for decommissioning. The information provided to demonstrate financial capacity under Attachment #16 is insufficient. Please submit at least one of the following to demonstrate financial capacity to cover the project cost, plus decommissioning:

A letter from a financial institution, government agency or other funding source indicating a commitment to provide a specified amount of funds and the uses for which those funds may be utilized. In cases where there can be no commitment of money until approvals have been received, submit a letter of Intent to Fund from the funding institution indicating the amount of funds and their specified uses.

The most recent corporate annual report indicating availability of sufficient funds to finance the development, along with explanatory materials to interpret the report.

- Copies of bank statements or other similar evidence indicating availability of funds necessary to complete the development, including all proposed improvements, structures and facilities.

Response: Cost of decommissioning the facility is estimated at around $20,000. Black Diamond is waiting on the additional information from Rising Tide Towers on their financial capacity and this information will be provided as soon as it is received.

Abutter List & Copy of Notice of Application (pp. 123-124): Notice must be provided to *all* landowners and lease holders within 1000 feet of the project site, not just abutters. Was notice provided to all landowners and lease holders within 1000 feet of the project site? If so, please confirm. If not, please do so, and send me an updated notification list. Please also provide me with a copy of the notice that was sent out.

Response: We have identified (4) additional properties that are non-abutters to the landowners property but within 1000 feet of the project site. Notice has now been provided to these additional land owners and the revised list is attached, as well as a copy of the notice provided on 12/20/18 and on 01/10/19. The (4) additional property owners that have been notified are listed in bold on the attached notification list.

Tower Failure Evaluation (p. 164A): Please provide more detailed and substantial documentation, certified by a Professional Engineer, that either: a) the tower will not fail, providing specific design data for loading and wind speed; and/or b) in the event of failure, the entire structure would remain within Rising Tide Towers' lease lot.

Response: Attached is a copy of a Sabre tower design purchased by Rising Tide Towers in May of 2018. 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. I can certainly forward the specific tower design information and PE certification for the Dallas site to you for your files once the permit is approved, geotech study completed, and tower has been purchased and designed for this site.

As previously stated in the Application, the tower will be purchased and designed to meet the ANSI/TIA Standard, including area design wind speeds and ice loads, and will include the proposed design tower appurtenances loadings, as well. Tower design to the ANSI Standard ensures that the tower will not structurally fail under these specified design conditions.

Other Questions:

A. Is it feasible to co-locate the proposed telecommunications facility at an existing facility, such as the one located in Coplin Plantation off of State Route #16? If not, please explain why not.

Response: The Coplin Plantation tower is approximately 14 miles, as the crow flies, north of our proposed site in Dallas Plantation. Wireless communications facilities, similar to our proposed facility, will typically transmit adequately rf signals for a distance of approximately 5 to 7 miles from the tower, depending on the area topography. As such, the Coplin Plantation tower is too far away to provide rf coverage to our proposed Dallas Plantation coverage area but is adequately located to avoid dropped calls for a client travelling along Route 16 from Coplin Plantation to Dallas Plantation.

B. The proposed tower site is within a (D-RS2) Community Residential Development Subdistrict. "Utility facilities compatible with residential development" are an allowed use within that subdistrict upon issuance of a permit from the Commission. Please explain how the proposed telecommunications facility will be compatible with the existing residential development in the surrounding area.

Response: Wireless tower facilities are presently located in hundreds of locations throughout the State of Maine including locations within residential developments. Communications facilities have become a common entity to the average person and, as such, are viewed as being compatible with residential development.

In addition, wireless communications continues to be supported nationally through financial and regulatory programs; assisting communities in the development of wireless communications in support of community safety and advancement, and in economic enhancements.

Additionally, the proposed tower is a self-supported lattice type tower which does not require any expansive guy wire structures for tower stability and the facility site and tower will not include any exterior lighting at the site or on the tower. Therefore is supportive of the area nighttime light pollution concerns.

Please submit the above requested additional information to me by January 14, 2019 so that I may proceed with my review of Rising Tide Towers' application. Your response may be sent to me by regular mail to the address above or by e-mail to: sara.brusila@Maine.gov.

If you have any questions regarding this letter or Rising Tide Towers' application please contact me at (207) 670-7493 or via e-mail. Thank you.

DP 5050

Brusila, Sara

From: Megan McGuire <mjmcguire@blackdiamond.net>
Sent: Friday, February 01, 2019 11:08 AM
To: Jim Hebert
Subject: FW: Dallas Plantation Visual Impact Assessment

Julies answer to the ATV question (see below).

Megan J. McGuire
BDC | 207-689-8281

From: Julie Larry <jlarry@portlandlandmarks.org>
Sent: Friday, February 1, 2019 10:45 AM
To: Megan McGuire <mjmcguire@blackdiamond.net>
Subject: RE: Dallas Plantation Visual Impact Assessment

For the most part, at least at crossings where I could view trail conditions, topography and tree cover will obscure views from the trail. It's not very wide, and the tree height ratio to width of the trail will preclude views. There may be areas on the trail with long distance views, as I said I only looked at various crossing locations. I didn't come up the trail on the steep backside of the hill near the tower site, but given the topography and the tree cover similarities I expect that like the approach along the roadway, only when you are very close to the tower do you see a partial view of the tower above the tree line.

From: Megan McGuire [mailto:mjmcguire@blackdiamond.net]
Sent: Friday, February 1, 2019 10:28 AM
To: Julie Larry <jlarry@portlandlandmarks.org>
Subject: RE: Dallas Plantation Visual Impact Assessment

Julie,
I will ask these questions and bring up these points during our 11 am call today. Additionally, Jim has supplied me with "Page 163" (which I didn't realize was the Predictive Viewshed Map) of the application for your reference in stating the impact the tower will have on the ATV trail which passes by the site on our landowners property. I'll know more in a little bit.

Thank you,

Megan J. McGuire
BDC | 207-689-8281

From: Julie Larry <jlarry@portlandlandmarks.org>
Sent: Wednesday, January 30, 2019 10:03 AM
To: Megan McGuire <mjmcguire@blackdiamond.net>
Subject: RE: Dallas Plantation Visual Impact Assessment

What other columns do they need in item No. 1?
I don't know what to say about the AT, other than at 5 mile distance, the tower will be barely visible. See the images taken from Quill Hill as an example – the distance really washes out visibility, unless the sun was to hit the tower just right or if it is lit.

I did talk to some locals and fly fishermen I know that have summer places up that way but I can call a game warden or biologist. All the lakes are really tree'd at the shoreline, so for the most part, there will be limited visual impact.

From: Megan McGuire [mailto:mjmcguire@blackdiamond.net]
Sent: Wednesday, January 30, 2019 9:12 AM
To: Julie Larry <jlarry@portlandlandmarks.org>
Cc: Julie Larry <jlarry04005@gmail.com>
Subject: Dallas Plantation Visual Impact Assessment

Our Dallas Plantation Application is starting to prove to be rigorous .

We got an email from Sara Brusila, "I received an additional request from Senior Planner Jenn Curtis regarding the visual assessment in Rising Tide Towers' application. Specifically, please also address impacts to users of the ATV trail that passes near to the site as shown on the map on page 163 of the application."

This request is in addition to the following:

"Jenn Curtis, Senior Planner with the LUPC, has completed an initial review of the visual assessment included in the original application, starting on p. 125. She requests the following additional information for that aspect of the application:
1. Include all columns of the table "Scenic Resource Impacts Assessment" beginning on page 147.
2. Provide more information on the impact of the proposed tower to users of Haley Pond, Gull Pond, and Saddleback Lake – especially anglers, as these water bodies all have significant resource ratings for fisheries. A local fisheries biologist or game warden may be able to provide information on anglers.
3. Characterize the impacts of the proposed tower on users of the AT, as it is within the 5-mile APE."

We have a scheduled meeting with them on Friday at 11. We said at this time, we didn't have questions for Jenn because we wanted to speak to you first and see what we could come up with for questions / assessment on these 4 points.

Can you help us with these?

Thank you,
Megan J. McGuire
BDC | 207-689-8281

Brusila, Sara

From: Megan McGuire <mjmcguire@blackdiamond.net>
Sent: Wednesday, January 30, 2019 2:53 PM
To: Jim Hebert
Subject: Dallas Plantation LUPC Application Visual Impact Assessment

Jim,
Julie got back to me about her questions. She said the following (in blue) mine is in (red)

1. Include all columns of the table "Scenic Resource Impacts Assessment" beginning on page 147.
   What other columns do they need in item No. 1? I also looked and do not know what they think is missing?
2. Provide more information on the impact of the proposed tower to users of Haley Pond, Gull Pond, and Saddleback Lake – especially anglers, as these water bodies all have significant resource ratings for fisheries. A local fisheries biologist or game warden may be able to provide information on anglers.
   I did talk to some locals and fly fishermen I know that have summer places up that way but I can call a game warden or biologist. All the lakes are really tree'd at the shoreline, so for the most part, there will be limited visual impact.
3. Characterize the impacts of the proposed tower on users of the AT, as it is within the 5-mile APE."
   I don't know what to say about the AT, other than at 5 mile distance, the tower will be barely visible. See the images taken from Quill Hill as an example – the distance really washes out visibility, unless the sun was to hit the tower just right or if it is lit.
4. Please also address impacts to users of the ATV trail that passes near to the site as shown on the map on page 163 of the application
   I'll follow up with her on this as she didn't answer but we don't know what pg 163 of the application is…

Megan J. McGuire
BDC | 207-689-8281

Replacement Pages for Chart in Visual Assessment of Original Application pp. 147-152

DP 5050

Visual Impact Assessment
Dalls Plantation, Maine

10/15/2018 DRAFT

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	
Sandy River		Route 4	Sandy River Plt	5	Animal Habitat - Species of Special Concern (Bicknell's Thrush)	Moderate	No.	Topography		
Hunter Cove Wildlife Sanctuary		Route 4/16	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands		
Cascades Conserved Land w/ trails		Route 4	Sandy River Plt	2.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Hunter Cove Wildlife Sanctuary w/trails		Route 4/16	Rangeley	5.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Hatchery Brook Preserve w/trails		Rangeley Manor Drive	Rangeley	2.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Loon Lake Conserved Land		Loon Lake Road	Rangeley	4.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Wigwam/Ecoventure Conserved Lands		South Shore Drive	Rangeley	3	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Mingo Landing Conserved Lands		Mingo Loop Road	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Lewin Woods Conserved Land		Mingo Loop Road	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Greenvale Cove Conserved Land		South Shore Drive	Sandy River Plt	3	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Rangeley Village Cemetery		Route 4/16	Rangeley	2.5	Cultural Landscape	Moderate	No.	Topography, development, and woodlands		
Oakes Peary Cemetery		Dallas Hill Road	Dallas Plt	0.2	Cultural Landscape	Moderate	Yes.	Partial views mitigated by the tree line and existing impacts.		
Rangeley Congregational Church	2	High Street	Rangeley	2	Historic Building	Moderate	No.	Topography, development, and woodlands		
Church of the Good Shepard	2614	Main Street	Rangeley	2	Historic Building	Moderate	No.	Topography, development, and woodlands		
Rangeley Tavern NRHP	2443	Main Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands	Rangeley Inn-NRHP	
Orgrone Energy Observatory Historic District		Dodge Pond Road	Rangeley	5.5	Historic Building	Moderate	No.	Topography and woodlands	Wihelm Reich Museum-NRHP	
Greenvale Cove School	33	Town Hall Road	Sandy River Plt	2.85	Historic Building	Moderate	No.	Topography and woodlands		
Upper Dallas School		Dallas Hill Road	Dallas Plt	0.2	Historic Building	Moderate	Yes.	Partial views mitigated by the tree line and existing impacts.	Dallas Plantation Town House-NRHP	

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	
Rangeley Lakes Region Historical Society	2472	Main Street	Rangeley	1.5	Historic Building	Moderate	No.	Topography, development, and woodlands	1908-Rangeley Trust Co.-NRHP	
Rangeley Public Library	7	Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
Rangeley Free Baptist Church	3	Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
former school		School Street	Rangeley	2.25	Historic Building	Moderate	No.	Topography, development, and woodlands		
former school		School Street	Rangeley	2.25	Historic Building	Moderate	No.	Topography, development, and woodlands		
St. Luke's Catholic Church		Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
Rangeley Village		Route 4/16	Rangeley	1.5-2.5	Historical Buildings and Cultural Landsapes	Moderate	No.	Topography, development, and woodlands		
Rangeley Lakes Regional School		Mendolia Road	Rangeley	2.5	Institutional	Low	No.	Topography, development, and woodlands		
Middle Sandy River Pond Boat Launch		DIFW	Sandy River Plt	5.3	Public Recreation	Low	No.	Topography		
Rangeley Lake State Park Boat Launch		DACF	Rangeley	5.4	Public Recreation	Moderate	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.		
Lakeside Public Park & Picnic Area		Lake Street	Rangeley	1.75	Public Recreation	Moderate	No.	Topography, development, and woodlands		
Town Park Boat Launch		Park Road	Rangeley	1.75	Public Recreation	Moderate	No.	Topography, development, and woodlands		
Quill Hill Scenic Overlook		Route 16	Dallas Plt	7.2	Public Recreation	Moderate	No.	The tower site is not visible at this distance.		

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	
Cascade Stream Gorge		Town Hall Road		2.5	Public Recreation	Moderate	No.	Topography and woodlands		
The Moose Trail - ATV			Rangeley	1.3-1.75	Public Recreation	Moderate	No.	Topography and woodlands		
Haley Pond Park		Main Street	Rangeley	1.75	Public Recreation	Moderate	Yes.	Partial views of the tower above the ridgeline.		
Evergreen Golf Course			Dallas Plt	0.75	Public Recreation	Moderate	No.	Topography and woodlands		
Sandy River & Rangeley Lakes Railroad (former)		Rangely Village	Rangeley & Dallas Plt	1.5-3	Public Recreation	Low	No.	Topography and woodlands		
Rangeley Lakes National Scenic Byway		Route 4	Rangeley, Rangeley Plt. Sandy River Plt	1.75-5	Public Recreation; Cultural Landscape	High	Yes.	Intermittent views in the immediate vicinity west of Rangeley Village are mitigated by existing impacts, distance, and the backdrop beyond the tower site.		
Route 4 (Main Street)			Rangeley	1.8-5	Public Way	High	No.	Topography, development, and woodlands		
South Shore Drive			Rangeley	2.8-5	Public Way	Low	No.	Topography and woodlands		
Route 16 (Stratton Road)			Rangeley	1.3-5	Public Way	High	No.	Topography and woodlands		
Loon Lake Road			Rangeley	2.5-5	Public Way	Low	No.	Topography and woodlands		
Redington Road			Dallas Plt	2.0-5.0	Public Way	Low	No.	Topography and woodlands		
Saddleback Mountain Road			Dallas Plt	0.75-4	Public Way	Low	No.	Topography and woodlands		
Dallas Hill Road			Dallas Plt	0-2	Public Way	Low	Yes.	Intermittent views in the immediate vicinity of the tower are mitigated by the woodlands in the area.		
Mingo Loop Road			Rangeley	4.2-5	Public Way	Low	No.	Topography and woodlands		
Mingo Springs Golf Course			Rangeley	4.0-5.0	Recreation	Moderate	No.	Topography and woodlands		
Saddleback Mountain Ski Resort			Dallas Plt	4	Recreation	Moderate	No.	Topography and woodlands		
Appalachian Trail			Sandy River Plt	5	Recreation	High	No.	Topography and woodlands		

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	
ITS 89 Snowmobile Trail				0.1-5.0	Recreation	Moderate	No.	Topography and woodlands		
ITS 84 Snowmobile Trail				1.75-5	Recreation	Moderate	No.	Topography and woodlands		
Rangeley Lakes Trail Center			Dallas Plt	2	Recreation; Conservation Land	Moderate	No.	Topography and woodlands		
Rangeley Lakes State Park			Rangeley Plt	5.0-6.5	Recreation; Conservation Land; Animal Habitat - Species of Special Concern (Bald Eagle)	High	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.	ME BPL	
Steven A Bean Municipal Airport			Rangeley	3	Recreation; Institutional	Low	No.	Topography and woodlands		
Whip Willow Farm Scenic Overlook		Route 4	Rangeley	1.8	Scenic Overlook	High	No.	Topography and woodlands		
Roland Pond			Rangeley	3.6	Water Body	Low	No.	Topography and woodlands		
Yorks Logan			Rangeley	5	Water Body	Low	No.	Topography and woodlands		
Gile Logan			Rangeley	4.5	Water Body	Low	No.	Topography and woodlands		
Perk Pond			Rangeley	4.5	Water Body	Low	No.	Topography and woodlands		
Ross Pond			Rangeley	3.3	Water Body	Low	No.	Topography and woodlands		
Gull Pond			Dallas Plt	1.5-2.5	Water Body	Low	No.	Topography and woodlands		
Haley Pond			Rangeley & Dallas Plt	1.5	Water Body	Moderate	No.	Topography and woodlands		
Dodge Pond			Rangeley	5.0-6.0	Water Body	Low	No.	Topography and woodlands		
Rangeley Lake			Rangeley, Rangeley Plt.	2.0-5.0	Water Body	High	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.	6,000 acres, 149' depth; public access at Town Park, State Park & Oquossoc landings.	

Scenic Resource		Street Address	Town	Scenic Resource Impact Assessment: Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
Cow Pond			Land T2 R3	5.3	Water Body	Low	No.	Topography and woodlands		
Ben Gile Pond			Land T2 R3	6.9	Water Body	Low	No.	Topography and woodlands		
Long Pond			Sandy River Plt	4.5-6	Water Body	Low	No.	Topography and woodlands		
Martin Brook			Rangeley Plt	4.6-6.0	Water Body	Low	No.	Topography and woodlands		
South Bog Stream			Rangeley Plt	6.0-7.0	Water Body	Low	No.	Topography and woodlands		
Mud Pond			Rangeley Plt	4.8	Water Body	Low	No.	Topography and woodlands		
Mountain Pond			Rangeley Plt	5.1	Water Body	Low	No.	Topography and woodlands		
Ledge Pond			Sandy River Plt	4.75	Water Body	Low	No.	Topography and woodlands		
Cascade Stream			Sandy River Plt	2.8	Water Body	Moderate	No.	Topography and woodlands		
Eddy Pond			Sandy River Plt	5.0	Water Body	Moderate	No.	Topography and woodlands		
Midway Pond			Sandy River Plt	3.8	Water Body	Moderate	No.	Topography and woodlands		
Rock Pond			Sandy River Plt	3.8	Water Body	Moderate	No.	Topography and woodlands		
Redington Stream			Dallas Plt	3.3-5.0	Water Body	Moderate	No.	Topography and woodlands		
Dill Pond			Dallas Plt	3.8	Water Body	Low	No.	Topography and woodlands		
Mill Brook			Sandy River Plt	4.0	Water Body	Low	No.	Topography and woodlands		
City Pond			Sandy River Plt	2.8	Water Body	Low	No.	Topography and woodlands		
Rock Pond Stream			Sandy River Plt & Dallas	2.0-3.3	Water Body	Low	No.	Topography and woodlands		
Quill Pond Brook			Dallas Plt	5.0	Water Body	Low	No.	Topography and woodlands		
Geneva Bog Brook			Dallas Plt	1.8-2.0	Water Body	Low	No.	Topography and woodlands		
Hatchery Brook			Rangeley	2.5-3.5	Water Body	Moderate	No.	Topography and woodlands		
Nile Brook			Rangeley & Dallas Plt	1.2-2.0	Water Body	Low	No.	Topography and woodlands		
Long Pond Stream			Sandy River Plt	2.8-4.4	Water Body	Low	No.	Topography and woodlands		
Haley Brook			Sandy River Plt	4.4-4.7	Water Body	Low	No.	Topography and woodlands		

Scenic Resource		Street Address	Town	Scenic Resource Impact Assessment: Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
South Branch Dead River			Dallas Plt	2.4-5.0	Water Body	Moderate	No.	Topography and woodlands		
Little Greely Pond			Dallas Plt	4.5	Water Body	Low	No.	Topography and woodlands		
Loon Lake			Rangeley & Dallas Plt	5	Water Body	Low	No.	Topography and woodlands		
Third Greely Pond			Dallas Plt	3.5	Water Body	Low	No.	Topography and woodlands		
Greely Pond			Dallas Plt	4	Water Body	Low	No.	Topography and woodlands		
Saddleback Lake			Dallas Plt	2.0-2.5	Water Body; Animal Habitat - Species of Special Concern (Tule Bluet)	Moderate	No.	Topography and woodlands		
Lost Logan			Rangeley	5.6	Water Body	Low	No.	Topography and woodlands		
Baker Brook (near Ben Gile)			Land T2 R3	6.8	Water Body	Low	No.	Topography and woodlands		
Sandy River Ponds			Sandy River Plt	5.1	Water Body	Low	No.	Topography		

DP 5258

The Mark Beauregard Inc. acknowledges that the 190' Cell Tower located in the middle of 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, the Company authorizes, that in an event of tower failure, the tower may trespass on our land beyond the leased parcel.

Mark Beauregard January 29, 2019

Mark Beauregard Inc. Date:

ATTACHMENT # 20

VISUAL ASSESSMENT REPORT

Date: 3 October 2018

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 190' tall lattice tower and associated telecommunications equipment in a 100' x 100' clear area off Dallas Hill Road in Dallas Plantation within a 200' x 200' leased area. 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 five-mile radius of the proposed telecommunications facility established by the Maine Land Use Planning Commission (LUPC).

The consultant drove thru the project area documenting visual characteristics, conditions and views of the tower site from public use and recreation areas. Visual inventory work was conducted on September 7, 2018. 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.

Seven scenic resources were determined to have views of the proposed site but two of the vantage points are outside the 5-mile APE. The remaining vantage points are not considered high value scenic views. Therefore, there will be no adverse effect on any existing uses or scenic character proposed by this undertaking.

II. 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 a five (5) mile radius of the proposed project in particular. Access to private residences, remote lakes, private forest roads, etc was not feasible and resources at these locations and any potential views of the tower from these locations were not considered 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 below 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 190' tall lattice tower and associated telecommunications equipment on a 200' x 200' ground parcel area located off Dallas Hill Road in Dallas Plantation. The tower site is located at Lat: N 44° 57' 52.72" Long: W 70° 36' 17.76". The site will be accessed via an existing gravel drive leading to an existing shale pit.

B. Survey Boundaries:

The survey boundary includes the geographic area that is five (5) miles in radius surrounding the tower site. The survey boundary is delineated by a black dot on the attached topographic map of the project region (Predictive Viewshed Map).

The survey boundary includes land in Rangeley, Dallas Plantation, Rangeley Plantation, Sandy River Plantation and Lang Township.

C. Survey Methodology:

The purpose of this investigation was to determine the visual impact of the proposed 190-foot telecommunications tower on scenic and recreational resources within five (5) miles of the site off Dallas Hill Road.

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 area of potential effect (APE). The APE was recommended by LUPC as within five (5) miles of the proposed telecommunication structure. The APE was surveyed on 7 September 2018. Representative photographic documentation was taken within and in the vicinity of the project area. All photos have been keyed to a topographical project map (Predictive Viewshed Map); visible locations are shown in red and where the site cannot be seen, the locations are noted in green.

III. SURVEY FINDINGS

A. POTENTIAL SCENIC RESOURCES IN THE PROJECT STUDY AREA:

Locations with potential views within the five (5) mile radius of the proposed telecommunication tower have been delineated on the attached map (Presumptive Viewshed Map) and 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, four (4) above ground properties are individually listed in the National Register of Historic Places (NRHP). One resource has a view of the proposed tower site.

- *Rangeley Tavern, Rangeley*
- *Rangeley Public Library, Rangeley*
- *The Rangeley Trust Company Building, Rangeley*
- *Dallas Upper School, Dallas Plantation*

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 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 16Dallas 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.

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.

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.

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, Route 4/16, Rangeley
Oakes-Peary Cemetery, Dallas Hill Road, Dallas Plantation

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.

Haley Pond Boat Launch, Rangely – 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.

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
Rangeley Lakes Historical Society, Main Street, Rangeley

Churches
Good Shepherd Episcopal, Main Street
Rangeley Congregational, Pleasant Street
Free Baptist, Main and Lake Street
St. Luke's Catholic, Lake Street

Recreation
Saddleback Mountain Ski Area
Rangeley Lakes Trail Center, Dallas Plantation and Sandy River Plantation
Evergreen Golf Course

5. Trail Networks

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 and 89 travel through the project area. The trails in the area are maintained by local clubs.

Moose 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
Although outside the APE, 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.

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.

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 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:
Calmso bulbosa ..... Fairy slipper
Callitriche anceps ..... Water-starwort
Ozmorhiza chilensis ..... Western sweet cicely
Solidago calcicola ..... Goldenrod
Trisetum melicoides ..... Grass

Haley Pond, Rangeley and Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 170-acre Haley Pond as Resource Class 2, a lake of regional significance with significant resource value. Off Route 4 a gravel parking area provides vehicular access to the pond where canoes/small boats can be launched. The pond's outlet is Rangeley Lake. The pond's shoreline is developed. The pond's fisheries are primarily perch.

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 Lakes Assessment (1989) identified Ross Pond as Resource Class 2, a lake of regional significance with significant resource value for its fishery.

Dodge Pond, Rangeley - The 230-acre pond's fisheries include landlocked salmon and brook trout. The pond's shoreline is developed. The State of Maine's Maine Lakes Assessment (1989) identified Dodge Pond as Resource Class 2, a lake of regional significance with significant resource value for its significant fishery.

Gull Pond, Dallas Plt. - Gull Pond's outlet flows into Haley Pond. The State of Maine's Wildlands Lake Assessment identified 281-acre Gull Pond as Resource Class 2, a lake of regional significance with significant resource value. The pond's fisheries include landlocked salmon and brook trout. The pond's shoreline is developed. Access to the pond is by Camp Wayaawi Road.

Ross Pond, Rangeley - The 26-acre pond flows into Hatchery Brook. The pond's shoreline is undeveloped. The State of Maine's Maine Lakes Assessment (1989) identified Ross Pond as Resource Class 2, a lake of regional significance with significant resource value for its fishery.

Perk Pond, Rangeley - The shoreline of the remote 16-acre pond is undeveloped.

Gile Logan, Rangeley - The outlet of the remote pond flows into Perk Pond and the shoreline is undeveloped.

Yorks Logan, Rangeley - Its outlet is into Gile Logan. The shoreline of the remote 5-acre pond is undeveloped.

Lost Logan, Rangeley - The remote 2-acre pond's shoreline is undeveloped.

Long Logan, Rangeley - The remote 8-acre pond's shoreline is undeveloped.

Roland Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 26-acre Roland as Resource Class 3, a lake of local significance with no significant resource values. The shoreland of the remote pond is undeveloped.

Dill Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 11-acre Dill Pond as Resource Class 2, a lake of regional significance with significant resource value. The shoreland of the remote pond is undeveloped.

Cow Pond, Langtown Plt. - The remote 62-acre pond is accessed off Kennebago Road. The shoreline is undeveloped. The pond's primary fishery is brook trout.

Ben Gile Pond, Rangeley - The outlet of the remote 4-acre pond flows into Baker Brook. Its shoreline is undeveloped.

Beaver Mountain Lake (Long Pond), Sandy River Plt. - The 543-acre lake has a developed shoreline. Its primary fishery is brook trout.

Mud Pond, Rangeley Plt. - The 8-acre pond's outlet is Mountain Pond Stream that flows into Mountain Pond.

Mountain Pond, Rangeley Plt. - 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. The pond's inlet and outlet is Mountain Pond Stream. Its shoreline is undeveloped.

Ledge Pond, Sandy River Plt. - This remote 4-acre pond has an undeveloped shoreline.

Eddy Pond, Sandy River Plt. - This remote 9-acre pond has an undeveloped shoreline. The outlet flows into Cascade Stream.

Midway Pond, Sandy River Plt. - 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.

Rock Pond, Sandy River Plt. - This remote pond has an undeveloped shoreline and can be accessed by a trail from Saddleback Ski area.

City Pond, Sandy River Plt. - The pond is the headwaters of Cascade Stream. The remote pond has an undeveloped shoreline.

Sandy River Ponds, Sandy River Plt. - The three connected ponds outlet into Sandy River. A hand carry boat launch is located on the middle pond and accessible from Route 4.

Loon Lake, Rangeley/Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 171-acre Loon Lake as Resource Class 2, a lake of regional significance with significant resource 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 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.

Little Greely Pond, Dallas Plt. - The State of Maine's Wildlands Lake Assessment identified 15-acre Little Greely Pond as Resource Class 2, a lake of regional significance with significant resource value. The pond's primary fishery is brook trout. The pond is only accessible by foot. Its outlet flows into Greely Pond.The remote 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 remote pond flows into Greely Pond. The remote pond has an undeveloped shoreline.

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 value. Its primary fishery is bass. Its outlet flows into the South Branch of the Dead River. The remote pond has an undeveloped shoreline.

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 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.

Cascade Stream flows from City Pond in Sandy River Plantation into Rangeley Lake. It crosses Route 4 near Greenvale Cove.

Long Pond Stream flows from Beaver Mountain Lake (Long Pond) in Sandy River Plantation into Rangeley Lake.

Mill Brook flows into the Long Pond Stream crossing Route 4 near Gray Road.

Redington Stream flows into the South Branch of the Dead River south of Redington Road in Dallas Plantation.

Martin Brook flows into the South Bog Stream off Yellow Gate Road in Rangeley Plantation.

South Bog Stream flows into Rangeley Lake west of Rangeley Lake State Park.

Rock Pond Stream flows from Rock Pond into the Saddleback Lake.

Quill Pond Brook flows from Quill Pond in Dallas Plantation into the South Branch of the Dead River.

Geneva Bog Brook flows from Geneva Bog into Saddleback Lake.

Hatchery Brook flows from Ross Pond into Rangeley Lake west of Rangeley Village.

Nile Brook flows into Rangeley Lake crossing Route 4 north of Greenvale Cove.

Haley Brook flows into Saddleback Lake.

South Branch Dead River flows from Great Works Pond into the Dennys River southwest of Dennysville village.

Sandy River flows from the Sandy River Ponds in Sandy River Plantation south to the Kennebec River in Norridgewock.

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 cleared area at the end of a gravel road, leading to a shale pit. 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, Look 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.

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 two existing telecommunications facilities within the project area in Rangeley.

There is a 100' guyed tower located off Look Lake Road north of the village of Rangeley. The tower is owned by the town. Its coordinates are: 45° 001 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.

2. Transmission Corridor

There is an existing Central Maine Power Company transmission corridor within the project area. The corridor runs from the Rangeley Substation off Depot Street in Rangeley Village 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.

IV. FINDING OF EFFECTS

During the visual impact assessment survey on 7 September 2018, four views of tower site were noted from publically accessible roadways and at three waterfront access points. During the visual impact assessment survey, partially clear views of the weather balloon were available in the immediate vicinity of the site on Dallas Hill Road (Photographs 1 - 2). In the 1-3 mile range three partially clear views of the weather balloon were available from Rangeley Village (Photograph 7); Route 16/Stratton Road (Photograph 12); and Route 4/16 (Photograph 13). Long distance views of the site were found across Rangeley Lake (Photographs 17-18) but the balloon was barely visible to the naked eye.

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. Two scenic resources, Oakes Peary Cemetery and the Dallas Plantation Town Hall, have partial views of the tower. The town hall 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 these two resources. All the views are partial and none of the resources are high value scenic resources. Both resources have existing impacts including utility lines the road, 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.

One scenic resource in Rangeley Village, Haley Pond Park, has a partial view of the tower across the water body. Part of the tower is visible above the tree line along the ridge. The tower is also intermittently visible along Stratton Road, Route 16, just outside the village. As with Haley Pond Park, the view of the tower is partial as the tower is partially visible above the tree line along the ridge. Neither resource has a high scenic value. Existing impacts include utility lines the road and adjacent development in the foreground and background of the viewshed. The vantage point is 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 does not 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 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.
Although outside the APE, views toward the tower site at the swimming beach and boat launch along the eastern boundaries of Rangeley Lakes State Park were documented. 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.

This study has confirmed that the proposed telecommunications tower will be visible within a 5 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 tower will have no adverse visual impact to any significant visual resource.

Eighteen (18) 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 sight, and documents any mitigating elements that prevent views of the tower site.

V. BIBLIOGRAPHY

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Scenic Resource		Street Address	Town	Scenic Resource Impact Assessment: Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
Sandy River		Route 4	Sandy River Plt	5	Animal Habitat - Species of Special Concern (Bicknell's Thrush)	Moderate	No.	Topography		
Hunter Cove Wildlife Sanctuary		Route 4/16	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands		
Cascades Conserved Land w/ trails		Route 4	Sandy River Plt	2.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Hunter Cove Wildlife Sanctuary w/trails		Route 4/16	Rangeley	5.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Hatchery Brook Preserve w/trails		Rangeley Manor Drive	Rangeley	2.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Loon Lake Conserved Land		Loon Lake Road	Rangeley	4.5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Wigwam/Ecoventure Conserved Lands		South Shore Drive	Rangeley	3	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Mingo Landing Conserved Lands		Mingo Loop Road	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Lewin Woods Conserved Land		Mingo Loop Road	Rangeley	5	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Greenvale Cove Conserved Land		South Shore Drive	Sandy River Plt	3	Conservation Land	Moderate	No.	Topography and woodlands	Rangeley Lakes Heritage Trust	
Rangeley Village Cemetery		Route 4/16	Rangeley	2.5	Cultural Landscape	Moderate	No.	Topography, development, and woodlands		
Oakes Peary Cemetery		Dallas Hill Road	Dallas Plt	0.2	Cultural Landscape	Moderate	Yes.	Partial views mitigated by the tree line and existing impacts.		
Rangeley Congregational Church	2	High Street	Rangeley	2	Historic Building	Moderate	No.	Topography, development, and woodlands		
Church of the Good Shepard	2614	Main Street	Rangeley	2	Historic Building	Moderate	No.	Topography, development, and woodlands		
Rangeley Tavern NRHP	2443	Main Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands	Rangeley Inn-NRHP	
Orgrone Energy Observatory Historic District		Dodge Pond Road	Rangeley	5.5	Historic Building	Moderate	No.	Topography and woodlands	Wilhelm Reich Museum-NRHP	
Greenvale Cove School	33	Town Hall Road	Sandy River Plt	2.85	Historic Building	Moderate	No.	Topography and woodlands		
Upper Dallas School		Dallas Hill Road	Dallas Plt	0.2	Historic Building	Moderate	Yes.	Partial views mitigated by the tree line and existing impacts.	Dallas Plantation Town House-NRHP	

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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	
Rangeley Lakes Region Historical Society	2472	Main Street	Rangeley	1.5	Historic Building	Moderate	No.	Topography, development, and woodlands	1908-Rangeley Trust Co.-NRHP	
Rangeley Public Library	7	Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
Rangeley Free Baptist Church	3	Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
former school		School Street	Rangeley	2.25	Historic Building	Moderate	No.	Topography, development, and woodlands		
former school		School Street	Rangeley	2.25	Historic Building	Moderate	No.	Topography, development, and woodlands		
St. Luke's Catholic Church		Lake Street	Rangeley	1.75	Historic Building	Moderate	No.	Topography, development, and woodlands		
Rangeley Village		Route 4/16	Rangeley	1.5-2.5	Historical Buildings and Cultural Landsapes	Moderate	No.	Topography, development, and woodlands		
Rangeley Lakes Regional School		Mendolia Road	Rangeley	2.5	Institutional	Low	No.	Topography, development, and woodlands		
Middle Sandy River Pond Boat Launch		DIFW	Sandy River Plt	5.3	Public Recreation	Low	No.	Topography		
Rangeley Lake State Park Boat Launch		DACF	Rangeley	5.4	Public Recreation	Moderate	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.		
Lakeside Public Park & Picnic Area		Lake Street	Rangeley	1.75	Public Recreation	Moderate	No.	Topography, development, and woodlands		
Town Park Boat Launch		Park Road	Rangeley	1.75	Public Recreation	Moderate	No.	Topography, development, and woodlands		
Quill Hill Scenic Overlook		Route 16	Dallas Plt	7.2	Public Recreation	Moderate	No.	The tower site is not visible at this distance.		

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	
Cascade Stream Gorge		Town Hall Road		2.5	Public Recreation	Moderate	No.	Topography and woodlands		
The Moose Trail - ATV			Rangeley	1.3-1.75	Public Recreation	Moderate	No.	Topography and woodlands		
Haley Pond Park		Main Street	Rangeley	1.75	Public Recreation	Moderate	Yes.	Partial views of the tower above the ridgeline.		
Evergreen Golf Course			Dallas Plt	0.75	Public Recreation	Moderate	No.	Topography and woodlands		
Sandy River & Rangeley Lakes Railroad (former)		Rangely Village	Rangeley & Dallas Plt	1.5-3	Public Recreation	Low	No.	Topography and woodlands		
Rangeley Lakes National Scenic Byway		Route 4	Rangeley, Rangeley Plt. Sandy River Plt	1.75-5	Public Recreation; Cultural Landscape	High	Yes.	Intermittent views in the immediate vicinity west of Rangeley Village are mitigated by existing impacts, distance, and the backdrop beyond the tower site.		
Route 4 (Main Street)			Rangeley	1.8-5	Public Way	High	No.	Topography, development, and woodlands		
South Shore Drive			Rangeley	2.8-5	Public Way	Low	No.	Topography and woodlands		
Route 16 (Stratton Road)			Rangeley	1.3-5	Public Way	High	No.	Topography and woodlands		
Loon Lake Road			Rangeley	2.5-5	Public Way	Low	No.	Topography and woodlands		
Redington Road			Dallas Plt	2.0-5.0	Public Way	Low	No.	Topography and woodlands		
Saddleback Mountain Road			Dallas Plt	0.75-4	Public Way	Low	No.	Topography and woodlands		
Dallas Hill Road			Dallas Plt	0-2	Public Way	Low	Yes.	Intermittent views in the immediate vicinity of the tower are mitigated by the woodlands in the area.		
Mingo Loop Road			Rangeley	4.2-5	Public Way	Low	No.	Topography and woodlands		
Mingo Springs Golf Course			Rangeley	4.0-5.0	Recreation	Moderate	No.	Topography and woodlands		
Saddleback Mountain Ski Resort			Dallas Plt	4	Recreation	Moderate	No.	Topography and woodlands		
Appalachian Trail			Sandy River Plt	5	Recreation	High	No.	Topography and woodlands		

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Scenic Resource		Street Address	Town	Scenic Resource Impact Assessment: Distance to Tower Site (approx. in miles)	Type	Significance High, Moderate, or Low	View of Tower?	Mitigating Features	Notes	
ITS 89 Snowmobile Trail				0.1-5.0	Recreation	Moderate	No.	Topography and woodlands		
ITS 84 Snowmobile Trail				1.75-5	Recreation	Moderate	No.	Topography and woodlands		
Rangeley Lakes Trail Center			Dallas Plt	2	Recreation; Conservation Land	Moderate	No.	Topography and woodlands		
Rangeley Lakes State Park			Rangeley Plt	5.0-6.5	Recreation; Conservation Land; Animal Habitat - Species of Special Concern (Bald Eagle)	High	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.	ME BPL	
Steven A Bean Municipal Airport			Rangeley	3	Recreation; Institutional	Low	No.	Topography and woodlands		
Whip Willow Farm Scenic Overlook		Route 4	Rangeley	1.8	Scenic Overlook	High	No.	Topography and woodlands		
Roland Pond			Rangeley	3.6	Water Body	Low	No.	Topography and woodlands		
Yorks Logan			Rangeley	5	Water Body	Low	No.	Topography and woodlands		
Gile Logan			Rangeley	4.5	Water Body	Low	No.	Topography and woodlands		
Perk Pond			Rangeley	4.5	Water Body	Low	No.	Topography and woodlands		
Ross Pond			Rangeley	3.3	Water Body	Low	No.	Topography and woodlands		
Gull Pond			Dallas Plt	1.5-2.5	Water Body	Low	No.	Topography and woodlands		
Haley Pond			Rangeley & Dallas Plt	1.5	Water Body	Moderate	No.	Topography and woodlands		
Dodge Pond			Rangeley	5.0-6.0	Water Body	Low	No.	Topography and woodlands		
Rangeley Lake			Rangeley, Rangeley Plt.	2.0-5.0	Water Body	High	Yes.	Some locations along the shoreline have views across the open water, but views are mitigated by the distance to the tower and the backdrop of the mountains beyond the tower's ridgeline site.	6,000 acres, 149' depth; public access at Town Park, State Park & Oquossoc landings.	

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	
Cow Pond			Land T2 R3	5.3	Water Body	Low	No.	Topography and woodlands		
Ben Gile Pond			Land T2 R3	6.9	Water Body	Low	No.	Topography and woodlands		
Long Pond			Sandy River Plt	4.5-6	Water Body	Low	No.	Topography and woodlands		
Martin Brook			Rangeley Plt	4.6-6.0	Water Body	Low	No.	Topography and woodlands		
South Bog Stream			Rangeley Plt	6.0-7.0	Water Body	Low	No.	Topography and woodlands		
Mud Pond			Rangeley Plt	4.8	Water Body	Low	No.	Topography and woodlands		
Mountain Pond			Rangeley Plt	5.1	Water Body	Low	No.	Topography and woodlands		
Ledge Pond			Sandy River Plt	4.75	Water Body	Low	No.	Topography and woodlands		
Cascade Stream			Sandy River Plt	2.8	Water Body	Moderate	No.	Topography and woodlands		
Eddy Pond			Sandy River Plt	5.0	Water Body	Moderate	No.	Topography and woodlands		
Midway Pond			Sandy River Plt	3.8	Water Body	Moderate	No.	Topography and woodlands		
Rock Pond			Sandy River Plt	3.8	Water Body	Moderate	No.	Topography and woodlands		
Redington Stream			Dallas Plt	3.3-5.0	Water Body	Moderate	No.	Topography and woodlands		
Dill Pond			Dallas Plt	3.8	Water Body	Low	No.	Topography and woodlands		
Mill Brook			Sandy River Plt	4.0	Water Body	Low	No.	Topography and woodlands		
City Pond			Sandy River Plt	2.8	Water Body	Low	No.	Topography and woodlands		
Rock Pond Stream			Sandy River Plt & Dallas	2.0-3.3	Water Body	Low	No.	Topography and woodlands		
Quill Pond Brook			Dallas Plt	5.0	Water Body	Low	No.	Topography and woodlands		
Geneva Bog Brook			Dallas Plt	1.8-2.0	Water Body	Low	No.	Topography and woodlands		
Hatchery Brook			Rangeley	2.5-3.5	Water Body	Moderate	No.	Topography and woodlands		
Nile Brook			Rangeley & Dallas Plt	1.2-2.0	Water Body	Low	No.	Topography and woodlands		
Long Pond Stream			Sandy River Plt	2.8-4.4	Water Body	Low	No.	Topography and woodlands		
Haley Brook			Sandy River Plt	4.4-4.7	Water Body	Low	No.	Topography and woodlands		

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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	
South Branch Dead River			Dallas Plt	2.4-5.0	Water Body	Moderate	No.	Topography and woodlands		
Little Greely Pond			Dallas Plt	4.5	Water Body	Low	No.	Topography and woodlands		
Loon Lake			Rangeley & Dallas Plt	5	Water Body	Low	No.	Topography and woodlands		
Third Greely Pond			Dallas Plt	3.5	Water Body	Low	No.	Topography and woodlands		
Greely Pond			Dallas Plt	4	Water Body	Low	No.	Topography and woodlands		
Saddleback Lake			Dallas Plt	2.0-2.5	Water Body; Animal Habitat - Species of Special Concern (Tule Bluet)	Moderate	No.	Topography and woodlands		
Lost Logan			Rangeley	5.6	Water Body	Low	No.	Topography and woodlands		
Baker Brook (near Ben Gile)			Land T2 R3	6.8	Water Body	Low	No.	Topography and woodlands		
Sandy River Ponds			Sandy River Plt	5.1	Water Body	Low	No.	Topography		

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DP 5050
Supplemental Information
See Attachment #16, p. 106 of original Application

TR #50529
Supplement S-2
Ex. 52-A

Camden NATIONAL BANK

February 21, 2019

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 has the financial capacity to construct a cellular tower on the designated site in Dallas Plantation, Maine.

This letter does not constitute an offer, agreement, or commitment to lend. The terms and conditions upon which Camden National Bank may extend credit to Rising Tide Towers LLC are subject to the satisfactory completion and review of loan underwriting, documentation, and other due diligence as determined necessary by the Bank and its counsel.

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

Sincerely,

Elliott Barry
Senior Vice President
ebarry@camdennational.com
207.344.6852

RECEIVED
FEB 21 2019
LUPC - RANGELEY

DP 5050
Supplemental
Information
rec'd 2/26/19

Brusila, Sara

From: Jim Hebert <jrhebert@blackdiamond.net>
Sent: Tuesday, February 26, 2019 1:27 PM
To: Brusila, Sara
Cc: Chad Hebert; Megan McGuire
Subject: RE: Pending LUPC Development Permit Application DP 5050, Rising Tide Towers, LLC, Dallas Plt.
Attachments: FAA Approval - Determination.pdf; FCC - RF Exposure Guidelines Re-dacted.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 Sarah, attached is a copy of the FAA approval of their "Determination of No Hazard to Navigation" for the proposed site.

In addition, I have provided you with a redacted copy of a guidance document from the FCC relative to RF Emissions. The document shows that wireless communications facilities, similar to our proposed facility, are considered "categorically excluded" and thus considered in compliance with the guideline limits for rf exposure if the tower antennas are located at a height of 10 meters or greater above ground level.
Jim

From: Brusila, Sara [mailto:Sara.Brusila@maine.gov]
Sent: Tuesday, February 26, 2019 12:31 PM
To: Jim Hebert
Subject: Pending LUPC Development Permit Application DP 5050, Rising Tide Towers, LLC, Dallas Plt.

Jim,

A couple of questions/issues have been raised by Dallas Plantation and other interested parties, which I am requesting that you address:

1. Dallas Plantation asked whether the proposed tower would be in the flight path of Rangeley Airport (see attached e-mail string).
2. A couple of neighbors have asked about radio frequency emissions and possible health effects. It is my understanding that there are FCC regulations/standards pertaining to radio frequency emissions. If so, please cite the applicable federal regulations/standards and how the proposal will comply with them.

Thank you.

Sara L. Brusila
Regional Representative
Maine Dept. of Agriculture, Conservation & Forestry
Land Use Planning Commission
932 U.S. Route 2 East
Wilton, Maine 04294
Telephone: (207) 670-7493
Fax: (207) 778-4933
E-mail: sara.brusila@Maine.gov

DP 5050
Supplemental Information

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

Aeronautical Study No.
2018-ANE-4444-OE

Issued Date: 08/22/2018

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:	44-57-52.70N NAD 83
Longitude:	70-36-17.70W
Heights:	2013 feet site elevation (SE) 196 feet above ground level (AGL) 2209 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

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)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 02/22/2020 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.

RECEIVED
FEB 26 2019
LUPC - RANGELEY

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 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.

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 our office at (202) 267-0105, or j.garver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-ANE-4444-OE.

Signature Control No: 370889947-382313887 (DNE)
Jay Garver
Specialist

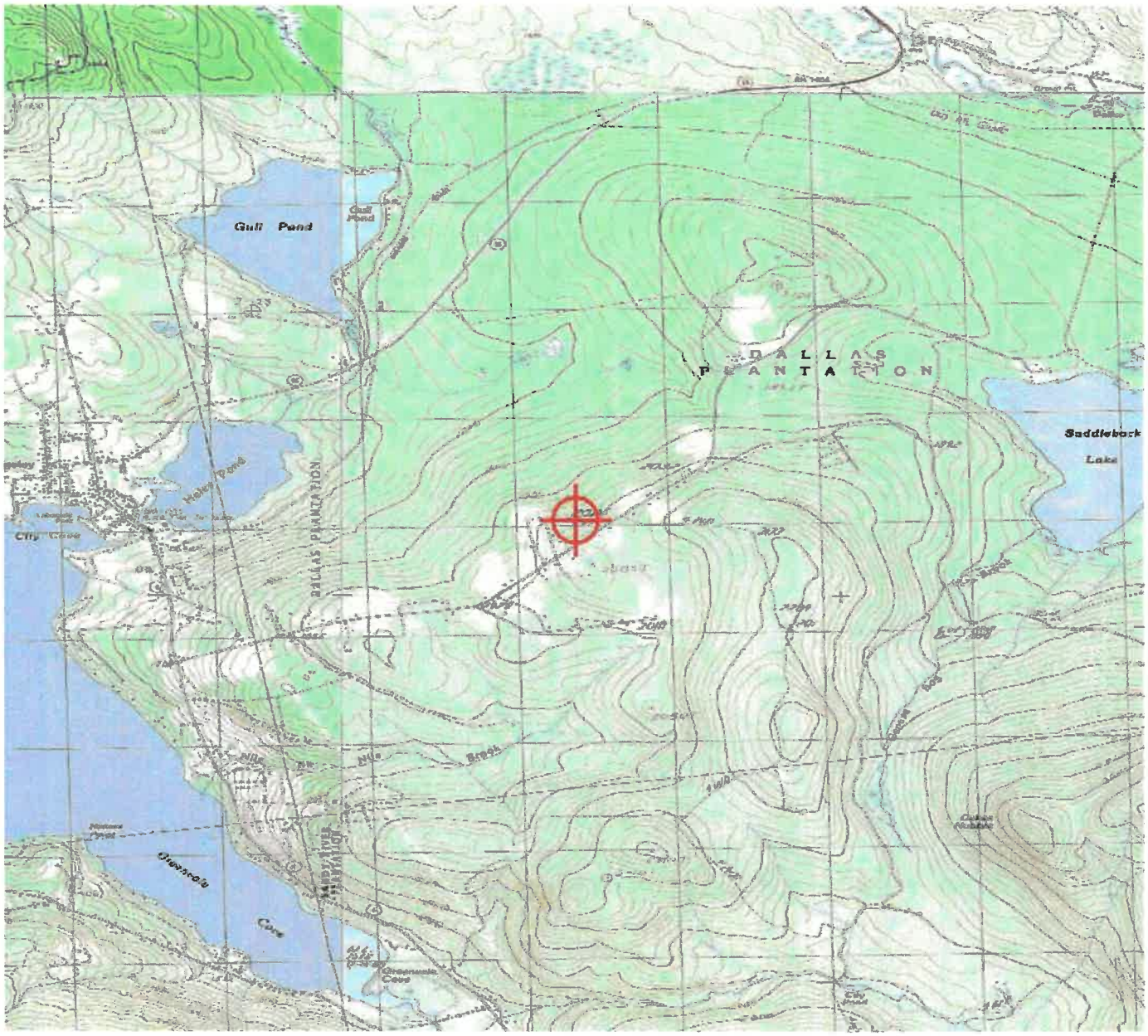
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2018-ANE-4444-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

TOPO Map for ASN 2018-ANE-4444-OE



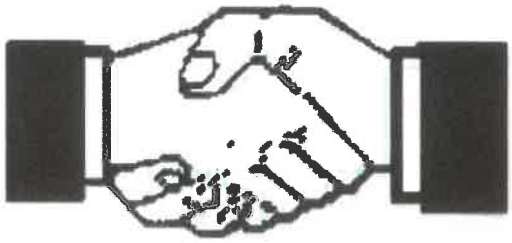
DP 5050

Supplemental Information

Federal Communications Commission

Local and State Government Advisory Committee

A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance



June 2, 2000

A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance

Over the past two years, the Federal Communications Commission (FCC) and its Local and State Government Advisory Committee (LSGAC) have been working together to prepare a voluntary guide to assist state and local governments in devising efficient procedures for ensuring that the antenna facilities located in their communities comply with the FCC's limits for human exposure to radiofrequency (RF) electromagnetic fields. The attached guide is the product of this joint effort.

We encourage state and local government officials to consult this guide when addressing issues of facilities siting within their communities. This guide contains basic information, in a form accessible to officials and citizens alike, that will alleviate misunderstandings in the complex area of RF emissions safety. This guide is not intended to replace OET Bulletin 65, which contains detailed technical information regarding RF issues, and should continue to be used and consulted for complex sites. The guide contains information, tables, and a model checklist to assist state and local officials in identifying sites that do not raise concerns regarding compliance with the Commission's RF exposure limits. In many cases, the model checklist offers a quick and effective way for state and local officials to establish that particular RF facilities are unlikely to exceed specific federal guidelines that protect the public from the environmental effects of RF emissions. Thus, we believe this guide will facilitate federal, state, and local governments working together to protect the public while bringing advanced and innovative communications services to consumers as rapidly as possible. We hope and expect that use of this guide will benefit state and local governments, service providers, and, most importantly, the American public.

We wish all of you good luck in your facilities siting endeavors.

William E. Kennard, Chairman
Federal Communications Commission

Kenneth S. Fellman, Chair
Local and State Government
Advisory Committee

A LOCAL GOVERNMENT OFFICIAL'S GUIDE TO TRANSMITTING ANTENNA RF EMISSION SAFETY: RULES, PROCEDURES, AND PRACTICAL GUIDANCE

A common question raised in discussions about the siting of wireless telecommunications and broadcast antennas is, "Will this tower create any health concerns for our citizens?" We have designed this guide to provide you with information and guidance in devising efficient procedures for assuring that the antenna facilities located in your community comply with the Federal Communication Commission's (FCC's) limits for human exposure to radiofrequency (RF) electromagnetic fields.[1]

We have included a checklist and tables to help you quickly identify siting applications that do not raise RF exposure concerns. Appendix A to this guide contains a checklist that you may use to identify "categorically excluded" facilities that are unlikely to cause RF exposures in excess of the FCC's guidelines. Appendix B contains tables and figures that set forth, for some of the most common types of facilities, "worst case" distances beyond which there is no realistic possibility that exposure could exceed the FCC's guidelines.

As discussed below, FCC rules require transmitting facilities to comply with RF exposure guidelines. The limits established in the guidelines are designed to protect the public health with a very large margin of safety. These limits have been endorsed by federal health and safety agencies such as the Environmental Protection Agency and the Food and Drug Administration. The FCC's rules have been upheld by a Federal Court of Appeals.[2] As discussed below, most facilities create maximum exposures that are only a small fraction of the limits. Moreover, the limits themselves are many times below levels that are generally accepted as having the potential to cause adverse health effects. Nonetheless, it is recognized that any instance of noncompliance with the guidelines is potentially very serious, and the FCC has therefore implemented procedures to enforce compliance with its rules. At the same time, state and local governments may wish to verify compliance with the FCC's exposure limits in order to protect their own citizens. As a state or local government official, you can play an important role in ensuring that innovative and beneficial communications services are provided in a manner that is consistent with public health and safety.

This document addresses only the issue of compliance with RF exposure limits established by the FCC. It does not address other issues such as construction, siting, permits, inspection, zoning, environmental review, and placement of antenna facilities within communities. Such issues fall generally under the jurisdiction of states and local governments, within the limits imposed for personal wireless service facilities by Section 332(c)(7) of the Communications Act.[3]

---

[1] This guide is intended to complement, but not to replace, the FCC's OET Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields," August 1997. Bulletin 65 can be obtained from the FCC's Office of Engineering and Technology (phone: 202-418-2464 or e-mail: rfsafety@fcc.gov). Bulletin 65 can also be accessed and downloaded from the FCC's "RF Safety" website: http://www.fcc.gov/oet/rfsafety.

[2] See *Cellular Phone Taskforce v. FCC*, 205 F.3d 82 (2d Cir. 2000)

Before we start, however, let's take a short tour of the radiofrequency spectrum. RF signals may be transmitted over a wide range of frequencies. The frequency of an RF signal is expressed in terms of cycles per second or "Hertz," abbreviated "Hz." One kilohertz (kHz) equals one thousand Hz, one megahertz (MHz) equals one million Hz, and one gigahertz (GHz) equals one billion Hz. In the figure below, you'll see that AM radio signals are at the lower end of the RF spectrum, while other radio services, such as analog and digital TV (DTV), cellular and PCS telephony, and point-to-point microwave services are much higher in frequency.

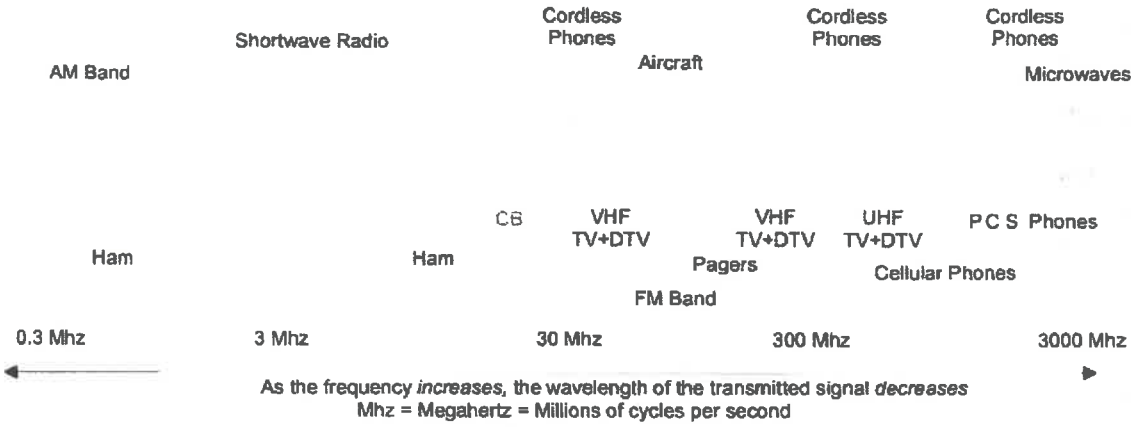


Illustration 1

The FCC's limits for maximum permissible exposure (MPE) to RF emissions depend on the frequency or frequencies that a person is exposed to. Different frequencies may have different MPE levels. Later in this document we'll show you how this relationship of frequency to MPE limit works.

I. The FCC's RF Exposure Guidelines and Rules.

Part 1 of the FCC's Rules and Regulations contains provisions implementing the National Environmental Policy Act of 1969 (NEPA). NEPA requires all federal agencies to evaluate the potential environmental significance of an agency action. Exposure to RF energy has been identified by the FCC as a potential environmental factor that must be considered before a facility, operation or transmitter can be authorized or licensed. The FCC's requirements dealing with RF exposure can be found in Part 1 of its rules at 47 C.F.R. § 1.1307(b). The exposure limits themselves are specified in 47 C.F.R. § 1.1310 in terms of frequency, field strength, power density and averaging time. Facilities and transmitters licensed and authorized by the FCC must either comply with these guidelines or else an applicant must file an Environmental Assessment (EA) with the FCC as specified in 47 C.F.R. § 1.1301 *et seq*. An EA is an official document required by the FCC's rules whenever an action may have a significant environmental impact (see discussion below). In practice, however, a potential environmental RF exposure problem is typically resolved before an EA would become necessary. Therefore, compliance with the FCC's RF guidelines constitutes a *de facto* threshold for obtaining FCC approval to construct or operate a station or transmitter. The FCC guidelines are based on exposure criteria

recommended in 1986 by the National Council on Radiation Protection and Measurements (NCRP) and on the 1991 standard developed by the Institute of Electrical and Electronics Engineers (IEEE) and later adopted as a standard by the American National Standards Institute (ANSI/IEEE C95.1-1992).

The FCC's guidelines establish separate MPE limits for "general population/uncontrolled exposure" and for "occupational/controlled exposure." The general population/uncontrolled limits set the maximum exposure to which most people may be subjected. People in this group include the general public not associated with the installation and maintenance of the transmitting equipment. Higher exposure limits are permitted under the "occupational/controlled exposure" category, but only for persons who are exposed as a consequence of their employment (*e.g.*, wireless radio engineers, technicians). To qualify for the occupational/controlled exposure category, exposed persons must be made fully aware of the potential for exposure (*e.g.*, through training), and they must be able to exercise control over their exposure. In addition, people passing through a location, who are made aware of the potential for exposure, may be exposed under the occupational/controlled criteria. The MPE limits adopted by the FCC for occupational/controlled and general population/uncontrolled exposure incorporate a substantial margin of safety and have been established to be well below levels generally accepted as having the potential to cause adverse health effects.

Determining whether a potential health hazard could exist with respect to a given transmitting antenna is not always a simple matter. Several important factors must be considered in making that determination. They include the following: (1) What is the frequency of the RF signal being transmitted? (2) What is the operating power of the transmitting station and what is the actual power radiated from the antenna? [6] (3) How long will someone be exposed to the RF signal at a given distance from the antenna? (4) What other antennas are located in the area, and what is the exposure from those antennas? We'll explore each of these issues in greater detail below.

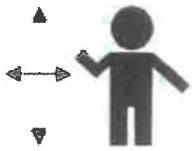
For all frequency ranges at which FCC licensees operate, Section 1.1310 of the FCC's rules establishes maximum permissible exposure (MPE) limits to which people may be exposed. The MPE limits vary by frequency because of the different absorptive properties of the human body at different frequencies when exposed to whole-body RF fields. Section 1.1310 establishes MPE limits in terms of "electric field strength," "magnetic field strength," and "far-field equivalent power density" (power density). For most frequencies used by the wireless services, the most relevant measurement is power density. The MPE limits for power density are given in terms of "milliwatts per square centimeter" or mW/cm^2. One milliwatt equals one thousandth of one watt (1/1000 of a watt).[7] In terms of power density, for a given frequency the FCC MPE limits can be interpreted as specifying the maximum rate that energy can be transferred (*i.e.*, the power) to a square centimeter of a person's body over a period of time (either 6 or 30 minutes, as explained

[6] Power travels from a transmitter through cable or other connecting device to the radiating antenna. "Operating power of the transmitting station" refers to the power that is fed from the transmitter (transmitter output power) into the cable or connecting device. "Actual power radiated from the antenna" is the transmitter output power minus the power lost (power losses) in the connecting device plus an apparent increase in power (if any) due to the design of the antenna. Radiated power is often specified in terms of "effective radiated power" or "ERP" or "effective isotropic radiated power" or "EIRP" (see footnote 14).

[7] Thus, by way of illustration, it takes 100,000 milliwatts of power to fully illuminate a 100 watt light bulb.

below). In practice, however, since it is unrealistic to measure separately the exposure of each square centimeter of the body, actual compliance with the FCC limits on RF emissions should be determined by "spatially averaging" a person's exposure over the projected area of an adult human body (this concept is discussed in the FCC's OET Bulletin 65).

For determining compliance, exposure is averaged over the approximate projected area of the body.



Power decreases as the distance from the antenna increases.

Illustration 2

Electric field strength and magnetic field strength are used to measure "near field" exposure. At frequencies below 300 MHz, these are typically the more relevant measures of exposure, and power density values are given primarily for reference purposes. However, evaluation of far-field equivalent power density exposure may still be appropriate for evaluating exposure in some such cases. For frequencies above 300 MHz, only one field component need be evaluated, and exposure is usually more easily characterized in terms of power density. Transmitters and antennas that operate at 300 MHz or lower include radio broadcast stations, some television broadcast stations, and certain personal wireless service facilities (*e.g.*, some paging stations). Most personal wireless services, including all cellular and PCS, as well as some television broadcast stations, operate at frequencies above 300 MHz. (See Illustration 1.)

As noted above, the MPE limits are specified as time-averaged exposure limits. This means that exposure can be averaged over the identified time interval (30 minutes for general population/uncontrolled exposure or 6 minutes for occupational/controlled exposure). However, for the case of exposure of the general public, time averaging is usually not applied because of uncertainties over exact exposure conditions and difficulty in controlling time of exposure. Therefore, the typical conservative approach is to assume that any RF exposure to the general public will be continuous. The FCC's limits for exposure at different frequencies are shown in Illustration 3, below:

Illustration 3. ***FCC Limits for Maximum Permissible Exposure (MPE)***

(A) Limits for Occupational/Controlled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	($900/f^2$)*	6
30-300	61.4	0.163	1.0	6
300-1500	--	--	f/300	6
1500-100,000	--	--	5	6

(B) Limits for General Population/Uncontrolled Exposure

Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm^2)	Averaging Time $\|E\|^2$, $\|H\|^2$ or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180 f^2)*	30
30-300	27.5	0.073	0.2	30
300-1500	--	--	f/1500	30
1500-100,000	--	--	1.0	30

f = frequency in MHz *Plane-wave equivalent power density

NOTE 1: Occupational/controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for occupational/controlled exposure also apply in situations when an individual is transient through a location where occupational/controlled limits apply provided he or she is made aware of the potential for exposure.

NOTE 2: General population/uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not be fully aware of the potential for exposure or cannot exercise control over their exposure.

Finally, it is important to understand that the FCC's limits apply cumulatively to all sources of RF emissions affecting a given area. A common example is where two or more wireless operators have agreed to share the cost of building and maintaining a tower, and to place their antennas on that joint structure. In such a case, the total exposure from the two facilities taken together must be within the FCC guidelines, or else an EA will be required.

A. Categorically Excluded Facilities

The Commission has determined through calculations and technical analysis that due to their low power or height above ground level, many facilities by their very nature are highly unlikely to

cause human exposures in excess of the guideline limits, and operators of those facilities are exempt from routinely having to determine compliance. Facilities with these characteristics are considered "categorically excluded" from the requirement for routine environmental processing for RF exposure.

Section 1.1307(b)(1) of the Commission's rules sets forth which facilities are categorically excluded.[8] If a facility is categorically excluded, an applicant or licensee may ordinarily assume compliance with the guideline limits for exposure. However, an applicant or licensee must evaluate and determine compliance for a facility that is otherwise categorically excluded if specifically requested to do so by the FCC.[9] If potential environmental significance is found as a result, an EA must be filed with the FCC.

No radio or television broadcast facilities are categorically excluded. Thus, broadcast applicants and licensees must affirmatively determine their facility's compliance with the guidelines before construction, and upon every facility modification or license renewal application. With respect to personal wireless services, a cellular facility is categorically excluded if the total effective radiated power (ERP) of all channels operated by the licensee at a site is 1000 watts or less. If the facility uses sectorized antennas, only the total effective radiated power in each direction is considered. Examples of a 3 sector and a single sector antenna array are shown below:

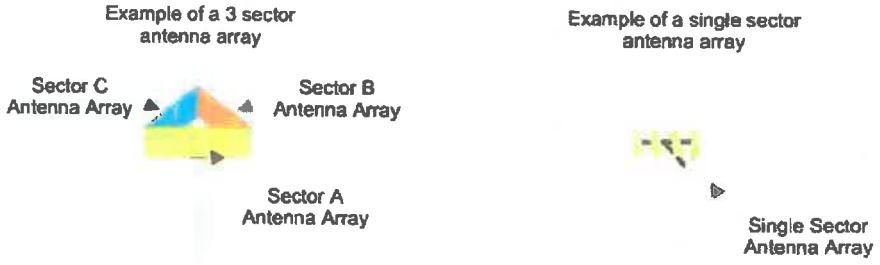


Illustration 4

[8] "The appropriate exposure limits . . . are generally applicable to all facilities, operations and transmitters regulated by the Commission. However, a determination of compliance with the exposure limits . . . (routine environmental evaluation), and preparation of an EA if the limits are exceeded, is necessary only for facilities, operations and transmitters that fall into the categories listed in table 1 [of §1.1307], or those specified in paragraph (b)(2) of this section. All other facilities, operations and transmitters are categorically excluded from making studies or preparing an EA . . ."

[9] See 47 C.F.R §1.1307(c) and (d).

In addition, a cellular facility is categorically excluded, regardless of its power, if it is not mounted on a building and the lowest point of the antenna is at least 10 meters (about 33 feet) above ground level. A broadband PCS antenna array is categorically excluded if the total effective radiated power of all channels operated by the licensee at a site (or all channels in any one direction, in the case of sectorized antennas) is 2000 watts or less. Like cellular, another way for a broadband PCS facility to be categorically excluded is if it is not mounted on a building and the lowest point of the antenna is at least 10 meters (about 33 feet) above ground level. The power threshold for categorical exclusion is higher for broadband PCS than for cellular because broadband PCS operates at a higher frequency where exposure limits are less restrictive. For categorical exclusion thresholds for other personal wireless services, consult Table 1 of Section 1.1307(b)(1).[10]

For your convenience, we have developed the checklist in Appendix A that may be used to streamline the process of determining whether a proposed facility is categorically excluded. You are encouraged to adopt the use of this checklist in your jurisdiction, although such use is not mandatory.

B. What If An Applicant Or Licensee Wants To Exceed The Limits Shown In Illustration 3?

Any FCC applicant or licensee who wishes to construct or operate a facility that, by itself or in combination with other sources of emissions (*i.e.*, other transmitting antennas), may cause human exposures in excess of the guideline limits must file an Environmental Assessment (EA) with the FCC. Where more than one antenna is collocated (for example, on a single tower or rooftop or at a hilltop site), the applicant must take into consideration all of the RF power transmitted by all of the antennas when determining maximum exposure levels. Compliance at an existing site is the shared responsibility of all licensees whose transmitters produce exposure levels in excess of 5% of the applicable exposure limit. A new applicant is responsible for compliance (or submitting an EA) at a multiple-use site if the proposed transmitter would cause non-compliance and if it would produce exposure levels in excess of 5% of the applicable limit.[11]

An applicant or licensee is not permitted to construct or operate a facility that would result in exposure in excess of the guideline limits until the FCC has reviewed the EA and either found no significant environmental impact, or pursued further environmental processing including the preparation of a formal Environmental Impact Statement. As a practical matter, however, this process is almost never invoked for RF exposure issues because applicants and licensees normally undertake corrective actions to ensure compliance with the guidelines before submitting an application to the FCC.

Unless a facility is categorically excluded (explained above), the FCC's rules require a licensee to evaluate a proposed or existing facility's compliance with the RF exposure guidelines and to

[10] Table 1 of §1.1307(b)(1) is reproduced in Appendix A to this guide.

[11] For more information, see OET Bulletin 65, or see 47 CFR §1.1307(b)(3)

of compliance will not be as straightforward. In such cases, a detailed review may be required. The tables and graphs shown in Appendix B are intended only to assist in distinguishing sites that should not raise serious issues from sites that may require further inquiry. They are not intended for use in identifying sites that are out of compliance. As noted above, the factors that can affect exposure at any individual site, particularly a site containing multiple facilities, are too numerous and subtle to be practically encompassed within this framework.

Applying the basic principles discussed in this guide should allow you to eliminate a large number of sites from further consideration with respect to health concerns. You may find it useful to contact a qualified radio engineer to assist you in your inquiry. Many larger cities and counties, and most states, have radio engineers on staff or under contract. In smaller jurisdictions, we recommend you seek initial assistance from other jurisdictions, universities that have RF engineering programs, or perhaps the engineer in charge of your local broadcast station(s).

We'll exclude any discussion of broadcast sites. As explained before, broadcast licensees are required to submit site-specific information on each facility to the FCC for review, and that information is publicly available at the station as long as the application is pending. The focus in this section is on personal wireless services, particularly cellular and broadband PCS, the services that currently require the largest numbers of new and modified facilities. Many other personal wireless services, however, such as paging services, operate in approximately the same frequency ranges as cellular and broadband PCS. [13] Much of the information here is broadly applicable to those services as well, and specific information is provided in Appendix B for paging and narrowband PCS operations over frequency bands between 901 and 940 MHz.

Finally, this section only addresses the general population/uncontrolled exposure guidelines, since compliance with these guidelines generally causes the most concern to state and local governments. Compliance with occupational/controlled exposure limits should be examined independently.

A. Categorically Excluded Facilities.

As a first step in evaluating a siting application for compliance with the FCC's guidelines, you will probably want to consider whether the facility is categorically excluded under the FCC's rules from routine evaluation for compliance. The checklist in Appendix A will guide you in making this determination. Because categorically excluded facilities are unlikely to cause any exposure in excess of the FCC's guidelines, determination that a facility is categorically excluded should generally suffice to end the inquiry.

B. Single Facility Sites.

If a wireless telecommunications facility is not categorically excluded, you may want to evaluate potential exposure using the methods discussed below and the tables and figures in Appendix B.

[13] The major exception is fixed wireless services, which often operate at much higher frequencies. In addition, some paging and other licensees operate at lower frequencies

APPENDIX A

Optional Checklist for Determination

Of Whether a Facility is Categorically Excluded

TABLE 1 (cont.)

SERVICE (TITLE 47 CFR RULE PART)	EVALUATION REQUIRED IF:
Personal Communications Services (part 24)	(1) Narrowband PCS (subpart D): non-building-mounted antennas: height above ground level to lowest point of antenna < 10 m and total power of all channels > 1000 W ERP (1640 W EIRP) **building-mounted antennas:** **total power of all channels > 1000 W ERP (1640 W EIRP)** (2) Broadband PCS (subpart E): non-building-mounted antennas: height above ground level to lowest point of antenna < 10 m and total power of all channels > 2000 W ERP (3280 W EIRP) **building-mounted antennas:** **total power of all channels > 2000 W ERP (3280 W EIRP)**
Satellite Communications (part 25)	all included
General Wireless Communications Service (part 26)	total power of all channels > 1640 W EIRP
Wireless Communications Service (part 27)	total power of all channels > 1640 W EIRP
Radio Broadcast Services (part 73)	all included

APPENDIX B

Estimated "Worst Case" Distances that Should be Maintained from Single Cellular, PCS, and Paging Base Station Antennas

Table B1-2. Estimated "worst case" horizontal* distances that should be maintained from a single, sectorized, **cellular base-station** antenna to meet FCC RF exposure guidelines

Effective Radiated Power (watts) per channel based on maximum total of 21 channels per sector	Effective Isotropic Radiated Power (watts) per channel based on maximum total of 21 channels per sector	Horizontal* distance (feet) that should be maintained from a single sectorized cellular antenna
0.5	0.82	1.6
1	1.6	2.3
5	8.2	5
10	16.4	7.1
25	41	11.3
50	82	16
100	164	22.6

For intermediate values not shown on this table, please refer to the Figure B1-2

*These distances are based on exposure at same level as the antenna, for example, on a rooftop or in a building directly across from and at the same height as the antenna.

Note: These estimates are "worst case," assuming a sectorized antenna using 21 channels. If the systems are using fewer channels, the actual horizontal distances that must be maintained will be less. Cellular sectorized antennas transmit more or less in one direction from the antenna in a horizontal direction and transmit relatively little energy directly toward the ground. Therefore, these distances are even more conservative for "non-horizontal" distances, for example, distances directly below an antenna.

APPENDIX C

Text of 47 U.S.C. § 332(c)(7)

(7) PRESERVATION OF LOCAL ZONING AUTHORITY.

(A) GENERAL AUTHORITY. Except as provided in this paragraph, nothing in this Act shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) LIMITATIONS.

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by and State or local government or instrumentality thereof (I) shall not unreasonably discriminate among providers of functionally equivalent services; and (II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, or modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) DEFINITIONS. For purposes of this paragraph

(i) the term "personal wireless services" means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term "personal wireless service facilities" means facilities for the provision of personal wireless services; and

(iii) the term "unlicensed wireless service" means the offering of telecommunications service using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v)).

Camden
NATIONAL BANK

March 18, 2019

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 available funds in their deposit account that would cover the construction and decommissioning cost of $245,000.

This letter does not constitute an offer, agreement, or commitment to lend. The terms and conditions upon which Camden National Bank may extend credit to RTT are subject to the satisfactory completion and review of loan underwriting, documentation, and other due diligence as determined necessary by the Bank and its counsel.

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

Sincerely,

Elliott Barry
Senior Vice President
ebarry@camdennational.com
207.344.6852

From: Jim Hebert
To: Brusila, Sara
Cc: Chad Hebert
Subject: Response to questions below
Date: Wednesday, April 03, 2019 1:43:16 PM

Hi Sara, I have provided our response to questions/concerns expressed below. Please let me know if you need any additional information. Thanks, Jim

---

I don't have any more news yet on the status of the public hearing request. I have received a couple of more e-mails regarding the application which I have attached.

In the meanwhile could you please respond to the following in the prior emails from the public (also attached again for your reference):

1. Hutchinson email dated 3/14/19,
    a. 1st page third paragraph: The Hutchinsons indicated concerns with noise from generators & cooling fans. The response to question #12 on page 17 of the original application indicates that there would be no continuous, regular or frequent generation of noise at the project site. Would the proposed development have a generator and/or cooling fans? If so, what would be the frequency and duration of time that the generators/fans would be operating? What would the decibel level at Rising Tides' lease lines when the generators/cooling fans are operating? Response: There are no generators or cooling fans proposed for this Telecommunications Facility.
    b. 3rd page, second paragraph: The Hutchinsons indicated concerns with "the construction of five more telecommunications providers." My understanding is that those are the 5 "future carriers" shown on the "Proposed Tower Elevation," Sheet A1, of the site engineering drawings (Attachment 22) to allow for future co-location of other providers on the one proposed tower. Is that correct? Response: Yes that is the case. The tower has been designed, including structural design, to accommodate the possibility of (5) additional future carriers to be located on the tower. Additionally, the fence-in site area is sufficient in area to accommodate the ground equipment for these (5) possible new carriers.

2. Lourie email dated 3/25/19:

    #1. The rights and safety of abutters are not protected where the Applicant will not disclose information necessary to allow engineering review of the Tower construction until after the License is approved. Response: The typical tower design information provided in our Application is consistent with the design of several recent 200' towers in the Vermont, Maine, and New Hampshire areas provided by this Tower Manufacture. It is expected that

the final tower design for the Dallas site will substantially be equivalent to this typical tower design. Some changes to tower foundation may be required and will depend on site geotechnical soil studies to be conducted once the site is approved for construction and operation. As stated in our Application, the final tower design will be in compliance with the nationally accepted design Standard for steel antenna towers and associated antenna supporting structures, namely ANSI/EIA/TIA-222-G.

#2. The rights and safety of abutters are not protected where the Applicant for a Tower does not show the boundary lines of the Tower abutting properties (including but not limited to that of Mr. Belanger). Response: The proposed tower and leased area are well within the property of the landowner, Mr. Marc Beauregard. Construction and operation of the proposed telecommunications will not have any effect on the safety of abutting landowners. Additionally, the landowners within 1000' of the project site have been notified of the proposed facility.

#3. The rights and safety of abutters are not protected where the Applicant for a Tower does not disclose the potential fall area for the tower, and the relation of that fall area to the boundary lines and residences on nearby properties (including but not limited to that of Mr. Belanger). Response: 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 factors. A substantial reinforced concrete foundation structure is designed to properly anchor the structure against the design wind and ice loads, including safety factor margins.

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.

#4. Neither the distances to, nor the property lines surrounding nearby homes appearing in the aerial photographs are shown, or capable of being calculated from what is shown, making it impossible to determine impact upon those properties. Response: 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. The proposed tower and leased area are well within the property of the landowner, Mr. Marc Beauregard. Construction and operation of the proposed telecommunications will not have any effect on the safety of landowner abutters.

5. The visual impact on abutting property cannot be assessed where he locations on abutting

property where balloon tests may have been conducted. At a minimum, the visual impact on existing residential uses must be determined by balloon tests conducted in the presence of abutting property owners at boundary lines and at all existing residences. Response: The visual impact assessment was conducted in accordance with State guidelines to determine possible impact of the proposed facility to area scenic character and natural and historic features. As determined by the visual impact assessment conducted by a State Licensed individual, the assessment found that “there would be no adverse effect on any existing uses or scenic character from this undertaking”. The balloon was lofted at the proposed tower location.

From: Jim Hebert
To: Brusila, Sara
Cc: Megan McGuire
Subject: FW: Dallas Plantation List of Abutters
Date: Thursday, April 25, 2019 3:11:11 PM
Attachments: 2019 04 25 List of Abutters within 1000" of lease area_list.pdf
2019 04 25 List of Abutters within 1000" of lease area_depiction.pdf

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Hi Sara, and thanks for the heads-up on the 1000 ft dimension to abutters being from the lease lot lines. I had expected no change assuming our typical 100' X 100' lease area and forgot that for LUPC Applications, the lease lot is 200' X 200' and with this new dimension we have identified an additional 4 abutters to be notified in addition to the one abutter notified yesterday. I have mailed the notification to these newly identified abutters today. Attached is the new map showing all of the properties included in this new evaluation. The new abutters, including yesterday's new abutter, are identified in bold in the revised abutters list, also attached. The Town Office in Dallas Plantation was contacted and they have confirmed our list of abutters. Thanks again. Jim

---

From: Megan McGuire
Sent: Thursday, April 25, 2019 2:49 PM
To: Jim Hebert
Subject: Dallas Plantation List of Abutters

Jim,
Here is the latest list of abutters, confirmed by the Town. Please let me know if you have any questions.

Thank you!

Megan J. McGuire
BDC | 207-689-8281

From:	Jim Hebert
To:	Brusila, Sara
Cc:	Megan McGuire; Chad Hebert
Subject:	FW: Rising Tide Towers, LLC, LUPC Development Permit Application DP 5050, Dallas Plt.
Date:	Wednesday, May 29, 2019 12:30:03 PM
Attachments:	Tower Distance to Nearest Resident Cleared Property Area.pdf Adjacent Properties overlay on Dallas Site Aerial Photo.pdf

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Hi Sara, the following provides Black Diamond's responses to the below questions from Mr. Lourie in reference to our Application for a telecommunications facility on the property owned by Mr. Beauregard in Dallas Plantation. Our response to the questions are highlighted in red below. Black Diamond policies recommend that employees communicate with regulatory agencies when responding to intervenor legal counsel questions. As such, our responses are provide to you directly which you may elect to forward to Mr. Lourie prior to the July 10th Commission meeting. I will inform Mr. Lourie that Black Diamond's responses to his e-mail have been provided to you. Please let me know if LUPC has any other questions relative our Application. Thanks, Jim

1. You earlier stated that no electrical generator would be employed in connection with the operation of the facility. Please identify how the ordinary and emergency electrical energy needs of this telecommunication facility will be met? Response – ordinary power needs will be provided from Central Maine Power utility lines located adjacent to the proposed site. Facility will be furnished with battery powered back-up power systems to power the site in case of temporary loss of utility power.
2. You assert that there will be no impact on nearby property. Please superimpose the property boundary lines and 2-ft.contours of the leased area, the remaining Beauregard parcel and the properties abutting the Beauregard lot on each of the aerial photos previously submitted, so that your assertions of no impact on nearby properties can be confirmed. Response – please see attached aerial photo showing the site location and adjacent property lines. The proposed tower will be 190' in height and the nearest property line is approximately 290' from the proposed tower location.
3. You assert that there will be no impact on nearby property. Please show the calculated distances and contours between the tower, property lines and nearby residential structures on each of plans previously submitted, so that your assertions of no impact on nearby properties can be confirmed. Response – please see attached aerial photo showing the site location and adjacent property lines. The proposed tower will be 190' in height and the nearest property line is approximately 290' from the proposed tower location.

You claim that a balloon test was conducted. Please identify who conducted such test(s), the dates, and what view sheds were assessed. Also, please produce copies of any reports made to you or to the Applicant. Response – A balloon test and accompanying visual assessment was conducted on September 7, 2018. The 5' diameter balloon was lofted from the approximate proposed location of the tower and lofted to a height of 190' above ground level. Attachment 20 to the Application provides the Visual Assessment Report resulting from the balloon test and assessment by a State of Maine licensed person using the LUPC guidance document titled "Assessing Minimizing Visual Impacts to Scenic Resources from Communication Towers". The Visual Assessment Report finds that there would be no adverse effect on any existing uses or scenic character by this proposed project.

In addition, at the last Commission meeting held in Brewer on May 8, 2019, one of the Commissioners posed a question relative to the structural integrity of the proposed tower. As such, I am providing the following design information relative to the question on tower structural integrity for the proposed tower:

- The tower will be designed to the nationally accepted design standard for telecommunications towers in the United States. Tower design will be in accordance with ANSI Standard TIA-222-G, "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures".
- Tower design will be certified and stamped by a qualified professional engineer.
- Tower design to include tower antenna loads proposed in Application as well as future antenna loads from possible future carriers as shown in the Tower Elevation and Antenna Location Section, Drawing A1 of the Site Plan drawings.
- Tower design will be to the following tower design inputs considered appropriate for the proposed tower location in Dallas Plantation.
    - Tower Classification of II (Towers used for commercial wireless communications)
    - Tower design for wind speeds of 90 mph
    - Tower designed for loading of ¾" radial ice loading and 40 mph wind speeds

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From: Brusila, Sara [mailto:Sara.Brusila@maine.gov]
Sent: Thursday, May 16, 2019 12:10 PM
To: Jim Hebert
Cc: Chad Hebert; Hinkel, Bill
Subject: RE: Rising Tide Towers, LLC, LUPC Development Permit Application DP 5050, Dallas Plt.

Jim,

I believe a response from you to Question #1 of Mr. Lourie's e-mail would be helpful in the Commission's review. If there is a power outage at the site, does the facility simply not operate during the power outage, or is an emergency power source planned?

I leave the question of whether to respond to questions #2 - #4 of Mr. Lourie's e-mail to your discretion.

At last week's Commission meeting, Commissioner William Gilmore discussed the structural integrity of the proposed tower. I believe a summary of the design aspects of the tower, and how and when the final tower design would be certified would also be helpful for the Commission in its review of this proposal.

The Commission is tentatively planning the public hearing on this application for Wednesday, July 10, most likely in Farmington. At this point, I'm not sure what time the hearing would start. Are you available for that date and location?

Thank you.

Sara L. Brusila

Regional Representative
Maine Dept. of Agriculture, Conservation & Forestry
Land Use Planning Commission
932 U.S. Route 2 East
Wilton, Maine 04294
Telephone: (207) 670-7493
Fax: (207) 778-4933
E-mail: sara.brusila@Maine.gov

From: Jim Hebert [mailto:jrhebert@blackdiamond.net]
Sent: Wednesday, May 15, 2019 8:22 AM
To: Brusila, Sara <Sara.Brusila@maine.gov>
Cc: Chad Hebert <cjhebert@blackdiamond.net>
Subject: RE: Rising Tide Towers, LLC, LUPC Development Permit Application DP 5050, Dallas Plt.

Hi Sara, any news on the Commission's meeting relative to our Dallas Plantation application? And your thoughts on whether I should respond to Mr. Lourie's request for information? Thanks, Jim

---

From: Brusila, Sara [mailto:Sara.Brusila@maine.gov]
Sent: Friday, May 10, 2019 5:11 PM
To: Jim Hebert
Cc: Chad Hebert
Subject: RE: Rising Tide Towers, LLC, LUPC Development Permit Application DP 5050, Dallas Plt.

Hello, Jim,

Sorry I haven't responded yet. I was out yesterday and in the field all day today. I'll try to take a look at this Monday. Thanks.

Sara L. Brusila
Regional Representative
Maine Dept. of Agriculture, Conservation & Forestry
Land Use Planning Commission
932 U.S. Route 2 East
Wilton, Maine 04294
Telephone: (207) 670-7493
Fax: (207) 778-4933
E-mail: sara.brusila@Maine.gov

From: Jim Hebert [mailto:jrhebert@blackdiamond.net]
Sent: Thursday, May 09, 2019 9:27 AM
To: Brusila, Sara <Sara.Brusila@maine.gov>
Cc: Chad Hebert <cjhebert@blackdiamond.net>
Subject: FW: Rising Tide Towers, LLC, LUPC Development Permit Application DP 5050, Dallas Plt.

Hi Sara, just received the below e-mail from David Lourie requesting information on some of his

outstanding questions to our Application. What is your advice on how I should proceed to his requested information? Jim

---

From: David A. Lourie [mailto:david@lourielaw.com]
Sent: Wednesday, May 08, 2019 8:54 PM
To: Jim Hebert
Subject: Rising Tide Towers, LLC, LUPC Development Permit Application DP 5050, Dallas Plt.

As you are aware, the Commission is scheduling a public hearing on this Application.

I have previously identified a number of omissions from your Application that if cured in advance of the hearing could make the hearing meaningful, or even resolve some of the issues that will otherwise be raised at the hearing.

1. You earlier stated that no electrical generator would be employed in connection with the operation of the facility. Please identify how the ordinary and emergency electrical energy needs of this telecommunication facility will be met?
2. You assert that there will be no impact on nearby property. Please superimpose the property boundary lines and 2-ft.contours of the leased area, the remaining Beauregard parcel and the properties abutting the Beauregard lot on each of the aerial photos previously submitted, so that your assertions of no impact on nearby properties can be confirmed.
3. You assert that there will be no impact on nearby property. Please show the calculated distances and contours between the tower, property lines and nearby residential structures on each of plans previously submitted, so that your assertions of no impact on nearby properties can be confirmed.
4. You claim that a balloon test was conducted. Please identify who conducted such test(s), the dates, and what view sheds were assessed. Also, please produce copies of any reports made to you or to the Applicant.

Please advise whether you are willing to disclose the above information in advance of the public hearing, and if so, the ETA for each item. Thank you

--
The above is from the Law Offices of David A. Lourie, 189 Spurwink Avenue, Cape Elizabeth, ME 04107

Tel: Office: (207) 799-4922 / cell: (207) 749-3642 / Fax: (207) 221-1688.