

**From:** [Randy Belanger](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Dallas Plantation  
**Date:** Friday, July 12, 2019 10:20:06 AM

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Bill,

My name is Randy Belanger and I own the property that is going to be impacted the most from this proposed tower.

The images that Rising Tide was using were a misrepresentation of the reality of where this tower will be located and the visual proximity to my house. The trees are all new growth and this tower will be highly visible throughout my residence. We want to shield this visual pollution from vacationers and AT trail hikers. Why am I different from individuals who might see this once a year or once in their life time? I will be living with this tower daily. It will rise 150' above the tallest tree in the supposed forest that separates my house from the unit.

I purchased my property after a long search and after saving money for 2 decades. It is on a dead end road. I'm a veteran and I do not like to play [REDACTED]. I also chose this property so that urban encroachment would not have an effect.

This tower is going to be too close to my house. It is not going to be something I see miles away. This tower is going to be my literal roommate. I will wake up with it and go to sleep with it. Approval of this tower is not fair to me or my neighbors. It will devalue our property. Specially mine and I cannot afford to have my property devalued.

It would effect the sale of my property too. No one is going to want to live in a house that has a tower looming in every window of the house.

Rangleley has numerous mountain tops to build that are uninhabited.

I cannot afford to keep fighting this with an attorney. I need LURC to understand that this is not just a cell tower that's being built. It is an intrusion on my life and well being. There will be no way I can get away from this tower. It will over take my property and my house. That's is an imposition on my rights as a tax payer and civilian.

Thank you for your consideration  
Randy Belanger

Sent from my iPhone

**From:** [Karen](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** application of Rising Tide Towers, LLC  
**Date:** Sunday, July 14, 2019 6:07:26 PM  
**Attachments:** [letter to LUPC.docx](#)

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

Dear Members of the Maine Land Use Planning Commission,

Please find the attached letter to the Maine Land Use Planning Commission. I am a property owner on Dallas Hill and the proposed telecommunication facility proposed by Rising Tide, LLC would abut my property. I would like to file this written statement with the Commission.

Thank you,  
Karen Hutchinson

53 Blanchard Rd., Cumberland, ME.  
43 Beans Corner Rd., Dallas Hill, ME.

My name is Karen Hutchinson and I own property on Dallas Hill that abuts the cell tower proposed by Rising Tide. I was not able to attend the public hearing you offered in Farmington, so I am appreciative of the opportunity to testify to your Commission in writing. I am against this proposed tower for several reasons.

First, I do not believe that this tower is compatible with the Community Residential Development Subdistrict (D-RS2). The purpose of this type of district as stated in Chapter 10 of "Land Use Districts and Standards" is "to designate residential areas that can accommodate an appropriate range of low-impact commercial and public uses that are compatible with residential uses. This subdistrict seeks to promote residential living and thriving neighborhoods with a limited range of services." A 190-foot cell tower placed in the middle of a residential neighborhood cannot be considered a low-impact use and it does not promote a thriving neighborhood. This huge tower would disrupt the character of the neighborhood and ruin the property values of every landowner that lives anywhere near it. Dallas Hill is a quiet and peaceful neighborhood with rural and scenic views. An ugly, noisy imposing 190-foot cell tower plunked down in the middle of the neighborhood which would be visible to all residents does not seem like a low-impact use that is compatible with our neighborhood. Allowing a cell tower this large in this Community Residential Development Subdistrict puts all D-RS2 areas in Maine at risk of having one of these towers. Allowing this tower sets a dangerous precedent. There are more appropriate areas to place this tower, and more study ought to be done for other possible placements that will not affect a residential neighborhood.

Second, I do not believe that Rising Tide has done a proper Visual Impact Assessment. In the publication, "Assessing and Minimizing Visual Impacts to Scenic Resources from Communication Towers" put out by MLUPC in 2016, guidelines are given for the Visual Impact Assessment or VIA. This publication states: "the applicant may fly two weather balloons on a tether at the approximate height of the proposed tower, while another member of the team travels to each potentially affected resource and takes high resolution photographs of the balloons." It is my understanding that the applicant travelled to Rangeley Lake State Park to check for visibility, but nowhere else. This is clearly not adequate. I would like to see high resolution photographs from all areas of the lake, from the Dallas Hill Town Office, and from Saddleback Mountain. I would like to see those photographs from downtown Rangeley which is a view that all tourists will see. I would like to see those photographs from all the yards and homes of the landowners that live near the tower. It doesn't seem fair that residents who have lived in the area for many years are not allowed the courtesy of seeing how this tower will impact their daily lives. Your publication also states: "In those locations where the balloons are visible, the applicant may create a photo simulation of the proposed tower to illustrate what it would look like from that location." I would like your Commission to require the actual tower structure to be photo-shopped into the high-resolution photographs so see the actual impact of this tower. A 3-foot diameter weather balloon floated in the air above the area does not give a realistic representation of the visual impact of this tower from all affected locations. I respectfully ask that, at the very least, this additional photographic evidence and photo simulations be completed in a wide-ranging and thorough manner to give adequate and realistic proof of the visual impact of this imposing tower from many affected areas.

Finally, Rising Tide has not adequately addressed concerns about Inventory and Identification of "Potentially Affected Resources" mentioned in "Assessing and Minimizing Visual Impacts to Scenic Resources from Communication Towers". The location of this proposed tower does not respect "the type, and frequency of use of potentially affected resources, particularly waterbodies and other

recreational resources . These could include public lands, trails, travelled ways, waterbodies, buildings listed on the national historic register, and other public resources of local significance”. I have paddled Rangeley Lake to judge for myself the visibility of this tower, and I believe this 190-foot structure will be very visible from all areas of Rangeley Lake. This proposed tower is adjacent to snowmobile trails and hiking trails, as well as Saddleback Mountain and the Appalachian Trail. This tower would also be next to the Dallas Hill Town Office, also known as the Upper Dallas School which dates from the last quarter of the 19<sup>th</sup> century and is on the National Register of Historic Places. It seems that the site of this cell tower disrupts many resources, including waterbodies, trails, travelled ways, buildings on the national historic register, and other resources of local significance. The placement of this tower is not appropriate to the area. Surely there are other sites where this tower could be built that would not affect so many resources of local significance.

Rangeley is a special place. The people who live here deserve good cell phone service. But MLUPC must be careful to place cellular towers in proper locations to protect the very things that bring people to the Rangeley area to live and visit. The impact of this tower is just too great. A tower of this size does not belong in a district zoned for residential neighborhoods. It does not belong where it is glaringly visible from so many locations. And it does not belong near so many recreational resources. Please deny this application and ask the cellular phone industry to be more careful and thoughtful about the placement of these large towers.

Thank-you,

Karen Hutchinson  
43 Beans Corner Rd., Dallas Hill, Maine  
207-572-9603

**From:** [Karen](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** application of Rising Tide Towers, LLC  
**Date:** Sunday, July 14, 2019 6:07:26 PM  
**Attachments:** [letter to LUPC.docx](#)

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

Dear Members of the Maine Land Use Planning Commission,

Please find the attached letter to the Maine Land Use Planning Commission. I am a property owner on Dallas Hill and the proposed telecommunication facility proposed by Rising Tide, LLC would abut my property. I would like to file this written statement with the Commission.

Thank you,  
Karen Hutchinson

53 Blanchard Rd., Cumberland, ME.  
43 Beans Corner Rd., Dallas Hill, ME.

Page: 1  
Title: [redacted]  
Date: [redacted]

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Page: 2

**From:** [Reginald R. Hammond](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Proposed Dallas tower  
**Date:** Monday, July 15, 2019 8:13:16 AM

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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.

Writing this email to voice my opposition to the proposed cell tower in Dallas Plt off the Dallas Hill Road. Please reconsider. At least wait and see how effective the new one is on Rt 4 in Rangeley. West Kennebago Mtn, which already has a Maine Forestry tower and US Border Patrol, would seem to be a logical location. I hope you reconsider. Thanks. Reggie Hammond.

**From:** [Randy Belanger](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Image  
**Date:** Tuesday, July 16, 2019 6:55:18 PM

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Bill,

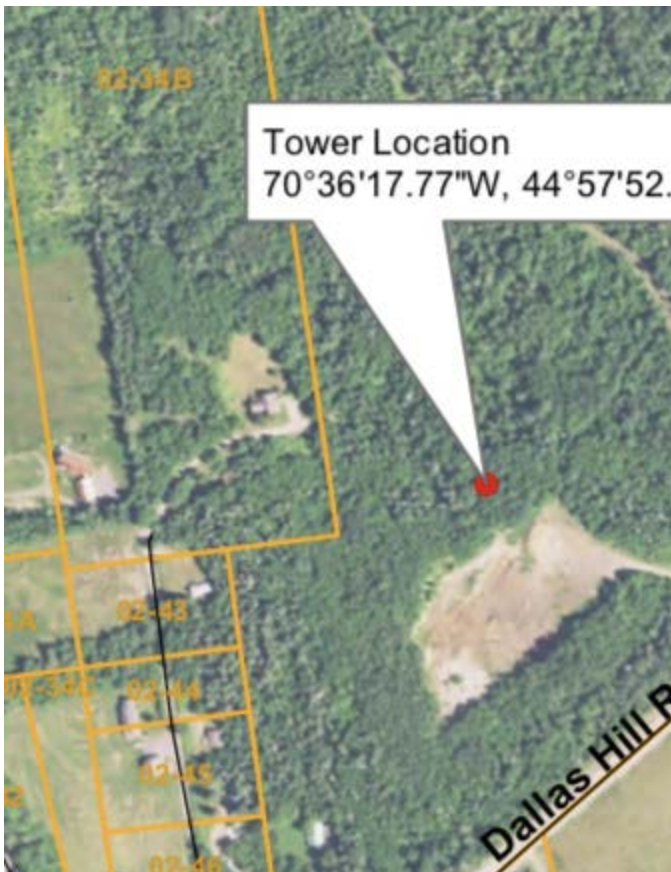
This image that has been submitted to the LURC commission is a misrepresentation of actual property lines and how close this tower will be to my house.

My property line is closer to the site than what is being shown in this picture. Also the little red dot is not what the tower will be once it is finished. This tower is going to be less than 500' from my front door. Not yards. If we were talking yards you would not be hearing from me right now.

These people had to take an oath and they are misrepresenting the facts. This is going to render my property completely unlivable and I would not be able to sell my property. This is not a low impact project...in anyway. They can put 5g on this tower and I would have to live with it or die by it.

Move my property line to where it should be and you will see that this is not in anyway a true representation. These people have lied under oath about location of this tower in proximity of my house.

Also Mark Beauregard has permits to clear all trees up to my property line.





Sent from my iPhone





**From:** [Donna Coleman](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** 53 Lyle Road  
**Date:** Tuesday, July 16, 2019 5:03:48 PM

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I am afraid of this with. Tower too. I see sprites and get the headwinds from Rangeley Lake. I could never put up a wind tower, due to, too much, wind! I have it all day & repair my standing seems roof, every spring. My electric pole, get knocked down too.



Sent from my iPhone

00702504 The McGraw-Hill Companies  
The McGraw-Hill Companies



Photo by iStock





Photo taken by [unreadable]

**From:** [Donna Coleman](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Re: 53 Lyle Road, Rangeley Heritage Trust Park.  
**Date:** Tuesday, July 16, 2019 4:42:54 PM

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It is existing on Route 4, at Sunrise Veiw Farm owned by Brian & Pricilla St. Louis. It went up the day after our hearing. The neighbors up there, never heard about it lots of upset people in town of Rangeley.

Sent from my iPhone

On Jul 16, 2019, at 12:34 PM, Hinkel, Bill <[Bill.Hinkel@maine.gov](mailto:Bill.Hinkel@maine.gov)> wrote:

Donna,

Can you help orient me? Is the tower depicted in this photo a simulation of the proposed new tower or an existing tower? If existing, do you know on which road it is located?

Thanks,

Bill

---

**From:** Donna Coleman <[funfinds33@yahoo.com](mailto:funfinds33@yahoo.com)>  
**Sent:** Tuesday, July 16, 2019 11:45 AM  
**To:** Hinkel, Bill <[Bill.Hinkel@maine.gov](mailto:Bill.Hinkel@maine.gov)>  
**Subject:** 53 Lyle Road, Rangeley Heritage Trust Park.

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Good Morning Bill, the proposed tower will not work with the park that is now in planning stage, to be donated by me, for the town. A tower ( just feet from)would ruin, this overlook & extremely special point and Veiw vast.

<image001.jpg>

Sent from my iPhone





Page: 1  
Title: [Redacted]  
Date: [Redacted]

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State of Idaho  
Department of [Redacted]



Photo taken by [Redacted]

**From:** [Butch Coleman](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Fwd: comments on Proposed Tower in Dallas Plantation-----53 Lyle Road, Rangeley, Maine---The Colemans  
**Date:** Sunday, July 21, 2019 2:53:22 PM

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----- Forwarded Message -----

**Subject:** comments on Proposed Tower in Dallas Plantation-----53 Lyle Road, Rangeley, Maine---The Colemans

**Date:** Sun, 21 Jul 2019 14:49:26 -0400

**From:** Butch Coleman <[sales@endlessmountainstone.com](mailto:sales@endlessmountainstone.com)>

**To:** [Bill.Hinkle@maine.gov](mailto:Bill.Hinkle@maine.gov)

Hello Bill, I attended the hearing in Farmington but did not speak. My wife Donna and i own the 2nd closest house to the proposed tower at about 600 feet in distance away. I too believe this is a huge negative impact on the "Rangeley Region". We have been coming to Rangeley for over 20 years for peace ,quiet,and tranquility without cable tv and cell phones and computers. Towers shoul;d be no different than wanting a Crackerbarrel restaurant in downtown Rangeley. They just dont fit. Its the reason thousands of people come to the region to get away from the connection--not to be connected.

Structural---Im not sure who thinks the 90 mph is a good limit on the wind for Dallas Hill limits. Living there for years with many winters plowing 15-20 foot drifts and repairing Metal roof and continuous wind damage on our "all stone house" (its one of the hazards to the beatiful view) i feel the 90 mph is way underated. Dallas hill is 3rd in velocity to Mount Washington and The summit at Saddleback. 90 mph barely withstands a category 1 Hurricane. Who engineered this thing? With the newly erected tower at Sunrise View Farms at 1 mile away --is another tower even needed ?

Appalachian Trail--Im a retired trail maintainer from Eddy Pond to Summit at Saddleback for 10 years. If this tower is 100 feet over the trees it will have an ugly negative inpact from the trail all accross the summits low bush/no tree terrain. I wanted to clarify at the meeting but was not signed to speak.

I belong on several boards throughout the country. I realize this is a tough decision. My advice i always give my employees or team im working with is weigh out the pros and cons. Make a list of good and bad and your answer will be in front of you.

PROS)

1)Better cell,cable coverage

2) Fill pockets of Mega moguls like ATT and Verizon bottom lines in their continued competition.

3) Satisfy 1 or 2 landowners competing for their minute financial gain that affects all.

CONS)

1) Disrupt homeowners, hikers, and townspeople for the rest of their lives with unsightly modernization.

2) Enable Health hazards some proven and some not yet proven including but not limited to CANCER in the surrounding residential area.

3) create an unsafe structure not able to with stand a category 1 hurricane let alone the vicious winds of the Western Mountains.

4) Degrade values on all homes within several thousand feet of the tower. Some being their only home and all the savings from their full career in life.

5) Creating a "BUZZING" noise hazard to the ultimate quiet area. (That's the cancer calling out)

6) If the tower falls creating a hazard from anyone walking, hiking, wheeling, snowmobiling within that 200 foot zone.

In Closing I would say if we only wait 10 more years there's a good chance No towers will ever be needed and modern technology will be all satellite leaving towns like Rangeley just the way they are now--like they were 100 years ago--that's what brings people there.

I would hope each board member puts themselves in our shoes--If you had a house 600 feet away with 3 children and 4 grandchildren being exposed to who knows what? What would you want for your family. ?

We Remain, Respectfully Yours,

--

Butch Coleman - President  
Endless Mountain Stone Co.  
Tele - 570-465-7200  
Cell - 607-221-8151  
Fax - 800-672-3524

[sales@endlessmountainstone.com](mailto:sales@endlessmountainstone.com)

A.S.I. Allied Stone Industries - President 2019

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From: [Gina LaPage](mailto:Gina-LaPage)  
To: [Bill Hinkle](mailto:bill.hinkle@maine.gov)  
Subject: Fwd: Dallas plantation cell tower proposal-updated and final version  
Date: Sunday, July 21, 2019 10:32:10 AM

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Please excuse my spelling your name wrong here and there...

Sent from my iPad

Begin forwarded message:

**From:** Gina LaPage <[mizgwynck@aol.com](mailto:mizgwynck@aol.com)>  
**Date:** July 21, 2019 at 10:28:32 EDT  
**To:** [bill.hinkle@maine.gov](mailto:bill.hinkle@maine.gov)  
**Cc:** [Sara brusila@maine.gov](mailto:Sara.brusila@maine.gov)  
**Subject:** Dallas plantation cell tower proposal-updated and final version

Dear Mr. Hinkle

I am writing this email letter to inform you that my husband (Kent F. LaPage) and I (Georgina K. Rodriguez-LaPage) received notice that Rising Tide Towers, LLC would like to develop cell towers on land close to our home in Dallas Plantation (our address is 26 Bean's Corner Road). We would like to formally object to any cell tower development on that "close by" property or anywhere else that human populations, whether sparsely or densely populated, may be adversely affected by the radiation frequency emitted from cell towers.

I have looked into the research done on cell tower radiation exposure since approximately 2010 and find a consistent research-based concern about health risks due to the exposure to these cell towers, particularly within close proximity to the said towers. I have included my sources at the end of this email. A larger majority of the research has been done on the prior generations of cell towers (2G, 3G, 4G) but based on this research, scientists are urging further studies to be done before we as a nation, state or community allow the cell towers that support the 5th generation (5G) technology. It should not matter that Dallas Plantation or any other plantation is sparsely populated (my concern is that because of a more sparse population, any health issues that arise will be largely ignored); our health matters as much as a more densely populated region and deserves as much attention as a larger town or city. I assume that this company will plan to use these towers to accommodate to the 5G needs at some point. Even if the tower addresses the needs of the prior technology generations, based on the scientific research, we remain firm in opposing any cell tower development in this immediate area, plantation, or other close-by plantation.

According to the Environmental Health Trust organization ([EHTrust.org](http://ehtrust.org)), there is overwhelming scientific research (not funded by cell phone industry) that documents health risks such as increased cancer risk and changes in DNA make-up to name two concerns. They cite the most recent document of 2019 Swiss Re: Report on 5G, that substantiates the health concerns and risks and urges nations to proceed with caution on 5G use, and the EHTrust states that "Scientists are cautioning that before rolling out 5G, research on human health effects urgently needs to be done first to ensure the public and the environment are protected" ([EHTrust.org](http://ehtrust.org)). We do not want our neighborhood, plantation, state to be the subjects of research that lead the rest of the nation to determine when or where to place future towers. I would hypothesize that this landowner feels as we do, "I don't want it in my backyard" since he holds a large piece of property that his own home is on and perhaps might have been an alternative site for towers. He should have empathy for his neighbors whether they are in the neighborhood of the proposed tower site, or the larger area of Dallas Plantation, or any other plantation or municipality in the area that may be exposed to the radiation frequencies emitted by these towers. In an effort to not go on and on in this email, I have not even included the issues of "noise pollution" or a devaluation of my property if the cell towers are developed in close proximity to our property here but please know that these are also real concerns for us as well.

I am hoping that you and anyone else involved in this decision-making take the time to review this objective, non-industry funded research. Although some is dated back to 2010, the data cannot be ignored as a legitimate health concern to humans. The exposures experienced in the area are not a mere few minutes at a time; the exposure represents full and part time home dwellers and the populations are elderly, middle aged, young and infants and children and adolescents.

According to the website of the Land Use Planning Committee (LUPC), at least four of the responsibilities of the committee are as follows and we believe are applicable in this circumstance:

- +Preserve public health, safety and general welfare
  - +Support and encourage Maine's natural resource-based economy and strong environmental protections
  - + Prevent residential, recreational, commercial and industrial uses detrimental to the long-term health, use, and value of these areas and to Maine's natural resource-based economy
  - + Discourage the intermixing of incompatible industrial, commercial, residential, and recreational activities
- In summary, we would like to reiterate that we are opposed to the present application for the reasons of health risks, noise pollution, and devaluation of property.

Respectfully submitted,

Georgina K. Rodriguez-LaPage

Kent F. LaPage

[https://www.fcc.gov/sites/default/files/human\\_exposure\\_to\\_radio\\_frequency\\_fields\\_-\\_guidelines\\_for\\_cellular\\_antenna\\_sites.pdf](https://www.fcc.gov/sites/default/files/human_exposure_to_radio_frequency_fields_-_guidelines_for_cellular_antenna_sites.pdf)

<https://ehtrust.org/key-issues/cell-phoneswireless/5g-networks-iot-scientific-overview-human-health-risks/>

<http://www.emfrf.com/rf-radiation-levels-from-cellular-towers/>

<https://3ba1ac79-a-62cb3a1a-s-sites.googlegroups.com/site/pelegmichael.GK-cell-tower-rad-report-DOT-Dec2010.pdf?attachauth=ANoY7coiic5NXBkAX0pAXEsKFD-y->

[rwdy3njabvhnYETWhUOGHE01dL\\_VswA14UjiQ5n1PZmbrQGS\\_E9QIBp\\_ozJdLYpkh7ZZzbSSWQZK-8KcomBzgiN9UcQeMu64rqca7wnEyOH4SVu\\_C3nta8BJZ5eQ2Mj3NY\\_Ek8VzXthEr7jnE3niDGZlrdP8H8gAJHmHu\\_k90\\_ijRmoD4\\_1jwxHz\\_610V0IDQKW7Rb4NhcjIwQOLlICz47D3kqopzESNcAz\\_nm47n-Q&attredirects=2](https://3ba1ac79-a-62cb3a1a-s-sites.googlegroups.com/site/pelegmichael.GK-cell-tower-rad-report-DOT-Dec2010.pdf?attachauth=ANoY7coiic5NXBkAX0pAXEsKFD-y-rwdy3njabvhnYETWhUOGHE01dL_VswA14UjiQ5n1PZmbrQGS_E9QIBp_ozJdLYpkh7ZZzbSSWQZK-8KcomBzgiN9UcQeMu64rqca7wnEyOH4SVu_C3nta8BJZ5eQ2Mj3NY_Ek8VzXthEr7jnE3niDGZlrdP8H8gAJHmHu_k90_ijRmoD4_1jwxHz_610V0IDQKW7Rb4NhcjIwQOLlICz47D3kqopzESNcAz_nm47n-Q&attredirects=2)

Sent from my iPad

**From:** [Aimée Danforth](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Black Diamond Project Dallas PLT  
**Date:** Monday, July 22, 2019 8:34:35 PM

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

Good evening Bill, I have been wanting to send along my opposition however unfortunately I have been taxed on time but I wanted to make sure I put in a few words to express my disgust and thoughts on this project. Firstly erecting a structure of this magnitude in a residential zone goes against all of the restrictions put in place for residential structures however... there are no restrictions on a 190' tower? We have lighting restrictions, we have signage restrictions, we have height restrictions yet a 190' tower has no LUPC guidelines?

I am by no means anti Mr Beauregard and nor am I anti enhancing technological improvements however what I am anti is erecting a structure that will devalue homes and land around this structure. I am a real estate professional however that is not what drives me to write this opposition. I grew up less than 1/2mi from where this project is projected to be built. I rode my bicycle up and down that hill, I trick or treated up and down that hill, I plucked Polly wogs from the ditches that line that hill, and my parents home is just below that hill. THIS structure will create an eye sore and a visual disgrace on an area that is uninhibited by things of this nature. The Rangeley Lakes Region is part of a plan created by LURC that restricted expansion yet here we are... 2019- discussing a tower that will create a long term visual scar across MY town that will last LONG after you and I are here. This is NOT why people come to the Rangeley Lakes Region! I encourage your committee to come to Rangeley before you make this permanent choice to see the 170' tower (20' shorter than the one that is on the table) that was erected on cemetery hill in Rangeley before you make this decision. One can view this visual disgrace from almost all points in town and beyond including Rangeley Lake, from all over the lake. Clients, friends, family, neighbors, and all who have seen it (you can't miss it) have commented on how disgusting it is. Do you and your committee want to be the few to approve a structure that will affect a town, an area, a neighborhood, and generation after generation who will see this disgusting scar on an area that could be ruined by a decision made by few that will affect the many? I understand the need for technology and "911" however is that what is on the table? Or are we discussing something that is WAY bigger than "technology"- are we discussing ruining an area that is one of few that hasn't been scarred with the outside which is why people, families and generations continue to come here and why I am proud to call this my HOME!

Thank you for your time and I hope that the almighty dollar isn't as powerful as maintaining what those of us who live here, recreate here, work here and LOVE it here- call HOME!

Aimée Danforth  
Broker  
Noyes Real Estate Agency  
2388 Main Street  
PO Box 1111  
Rangeley, ME 04970

Personal Office- (207)864-9444

Office- (207)864-9000

Cell- (207)890-3744

Fax- (207)864-3497

[aimee@noyesrealty.com](mailto:aimee@noyesrealty.com)

Sent from my iPhone. Random auto-corrects and typos are my special gift to you.

**From:** [Randy Belanger](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** My house and potential tower  
**Date:** Wednesday, July 24, 2019 3:26:26 PM

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This picture is an approximation of the proximity of this tower and my house. Sorry to keep emailing. But I believe that the LURC commission is not getting a clear picture of how close this tower is to residences. It will always be visible and it will always be a radioactive tower that as the contract is written can become more dangerous as time goes on. They can put whatever they want whenever they want on this tower once it's built and we have no defense against it.

Once Beaugard clears his property there will be less vegetation in between my house and my neighbors houses and this proposed tower.

This is a super imposed pic. But it is a rendition of what I will have to live with. If anything the tower will be more intrusive than it appears in this pic. The RH factor that I will be living with 24/7 is going to be ridiculous. Not to mention the 24/7 electrical hum.



Sent from my iPhone



**From:** [bill\\_roy](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Re: Rising Tide Towers, LLC DP 5050  
**Date:** Thursday, July 25, 2019 7:35:46 AM

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Hi Bill , My name is William Roy I am resident of Dallas Plantation I would like to say I am Opposed to the cell Tower Purposed for Dallas , The purposed site is right next to two Historical land marks in Dallas One is the Cemetery and the other is our Dallas Town Office ,that was the old one room school house , I think the location of this project is not a good one for the residents in that area or for the town of Dallas ,There are many other locations in the area that would not be so intrusive and more suitable for this project. Thank You

On Wed, Jul 24, 2019 at 7:01 AM Hinkel, Bill <[Bill.Hinkel@maine.gov](mailto:Bill.Hinkel@maine.gov)> wrote:

Greetings,

You received this message because you have expressed interest or have submitted comments to the Land Use Planning Commission (Commission) regarding Rising Tide Towers, LLC's pending permit application for a new telecommunications tower in Dallas Plantation. The Commission has established a webpage for this matter. You may sign up to receive updates on this project. Please visit <https://www.maine.gov/dacf/lupc/projects/dp5050/dp5050.html> if interested.

Regards,

**Bill Hinkel**

Regional Supervisor

Land Use Planning Commission

Department of Agriculture, Conservation and Forestry

Mobile: 207-446-8823

Web: <http://www.maine.gov/dacf/lupc/index.shtml>

**From:** [Kirkpatrick, Maureen D - \(BOS\)](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Cell Tower Rangeley Planation  
**Date:** Saturday, July 27, 2019 10:40:04 AM

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**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.**

I'm reaching out to notify you that I'm really displeased with the cell tower proposed location in Dallas Plantation. I am a home owner on 192 Lynnway in Rangeley Maine (Dallas Plantation). This will ruin the aesthetics of our neighborhood and strongly discourage this. I do not remember seeing any notification that this would be installed or a vote. This could also reduce our value of the homes in our area because no one is going to want to buy property in and around this cell tower.

Please let me know what I need to do to prevent this from happening.

Thank you,

Maureen Kirkpatrick  
Steve Gillis

**From:** [Randy Belanger](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Impact studies  
**Date:** Monday, July 29, 2019 11:39:21 AM

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

- **The Bond and Hue – Proximate Impact Study**

The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Cell Tower reduced price by 15% on average.

- **The Bond and Wang – Transaction Based Market Study**

The Bond and Wang study involved the analysis of 4,283 residential home sales in 4 suburbs between 1984 and 2002. The study reflected that close proximity to a Cell Tower reduced price between 20.7% and 21%.

- **The Bond and Beamish – Opinion Survey Study**

The Bond and Beamish study involved surveying whether people who lived within 100' of a tower would have to reduce the sales price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only 1%-9%, and 24% said they would reduce their sale price by 10%-19%.

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

Sent from my iPhone

**From:** [Christian.Lapage@highlinerfoods.com](mailto:Christian.Lapage@highlinerfoods.com)  
**To:** [Hinkel, Bill](#)  
**Subject:** Regarding Cell Phone Tower Application for Dallas Plantation  
**Date:** Tuesday, July 30, 2019 7:55:16 AM

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**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.**

Hello Mr Hinkel,

This email is in reference to the proposal to build a cell phone tower in Dallas Plantation. I am the son of the owners at address - 26 Bean's Corner Rd.- less than 1/2 mile from the proposed location.

I am against the proposal to build the tower for many reasons - a decline in property value, health concerns, and the project only benefits a small minority- the land owner and telecom company.

Regarding the property value-

- **The Bond and Hue - Proximate Impact Study**  
The Bond and Hue study conducted in 2004 involved the analysis of 9,514 residential home sales in 10 suburbs. The study reflected that close proximity to a Cell Tower reduced price by 15% on average.
- **The Bond and Wang - Transaction Based Market Study**  
The Bond and Wang study involved the analysis of 4,283 residential home sales in 4 suburbs between 1984 and 2002. The study reflected that close proximity to a Cell Tower reduced price between 20.7% and 21%.
- **The Bond and Beamish - Opinion Survey Study**  
The Bond and Beamish study involved surveying whether people who lived within 100' of a tower would have to reduce the sales price of their home. 38% said they would reduce the price by more than 20%, 38% said they would reduce the price by only 1%-9%, and 24% said they would reduce their sale price by 10%-19%.

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

Regarding health concerns-

Multiple studies have been completed both nationally and internationally citing numerous issues regarding the health and well-being of residents in close proximity to the cell phone towers:

**Effect of electromagnetic radiations from mobile phone base stations on general health and salivary function.** [Singh K<sup>1</sup>](#), [Nagaraj A<sup>2</sup>](#), [Yousuf A<sup>3</sup>](#), [Ganta S<sup>2</sup>](#), [Pareek S<sup>3</sup>](#), [Vishnani P<sup>2</sup>](#).  
Study highlighted multiple health issues of residents within proximity to the cell phone tower related to EMFs produced by the tower.

**Significant Decrease of Clinical Symptoms after Mobile Phone Base Station Removal -An Intervention Study. (2014).** Tetsuharu Shinjyo and Akemi Shinjyo.  
<http://www.slt.co/Downloads/News/1086/Shinjyo%202014%20Significant%20Decrease%20of%20Clinical%20Symptoms%20after%20Mobile%20Phone%20Base%20Station%20Removal%20.pdf>

This website run by a Physicians group highlight further studies regarding the adverse affect on health caused by spending time in close proximity to cell towers  
<https://mdsafetech.org/cell-tower-health-effects/>

Aside from the health and property value effects from a cell tower project, there is also the concern that this project places an undue burden on a majority population to benefit a small minority. There is little value to the community as a whole, the Rangeley region has adequate cell phone and landline reception and as an previous EMT/Firefighter in Colorado I am very experienced in dealing with emergencies in remote locations. There are very few areas in the region that would benefit from the increase in cell reception.

As my parents age, I have taken on the responsibility of managing the caretaking for their property and I would hope to be able to one day raise my children to see the beautiful area I was lucky enough to spend time in, without the risk of EMFs and the unsightly view of a cell tower.

Thank you,

Christian LaPage M.S.

**CHRISTIAN LAPAGE**  
*Master Scheduler*

High Liner Foods  
1 Highliner Avenue  
Portsmouth, NH 03801  
T 603.319.5678 | C 603.531.2368  
[www.highlinerfoods.com](http://www.highlinerfoods.com)



**From:** [Kelsie Norcross](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Dallas Hill cell tower  
**Date:** Monday, August 5, 2019 11:03:41 AM

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**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, I live on Dallas Hill plantation near the golf course. I'm writing this email in opposition of the cell phone tower being built. Dallas Hill is a beautiful place to live and if this tower is built it will be an eye sore to all of the residents that live in the area and also the unnecessary proximity to the residents in the surrounding area.

The devaluation of real estate in the area is also of great concern to me and my fellow neighbors.

Sincerely,  
Travis Norcross

**From:** [Mary Flieger](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Cell Tower in view at Gull Pond  
**Date:** Wednesday, August 7, 2019 10:36:56 AM

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

Dear Mr. Hinkel,

We live at the boathouse at Camp Waya-Awi on Gull Pond. Camp Waya-Awi is a Native-American name meaning Beautiful Sunset. We come to Maine for a few months in the summer to enjoy the peacefulness of the pond and the beautiful weather, people and especially the beautiful sunsets (see pictures attached).

We have been told that there may be a cell tower going in near the airport. This would be right in our view of the mountains and sunsets which would be very upsetting. Please consider putting it in another area that would not deter from the beauty of Gull Pond.

We would appreciate it if you would pass this on to whomever is in charge of this installation and let us know if there is anything else we can do to stop this installation.

Sincerely,

Mary and Paul Flieger









Donald Begraft  
Bonnie Begraft  
6351 Sanibel Captiva Road  
Sanibel, Florida 33957  
August 9, 2019

RE: LUPC Development Permit 5050  
Rising Tide Towers, LLC

Dear Mr. Hinkel,

As long term owners and Residents to Rangeley Lakes Maine we feel it is important that we provide you and the Commission information regarding our position in this matter.

My family and I have been visiting this Region since the early 50's and my parents, Fred and Ruth Begraft, fell in love with Rangeley and in the late 50's purchased lot 45 on Dallas Hill and soon built a cabin for the family to enjoy the great outdoors and serenity offered here. Later in the years I purchased Lot 44 as I also wanted to secure my roots in this wonderful town and Region.

As a Licensed Builder and Developer for over sixty (60) years I have been involved with all types of Land Use and Development. Having built Ski Areas, Town Halls, Condominiums, commercial buildings, etc., my wife and I feel qualified to make the following statements for the benefit of all concerned.

According to National Appraisals, development of towers near Residential areas does lower the values of the property in relationship to the tower. This negative impact is not just a detriment to the landowner through devaluation of their property but will also affect the tax rate and reduce the income generated to the town through taxes. Keep in mind that once land values decrease in a set area they will also pull down the values in surrounding areas as well.

Not being experts in the Heath area we cannot comment on the Health and/ or negative affects of these towers to Residents, wildlife, environment, etc., although there have been numerous issues cited, and feel that the Committee will

do their "Due Diligence" to protect the safety and well being of the people they represent to assure a continued safe and harmonious community.

It is also our feeling that the Committee should carefully consider the decision to allow a Cell Tower in a Residential Community which may set a precedent throughout the State. The down sides must be carefully weighted as people's lives will be impacted and could be negatively affected and there are many who may not have options to resolve these problems. In light of the fact that there are other areas of consideration it may be prudent for the Committee to decline this application as presented.

Thank you for your time and consideration. Your continued support of our Community is greatly appreciated.

Sincerely,

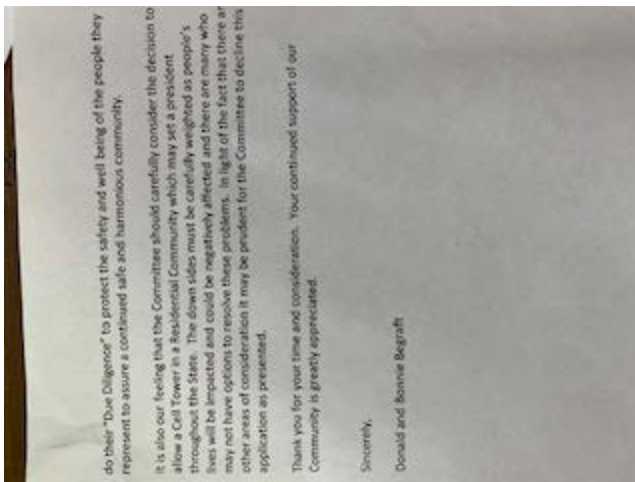
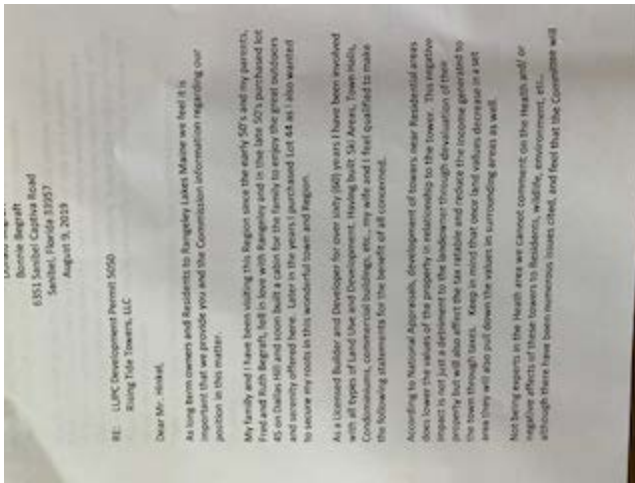
Donald and Bonnie Begraft

**From:** [Randy Belanger](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** From my neighbor  
**Date:** Saturday, August 10, 2019 2:40:09 PM

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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.

I do not know if this couple has email. They left this on my door I want to make sure you receive it.



Sent from my iPhone

RECEIVED

AUG 13 2019

LUPC - AUGUSTA

Dear Maine Land Use Planning Commission,

I am against the cell tower that is proposed by Rising Tide, LLC in Dallas Plantation. I live very close to the where the tower would be.

This neighborhood is zoned Community Residential Development Subdistrict (D-RS2). As I understand it, this means that this area is planned as a thriving residential neighborhood. A cell phone tower that stands nearly 200 feet tall will not fit into the neighborhood. Dallas is now a small but growing community, having nearly tripled its population in the 1970-2010 period. It is a nice place to live, with a varied mix of people, and quiet and scenic views. A large cell phone tower plunked down in the middle of Dallas Hill will kill all this. It will no longer be a place where people want to live. No one will move there after that. The property values of all the landowners will plummet. If MLUPC has the intention of encouraging residential living in this area, then it should definitely deny this application from Rising Tide.

With so much open land in the area, why should this 190-foot cell tower be placed in the middle of a residential neighborhood? I do not believe the applicant has demonstrated due diligence in vetting other locations for a cell tower in our area. Before granting a permit for this cell tower, thus possibly making it easier to erect cell towers in other residential zones, shouldn't Rising Tide, LLC and MLUPC make certain no other options exist, especially options that do not destroy and change forever a nice neighborhood.

It is tough enough to make a living in Rangeley. A cell tower will depress property values, robbing landowners of the work and investments they have made over the years. Please do not allow this enormous cell tower to destroy our neighborhood.

Thank you,

MARGERY A McLELLAN

Margery A McLe

15 Lyle Rd

Dallas Plantation,

Rangeley, Me.

04970

3

Land Use Planning Commission  
c/o Mr. Bill Hinkel, Regional Supervisor  
22 State House Station  
Augusta, ME. 04333

Re: Response to Additional Information Request of Rising Tide Towers, LLC, Pending Permit Application DP 5050

Dear MLUPC,

We have some problems with the additional information provided by Rising Tide Towers. First, regarding their answers concerning Project Scale and Siting, the request was for them to demonstrate that the proposed tower would be compatible with the existing neighborhood, focusing on the scale of the tower relative to the surrounding areas. Rising Tide states that the nearby neighborhood “may be screened from the view of the upper tower section because of screening by nearby trees.” Considering the proposed tower is 190 feet tall, and the nearby trees are no taller than 50 feet, it is impossible that the upper section of the tower could be screened from view. We believe that the upper section of the tower will be totally visible to the entire neighborhood. Of course, none of the abutting landowners or people living within the neighborhood were notified of the visual impact assessment and were not allowed to witness the visual impact assessment. There are also no photographs of the visual impact assessment from the point of view of the neighborhood, so Rising Tide is not able to state that the upper tower will be screened from view. This is a statement that is completely without evidence and so cannot be accepted as true. Rising Tide, LLC goes on to state that the “tower section and antennas above the surrounding tree line will be visible to more distant neighboring areas and more remote areas.” The original application states that the tower would be allowed to have up to five carriers. Below is a picture of what the upper tower section could look like.



Cellular antennas on a lattice tower with four carriers.

Rising Tide admits that this section of the tower will be visible from distant neighboring areas and more remote areas. We assume this would include areas such as downtown Rangeley, Rangeley Lake, and the Appalachian Trail. Do we really want this view from those areas? And as stated above, since the trees in the area are 50 feet or less, this will tower above the neighborhood and will be clearly visible from many properties on Dallas Hill.

Rising Tide ends that paragraph with the statement “the proposed facility design is considered to have minimum impact to surrounding areas.” We are not certain who they are talking about that considers this to have minimum impact. We certainly consider this impact to be substantial: on the landowners near this proposed tower, on the entire neighborhood of Dallas Hill, on boaters and fishermen and campers on Rangeley Lake, on tourists enjoying the downtown area, and on hikers on the Appalachian Trail or other trails in the area. This is not a small impact, but a major disruption of view for miles around.

Also included under the section of “Project Scale and Siting”, Rising Tide is asked to list other types of commercial uses in the subdistrict and how they compare to the proposed telecommunication tower. They go on to list a shale pit, a Quonset storage building and a golf course. We fail to understand how a 190-foot tower can even begin to compare with a small Quonset building which the Town of Dallas Plantation uses for storage. We fail to understand how a 190-foot tower compares with the scenic beauty of Evergreen Golf Course. And we fail to understand how a 190-foot tower can compare with a shale pit that is not even visible from the road. Rising Tide states that “all of these commercial sites are larger in size than the proposed 75’ x 75’ facility developed area.” Are we supposed to take this as a serious statement? It is unreasonable to state that the footprint of this facility is really what is important here. Rising Tide seems to ignore that their facility rises 190 feet into the air, towering above the neighborhood, blighting the view and ruining the property values of all the landowners in the area. If there was no tower, no one would be objecting to the facility. It is the vertical area that is objectionable and unacceptable. These statements by Rising Tide Towers, LLC that their tower fits into our neighborhood as well as a golf course are disrespectful and offensive.

We would also like to object to the Visual Impact Assessment photographs offered by Rising Tide Towers. The photographs of a small weather balloon lofted at an unknown height into the sky is not a realistic substitute for a tower.



Apparently, this tiny dot of a weather balloon is supposed to represent the tower.



A cell tower carrying antennas of four cellular networks. Notice how this does not resemble a weather balloon.

That tiny balloon does not adequately show what a 190-foot tower with up to five carriers will look like in the landscape. We also noticed that many of the photographs included with the visual impact assessment seem to be taken at odd angles or are shot from behind the largest tree or buildings in the area. And again, we would like to have a photograph of the actual tower superimposed in the photographs, as well as photographs from the yards of all the landowners that will be most affected by this tower. A weather balloon flown for a few hours and witnessed by only one person is not a fair assessment of how this tower will affect the area, particularly the neighborhood of Dallas Hill.



These pictures make it seem like the focus of the photo is actually the road and parking lot, rather than giving a good representation of the view of the tower. Rising Tide also states that “the study confirmed that the proposed telecommunications tower would be visible within a 5-mile radius”. They admit that the tower will be widely visible. This 5-mile radius includes Rangeley Lake, Haley Pond, downtown Rangeley, Saddleback Mountain, many hiking and snowmobile trails, and the Appalachian Trail. They go on to state that “the tower would have no adverse visual impact to any significant visual resources.” We believe that this statement cannot be taken as fact, but only as a matter of opinion. We happen to believe that the tower WILL have an adverse visual impact to many significant visual resources.



Rising Tide was asked to provide details about locations that were evaluated for this project as part of the requirement to locate and design structures to reasonably minimize their visual impact on the surrounding area. They answer that “Black Diamond reviewed several properties within the assigned AT&T search ring”. It seems that they settled on this particular parcel mainly because of an existing access road. They neglect to describe any of the other several properties that were considered. We would like to know where these other properties are. We would like to know if these other properties are in the middle of a settled neighborhood. Are as many abutters affected? Will the property values of so many people be diminished? Will the tower be as visible to so many important places? An existing access road might be a handy and inexpensive benefit for the tower company, but shouldn't the lives and property of the people already living in and making their home in the neighborhood be more important than the pocketbook of AT&T? If other properties are further away from existing neighborhoods and provide more cover for this 190-foot eyesore, than shouldn't MLUPC ask Rising Tide to provide more information about these other possibilities?

Rising Tide also states that the “proposed facility does not include any mechanical or other equipment that would generate site noise during operation.” We were under the assumption that the facility would have a generator that will run during power outages. Maine electricity users endured the most frequent service interruptions and the longest outages of any state in the U.S. in 2017, according to federal reliability data. Dallas Hill is no exception; there are many power outages. We assume that will mean a loud generator running as needed throughout many outages. Also, we would like to know if there will be AC needed at this facility, and if so, how often does it run and what kind of noise does it generate.

For the above reasons, we believe that Rising Tide Towers and Black Diamond have not provided evidence that would allow this tower to be built at this site. None of the requirements set forth by MLUPC have been adequately satisfied, and they should not be granted the application for construction of this telecommunications tower at this site. MLUPC has an opportunity to be sure this tower is placed in an area that will have the least amount of impact, especially in a place as special to the state of Maine as Rangeley.

Thank you,  
Ralph and Karen Hutchison  
53 Blanchard Rd., Cumberland, Maine  
43 Beans Corner Rd., Dallas Plantation, Maine

RECEIVED

AUG 14 2019

LUPC - AUGUSTA

Dear Members of MLUPC,

My children and I live on Dallas Hill. My home will be close to the cell phone tower proposed by Black Diamond and Rising Tide, LLC. My home also is facing the tower, so I will have a direct view. I am against this tower.

One of my concerns is about the health risks associated with living near a cell tower. I am concerned that there is no requirement on the part of the applicant to provide information about the health effects to the neighboring property owners. Cell towers continuously emit RF/EMF 24 hrs/day. There are health effects from these waves, especially on children. The closer you live to a cell phone tower, the worse these effects are. The following information is taken from a website put out by SafeSpaces, and it details all the health issues that have been reported from living near one of these towers. These include: fatigue, headaches, difficulty in concentration, memory loss, irritability, skin problems, dizziness, movement difficulties, sleep disturbance, visual disruptions, depression, hearing disruptions, loss of appetite and nausea. I do not want my children living near a tower that might have health effects. Not enough research has been done to prove they are safe. This tower should not be built so close to where so many people live.

Black Diamond and Rising Tide have stated that they looked at other sites for this tower, and I would like to know where. They need to look at other possibilities that are not in the middle of residential areas. They need to look at other possible sites that are not so near to homes where families live. They need to look at other possible sites that will not completely ruin views and property values of so many people. Why is our Dallas Hill neighborhood the first choice for this tower? Is it because it is the easiest and most cost effective for their company? Shouldn't the well-being of nearby residents be more important than the bottom line of the big cell phone companies?

Dallas Hill is a nice, quiet neighborhood. It would be a crime to allow a 190-foot cell phone tower to destroy the place where so many people live. It is not fair to allow a tower of this size to possibly compromise the health of people and children living nearby. Please do not allow this tower to change forever the scenic beauty of Dallas Hill as well as the livelihoods of the people who have worked hard to make their home there.

Thank-you,

April M. Joneau

Dallas Plantation, ME

**From:** [Flieger, Chris](#)  
**To:** [Hinkel, Bill](#)  
**Subject:** Cell Tower in View at Gull Pond  
**Date:** Tuesday, August 13, 2019 10:30:36 AM

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

Dear Mr. Hinkel,

My extended family have been coming to Rangeley for over 30 years and hope to continue to enjoy all the beauty and outdoor activities that Maine offers. My family owns the Boathouse at Camp Waya-Awi on Gull Pond. We cherish the family time we have together during the few months of summer and we would hate to see that spoiled by the sight of a cell tower near the airport, which would be in directly in our line of sight on Gull Pond. Our whole reason for choosing Maine and specifically Rangeley is for its respect of nature and preserving the land. I can't imagine looking out across the pond towards the mountains and seeing an ugly, commercial cell tower, even if it poorly camouflaged as a 'tree'. There is no fooling Mother Nature. How would you feel if you home surroundings were spoiled by an ugly cell tower, all for money?

We have spent much time in Rangeley and on Gull Pond and we have supported all the local business for many years. I would hate to put that in jeopardy by a metal structure. If a cell tower must be built, surely there are other locations that do not interfere with the beauty of the land and homeowner's properties (and property values).

We would appreciate it is you would pass this on to whomever is in charge of this installation and let us know if there is anything else we can do to stop this installation or to find a suitable location away from the view of homeowners.

Sincerely,

Chris Flieger

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