

**From:** [Nelson, Denise L](#)  
**To:** [Bolstridge, Karen](#)  
**Subject:** Re: [EXTERNAL] Amendment B to Development Permit DP 5050\_ Proposed 300-Foot Lighted Telecommunications Tower with Access Road and Utility Line.  
**Date:** Friday, August 06, 2021 4:48:57 PM  
**Attachments:** [image002.png](#)  
[dp5050b\\_AgencyReviewRequest.pdf](#)  
[APPA Letter to LUPC Rising Tide Tower 2021-08-06.pdf](#)  
[NPS Rising Tide Tower Viewshed Map.pdf](#)

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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 Karen,

Comments from the NPS on the Rising Tide Tower pending application are attached. Please let me know if you have any questions.

Thank you,

Denise

Denise L. Nelson  
Environmental Protection Specialist  
Appalachian National Scenic Trail  
P.O. Box 50 (Deliveries: 252 McDowell St.)  
Harpers Ferry, WV 25425

301-512-5573 (mobile)  
304-535-6292 (office) \*currently unattended\*  
[denise\\_nelson@nps.gov](mailto:denise_nelson@nps.gov)

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**From:** Bolstridge, Karen <Karen.Bolstridge@maine.gov>  
**Sent:** Friday, July 16, 2021 9:24 AM  
**To:** Rodrigues, David <David.Rodrigues@maine.gov>; Libbey, Ken <Ken.Libbey@maine.gov>; Hallowell, Dawn <Dawn.Hallowell@maine.gov>; St.Hilaire, Lisa <Lisa.St.Hilaire@maine.gov>; Nelson, Denise L <Denise\_Nelson@nps.gov>; Mohny, Kirk <Kirk.Mohny@maine.gov>; Rideout, Megan M <Megan.M.Rideout@maine.gov>; IFWEnvironmentalreview <IFWEnvironmentalreview@maine.gov>; Stratton, Robert D <Robert.D.Stratton@maine.gov>; Perry, John <John.Perry@maine.gov>; Hulsey, Charles <Charles.Hulsey@maine.gov>; Thorndike, Elizabeth <Elizabeth.Thorndike@maine.gov>; Maine Field Office, FW5 <mainefieldoffice@fws.gov>; Mahaney, Wende <wende\_mahaney@fws.gov>; LeeAnn.Neal@usace.army.mil <LeeAnn.Neal@usace.army.mil>; Jaramillo, Haley <Haley.Jaramillo@maine.gov>; townmanager@rangeley.me.org <townmanager@rangeley.me.org>; 'dallasplt@myfairpoint.net' <dallasplt@myfairpoint.net>; sandyriver@myfairpoint.net <sandyriver@myfairpoint.net>; rangplt@myfairpoint.net <rangplt@myfairpoint.net>; jmagoon@franklincountymaine.gov <jmagoon@franklincountymaine.gov>

**Cc:** Godsoe, Benjamin <Benjamin.Godsoe@maine.gov>; Bolstridge, Karen <Karen.Bolstridge@maine.gov>

**Subject:** [EXTERNAL] Amendment B to Development Permit DP 5050\_ Proposed 300-Foot Lighted Telecommunications Tower with Access Road and Utility Line.

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All:

Please review and comment on the project noted in the subject line and attached form above. Please let me know if you are not going to submit comments or if you think someone else should be receiving this review request.

A note: the application is rather large; here are some .pdf starting page locations that could be helpful in your review.

Wetland information: Page 199  
Phosphorus Control Plan information: Page 370  
Visual Impact Assessment information: Page 233  
Historic Preservation information: Page 232 and VIA  
Wildlife and Rare Species assessment: Page 151  
Soils information: Page 176

**Please note that this project is located at a different location on the property and is a different height than the first DP 5050 submittal.**

1. I have consolidated and placed the full application and the site plans as of July 08, 2021 on the LUPC FTP site.

To retrieve the application material, you will need a high-speed internet connection and a storage device.

**Please follow these steps to retrieve the documents from the LUPC FTP site:**

Go to <http://www.maine.gov/dacf/lupc/review/>

After clicking the link above - a login box will open and you will be prompted to enter a:

User Name: **doc**

Password: **mejuri1** (Note the last character of the password is a one)

then go to Folder Name: **LUPC Downeast Region**

then go to Folder Name: **1\_dp5050b\_Application**

The File Names are: **20210708\_dp5050b\_UpdatedSitePlans.pdf** and  
**20210708\_dp5050b\_UpdatedApplication.pdf**

To download, right-click on the file you want and select the "Save As..." or "Save Target As..." option. Then save the file to your computer.

2. I have attached a link to a webpage for the 300-foot telecommunications tower in Dallas Plantation, Franklin County, Maine.  
The webpage includes additional information on the project timeline and will include information on the public hearing when scheduled.

<https://www.maine.gov/dacf/lupc/projects/dp5050B/dp5050B.html>

Thanks all for your time and effort.

*Karen E. Bolstridge*

Karen E. Bolstridge, Environmental Specialist III  
Maine Department of Agriculture, Conservation and Forestry  
Land Use Planning Commission  
106 Hogan Road; Suite 8  
Bangor, Maine 04401  
Phone: (207) 215-4685  
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Celebrating 50 years of balancing the  
unique character and vital economy of  
Maine's Unorganized Territory.



**JANET T. MILLS**  
GOVERNOR

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

AMANDA E. BEAL  
COMMISSIONER

JUDY C. EAST  
EXECUTIVE DIRECTOR

**REQUEST FOR A REVIEW AND COMMENT ON PENDING APPLICATION**

**TO BE CONSIDERED, COMMENTS DUE BY:  
AUGUST 06, 2021**

Date: July 16, 2021  
Permit #: DP 5050-B  
Analyst: Karen Bolstridge  
Applicant: Rising Tide Towers, LLC  
Location: Dallas Plantation, Franklin County, Maine

**Project:** Utility facility. 300-foot self-supporting lattice telecommunications tower and associated appurtenances (includes a 2592-foot Level C Road project and a 2615-foot Utility Line. **Special Note(s):** Please note that this project is located at a different location on the property than the first DP 5050 submittal.

Maine Bureau of Parks and Lands (Lands and Trails) • David Rodrigues - <a href="mailto:David.Rodrigues@maine.gov">David.Rodrigues@maine.gov</a>	U.S. Army of Corps of Engineers • LeeAnn Neal - <a href="mailto:LeeAnn.Neal@usace.army.mil">LeeAnn.Neal@usace.army.mil</a>
Maine Department of Environmental Protection (Phosphorus Control Plan Review) • Ken Libbey - <a href="mailto:Ken.Libbey@maine.gov">Ken.Libbey@maine.gov</a> • Dawn Hallowell - <a href="mailto:Dawn.Hallowell@maine.gov">Dawn.Hallowell@maine.gov</a>	Maine Department of Transportation (Scenic Byway and Roads Review) • Haley Jaramillo - <a href="mailto:Haley.Jaramillo@maine.gov">Haley.Jaramillo@maine.gov</a>
Maine Natural Areas Program • Lisa St. Hilaire - <a href="mailto:Lisa.St.Hilaire@maine.gov">Lisa.St.Hilaire@maine.gov</a>	Town of Rangeley • <a href="mailto:townmanager@rangeleyme.org">townmanager@rangeleyme.org</a>
National Park Service • Denise Nelson - <a href="mailto:denise_Nelson@nps.gov">denise_Nelson@nps.gov</a>	Dallas Plantation • <a href="mailto:dallasplt@myfairpoint.net">dallasplt@myfairpoint.net</a>
Maine Historic Preservation Commission • Kirk Mohney - <a href="mailto:Kirk.Mohney@maine.gov">Kirk.Mohney@maine.gov</a> • Megan M. Rideout - <a href="mailto:Megan.M.Rideout@maine.gov">Megan.M.Rideout@maine.gov</a>	Sandy River Plantation • <a href="mailto:sandyriver@myfairpoint.net">sandyriver@myfairpoint.net</a>
Maine Department of Inland Fisheries and Wildlife • <a href="mailto:IFWEnvironmentalreview@maine.gov">IFWEnvironmentalreview@maine.gov</a> • Robert D Stratton - <a href="mailto:Robert.D.Stratton@maine.gov">Robert.D.Stratton@maine.gov</a> • John Perry - <a href="mailto:John.Perry@maine.gov">John.Perry@maine.gov</a> • Charles Hulseley - <a href="mailto:Charles.Hulseley@maine.gov">Charles.Hulseley@maine.gov</a> • Elizabeth Thorndike - <a href="mailto:Elizabeth.Thorndike@maine.gov">Elizabeth.Thorndike@maine.gov</a>	Rangeley Planation • <a href="mailto:rangplt@myfairpoint.net">rangplt@myfairpoint.net</a>
U.S. Fish & Wildlife Service • <a href="mailto:mainefieldoffice@fws.gov">mainefieldoffice@fws.gov</a> • Wende Mahaney - <a href="mailto:Wende_Mahaney@fws.gov">Wende_Mahaney@fws.gov</a>	Franklin County Commissioners • <a href="mailto:jmagoon@franklincountymaine.gov">jmagoon@franklincountymaine.gov</a>

After review of the application and consideration of the proposal's probable impacts, we have:

No comments on the proposal  Comments on the proposal are attached

Signature: Denise L Nelson Date: 08/06/2021

Reports of staff permitting decisions, can be found here: <http://www.maine.gov/dacf/lupc/reports/>



# United States Department of the Interior

NATIONAL PARK SERVICE  
Appalachian National Scenic Trail  
P.O. Box 50 (Deliveries: 252 McDowell St.)  
Harpers Ferry, WV 25425

IN REPLY REFER TO:

1.A.1

August 6, 2021

Maine Land Use Planning Commission  
c/o Ms. Karen E. Bolstridge, Environmental Specialist III  
Maine Department of Agriculture, Conservation and Forestry  
106 Hogan Road; Suite 8  
Bangor, Maine 04401

RE: Proposed 300' Lighted Telecommunications Tower with Access Road and Utility Line –  
Development Permit 5050, Dallas Plantation, Franklin County, Maine

Dear Ms. Bolstridge:

The National Park Service (NPS) received your request for review and comment on a pending application submitted by Rising Tide Towers for the above referenced new telecommunications tower and associated infrastructure in Franklin County, Maine. The NPS reviewed the materials provided and offers the following initial comments regarding potential impacts of this proposal on the Appalachian National Scenic Trail (ANST or Trail) for your consideration.

### [ANST Description](#)

The Appalachian National Scenic Trail is an approximately 2,193-mile-long continuous, skyline hiking path that traverses the scenic, wooded, pastoral, wild, and culturally resonant lands of the Appalachian Mountains from Georgia to Maine. The Trail was conceived in 1921 and originally built and maintained by a consortium of agencies and private citizens. Congress officially recognized the national significance of the ANST when it designated the Trail one of the first National Scenic Trails with the passage of the National Trails System Act (NTSA) in 1968. The NPS is charged under the NTSA with administration of the ANST. This charge includes oversight of development, management, and protection of the ANST, which is accomplished through an extensive cooperative management framework with the Appalachian Trail Conservancy, other agencies, and 31 Trail clubs made up of thousands of volunteers.

The NPS has found the Appalachian National Scenic Trail eligible for listing in the National Register of Historic Places (NRHP) as a continuous linear Historic District. The NPS has prepared a multiple property documentation form to guide formal nominations of state Trail segments to the NRHP that is currently under review by the State Historic Preservation Offices in the fourteen states the Trail traverses. The district is recommended as significant at the national level under Criterion A in the areas of Recreation and Conservation and meets Criteria G for properties that have achieved exceptional significance within the past 50 years. Contributing resources include the Trail Treadway, ANST Side Trails, ANST bridges, ANST Viewpoints, and ANST Overnight Use Areas. Cultural landscapes the Trail passes through and

the Trail setting are vital to its significance as both a historic and recreational resource and to the Trail visitor experience.

### Project Description

Rising Tide Towers proposes to construct a 300-foot self-support lattice telecommunications tower within a 40,000 square foot lease area located off Dallas Hill Road northeast of Rangeley Lake in Franklin County, Maine. In addition to the tower, an access road and utility line will be constructed from Dallas Hill Road to the lease area. As proposed, the tower would be lighted using a flashing dual (red/white) beacon and side mounted red lights that are designed to illuminate red at night and have medium intensity flashing white light for daytime and twilight.

### Potential Impacts on the ANST

An eight-mile Area of Potential Effect was used in the applicant's Visual Impact Analysis to assess impacts to scenic resources. In this area of Maine, tall lighted structures like cell towers and wind turbines may be quite noticeable from the ANST on most days given the vast elevated views from the Trail of the surrounding landscape and air quality. For example, the lights on the turbines at Kibby Wind Farm are visible from the West Peak ANST Vista in the Bigelow Preserve at approximately 20-miles away.

The NPS ran a bare earth viewshed for the proposed tower to estimate its potential to be visible from the ANST (see enclosed map). This analysis indicates that the proposed tower may be visible from several locations on the ANST including ones identified in Rising Tide's viewshed map, Saddleback Mountain and the Horn. These two mountain vistas are just a little over 5 miles from the proposed tower site and the proposed tower and lights will likely be visible from these viewpoints as well as along the Trail treadway given the openness of the Saddleback ridgeline. These two Trail viewpoints are quite accessible and popular destinations for Trail visitors.

In addition, there are several other significant ANST viewpoints shown on this map located more than 5 miles away from the proposed tower from which the tower lights may be visible even if the tower itself is not. We recommend further analysis and consideration of the potential for visual impacts to ANST viewpoints beyond eight miles since the proposal includes lighting the tower. Lighting draws viewer's attention both day and night and lights illuminated at night can adversely impact night sky views.

### Potential Minimization Measures

In order to minimize visual effects on the Appalachian National Scenic Trail and other scenic resources, please consider the following potential minimization measures:

- Limit the overall tower height below that which requires lighting, which we understand is typically below 200 feet. (preferred over all other measures) It is our understanding that a 190-foot tower was proposed by Rising Tide in 2019 at a nearby site which suggests that this may be a feasible option to meet service needs.
- Use a radar activated lighting system for tower lights. The applicant mentions that Federal Aviation Administration (FAA) approval of an Aircraft Detection Lighting System (ADLS) is required by the Federal Communications Commission and is granted on a case-by-case basis. We request the option of using an ADLS to reduce light pollution from the proposed tower be further explored for this project by consulting with/ seeking FAA review and approval.

- Adhere to night sky-friendly lighting at the telecommunication site compound such as using light only where and when needed, using motion sensor lighting, shield lights and direct all light downward, select lamps with warmer colors, use smaller wattage bulbs.
- Non-reflective, background conforming color scheme on body of the tower and associated fixtures and equipment shelters. For example, painting the tower a dark grey color to blend with the landscape (not just galvanized steel).
- Minimize tree clearing around the site and access road.

Thank you for the opportunity to review and comment on this pending application. We greatly appreciate all efforts to reduce impacts to the nationally significant Appalachian National Scenic Trail. Should you have any questions about our comments, please contact Denise Nelson of my staff at 301-512-5573 or at [denise\\_nelson@nps.gov](mailto:denise_nelson@nps.gov).

Sincerely,

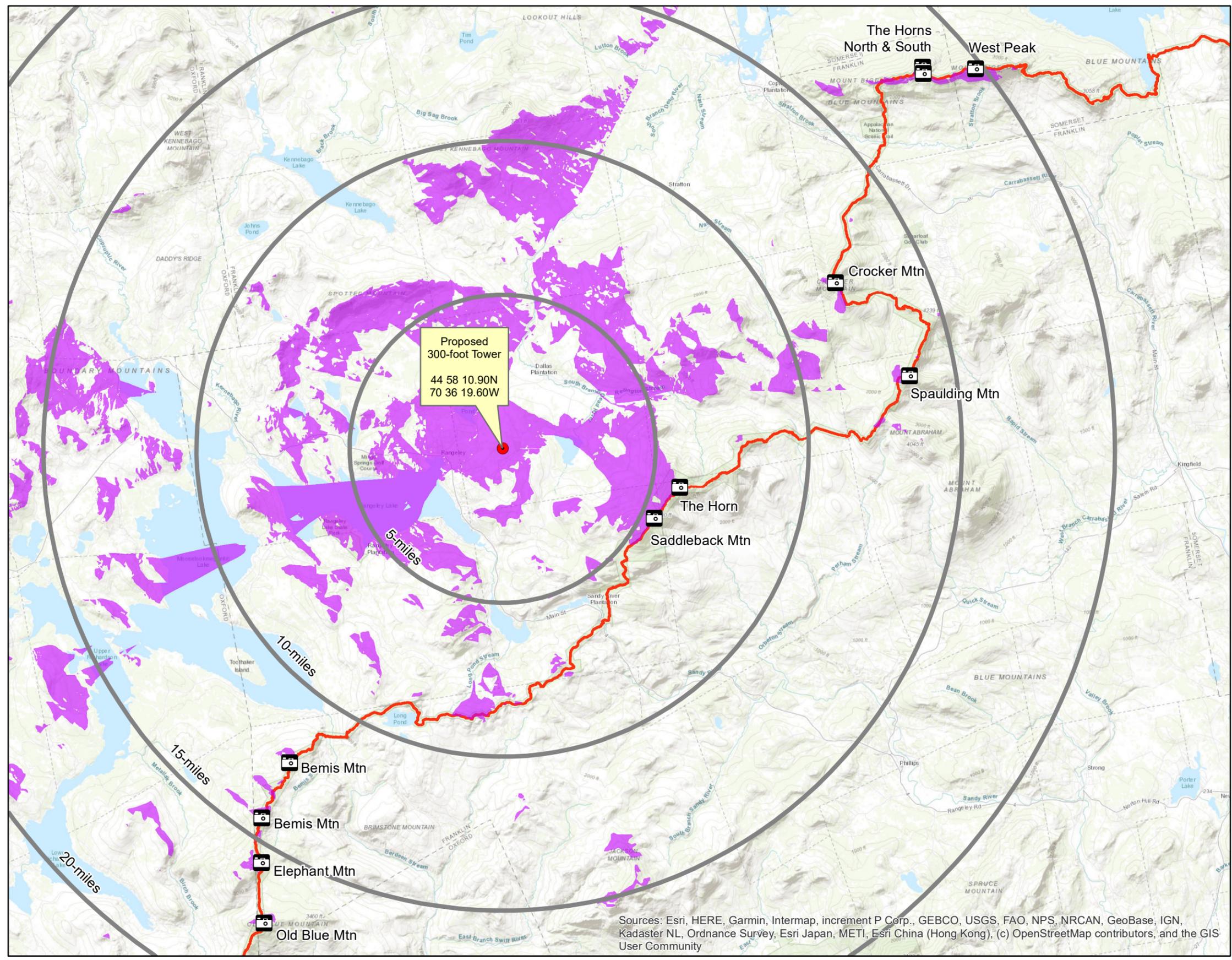
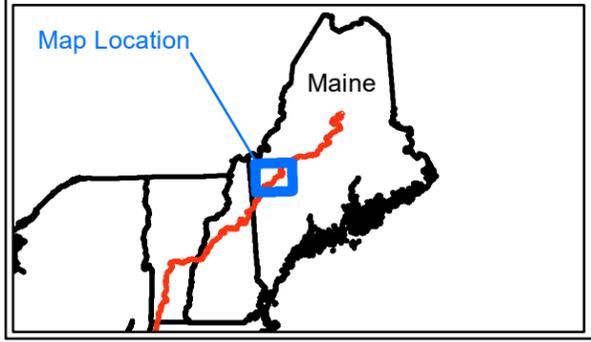
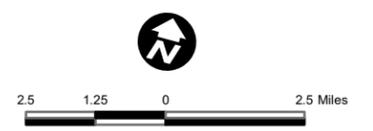
Wendy K. Janssen  
Superintendent

Enclosures (1):  
Viewshed Map

cc: Hawk Metheny, ATC

**PROPOSED  
RISING TIDE TOWER  
DALLAS PLANTATION, MAINE**

-  Proposed 300-foot Tower
-  Potentially Visible Areas
-  Potentially Affected Scenic Vista
-  Appalachian Trail Treadway



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Produced by the Appalachian Trail GIS Program