



Land for Maine's Future Program
Minutes of the Meeting
May 12, 2009

Governor's Cabinet Room, State House
Augusta, Maine

Board Members Present:

Commissioner George Lapointe
Commissioner Patrick McGowan
Commissioner Seth Bradstreet
Commissioner Dan Martin

Diane Doyle
Leon Gorman
Bucky Owen

Jeff Thaler
Ben Emory

Board Members Absent:

Martha Freeman, Director, SPO

Don Marean

LMF Staff Members Present:

Tim Glidden
R. Collin Therrien

Steve Brooke
Jim Connors

Aline Lachance

Others

Jerry Bley, Creative Conservation
Jennifer Irving, Friends of Unity Wetlands
Peter McKinley, FSM
John Marshall, Pleasant River Wildlife Foundation
Will Brune, The Nature Conservancy
Bruce Kidman, The Nature Conservancy
Tom Rumpf, The Nature Conservancy
Philip Nicholas, The Trust for Public Land
Stephanie Gilbert, Dept. of Agriculture, Food & Rural Resources
Alan Stearns, Dept. of Conservation, Bureau of Parks & Lands
Gary Best, Dept. of Conservation, Bureau of Parks & Lands
Dave Rodrigues, Dept. of Conservation, Bureau of Parks & Lands
Vasco Carter, Dept. Inland Fisheries & Wildlife
Jim Connolly, Dept. Inland Fisheries & Wildlife
Melissa Laser, Dept. of Marine Resources

Minutes of the Meeting

A motion was made by Commissioner Bradstreet and seconded by Bucky Owen to approve the March 10, 2009 Minutes of the Meeting. Vote was unanimous.

Slide Presentation by Gary Best, Maine Department of Conservation Bureau of Parks & Land / Tourism websites & brochures

Commissioner McGowan having previewed the new web site was very impressed by the collaborative effort undertaken by the Department of Conservation, Department of Inland Fisheries & Wildlife, the Department of Economic & Community Development; Bureau of Tourism, the Land for Maine's Future Program, and others in assembling together various existing information and placing that information on a newly created Web Page promoting Maine's recreational opportunities. This new online tool will help the public discover Maine's great state parks, public lands and historic sites. The new feature allows you to search by activity, facility or region; or try our "single-tank trips" feature and go on a gas-saving adventure by finding a destination in your neck of the woods. Downloadable maps and brochures are available for select locations. The Department of Conservation hopes to secure a second grant to include GPS mapping in the near future. This new feature will help in promoting tourism and increase Maine's economy.

Tim thanked those entities involved in preparing this Web Site saying "hats off for a great job". It was suggested that footnotes be included for LMF sites.

See http://www.maine.gov/doc/parks/programs/db_search/index.html

→ New Bird Trail Map and Brochure

A new Maine Birding Trail map and brochure highlighting the best places in Maine to view birds was distributed to Board members. This unique brochure, designed for both the casual and serious birder, is one of the first projects by the Maine Nature-based Tourism Initiative. Listing 82 sites all around the state, the new brochure is the result of research conducted by well-known bird guide, Rep. Bob Duchesne (D-Hudson). For more information, go to: <http://www.mainebirdingtrail.com>

→ Maine Public Boat Facilities on Google Earth Maps

The Maine DOC Boating Facilities Division is now offering public access site data, geographically referenced, via Google Earth. The same site data available in our Google.htmlEarth maps can be reviewed by visiting our [Public Boat Launches](#) webpage. For more information, go to: <http://maine.gov/doc/parks/programs/boating/googlemaps>

➔ GOVERNOR BALDACCI

Governor Baldacci made a brief appearance thanking LMF Board members and staff for their leadership and dedication in protecting some of Maine's most important scenic and natural resources as well as preserving our quality of life. The seeds are being planted and dollars being stretched in order to acquire and protect recreational sites, farmlands, and working waterfronts for public enjoyment, for commercial fisheries use, for public access, and contributing to Maine's economy and tourism industry. The Board has done a tremendous job working with landowners, municipalities and conservation groups and for making Maine a great tourist destination.

OLD BUSINESS **- CONSERVATION & RECREATION PROJECTS -**

➔ HEADS OF ESTUARIES, Jonesboro, Addison, Washington County

Request from applicant to amend project and to support acquisition by the Pleasant River Wildlife Foundation.

- Report from the Scoring Committee

The Pleasant River Wildlife Foundation (PRWF) and partners have submitted some project revisions and request the Board's permission to implement the grant as previously awarded, but with the proposed amendments as described:

- 1) On Ingersoll Point it will not be possible to acquire the entire Adler property. The owner has agreed to donate her land to Great Auk Land Trust with the exception of a 3.5 acre family lot on the shore with a right of way from the town road, and a 0.55 acre gift to the local church. Her donation adds a very substantial amount of match value to the grant as a whole but there is some loss of land from the original proposal.
- 2) An additional parcel, Hemlock Island in Long Cove, Pleasant Bay has been donated to the PRWF and is proposed to be added to the project to make up any financial difference and any loss of conservation values on Ingersoll Point.
- 3) In Mason Bay the Chartier/Clay Point parcel will not be acquired and instead the Foundation proposes to acquire Bay Ridge Point, also in Mason Bay.
- 4) In Long Cove, Maine Coast Heritage Trust has won a Landowner Incentive Program Grant (LIP grant) to fund the purchase of a conservation easement on the Long Creek Point property from PRWF. While not financially related to the LMF grant, provisions for this easement will be included in the LMF Project Agreement and the LIP easement will reflect the priority of the LMF Project Agreement.

- Vote to amend project

A motion was made by Ben Emory and seconded by Bucky Owen to amend the project. Vote was unanimous.

- ➔ **HEADS OF ESTUARIES, Long Creek parcel, Addison, Washington County, 12± acres in fee to the Pleasant River Wildlife Foundation under a Project Agreement with the Maine Department of Inland Fisheries & Wildlife and the transfer of a conservation easement to MCHT. (Previously TABLED)**

A motion was made by Bucky Owen and seconded by Ben Emory to move this item from the TABLE. Vote was unanimous.

- Public Notice

Published in the Kennebec Journal on 8/29/09 and in the Bangor Daily News on 9/1/08.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$ 270,000 and further recommends LMF funding of \$255,000 for this parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous.

NEW BUSINESS

- CONSERVATION & RECREATION PROJECTS -

- ➔ **EXPANDING WILDLIFE MANAGEMENT AREAS, Tripp parcel, Raymond, Cumberland County, 20± acres in fee to the Maine Department of Inland Fisheries & Wildlife.**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Portland Press Herald on 5-2-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$20,000 and further recommends LMF funding of \$20,000 for this parcel (not including all other costs).

(Note: Match will come from the acquisition of the Meier parcel.)

- Public Comments

None.

- Vote

A motion was made by Commissioner Bradstreet and seconded by Bucky Owen to support acquisition of this parcel. Vote was unanimous.

➔ **EXPANDING WILDLIFE MANAGEMENT AREAS, Meier parcel, Raymond, Cumberland County, 19.1± acres in fee to the Maine Department of Inland Fisheries & Wildlife.**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Portland Press Herald on 5-2-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$155,000 and further recommends LMF funding of \$64,250 for this parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous.

➔ **KENNEBEC RIVER ESTUARY, Robinson parcel, Topsham, Sagadahoc County, 42± acres in fee to the Maine Department of Inland Fisheries & Wildlife.**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Times Record on 5-4-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$350,000 and further recommends LMF funding of \$79,000 for this parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous.

➔ **KENNEBEC RIVER ESTUARY, Lund parcel, Woolwich, Sagadahoc County, 100± acres in fee to the Maine Department of Inland Fisheries & Wildlife.**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Times Record on 5-4-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$1,175,000 and further recommends LMF funding of \$394,000 for this parcel (not including all other costs).

- Public Comments

Buster Carter (IF&W) thanked the Board for consideration of this valuable parcel located on the eastern shore of Merrymeeting Bay. Will Brune from The Nature Conservancy (TNC) noted that TNC has established a management endowment for the Lund parcel with the Maine Community Foundation to help support habitat management.

- Vote

A motion was made by Ben Emory and seconded by Commissioner Bradstreet to support acquisition of this parcel. Vote was unanimous.

➔ **PLEASANT MOUNTAIN PRESERVE, Parcel C – Homer parcel, Bridgton, Cumberland County, 61± acres in fee to the Loon Echo Land Trust**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Bridgton News on 5-7-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$671,000 and further recommends LMF funding of \$ 135,000 for this parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Jeff Thaler and seconded by Commissioner Bradstreet to support acquisition of this parcel. Vote was unanimous.

➔ **PLEASANT MOUNTAIN PRESERVE, Parcel A – Stevens parcel, Denmark, Oxford County, 350± acres in fee to the Loon Echo Land Trust**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Bridgton News on 5-7-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$735,000 and further recommends LMF funding of \$317,800 for this parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous.

➔ **EXTENDING DENNY'S RIVER CORRIDOR, Wheaton parcel, Meddybemps, Washington County, 50± acres in fee to the Maine Department of Marine Resources**

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Bangor Daily News on 5-2-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$27,500 without vehicle access **OR** \$50,000 with guaranteed deeded vehicular access and further recommends LMF funding of \$18,000 for this parcel (not including all other costs).

The Board requested that LMF staff report back as to whether parcel was acquired with or without access.

- Public Comments

None.

- Vote

A motion was made by Ben Emory and seconded by Bucky Owen to support acquisition of this parcel. Vote was unanimous.

➔ **MOOSE RIVER #5 BOG, Appleton, Bradstreet, and Raytown Townships, Somerset County**, 4,720± acres in fee to the Maine Department of Conservation.

- Public Notice

On 5-3-09 published in the Kennebec Journal and in the Bangor Daily News on 5-2-09.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$950,000 and further recommends LMF funding of \$633,333 for this acquisition (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Commissioner Bradstreet and seconded by Diane Doyle to support acquisition of this project. Vote was unanimous.

— **FARMLAND PROJECTS** —

➔ **FIELDS & FORESTS FOREVER**

- Request to amend project with new parcels and expansion of existing project component

In the beginning, seven landowners had expressed an interest and willingness to go forward with farmland protection within the Unity Wetlands Focus Area. Recently, LMF was notified that Spencer Farm was withdrawn from the project.

Now, the Friends of Unity Wetlands and the Maine Department of Agriculture are seeking LMF approval to:

- (a) include 2 more farm properties in the Fields & Forests Forever project (*Albion Bread & Bakery Farm and Hunter Farm*); and
- (b) farmland funds, from the original allocation, to be used towards the purchase of agricultural conservation easements for these two projects and the expansion of the existing Perkins A project with the addition of Parcel B and its 111 acres.

Both Jennifer Irving and Stephanie Gilbert urged the Board to support the reconfiguration request stating that the Friends of Unity Wetlands have been endeavoring to acquire conservation easements on ecologically significant farmlands within this region of Kennebec and Waldo counties and together these two parcels will protect more than 325 acres of farmland in Albion and Unity. The Albion Bread easement will protect more than a mile of shore front along 15 Mile Stream and lies within a 2400- acre undeveloped habitat block and together with adjacent easements, provides linkage to an undeveloped block of more than 10,000 acres that encompasses Fowler Bog. The Hunter Farm parcel features 80 plus acres of crop and hayland with the remaining acreage in abandoned pasture and vacant woodland. The property abuts Kanokolus Bog, has significant road frontage and flat, well-drained topography lending it to high development potential. More than 85 percent of the property is mapped as Farmland of Statewide Importance.

- Vote to support reconfiguration

A motion was made by Commissioner Martin and seconded by Commissioner Bradstreet to approve this reconfiguration request. Vote was unanimous.

→ **FIELDS & FORESTS FOREVER, Albion Bread & Bakery Farm, Albion, Kennebec County**, 237± acres of agricultural conservation easement held by the Friends of Unity Wetlands under a project agreement with the Maine Department of Agriculture.

- Public Notice

On 5-3-09 published in the Kennebec Journal.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$165,000 and further recommends LMF funding of \$32,640 for this parcel out of the Fields & Forest Forever Phase I & II LMF farmland project allocation (not including all other costs).

- Public Comments

Jennifer Irving stated that the Friends of Unity Wetlands consider this parcel a high priority in that the parcel protects natural, scenic, forested and open space as well as important farmland soils and rare plants and animal habitat. The property is in close proximity to previously approved Perkins-Parcel A farmland property. She also mentioned that the easement will protect and promote a grain and bakery operation.

- Vote

A motion was made by Commissioner Bradstreet and seconded by Bucky Owen to support acquisition of this parcel. Vote was unanimous.

➔ **FIELDS & FORESTS FOREVER, Perkins Backland, Albion, Kennebec County,** 137± acres of agricultural conservation easement held by the Friends of Unity Wetlands Trust under a project agreement with the Maine Department of Agriculture.

- Request from applicant for a supplemental allocation

The applicant is requesting a supplemental allocation of \$7,070.00 to replace federal Landowner Incentive Program (“LIP”) funding originally designated for this project have now been reprogrammed to another farmland parcel in the Fields & Forests Forever Project.

- Vote to increase allocation

A motion was made by Jeff Thaler and seconded by Commissioner Bradstreet to approve an increase in allocation of \$7,070 for this parcel. Vote was unanimous.

— **5% ACCESS IMPROVEMENT PROPOSALS** —

➔ **BEAR RIVER RIPS, Hanover, Oxford County,** 4.7 ± acres held by the Mahoosuc Land Trust under a Project Agreement with the Maine Department of Conservation.

- Proposal from applicant

The Mahoosuc Land Trust is requesting an access improvement grant in the amount of \$2,000 to assist in enlarging the parking area to accommodate boat trailers, creating a road from the parking area to a boat ramp a short distance downstream from the current path, and building a boat ramp.

- Vote to support Grant

A motion was made by Leon Gorman and seconded by Bucky Owen to approve a Capital Improvement Grant in the amount of \$2,000. Vote was unanimous.

→ **BALD & RAGGED MOUNTAINS, Camden, Rockport, Knox County**, 131± acres in two parcels held by the Coastal Mountains Land Trust under multiple Project Agreements with the Maine Department of Conservation.

- Proposal from applicant

The Coastal Mountain Highland is requesting an access improvement grant in the amount of \$7,350 for the second major phase of trail development in the *Gateway to the Mountains* collaboration. These access funds will be used to construct and improve the sections of the trail on parcels previously acquired with LMF support including the Oxtown tract and the Brown tract. The project will construct a 3.5 mile sustainable non-motorized loop for year round use. These improvements will increase the trail system in the Ragged Mountain Preserve and connect with established trails at the Camden Snow Bowl.

- Vote to support Grant

A motion was made by Commissioner Bradstreet and seconded by Ben Emory to approve an access grant in the amount of \$7,350. Vote was unanimous.

→ **CARIBOU BOG – PENJAJAWOC Phase I, Kelly parcel, Bangor and Old Town, Penobscot**, 55 ± acres held by the Orono and Bangor Land Trusts under multiple Project Agreements with the Maine Department of Conservation.

- Proposal from applicant

The Bangor Land Trust is requesting an access improvement grant in the amount of \$4,825 for the Kelly parcel to assist with improvements to the existing 1 mile loop on the property while protecting a portion of the sensitive Penjajawoc Marsh. The trail plan is to keep the loop trail already established on the property, and use a combination of ditching, water bars, and bog bridges to get the water off the trail and trail users out of the mud.

- Vote to support Grant

A motion was made by Bucky Owen and seconded by Commissioner Bradstreet to approve an access grant in the amount of \$4,825. Vote was unanimous.

→ **MOUNT KINEO, Kineo Township, Piscataquis County**, 821± acres in fee held by the Maine Department of Conservation.

- Proposal from applicant

The State Bureau of Parks & Lands is requesting an access improvement grant in the amount of \$2,500 to assist with the upgrade of existing trails to support growing traffic

on Mt. Kineo. Waterbars need to be created and/or reestablished from previous years. Eroded areas need repair, new rock steps created on certain portions of the trail, improvements to the trailside campsite called Gravel Point, and clearing brush and fallen trees. LMF funds will be used as match required for the Recreational Trails Program.

- Vote to support Grant

A motion was made by Commissioner Martin and seconded by Ben Emory to approve an access grant in the amount of \$2,500. Vote was unanimous.

- OTHER BUSINESS -

- ➔ **BEECH HILL, Rockport, Knox County, 295± acres of agricultural and conservation lands owned by the Coastal Mountains Land Trust under a Project Agreement with the Maine Departments of Agriculture and Conservation**

- Proposal from Cooperating Entity to amend Conservation Easement

The Coastal Mountains Land Trust is seeking to amend the Beech Hill Conservation Easement in order to facilitate the expansion of their organic blueberry operation. They are seeking to locate a small building on the property to serve as their central blueberry processing facility for their agricultural operations. The amendment is necessary as the easement, as currently written, does not allow them to place the building in what is the best location from an operational and public outreach perspective.

- Board vote to accept Coastal Mountain Land Trust's request

A motion was made by Commissioner Martin and seconded by Commissioner Bradstreet to accept an amendment to the conservation easement with the understanding that this change will result in an improvement of the conservation terms of this easement and that existing development rights on 25± acres with road frontage along South Street will be eliminated in exchange for adding 2.1± acres where buildings may be located adjacent to the existing parking area along Beech Hill Road. The Board understands that Coastal Mountains Land Trust intends to locate a building for blueberry winnowing and agricultural equipment storage on these 2.1± acres. Vote was unanimous.

- ➔ **DEAD RIVER TRAIL, West Forks Plantation, Lower Enchanted Twp., T3 4 and T3 R5 BKP WKR, Somerset County, 1,175± acres of trail easement held by the Maine Department of Conservation**

- Proposal from Cooperating Entity to amend conservation easement

The Western Mountains Charitable Foundation (doing business as Maine Huts & Trails) is requesting an amendment to the easement to accommodate an appropriate location for

the third hut site. At the time of the LMF closing the third and fourth hut sites were conceptual. The revised location will help minimize impacts on wildlife habitat surrounding the originally conceived hut location and will not compromise options for the fourth hut.

- Vote to accept amendment

A motion was made by Jeff Thaler and seconded by Ben Emory to accept an amendment to the conservation easement as proposed by the Western Mountains Charitable Foundation. Vote was unanimous.

➔ **WABASSUS LAKE PROJECT, Sakom Twp, T6 ND BPP, Washington County, 6,628± acres of conservation & recreational lands owned in fee by the Downeast Lakes Land trust under a Project Agreement with the Maine Department of Conservation.**

- Recommendation by Easement Review Committee (ERC)

The ERC met on April 27, 2009 and reviewed the draft working forest conservation easement for the Wabassus Lake Project and found that the draft easement met the Board's objectives and further recommends approval of the easement to the Board.

- Vote to accept committee recommendation regarding the language of the Working Forest Conservation Easement

A motion was made by Ben Emory and seconded by Commissioner Bradstreet to accept the ERC recommendation regarding the language of the Working Forest Conservation Easement. Vote was unanimous except for Jeff Thaler who abstained.

[Note: At the time of the vote, Jeff was unaware that one of his law partners was involved in the drafting and negotiations of the easement language on this matter. Jeff has asked that we strike his vote from the record and indicate that he has abstained.]

➔ **STOWE MOUNTAIN - GRAFTON, Newry, Oxford County, 3,348± acres of working forest conservation easement with trail corridor to be held by the Maine Department of Conservation**

- Recommendation by Easement Review Committee

The ERC met on April 27, 2009 and reviewed the draft working forest conservation easement for the Stowe Mountain Project and found that the draft easement met the Board's objectives and further recommends approval of the easement to the Board.

- Vote

A motion was made by Commissioner Bradstreet and seconded by Commissioner Martin to accept the ERC recommendation regarding the language of the Working Forest Conservation Easement. Vote was unanimous.

→ **GREAT POND LOWER PENOBSCOT FOREST, Great Pond Twp, T32MD, Hancock County**, 25,945± acres of working forest conservation easement to be held by the Maine Department of Conservation.

- Recommendation by Easement Review Committee

The ERC met on April 27, 2009 and reviewed the draft working forest conservation easement for the Lower Penobscot Forest Project. Key terms are still under negotiation and the committee makes no recommendation at this time.

- Updates -

The Department of Conservation submitted to the Board a memo outlining likely future amendments that DOC will bring to the July 2009 Board meeting for their approval regarding the Great Pond Lower Penobscot Forest Project and the Amherst Project. These are:

→ **GREAT POND LOWER PENOBSCOT FOREST PROJECT**

The complexity of the easement (*gravel and transmission carve-outs where no LMF or federal funds will be used*) will result in unspecified project savings for LMF and federal funding sources. The Nature Conservancy is picking up the tab for “less than green” easement provisions, while LMF and federal conservation dollars will be used for “green” easement provisions. Calculations of the projected savings will only be possible after a fairly complex appraisal process to differentiate between the various easement provisions.

→ **THE AMHERST PROJECT**

The Amherst Project is adjacent to the Great Pond Project. DOC’s Bureau of Parks & Lands (with Forest Society of Maine) is working on acquisition of additional parcels adjacent to the pending Amherst acquisition. The Bureau of Parks & Lands with its federally-required advisory process has formally decided to apply the unspecified federal project savings from the Great Pond Project toward these Amherst “inholdings”. All due diligence and negotiations with multiple landowners is somewhat preliminary. BPL in the near future will request that LMF also apply some portion of Great Pond unspecified LMF project savings toward these Amherst inholdings. Much work needs to be done before presenting a specific proposal to the Board.

➔ **LMF bond proposal**

Tim stated there would definitely be a LMF bond package on the ballot but the amount has not yet been determined. The dollar amount is dependent upon the State's debt service. We should know the exact figure early next week. The Program is well liked by the people for our good work in acquiring recreational and farm lands, water access, and for preserving commercial working waterfronts. We currently have 50 projects in the pipeline.

➔ **Legislative update**

Tim stated that the Quality of Place bond bill might impact LMF funds since both programs will be competing for bond monies.

➔ **Wells Conservation Lands Project**

The balance of the project has been withdrawn. Landowner unwilling to accept second appraisal for the Mather parcel.

➔ **Next LMF Board Meeting**

July 14, 2009

Morning field trip to the Pemaquid Peninsula

9:00 - Pemaquid Fisherman's Coop, Harbor Road, Pemaquid

11:00 - Colonial Pemaquid, New Harbor, Bristol

12:30 Lunch followed by

1:30 Board meeting at the
Darling Marine Center
193 Clarks Cove Road
Walpole, ME

Adjournment – 4:00 p.m.