

Land for Maine's Future Program

# Biennial Report

January 2013 – December 2014

Pursuant to Title 5, Section 6206



January 2015

Maine Department of Agriculture, Conservation and Forestry

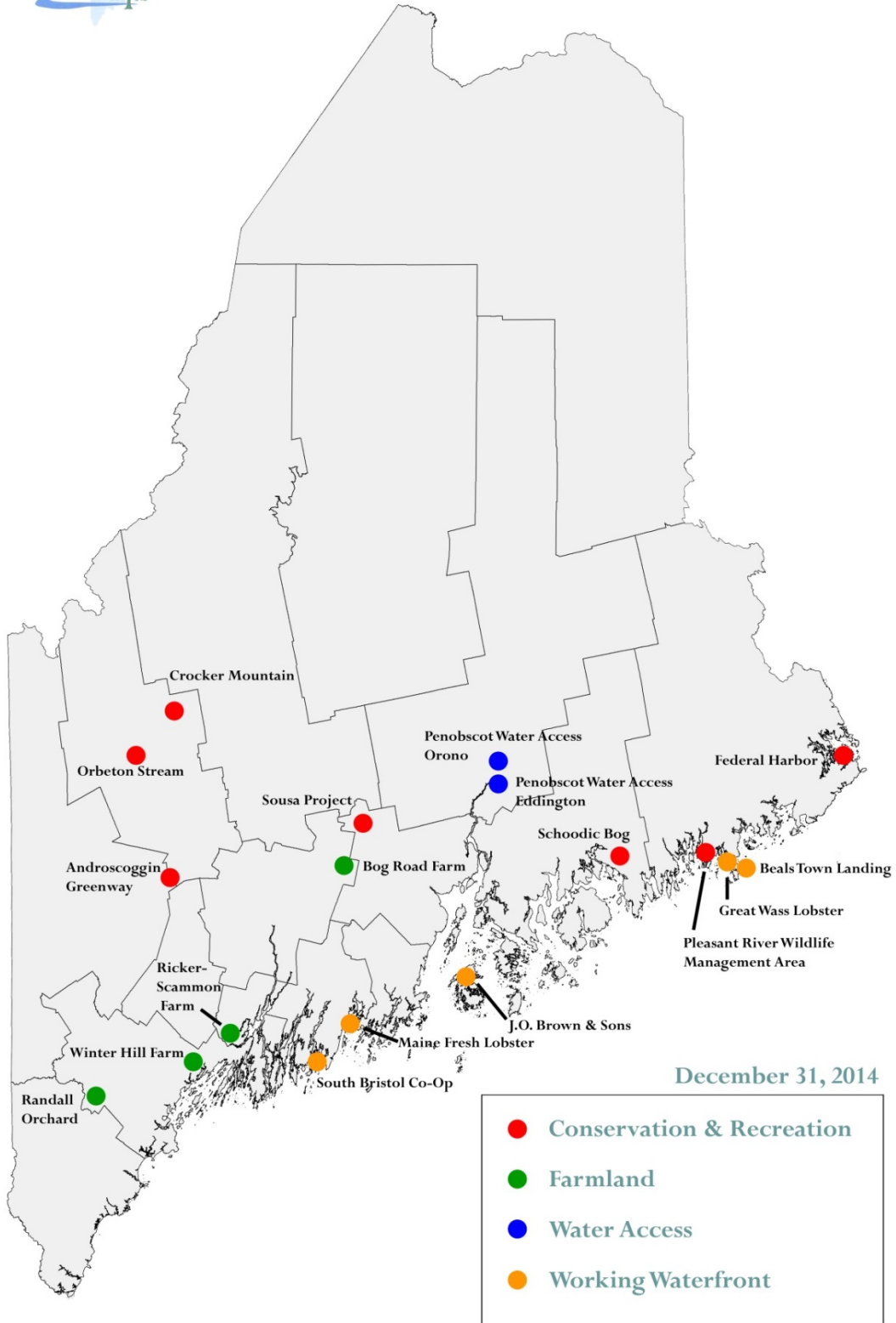
[www.maine.gov/dacf/](http://www.maine.gov/dacf/)

207-287-3200





# Completed Projects 2013 - 2014



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## I. EXECUTIVE SUMMARY

### Program Overview:

The Land for Maine's Future (LMF) Program was established in 1987 when Maine voters first approved a \$35 million bond to purchase lands of state significance for recreation and conservation. The goal of the program is defined in the enabling statute:

*"The Legislature declares that the future social and economic well-being of the citizens of this state depends upon maintaining the quality and availability of natural areas for recreation, hunting and fishing, conservation, wildlife habitat, vital ecologic functions and scenic beauty and that the state, as the public's trustee, has a responsibility and a duty to pursue an aggressive and coordinated policy to assure that this Maine heritage is passed on to future generations." (5 M.R.S.A. sec. 6200)*

The concept of the LMF program is that certain Maine lands attract broad public interest because of exceptional beauty or other natural features and needs to be available for future generations.

The LMF Program now includes partnerships that provide an array of working landscapes which are part of Maine's rural economy. The LMF Program farmland preservation projects support farmer and community efforts to keep land in production. Working forest conservation easements are part of Maine's wood supply for the forest products industries. The working waterfront access protection program makes key points of access along Maine's coast available to our commercial fisheries industry. The LMF Program also includes high value wildlife and fisheries habitat, key access points to Maine waters and ensures that land is available for traditional recreational activities.

LMF benefits the state and Maine citizens in numerous ways, including:

- Improved public access to land and water for traditional recreation activities
- Assists communities with investments in town owned forests, parks and water access
- Supports tourism opportunities with pedestrian and motorized trail networks, hunting and fishing access, and access to some of Maine's most scenic locations
- Provides working lands to support marine fisheries, forestry and agriculture

The LMF Program is administratively located in the Department of Agriculture, Conservation, Forestry's Bureau of Resource Information and Land Management. The staff are located in the Deering Building, 90 Blossom Lane, Augusta.

Information about the LMF programs can be found on the DACF website at [www.maine.gov/dacf/lmf](http://www.maine.gov/dacf/lmf).

Correspondence may be directed to:

Sarah Demers, Director,  
Land for Maine's Future Program  
28 State House Station, Augusta, ME 04333-0028  
[Sarah.demers@maine.gov](mailto:Sarah.demers@maine.gov)  
207-287-7576

Projects Overview:

Since the last biennial report, 18 LMF funded projects completed real estate transactions and closed. The 18 projects completed in this time period are spread across 11 counties.

These properties have been valued at more than \$11.8 million dollars. The LMF program investment, however, was approximately \$3.25 million, or slightly more than one quarter of their total value. The difference was met by matching contributions and other sources from cooperating agencies and conservation partners.

These projects include five conservation easements totaling 6,200 acres, where the lands remain in private ownership with permanent land conservation agreements. These five conservation easements include four farmland projects, covering 1,053 acres, and one “working forest” easement, covering 5,332 acres of forestlands. Five additional projects were funded from LMF’s Working Waterfront Access Protection Program and support access to Maine’s working coastal waterfronts to ensure access for marine based industries.

In all, the projects protect and provide access to an additional 11.35<sup>1</sup> miles of shorefront and riparian habitats along the coast as well as on lakes and rivers throughout the state. Encompassing 19,972 acres of forest, farm, historic, recreation, wildlife and other special areas, these projects are managed by state agencies, municipalities and private conservation organizations, in cooperation with the program.

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<sup>1</sup> Includes length of Orbeton Stream secured by the Orbeton Stream Conservation Project , but not its many tributaries

## II. LMF PROJECT DETAILS 2013-2014

A summary is attached for each project completed during the biennium. See pgs. 16 – 37.

Five (5) of the listed projects involve conservation easements. This includes one (1) working forest conservation easement that includes public access for traditional recreation, and four (4) farmland projects which have agricultural conservation easements covering active farm land with woodlots and other resources. These easements total 6,385 ± acres.

Projects are defined in the following categories specified in statute, bond language, and LMF Board initiatives.

<u>Project Type</u>	<u>Number of Projects</u>	<u>Acres</u>
• Conservation and Recreation <i>(Includes conservation easements and fee acquisitions)</i>	7	17,570
• Farmland Preservation <i>(All farmland projects were farmland easements)</i>	4	1,053
• Public Access to Water Ways	2	5.4
• Working Waterfront Access	5	6.9

Additional information can be found in the following locations

1. Projects Closed by County See pg. 14
2. Biennial Project Summary Descriptions See pg. 17
3. Cumulative Summary of all LMF Projects See Appendix 1

### III. PROGRAM MANAGEMENT

#### BOARD MISSION AND MEMBERSHIP

The Land for Maine's Future Program is comprised of the Land for Maine's Future's Fund and the Public Access to Maine Waters Fund. The Board administers the Working Waterfront Access Protection Program jointly with the Department of Marine Resources.

The board meets regularly to provide policy direction, oversee the funds, and approves the land acquisition strategy under legislative authority (5 MRSA section 6202). The board works with individuals, land trusts, municipalities, nonprofit conservation organizations, and federal and state agencies to identify special lands of statewide significance to accomplish the LMF's statutory requirements.

#### CURRENT BOARD COMPOSITION

The nine member board consists of six public citizens and three Commissioners representing the departments of:

Agriculture, Conservation and Forestry  
Inland Fisheries and Wildlife  
Marine Resources

As specified in the authorizing legislation 5 MRSA, Section 6204, "The 6 public members must be selected for their knowledge of the State's natural resources and landscape, and their demonstrated commitment to land conservation. Appointments must provide broad geographic representation." These members are appointed by the Governor, subject to review by the Legislature's Joint Standing Committee on Agriculture, Conservation and Forestry and to confirmation by the Legislature. By statute, board members are limited to serving two consecutive terms.

The current members of the Board and their terms of service are:

Member	Term
Benjamin R. Emory, Salisbury Cove	11/14/2010 - 11/13/2014
James W. Gorman, Jr., Freeport	04/04/2012 - 01/31/2016
Norman Gosline, Gardiner	06/03/2011 - 01/31/2015
James Norris, Winthrop	03/12/2013 - 01/31/2016
Neil Piper, Gorham	03/18/2014 - 01/31/2018
William J. Vail, Saco; appointed Chair by the Governor in 2012	04/04/2012 - 11/13/2015
Patrick Keliher, Commissioner, Department of Marine Resources	
Walt Whitcomb, Commissioner, Department of Agriculture, Conservation & Forestry	
Chandler Woodcock, Commissioner, Department of Inland Fisheries and Wildlife	

#### BOARD COMMITTEES AND WORKING GROUPS

##### **Appraisal Oversight Committee**

James Norris, Chair  
Ben Emory (until November 2014)  
James Gorman  
Norman Gosline  
Neil Piper  
Diane Doyle (until January 2014)

##### **Scoring Committee**

Ben Emory, Chair (until November 2014)  
James Gorman  
Patrick Keliher  
Neil Piper  
Diane Doyle (until January 2014)



**Nominations Committee**

William Vail, Chair  
James Norris  
Walt Whitcomb  
Chandler Woodcock

**Working Forest Easement Review Committee**

Ben Emory (until November 2014)  
Norman Gosline  
James Norris  
William Vail

Special Initiative Working Groups

**DMR Commissioner's Working Waterfront Protection Program Review Panel**

LMF chair serves as LMF representative

**Deer Wintering Area Work Group**

William Vail, Chair  
James Gorman  
Norman Gosline  
Patrick Keliher  
Chandler Woodcock

**Proposal Selection and Review Process Work Group**

Neil Piper, Chair  
Norman Gosline  
William Vail  
Patrick Keliher  
Walt Whitcomb  
Sarah Demers  
Kathy Eickenberg  
Public Members: Jeff Romano, William Bayreuther, Angela Twitchell

**Conservation Easement Review Work Group**

Ben Emory  
James Gorman  
James Norris  
Public Members: Carrie Kinne, Karin Marchetti-Ponte

**BOARD AND PROGRAM INITIATIVES**

This Biennial report period was an active one for the program. In addition to working with agencies, partners and landowners on land conservation projects, the program undertook the following activities:

Criteria for selecting projects reviewed and updated

In the summer and fall of 2013 the LMF Board and staff undertook an extensive review of the Proposal Workbook. In November the board adopted the ninth edition of the Proposal Workbook revised with the goal of streamlining to make it easier for applicants preparing proposals.

Among the highlights in the new Proposal Workbook:

In 2012, Maine voters passed P.L. 2011 Chapter 696 which authorized \$5 million in bond funding for land acquisition by LMF and contained the following language:

“Because portions of the State have deer populations that are struggling and deer wintering habitat protection is vital to the survival and enhancement of these populations, projects that conserve and protect deer wintering areas are considered to have special value and must receive preferential consideration during scoring of new applications for support under Title 5, section 6200 et seq.”

To meet this new statutory requirement for projects applying for funds under Chapter 696, a substantial effort was made by the Deer Wintering Area (DWA) work group to develop scoring criteria and guidelines for habitat management. These are habitat areas that provide shelter and food for white-tailed deer during months of severe cold and deep snow.

The scoring system for the “Conservation and Recreation” category of projects was modified to reflect the DWA preference. The Work Group, consisting of Land for Maine’s Future Board members, Maine Department of Inland Fisheries and Wildlife (MDIFW), Maine Department of Agriculture, Conservation and Forestry (DACF) and LMF staff and public members, developed criteria for scoring DWA, providing additional points based upon the significance of the DWA.

In addition, the Board modified the scoring criteria to encourage applicants to consider the economic benefits to the communities in which the projects are located. The board increased the potential points awarded for these projects with the goal of quantifying the economic impact of conservation acquisitions to businesses and municipalities.

#### Round 8 Call for Proposals: New Projects authorized in 2014

In December 2013 the board announced a public Call for Proposals for a new round of funding. Eligible applicants include state agencies, non-profit land conservation organizations, counties, cities and towns. Legislation requires a matching contribution of funds of at least \$1 for each \$1 of LMF funding, with matching funds from other sources such as federal grants or private donations. Workshops for applicants were held in February 2014 to review the updated procedures, legislative requirements and scoring criteria. Proposals were accepted through March 20, 2014.

In April 2014 the LMF director and staff presented two workshops at the Maine Land Trust Network annual conference to review program changes and provide information on the new requirements for appraisals adopted by the board. From May through July 2014, the board evaluated, scored and authorized new projects to be funded.

Pursuant to Chapter 696, proposals to protect Deer Wintering Areas were given priority consideration in scoring. In July 2014 the board authorized 30 new projects from among the proposals submitted, to be funded with the Conservation and Recreation Funds and Farmland Funds. These include projects involving 60 partners and located in 37 communities. The \$9.1 million in bond funds are matched with \$24.9 million of other funds or land value to be provided by project partners. This is nearly \$3 for every \$1 in state funds, providing a significant return on the investment of public funds. At this time the board allocated funding for one project to be funded from the Public Access to Maine Waters program.

In November, 2014 the Board authorized 4 new Working Waterfront Access Protection Program projects recommended by the Commissioner of DMR and 1 additional Public Access to Maine’s Waters project.

#### Working groups launched

In September 2014, a work group was established to review the Proposal Selection Process and make recommendations for future rounds of funding. The work group includes board members, state agency representatives and representatives of partners, applicants, and public members.

Also in September a work group was established to review LMF conservation easement policy and develop guidelines for conservation easement projects using LMF bond funds. Such easements must meet statutory requirements, including public access to the land on which the easement is placed. The work group includes public members with experience with conservation easement projects.

#### Revised Appraisal requirements and procedures for land conservation projects

All LMF projects are required to obtain an independent appraisal prepared by a state-certified appraiser. The Board convened a discussion group in 2013 to review recommendations from the board, staff and public regarding LMF's requirements for appraisals. The work group held several workshops and discussion sessions, and included public input. The Board adopted updated requirements on November 19, 2013. The following changes were made:

- The name of the Committee was changed to Appraisal Oversight Committee to better reflect its mission
- A "tiered" approach was added, based on degree of complexity of the appraisal assignment.
- The Board clarified the length of time an appraisal will be considered current.

#### LMF Appraisal Requirements and Appraiser Training

As a result of the review above, and the Board's interest in effective appraisals, the Board and LMF staff undertook special outreach effort on this topic in 2013 and 2014.

Training on the updated requirements was presented by LMF director Ed Meadows in October 2013 to the Appraisal Institute Maine Chapter. He also presented a class in April 2014 in conjunction with the Appraisal Institute for appraisers and land conservation organizations on the subject of appraising conservation properties. The class was approved by the state Board of Real Estate Appraisers for seven hours of professional continuing education.

LMF staff also made presentations on obtaining effective appraisals at the Maine Land Trust Network conference in April 2014. In August 2014 Mr. Meadows presented a state-approved continuing education class for assessors and real estate appraisers at the Maine Revenue Services annual "Tax School."

#### Public Outreach

The program conducted extensive public outreach efforts during 2013-2014 to involve interested parties in the discussions of the work groups and inform all those affected by revisions to program procedures. The program's website was modernized and updated. All LMF working group and board meetings are posted on the LMF website at [www.maine.gov/dacf/lmf](http://www.maine.gov/dacf/lmf).

The Board and staff utilize several approaches to receive input from interested parties and the public. The Board places public notice of pending land acquisitions and invites public comment at all board meetings.

They also make available information about the program, and are available to meet with, or make presentations, to any interested groups and community organizations. Opportunities for public input were provided for all of the work groups.

#### Legislative Objectives for LMF Program

Over the years, the Legislature has enacted several requirements that affect the LMF program and project proposals. These include:

- In 2005, the Working Waterfront Access Protection Program was established in legislation for protection of lands supporting working commercial waterfronts along Maine's coast. The program is implemented by the Maine Department of Marine Resources with LMF Board oversight and LMF staff support.

- The Legislature has directed the LMF Board to give preference “to acquisitions ... that achieve benefits for multiple towns and that address regional conservation needs including public recreational access, wildlife, open space or farmland.”
- Since 1999 sites of local and regional significance may be proposed by “cooperating entities” defined in statute as local governments, nonprofit organizations, and municipal conservation commissions.
- The LMF Board is authorized to consider conservation projects that include “significant, undeveloped archeological sites” (PL 2007, c. 64) and “public water supply protection when that purpose is consistent and does not conflict with the natural resource conservation and recreation purposes” of the LMF program (PL 2007, c. 353).

## PROGRAM ADMINISTRATION AND STAFFING

During this biennial report period there was continued change in program administration due to state government reorganization. The administration of Board functions, the Board’s project selection process, public participation, financial management and staffing are now a function of the DACF. Financial management, oversight and controls are now shared by DACF, assisted by the Natural Resource Service Center of the Department of Administrative and Financial Services.

The program relocated to the Deering Building, 90 Blossom Lane, Augusta, on the former AMHI campus.

The LMF program was part of the DACF Commissioner’s Office until September 2013. Now LMF is part of the DACF Bureau of Resource Information and Land Use Planning. Funding for the Director Position and for the operations of the Board, board per diem payments and other program expenses was not fully addressed when the program was transferred to DACF from the State Planning Office.

In 2013 upon legislative approval of the merger of the DOC and Department of Agriculture into the DACF, the LMF Director position was re-established as a civil service, competitive position. This new position was publically advertised for candidates in November 2013. Following a thorough recruitment and competitive selection process the position was offered to Mr. Ed Meadows who had been overseeing the Program since November 2012. Mr. Meadows retired as of December 2014. Ms. Sarah Demers assumed the position of LMF Director February 16, 2015.

LMF staff members are Mr. Tom Miragliuolo, Mr. Sam Morris, and Ms. R. Collin Therrien.

## AGENCY AND NON-PROFIT SUPPORT

The Program relies extensively on various staff from the Maine Department of Agriculture, Conservation and Forestry, Inland Fisheries and Wildlife, Marine Resources, State Historic Preservation Office, and numerous federal partner agencies for assistance in many aspects of its work. Legal counsel for conservation projects is provided through a cooperative agreement with the Maine Department of Transportation (MDOT). The MDOT Legal Division provides title and legal research services. The Attorney General’s Office is the counsel for the Board’s functions, interpreting legal questions relating to LMF statutes, policies and process.

Non-profit land trusts, municipalities, and other cooperating entities (as defined in statute), as applicants, assist the program in the development of projects, working with landowners, completing important due diligence such as boundary surveys, title work and providing matching funds. These arrangements provide substantial leverage to the LMF funds and efforts of program staff.

#### IV. PROGRAM FUNDING

##### EXISTING BOND AUTHORITY

Funding for the program is drawn from the sale of bonds approved by Maine voters. Bonds are administered by the State Treasurer. DACF and NRSC financial staff monitor fund balances and coordinate with the State Treasurer.

Legislation authorizing the use of proceeds from LMF bonds specifies certain program objectives or requirements for use of the funds, such as for working water front protection projects, farmland preservation, or protection of winter habitat areas for white-tailed deer (“deer yards”).

##### CURRENT FUNDING STATUS

The program had the following authorized funds:

<u>Public Law</u>	<u>Year Authorized</u>	<u>Funds Available (12/31/14)</u>	<u>Bonds to be Sold</u>
2007, Ch. 39	2008	\$1,171,501	\$0
2009, Ch. 645	2010	\$1,076,266	\$6,470,000
2011, Ch. 696	2012	<u>\$0</u>	<u>\$5,000,000</u>
	Total:	\$2,247,767	\$11,470,000

*Note:* See Appendix 2 for list of available bonds and the purposes for which they can be used.

##### OTHER PROGRAMS SUPPORTED OR ASSISTED BY LMF

Due to its expertise in matters related to land conservation and real estate, the Land for Maine’s Future Board has been called on to oversee funds and procedures for a small number of other public purposes.

##### Sears Island Consent Decree Fund

In 1996, the Maine Dept. of Transportation was sued by the U.S. EPA and others for filling wetlands on Sears Island in Searsport. The parties negotiated a consent decree to settle the lawsuit. The consent decree included a Supplemental Environmental Project under which funds were transferred from MDOT to the Land for Maine’s Future’s oversight and administration.

These funds must be used for the sole purpose of acquiring properties to conserve the Ducktrap River, in order to protect and conserve in perpetuity valuable freshwater wetlands and uplands that support Atlantic salmon habitat. The consent decree identified specific parcels in the Ducktrap watershed for acquisition and conservation. In 2014, 121 acres were acquired in the town of Lincolnville. These are the final parcels identified in the Consent Decree to be purchased.

##### Katahdin Lake Fund

The Legislature created the Katahdin Lake Fund by PL 2005, Resolves 197 in 2006 from proceeds from the sale of public lots in Aroostook, Washington, and Franklin counties. The legislative Resolve authorizing the sale requires the Department of Conservation (now DACF) to use the proceeds to acquire conservation land in the counties where parcels were sold and with similar conservation, habitat, and wildlife values to the parcels sold. Currently, all of the funds in Franklin County have been expended and a small amount of money remains for Washington County. The Monument Brook Project was approved by the LMF Board on 10/4/12 and will expend up to the full amount of the remaining \$2.1 million fund balance for Aroostook county projects. This 5,992-acre project in Orient is part of a larger conservation project called the East Grand Watershed Initiative. It is a managed forest track with 3.4 miles of shoreline on Monument Brook

which forms the border with Canada. The lands are to be managed for timber harvesting, recreation and wildlife management. These lands add to a large, forested landscape that is international in scope. The lands have extensive vehicular, motorized recreational, water and pedestrian access for hunting, fishing and snowmobiling. It has extensive state-mapped wetlands including 1,752 acres of deer wintering area, and habitat for several state-listed, rare and endangered birds. There are also three documented Native American archaeological sites and an historic Native American canoe route connecting three major watersheds on the property.

#### Schoodic Bog Settlement

The Board provided oversight of Frenchman Bay Conservancy's fee acquisition of 65 acres of lands located in proximity to LMF-funded Schoodic Bog Phase II project property, in Sullivan, Hancock County (completed in 2005). This purchase satisfactorily responds to the settlement terms approved previously through Legislative action in 2010 and criteria outlined by the LMF Board in conjunction to an electric utility company's need to upgrade electric transmission line and expansion project in Hancock County. The relocation of a portion of the utility's corridor impacted both LMF-supported conservation lands in proximity to Schoodic Bog and lands owned by DACF's Donnell Pond - Tunk Lake Public Reserved Lands Unit. These 65 acres are held and managed by the Frenchman Bay Conservancy under a project agreement with LMF and DACF, Bureau of Parks & Lands.

#### Conservation Easement Registry

While the Conservation Easement Registry is not part of the LMF program, it is assigned to LMF for administrative purposes due to state government reorganization. Conservation easements are a common tool used to protect Maine's special character including fish and wildlife habitat, farms, working forests, other natural resources, scenery, and outdoor recreation opportunities.

In 2007, the Maine Legislature enacted a series of amendments to Maine law regarding conservation easements. Because most conservation easements are perpetual instruments, the Legislature also decided that it would be important to create a central registry (Registry) to track easements throughout the state. Following elimination of the State Planning Office, the DACF now maintains the Registry. The Legislature established requirements for a limited set of information for each easement. All holders of conservation easements in Maine must establish an account with the Registry and report annually. They are required to monitor the easements they hold at least once within a three-year period. Easement holders are required to update their account annually. This registry has on-line access for ease of use.

#### Publications

A program description is provided each year in the Maine State Government Annual Report.

The LMF Proposal Workbook provides guidance to applications for preparing and submitting proposals. The Workbook also details the due diligence requirements to be completed by applicants and agencies for all projects. In the summer and fall of 2013 the LMF Board and staff undertook an extensive review of the Proposal Workbook. In November the board adopted the ninth edition of the Proposal Workbook revised with the goal of streamlining to make it easier for applicants preparing proposals.

# Project Summaries

January 2013 – December 2014

## Projects Closed By County\*

	Acres	Purchase Price	LMF Funding**	Match***
<b>Cumberland</b>				
Randall Orchard (CE)	296.2	\$770,000	\$380,000	\$621,195
match lands (CE)	185	n/a	n/a	incl. above
Winter Hill Farm (CE)	49	\$240,000	\$120,000	\$120,000
	530.2	\$1,010,000	\$500,000	\$741,195
<b>Franklin</b>				
Crocker Mountain	12,046	\$6,500,000	\$650,000	\$5,835,213
Expanding Androscoggin Greenway	162.4	Included in Oxford Cnty. project funding data		
match land	29.4	n/a	n/a	incl. above
Orbeton Stream (CE)	5,332	\$1,615,000	150,279	\$1,555,811
	17,570	\$8,115,000	\$800,279	\$7,391,024
<b>Hancock</b>				
Schoodic Bog Settlement, Dunbar	65	\$150,000	\$0	\$150,000****
	65	\$150,000	\$0	\$150,000
<b>Kennebec</b>				
Bog Road – Misty Brook Farm (CE)	412	\$285,000	\$142,500	\$168,893
	412	\$285,000	\$142,500	\$168,893
<b>Knox</b>				
J.O. Brown (WWF)	1.1	\$240,000	\$240,000	\$720,000
	1.1	\$240,000	\$240,000	\$720,000
<b>Lincoln</b>				
Maine Fresh Lobster (WWF)	3.1	\$122,500	\$122,500	\$367,500
South Bristol Coop (WWF)	1.25	\$275,000	\$275,000	\$840,919
	4.35	\$397,500	\$397,500	\$1,208,419
<b>Oxford</b>				
Expanding Androscoggin Greenway	923.1	\$375,000	\$259,185	\$252,815
	923.1	\$375,000	\$259,185	\$252,815
<b>Penobscot</b>				
Penobscot River, Orono parcel (WA)	1.12	\$66,853	\$44,565	\$22,288
Penobscot River, Eddington parcel (WA)	4.29	\$60,784	\$40,425	\$20,539
	5.41	\$127,637	\$84,990	\$42,827
<b>Sagadahoc</b>				
Ricker-Scammon Farm (CE)	110.47	\$210,000	\$71,070	\$147,492
	110.47	\$210,000	\$71,070	\$147,492
<b>Waldo</b>				
Sousa Project	199.8	\$195,000	\$65,538	\$129,462
	199.8	\$195,000	\$65,538	\$129,462
<b>Washington</b>				
Beals Town Landing (WWF)	0.45	\$160,750	\$160,750	\$452,250
Federal Harbor-Phase II Black Head parcel	100	\$206,026	\$206,026	\$393,974
Great Wass Lobster & Bait Co., Inc. (WWF)	1	\$202,500	\$202,500	\$616,450
Pleasant River Wildlife Management Area, Oscar Pond North parcel	49.2	\$165,000	\$75,000	\$115,000
	150.65	\$734,276	\$644,276	\$1,577,674
<b>18 Projects</b>	<b>Total</b>	<b>19,972.08</b>	<b>\$11,839,413</b>	<b>\$3,205,338</b>
				<b>\$12,529,801</b>

Footnotes on following page.

CE = Conservation Easement Projects: 5 Easements totaling acres 6,385 acres (rounded)

WA = Public Access to Maine's Waters Fund

WWF = Working Waterfront projects

*Italics* = Projects shown in italics indicate real estate interest held by municipalities or other partners, subject to Project Agreement with LMF Board.

- \* Projects reported include those that had real estate closings completed during this period. Work was also conducted during this period on numerous other projects that will close in 2015 or beyond.
- \*\* Price shown is LMF contribution to purchase cost of project lands and does not include transaction expenses such as legal expenses, title review, taxes, recording and other costs that are typical of real estate transactions.
- \*\*\* Match: Documented matching funds include numerous types such as: cash contributions from agencies and partners, federal or state grants, payment by others of project costs, bargain sale (at below appraised value), in-kind contributions or other donated services. The amount of match reported is based on data available at time report was prepared. Amounts may change as additional documented expenses are reported (recording fees, etc.).
- \*\*\*\* Incl. \$44,550 of mitigation funds derived from negotiation and settlement terms approved through Legislative action in 2010 and criteria outlined by the LMF Board in conjunction with utility expansion project in Hancock County.



# Project Summaries

January 2013 – December 2014

## Conservation and Recreation Projects:

Crocker Mountain	pg. 16
Expanding Androscoggin Greenway	pg. 17
Federal Harbor – Black Head Parcel	pg. 18
Orbeton Stream	pg. 19
Pleasant By Wildlife Management Area, Oscar Pond North Parcel	pg. 20
Schoodic Bog Settlement, Dunbar Parcel	pg. 21
Sousa Project	pg. 22

## PROJECT SUMMARY: CROCKER MOUNTAIN

**CONSERVATION PARTNERS:** Bureau of Parks and Lands, Trust for Public Land, and the following: Maine Appalachian Trail Land Trust, Rangeley Lakes Heritage Trust

**LAND TYPE AND SIGNIFICANCE:** Recreational lands of Statewide Significance

**LOCATION:** Town of Carrabassett Valley, Abram Twp. Franklin County

**PROJECT ACREAGE:** 12,046

**PROJECT DESIGN:** fee purchase by Dept. of Agriculture, Conservation and Forestry, Bureau of Parks and Lands

**PUBLIC ACCESS:** Caribou Valley Road, Stony Brook Road, Rapid Stream Valley Road

**AGENCY SPONSORS:** Dept. of Agriculture, Conservation and Forestry, Bureau of Parks and Lands

**PURCHASE PRICE:** \$6,500,000.00

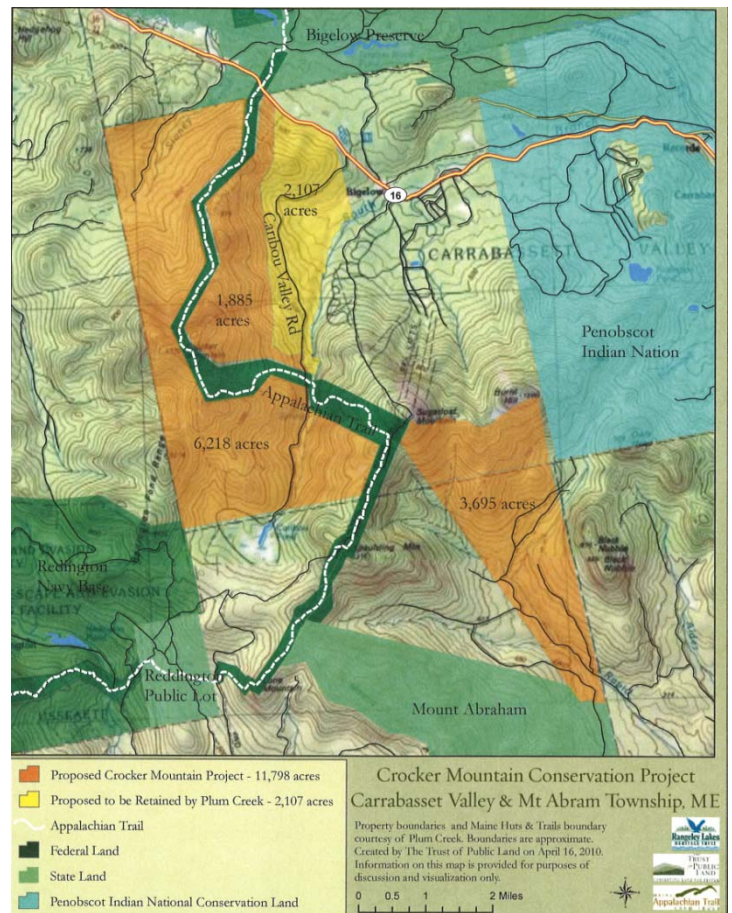
**CLOSING DATE:** May 30, 2013

**LMF BOND FUNDS:** \$650,000.00

**MATCHING CONTRIBUTIONS:** \$5,835,213.00

### PROJECT DESCRIPTION

Maine has only 14 mountains over 4,000 feet and the **Crocker Mountain Conservation project** in Carrabassett Valley contains three of them (North Crocker, South Crocker, and Sugarloaf). The 12,000-acre project is part of the largest, high-elevation forest (above 2,700 feet) in Maine, which is both ecologically and recreational significant. Crocker Mountain contains Crocker Cirque, one of the finest examples of a glacially-formed bowl in the state. It includes mountain terrain for snowmobiles and ATVs and a 9.7 mile segment of the Appalachian Trail. 4,500 acres of the property is proposed as an ecological reserve, protecting habitat for the elusive Bicknell Thrush and the state-listed, endangered Roaring Brook mayfly. The balance of the property will remain as working forest under the DACF Bureau of Parks and Lands' management. The Trust for Public Land facilitated the acquisition by securing the opportunity to acquire the property and leading the effort to raise the acquisition funds. The project was rated as #3 in the nation in a competition for FY 2012 Federal Forest Legacy funds.



## PROJECT SUMMARY: EXPANDING THE ANDROSCOGGIN GREENWAY

**CONSERVATION PARTNERS:** The Androscoggin Land Trust, Bureau of Parks and Lands

**LAND TYPE AND SIGNIFICANCE:** Recreational Lands of Regional Significance

**LOCATION:** Canton, Oxford County, Jay, Franklin County      **PROJECT ACREAGE:** 1,115

**PROJECT DESIGN:** fee purchase by the Androscoggin Land Trust with a Project Agreement held by the Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands

**PUBLIC ACCESS:** multiple parcel acquisition with several points of public access

**AGENCY SPONSORS:** Department of Agriculture, Conservation, and Forestry, Bureau of Parks and Lands

**PURCHASE PRICE:** \$375,000.00

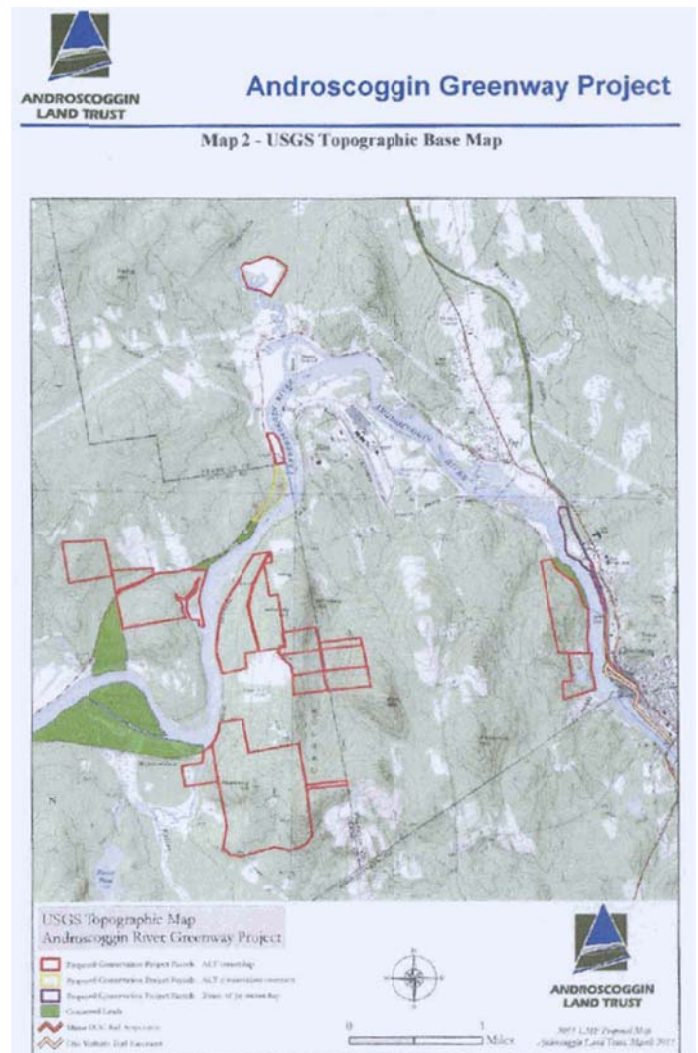
**CLOSING DATE:** October 6, 2014

**LMF BOND FUNDS:** \$259,185.00

**MATCHING CONTRIBUTIONS:** \$252,815.00

### PROJECT DESCRIPTION:

Comprised of several parcels along Canton, Jay, Livermore stretch of the Androscoggin River, The **Expanding the Androscoggin Greenway Project** advances the creation of an Androscoggin River Greenway; many of the proposed lands are in proximity to ALT conserved lands, LMF completed projects (Androscoggin Riverlands State Park) and MDIFW water access site in Canton; Enhances recreational opportunity through multi-use trails; Provides new river access locations for paddlers to put in on the Androscoggin River; Preserves open space;. It serves to reconnect community ties to the river, support their river heritage, and expand upon the region's economic development goals.



## PROJECT SUMMARY: FEDERAL HARBOR/HORAN HEAD Phase II, BLACK HEAD parcel

**CONSERVATION PARTNERS:** Maine Department of Inland Fisheries & Wildlife,  
Maine Coast Heritage Trust

**LAND TYPE AND SIGNIFICANCE:** Conservation & Recreation, Lands Supporting Vital  
Ecological Functions, Statewide Significance

**LOCATION:** Lubec, Washington County

**PROJECT ACREAGE:** 100 ± acres

**PROJECT DESIGN:** Fee simple acquisition by Maine Department of Inland Fisheries & Wildlife

**PUBLIC ACCESS:** via local Doherty Road

**AGENCY SPONSORS:** Maine Department of Inland Fisheries & Wildlife

**PURCHASE PRICE:** \$206,026.

**CLOSING DATE:** February 12, 2013

**LMF BOND FUNDS:** \$206,026.

**MATCHING CONTRIBUTIONS:** \$393,974.00 derived from Bargain Sale Value

### PROJECT DESCRIPTION:

The Black Head property is located at the southern entrance of Federal Harbor channel. It consists of a magnificent headland overlooking Federal Harbor, with ~ 5,500 feet of undeveloped shore lands, incorporating high/moderate value waterfowl-wading bird habitat. The uplands are primarily composed of spruce-fir forest type with prominent features of bedrock ledge and outcroppings, buffers an established bald eagle nest site on the property provides additional habitat values.

MDIFW completed fee acquisition of the Lyons parcel in 2009. With combination of both parcels of tidal shore lands totaling 193 acres, MDIFW has added these to the Horan Head unit of Maine's Cobscook Bay Wildlife Management Area.

Cobscook Bay is widely recognized as a premiere Maine coastal wildlife concentration area of national and international significance; a landscape that's relatively undisturbed, highly productive, and species rich marine ecosystem.



## PROJECT SUMMARY: ORBETON STREAM

**CONSERVATION PARTNERS:** Bureau of Parks and Lands, Trust for Public Land; and the following: High Peaks Alliance, Rangeley Lakes Heritage Trust, Maine Appalachian Trail Land Trust

**LAND TYPE AND SIGNIFICANCE:** Recreational Lands of Regional Significance

**LOCATION:** Madrid Township, Franklin County      **PROJECT ACREAGE:** 5,332

**PROJECT DESIGN:** Conservation Easement to be held by the Bureau of Parks and Lands

**PUBLIC ACCESS:** East Madrid Road

**AGENCY SPONSORS:** Dept. of Agriculture, Conservation and Forestry, Bureau of Parks and Lands

**PURCHASE PRICE:** 1,615,000.00

**CLOSING DATE:** December 23, 2014

**LMF BOND FUNDS:** \$150,279.00

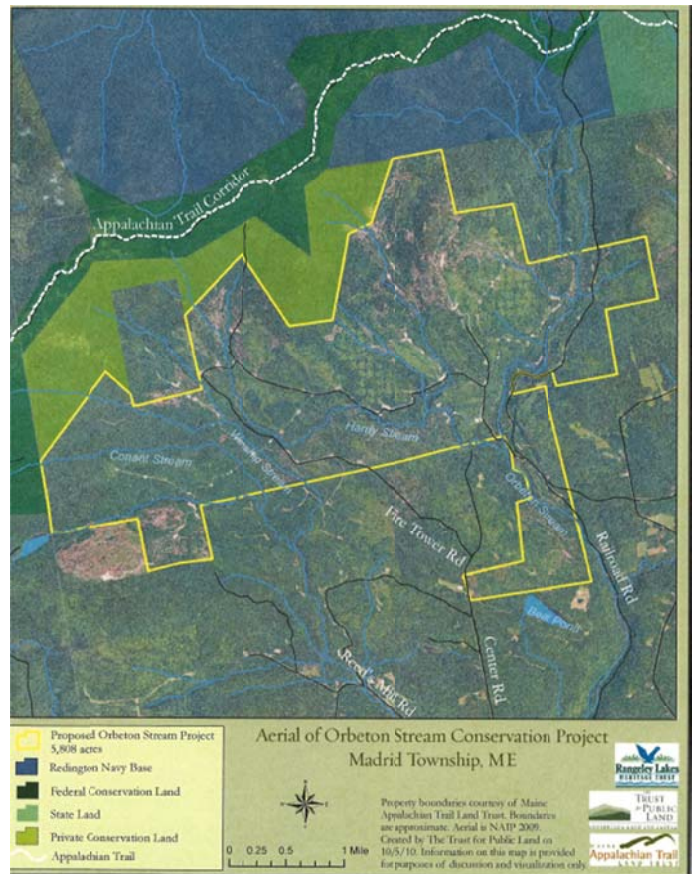
**MATCHING CONTRIBUTIONS:** 1,555,811.00

### PROJECT DESCRIPTION:

The **Orbeton Stream Conservation Project** retains public access to strategically important outdoor recreation and regional tourism, i.e. back-country fishing, hunting, paddling, and snowmobiling along 6.4 miles of significant, regional motorized, recreational trail corridor including (ITS #84) which connects and traverses the communities of Rangeley, Strong, Madrid, Kingfield, Carrabassett Valley, Phillips.

It protects critical spawning and rearing fisheries habitat (brook trout & federally listed Atlantic salmon), and is a top propriety property identified for land protection by the DACF, Eastern Brook Trout Ventures, National Oceanic Atmospheric Administration (NOAA). In 2007 as a result of ME Dept. of Marine Resources' efforts, a significant benchmark was achieved when salmon reared in Orbeton Stream returned from the North Atlantic for the first time in over a century;

The Orbeton Stream Project ensures a continued source of sustainably managed and certified working forest; and is a keystone land conservation acquisition essential to connecting three established western Maine recreation & destination tourism areas, i.e. Mt. Blue / Tumbledown, Carrabassett / Bigelow / Mt. Abraham, Four Ponds / Rangeley.



**PROJECT SUMMARY: PLEASANT BAY WILDILIFE MANAGEMENT AREA, OSCAR'S POND NORTH parcel**

**CONSERVATION PARTNERS:** Maine Department of Inland Fisheries & Wildlife,  
Pleasant River Wildlife Foundation  
US Fish & Wildlife

**LAND TYPE AND SIGNIFICANCE:** Conservation & Recreation, Lands Supporting Vital Ecological or Conservation Functions, Statewide Significance

**LOCATION:** Addison, Washington County                      **PROJECT ACREAGE:** 49.16 ± acres

**PROJECT DESIGN:** Fee simple acquisition by Maine Department of Inland Fisheries & Wildlife

**PUBLIC ACCESS:** via local road, East Side Road

**AGENCY SPONSORS:** Maine Department of Inland Fisheries & Wildlife

**PURCHASE PRICE:** \$ 165,000                                      **CLOSING DATE:** September 6, 2013

**LMF BOND FUNDS:** \$ 75,000.

**MATCHING CONTRIBUTIONS:** \$115,000.00 (includes USFWS National Coastal Wetland Conservation Grant plus Bargain Sale value)

**PROJECT DESCRIPTION:**

With terrain ranging topographically between flat areas to moderately sloping terrain, Oscar's Pond North property (49±acres) offers superb coastal waterfowl habitat, upland and wetland habitat, including the entirety of 3.5± acre Oscar Pond, a spring fed pond and associated wetlands. Mallards and Black Ducks remain on the pond until freeze up and migratory Ring-necked Ducks visit spring and fall. Black Duck's nest in this parcel's woods and forested wetlands; Wood Ducks and Hooded Mergansers raise broods in nest and tree cavities. MDIFW also owns and manages the abutting lands along Oscar Pond North's southern property boundary.

MDIFW's establishment of Pleasant Bay Wildlife Management Area is a multi-parcel effort for conservation of significant coastal habitat, recreational lands, public access to water and scenic viewing in and from Greater Pleasant Bay.



## PROJECT SUMMARY: SCHOODIC BOG SETTLEMENT, DUNBAR parcel

**CONSERVATION PARTNERS:** Frenchman Bay Conservancy (“FBC”)  
Maine Department of Agriculture, Conservation and Forestry, Bureau Parks & Lands

**LAND TYPE AND SIGNIFICANCE:** Conservation & Recreation, Recreation Lands,  
Regional Significance

**LOCATION:** Sullivan, Hancock County

**PROJECT ACREAGE:** 65± acres

**PROJECT DESIGN:** Fee simple acquisition by Frenchman Bay Conservancy held under a Project Agreement with Maine Department of Agriculture, Conservation and Forestry

**PUBLIC ACCESS:** accessed by Pitman Rd and Catamount Rd westerly of the Dunbar parcel or by Punkinville Road easterly of the Dunbar parcel, to parking lot for FBC’s Long Ledge Preserve

**AGENCY SPONSORS:** Maine Department of Agriculture Conservation & Forestry

**PURCHASE PRICE:** \$150,000

**CLOSING DATE:** May 9, 2013

**LMF BOND FUNDS:** \$ 0.

**MATCHING CONTRIBUTIONS:** \$150,000; incl. \$44,550 derived from mitigation funds and cash contributed by FBC. (See project description below)

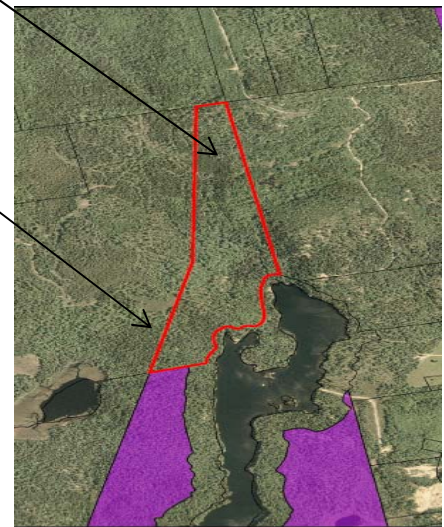
### PROJECT DESCRIPTION:

The Board provided oversight of Frenchman Bay Conservancy’s (FBC) fee acquisition of 65 acres with partial funding from mitigation funds derived from negotiation and settlement terms approved through Legislative action in 2010 and, criteria outlined by the LMF Board (2010) in conjunction with a utility company’s expansion project in Hancock County and its impact to both LMF supported conservation lands in proximity to Schoodic Bog and lands owned by DACF’s Donnell Pond- Tunk Lake Public Reserved Lands Unit. This acquisition satisfactorily responds to the settlement terms.

The subject lands are located in proximity to Long Pond, and LMF funded Schoodic Bog Phase I & II project property (2005), located in Sullivan, Hancock County. This property provides connectivity for linking public trails on land protected by FBC and available for public hiking, camping, hunting, fishing, and traditional outdoor recreation activities.

Dunbar parcel

LMF’s Schoodic Bog Preserve II, Long Ledges project land



View from atop Schoodic Mountain across northern portion of Schoodic Bog parcel

## PROJECT SUMMARY: SOUSA PROPERTY ACQUISITION

**CONSERVATION PARTNERS:** Sebasticook Regional Land Trust and the Maine Department of Inland Fisheries and Wildlife, and the following: Town of Burnham, Sebasticook River Watershed Association

**LAND TYPE AND SIGNIFICANCE:** Lands Supporting Vital Ecological or Conservation Functions & Values of Regional Significance

**LOCATION:** Town of Burnham, Waldo County

**PROJECT ACREAGE:** 199.8

**PROJECT DESIGN:** Fee purchase by Sebasticook Regional Land Trust through Project Agreement held by the Department of Inland Fisheries and Wildlife

**PUBLIC ACCESS:** Troy Road

**AGENCY SPONSORS:** Department of Inland Fisheries and Wildlife

**PURCHASE PRICE:** \$195,000.00

**CLOSING DATE:** November 4, 2013

**LMF BOND FUNDS:** \$65,538.00

**MATCHING CONTRIBUTIONS:** \$129,462.00

### PROJECT DESCRIPTION:

The **Sousa Property Acquisition** offered an opportunity to conserve rich habitat and extensive stream frontage in the Unity Wetlands Focus Area of statewide ecological significance, and secure public water access. These lands serve as an important wildlife corridor between the Sebasticook River and Twenty-five Mile Stream. This acquisition will help protect future fragmentation of this large block and loss of its conservation functions. The acquisition protects 1,490 feet of stream frontage on Twenty-five Mile Stream along a stretch identified as Atlantic salmon (federally endangered) spawning and rearing habitat and at least 4,125 feet of river frontage on the Sebasticook River also identified by the U.S. Fish & Wildlife Service as Atlantic salmon habitat. These waters are equally important for at least two species of endangered freshwater mussel and several rare insects and plants. In addition this acquisition will provide the region with important public recreation benefits. Increasing water access is a priority for the SRLT, including developing carry-in boat access to Twenty-five Mile Stream on this property. The property will remain open for traditional uses including fishing and hunting.





# Project Summaries

January 2013 – December 2014

## Farmland Protection Projects:

Bog Road – Misty Acres Farm	pg. 24
Randall Orchard	pg. 25
Ricker-Scammon Farm	pg. 26
Winter Hill Farm	pg. 27

## PROJECT SUMMARY: BOG ROAD - MISTY ACRES FARM

**CONSERVATION PARTNERS:** Maine Farmland Trust  
Sebastiack Regional Land Trust

**LAND TYPE AND SIGNIFICANCE:** Farmland Protection

**LOCATION:** Albion, Kennebec County

**PROJECT ACREAGE:** 412± acres

**PROJECT DESIGN:** Agricultural Conservation Easement purchase by Maine Farmland Trust under Project Agreement with Maine Department of Agriculture, Conservation and Forestry; Third-Party Holders of Conservation Easement: Maine Department of Agriculture, Conservation and Forestry and U.S.D.A. Natural Resources Conservation Service, Farm and Ranch Lands Protection Program (federal).

**PUBLIC ACCESS:** Bog Road, Albion (from State Route 9), with landowner permission

**AGENCY SPONSORS:** Department of Agriculture, Conservation and Forestry

**PURCHASE PRICE:** \$285,000

**CLOSING DATE:** April 8, 2013

**LMF FUNDS:** \$142,500.

**MATCHING CONTRIBUTIONS:** \$168,893; (includes USDA, Farm and Ranchland Protection Program funds)

### PROJECT DESCRIPTION:

A family-owned working farm and forest property comprised of 412± acres. The land conservation goals for this working landscape are to protect active working lands, conserve important agricultural soils, protect wildlife habitat in association with other conservation lands adjacent to the property. The landowners are allowing within the provisions of the conservation easement, for a pedestrian trail corridor over a portion of the property which provides connection to Sebastiacook Regional Land Trust's pedestrian trail on abutting conservation easement (2009) protected land located with proximity to Fowler Bog in Unity.



**PROJECT SUMMARY:**

## PROJECT SUMMARY: RANDALL ORCHARDS

**CONSERVATION PARTNERS:** Presumpscot Regional Land Trust

**LAND TYPE AND SIGNIFICANCE:** Farmland Protection

**LOCATION:** Randall Road, Standish, Cumberland County

**PROJECT ACREAGE:** 296.2± acres (278.2 acres are located in Standish and 18 acres located in Gorham)

**PROJECT DESIGN:** Agricultural Conservation Easement purchase by Presumpscot Regional Land Trust under Project Agreement with Department of Agriculture, Conservation and Forestry; Third-Party Holders of Conservation Easement: Maine Department of Agriculture, Conservation and Forestry and U.S.D.A. Natural Resources Conservation Service, Farm and Ranch Lands Protection Program (federal).

**PUBLIC ACCESS:** Randall Road (westerly off of State Route 25), Standish, with landowner permission

**AGENCY SPONSORS:** Maine Department of Agriculture, Conservation and Forestry

**PURCHASE PRICE:** \$770,000

**CLOSING DATE:** August 14, 2014

**LMF FUNDS:** \$380,000

**MATCHING CONTRIBUTIONS:** \$621,195.00 (includes USDA, Farm and Ranchland Protection Program funds, cash, and value of donated conservation easement on abutting 185 acres of agricultural and forest lands).

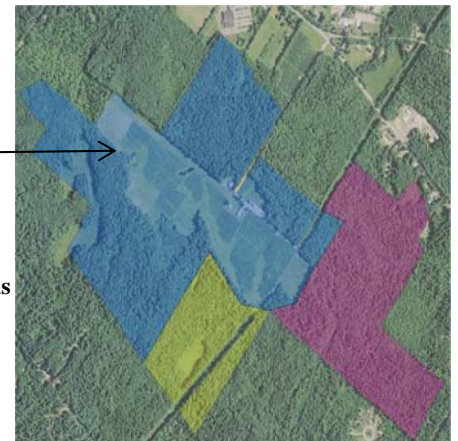
### PROJECT DESCRIPTION:

Randall Orchard, a landmark property located within 10 miles westerly of Portland, has been in active production for over 100 years, as a multi-generational, family-owned working farm and forest property.

Landowner Richard Randall sold a conservation easement to protect the agricultural viability of the property, to keep it available for farming in the future, to protect important agricultural soils, while also protecting lands supporting important wildlife habitat and connectivity with adjacent conserved lands. The majority of the property is in active use. This orchard supplies apples to major grocers of greater Portland's metropolitan market area, as well as at the farm's own farmstand, and, an on-site "You Pick" operation. The woodlot is managed in accordance with a certified Forestry Management Plan.

**LMF funded parcel-**  
296.2 ±Ac.  
(blue shaded area)

**Abutting conserved lands**  
185 ± Ac. (green & red  
shaded areas)



## PROJECT SUMMARY: RICKER-SCAMMON FARM

**CONSERVATION PARTNERS:** Brunswick-Topsham Land Trust

**LAND TYPE AND SIGNIFICANCE:** Farmland Protection

**LOCATION:** Meadow Cross Road, Topsham, Sagadahoc County

**PROJECT ACREAGE:** 110±

**PROJECT DESIGN:** Agricultural Conservation Easement purchase by Brunswick-Topsham Land Trust under Project Agreement with Maine Department of Agriculture, Conservation and Forestry; Third-Party Holders of Conservation Easement: Maine Department of Agriculture, Conservation and Forestry and U.S.D.A. Natural Resources Conservation Service, Farm and Ranch Lands Protection Program (federal).

**PUBLIC ACCESS:** Meadow Cross Road, Topsham, with landowner permission

**AGENCY SPONSORS:** Maine Department of Agriculture, Conservation and Forestry

**PURCHASE PRICE:** \$210,000

**CLOSING DATE:** January 6, 2014

**LMF FUNDS:** \$71,070

**MATCHING CONTRIBUTIONS:** \$147,492 (includes cash, supplemented with USDA, Farm and Ranchland Protection Program funds)

### PROJECT DESCRIPTION:

A family-owned property comprised of actively managed working farmland, wooded uplands, and other important natural features conserved under the agricultural conservation easement. Their conservation goal was to protect the farm's agricultural soils and ensure that the property would remain a working farm.

The conservation easement is applicable to (110±) acres of working agricultural and forested land, a portion of which provides nearly (1,475') of undeveloped stream frontage along Branch Brook, a tributary of the Cathance River.

These farmlands are in close proximity to other working farms in Topsham, Bowdoin and Richmond. The agricultural easement removes the pressure to subdivide the land or convert it to other uses.



## PROJECT SUMMARY: WINTER HILL FARM, LLC.

**CONSERVATION PARTNERS:** Freeport Conservation Trust

**LAND TYPE AND SIGNIFICANCE:** Farmland Protection

**LOCATION:** Hill Farm Road, Freeport, Cumberland County

**PROJECT ACREAGE:** 49± acres

**PROJECT DESIGN:** Agricultural Conservation Easement purchase by Freeport Conservation Trust under Project Agreement with Maine Department of Agriculture, Conservation and Forestry; Third-Party Holder of Conservation Easement: Maine Department of Agriculture, Conservation and Forestry.

**PUBLIC ACCESS:** westerly side of Wardtown Road, Freeport, with landowner permission

**AGENCY SPONSORS:** Maine Department of Agriculture, Conservation and Forestry

**PURCHASE PRICE:** \$240,000

**CLOSING DATE:** May 23, 2013

**LMF FUNDS:** \$120,000

**MATCHING CONTRIBUTIONS:** \$120,000 (includes cash and Bargain Sale value)

### PROJECT DESCRIPTION:

Land conservation of Winter Hill Farm property secures opportunity for these working farmlands (~27 acres) to continue supporting the raising of the rare Randall Cattle breed; preserves agricultural use of significant statewide and locally important farmland soils; helps to maintain active farmland and woodlands (~22 acres.) in Freeport, Cumberland County.

The pasture based dairy herd at this farm property consists of registered Randall Cattle and some Jersey cows. Randall Cattle are specifically adapted to the northern New England climate; are well-suited for the production of dairy and beef, as well as draft work. The farm is suitable for sustaining other types of farm animals (pigs, goats and chickens) and for producing crops such as vegetables, hay, blueberries and apples.



# Project Summaries

January 2013 – December 2014

## Public Access to Maine Waters Projects:

Penobscot River – Eddington

pg. 29

Penobscot River – Orono

pg. 30

## **PROJECT SUMMARY: PENOBSCOT RIVER WATER ACCESS - EDDINGTON**

**CONSERVATION PARTNERS:** Penobscot River Restoration Trust, Town of Eddington

**LAND TYPE AND SIGNIFICANCE:** Water Access

**LOCATION:** Eddington, Penobscot County

**PROJECT ACREAGE:** 4.29+/-

**PROJECT DESIGN:** Fee Purchase by Penobscot River Restoration Trust with a project agreement held by DACF

**PUBLIC ACCESS:** 256 Riverside Drive, Eddington

**AGENCY SPONSORS:** Bureau of Parks and Lands, DACF

**PURCHASE PRICE:** \$55,000

**CLOSING DATE:** 5/31/2013

**LMF BOND FUNDS:** \$40,425

**MATCHING CONTRIBUTIONS:** \$20,359

### **PROJECT DESCRIPTION:**

Permanent public access to the Penobscot River just north of Bangor has been secured.

This project secured public access to an existing boat launch facility. It has paved access, vehicular ramp, and parking. The parcel is 4.29+/- acres with 264 feet of river frontage. The project lands were part of a larger dam removal project and were selected by the LMF Board in 2007.

These funds have ensured that with the sale and removal of the Veazie Dam that this developed boat launch site will not be lost and will remain as an access point to the river in perpetuity. Fee interest is now held by the Penobscot River Restoration Trust and will ultimately be transferred to the towns of Eddington.



## **PROJECT SUMMARY: PENOBSCOT RIVER WATER ACCESS - ORONO**

**CONSERVATION PARTNERS:** Penobscot River Restoration Trust, Town of Orono

**LAND TYPE AND SIGNIFICANCE:** Water Access

**LOCATION:** Orono, Penobscot County

**PROJECT ACREAGE:** 1.12+/-

**PROJECT DESIGN:** Fee Purchase by Penobscot River Restoration Trust with a project agreement held by DACF

**PUBLIC ACCESS:** Union Street, Orono

**AGENCY SPONSORS:** Bureau of Parks and Lands, DACF

**PURCHASE PRICE:** \$61,000

**CLOSING DATE:** 5/31/2013

**LMF BOND FUNDS:** \$44,565

**MATCHING CONTRIBUTIONS:** \$22,288

### **PROJECT DESCRIPTION:**

Permanent public access to the Penobscot River just north of Bangor has been secured.

This project secured public access to an existing boat launch facility. It has paved access, vehicular ramp, and parking. The parcel is 1.12+/- acres with 385 feet of river frontage. The project lands were part of a larger dam removal project and were selected by the LMF Board in 2007.

These funds have ensured that with the sale and removal of the Veazie Dam that this developed boat launch site will not be lost and will remain as an access point to the river in perpetuity. Fee interest is now held by the Penobscot River Restoration Trust and will ultimately be transferred to the town of Orono.





# Project Summaries

January 2013 – December 2014

## Working Waterfront Projects:

Beals Town Landing	pg. 32
Great Wass Lobster & Bait	pg. 33
J.O. Brown and Sons	pg. 34
Maine Fresh Lobster	pg. 35
South Bristol Co-Op	pg. 36

## **PROJECT SUMMARY: BEALS TOWN LANDING WORKING WATERFRONT COVENANT**

**CONSERVATION PARTNERS:** Department of Marine Resources

**LAND TYPE AND SIGNIFICANCE:** Working Waterfront Access Protection Program

**LOCATION:** Beals, Washington

**PROJECT ACREAGE:** 0.46+/-

**PROJECT DESIGN:** Working waterfront access protection covenant held by the Department of Marine Resources

**PUBLIC ACCESS:** Alleys Bay Road

**AGENCY SPONSORS:** Department of Marine Resources

**PURCHASE PRICE:** \$160,750

**CLOSING DATE:** 11/18/2014

**LMF BOND FUNDS:** \$160,750

**MATCHING CONTRIBUTIONS:** \$502,250

### **PROJECT DESCRIPTION:**

The most heavily used access point for fishermen in the locale including use by boats from Jonesport and Addison. Up to 300 commercial boats use the launch ramp or access floats at least once a year and more than 35 boats use it daily. It consists of a parking area on multiple parcels, a rip-rap jetty with a paved launch ramp, and a series of finger floats that provide temporary berths for up to six lobster boats and tie-off space for many small tenders. A large mooring field for lobster boats sits directly in front of the property. It does allow a single convenient point for fishermen to reach moored vessels and a place to load traps and gear to and from boats and vehicles.

The Department of Marine Resources has acquired a Working Waterfront Covenant over the property ensuring that the commercial fishery use of the property will never convert to another use.



## **PROJECT SUMMARY: GREAT WASS LOBSTER & BAIT WORKING WATERFRONT COVENANT**

**CONSERVATION PARTNERS:** Department of Marine Resources

**LAND TYPE AND SIGNIFICANCE:** Working Waterfront Access Protection Program

**LOCATION:** Beals, Washington

**PROJECT ACREAGE:** 0.97+/-

**PROJECT DESIGN:** Working waterfront access protection covenant held by the Department of Marine Resources

**PUBLIC ACCESS:** 176 Alleys Bay Rd., with landowner permission

**AGENCY SPONSORS:** Department of Marine Resources

**PURCHASE PRICE:** \$202,500

**CLOSING DATE:** 5/2/2013

**LMF BOND FUNDS:** \$202,500

**MATCHING CONTRIBUTIONS:** \$616,450

### **PROJECT DESCRIPTION:**

The property supplies bait, fuel, marine supplies, small boat repair, access to moorings, and operates as a buying station for lobster and crab. More than 1.2 million pounds of lobster and 300,000 pounds of crab are landed at the property each year. The company caters to 100± fishermen.

This is an important buying station property for the island. The deep-water wharf has a ramp, three floats, and is in good condition. Located near the end of the pier is a 400 sq. ft. shed for bait storage. There are only 3 other lobster buying piers on the island which handle less lobster landings combined than the yearly landings for this property. Annual gross revenues often exceed \$4 M.

The Department of Marine Resources has acquired a Working Waterfront Covenant over the property ensuring that the commercial fishery use of the property will never convert to another use.



## **PROJECT SUMMARY: JO BROWN & SONS WORKING WATERFRONT COVENANT**

**CONSERVATION PARTNERS:** Department of Marine Resources

**LAND TYPE AND SIGNIFICANCE:** Working Waterfront Access Protection Program

**LOCATION:** North Haven, Knox

**PROJECT ACREAGE:** 0.81+/-

**PROJECT DESIGN:** Working waterfront access protection covenant held by the Department of Marine Resources

**PUBLIC ACCESS:** 1 Boatyard Rd., with landowner permission

**AGENCY SPONSORS:** Department of Marine Resources

**PURCHASE PRICE:** \$240,000

**CLOSING DATE:** 12/20/2013

**LMF BOND FUNDS:** \$215,000

**MATCHING CONTRIBUTIONS:** \$740,480

### **PROJECT DESCRIPTION:**

The facility is positioned very prominently in downtown North Haven just two parcels east of the Maine DOT Ferry terminal. JO Brown & Sons, Inc. has been a family-owned boatyard for 126 years. Established in 1888 by James O Brown successive generations have continued building and repairing boats, added boat storage, ship's chandlery, heating oil and fuel, mooring work, and a myriad of essential offerings for island living.

The company also directly employs 8 year-around and 6 seasonal landside employees. The applicant has reinvested these funds into the property with the widening and lengthening of the pier and updating the dock's fuel pumps.

The Department of Marine Resources has acquired a Working Waterfront Covenant over the property ensuring that the commercial fishery use of the property will never convert to another use.



## **PROJECT SUMMARY: MAINE FRESH LOBSTER WORKING WATERFRONT COVENANT**

**CONSERVATION PARTNERS:** Department of Marine Resources

**LAND TYPE AND SIGNIFICANCE:** Working Waterfront Access Protection Program

**LOCATION:** Bremen, Lincoln

**PROJECT ACREAGE:** 3.11+/-

**PROJECT DESIGN:** Working waterfront access protection covenant held by the Department of Marine Resources

**PUBLIC ACCESS:** 10 Osier Dr., with landowner permission

**AGENCY SPONSORS:** Department of Marine Resources

**PURCHASE PRICE:** \$122,500

**CLOSING DATE:** 11/14/2013

**LMF BOND FUNDS:** \$122,500

**MATCHING CONTRIBUTIONS:** \$367,500

### **PROJECT DESCRIPTION:**

This family-run business is a continuation of the family's 200+/- year history of fishing from the property. Approximately 300,000 lbs. of lobster are landed at the property annually.

The company buys lobster from ten boats crewed by nineteen fishermen. These funds have allowed the applicant to hire one more landside employee to assist with retail operations, install a lobster holding tank, expand the parking areas, install a new diesel fuel tank system, purchase a forklift, reinforce part of existing pier, and replace all floats.

The Department of Marine Resources has acquired a Working Waterfront Covenant over the property ensuring that the commercial fishery use of the property will never convert to another use.



## **PROJECT SUMMARY: SOUTH BRISTOL CO-OP WORKING WATERFRONT COVENANT**

**CONSERVATION PARTNERS:** Department of Marine Resources

**LAND TYPE AND SIGNIFICANCE:** Working Waterfront Access Protection Program

**LOCATION:** South Bristol, Lincoln

**PROJECT ACREAGE:** 1.1+/-

**PROJECT DESIGN:** Working waterfront access protection covenant held by the Department of Marine Resources

**PUBLIC ACCESS:** Thompson Inn Rd., with landowner permission

**AGENCY SPONSORS:** Department of Marine Resources

**PURCHASE PRICE:** \$275,000

**CLOSING DATE:** 3/6/2013

**LMF BOND FUNDS:** \$275,000

**MATCHING CONTRIBUTIONS:** \$840,920

### **PROJECT DESCRIPTION:**

The property has served as a co-op since 1972 and lands lobster, shrimp, herring, ground fish, and some periwinkle. The predominant commodities, lobster and shrimp, are supplied by 40 boats that represent 53 families. Landings have increased over the last three years. 1% of Maine's annual lobster catch are landed here. The shrimp landings are about 4% of the total catch of Maine, Massachusetts, and New Hampshire. The co-op directly employs 5.5 employees.

The applicant has reinvested the funds into the property with fuel tank and fuel line upgrades, dock repair, retail space improvements, replacement floats, and a newly installed bait freezer.

The Department of Marine Resources has acquired a Working Waterfront Covenant over the property ensuring that the commercial fishery use of the property will never convert to another use.



## Appendix 1

### Cumulative Summary of Projects 1987-2014 by County\*

	Conservation and Recreation		Water Access		Farmland		Working Waterfront		TOTAL	
	Project #	Acres	Project #	Acres	Project #	Acres	Project #	Acres	Project #	Acres
<b>Androscoggin</b>	7	2,927	3	32	5	679	0	0	<b>15</b>	<b>3,638</b>
<b>Aroostook</b>	8	6,668	2	12	0	0	0	0	<b>10</b>	<b>6,680</b>
<b>Cumberland</b>	31	7,671	6	309	10	3,512	3	3	<b>50</b>	<b>11,496</b>
<b>Franklin</b>	10	40,045	1	1	0	0	0	0	<b>11</b>	<b>40,046</b>
<b>Hancock</b>	14	47,176	7	36	3	409	1	1	<b>25</b>	<b>47,621</b>
<b>Kennebec</b>	5	7,251	4	40	5	1,184	0	0	<b>14</b>	<b>8,475</b>
<b>Knox</b>	9	669	0	0	2	242	8	6	<b>19</b>	<b>917</b>
<b>Lincoln</b>	11	1,304	2	7	1	92	5	27	<b>19</b>	<b>1,430</b>
<b>Oxford</b>	14	10,531	7	236	0	0	0	0	<b>21</b>	<b>10,767</b>
<b>Penobscot</b>	9	8,997	4	8	0	0	0	0	<b>13</b>	<b>9,005</b>
<b>Piscataquis</b>	8	271,290	3	57	0	0	0	0	<b>11</b>	<b>271,347</b>
<b>Sagadahoc</b>	7	2,610	1	4	4	560	0	0	<b>12</b>	<b>3,174</b>
<b>Somerset</b>	5	63,919	4	168	0	0	0	0	<b>9</b>	<b>64,087</b>
<b>Waldo</b>	7	1,214	2	2	5	818	0	0	<b>14</b>	<b>2,034</b>
<b>Washington</b>	31	83,847	8	49	1	1,523	5	4	<b>45</b>	<b>85,424</b>
<b>York</b>	24	14,318	0	0	4	699	1	1	<b>29</b>	<b>15,017</b>
<b>TOTALS</b>	200	570,438	54	961	40	9,716	23	42	<b>317</b>	<b>581,157</b>

\* There are instances where project acreages extend across county lines. In such cases, the summary table above counts the project as being in the county that contains the majority of the project's acreage.

\* Table does not include active projects with proposed closing dates after December 31, 2014.

## Appendix 2

### Bond Funds Available

<i>BOND</i>	<i>AMOUNT</i>	<i>PURPOSE</i>	<i>Available Balance 1/1/2015<sup>2</sup></i>
PL 2007 Chapter 39 Part E Voter approved 11/6/2007	<b>\$17,000,000</b>	The proceeds must be expended for the acquisition of land and interest in land for conservation, water access, outdoor recreation, wildlife and fish habitat, farmland preservation in accordance with Title 5, Chapter 353 and working waterfront preservation, including all costs associated with such acquisitions, except that use of the proceeds is subject to certain requirements. The bond funds must be matched with at least \$8,500,000 in public and private contributions.	
Minimum amounts specified in the statute.		<ul style="list-style-type: none"> <li>• The proceeds are available for acquisition of land and interest in land for conservation, water access, outdoor recreation, and wildlife and fish habitat.</li> <li>• Of the proceeds available , <b>\$1,700,000 must be made available to acquire Public Access to Maine Waters</b> in accordance with Title 5, Sec. 6203-A.</li> <li>• Of the proceeds available <b>\$1,700,000 must be made available to protect farmland</b> in accordance with Title 5, Section 6207.</li> <li>• Of the proceeds available <b>\$3,000,000 must be made available to protect working waterfront properties</b> in accordance with PL 2005, Chapter 462, Part B, Section 6.</li> </ul>	\$ 1,171, 501  0  0  0
PL 2009 Chapter 414 Part E as Amended by Chapter 645, Part J Voter approved 11/2/2010	<b>\$9,250,000</b>	The proceeds must be expended for the acquisition of land and interest in land for conservation, water access, outdoor recreation, wildlife and fish habitat, farmland preservation in accordance with Title 5, Chapter 353 and working waterfront preservation, including all costs associated with such acquisitions, except that use of the proceeds of these bonds is subject to conditions and requirements. The bond funds expended for conservation, recreation, farmland and water access must be matched with at least \$6,500,000 in public and private contributions.	

<sup>2</sup> Amounts as of December 31, 2014



<i>BOND</i>	<i>AMOUNT</i>	<i>PURPOSE</i>	<i>Available Balance 1/1/2015</i> <sup>3</sup>
Minimum amounts specified in the statute.		<ul style="list-style-type: none"> <li>• The proceeds of \$6,500,000 are available for acquisition of land and interest in land for conservation, water access, outdoor recreation, wildlife and fish habitat, including hunting and fishing.<sup>4</sup></li> <li>• Of the proceeds available, <b>\$1,000,000 must be made available to protect farmland</b> in accordance with Title 5, Section 6207</li> <li>• Of the proceeds available, <b>\$1,750,000 must be made available to protect working waterfront properties</b> in accordance with PL 2005, Chapter 462, Part B, Section 6</li> </ul>	<p>\$498,953</p> <p>\$200,000</p> <p>\$377,313</p>
PL 2011 Chapter 696 Voter approved 11/6/2012	<b>\$5,000,000</b>	The proceeds must be expended for the acquisition of land and interest in land for conservation, water access, outdoor recreation, wildlife and fish habitat, farmland preservation in accordance with Title 5, Chapter 353 and working waterfront preservation in accordance with the terms of PL 2005, chapter 462, Part B, Sec. 6, including all costs associated with such acquisitions, <b>except that use of the proceeds is subject to following conditions</b> and requirements. The funds are to be expended for conservation, water access, wildlife habitat (including deer wintering areas) or fish habitat, outdoor recreation (including hunting and fishing), and preservation of farmland and working waterfronts, subject to a number of conditions and requirements and must be matched with at least \$5,000,000 in public and private contributions.	

<sup>3</sup> Amounts as of December 31, 2014

<sup>4</sup> Sale of remaining balances of bond funds for Conservation & Recreation (\$6 million), for Farmland Protection (\$300,000), and for Working Waterfront (\$170,000) is pending.

<i>BOND</i>	<i>AMOUNT</i>	<i>PURPOSE</i>	<i>Available Balance<sup>5</sup></i>
<p>Minimum amounts specified in the statute.</p> <p>PL 2011, Chapter 696, Sec. 6 Voter approved 11/6/2012</p>		<ul style="list-style-type: none"> <li>The bond proceeds of \$5,000,000 are available for acquisition of land and interest in land for conservation, water access, outdoor recreation, wildlife and fish habitat, including hunting, fishing and farmland preservation.<sup>6</sup> The Act specifies that <b>projects that conserve and protect deer wintering areas are to be given priority</b> in the scoring of applications submitted to the Board. It also directs the Dept. of Agriculture, Conservation &amp; Forestry and the Dept. of Inland Fisheries &amp; Wildlife to be proactive in pursuing conservation of priority <b>deer wintering areas</b>.<sup>7</sup> Land and easements purchased by the State for wildlife or fish habitat protection must be managed using protocols provided by the DIFW.</li> </ul>	\$0.00
		<ul style="list-style-type: none"> <li>Of the bond proceeds allocated to the LMF Board, <i>any grants awarded for working waterfront projects</i> must be made in accordance with PL 2005, Chapter 462, Part B.<sup>8</sup> Each grant must be matched, dollar for dollar, by the organizations or local governments receiving the award and are subject to a condition that the property not be used, altered or developed in a manner that precludes its use by commercial fisheries businesses. The state must retain a permanent right of first refusal on any waterfront property acquired with bond proceeds, or is protected by an easement acquired with bond proceeds.</li> </ul>	

<sup>5</sup> Amounts as of December 31, 2014

<sup>6</sup> Sale of bond funds for conservation & recreation, water access, farmland preservation is pending.

<sup>7</sup> Deer Wintering Areas (emphasis added) - defined as areas containing at least 500 acres of land (including the acreage of any contiguous land that is already conserved) that have been used by deer at some point since 1950 and are capable of sheltering deer as of the effective date of this Act or within 20 years.

<sup>8</sup> This pilot program has since been established in statute as the Maine Working Waterfront Access Protection Program. See Public Laws of 2011, Chapter 266, part B and language in Title 5 Chapter 353 (Land for Maine's Future statute) and in Title 12 (Dept. of Marine Resources statute).

## Appendix 3

### Projects completed in 2013-14

#### CONSERVATION PARTNERS

The work of these partners and the matching funds they bring exceeds the expenditures by the state, making this Program among state programs providing the greatest return on investment. There are many other partners, whose work increases LMF results and success. The list below is comprised of just those partners who had projects completed (closed purchases) during 2013-2014.

There may be other groups that should be listed here. A list of partners since the program began in 1987 would be much longer.

#### **Federal agencies and programs**

US Federal Highway Administration, Recreational Trails Program  
USDA Farm and Ranchland Protection Program  
USDA Forest Service, Forest Legacy Program  
USDA Natural Resource Conservation Service  
US Fish and Wildlife Service, North American Wetlands Conservation Act  
US National Park Service, Land and Water Conservation Fund

#### **State agencies and programs**

Department of Administration and Financial Services, Natural Resources Service Center  
Department of Agriculture, Conservation and Forestry  
Department of Inland Fisheries and Wildlife  
Department of Marine Resources  
Department of Transportation  
Maine Historic Preservation Commission  
Office of Attorney General  
Office of State Treasurer

#### **Municipalities**

Town of Beals  
Town of Burnham  
Town of Eddington  
Town of Jay  
Town of Orono

#### **Conservation organizations**

Androscoggin Land Trust  
Brunswick Topsham Land Trust  
Coastal Mountains Land Trust  
Freeport Conservation Trust  
Frenchman Bay Conservancy  
High Peaks Alliance  
Maine Appalachian Trail Land Trust  
Maine Coast Heritage Trust  
Maine Farmland Trust  
Penobscot River Restoration Trust  
Pleasant River Wildlife Foundation  
Presumpscot Regional Land Trust  
Rangeley Lakes Heritage Trust  
Sebasticook Regional Land Trust  
Sebasticook River Watershed Association  
The Nature Conservancy, Maine Chapter  
Trust for Public Land

*Note: Some farmland protection projects include matching funds from USDA farmland protection program. USDA requires the following statement in all publications related to its program:*

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