



**Land for Maine's Future Program**  
Minutes of the Meeting  
**September 14, 2010**

Viles Arboretum  
Augusta, Maine

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**Board Members Present:**

Commissioner Danny Martin  
Commissioner Eliza Townsend, Act. Chair  
Tim Glidden, Act. Director, SPO

Jeff Thaler  
Ben Emory  
Bucky Owen

Don Marean  
Leon Gorman

**Board Members Absent:**

Commissioner George Lapointe  
Diane Doyle

Commissioner Seth Bradstreet

**LMF Staff Members Present:**

Steve Brooke  
Aline Lachance

R. Collin Therrien

**Others**

Jim Dow, Blue Hill Heritage Trust  
Mike Moreau, Maine Sportsman  
Jeff Romano, Maine Coast Heritage Trust  
Nina Young, Maine Farmland Trust  
Jerry Bley, Creative Conservation  
John Boland, Dept. Inland Fisheries & Wildlife  
Jim Connolly, Dept. Inland Fisheries & Wildlife  
Sarah Demers, Dept. Inland Fisheries & Wildlife  
Alan Stearns, Dept of Conservation

**Minutes of the Meeting**

A motion was made by Bucky Owen and seconded by Ben Emory to accept the July 13, 2010 Minutes of the Meeting. Vote was unanimous with Tim Glidden abstaining.

*Note: Tim Glidden stated that while he was acting as both SPO Acting Director and LMF Director he would be abstaining from voting on projects.*

**Balance of funds remaining in LMF accounts**

CURRENT ESTIMATES: (note: 5% access improvement coming from available balance)

- Conservation & Recreation, \$628,000
- Farmland \$638,000
- Water Access \$1 million
- Working Waterfront \$157,000

Tim will provide Board members with updated figures after today’s allocations.

— *NEW PROPOSAL - CONSERVATION & RECREATION* —

- ➔ **ANDROSCOGGIN RIVER CORRIDOR PROJECT, Turner & Leeds, Androscoggin County, 87± acres in Turner and 50± acres in Leeds in fee; and 348± acres of working forest conservation easement in Turner**

New Proposal from the Maine Department of Conservation

The Department in partnership with Maine Farmland Trust and the Androscoggin River Land Trust is seeking to purchase three important parcels that are part of a vision for conserving undeveloped lands along the lower Androscoggin River. Together, these three parcels support farming, forestry, water access, and recreational opportunities as well as supporting economic benefits associated with quality of place for that region of Maine.

Report of the Scoring Committee

The LMF Scoring Committee after having reviewed the proposal scored each parcel individually and then combined them for a total single score. By consensus, they scored the proposal for a total of 118 points and felt the proposal stood well on its merits and recommends moving it forward for Board consideration. The proposal scored high in the regional category and combined some qualities of a statewide proposal.

Vote to accept score and allocate funds

A motion was made by Bucky Owen and seconded by Jeff Thaler to accept the Scoring Committee recommendation and to allocate \$361,832 for this project contingent upon the Appraisal Review Committee’s recommendation to the Board. Vote was unanimous with Tim Glidden abstaining.

— *KATAHDIN LAKE, AROOSTOOK COUNTY FUNDS* —

- ➔ **AROOSTOOK STATE PARK, Askin parcel, Presque Isle, Aroostook County, 145± acres in fee to the Maine Department of Conservation**

## Request from the Maine Department of Conservation

The Bureau of Parks & Lands is requesting up to \$36,000 in Aroostook County “Katahdin Lake” funds for the acquisition of this parcel. The funds are the revenues from the sale of Aroostook County public lots, per Resolves of 2005, c. 197, the so-called Katahdin Lake legislation. Local legislators have been consulted and the City of Presque Isle has also been briefed; support was broad and no opposition has been expressed.

The Askin parcel will significantly expand the Aroostook State Park by roughly 145 acres in Presque Isle which is Maine’s first state park. The property which abuts the northern boundary of the Park, is a mixed hardwood-softwood wooded parcel with an existing trail leading to the summit with views to the west. The parcel offers multiple, high value recreational opportunities in an underserved area of the state. Among these opportunities are hiking trails, cross country ski trails, and increased lands available for hunting due to the local of the parcel in relation to the rest of the park.

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$115,000 and further recommends LMF funding of \$36,000 (not including all other costs) for this parcel.

- Public Comments

None.

- Vote to Support Acquisition

A motion was made by Ben Emory and seconded by Commission Martin to support acquisition of this parcel (Askin). Vote was unanimous with Tim Glidden abstaining.

## — *CONSERVATION & RECREATION* —

- ➔ **ROBERTS FARM, Homestead parcel, Norway, Oxford County, 1.8± acres in fee to the Western Foothills Land Trust under a Project Agreement with the Maine Department of Conservation.**

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Lewiston Sun Journal on August 28, 2010.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$18,250 and further recommends LMF funding of \$19,125 (including all other costs) for this parcel.

- Public Comments

None.

- Vote to Support Acquisition

A motion was made by Jeff Thaler and seconded by Ben Emory to support acquisition of this parcel (Homestead). Vote was unanimous with Tim Glidden abstaining.

➔ **KENNEBEC RIVER ESTUARY, Wilson parcel, Georgetown, Cumberland County, 160.5± acres of conservation easement to the Maine Department of Conservation.**

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Portland Press Herald on August 28, 2010.

- Appraisal Review Committee Recommendation

The ARC recommends accepting a 'before value' appraisal of \$795,000 and an easement value of \$650,000 and further recommends LMF funding of \$206,265 (not including all other costs) for this parcel.

- Public Comments

None.

- Vote to Support Acquisition

A motion was made by Bucky Owen and seconded by Jeff Thaler to support acquisition of this parcel (Wilson). Vote was unanimous with Tim Glidden abstaining.

➔ **ANDROSCOGGIN RIVER CORRIDOR PROJECT, Dupuis parcel, Turner, Androscoggin County, 87± acres in fee to the Maine Department of Conservation**

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Lewiston Sun Journal on August 28, 2010.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$ 175,000 and further recommends LMF funding of \$95,032 (not including all other costs) for this parcel.

- Public Comments

Mike Moreau inquired if hunting would be permitted. Alan Stearns (DOC) stated that Maine parks have a tradition of allowing safe hunting and that the Bureau's good faith commitment to hunting will continue. He noted that this expansion will continue to have ample room to accommodate a variety of trails along with remote sections for hunting.

Furthermore, Mr. Moreau asked when does access becomes available on sites/parcels once approved by the Board. Tim stated that theoretically once the acquisition is approved.

- Vote to Support Acquisition

A motion was made by Ben Emory and seconded by Commissioner Martin to support acquisition of this parcel (Dupuis). Vote was unanimous with Tim Glidden abstaining.

## — FARMLANDS —

➔ **KING HILL FARM, Penobscot, Hancock County, 90** acres of agricultural conservation easement to be held by the Blue Hill Heritage Trust under a project agreement with the Maine Department of Agriculture Food & Rural Resources.

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$75,000 and further recommends the Board allocation from 2006 be increased by \$7,500 to a total of \$37,500 (not including all other costs) for this project.

- Public Comments

Jim Dow, Executive Director, Blue Hill Heritage Trust, stated that this project continues farmland conservation work on the Blue Hill Peninsula, known as "Farmland Forever" which began in the 1990's and includes 1900 acres protected through 17 conservation easement projects. Two of those projects have been in partnership with the LMF Program. This farm has been a leader in the organic farming movement, is a model for

successful farming operations, and helps train young farmers through its farm apprentice program. This is prime farmland along Route 15 corridor beginning from Route 3 in Orland to Blue Hill. He thanked the Board for its continuing commitment to this project which has been 4 ½ years in the making.

- Vote to Support Acquisition

A motion was made by Jeff Thaler and seconded by Ben Emory to support acquisition of this project. Vote was unanimous with Tim Glidden abstaining.

→ **DEB-TONE FARM, North Berwick, York County, 20.38± acres of agricultural conservation easement to be held by the Great Works Regional Land Trust under a project agreement with the Maine Department of Agriculture Food & Rural Resources**

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Portland Press Herald on August 28, 2010.

- Public Comments

Tim Glidden recommends that the project be Table and returned to the Appraisal Review Committee pending federal review.

- Vote

A motion was made by Jeff Thaler and seconded by Buck Owen to Table and return the project to the Appraisal Review Committee. Vote was unanimous with Tim Glidden abstaining.

→ **RIVER RISE FARM and ANDROSCOGGIN RIVER CORRIDOR PROJECT Turner, Androscoggin, 624± acres of agricultural and working forest conservation easements to be held by the Maine Farmland Trust, and the Androscoggin Land Trust under project agreements with the Maine Department of Agriculture Food & Rural Resources and the Maine Department of Conservation**

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Lewiston Sun Journal on August 28, 2010.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$918,000 and further recommends LMF farmlands funds of \$380,000 and LMF conservation and recreation funds of \$188,000 (not including all other costs) for this project.

- Public Comments

Tim Glidden stated that the Feds had minor issues with the appraisal and asked the appraiser do a few things before giving final approval of the appraisal.

- Vote to Support Acquisition

A motion was made by Bucky Owen and seconded by Ben Emory to approve the project, however, if needed, come back to the Board for reconsideration should the appraisal value change following federal review. Vote was unanimous with Tim Glidden abstaining.

## **- WATER ACCESS PROPOSAL -**

➔ **BROWNS POND, Sebago, Cumberland County, 102± acres in fee to the Maine Department of Conservation**

- Public Notice

On August 31, 2010 published in the Kennebec Journal and Portland Press Herald on August 28, 2010.

- Appraisal Review Committee Recommendation

The ARC recommends that the appraisal supports the purchase price of \$140,000 and further recommends LMF funding of \$93,330 (not including all other costs) for this water access project.

- Public Comments

None.

- Vote to Support Acquisition

A motion was made by Bucky Owen and seconded by Jeff Thaler to support acquisition of this water access proposal. Vote was unanimous with Tim Glidden abstaining.

## **-5% GRANT PROPOSALS –**

Note: After a brief overview of each of the following projects, it was decided by the Board to combine the vote into one motion in order to fund the following access improvement proposals.

A motion was made by Ben Emory and seconded by Commissioner Martin to fund the amounts requested by each applicant. Vote was unanimous with Tim Glidden abstaining.

### **Highlights below:**

**BOG BROOK & MOOSE COVE, Moose Cove III parcel, Trescott, Washington County,** 821± acres in fee held by the Maine Coast Heritage Trust under a Project Agreement with the Maine Department of Conservation

Maine Coast Heritage Trust is requesting an access improvement grant in the amount of \$12,938 to create public access on the site by building a 1 ± mile trail on the property, creating additional public parking, signs and a kiosk.

**CROWLEY ISLAND Phase I & II, Addison, Washington County,** 283± acres in fee held by the Pleasant River Wildlife Foundation under a Project Agreement with the Maine Department of Maine Department of Inland Fisheries & Wildlife

Pleasant River Wildlife Foundation is requesting an access improvement grant in the amount of \$5,000 for construction of a parking area, ditching, drainage with culverts and surface repair of direct access road/trail running north/south for about 4,000 feet through the combined properties on Crowley Island.

**BELFAST-MOOSEHEAD RAIL TRAIL, Head of Tide parcel, Belfast, Waldo County,** 91.7± acres held by the Coastal Mountains Land Trust

Coastal Mountains Land Trust is requesting an access improvement grant in the amount of \$3,750 to construct a new 1.5 mile loop hiking trail that will begin at a new parking area on Doak Road. The trail will follow the existing farm road before turning north down to the river. The trail will then follow along the shores of the Passagassawakeag River. This trail will be designed for low impact outdoor recreation including hiking and snowshoeing.



**NORTHERN HEADWATERS PROJECT – Sayer Woodlands, Montville, Waldo County, 410 ± acres held by the Sheepscot Wellspring Alliance Land Trust**

The Sheepscot Wellspring Alliance is requesting an access improvement grant in the amount of \$4,700 to construct a gravel parking area for 10 vehicles utilizing the old log-yarding on the property and a gravel driveway to the parking area, installation of signage, and inserting barriers to prevent vehicle access to woods roads.

**BRANCH LAKE PROJECT – Ellsworth, Hancock County, on the 283± acre Tract One East conservation easement portion of this project held the Frenchman Bay Conservancy under a project agreement with the Maine Department of Conservation.**

The City of Ellsworth is requesting an access improvement grant in the amount of \$45,000 to reconstruct the access road (*off Bangor Road via a one mile logging road leading to the trailhead*) to city standards, final design and construction of 3.5 miles of walking trails and provide access to Branch Lake and other natural features. This will be a semi-primitive trail with a natural trail surface for non-motorize use with bog bridges and crossings, water bars and swales, etc. The project will include a 12 vehicles gravel parking lot and three bollards will be installed to prohibit access by motorized vehicles past the parking lot. A kiosk will be placed at the trailhead and a sign at the junction of Bangor Road.

**CATHANCE RIVER – TOPSHAM water access project, Topsham, Sagadahoc County, 4 ± acres held by the town of Topsham under a project agreement with the Maine Department of Conservation**

The Town of Topsham is requesting an access improvement grant in the amount of \$2,100 to install 140 linear feet of 3-rail hardwood split rail fencing with green vinyl welded wire for safety improvements to the site.

— **OTHER BUSINESS** —

➔ **Report of the sub-committee on Bangor Hydro **taking** acquisition of LMF lands**

Brief overview

This project involves the construction of a new 115 kV transmission line extending along the coast from Ellsworth to Columbia. The purpose of this project is to meet the needs for reliability improvements for the Downeast area. The entire region is served today by only a single line. The line will be connected to a recently-built 115 kV line in northern Ellsworth and to an older 115 kV line on the east in Columbia to create a 115 electrical loop. The location and connections will also improve the sub-transmission system in the coastal area.

In the spring of ~~2009~~ 2010 the Legislature gave the LMF Board and DOC final sign off authority to approve the compensation plan for the impact of line expansion on both LMF supported conservation lands and lands owned by the Maine Department of Conservation. An Ad-Hoc committee was formed to monitor this project and to make recommendations.

The Ad-Hoc Committee discussions included reviewing previous precedent although the committee strongly suggests that each compensation or mitigation proposal be reviewed on its own merits. Thus, there was unanimous agreement that this compensation package should not be viewed as a precedent for future situations. After reviewing both the report and draft motion in detail, the Ad-Hoc Committee unanimously recommends adoption by the full Board.

### **LMFB motion as presented to the Board**

- 1) To authorize BPL to amend the BPL-FBC project agreement at Schoodic Bog, consistent with Resolves of 2009, chapter 209, Sec 4:
  - a) That FBC may grant a transmission easement to BHE for approximately 17.7 acres (approximately 0.7 miles) across LMF-funded Schoodic Bog Parcel.
  - b) In exchange BHE shall grant to FBC:
    - i) Deed for two parcels totaling 83.7 acres with an estimated value of \$110,000, which parcels shall be made subject to a project agreement between FBC and BPL comparable to those project agreements which typically cover LMF-funded acquisitions.
    - ii) \$53,100 cash compensation for new transmission easement rights (\$3,000/acre), comprised of:
      - (a) \$5,000 more or less to be used for the settlement of terms of NAWCA grant; and
      - (b) The remainder shall be held by FBC to be used solely towards the purchase price of future land acquisitions in fee in Hancock County, which parcels shall be made subject to a project agreement between FBC and BPL. Recognizing constitutional requirements governing the expenditure of these funds, the funds shall be held in escrow by FBC for expenditure or release solely with the concurrence of the Director of the Land for Maine's Future Program.
    - iii) Deed releasing existing easement across FBC land (5 acres).
  - c) LMFB recognizes that the terms of the transmission easement are governed by Resolve Chapter 209 to be negotiated jointly by FBC and BPL. LMFB recognizes the intent that transmission line capacity be limited to a single 115KV facility with attached local distribution lines. LMFB expects that easement terms will be substantially similar to terms negotiated by BPL, below. LMFB defers to FBC to negotiate easement terms with BPL concurrence required to amend the Project Agreement.
- 2) To authorize BPL to transfer a transmission easement, consistent with Resolves of 2009, chapter 209, Sec 3, which Resolve gives LMFB jurisdiction over BPL solely on the issue of consideration,
  - a) That BPL may grant a transmission easement to BHE for approximately 26.7 acres (approximately 2.1 miles) across the Bureau's Donnell Pond Unit.
  - b) In exchange BHE shall grant to BPL
    - i) \$80,100 cash compensation for new easement rights (\$3,000/acre),

- (1) To be held by BPL to go towards future land acquisitions in fee in Hancock County guided by Title 12 and the Maine Constitution;
- ii) Deed releasing existing easement across BPL land (4.5 acres)
- iii) \$120,000 cash compensation for long-term trail access.
  - (1) To be held by BPL for BPL or BPL sponsored capital recreation investments on or near the Donnell Pond Unit or the Sunrise Rail Trail in the Towns of Sullivan and Franklin.

- **Vote to Accept Report and Approve Compensation Package**

A motion was made by Jeff Thaler and seconded by Ben Emory to accept the Bangor Hydro Electric Company report to the Board and to accept the Ad-Hoc Committee's motion (compensation package) as written; see above. Vote was unanimous with Tim Glidden abstaining.

- ➔ **Staff Report - Supporting Rural Economies through Land Conservation in Maine**

The report is still being drafted and was not presented at this meeting. Tim stated that we expect to have the report ready in November.

- ➔ **Updates:**

- LMF Signage Initiative

In 2010 LMF staff reached out to cooperating entities and state agencies to see how many supported acquisition sites had LMF signage in place. Across the board, the response was overwhelmingly positive. Staff also provided an electronic copy of the LMF logo to those who wanted to create their own signs. Of the 72 responses to our inquiry, 38% already had LMF signs in place at the main public access entry location to the property; 31 cooperating entities requested additional signs; and over the course of this effort 150± signs were provided to cooperating entities and state agencies.

To continue this effort, signage status has been incorporated in the annual Project Agreement. Continued outreach to agency regional staff may be needed on an ongoing basis to make sure that LMF signage is in place and that replacement signs are available as needed.

- LMF Relocation to new office space

The office will shortly be moving to 19 Union Street, Augusta located just across Capitol Park. New phone numbers for staff is as follows:

Tim Glidden, 624-6201 (while Acting Director of the State Planning Office)  
Steve Brooke, 624-6211

Jim Connors, 624-6217  
R. Collin Therrien, 624-6214  
Aline Lachance, 624-6213

- Reconfirmation of Ben Emory

On Tuesday, August 17, 2010 the Joint Standing Committee on Agriculture, Conservation and Forestry reappointed Ben to the LMF Board. Congratulations!

- Upcoming November Vote for a New LMF Bond

Tim stated that as the November election approaches, supporters of LMF should become visibly active. News articles, Web sites hits, and TV ads are planned.

- Upcoming Legislative Session

Hopefully, if the new LMF bond passes, Tim will be updating new legislative members about the program.

Next Scheduled Meeting of the Board

1 p.m. **Tuesday, November 9, 2010**  
3<sup>rd</sup> floor Conference Room  
19 Union Street  
Augusta, Maine

**Adjournment**

Adjourned at 3:00 p.m.