



Land for Maine's Future Program
 Minutes of the Meeting
May 15, 2012

State Planning Office
 Dept. of Conservation Bolton Hill Facility
 Augusta, Maine

Board Members Present:

Don Marean, Chair
 Bill Beardsley
 Patrick Keliher
 Walter Whitcomb

Diane Doyle
 Ben Emory
 Peter Rogers
 Sara Demers, sitting in for Chandler Woodcock

Norman Gosline
 James Gorman, Jr.
 Bill Vail

Board Members Absent:

Chandler Woodcock

LMF Staff Members Present:

Dan Burke, Assistant to Commissioner
 R. Collin Therrien

Sam Morris
 Aline Lachance

Tom Miragliuolo

Others

Lindsay Bourgoine, Appalachian Mountain Club
 Tom Boutureira, Downeast Coastal Conservancy
 Diano Circo, Trust for Public Land
 Dick Clime and Hugh Cowperthwaite, Coastal Enterprises, Inc.
 Kathy Eickenberg, Dept. of Conservation
 Sandy George, farmer
 Deirdre Gilbert, Dept of Marine Resources
 Scott A. Pierz, Code Enforcement, Town of China
 John Marshall, Pleasant River Wildlife Foundation
 Nancy Perlson, Rangeley Lakes Heritage Trust
 Eugene W. Smith, Harbor Master, Town of Beals
 Clara Smith, Selectperson, Town of Beals
 Karin Tilberg, Forest Society of Maine

Introductions

Don Marean, Chair, introduced two new LMF Board members; Bill Vail and James Gorman, Jr. He stated that this is Bill's second reappointment to the Board and brings with him considerable expertise. Mr. Gorman is President of the Sportsman's Alliance of Maine (SAM), Maine's largest sportsman's organization with its headquarters in Augusta. Jim has also served on SAM's Board for more than a decade. We are very happy to have them on board.

Minutes of the Meeting

A motion was made by Ben Emory and seconded by Patrick Keliher to accept the March 13, 2012 Minutes of the Meeting. Vote was unanimous.

Ben Emory, without asking for amendment of the minutes, informed and reminded board members, of two items discussed at the last Board meeting. First, the summary of Jody Harris's report on the recommendations developed by the Appraisal Review Committee just prior to the board meeting failed to point out that the recommendations were tentative pending input from an absent committee member. The board agreed that Sam should send the ARC briefing paper on the 3rd party review that was distributed to the LMF interested parties list for comment, to the entire board. Second, the minutes did not mention the discussion that took place about the possibility of a mini-round for unused conservation and recreation funds

OLD BUSINESS**Hacker's Hill, Casco**- **Public Notice**

On May 2, 2012 published in the Kennebec Journal and Portland Press Herald.

- **Public Comment**

None.

- **Appraisal Review Committee (ARC) Recommendation**

The ARC finds the appraisal to be conducted in accordance with the board's appraisal review standards. The Committee finds the appraisal value to reflect fair market value and accepts the appraisal. It is the Appraisal Review Committee's recommendation that the appraised value be \$700,000.

- **Motion**

A motion was made by Commissioner Beardsley and seconded by Diane Doyle to release \$220,382 in LMF conservation and recreation funds to support the acquisition of the Hacker's Hill property in Casco, subject to meeting the Board's standard conditions (adopted by reference). Vote was unanimous.

Kennebec River Estuary – Phase III – Day parcel, Woolwich

- Public Notice

On May 2, 2012 published in the Kennebec Journal and in the Times Record on May 1, 2012.

- Public Comment

None.

- Appraisal Review Committee (ARC) Recommendation

The Appraisal Review Committee finds the appraisal to be conducted in accordance with the board's appraisal review standards. The Committee finds the appraisal value to reflect fair market value and accepts the appraisal. It is the Appraisal Review Committee's recommendation that the appraised value be \$248,000.

- Motion

A motion was made by Ben Emory and seconded by Diane Doyle to release \$20,000 in LMF conservation and recreation funds to support the acquisition of the Day property in Woolwich as part of the Kennebec River Estuary Phase III project, subject to meeting the Board's standard conditions (adopted by reference). Vote was unanimous except for Norman Gosline who opposed.

WORKING WATERFRONT PROJECTS

QUODDY BAY LOBSTER, Eastport

- Public Notice

On May 2, 2012 published in the Kennebec Journal and on May 11, 2012 in the Quoddy Tides.

- Public Comment

None.

- Appraisal Review Committee (ARC) Recommendation

The ARC finds the appraisal to be conducted in accordance with the Board's appraisal review standards. The Committee finds the appraisal value to reflect fair market value and accepts the appraisal. The Committee recommends that the appraisal value be \$485,000.

- Motion

A motion was made by Norman Gosline and seconded by Peter Rogers to release \$121,250 in LMF working waterfront funds to support the acquisition of a working waterfront covenant on the three Quoddy Bay Lobster, Inc. property in Eastport, subject to meeting the Board's standard conditions (adopted by reference). Vote was unanimous.

Great Wass Lobster, Beals

- Public Notice

On May 2, 2012 published in the Kennebec Journal and on May 4, 2012 in the Bangor Daily News.

- Public Comment

None.

- Appraisal Review Committee (ARC) Recommendation

The Appraisal Review Committee finds the appraisal to be conducted in accordance with the Board's appraisal review standards. The Committee finds the appraisal value to reflect fair market value and accepts the appraisal. The Committee recommends that the appraised value be \$810,000.

- Motion

A motion was made by Norman Gosline and seconded by Commissioner Beardsley to release \$202,500 in LMF working waterfront funds to support the acquisition of a working waterfront covenant on the three Great Wass Lobster and Bait Company parcels in Beals, subject to meeting the Board's standard conditions (adopted by reference). Vote was unanimous.

Moosabec Mussels, Jonesport

- Public Notice

On May 2, 2012 published in the Kennebec Journal and on May 4, 2012 in the Bangor Daily News.

- Public Comment

None.

- Appraisal Review Committee Recommendation

The Appraisal Review Committee finds the appraisal to be conducted in accordance with the Board's appraisal review standards. The Committee finds the appraisal value to reflect fair market value and accepts the appraisal. The Committee recommends that the appraised value be \$860,000.

- Motion

A motion was made by Norman Gosline and seconded by Diane Doyle to release \$215,000 in LMF working waterfront funds to support the acquisition of a working waterfront covenant on the Moosabec Mussels Inc. property in Jonesport, subject to meeting the Board's standard conditions (adopted by reference). Vote was unanimous.

WATER ACCESS PROJECTS

Hunter Cove Water Access, Rangeley

- Public Notice

On May 2, 2012 published in the Kennebec Journal and in the Lewiston Sun Journal.

- Public Comment

None.

- Appraisal Review Committee Recommendation

It is the Appraisal Review Committee's recommendation that the appraisal provides adequate justification to support the purchase price of public easement and restricted covenant of \$305,000.

- Motion

A motion was made by Commissioner Keliher and seconded by Ben Emory to release \$100,000 from the Access to Maine's Water Fund for the Maine Dept. of Inland Fisheries & Wildlife's acquisition of Public Easement and Restrictive Covenant for the Hunter Cove property subject to standard conditions (adopted by reference). Vote was 8 to 2 (Bill Vail and Norman Gosline opposed.)

China Lake Recreation/Swimming Area, China (*Tabled March 13, 2012*)

A motion was made by Commissioner Keliher and seconded by Norman Gosline to remove from Table. Vote was unanimous.

- Public Comment

Scott A. Pierz stated that having a recreational area for the Town of China has been a high priority since the early 1990s when the town drafted its Comprehensive Plan. Public access is paramount not only for the town of China but throughout the region. The site will provide access for swimming, picnic tables, small boat launching, and other venues for winter skating and ice fishing. He noted that the town plans on initiating additional fund raising to partner with the LMF Program and the town's own capital fund for waterfront access.

There will be limited on-site parking on the shorefront parcel and any overflow will be across Lakeview Drive. All but 2 cabins on the site will be removed.

Sarah Demers asked for clarification on the use of the 'larger parcel' as it relate to LMF appraisal standards in general. This was the result of discussions raised by Norman Gosline as to whether or not the 'larger parcel' should be considered in the appraisal of the parcel.

- Appraisal Review Committee Recommendation

The Appraisal Review Committee finds the appraisal to be conducted in accordance with the Board's appraisal review standards. The Committee finds the appraisal value to reflect fair market value and accepts the appraisal. It is the Appraisal Review Committee's recommendation that the appraised value be \$511,000.

- Motion

A motion was made by Norman Gosline and seconded by Bill Vail to select China Lake Recreation/Swimming Area in China as a finalist project and to allocate \$267,000 from the Access to Maine's Waters Fund subject to standard conditions (adopted by reference). Vote was 9-1 (Commissioner Beardsley opposed).

NEW WORKING WATERFRONT PROPOSALS

Maine Fresh Lobster, Breman

This covenant will preserve access to property located on the Medomak river (inner Muscongus Bay). The site services about 10 lobster boats seasonally providing fuel, bait, and a point of sale for up to 19 lobstermen. If the owners receive the award they would install a holding tank with flowing seawater to grade and retail lobsters, install a new and larger diesel fuel tank, reinforce a section of the pier to accommodate larger trucks, replace existing floats, purchase a used forklift, and expand and pave small parking areas.

- Motion

A motion was made by Commissioner Keliher and seconded by Ben Emory to select Maine Fresh Lobster in Breman as a finalist project and to allocate \$109,750 in working waterfront funds subject to standard conditions (adopted by reference). Vote was Unanimous.

Lobster Web, Stonington

Due to legal and financial circumstances surrounding the company, Commissioner Keliher recommends that no action be taken regarding this working waterfront project. The Board concurred.

Beals Town Landing, Beals

This covenant will help provide additional parking at this access point as parking demand outstrips available space in the active season due to heavy use of the landing by local fishermen. Also, a vertical granite seawall would be erected to allow boats to lay against the wall at high tide to load heavy objects like transmissions, moorings, and other gear that is difficult for fishermen to move by hand. The town proposes to mount mechanical hoists atop the wall to lift the equipment in and out of vehicles and boats.

Eugene Smith, Harbor Master, Town of Beals gave a brief history of the town's municipal landing and strongly supports funding this working waterfront proposal. Mr. Smith stated that the town needs your financial help in making this a 'key' place for local fishermen.

- Motion

A motion was made by Norman Gosline and seconded by Diane Doyle to select the Beals Town Landing in Beals as a finalist project and to allocate \$85,000 in working waterfront funds subject to standard conditions (adopted by reference). Vote was Unanimous.

Sea Hag Seafood, Tenants Harbor

The former Great Eastern Mussel facility in Tenant Harbor is in the process of being purchased and will be known as the Sea Hag Holdings, LLC. Commitment letters are still needed from the bank to complete the application. Working waterfront funds would be used to make improvements to the site which is in disrepair after 4 years of neglect. The facility will primarily be a seafood processing plant but the new owner would like to improve the waterfront infrastructure and operate as a full service buying station for up to 10 vessels. Plans also include installation of a new stick built pier, a new septic system, blast freezing capacity, and a brine freezing system.

Commissioner Keliher stated that at this point in time, he cannot support this application. He does so without prejudice and hope that the applicant will come back to the Board, at a later date, with a new application.

Kyle Murdock, President of Sea Hag Seafood, Inc. spoke in support of the project.

- Motion

A motion was made by Ben Emory and seconded by Bill Vail to accept Commission Keliher's recommendation to not support this application. Vote was 9-1 (Commissioner Beardsley abstained).

PROJECT AMENDMENTS

Expanding Maine's Wildlife Management Areas; Merrill I parcel and Deloge/Haynes parcel*

The Department of Inland Fisheries & Wildlife is preparing to close out the last 4 transactions under this proposed. The Department has remaining un-allocated funds from this initial award and would like to close up the funding gap for the Merrill I parcel as well as the Delodge/Haynes parcel. They are requesting an increased allocation of \$8,000 for each these two parcels. Total allocation for the Merrill I parcel would be \$13,000 and the Deloge/Haynes parcel total allocation would be \$28,000 if approved by the Board.

A motion was made by Ben Emory and Peter Rogers to increase the conservation and recreation fund existing allocations by \$8,000 for each parcel subject to standard conditions (adopted by reference). Vote was unanimous.

* Note: The acquisition of these two parcels completes the project. The remaining unspent LMF funds totaling \$108,999 will be returned to the LMF Fund Account for reallocation to future LMF selected projects.

Pleasant Bay Wildlife Management Area, Ports Harbor North parcel

The Department of Inland Fisheries & Wildlife is seeking approval from the Board to:

- reduce the original LMF Proposal from 5 LMF funded acquisition parcels and 4 match parcels to 6 LMF funded acquisition parcels; (*the sixth parcel would be **Ports Harbor North**, in Addison*),
- increase the number of acquired acres from 197.7 acres to 490.3, and
- reduce the match commitment from the proposed \$2,325,000 to \$1,724,300, exceeding the LMF 1:1 match requirement and providing \$1.80 in match for every \$1.00 provided by LMF.

A motion was made by Patrick Keliher and Bill Beardsley to accept the addition of the Ports Harbor North parcel as a sixth parcel to the multi-parcel Pleasant Bay Wildlife Management Area project, and LMF funding contribution based upon proportional allocation within the existing LMF Conservation & Recreation project allocation of \$960,700 and, property subject to standard conditions (adopted by reference). Vote was unanimous.

ACCESS IMPROVEMENT FUNDS

Seboeis Lake Unit, Lakeview Plantation

Acquisition of property surrounding the southern tip of Seboeis Lake has resulted in State ownership of a new section of ATV trail which serves as a connector between trail systems in Millinocket and systems in Brownville. There currently is no road access to this area. The Maine Department of Conservation is requesting access and related site improvement funds for the Seboeis Unit in the amount of \$9,662 to construct: 1) approximately 0.6 miles of vehicular access road with a stream crossing requiring a 30' bridge, 2) provide road base built to 3 season management road standards with installation of culverts, road clearing and construction, as well as a bridge installation, and 3) installation of barriers and, erosion and sediment control measures.

- Motion

A motion was made by Ben Emory and seconded by Norman Gosline to release \$9,663.00 of LMF access improvement funds to support upgrades that will increase public access to the Maine Department of Conservation, Bureau of Parks & Lands newly acquired Seboeis Lake South Addition project lands. Vote was 9-1 (Bill Beardsley abstained).

STAFF UPDATES

- Relocation & New Phone numbers

On May 8, 2012 the Land for Maine's Future Program was moved to the Department of Conservation, Harlow Building, Augusta. Phone numbers have changed, however, e-mail addresses remain the same.

Dan Burke, Assistant to Commissioner, is now handling the responsibilities of the former LMF Director's position.

- Other

Suggestions from members included:

- Looking at changes to the Scoring Process.
- Maybe move along with a new Mini-Round and, if so, present suggestions to the Board on how to proceed.
- Possibly look at changing the name of the Appraisal Review Committee.

The July 2012 LMF Board meeting is being cancelled and rescheduled for September 11, 2012.

Adjourned

4:10 p.m.