



Land for Maine's Future Program
Minutes of the Meeting
July 8, 2008

Maple Hill Farm
Hallowell, Maine

Board Members Present:

Commissioner George Lapointe
Commissioner Patrick McGowan
Commissioner Seth Bradstreet

Diane Doyle
Leon Gorman
Martha Freeman, Director

Jeanne M. Mattson
Ben Emory
Bucky Owen

Board Members Absent:

Commissioner D. Martin

Jeff Thaler

LMF Staff Members Present:

Tim Glidden
R. Collin Therrien

Steve Brooke
Jim Connors

Aline Lachance

Others

Representative Donald Marean
Reynold & Marcia LaMontagne, landowners
Lucy Quimby, Bangor Land Trust
John Phillips, City of Ellsworth
Michelle Beal, City of Ellsworth
John Marshall, Pleasant River Wildlife Foundation
Dick Clime, Working Waterfront Access Pilot Program
Ann Hinck, Pemaquid Fisheremen's Coop. Association
Paul Jacques, Inland Fisheries & Wildlife
Jeff Romano, Maine Coast Heritage Trust
Mark Berry, Downeast Lakes Land Trust
Bruce Kidman and Tom Rumpf, The Nature Conservancy
Jerry Bley, Creative Conservation
Maureen Hoffman, Sheepscot Valley Conservation Association
Buck O'Herin and Read Brugger, Sheepscot Wellspring Land Alliance
Wolfe Tone and Sam Hodder, Trust for Public Land
Nancy Perlson, Rangeley Lakes Heritage Trust
Heather Bruce, Coastal Mountains Land Trust
Tom Boutoureira, Great Auk Land Trust

Jim Mitchell and Jane Chandler, Mahoosuc Land Trust
Marty Anderson and Patrick Watson, Maine Coast Heritage Trust
Alan Brooks, Quoddy Regional Land Trust
Lee Dassler, Western Foothills Land Trust
David Etnier, Department of Marine Resources
Deirdre Gilbert, Department of Marine Resources
Stephanie Gilbert, Department of Agriculture, Food & Rural Resources
Sarah Demers, MNAP, Department of Conservation
Andy Despres, State Planning Office

Minutes of the Meeting

A motion was made by Bucky Owen and seconded by Jeanne Mattson to approve the May 13, 2008 Minutes of the Meeting. Vote was unanimous.

Heart of the Watershed - Alna and Newcastle, Lincoln County (182.4± acres in fee in two separate parcels to the Sheepscot Valley Conservation Association under a Project Agreement with the Maine Dept. of Inland Fisheries & Wildlife).

→ Public Notice

On June 26, 2008 published in the Kennebec Journal and the Courier Gazette on June 28, 2008.

→ Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$310,000 for the Alan parcel and \$260,000 for the Newcastle parcel and further recommends LMF funding of \$279,000 for the project (not including all other costs).

→ Public Comments

None.

→ Vote

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

Seboomook – Carry Brook - Seboomook and Big W Townships, Somerset County (147± acres in fee to the Maine Dept. of Conservation).

→ Public Notice

On June 26, 2008 published in the Kennebec Journal and the Moosehead Messenger on June 27, 2008.

→ Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$1,490,000 and further recommends LMF funding of \$610,000 for the project (not including all other costs).

→ Public Comments

None.

Alan Stearns (Maine Department of Conservation - Bureau of Public Lands (BPL)) noted that a portion of the site is currently a “wilderness” campground with cabins, recreational vehicles campsites and tent sites and the only established boat access ramp on the lake between Rockwood and Northeast Carry. The Department will operate the site as part of the Seboomook Public Lands Unit. The BPL will continue to lease the campground portion of the property to the existing campground operator for the immediate future. The lease will include provisions regarding maintenance and operation of the boat launch site. The boat launch site will be fully available to the public either for free or at a nominal charge to cover maintenance costs.

Tim Glidden stated that he received a number of letters of support for the project.

→ Vote

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

Other Business

Staff Updates

→ Project Status Report

Distributed to the Board was a Project Status Report - Summary Sheet of Board Action and Project Completion to-date. Several highlights for the first six months of 2008 include:

- Caribou Bog-Phase II (Moleon & Kelly parcels) closed February 12, 2008
- Dead River Recreational Trail Corridor closed January 9, 2008
- Great Pond Mountain Wildlands closed February 22, 2008
- RiverLink-Phase II (Garber parcel) closed February 28, 2008
- Holbrook Wharf closed February 21, 2008
- Agricultural purchase of development rights conservation easement for 2 tracts completed January 28, 2008 (Smith-Dutton parcels - Fields & Forest Project)
- Closing on the Rudolph parcel (Fields & Forest Project) on May 5, 2008.

Other

Commissioner Lapointe suggested that the LMF staff conduct public outreach workshops throughout Maine to provide information about the program and its role in acquisition of public lands as well as providing information and guidance to persons and organizations interested in submitting proposals. He noted that in the past, these workshops were quite beneficial.

Commissioner Lapointe also suggested that LMF staff consider adding in the LMF Scoring Summary Sheet points for trail availability.

Round 6 – Project Recommendations

A brief description of each project was given by a member of the Scoring Committee. Board members vote either to move forward or reject projects. To move forward means the project has been accepted as a FINALIST. Once selected as a finalist, this sets in motion a series of process steps (**Standard Conditions and/or Special Condition(s)**) that must be completed to the satisfaction of the Board.

STANDARD CONDITION OF THE LMF BOARD TO ADOPT A PROPOSAL AS A FINALIST LMF PROJECT - 2008

The following requirements and process are included by reference with any proposals adopted as a Finalist Project by the Land for Maine's Future Board.

Once the Board selects finalists, this sets in motion a series of process steps that must be completed to the satisfaction of the Board. Committees of the Board oversee this process, make recommendations to the board, and determine if new information or developments require further Board review.

Elements required prior to release of LMF funds:

- Board acceptance of an appraisal to LMF standards to determine fair market value;
- Completion of an Environmental Site Assessment-Phase I;
- Acceptable evidence of good title (typically title insurance);
- Completion of property boundary survey or acceptance of an existing, suitable property boundary survey with a GIS-compatible shape file;
- Documentation of matching funds provided by applicant as presented in the application (NOTE: if a stewardship endowment has been included as match, this documentation must include a letter from the applicant's governing body that this commitment has been fulfilled);
- Approval by elected municipal officials (organized townships) if the property value acquired represents more than 1% of State valuation of town / approval by County Commissioners (unorganized territories) if the property value acquired represents more than 1% of State valuation of the unorganized portion of the county;
- Execution of a Purchase and Sales Contract signed with all appurtenant conditions.
- If action involves the purchase of a conservation easement, easement is finalized. If action involves a Project Agreement, the Project Agreement is finalized.

- Agreement that each conserved parcel be prominently marked with signage acknowledging LMF support. On nonfarm projects, this signage is to be located at suitable public access points.

In addition to these standard conditions, the Board may place specific conditions on a project, which must be addressed before land for Maine's Future funds are released.

Final Board action to approve a project after acceptance of the appraisal and, if necessary, the conservation easement will follow publication of a public notice of the pending action with meeting time and date (with opportunity for public comment prior to the Board's vote).

WORKING WATERFRONT PROJECTS

Executive Session - Starting at 9:30 a.m. and ending at 9:50 a.m. to discuss negotiations in connection with the acquisitions of 3 working waterfront projects selected as finalists by the Board.

A motion was made by Commissioner George Lapointe and seconded by Martha Freeman to move the following three working waterfront projects forward to the negotiation stage. Vote was unanimous.

Davis Wharf

Special Condition: None

John Hancock Wharf

Special Condition: None

Pemaquid Fisherman's Cooperative

Special Condition: None

Note: Leon Gorman suggested that those agencies involved with the Working Waterfront Access Pilot Program review how well the Pilot Program is doing in meeting its objective of securing commercial fishing access for the future of this economic sector and report back to the appropriate Legislative committee on its findings. Tim noted that this pilot program is the 1st of its kind in the nation. Tim would report back to the Board at its next Board meeting scheduled for September.

FARMLAND PROJECTS

A motion was made by Commissioner Lapointe and seconded by Commissioner Seth Bradstreet to move the following six farmland projects forward to the negotiation stage. Vote was unanimous

Agricola Farms

Special Condition: None

Bend in the Road Farm

Special Condition: Provide confirmation to LMF staff of timetable for transfer of donated easement for Home Parcel 1 East.

Davis Farm

Special Condition: None

Middle Intervale Farm

Special Condition: None

Noon Family Sheep Farm

Special Condition: None

School House Farm

Special Condition: None

CONSERVATION & RECREATION PROJECTS

STATEWIDE PROPOSALS

Executive Session - Starting at 2:45 p.m. and ending at 3:20 p.m. to discuss negotiations in connection with the acquisitions of conservation and recreational projects selected as finalists by the Board.

A motion was made by Commissioner McGowan and seconded by Commissioner Lapointe to move the following Conservation & Recreation projects forward to the negotiation stage. Vote was unanimous. (*Note: Bucky Owen abstained from voting on Caribou Bog and Ben Emory abstained from voting on the Schoodic Trail Connector project due to conflict of interest*).

Allagash Wilderness Waterway

This project is on hold for 90 days to allow on-going negotiations to continue. For now, no funds have been allocated to the project. Tim will report back to the Board at its next meeting.

Archaeological Site 25.45

Special Condition: None

Caribou Bog – Penjajawoc (Phase III)

Special Condition: The Board has allocated \$50,000 for water access to be used as a supplemental allocation for the Hur parcel. The Orono Land Trust must commit to developing and maintaining the identified water access portion of the project if this supplemental allocation is used.

Note: Conflict of interest Bucky Owen and abstained from voting.

Colonial Pemaquid

Special Condition: None

Expanding Maine's WMA's

Special Condition: None

Extending Dennys River Corridor

Special Condition: None

Federal Harbor Project

Special Condition: None

Kennebec River Estuary

Special Condition: The Board has allocated a supplemental \$150,000 of Farmland funding that is to be used exclusively for the acquisition of a Farmland Easement on the Kelley parcel in Bowdoinham.

Millinocket Forest

Special Condition: None

Pond Cove Island

Special Condition: None

Seboeis Unit Additions – Northwest Pond

Special Condition: The Board has allocated \$100,000 for water access to be used as a supplemental allocation for the Northwest Pond acquisition. The Department of Conservation must commit to developing and maintaining the identified water access portion of the project if this supplemental allocation is used.

Stowe Mountain

Special Condition: None

The Plains (Wells Barren & Kennebunk Plains)

Special Condition: None

REGIONAL PROPOSALS

Bald & Ragged Mountains – Phase II

Special Condition: None

Belfast & Moosehead Lake Rail Trail

Special Condition: None

Bog Brook & Moose Cove

Special Condition: None

Branch Lake

Special Condition: The Branch Lake application is designed to protect both drinking water supply and public recreational opportunities. The new legislative enactment that authorizes the Board to consider drinking water supply protection projects also required that the project purposes be “consistent and not conflict with the natural resource conservation and recreation purposes” of the LMF Program. To fulfill this requirement, a special condition is established for the Branch lake project as follows:

- (1) An appropriate pedestrian trail network must be developed on the north and south parcels.
- (2) Public pedestrian access to the south parcel must be clearly established from a suitable public way.
- (3) Public parking adequate to support an appropriate level of public recreational use must be established at trail heads.

Bucks Ledge

Special Condition: None

Clark Farm & Forest

Special Condition: None

Four Seasons Trail Association

Special Condition: None

Heads of the Estuaries Partnership

Special Condition: The Board has allocated \$50,000 for water access to be used as a supplemental allocation for the Long Cove parcel within this project. The applicant must commit to developing and maintaining the identified water access portion of the project.

Highland Farm

Special Condition: None

Hunter Cove

Special Condition: None

Katahdin Iron Works Multi-Use Trail

Special Condition: None

Kennebec Highlands Expansion

Special Condition: The Kennebec Highlands Expansion application proposes the addition of several parcels to an existing DOC holding. The proposed trail to access the new parcels will need to cross lands that will not be owned by the State. To ensure continuity of the trail connections a special condition is added to require that public pedestrian access is secured across the trail connection on the Whittemore parcel.

Lagrange Multi-Use Trail

Special Condition: None

Northern Headwaters: Sayer Woodlands

Special Condition: None

Pigeon Hill

Special Condition: None

Pisgah Hill

Special Condition: None

Pleasant Mountain Preserve

Special Condition: None

Roberts Farm

Special Condition: None

Saco River Indian Cellar

Special Condition: None

Schoodic Trail Connector

Special Condition: None

South Pond

Special Condition: The Board has made a supplemental \$30,000 allocation from the Public Access to Maine Waters Fund to this project. The Western Foothills Land Trust must commit to developing and maintaining the identified water access portion of the project if this supplemental allocation is used.

The Basin – Strawson property

Special Condition: None

Wabassus Lake Project

Special Condition: The Board has awarded \$100,000 of Public Access to Maine Waters Fund to this project conditioned on the Downeast Land Trust's commitment to developing and maintaining two hand carry sites on a portion of the project.

LOCAL PROPOSALS

Central Falmouth Conservation Corridor

Special Condition: None

Libby Hill – Gray

Special Condition: None

Piney Knoll

Special Condition: None

Guest Speaker – Evening Session:

This year, Hector Galbraith, Director Climate Change Initiative at the Manomet Center for Conservation Sciences was invited to discuss the implications of climate change for Maine's land conservation efforts both in terms of acquisition and strategies and management of conserved land.

Dr. Galbraith is an ecologist and has spent the last decade studying climate change impacts on animals and plant communities. He has carried out research projects for US federal and other state agencies into the likely impacts of global change on ecosystems, including evaluating the potential impacts of sea level rise on coastal ecosystems. He is currently heading up a major Doris Duke Foundation project, working with The Nature Conservancy and Massachusetts Div. of Fish & Wildlife to focus adaptation planning in Massachusetts.

Following his presentation Dr. Galbraith held an informal Question and Answer session.