

**Land for Maine 's Future Board Meeting**

**July 20, 2004**

MBNA–Point Lookout – Ginley Hall

Northport , Maine

**Board Members Present :**

Carole Dyer Leon Gorman Roger Milliken

Marcia McKeague Warren Balgooyen Jeff Thaler, Esq.

Martha Freeman, SPO Director Commissioner Lapointe Commissioner Martin

Commissioner McGowan Commissioner Spear

**LMF Staff Members Present :**

Tim Glidden Steve Brooke R. Collin Therrien

Aline Lachance Surran Pyne , Esq. Jim Connors

**Others:**

Stephen Keith, Downeast Lakes Land Trust

Kristi Clough , Maine Dept. of Agriculture

Frank Reed, New England Forestry

Maggie Hanna, Caribou-Penjajawoc Project

Dick Andren, Caribou-Penjajawoc Project

Sally Jacobs, Caribou-Penjajawoc Project

Alan Brooks, Quoddy Regional Land Trust

Sam Hodder, The Trust for Public Land

Tom L, Maine Appalachian Trail Land Trust

Bob Cummings, Maine Appalachian Trail Land Trust

Jerry Bley, Creative Conservation

Gabrielle Kissinger, Appalachian Mountain Club

Steve Keith, Downeast Lakes Land Trust

**Field Trip** [9:00 a.m.- Noon]

Scott Dickerson, Executive Director, Coastal Mountains Land Trust gave Board members a tour of several parcels in the Ducktrap River Watershed which were acquired with LMF funding. This 3 mile hike provided members the opportunity to see a forest management project, a town forest project, and lands protected by the Coastal Mountains Land Trust.

**Minutes of the Meeting**

A motion was made by Carole Dyer and seconded by Martha Freeman to approve the May 18, 2004 Minutes of the Meeting. Vote was unanimous.

**Sabbathday Lake – Update Report**

Tim announced that the Sabbathday Lake update report was being tabled. A presentation will be given at the September 21, 2004 LMF Board meeting.

**Katahdin Iron Works – Update Report**

Gabrielle Kissinger [AMC] noted that the Katahdin Iron Works Conservation Easement will permanently protect both a working forest and ecological reserve management area. She

briefly touched upon the goals for the property which are to ensure public access, maintain sustainable forestry and address the ecological and economic needs of the Maine Woods region by supporting local forest products jobs, restrict incompatible development, provide backcountry experiences, attract nature-based tourism to the region, connect the facilities with a trail network, and provide environmental education opportunities on the property for visitors as well as local schools. AMC intends to address snowmobile use by including it in the definition section under “traditional uses”. In addition, the easement would allow for public pedestrian access to and use of the ‘Protection Property’ for traditional non-intensive outdoor recreation by the general public. She also briefly touched upon general land use, subdivision, minor structures, surface alterations, and forestry certification. It was also noted that the Ecological Reserve Design received good reviews in peer comments [Andy Cutko, Josh Royte, and Paul Johnson].

AMC proposes to develop a recreation management plan for the Protected Property. This plan would be developed in coordination with the Bureau of Parks & Lands.

Ralph Knoll mentioned that the Bureau of Parks & Lands, in partnership with TPL and the AMC is pursuing funding from a variety of sources for the acquisition of this easement. BPL has submitted a Forest Legacy request for 2006 in the amount of \$5,000,000 and hopes to secure up to \$500,000 from state sources. AMC is also aggressively pursuing private donates. BPL intends to reapply to LMFB for additional funds in the future assuming passage of a new land bond. The partners are also pursuing a one time \$1,700,000 federal Land & Water Conservation Fund appropriation for fiscal year 2005 for the AT corridor expansion area and if appropriated, these dollars will go towards the State's fee acquisition of the AT corridor.

Surran Pyne noted that she is drafting an easement for review which she anticipates will be ready this Fall.

### **Downeast Lakes – Update Report**

Steve Keith [Downeast Lakes Land Trust] noted that while the current use of the property is commercial harvest of timber, once the land is acquired by the Trust the main focus will shift from commercial harvesting to outdoor recreational opportunities along the lake frontage and in the interior encourage activities such as fishing, hunting, biking, canoeing, hiking and other traditional uses. The use of land for conservation education will be especially encouraged.

Steve further addressed several items regarding the remaining “due diligence” items for the project's ecological reserve, appraisal work, completion of land survey, Environmental Hazard Assessment, etc. It was his belief that all of the items that needed to be fully addressed have been or will be completed by the September Board meeting and he thanked the Board for their support of the project.

Frank Reed stated that the ecological reserve adjacent to the Fourth Machias Lake would have significant public benefit. He mentioned that both Molly Docherty and Andy Cutko from the Maine Natural Areas Program very supportive of the reserve.

· Vote to Accept Report

A motion was made by Commissioner McGowan and seconded by Marcia McKeague to accept the report. Vote was unanimous.

### **Pike Lands Acquisition – additional funding**

Alan Brooks [Quoddy Regional Land Trust] spoke before the Board seeking additional funding to help them with increased project costs due to higher than expected appraised values for the property. LMF allocated \$275,000 based on a preliminary appraised value of \$525,000. Since then, the appraiser has revised his valuation, using a closer review of comparables and a more accurate calculation of the property's front footage and has valued the property at \$670,000. This compares with the seller's appraised value of

\$695,000. The two appraisals are within 4% of each other. It was noted that the original square foot value was low and that the shorefront footage increased.

Given the extremely active real estate market in the area, particularly for coastal properties, Alan had no doubt that the purchase price will prove to be a bargain and hopes the Board will look favorably upon this request.

· Vote to Increase Allocation

A motion was made by Commissioner Martin and seconded by Commissioner McGowan to increase the original allocated [\$275,000 ] by \$75,000 for a total allocation of \$350,000 contingent upon available funding to be determined in September. Vote was unanimous.

### Project Acquisition Votes

#### Conservation & Recreation Projects

#### **Parker Pond Headlands**, Fayette [100 + acres in fee under a Project Agreement]

- Public Notice

Published in the Kennebec Journal on 7/10/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$750,000 and further recommends LMF funding at \$200,000 (not including all other costs).

- Public Comments

Bob Marvinney representing the Kennebec Land Trust expressed his appreciation for the excellent assistance received and for Board support of this project.

- Vote

A motion was made by Roger Milliken and seconded by Carole Dyer to support acquisition by the Kennebec Land Trust. Vote was unanimous.

#### **Mount Abraham** , Mt. Abrams Township (1,153 + acres)

- Public Notice

Published in the Kennebec Journal on 7/10/04 and Lewiston Sun Journal on 7/10/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$352,000 and further recommends LMF funding at \$157,667 (not including all other costs). This is an increase of \$31,000 from the original LMF allocation of \$126,667.

Jerry Bley noted that an additional \$31,000 in LMF funding is being requested to cover an increase value [\$62,000] for the MeadWestvaco parcel. The increase is due to land values; timber values and annual tree growth on the property, over the four years since the earlier estimate. The Appalachian Trail Conference and the Maine Appalachian Trail

Land Trust will raise the remaining \$31,000. This is the last piece of the Mount Abraham project. Jerry mentioned that a great deal of work has been done to bring this beautiful mountain with its abundant ecological and recreational resources into public ownership and he hopes that the Board can help share the load in bringing this project to a successful conclusion.

- Public Comments

None.

- Vote

A motion was made by Commissioner Martin and seconded by Carole Dyer to support acquisition. Vote was unanimous.

**Caribou Bog** ( Hinds/Keleti parcel) Orono & Old Town [930 + acres]

- Public Notice

Published in the Kennebec Journal on 7/10/04 and Bangor Daily News on 7/10/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$167,000 and further recommends LMF funding at \$111,333 (not including all other costs).

- Public Comments

Sally Jacobs, Chair, Caribou Bog-Penjajawoc Project Committee, spoke in favor of the project stating that this parcel forms a significant portion of one of the three most ecologically important bogs in the State. It is the only one of these three that is not presently protected and open to the public. The parcel also offers exceptional all-season recreational opportunities for the 50,000 plus people in the Greater Bangor Area. There is also a threat of development if not protected. The project's overall goals are to provide wildlife habitat protection in two wetland areas [Caribou Bog and Penjajawoc Marsh] and to provide recreational opportunities along the abandoned Veazie Railroad bed linking these two wetlands, and north to the Hirundo Wildlife Refuge.

She also touched upon the imminent threat of a bona fide offer by another buyer to acquire the parcel and urged the Board to consider acquisition at above appraised value. The combined acreage and close proximity to the Bangor International Airport , The

Bangor Mall, and the University of Maine has increased the appraisal value and the fact that the parcel(s) has been advertised nationally. Further board discussion clarified that the appraisal policy did not apply to this situation.

- Vote

A motion was made by Roger Milliken and seconded by Warren Balgooyen to support acquisition. Vote was unanimous.

**Mount Blue/Tumbledown – Phase III**, Avon, Perkins Plantation , Phillips, Township 6 North of Weld and Weld

- Public Notice

Published in the Kennebec Journal on 7/10/04 and the Lewiston Sun Journal on 7/10/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$2,650,000 and a purchase price of \$2,430,000 and further recommends LMF funding at \$960,000 (not including all other costs).

- Public Comments

Sam Hodder, Trust for Public Land , noted that Phase III of the project once completed will protect all of the key trails, mountain tops, alpine resources and scenic values of the Tumbledown range. This acquisition is an important campaign priority and provides significant Forest Legacy funding. He thanked the Board for its support.

Ralph Knoll noted that the project area includes one of the two multi-use trails in the State Park system. The popular trail serves a wide variety of users including snowmobilers, cross country skiers, hikers, bikers, and others. Visitors throughout Maine , New England , and other parts of the country enjoy the outdoor recreational opportunities available in the Mount Blue/Tumbledown Mountain area.

- Vote

A motion was made by Warren Balgooyen and seconded by Carole Dyer to support acquisition. Vote was unanimous.

Water Access Projects

**Indian Lake , Whiting (4 + acres)**

- Public Notice

Published in the Kennebec Journal on 7/10/04 and Bangor Daily News on 7/10/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$37,000 and further recommends LMF funding at \$24,666 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Jeff Thaler and seconded by Commissioner Spear to support acquisition.

**Billings Pond, Blue Hill (3.5 + acres)**

- Public Notice

Published in the Kennebec Journal on 7/10/04 and Bangor Daily News on 7/10/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$45,000 and further recommends LMF funding at \$30,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Martha Freeman and seconded by Warren Balgooyen to support acquisition. Vote was unanimous.

**5 % Farmland Business Plan Request**

**Jordan Farm, Cape Elizabeth**

The Department of Agriculture, Food & Rural Resources is seeking on behalf of Jordan Farm a Business Planning Grant in the amount of \$9,000. Funds will be used to assist the

Jordans in planning for extending their growing season, obtain licenses for processing value-added food products, conduct a market survey in Cape Elizabeth and the Greater Portland area, and expand the farm's landscaping products and services.

- Vote

A motion was made by Commissioner Spear and seconded by Carole Dyer to approve a Business Planning Grant in the amount of \$9,000. Vote was unanimous.

#### **EXECUTIVE SESSION (3:00 p.m.- 4:20 p.m.)**

A motion was made by Roger Milliken and seconded by Carole Dyer to go into Executive Session for the purpose of updating Board members on the Bangor & Aroostook Rail Road project negotiations.

#### Other Items

#### **- Land Bond Update**

Nothing new to report, noted Tim. While the Governor is working aggressively to move his bond packet forward, it appears unlikely that a special session this summer will take place due to lack of bipartisan support [ *necessary two-thirds votes* ] needed to place the proposal on the November ballot.

#### **- Mere Point**

The LMF Program has received numerous letters expressing concerns over the possible use of eminent domain proceeding by the Department of Inland Fisheries & Wildlife regarding the Birch Island Road . Tim Glidden noted that since receipt of these letters, the Department of Inland Fisheries & Wildlife has submitted a revised application to the Department of Environmental Protection for the proposed coastal access project calling for access via a road which will cross adjacent lands of IF&W located on Mere Point Road, making the public's use of Birch Island Road unnecessary.

#### **Next Board Meeting**

September 21, 2004 at the Pine Tree State Arboretum in Augusta , from 1-5 p.m.

#### **Adjourn**

Board meeting adjourned at 4:30 p.m.