



**Land for Maine's Future Board Meeting**  
**November 16, 2004**  
Pine Tree State Arboretum  
Augusta, Maine

**Board Members Present:**

Carole Dyer  
Warran Balgooyan  
Commissioner Lapointe

Roger Milliken  
Commissioner Spear

Leon Gorman  
Commissioner Martin

**Board Members Absent:**

Marcia McKeague  
Martha Freeman

Commissioner McGowan

Jeff Thaler, Esq.

**LMF Staff Members Present:**

Tim Glidden  
Aline Lachance

Steve Brooke  
Jim Connors

R. Collin Therrien

**Others:**

Chris Fichtel, Maine Coast Heritage Trust  
Forrest Bonney and Dave Phillips, Inland Fisheries & Wildlife  
Sally Jacobs, Orono Land Trust – Caribou Bog- Penjajawoc Project  
Dr. Frank Graf, property owner Middle Pond, Sandy River Plantation  
Bob Williams, Inland Fisheries & Wildlife  
Joe & Michele Greenier, concerned citizens  
Sam Hodder, Trust for Public Lands

**Minutes**

A motion was made by Commissioner Spear and seconded by Carole Dyer to approve the September 21, 2004 Minutes of the Meeting. Vote was unanimous.

## PROJECT ACQUISITION VOTES

### Conservation & Recreation Projects

- **Caribou Bog, Penjajawoc** – Hsu Parcel, Orono (*30 ± acres, in fee under a PA with DOC*)

- Public Notice

Published in the Kennebec Journal on 10/30/04 and Bangor Daily News on 11/1/04.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraised value of \$ 33,400 for this parcel and further recommends LMF funding of \$22,267 (not including all other costs).

- Public Comments

Sally Jacobs mentioned that the project is going well. In fact, is moving along even faster than anticipated. This third parcel will provide trail access between Caribou Bog and the abandoned rail road corridor. Ms. Jacobs requested that a “watch bank” be established as part of the ongoing project. Also, she expressed her appreciation for all the help that Tim and Steve have provided.

- Vote

A motion was made by Roger Milliken and seconded by Commissioner Martin to support acquisition. Vote was unanimous.

- **Lower Kennebec -Rogers parcel, Phippsburg** (*68 ± acres in fee to IF&W*)

- Public Notice

Published in the Kennebec Journal on 11/6/04 and The Times Record on 11/8/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 170,000 for this parcel and further recommends LMF funding of \$ 170,000 (not including all other costs). LMF staff reviewed banked match funds and finds that sufficient match exists to support this allocation.

- Public Comments

Chris Fichtel, MCHT and Phippsburg Land Trust, stated that while this parcel is the eighth acquisition of the project it is the first acquisition along the Winnegance Creek in Phippsburg.

The Coalition hopes to add more parcels in this area in the coming years. He thanked Board members for their consideration of the project.

- Vote

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

- **Schoodic Bog, Sullivan** (*500± acres in fee under PA with DOC*)

- Public Notice

Published in the Kennebec Journal on 10/30/04 and The Ellsworth American on 11/4/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 300,000 for this parcel and further recommends LMF funding of \$ 50,000 (not including all other costs).

- Public Comments

Chris Fichtel, MCHT, commented briefly that the views from the trails on these properties are spectacular; this acquisition is the foreground view from Schoodic Mountain and it provides close-up views of Schoodic Mountain from the south.

- Vote

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

- **Sebago Headwaters Preserve – K&W parcel, Sebago** (*6.46 ± acres in fee under a PA with DOC*)

- Public Notice

Published in the Kennebec Journal on 11/6/04 and the Portland Press Herald on 11/7/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 33,000 for this parcel and further recommends LMF funding of \$ 33,000 (not including all other costs). LMF staff has reviewed banked match funds and finds that sufficient match exists to support this allocation.

- Public Comments

None.

- Vote

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

- **Sebago Headwaters Preserve – Parker parcel**, Bridgton (42.2 + acres in fee under PA with DOC) - *Note: Vote to correct the allocation amount.*

This project was approved at the September 21, 2004 Board. After that meeting staff discovered an error in the recommended allocation. A vote today would update the value of both the appraisal and allocation of LMF funds by \$1,000.00.

*Note: Originally the ARC recommended that the appraised value be \$38,000 and LMF funding at \$38,000 due to sufficient match.*

- Vote

A motion was made by Roger Milliken and seconded by Carole Dyer to approve the \$1,000 increase. Vote was unanimous. New appraisal value is now \$39,000.

- **Bradbury-Pineland** – Lanzo parcel, Pownal (26.6 ± acres in fee to DOC)

- Public Notice

Published in the Kennebec Journal on 11/6/04 and the Portland Press Herald on 11/7/04.

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 26,000 for this parcel and further recommends LMF funding of \$ 26,000 (not including all other costs). LMF staff finds that sufficient match exists to support this allocation.

*Note: This parcel first appeared before the Board in September 2002 with an appraised value of \$19,938. A new appraisal was prepared in the fall of 2004 reflecting the above value along with a willing seller at that appraised value.*

- Public Comments

None.

Ralph Knoll from the Department of Conservation briefly stated that his department has been trying for years to link and expand the recreational resources and trails in southern Maine. This whole project provides a great opportunity to enlarge Bradbury Mountain State Park which is one of the State's most popular state parks. The connection will span close to eight miles over the summit of Tryon Mountain and along Chandler and Thoits Brooks.

- Vote

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

- **Crowley Island – PHASE II**, Addison (*100± acres in fee under PA with IF&W*)

- Public Notice

Published in the Kennebec Journal on 11/6/04 and the Bangor Daily News on 11/8/04

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 35,000 for this parcel and further recommends LMF funding of \$ 20,000 (not including all other costs). A bargain sale was noted by Steve Brooke.

- Public Comments

None.

- Vote

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

---

## PROJECT ACQUISITION VOTES

### Water Access Projects

- **Androscoggin River** - Gilead (*30 ± acres in fee under a PA with DOC*)  
*Note: this project TABLED at the September 21, 2004 board meeting.*

The applicant asks to withdraw the proposal without prejudice.

- **Sandy River Ponds** – Sandy River Plantation (1.59 ± acres in fee)

- Public Notice

Published in the Kennebec Journal on 10/30/04 and the Rangeley Highlander on 11/4/04

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 50,000 for this parcel and further recommends LMF funding of \$ 32,667 (not including all other costs).

- Public Comments

Dr. Frank Graf, a camp owner on the pond, stated that he opposed the project. He noted that the project as described in the application contains errors, in particular, that the project will assure angling and boating opportunities within the three small waters known as the Sandy Ponds. He was of the opinion that only the small middle pond [roughly 80 acres] would be made accessible and that there is already public access to this pond. He also felt that the project would not make the upper and lower ponds accessible. In his opinion, watercraft with or without motors will jeopardize an already fragile loon population, milfoil, and direct access from Route 4 would create danger as vehicles (commercial and non-commercial) travel at a high rate of speed through that section of the road. Also, he objects to the fact that all of the residents, most of whom are summer residents, were not adequately informed of the project. [The Chair noted that public notice was made via public advertisement and via letter to the Plantation Assessors, as is routine on all LMF projects.]

The assessors for Sandy River Plantation submitted a letter expressing their view that “a public boat access is not needed”. There is already boat access available to the public. They also indicated that this particular stretch of Route 4 is dangerous and that camps surrounding Sandy River Ponds have been broken into. They hope we will reconsider approving the application.

A letter from Barbara Keirstead on behalf of her family and other landowners on the ponds expressed similar concerns.

Tim Glidden distributed to Board members an attachment containing public comments received regarding this proposal.

Bob Williams, IF&W, indicated that there is no legal **publicly owned** access to the site. He mentioned that the site currently being used for water access was under consideration for being sold on the market. Had it not been for the interest expressed by the Department of Inland Fisheries & Wildlife and the willingness of the owner to wait for IF&W to prepare and seek grants monies, this access site would have been permanently lost. Further, the shores of Sandy River Ponds are and continue to be developed with residential houses.

The carry-in nature of the planned site improvements will limit the number and type of boaters on this lake. Management and monitoring would not be a problem for this small-scale access site. Also, a sign stating NO TRAILERS would be posted.

Commissioner Martin requested that the proposal be tabled to allow him to meet with the local officials.

- Vote

A motion was made by Commissioner Martin to tabled, seconded by Carole Dyer. Vote was unanimous.

- **Pleasant River** – Williamsburg Township, Piscataquis County (*9 ± acres in fee*)

- Public Notice

Published in the Kennebec Journal on 11/06/04 and the Bangor Daily News on 11/8/04

- Appraisal Committee Recommendation

The ARC recommends accepting an appraised value of \$ 24,000 for this parcel and further recommends LMF funding of \$ 16,000 (not including all other costs).

- Public Comments

None.

Dave Rodriques from the Department of Conservation briefly stated that the site was a great spot of camping and recreation.

- Vote

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

---

## OTHER ITEMS

- Project Status Updates

Tim noted that all projects are making good progress toward completion. Commissioner Lapointe thanked Collin for a great job in preparing the cover sheets that are attached to the Project Status Report as well as the reports themselves.

- **Nominations Committee**

The Nominations Committee will be meeting on December 9<sup>th</sup>, here at the State Planning Office, to review the process by which the Board reallocates any funds that have become available as a result of project changes.

- **Next Board Meeting**

Next board meeting scheduled for January 18, 2005

*Note: There will be no Board meeting on December 21, 2004 [was a back-up date only].*

**Adjourn**

The meeting adjourned at 2:30 p.m.