



**Land for Maine's Future Program
Minutes of the Meeting
May 24, 2005**

Pine Tree State Arboretum
Augusta, Maine

Board Members Present:

Commissioner George Lapointe
Commissioner Dan Martin
Commissioner Bob Spear

Carole Dyer
Martha Freeman
Warren Balgooyen

Leon Gorman
Marcia McKeague

Board Members Absent:

Commissioner P. McGowan

Jeff Thaler

LMF Staff Members Present:

Tim Glidden
Jim Connors

Steve Brooke

Aline Lachance

Others

Ken Elowe, Dept. Fisheries & Wildlife
Patrick Watson, Maine Coast Heritage Trust
Robin Gautier, Healthways/Regional Medical Center at Lubec
Ukey Sartos, Quoddy Regional Land Trust
Davis Pike, Quoddy Regional Land Trust
Frank Reed, New England Forestry Foundation
Stephen Keith, Downeast Lakes Land Trust
Jim Connolly, Dept. Inland Fisheries & Wildlife
Laurene Swaney, Scarborough Land Conservation Trust
Davis Pike, Quoddy Regional Land Trust
Stephanie Gilbert, Dept. Agriculture Food & Rural Resources
David Soucy, Dept. of Conservation

Minutes of the Meeting

A motion was made by Martha Freeman and seconded by Carole Dyer to approve the March 22, 2005 Minutes of the Meeting. Vote was unanimous.

Bob Williams [1946-2005]

It was with deep regret that Commissioner Lapointe announced that Bob Williams who had worked with the LMF Board for many years on water access projects and as Federal Aid Coordinator for the Department of Inland Fisheries & Wildlife died unexpectedly in the early morning of May 19, 2005. At one point in time Bob served as business manager for Baxter State Park. He had a strong work ethic and was well known for his work and determination in seeing that public access to Maine's lakes and rivers was preserved. He will be truly missed, said Commissioner Lapointe.



➔ **Pike Lands, Lubec, Washington County** (127 ± acres in fee under PA with DOC)

- Public Notice

Published in the Kennebec Journal on 5/13/05 and the Bangor Daily News on 5/13/05.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraised value of \$ 680,000 for this project and further recommends LMF funding of \$ 350,000(not including all other costs).

- Public Comments

Davis Pike, a member of the Quoddy Regional Land Trust, mentioned that this acquisition would provide great public access and tie in nicely with the Regional Medical Center's health facility ropes course. He thanked the Board for their consideration of the project.

Tim Glidden informed the Board that he did receive one inquiry from the Town of Lubec (Maureen Glidden) inquiring on the possible affects this acquisition would have on the town's tax base, otherwise, she expressed no concerns.

- Vote

A motion was made by Marcia McKeague and seconded by Martha Freeman to support acquisition. Vote was unanimous.

➔ **Sawyer Mtn. Highlands, Smith parcel, Limerick, York County** (35 ± acres in fee under PA with IF&W)

- Public Notice

Published in the Kennebec Journal on 5/13/05 and the Portland Press Herald on 5/13/05.

- Appraisal Review Recommendation

The ARC recommended accepting an appraised value of \$ 40,000 for this project and further recommends LMF funding of \$ 40,000(not including all other costs). The Hale parcel will serve as match.

- Public Comments

None.

Steve Brooke mentioned that Bo Savage called expressing his gratitude for the project.

- Vote

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

➔ **Lower Kennebec, Detweiler/Leyman parcel, Bowdoinham, Sagadahoc County (41 ± acres in fee to IF&W)**

- Public Notice

Published in the Kennebec Journal on 5/13/05 and The Times Record on 5/13/05.

- Appraisal Review Recommendation

The ARC recommended accepting an appraised value of \$ 46,000 for this project and further recommends LMF funding of \$ 30,000(not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Warren Balgooyen and seconded by Marcia McKeague to support acquisition. Vote was unanimous.

5 % Access Improvement Requests

➔ **Fuller Farm Project, Scarborough, Cumberland County**

The Scarborough Land Conservation Trust is requesting \$12,500 in access improvement funds for construction of two trail projects [*Bird Trail & Middle Trail*] at Fuller Farm by the Maine Conservation Corps.

- Vote

A motion was made by Carole Dyer and seconded by Commissioner Spear to approve access improvement funds in the amount of \$12,500. Vote was unanimous.

→ **Black Brook Preserve, Windham, Cumberland County**

The Windham Land Trust is requesting \$10,165 in access improvement funds for trail enhancement and parking lot improvements at the Black Brook Preserve.

- Vote

A motion was made by Commissioner Martin and seconded by Carole Dyer to approve access improvement funds in the amount of \$10,165. Vote was unanimous.

5 % Farm Capital Requests

→ **Five Fields Farm, Bridgton, Cumberland County**

A grant in the amount of \$5,925 is being requested by Tom and June Gyger to assist with the reconstruction and repair of drainage outlets to restore function and extension of drainage system where necessary to meet original design parameters [*restoration and improvement of eight subsurface tile drain outlets and seven stone lined French drains*].

- Vote

A motion was made by Marcia McKeague and seconded by Commissioner Spear to approve farm capital improvement funds in the amount of \$5,925. Vote was unanimous.

→ **Jordan Farm, Cape Elizabeth, Cumberland County**

A grant in the amount of \$12,250 is being requested by the Department of Agriculture, Food & Rural Resources to assist with improvements addressing soil health and quality, water source development and a refitted irrigation system for Jordan Farm. The Department will contract with the Jordan family to complete the work.

A motion was made by Warren Balgooyan and seconded by Carole Dyer to approve farm capital improvement funds in the amount of \$12,250. Vote was unanimous.

Other Business

→ **Downeast Lakes Project, T5ND and T6 ND, Washington County**

The Downeast Lakes Land Trust is requesting an increase of \$250,000 supplementary funding to support acquisition of Farm Cove Community Forest (a fee purchase portion of the project from \$1,250,000 to \$1,500,000).

Steve Keith, Downeast Lakes Land Trust and Frank Reed, New England Forestry Foundation spoke before the Board indicating that the project is at risk in the near term as all the funds needed for fee purchase are not yet available and that the project must close in late May of this year.

- Vote to Increase Allocation

A motion was made by Warren Balgooyen and seconded by Marcia McKeague to increase allocation by \$250,000. Vote was unanimous.

EXECUTIVE SESSION (1:55 p.m.– 2:35 p.m.)

A motion was made by Martha Freeman and seconded by Carole Dyer to go into Executive Session for the purpose of discussing current negotiations relating to the Bangor & Aroostook Rail Road.

→ **Bangor & Aroostook Railroad**

Board voted to take no further action at the present time. Vote was unanimous.

→ **Reexamining the LMF Appraisal Process**

Currently, appraisals on approved LMF projects are read by a committee of four board members, including one commissioner. The committee follows a basic standard of reasonableness, understanding that appraisals are not precise and that the assumptions made by the appraiser are based on experience and professional judgment.

At times the load on the appraisal committee can be quite high. While the load is somewhat off its peak of 2004, there are a considerable number of projects still in the pipeline and passage of a new bond would substantially increase load. In addition, the Board has lost two members over the past several years who had substantial experience with appraisals in their professional lives. These factors, coupled with the extremely busy schedules of current board members, raises the possibility of reconfiguring the appraisal process in a manner that preserves its essential role in the LMF process while avoiding unrealistic demands on Board members' time.

After reviewing various options, the Board indicated its preference to strengthen current structure. Tim indicated that an orientation and training session for appraisal committee members

to assist them in reading and analyzing appraisals would be scheduled in the Fall. This training could cover the topics that are specific to conservation projects (e.g. easements) along with other issues that have emerged in the LMF review process over the years (e.g. corridor appraisals, use of “conservation sales” as comps, trends in timberland markets, etc). Committee meetings could be scheduled for a year at a time (likely to be 2 meetings in advance of every regular board meeting with possibility of an occasional additional meeting as needed)

→ **Legislative/Bond Update**

The Legislature adjourned without passing a land bond proposal.

→ **Project Status Update**

Within the next 6 months several projects will be wrapping up, noted Tim. See Status Report for complete details.

→ **Next Board Meeting**

The Board agreed to hold its summer meeting (July 19, 2005) in Boothbay at the Dept. of Marine Resources facility. A field trip is planned as well (*the Boothbay Harbor Wetlands Project is in the vicinity*) prior to Board commencement. Tim will also explore the option of an “after meeting” dinner.