



## Land for Maine's Future Program

Minutes of the Meeting

**May 16, 2006**

Maple Hill Farm  
Hallowell, Maine

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### **Board Members Present:**

Commissioner George Lapointe  
Commissioner Patrick McGowan  
Commissioner Seth Bradstreet  
Commissioner Danny Martin

Carole Dyer  
Leon Gorman  
Jeff Thaler

Marcia McKeague  
Warren Balgooyen

### **Board Members Absent:**

Martha Freeman, Director

[one vacancy]

### **LMF Staff Members Present:**

Tim Glidden  
Steve Brooke

R. Collin Therrien  
Aline Lachance

Jim Connors

### **Others**

Kevin Miller, Bangor Daily News  
Susan Arnold and Bryan Wentzell, Appalachian Mountain Club  
Angela Twitchell, Brunswick-Topsham Land Trust  
Don Gerrish, Town of Brunswick  
Warden Dan Devereaux, Town of Brunswick  
Bill Ferdinand, Brunswick Conservation Commission  
Heather Bruce, Coastal Mountains Land Trust  
Alan Hutchinson, Forest Society of Maine  
Kathy Bither, Freeport Conservation Trust  
Kent Price, Great Pond Mountain Trust  
Jeff Romano & Patrick Watson, Maine Coast Heritage Trust  
Tin Smith, Maine Association of Conservation Commission  
Leon Ahers and Bob Iles, Mahoosuc Land Trust  
Jim Mitchell and Marcel Polak, Mahoosuc Land Trust  
Will Brune, Kate Dempsey and Tom Rumpf, The Nature Conservancy  
Sally Jacobs and Bucky Owen, Orono Land Trust  
Nancy Perlson, Rangeley Lakes Heritage Trust

Maureen Hoffman, Sheepscot Valley Conservation Association  
Sam Hodder and Wolfe Tone, Trust for Public Land  
Larry Warren, Western Mountains Foundation  
Bob Guetheln, citizen  
Jim Connolly and Ken Elowe, Dept. Inland Fisheries & Wildlife  
Ralph Knoll and David Rodrigues, Dept. of Conservation  
Stephanie Gilbert, Dept. of Agriculture

- **Introducing Commissioner Seth Bradstreet**

Commissioner George Lapointe introduced newly appointed Commissioner of Agriculture, Seth Bradstreet III of Newport. In March 2006, the Joint Standing Committee on Agriculture, Forestry & Conservation unanimously approved his nomination. Commissioner Bradstreet is a lifelong farmer, operating a 550-acre potato, grain, vegetable and turkey farm. He also has extensive public service having served on the several boards; Farm Credit of Maine, Maine Potato Board, etc.

- **Minutes of the Meeting**

A motion was made by Commissioner McGowan and seconded by Carole Dyer to accept the March 14, 2006 Minutes of the Meeting.

## **WATER ACCESS PROJECTS**

- **Sebec River, Milo (40± acres in fee to DOC)**

- Public Notice

Published in the Kennebec Journal and the Bangor Daily News on 5/3/06.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$65,000 for this parcel and further recommends LMF funding of \$35,000(not including all other costs).

- Public Comments

None.

David Rodrigues from the Department of Conservation noted that a signed contract for the appraised value amount has been executed. All the partners have been great to work with and the parcel will have multi-uses such as a snowmobile trail, public water access including a hand carry access site, picnicking, fishing, open space, and serve as a river protection buffer.

- Vote

A motion was made by Jeff Thaler and seconded by Carole Dyer to support acquisition of this parcel. Vote was unanimous.

- **Jasper Beach**, Machiasport (28± acres in fee to MCHT under PA with DOC with intent to transfer the fee interest to the town of Machiasport)

- Public Notice

Published in the Kennebec Journal and the Bangor Daily News on 5/3/06.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$606,000 for this parcel and further recommends LMF funding of \$366,000(not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Marcia McKeague and seconded by Carole Dyer to support acquisition of this parcel. Vote was unanimous.

## **PROJECT UPDATE & RECONFIGURATION**

- **Meserve Farm**

The Maine Department of Transportation (MDOT) has proposed a road realignment project in the area that will affect a small portion of the easement. The construction project is undertaken for the purpose of improving the sight-lines, drainage improvements, and realignment of a section of Broadturn Road which bisects the Farm. There will be an easement condemnation (versus fee) of approximately 1.4 acres of land along a one-mile length of Broadturn Road. The Scarborough Land Conservation Trust (landowner) and the Maine Department of Agriculture (easement holder) and other key partners have reviewed and accept the MDOT realignment project plans.

While the LMF Program is entitled to a share of the compensation (\$1,008) received by the Trust for such a condemnation, the Scarborough Land Conservation Trust is asking that all parties to the agricultural conservation easement waive their interests in their respective share of the MDOT compensation and in turn, reinvest these funds into the on-going farm related (*soil and crop*) improvements of Meserve Farm.

- Vote

A motion was made by Jeff Thaler and seconded by Carole Dyer in support of waiving LMF's share of the compensation (\$1,008) and applying the funds towards capitol improvements for Meserve Farm. Vote was unanimous.

## **OTHER BUSINESS**

- **Working Waterfront Update**

The Commissioner's Review Panel and program staff have established the following additional consideration that may be used to evaluate the significance and impacts on Working Waterfront Access Pilot Program (WWAPP). LMF Board input provided at the March 2006 meeting is also incorporated. These additional considerations are:

- ➔ The geographic distribution of projects to assure coastwide benefits;
- ➔ Support for an array of projects proposed that reflect a wide variety of project types;
- ➔ The strategic importance of the property to specific commercial fisheries;
- ➔ The viability of the proposal and the applicant's capacity to carry out the project;
- ➔ Demonstration of the applicant's strong and long-term commitment to the fishing industry;
- ➔ The level of effort or leveraging with matching funds; and
- ➔ The necessity for public funds to assure a successful project.

Further, several key LMF project threshold requirements were adopted: match requirement, the use of the new Working Waterfront Covenant, willing seller documentation, use of appraisal values, and a business plan for commercial fishing businesses.

- Vote on Waterfront Criteria

A motion was made by Commissioner Danny Martin and seconded by Carole Dyer to accept the Working Waterfront Criteria. Vote was unanimous.

- **Staff Update**

Staff is exploring the opportunity for a Board field trip to Marshall Island to participate in construction of trails. The staff is also exploring opportunities for the July Board meeting to be held outside of Augusta.

- **Report on the Scoring & Nominations Process**

At the close of a Call for Proposals (*Round 5 was February 3, 2006*) all proposals are reviewed for completion by the LMF Program staff. Proposals are then reviewed and scored by the Board's Scoring Committee. A full list of scored proposals is then forwarded to the Board's Nominations Committee. The committee may flag any issues and re-evaluate the scored

assigned by the Scoring Committee. Both committees can recommend change in category; statewide, regional, local. The Nominations Committee recommendations are forwarded to the full Board for review and preliminary vote to either funds or deny a project.

## Round 5 – Project Recommendations

A brief description of each project was given by a member of the Scoring Committee. At the end of each presentation, Board members vote either to move forward or reject the project. 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 Conditions:

- Board acceptance of an appraisal to LMF standards to determine fair market value;
- Completion of title work or, in the case of a Project Agreement, evidence of good title;
- Completion of a Level 1 Environmental Hazard Assessment;
- Completion of a land survey or acceptance of an existing suitable survey;
- Documentation of matching funds provided by applicant;
- Approval by elected municipal officials (organized townships) if the property represents more than 1 % of State valuation of town/approval by County Commissioners (unorganized territories) if the property represents more than 1 % of State valuation of county;
- Execution of a Purchase & 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.

## FARMLAND PROPOSALS

### ➔ **Cayford Orchards**

A motion was made by Warren Balgooyen and seconded by Commissioner Bradstreet to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Chimney Farm**

A motion was made by Marcia McKeague and seconded by Carol Dyer **NOT** accept this project as is and further recommend that the applicant come back to the Board with a new proposal suitable to conservation rather than farmland. Vote was unanimous.

→ **Crystal Spring Farm-North** [*both farmland & conservation*]

A motion was made by Jeff Thaler and seconded by Warren Balgooyen to move the project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Fields & Forests Forever, Phase II**

A motion was made by Carole Dyer and seconded by Commissioner Bradstreet to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Hallelujah Farm**

A motion was made by Carole Dyer and seconded by Warren Balgooyen to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **King Hill Farm**

A motion was made by Commissioner Bradstreet and seconded by Jeff Thaler to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Mitchell Ledge Farm, Forest & Trail** [*both farmland & conservation*]

A motion was made by Carole Dyer and seconded by Commissioner Martin to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Tibbetts Farm**

A motion was made by Carole Dyer and seconded by Jeff Thaler to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Walker-Russell Farm**

This proposal was withdrawn.

→ **Weegar Farm**

A motion was made by Commissioner Bradstreet and seconded by Warren Balgooyen to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

CONSERVATION AND RECREATION PROJECTS

**STATEWIDE ROPOSALS**

→ **Additions to Wildlife Management Areas (IF&W)**

A motion was made by Marcia McKeague and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* Designate one single point of contact for project management.

→ **Big Spruce & Saddleback Mountains**

A motion was made by Commissioner Martin and seconded by Warren Balgooyen to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Camden Hills**

A motion was made by Jeff Thaler and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

→ **Caribou Bog-Penjajawock Phase II**

A motion was made by Commissioner Martin and seconded by Marcia McKeague to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* Continue one single point of contact for the project management.

**→ Dead River Trail & Conservation Corridor**

A motion was made by Commissioner Martin and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Grafton Notch**

A motion was made by Carole Dyer and seconded by Commissioner McGowan to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Great Pond & Lower Penobscot Forest- Phase I**

A motion was made by Marcia Mckeague and seconded by Jeff Thaler to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* Project Agreement with The Nature Conservancy on adjacent ecological reserve.

**→ Kathadin Iron Works – Phase II**

A motion was made by Warren Balgooyen and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Machias River – Phase III**

A motion was made by Carole Dyer and seconded by Jeff Thaler to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Moose River / # 5 Bog**

A motion was made by Carole Dyer and seconded by Warren Balgooyen to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None



## REGIONAL ROPOSALS

### ➔ **Appleton Preserve**

A motion was made by Jeff Thaler and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Bald & Ragged Mountains**

A motion was made by Carole Dyer and seconded by Marcia McKeague to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Great Pond Mountain Wildland**

A motion was made by Commissioner McGowan and seconded by Jeff Thaler to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Greater Pleasant Bay**

A motion was made by Carole Dyer and seconded by Jeff Thaler to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Heart of the Watershed**

A motion was made by Carole Dyer and seconded by Warren Balgooyen to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Height of Land**

A motion was made by Commissioner Martin and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* Water Access Funds are contingent on getting suitable parking and public access to Bemis Stream.

**→ The Lord Parcel**

A motion was made by Carole Dyer and seconded by Commissioner Martin to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Maquoit Bay**

A motion was made by Commissioner Martin and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* The Board included a \$100,000 allocation of water access funds contingent on the provision of adequate parking and a trail to the water.

**→ Rumford Whitecap**

A motion was made by Carole Dyer and seconded by Marcia McKeague to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Sucker Brook**

A motion was made by Marcia McKeague and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Tatnic Blandings Turtle Corridor**  
(note: formerly Greater Mount Agamenticus Conservation Initiative)

A motion was made by Warren Balgooyen and seconded by Marcia McKeague to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

**→ Turner Cove**

A motion was made by Jeff Thaler and seconded by Carole Dyer to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

## LOCAL ROPOSALS

### ➔ **Crystal Spring Farm North** [*both farmland & conservation*]

A motion was made by Jeff Thaler and seconded by Warren Balgooyen to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **Mitchell Ledge Farm, Forest & Trail** [*both farmland & conservation*]

A motion was made by Carole Dyer and seconded by Commissioner Martin to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* None

### ➔ **River Park & Recreation Area**

A motion was made by Carole Dyer and seconded by Marcia McKeague to move this project forward to the negotiation stage. Vote was unanimous.

*Special Condition:* Water Access funds are contingent on getting suitable parking and trail for a carry-in site.

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A motion was made by Commissioner Martin and seconded by Jeff Thaler to go into Executive Session for the purpose of reviewing LMF funding requests.

## **EXECUTIVE SESSION** ( Noon – 1:50 p.m.)

### • **FUNDING**

A motion was made by Commissioner Lapointe and seconded by Jeff Thaler that the Board approve a level of available funding for Round 5 projects as follows: (Vote was unanimous).

\$10,000,000 for Conservation & Recreation Projects (alphabetical order)

#### Statewide

- Additions to IF&W Wildlife Management Areas
- Big Spruce & Saddleback Mountain
- Camden Hill State Park Additions
- Caribou Bog-Penjajawoc Phase II

- Dead River Recreation Corridor
- Grafton Notch
- Great Pond Forest
- Katahdin Iron Works
- Machias River – Phase III
- Moose River, # 5 Bog

Regional

- Appleton Preserve
- Bald & Ragged Mountains
- Great Pond Mountain Wildlands
- Heart of the Watershed
- Height of Land
- The Lord Parcel
- Maquoit Bay
- Pleasant Bay Recreation Lands
- Rumford Whitecap
- Sucker Brook
- Tatnic Turtle Corridor
- Turner Cove – Androscoggin River

Local

- Crystal Spring (*combination C&R and Farmland*)
- Mitchell Ledge & Forest (*combination C&R and Farmland*)
- River Park & Recreation

\$378,034 for Public Access to Maine Waters Projects (alphabetical order)

- Height of Land
- Maquoit Bay
- River Park & Recreation Area
- Turner Cove (since withdrawn from further consideration for water access funds)

\$1,662,613 for Farmland Projects (alphabetical order)

- Cayford Orchards
- Crystal Springs Farm – North (*combination C&R and Farmland*)
- Fields & Forests Forever
- Hallelujah Farm
- King Farm
- Mitchell Ledge Farm (*combination C&R and Farmland*)
- Tibbetts Farm
- Weegan (Andrew) Farm

**Adjourn**      Adjourned at 2:45 p.m. on May 16, 2006.

## Evening Presentation



Lloyd C. Irland is a former official of the Department of Conservation and state economist; he is currently a consultant. In recent years he has spent fall terms teaching financial analysis and professional ethics at the Yale School of Forestry and Environmental Studies. He served on a subcommittee of the National Assessment of Climate Change. His fourth book, *The Northeast's Changing Forest*, was published by Harvard University Press in the fall of 1999.

Lloyd Irland spoke to members of the Board on the historic and global perspective on U.S. Forest Ownership. He has been doing some extremely interesting research on trends in the forest land markets, both nationally and in Maine. His insights into what is happening, why it's happening and what we might expect in the future were very interesting. Lloyd's long history with Maine, its economy and conservation made for a stimulating evening discussion.

A slide presentation entitled **The Market and the Maine Woods: Notes for LMFB Strategy** was given. Outline included:

- a brief history;
- why all the selling;
- analysis of large transaction;
- key outcomes; and
- lessons/critical issues for LMFB

