



## Land for Maine's Future Program

Minutes of the Meeting

September 19, 2006

Pine Tree State Arboretum

Augusta, Maine

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### **Board Members Present:**

Commissioner George Lapointe  
Commissioner Patrick McGowan  
Commissioner Danny Martin

Carole Dyer  
Leon Gorman  
Martha Freeman, Director

Marcia McKeague  
Jeff Thaler

### **Board Members Absent:**

Commissioner Seth Bradstreet

Warren Balgooyen

[one vacancy]

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

Tim Glidden  
R. Collin Therrien

Steve Brooke  
Aline Lachance

Jim Connors

### **Others**

David Gurney, Jr., citizen

Edward Garcia, citizen

Michael Auger, Androscoggin Land Trust

Maureen Hoffman, Sheepscot Valley Conservation Association

Jeff Romano & Patrick Watson, Maine Coast Heritage Trust

Tom Henderson, Greater Lovell Land Trust

John Rust, Maine Professional Guides Association

Jerry Bley, Creative Conservation

Leon Bucher, Dept. Inland Fisheries & Wildlife

Jim Crocker & Ralph Knoll, Dept. of Conservation

### **Minutes**

A motion was made by Carole Dyer and seconded by Marcia McKeague to accept the July 18, 2006 Minutes of the Meeting. Vote was unanimous.

## **CONSERVATION & RECREATION PROJECTS**

- **Tatnic Turtle Corridor** – Allen & Smith parcels, South Berwick & Wells, York County [Allen parcel 97.78 ± acres in fee to IF&W and Smith parcel 27.95 ± acres in fee to Great Works Regional Land Trust under PA with IF&W]

- Public Notice

On 9/8/06 published in the Kennebec Journal and Portland Press Herald.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$960,000 for the two Allen parcels and an appraisal value of \$148,000 for the Smith parcel. The committee further recommends LMF funding of \$ 331,000 towards the Allen parcels and \$50,000 towards the Smith parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Jeff Thaler and seconded by Carole Dyer to support acquisitions of these parcels. Vote was unanimous.

- **Additions to IF&W Management Areas**- Phase I – Hicks parcel, Newfield, York County [59.3± acres in fee to IF&W]

- Public Notice

On 9/8/06 published in the Kennebec Journal and Portland Press Herald.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$280,000 for this parcel and further recommends LMF funding of \$186,667 (not including all other costs).

- Public Comments

None.

- Vote

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

*Note: IF&W may come back to the Board to request an increase in LMF funding for this project based on additional match.*

- **Sucker Brook** – Lovell, Oxford County [204 ± acres in fee to Greater Lovell Land Trust under PA with DOC]

- Public Notice

On 9/8/06 published in the Kennebec Journal and Lewiston Sun Journal.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$565,000 for this parcel and further recommends LMF funding of \$153,000 (not including all other costs).

- Public Comments

Tom Henderson mentioned that this was his first time attending a LMF Board meeting and he wished to express his appreciation to the Board for its support of the project. He noted that the Sucker Brook watershed has been identified as a primary focus area for protection of fish and wildlife habitats, water quality and traditional public access. The Greater Lovell Land Trust is hoping to connect the Saco River watershed to the White Mountain National Forest through fee acquisition, conservation easements, and land management. The project has raised a tremendous amount of interest and the Trust intends to complete two additional projects in the focus area in the near future.

- Vote

A motion was made by Marcia McKeague and seconded by Jeff Thaler to support acquisitions of this parcel. Vote was unanimous.

- **Greater Pleasant Bay** – Willard Point parcel, Ripley Point, Harrington, Washington County [126+ acres in fee to MCHT under PA with DOC]

- Public Notice

On 9/8/06 published in the Kennebec Journal and Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$780,000 for this parcel and further recommends LMF funding of \$121,000 (not including all other costs).

- Public Comments

David Gurney, abutting landowner, expressed his concern that no right-of-way or parking area exists for public access. He fears that the public would be parking at the gate entrance to his property. He is worried about the increase in traffic and the danger it may pose for children playing in the area. He noted that the local residents currently maintain the road and asked who would maintain the road if traffic increases. He does not favor approval of the project until these issues are addressed.

It was noted that MCHT is negotiating for an alternate access route to the parcel and that the land adjacent to the road is relatively flat and appears suitable for constructing a parking lot and trailhead.

- Vote

A motion was made by Marcia McKeague and seconded by Carol Dyer to move forward with the project with the understanding that MCHT proceeds with due diligence regarding the right-of-way and parking issues.

- **Hancock Lands – Phases I & II**, Casco, Naples, Raymond, and Sebago, Cumberland County and Otisfield, Oxford County [5,028 ± acres a working forest conservation easement to DOC]

- Public Notice

On 9/8/06 published in the Kennebec Journal, the Portland Press Herald and Lewiston Sun Journal.

- Easement Review Committee Recommendation

Negotiations on this easement began prior to the LMF guidelines adopted in 2002. As a result, this easement differs from the model. All parties have made substantial effort to adjust the original draft of the easement as to incorporate the spirit and substance of the guidelines. While several minor issues are still under discussion, the review committee is satisfied that the proposed easement, as presented, meets or exceeds the standards/objectives established in the LMF guidelines. An update will be presented by the LMF staff at a future meeting.

Following a discussion in Executive Session a motion was made by Marcia McKeague and seconded by Commissioner Martin to table voting on the Committee recommendations until the November Board meeting. Vote was unanimous except for Jeff Thaler who recused himself from voting.

## FARMLAND PROJECTS

- **Tibbetts Farm**, Berwick, York County [2 parcels totaling 168 ± acres, an agricultural conservation easement to Great Works Regional Land Trust under PA with Maine Dept. of Agriculture]

- Public Notice

On 9/8/06 published in the Kennebec Journal and Portland Press Herald.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$740,000 for the agricultural purchase of development rights conservation easement these two parcels and further recommends LMF funding of \$460,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Martha Freeman and seconded by Carole Dyer to support an agricultural conservation easement for this project. Vote was unanimous.

- **Sand Hill Farm**, Somerville, Lincoln County [206 ± acres, an agricultural conservation easement to the Sheepscot Valley Conservation Association under PA with Maine Dept. of Agriculture]

- Public Notice

On 9/8/06 published in the Kennebec Journal and Lincoln County News on 9/14/06.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$100,000 for the agricultural purchase of development rights conservation easement for this 206± acreage and further recommends LMF funding of up to \$80,500.00 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Carole Dyer and seconded by Marcia KcKeague to support an agricultural conservation easement for this project. Vote was unanimous.

## **WATER ACCESS PROJECT**

- **Androscoggin River Preserve**, Lewiston, Androscoggin County [14.3 ± acres in fee to the Androscoggin Land Trust under PA with Dept. of Conservation]

The Androscoggin Land Trust is interested in acquiring in fee a 14.3 acre riverfront parcel from the City of Lewiston which would provide a safe launching and landing site

for non-motorized boat users. This is the only site available for public access to the Androscoggin River within the City of Lewiston between the Deer Rips Dam and the Great Falls Dam. This preserve combined with a potential trail easement on an abutting property, would offer over half a mile of scenic view of the river as well as low impact recreation such as hiking and cross-country skiing.

- Vote to set-aside Water Access Funds pending review and appraisal.

A motion was made by Commissioner Martin and seconded by Carole Dyer to allocate \$74,600 for this project pending an appraisal. Vote was unanimous. Final vote will take place at the Board's November meeting.

*Note: The allocation differs from the amount requested in the proposal. This is due to staff recommendation after review of the budget.*

## 5 % ACCESS IMPROVEMENT REQUESTS

- **Machias River- Phase II**, multiple townships, Hancock & Washington Counties.

The Maine Department of Conservation is requesting a grant in the amount of \$7,000 for access improvements to repair a bridge over the outlet to Third Machias Lake. In July 2006 the Bureau of Parks & Lands re-decked the deteriorated bridge. This project is consistent with securing and enhancing public access.

- Vote

A motion was made by Jeff Thaler and seconded by Leon Gorman to approve access improvement funds in the amount of \$7,000. Vote was unanimous.

- **Brunswick to the Ocean Trail Corridor**, Brunswick, Cumberland County

The Town of Brunswick is requesting a grant in the amount of \$7,500 for access improvements to develop a new trail segment which will connect with an extensive existing trails network associated with the Town Common.

- Vote

A motion was made by Carole Dyer and seconded by Marcia McKeague to approve access improvement funds in the amount of \$7,500. Vote was unanimous.

## PROJECT UPDATE & RECONFIGURATION

- **Grafton Notch**, Grafton Twp., Oxford County

The Department of Conservation is requesting additional funds for the project by drawing upon the 5 % access improvement funds [5% set aside is \$33,000]. They wish to apply

these funds towards the purchase price instead of access improvement. The Board originally scaled back the funding allotment for the project leaving a funding gap. The situation is exacerbated by the short timeline for the project which requires the Trust for Public Land to purchase the property by the end of this year.

- Recommendation

The Board is not in favor of applying access improvement funds towards the purchase price and recommended that LMF staff send a letter to the Department of Conservation indicating that they come back to the Board in November requesting additional allocation for the project.

*Note: No motion required.*

• **Westport Island Access**, Westport, Lincoln County

The Town of Westport Island is asking for an amendment to the Project Agreement which would allow the sale of the property to a private party subject to a public access easement. The property would be sold with the water access improvements in place. The purpose of the potential re-sale is to recover some of the initial cost to purchase the entire property and to dispose of a residential structure that has no value to the Town. The existing language in the PA is not clear on this part of the project plan and the Town is therefore seeking clarification.

Tim noted that the request to amend the PA would not change the appraised value.

- Vote to amend Project Agreement

A motion was made by Marcia McKeague and seconded by Martha Freeman to authorize amending the Project Agreement so long as public access is maintained. Vote was unanimous.

**EXECUTIVE SESSION** [ 2:45– 3:15 p.m.]

A motion was made by Commissioner Martin and seconded by Marcia McKeague to go into executive session for the purpose of discussing negotiations in progress regarding the Hancock Lands and Dead River Trail & Conservation Corridor projects.

**OTHER BUSINESS**

• **Ralph Knoll**

Commissioner McGowan expressed his sadness at Ralph's retirement from State government. He noted that Ralph has been a great asset for the Department and has done a tremendous job working with the Land for Maine's Future Program. His negotiating skills have been instrumental in moving many projects forward. He has spent long hours dedicated to preserving Maine's natural resources and he will be missed terribly. Board members expressed similar sentiments and



wish Ralph the very best in his new endeavor. A retirement party was held for him on September 22<sup>nd</sup> at the Augusta Elks Lodge.

- **Cupsuptic Lake Park Update**

The campground lease is emerging from litigation due to the leasee's attempt to block the sale of the land. A settlement is being finalized which will allow the sale to proceed at a somewhat higher price. Settlement calls for RLHT to buy out the leasee's interest at the closing. Leasee would continue to operate the campground for 5 years at which time RLHT would assume control. Staff reviewing appraisal and the Appraisal Review Committee will report to the Board at its November meeting.

- **Next Board Meeting**

November 14, 2006 at the Pine Tree State Arboretum.

- **Adjourned**

Board meeting adjourned at 3:15 p.m.