



**Land for Maine's Future Program**  
Minutes of the Meeting  
**May 13, 2008**

Pine Tree State Arboretum  
Augusta, Maine

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**Board Members Present:**

Commissioner George Lapointe  
Commissioner Patrick McGowan  
Martha Freeman, Director

Jeanne Mattson  
Leon Gorman

Ben Emory  
Bucky Owen

**Board Members Absent:**

Commissioner D. Martin  
Commissioner S. Bradstreet

Diane Doyle

Jeff Thaler

**LMF Staff Members Present:**

Tim Glidden  
R. Collin Therrien

Steve Brooke

Aline Lachance

**Others**

Richard Barringer, Muskie School  
Carole Dyer, former LMF Board member  
Andrew Norkin, Appalachian Mountain Club  
Angela Twitchell, Brunswick-Topsham Land Trust  
David Rodrigues, ME DOC, Bureau of Public Lands  
Alan Stearns, ME Dept. of Conservation  
Vasco Carter, ME Dept. Inland Fisheries & Wildlife

**Minutes of the Meeting**

A motion was made by Martha Freeman and seconded by Bucky Owen to approve the January 15, 2008 Minutes of the Meeting. Vote was unanimous.

**Farewell to Carole Dyer**

Commissioner Lapointe stated that the Board benefited greatly from Carole's many years of dedicated service and her knowledge of Maine's outdoor recreation industry, especially hunting

and fishing. Her efforts to protect and enhance wildlife habitat management areas throughout Maine has served the people of Maine well. The Board will miss her tremendously.

Carole stated how much she appreciated the opportunity to be on the LMF board and how it has been a wonderful experience and highlight in her life. The staff has been excellent to work with making the program a success. What a wonderful time for conservation!

## Water Access Proposal

**Cathance River – Head of the Tide Project**, Topsham, Sagadahoc County, 3.02± acres in fee to the Town of Brunswick under a Project Agreement.

- Public Notice

On March 2, 2007 published in the Kennebec Journal and the Waterville Morning Sentinel.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$86,000 for the property without improvements and further recommends LMF funding of \$42,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Ben Emory and seconded by Bucky Owen to support acquisition of this water access project. Vote was unanimous.

## 5 % Access Improvement Requests

**Grafton Notch Project**, Oxford County, 3,688+ acres

The Appalachian Mountain Club, in conjunction with the Department of Conservation, is requesting a grant in the amount of \$20,375 to assist with trail improvements and construction of a new campsite on the Grafton Bayrool parcel along the 39-mile Grafton Loop Trail in Western Maine. A composting privy will also be constructed at the campsite.

- Vote

A motion was made by Martha Freeman and seconded by Ben Emory to approve access improvement funds in the amount of \$20,375. Vote was unanimous.

**Grafton Notch Project**, Oxford County, 3,688+ acres (vote to allocate funds to the Windy Valley Snowmobile Club)

The Windy Valley Snowmobile Club, in conjunction with the Department of Conservation, is requesting a grant in the amount of \$9,000 to assist with the relocation of approximately 2000 feet of snowmobile trail characterized by excessive drifting, including the relocation of three bridges to serve the new route.

A motion was made by Bucky Owen and seconded by Jeanne Mattson to approve access improvement funds in the amount of \$9,000. Vote was unanimous.

*Note: Both access improvement requests (Appalachian Mountain Club & Windy Valley Snowmobile Club) combined do not exceed the 5% of access improvement grant limit.*

**Riverlink Project**, Garber, Church & Marsh River parcels, Edgecomb and Newcastle, Lincoln County, 231+ acres

The Damariscotta River Association, in conjunction with the Department of Conservation, is requesting a grant in the amount of \$21,276 to assist with creation of two trailheads and improving several miles of the trail system. The grant would fund:

- Trail improvement and bridge construction assistance from Maine Conservation Corps on the Dodge Point and Garber portions of the Dodge Point to Schmid Preserve segment;
- Trail improvement on the Church property;
- Bog bridging and stream crossings at several locations;
- Trailheads on the Church property at McKay Road and the Marsh River Preserve north of Route 1; and
- Trailhead signage, kiosks, and trail markers.

A motion was made by Ben Emory and seconded by Martha Freeman to approve access improvement funds in the amount of \$ 21,276. Vote was unanimous.

## Other Business

Executive Session - Great Pond Lower Penobscot Forest Project T32 MD, Great Pond TWP, & Milford, Penobscot County

Executive Session was cancelled.

## Policy regarding 5% Grants

Tim stated that staff does make a concerted effort to contact past and pending project partners eligible to receive the 5 % grant as well as encouraging them to apply. However, not all projects make an application for the supplemental 5% access and farm grants and a significant balance can accrue that is not available for allocation to new projects. Furthermore, holding the 5 % grant funds in reserve creates some accounting overhead and extra work for staff in tracking which projects might be interested in applying for the funds. Tim is therefore suggesting that LMF hold a smaller percentage of funds in reserve.

After discussing the issue, Board members recommended changing its practice by suggesting that only 2% be held in reserve for conservation & recreational projects but that applicants could apply up to 5% as originally adopted by the Board.

A motion was made by Bucky Owen and seconded by Jeanne Mattson to adopt the new policy. Vote was unanimous.

## Staff Updates

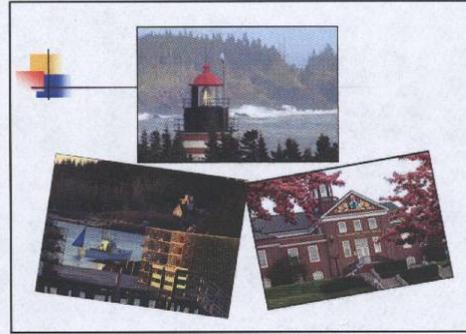
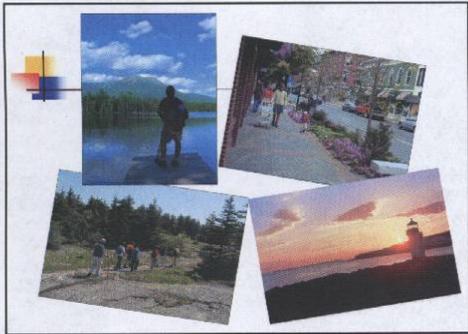
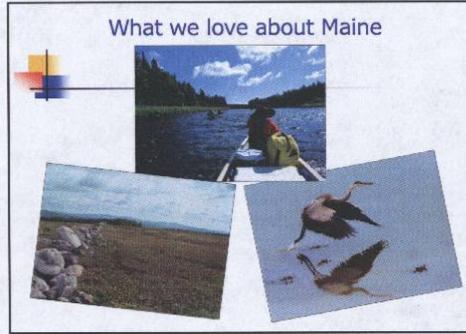
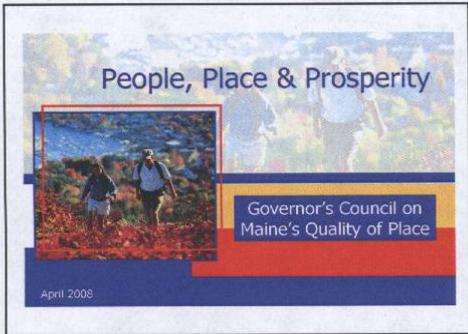
- ➔ The Department of Agriculture, Food & Rural Resources has informed the Board that the Cayford Orchards project has been withdrawn.
- ➔ Distributed to the Board were a list of pending LMF projects, a memo outlining available funding for current projects, and the 2008 list of 45 new proposals for consideration at the July 8, 2008 meeting at Maple Hill Farm.

## Quality of Place Presentation

Richard Barringer, Chair, Governor's Council on Maine's Quality of Place presented a slide presentation entitled: **People, Place & Prosperity**. He stated that Maine's principal advantage in today's global competition is our 'Quality of Place'. Our infrastructure (*mountains, forests, open fields, rivers and pristine lakes, picturesque downtowns, arts and culture, historic buildings, and coast*) is Maine's future.

The Council's goal is to protect and strengthen our outstanding Quality of Place and is therefore proposing a much needed development tool – A Quality of Place Investment Strategy (QPIS).

The slide presentation begins with the 2006 Brookings Findings and ends with strength-based investment strategy for our workforce and changing economy (*see pages 5 thru 11 for the complete presentation*).



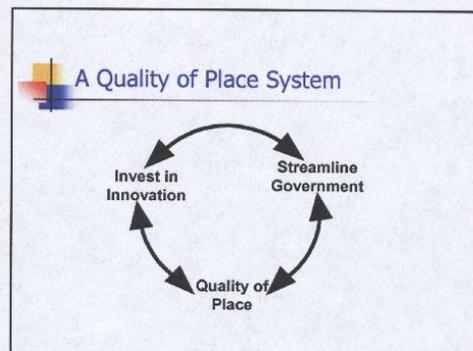
2006 Brookings Findings

- Amid surprising pessimism and grid-lock, Maine is poised for an era of economic prosperity
- Once based on resource extraction and goods production, our economy is now more diverse, innovative, service-oriented, and technology-driven

A CHARTING MAINE'S FUTURE

### Brookings' Proposed Strategy

- Invest in a placed-based, innovation economy
- Streamline government at all levels
- Protect and strengthen Maine's Quality of Place

### What we know about systems development

- Each element is important, but the relationships among them REALLY matter
- The state of one influences the state of all
- Change in one produces change in all

### Research tells us...

"Since Maine's level of research and workforce are likely to remain small for some time, firms in almost every technical field must recruit most of their specialized work force from out of state. Maine's quality of place will be a key to attracting critical personnel. The work of the Governor's Quality of Place Council addresses these issues and should be considered an important part of Maine's R&D and cluster development efforts."

### Brookings' Key Assertions

- Maine's Quality of Place is an economic asset of great and increasing value
- Indeed, it is Maine's **chief** economic asset in the global competition for entrepreneurs, skilled workers, seasonal visitors, and retirees

### Brookings' Key Assertions

- As the search for Quality Places grows, Maine has a globally-known brand built on an image of livable communities, stunning scenery, and great recreational opportunities
- Today, this asset is under threat, diminishing future economic prospects

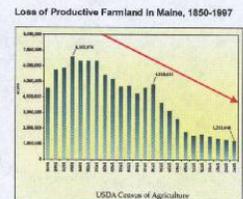
### An asset at risk...



- The decline of agricultural lands
- The spreading out of homes and schools across the landscape
- The selling off of our industrial forest
- The lack of access to natural places
- The loss of historic assets
- The lack of investment in our downtowns

### Sprawl and Land Development

- Between 1997 and 2002, Maine lost 40,000 acres of agricultural cropland, or 7.5% of our total land used for productive farming



USDA Census of Agriculture

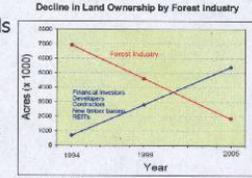
### Sprawl and Land Development

- Between 1970 and 1990, land development in Maine occurred at **four** times the rate of population growth
- More than 20,000 homes are now located in the Unorganized Territory, **twice** the number in 1970



### Sprawl and Land Development

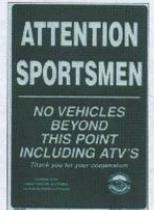
- 50% of Maine's industrial forestlands have changed ownership since 2000
- Forest lands today have more value as house lots than for the forest products they generate



Source: Loyal Wood, 2001

### Lack of Access to Natural Places

- Between 1991-2005, the number of small woodlot landowners restricting public access to their land more than doubled from 15% to 36%.
- As land becomes more fragmented and developed, it will not be available for public access



Source: Small Woodlot Owners Association of Maine - Survey of Members

### Loss of Historic Assets

- Maine has already lost irreplaceable historic structures
- More than 560 historic structures in Maine need repairs and renovations in excess of \$300 million
- 79% of Maine citizens say it is important to them to live in towns with cultural assets



**Governor's Council created, Spring '07:**

- Examine these claims
- Is Maine's Quality of Place is, in fact, an economic driver?
- If so, how we may best secure its future and build on it?

**Research confirms Brookings...**

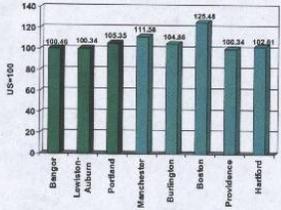


Quality of Place is more than just a "nice" thing, it is an economic driver.

**Maine's Quality of Place**

- Our woods and waters, our open fields, our historic and cultural heritage, our picturesque downtowns and working waterfronts, our tradition of public access to private lands are assets of great and increasing economic value to Maine people.
- Why?

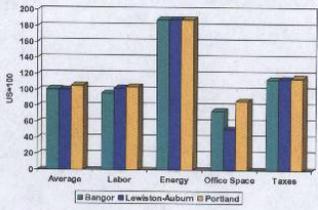
**Comparative Costs: Maine and New England Metro Areas**



Metro Area	Cost Index (US=100)
Bangor	100.00
Lewiston-Auburn	100.34
Portland	103.35
Manchester	111.56
Burlington	104.88
Boston	125.48
Providence	106.34
Hartford	102.81

Source: Moody's/Economy.com & Maine Center for Business and Economic Research

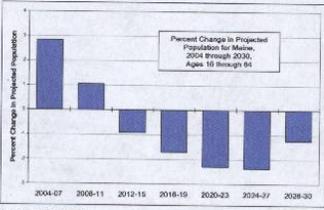
**Comparative Costs: Maine Metro Areas**



Category	Bangor	Lewiston-Auburn	Portland
Average	100	100	100
Labor	100	100	100
Energy	180	180	180
Office Space	80	80	80
Taxes	100	100	100

Source: Moody's/Economy.com & Maine Center for Business and Economic Research

**Maine's workforce will stop growing by 2012**



Period	Percent Change in Projected Population
2004-07	4.5
2008-11	2.5
2012-15	-1.5
2016-19	-3.5
2020-23	-4.5
2024-27	-4.5
2028-30	-3.5

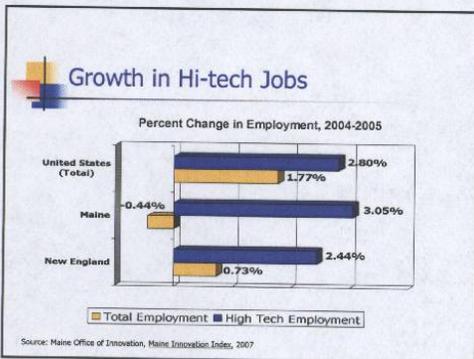
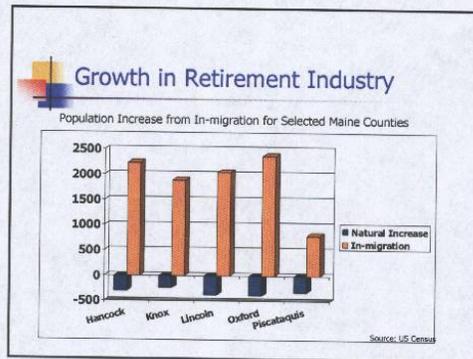
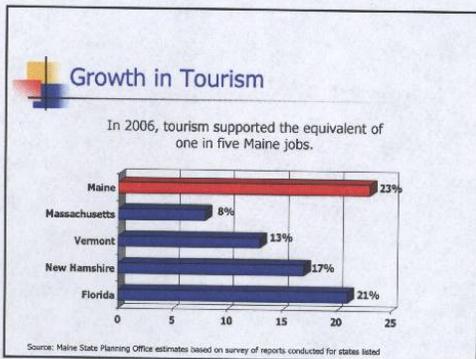
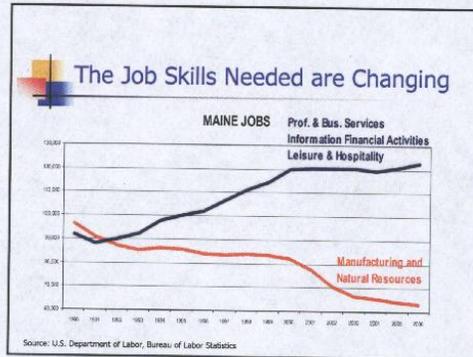
Source: Maine State Planning Office

### Without people, Maine cannot grow its economy

- 48% of Maine companies report having difficulty finding qualified workers for available positions in their business
- Annually, there is a gap of 4,200 job openings in Maine between the number of skilled workers needed and the supply of educated workers

Maine State Chamber of Commerce, Where We Stand, 2005

Governor's Community College Advisory Council, Statewide Skilled Worker Demand vs. Supply of Postsecondary Graduates: A Gap Analysis, 2009



### Sectors Targeted for Growth by the Legislature

- Precision Manufacturing
- Marine Technologies and Aquaculture
- Information Technologies
- Biotechnology
- Agriculture and Forest Products
- Advance Materials Manufacturing

### Quality of Place supports Maine's new and changing economy

- A global marketplace for people
- People with energy and skills, who can start and support businesses in the sectors targeted for future growth
- People looking for a place to retire, or to visit awhile
- People who can live anywhere, and are interested in a high Quality of Place



### Recommendations to Secure our Future, in 4 Areas:

1. Regional Landscape Conservation
2. Community and Downtown Revitalization
3. Workforce Development
4. A new, Strength-based Development Strategy



### Regional Landscape Conservation

- Recognize and reward private landowner contributions to public access.
- Recognize and reward the growing number of regional landscape conservation efforts —like Mt Agamenticus-to-the-Sea and the Downeast Lakes Land Trust.
- Create a statewide walking, biking, and hiking trail network.



### Community & Downtown Revitalization

- Strengthen downtown and community revitalization efforts
- Enhance Maine's historic preservation tools and resources
- Align the State's basic land use statutes with Quality of Place



### Workforce Development

- Provide hospitality and leisure education and training
- CenTRO coordinate statewide system for tourism research, education, training, and outreach
- Tourism Industry assume a leadership role
- Provide education, training, and outreach in community planning, historic preservation, architectural design, and traditional and contemporary craft arts



### New, Strength-based Investment Strategy

- New focus for economic development, to invest in these key Quality of Place assets
- With prime responsibility at the local/regional level —bottom-up
- And a new state role; to facilitate, and offer technical assistance, seed money, and ongoing support.



### Examples of strength-based places

- Northern Maine Winter Sports Center
- Western Maine Mountain Heritage Network
- Downeast Lakes Land Trust
- Downtown Bangor
- Friends of Fort Knox



### Examples of strength-based products

- Cold River Vodka, Freeport
- LL Bean
- Maine Highlands Guild
- Poland Spring Company
- Old Town Canoe



### How would these efforts be funded?

- Planning grants
- Bond issue
- Lodging tax (??)
- Block grants



### A Sense of Urgency...

Historic change is now upon us. How we respond will determine our future economic prosperity.

See full report at [www.maine.gov/spo/cultureofplace](http://www.maine.gov/spo/cultureofplace)

