



Land for Maine's Future Program
Minutes of the Meeting
January 15, 2008

Pine Tree State Arboretum
Augusta, Maine

Board Members Present:

Commissioner George Lapointe
Commissioner Patrick McGowan
Commissioner Seth Bradstreet

Carole Dyer
Leon Gorman
Martha Freeman, Director

Ben Emory

Board Members Absent:

Commissioner D. Martin
Jeff Thaler

Diane Doyle

Jeanne Mattson

LMF Staff Members Present:

Tim Glidden
R. Collin Therrien

Steve Brooke
Jim Connors

Aline Lachance

Others

Cheri Domina, Great Pond Mountain Conservation Trust
Bruce Kidman, The Nature Conservancy
Evan Richert, Town of Orono
Buster Carter, Dept. Inland Fisheries & Wildlife
Peter D. Smith, Dept. of Conservation, BPL
Stephanie Gilbert, Dept. of Agriculture, F&RR

Minutes of the Meeting

A motion was made by Commissioner McGowan and seconded by Carole Dyer to accept the November 13, 2007 Minutes of the Meeting. Vote was unanimous.

WATER ACCESS PROPOSAL

➔ **Stillwater River**, Orono, Penobscot County (0.46± acres in fee to the Town of Orono under a Project Agreement) – Project TABLED July 10, 2007 – a motion was made by Martha Freeman and seconded by Carole Dyer to move from the Table. Vote was unanimous.

- Public Notice

On January 4, 2008 published in the Kennebec Journal and Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting appraisal values of \$95,000 for the property including improvements (*\$69,500 for the underlying land*) and further recommends LMF funding of \$45,244 (not including all other costs).

Note: This proposal was tabled by the LMF Board at the July 10, 2007 meeting so that the Town of Orono could submit a new appraisal. The appraisal review committee reviewed and accepted the new appraisal. The Town has not changed their request for funding which is less than 2/3 of the appraised value of the underlying land. The proposal remains unchanged. The Town of Orono will demolish the building on the parcel and develop a hand-carry water access site.

- Public Comments

Evan Richert thanked the Board for allowing the Town of Orono to submit a 2nd appraisal in order to clear-up the confusion surrounding the 1st appraisal and for allowing the Town to move forward with this water access site which will compliment a much larger regional project.

- Vote

A motion was made by Commissioner McGowan and seconded by Ben Emory to accept the recommendation of the Appraisal Review Committee and to support LMF funding in the amount of \$45,244. Vote was unanimous.

5 % ACCESS IMPROVEMENT REQUESTS

➔ **Mount Blue Tumbledown – Phase III**, Avon, Perkins Plantation, Weld and Township 6 North of Weld, Franklin County (6,752± acres)

The Department of Conservation is requesting a grant in the amount of \$48,000 for access improvement funds to make much needed trail improvements and erosion control work (build water bars, clear proposed relocations, and build stone steps) on the Loop,

Parker Ridge and Pond Link Trails. General signage is lacking within the network of trails and is needed to provide safety for folks hiking the trails.

- Vote

A motion was made by Carole Dyer and seconded by Commissioner Bradstreet to approve access improvement funds in the amount of \$48,000. Vote was unanimous.

➔ **Mitchell Ledge Farm** – Freeport, Cumberland County (105± acres)

The Freeport Conservation Trust is requesting a grant in the amount of \$5,897 to assist with the creation of a trail system on Mitchell Ledge Farm and the abutting land. The trails system will circumnavigate the farm and provide four access points, two will be part of the current construction project and two will provide future access. The Maine Conservation Corps recommended digging side hill benches on several short sections and building four simple cedar bog bridges. A three foot by sixteen foot simple deck bridge will be build in order to permit the trail to cross Kelsey brook.

- Vote

A motion was made by Commissioner Bradstreet and seconded by Carole Dyer to approve access improvement funds in the amount of \$5,897.00. Vote was unanimous.

PROJECT RECONFIGURATION

➔ **Great Pond Mountain Wildlands** – Orland, Waldo County (4,230± acres in two parcels)

The Great Pond Mountain Conservation Trust is requesting that they be allowed to amend their original proposal as the project design has evolved significantly since drafted in the early winter of 2006. The Trust would like to include options for:

- a single-story off-the-grid visitor center (including, for example, a classroom, office space and restroom);
- a single-family, one-story cabin to house a live-in property steward and family;
- a two-bay garage to house maintenance equipment; and/or
- a single-story bunkhouse for Maine Conservation Corps crew or other volunteers, or for visiting school groups.

Total development would not exceed 10,000 square feet (not including parking lots and driveways), and would be limited to the three specific parcels along the Valley Road, together totaling 10 acres. All the parcels are within 0.75 mile of the Rte 1 gate, which is the main entrance to the Wildlands. Buildings would be designed to blend into the landscape and commercial activities would be prohibited. Total affected area is minimal.

The Trust has also been asked to place a conservation easement on the property providing a second layer of protection. The Trust has begun this process with the Forest Society of Maine, and will work with LMF to make sure that the State's requirements are met.

- Vote

A motion was made by Ben Emory and seconded by Commissioner Bradstreet to approve the project reconfiguration. This approval will require the Project Agreement to contain a provision that states:

Consistent with the conservation purposes, values, and Management Plan for the Premises, and subject to review and approval by the DSA, the Cooperating Entity may develop the following structures within three specific areas along the Valley Road as identified in Attachment B:

- *A single-story, off-the-grid nature or visitor center;*
- *A single-story, single family cabin to house a live-in property steward and family;*
- *A two-bay garage to house maintenance equipment; and,*
- *A single-story bunkhouse for trail construction and/or maintenance crews, volunteers, visiting school groups, and research staff.*

All buildings shall be designed to blend into the landscape; total development shall not exceed 10,000 square feet (not including parking lots and driveways); and these structures shall not be used for commercial purposes. Any continuing residential use limited to the caretaker and family.

In addition, the Statement of Purpose of the Project Agreement will contain language that will enable the Great Pond Mountain Conservation trust to convey an easement to the Forest Society of Maine without returning to the LMF Board for approval as long as the easement is consistent with LMF standards.

Vote was unanimous.

OTHER BUSINESS

➔ **Spruce Head Fisherman's Coop**

Tim Glidden informed the Board that a Rockland legislator has asked the state's Attorney General's Office to investigate a \$475,000 grant award to the Spruce Head Fisherman's Cooperative. The request was filed on behalf of a constituent concerned over appraised value which put the fair market value at \$950,000. Tim noted that the appraised value was based on the highest and best use.

➔ **Update on the Quality of Place Report**

Included in the Board packet was a copy of *People, Place, and Prosperity* - an *Executive Summary* outlining the Governor's Council on Maine's Quality of Place recommendations.

The purpose and duties of the Council was to:

1. Examine the State's public programs, decision-making processes, investment practices, private market incentives, institutional capacities, and research efforts to assess their readiness to maintain Maine's distinctiveness as a desirable place to live, to work, to raise a family, and to build a useful and productive life;
2. Develop a recommended action plan or plans for protecting, investing in, and enhancing Maine's distinctive quality of place, including creative ways and means to finance such plans;
3. Propose structures, institutions, processes, programs, activities, and investments that will ensure the long-term protection and enhancement of Maine's quality places; and
4. Propose coordination with and among the actions of existing and recommended public, private, and nonprofit "quality of place" efforts in Maine.

A full copy of the report can be obtained on-line at www.maine.gov/spo/qualityofplace

It was suggested that the Board consider creating an Ad-Hoc committee to review and possibly incorporate some of the Council's recommendations. Also suggested was asking Richard Barringer, Chair of the Governor's Council of Maine's Quality of Place, to address the Board at its next meeting.

➔ **Project Updates**

Program continues to make steady progress with all of the remaining 1999 and 2005 Bond funded projects. Round 5 highlights include closings/completions for the following projects: Height of Land, Greater Pleasant Bay, Jasper Beach, and Fields & Forest Hawes parcel. The Big Spruce & Saddleback Mountains Project is still in its early phase and there is limited fund-raising success.

➔ **Update on the Governor's Access Committee Report – State owned lands**

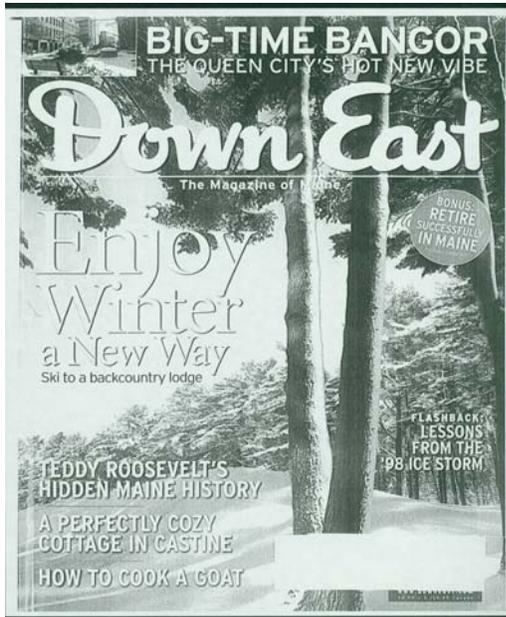
Tim briefed the Board on the status of the Task Force Regarding the Management of Public Lands and Publicly-Held Easements in Maine created by the Governor in 2007. Its charge was to develop recommendations to improve the accuracy and availability of information regarding management of public lands in Maine and to ensure that decisions

regarding management of public lands are made in a fair manner that meets the full array of recreational interests in Maine now and into the future.

Note: The final report can be found at

<http://www.maine.gov/doc/parks/taskforce/documents/ReporttotheGov.RevFinalFinal.doc>

➔ **DownEast Magazine Articles**



Tim noted that 2 articles in the upcoming February 2008 issue of the Down East Magazine (*Teddy Roosevelt's Hidden Maine History* and *Trekking the Backcountry*) touched upon LMF acquired sites.