Board Members Present:
Commissioner Patrick Keliher (Chairman), Commissioner Amanda Beal, Commissioner Judy Camuso, Barbara Trafton, Don Kleiner, Roger Berle, and Jim Norris

Staff Members Present:
Sarah Demers, Jason Bulay, Laura Graham, and Tammara Roberts

Others:
Robert Marvinney, DACF
Bethany Atkins, MDIFW
Liz Petruska, DACF BPL
Jeff Romans, MCHT
Brian Bronson, DACF BPL
George Harrington
Ian Stewart, CMLT

1. Welcome and Introductions:
Commissioner Keliher - Chairman, called the meeting to order at 9:00 a.m., welcomed everyone and instructed meeting participants to ensure their microphone is on and try not to talk over each other. Commissioner Keliher noted that Sarah will give instruction on how to proceed with per diem forms.

2. Minutes: March 24, 2020
Chairman Keliher presented the minutes. Hearing no objection, the minutes were accepted by consensus.

3. Bond Balances -LMF Director:
Sarah Demers presented:

![Status of Funds Table](image)
We have $4,792,851 cash on hand. No closings since our last meeting, however we do have a closing coming up of a Working Waterfront Project. Of the $4.7 million cash on hand, $2.9 million is allocated to projects as listed below.

4. **Project Allocations & Status – LMF Director:**
   Sarah Demers – presented

   ### Project Allocations

<table>
<thead>
<tr>
<th>Active Projects</th>
<th>Allocations</th>
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</thead>
<tbody>
<tr>
<td>C&amp;R</td>
<td>$1,262,350</td>
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<tr>
<td>Farmland</td>
<td>$202,000</td>
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<tr>
<td>Water Access</td>
<td>$315,000</td>
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<tr>
<td>Working Waterfront</td>
<td>$1,136,250</td>
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<tr>
<td>TOTAL</td>
<td>$2,915,600</td>
</tr>
</tbody>
</table>

   Closings: Projects Withdrawn: Brigeen Farm

Sarah noted that the Brigeen Farm project was withdrawn by the applicant. A letter from the applicant is included in the Board packet.

Chairmen Keliher asked for questions on the cash balance and project allocations.

Don Klener asked whether the slide above reflects that the Brigeen Farm project has been withdrawn?

Sarah responded that yes, this is reflected above, and we now have just one active farmland project.

Seeing no other questions, Chairmen Keliher moved to the next agenda item.

5. **Projects to be Acted on – Land for Maine's Future Staff:**
   North Falmouth Conservation Corridor -presented by Laura Graham

   **Applicant:** Town of Falmouth

   **Agency Sponsor:** ME DACF, Bureau of Parks and Lands

   Fee acquisition by Town of Falmouth (pre-acquired in December 2018) as a Conservation & Recreation site, with Bureau of Parks and Land as the Designated State Agency.
   - LMF Round 8 Finalist in 2014
   - Primary conservation value is recreational with additional value as open space/ecological/conservation functions
   - Prioritized for its relative vulnerability to development and proximity to population areas
   - LMF funded parcels will contribute 96 acres to this greenbelt. With additional match parcels, Town of Falmouth will be protecting ±250 acres of contiguous, unfragmented habitat
Laura provided a summary to the Board of the obstacles that have prevented the project from closing and offered a possible solution for the Board’s consideration.

Laura explained that public access to the Project lands has been an area of concern and, in the Project’s earlier stages, access from Babbridge Road depended upon a town-owned right of way over the parcel shown on the tax maps as R08-36B – not an ideal arrangement for LMF purposes. Fortunately, in 2017, the Applicant acquired a significant portion of this parcel (now identified as R08-36B-001 on Falmouth Tax Maps, hereinafter “the McLean Parcel”). The McLean Parcel is shown on the slide outlined in black with a red-dotted line, just below acquisition parcel #2. **The Town is willing to contribute the McLeanParcel to the project as match lands, provided there is no requirement to spend additional time or funds to obtain an appraisal.**

**The McLean Parcel**
- Offered by the Town of Falmouth to ensure access;
- Provides year-round access and parking from a public road;
- No appraisal for this proposed match parcel therefore,
- No assigned fair market value;
- No title issues to correct.

**Parcel R08-71**
- Land-locked parcel contained within R08-77;
- The appraisal for R08-77 did NOT include this tiny parcel therefore,
- There is no assigned fair market value;
- There are title issues that would require time, money, and judicial process to correct.
**Summary:**
- All match parcels to be included in the LMF PA – on record that these parcels are part of an LMF funded project.
- There is sufficient match generated from the acquisition parcels alone – match parcels provide above and beyond the required 50% match.
- Addition of the McLean parcel improves guaranteed public access.

**Staff Recommendations:**
- Accept McLean parcel in place of R-0871;
- Because we have excess match and in order to expedite project close out, do not require appraisal for McLean parcel.

Chairman Keliher asked for questions from the Board.
Barbara Trafton asked whether the parcel with title issues (R08-71) is still a part of our project?

Laura responded that it can be if the Board wants it to be a part of the project.

Jim Norris inquired whether there is parking available as part of the project.

Laura responded that there is parking in the plans and may already be constructed.

Chairman Keliher asked the Director to display the draft motion and asked for a motion from the Board.

**Motion:** To approve the addition of the parcel identified on Falmouth tax maps as R08-36B-001 (“the McLean Parcel”) to the Project match parcels in exchange for the removal of the parcel shown on the Falmouth Tax maps at Tax Map R08-71.

Barbara Trafton made the motion, which was seconded by Don Kleiner.

Chairman Keliher read the motion into the record: To approve the addition of the parcel identified on Falmouth tax maps as R08-36B-001 (“the McLean Parcel”) to the Project match parcels in exchange for the removal of the parcel shown on the Falmouth Tax maps at Tax Map R08-71.

Chairman Keliher asked for question or comments.

Sarah asked the board to confirm that they are okay with waiving the appraisal on this match parcel, due to the fact the project is so over matched. This will allow this project to move that much more quickly into closing. Sarah reminded the Board that their policy is that match parcels are appraised but reviewed by staff only, instead of going through the full AOC process.

Chairman Keliher noted that where we are moving away from our policy, he would rather deal this in a standalone motion.

Chairman Keliher called for a vote on this motion. With no objections, the motion passes unanimously.
Motion: To accept the McLean parcel as a match parcel with no appraisal requirement, given that the project is sufficiently matched.

Don Kleiner made the motion, second by Jim Norris.

Chairman Keliher asked for questions and discussion by the Board.

Barbara Trafton clarified that there won’t be an appraisal or need to have AOC review.

Director Demers responded that this is what the motion says, yes.

With no further questions or comments, Chairman Keliher asked for objections to the motion, and seeing and hearing none, the motion passed unanimously.

6. Board Notifications & Approvals

A. Access Improvement Grants
Jason Bulay reported that Access Improvement Grants are available to enhance public accessibility to land acquired with LMF funds and provided a summary of the most recent round:
- 6 organizations/agencies closed on projects in 2019. LMF staff sent invitations to all.
- 3 applications were received and reviewed by LMF staff;
- 2 applicants requested an additional 2% for accessible trails;
- Total request for funds is $36,800

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Request</th>
<th>Approval</th>
<th>Conditions</th>
</tr>
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<tbody>
<tr>
<td>Bethel Community Forest</td>
<td>$6,800</td>
<td>Full</td>
<td>$6,800 Trail plan to be approved by DSA prior to implementation</td>
</tr>
<tr>
<td>Hope Woods</td>
<td>$10,000</td>
<td>Full</td>
<td>$10,000 Management plan to be approved by DSA prior to disbursement.</td>
</tr>
<tr>
<td>Mirror Lake/Grassy Pond</td>
<td>$20,000</td>
<td>Full</td>
<td>$20,000</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>$36,800</td>
</tr>
</tbody>
</table>

1. Bethel Community Forest
Awarded $340,000 in LMF funds
AIG Request: $6,800
Planned improvements:
- Two miles of new trails for mountain biking and hiking
- Exact layout to be determined within trail development area

Recommend – Fully fund w/ DSA approval of trail plan
2. **Hope Woods**  
Awarded $250,000 in LMF funds  
AIG Request: $10,000 (includes additional 2% for accessible trails)  
Planned improvements:  
- Universally accessible trailhead  
- Universally accessible loop trail  
- Boardwalk through wetland area  
**Recommend** – Fully fund Boardwalk through wetland area

3. **Mirror Lake/Grassy Pond**  
Awarded $500,000 in LMF funds  
AIG Request: $20,000 (includes additional 2% for accessible trails)  
Planned improvements:  
- Universally accessible trailhead  
- Universally accessible 0.9-mile trail  
- 9-mile loop trail around Ragged Mountain  
**Recommend** – Fully fund w/ DSA approval of management plan

Barbara Trafton inquired about the content and intent of the required management plan. Jason responded that many of our project agreements require management plans. The Land Trust holding the property develops a management plan for the property which may be subject to approval by the Designated State Agency. Typically, the project agreement allows a year to complete it after closing. Nothing wrong that this management plan isn’t complete, it is just good practice to have it completed before we release funds.

Barbara Trafton asked about what is included in the management plan, is it a stewardship plan of sort? Jason deferred to Bethany Atkins from MDIFW, the Designated State Agency, to provide specifics about the Grassy Pond and Mirror Lake management plan.

Bethany responded that this project agreement required the management plan to include information regarding forestry, vegetation and recreation management. A big component was a trail plan which would outline where trails and parking are to be located.

Chairman Keliher asked for any additional questions from the Board and asked Sarah to display the motion.

**Motion:** To approve funding for the 3 Access Improvement Grant applications (Bethel Community Forest, Hope Woods, Mirror Lake/Grassy Pond) in the amounts recommended by LMF staff, for a total not to exceed $36,800 and with the following conditions:  
- DSA to approve trail design and layout for the Bethel Community Forest.  
- DSA to approve a management plan for Mirror Lake/Grassy Pond.
With no further questions, Barbara Trafton made the motion, which was seconded by Don Kleiner.

Chairman Keliher asked for discussion of the motion. With no questions or discussion, the Motion passes without objection.

The Board received the following remarks from meeting participants:

Ian Stewart, Coastal Mountains Land Trust: Thank you Land for Maine's Future
George Harrington, President of Friends of Hope Cemetery and Woods: Thank you for your support of installation of University Accessible Trail.

B. Brigeen Farm Project - Withdrawal
Commissioner Beal noted that there was a letter in the Board packet regarding the project withdrawal, and asked staff if there was any further information provided by the applicant. Jason Bulay responded that he heard very little from the applicant, except that from the applicant except that plans changed, and they were withdrawing the project.

C. Shawmut Water Access, Fairfield
The Director presented and referred the Board to Attachment F in their Board packet, a memo which outlines the Shawmut water access project funded in part by LMF, the sale of excess lands for affordable housing, and MDIFW’s steps to replace the land sold with proceeds from the sale. The Director clarified that this agenda item does not require any Board action, it is just to make you aware of what has transpired and the agency’s plans to finalize their process.

No action was needed or taken.

D. Houlton to Presque Isle Rail Trail, Mars Hill
Director Demers presented, again explaining that this is purely informational for the Board, with no action needed.

The Houlton to Presque Isla rail trail was acquired by BPL in 2005 for a multi-use trail with $533,360 contributed by the Land for Maine’s Future program.

Recently, 3 drinking water test wells were placed on BPL’s property w/out prior notification or permission.

The Town of Mars Hill has requested a utility easement to access a future drinking water source which would be located off of BPL lands. LMF typically prohibits granting of new easements.

Existing laws regulate the location of water supply and the proximity of ATV trails to drinking water supplies. BPL and the Town are investigating alternate sites off of BPL land.

Safety measures have been installed at BPL’s request to prevent snowmobile users from accidentally hitting the test wells.

Chairman Keliher asked for further clarification regarding safety concerns.
Sarah responded that yes, there are safety concerns given the height of the well cover and the depth of snow. The wells have been flagged with blaze orange snow fencing to alert trail users of their location.

Chairman Keliher asked the Board for questions. 
**Seeing none, Sarah noted that the Board** should expect more information as things progress.

7. **Staff Updates – LMF Director Sarah Demers**

   Next AOC Meeting: April 9, 2020
   Climate, Carbon Resiliency Workshop: April 14, 2020 postponed
   Next Board Meeting: May 19, 2020

**Motion:** made the motion to adjourn by Barbara Trafton. Seconded by Jim Norris. The meeting adjourned at 9:52 a.m.