

Land for Maine's Future Program - A status report

*Joint Standing
Committee on
Agriculture,
Conservation & Forestry*

*Augusta
January 26, 2005*



Agenda

- Program overview
- Program Status
- Activities
- Case Studies
- “The Tour”

- Need more? Visit www.maine.gov/spo/lmf



LMF Mission

To secure the future social and economic well-being of the citizens of this State by maintaining the quality and availability of productive lands and natural areas...

(recreation, working farms and forests, hunting, fishing, conservation, wildlife habitat, vital ecological functions and scenic beauty)

Types of LMF Projects

- Conservation and recreation
 - Emphasizing public access for outdoor recreation
- Water access
 - Small parcels for boat ramps, hand-carry launch sites and fishing access
- Farmland protection
 - purchase of development rights and fee interests in productive farmland

History & Structure

- Created in 1987 with \$35 million bond issue
- In 1997, new priorities set by a commission of Maine citizens
- \$50 million bond issue in 1999 rejuvenated the program and amended its charge to allow local ownership
- 11 member board (5 agencies & 6 public)

General Principles

- Hunting, fishing, trapping and public access are sought on all conservation projects
- 'Willing seller only' -- Board policy
- 1/3 Match required to leverage LMF funds
- 2/3 Legislative approval is required to sell parcel or change its use from a purpose stated in the LMF statute
- The State holds lands of statewide significance
 - towns and land trusts may hold properties of local and regional significance

Public notice & input

- Notice sent to host municipalities & legislators when applications received and when project finalists designated
- Notice sent to legislators and municipal officials prior to final board votes
- Public notice and hearing prior to final board vote on any project
- All Board meetings publicized and open
- Call for new proposals is open to all

How are lands managed?

- Easements – landowner remains the manager under easement terms (e.g. guaranteed public access; no development)
- Fee – State agency, town or land trust is the land manager. State and local management is public process. For land trusts, a contract between state and trust guarantees key public interest issues like recreational access.
- On large new projects, State has established stewardship funds to assist in management

Public access

- Since 1987, need for “availability” of land for recreation recognized in LMF’s legislative mission
- 1997 LAPAC study reconfirmed public access as a central purpose of LMF
- Public access continues as a statewide issue
- Virtually all LMF mainland acquisitions are accessible by vehicle

LMF Status

- Since 1987, over 140 projects completed involving 190 individual transactions statewide
- 70 transactions on 47 projects in the last two years
- Since 1987, over 218,000 acres conserved (roughly 3/4 fee and 1/4 easement)
- 37 projects underway
- Virtually all LMF funds have now been committed – no new farm or conservation projects are possible

Dollars & acres aren't the full picture...

- Over 680 miles of shoreline conserved
- Many miles of recreational trails protected (including vital snowmobile routes)
- 5 State & regional parks expanded
- 21 water access sites approved
- 12 working farms conserved

Small Business Case Study - Aroostook Rails to Trails

- LMF Supported acquisition of 71+ miles of trail – major snowmobile routes
- County trail system has national prominence with major economic benefit
- Griffin's One Stop in Washburn does $\frac{1}{3}$ - $\frac{1}{2}$ of winter gas sales to sledders
- Real estate values are up
- A B&B has been developed for visitors

Leavitt Plantation – a case study of local initiative

- Parsonsfield citizens (York Cty) see looming threat of breakup of large forest ownership that is the economic foundation of their community - more than a third of residents derive income from the forest.
- Town votes to contribute \$50,000 directly and raises a total of \$575,000 locally.
- **Result:** The 8600 acre Leavitt Plantation Forest is conserved for forest management, outdoor recreation and wildlife habitat... and now with the land back on the market again, the Town is assured that future access to this parcel is protected!
- Partnership between Town of Parsonsfield, Department of Conservation, LMF, The Nature Conservancy, GMO (landowner) and many others

Operations

- Experience with grant recipients (“cooperating entities”) continues to be very positive. 16 new contracts signed with towns and land trusts. Annual reporting has been smooth.
- Vehicular access obtained to virtually all free-standing properties on the mainland.
- Regular legislative oversight

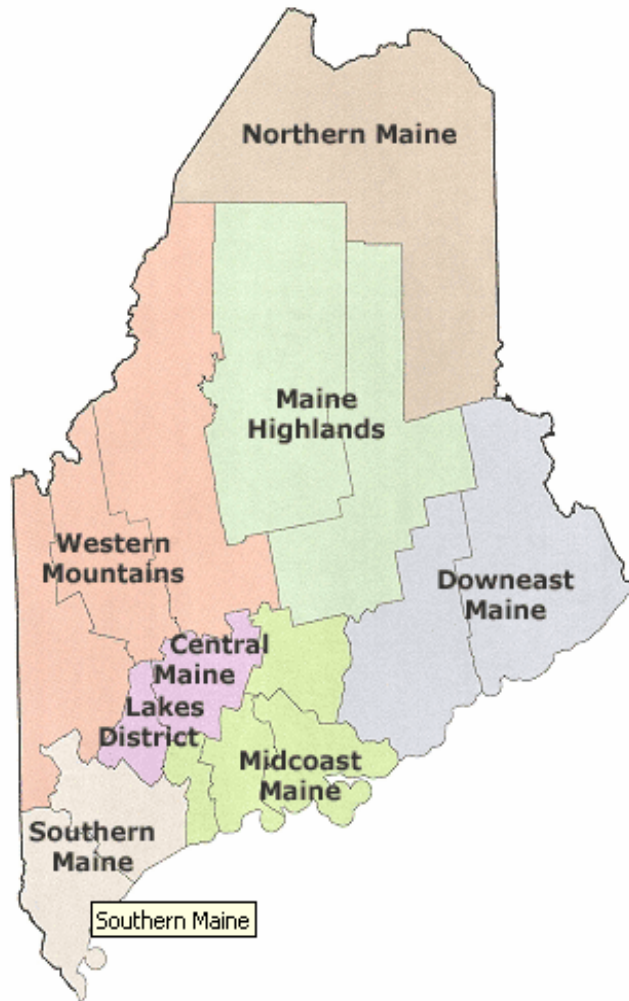
Outreach & coordination

- In 2003 & 2004, held over a dozen meetings throughout the state to collect local input
- Actively participating in efforts to strengthen natural resource based industries (including tourism, agriculture and forestry)
- Widespread recognition and support for land conservation as a key part of the State's future economic health
- Major overhaul of the LMF website to let public know where these properties are.
Visit www.maine.gov/spo/lmf



Project Map by Region

LMF funded projects are across the state of Maine. Mouse over the map below to see how many LMF projects are in a particular region. Click on a region to view a list and summary of all the projects in that region.



Regional Information
Region: Southern Maine
Counties: York, Cumberland
Number of projects: 26

LMF Project Center

- [Project Directory](#)
- [Project Search](#)
- [Project Map by Region](#)

Sharing a commitment to providing public access to Maine's special places, development of the LMF Project Center was made possible by a grant from **LLBean**.

- Home
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- Land for Maine's Future**
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Jordan Farm

[Guidelines for Use of LMF Properties](#)



Project Description

The William Jordan family has been operating their farm in Cape Elizabeth for more than half a century, with much of their extended family still involved in agricultural operations. The Jordans sell vegetables wholesale and through a farm stand, and run a popular pick-your-own strawberry operation. The farm's success is due to the family's hard work, the land's productive soils, and the fact that Cape Elizabeth has the longest growing season in Maine (due to the coast's moderating influence). Area residents cherish this local landmark where they come to buy fresh produce and enjoy scenic vistas out over the farmfields to Spurwink Marsh and the historic Spurwink Church. Each fall, busloads of local schoolchildren arrive to pick pumpkins, feed the chickens and sample the farm's wares. [Jordan Farm](#) also supplies two local food pantries and provides low-income seniors with fresh produce through the State's Farm-Share Program. The Jordan family wanted to maintain this farming tradition, but as area land values soared, the pressures to sell for development increased. Three nearby farms all sold and were built out, the most recent one into a 97-lot subdivision. The Jordans chose another path, offering to sell development rights on key portions of their farm (a strategy that lowers the property value, making it more affordable to keep land in productive use). With support from the family and the [Cape Elizabeth Land Trust](#) and funding from the Land for Maine's Future Program, and the USDA Farm and Ranch Lands Protection Program, the Cape Elizabeth Land Trust acquired an easement on Jordan Farm that prevents future subdivision or development and promotes its continued farming. Jordan Farm abuts Spurwink Marsh (part of the Rachel Carson National Wildlife Refuge), providing important wildlife habitat as well as local produce. Hay is cut late in the season to protect threatened birds such as bobolinks and eastern meadowlarks that nest in the fields. Please note: On private farms protected with Land for Maine's Future Program support, public access is by landowner permission only. Please see the icons to determine allowed uses and follow any guidance posted on the property. For more information on how to obtain landowner permission, contact [Stephanie Gilbert](#) at the Maine Department of Agriculture.



Closest Town
Cape Elizabeth

Region
Southern Maine - York,
Cumberland

Acres
47

Directions from closest town

DeLorme Maine Atlas and Gazetteer Map 3, A-4. From Broadway in South Portland, take Route 77 toward Cape Elizabeth, turning right in 2 miles onto Scott Dyer Road. At the intersection with Spurwink Road (in 1 mile) go straight onto Wells Road. The farmstand is on the right less than one-tenth mile from the intersection of the Spurwink and Wells Roads.

LMF Project Center

Independently evaluated

FINDINGS:

- Continues to be an urgent need for a state-funded land conservation effort
- There is broad public support
- LMF should continue for the foreseeable future
- New funding is needed

Conducted by the Margaret Chase Smith Center (UM) and the New England Environmental Finance Center (USM)

How have Maine citizens benefited?

- **Public Access** to outdoor recreation opportunities improved
- **Tourism** activity enhanced with conserved lands
- **Rural enterprises** supported by stabilizing land base (tourism, agriculture & forestry)
- **Natural heritage** of the State protected for future generations



Mount Agamenticus



Royal River Preserve



Skolfield Preserve



Marshall Island



Machias River



Mattawamkeag Lake



West Branch Project



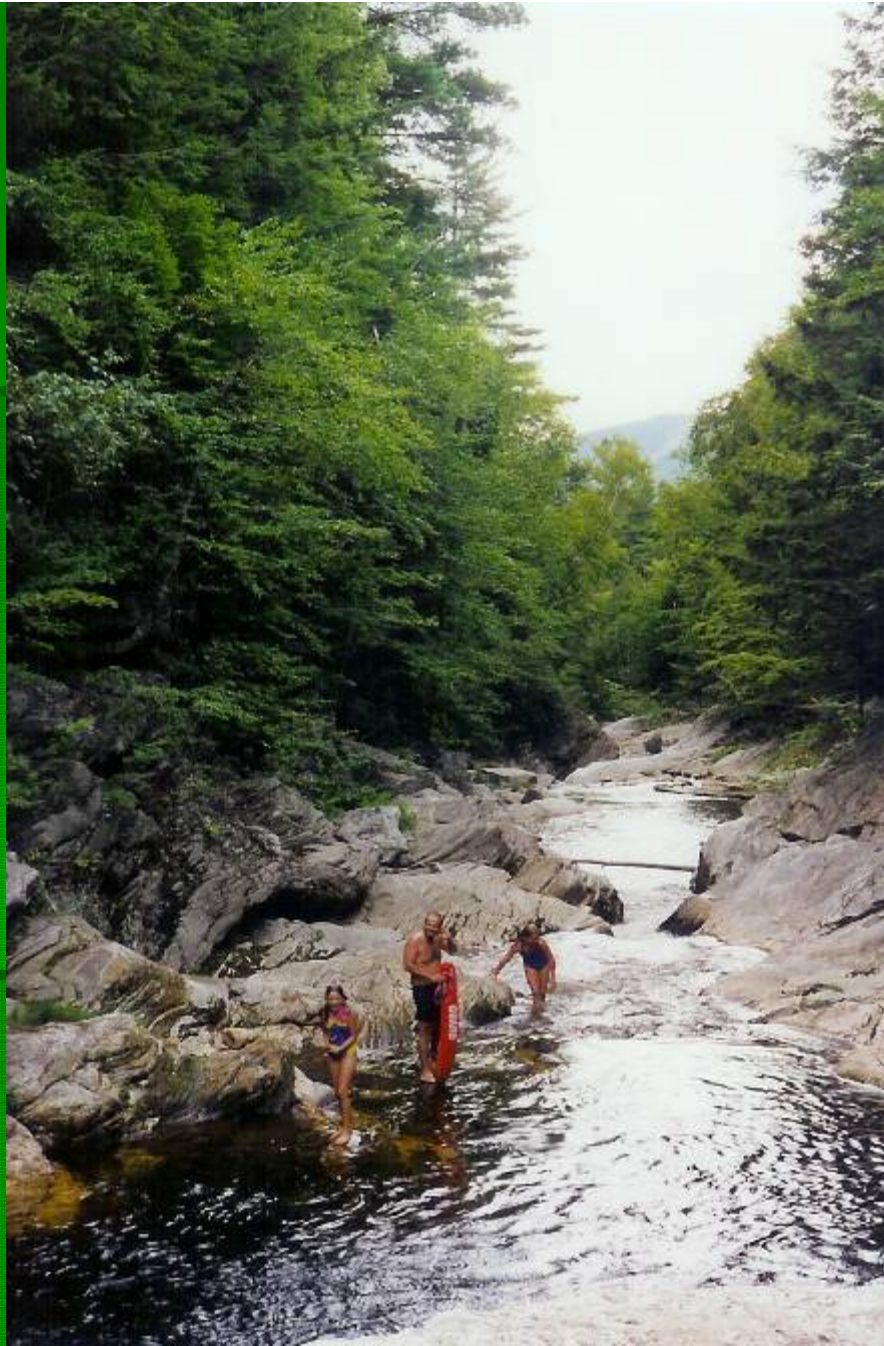
Newport to Dover-Foxcroft Rail Trail



Mount Abraham



Tumbledown Mountain



Frenchman's Hole



Bear River Rips



Kennebec Highlands

JORDANS



FRESH PRODUCE

William Jordan Farm



Leavitt Plantation

