



Land for Maine's Future Program
 Minutes of the Meeting
 July 19, 2005

Department of Marine Resources
 West Boothbay Harbor, Maine

Board Members Present:

Commissioner George Lapointe
 Commissioner Dan Martin
 Commissioner Bob Spear
 Commissioner P. McGowan

Carole Dyer
 Warren Balgooyen
 Jeff Thaler

Leon Gorman
 Marcia McKeague

Board Members Absent:

Martha Freeman

LMF Staff Members Present:

Tim Glidden

Steve Brooke

Aline Lachance

Others

Andrea Erskine, Dept. of Agriculture Food & Rural Resources
 Stephanie Gilbert, Dept. of Agriculture Food & Rural Resource
 Nat Tupper, Town of Yarmouth
 Sherwood & Lorraine Libby, Francis Small Heritage Trust
 Dick Jarratt, Francis Small Heritage Trust
 Jim Connolly, Dept. Inland Fisheries & Wildlife
 Henry Nichols, Friends of Royal River
 Sam Hodder, Trust for Public Lands
 Jamie Brawn, Frenchman Bay Conservancy

Field Trip (10:00 a.m.- 11:00 a.m.)

A morning field trip was held at the Boothbay Harbor Wetlands (*Penny Lake*) site to view ongoing access improvement work. Board members also made a brief visit to the Boothbay Harbor Chamber of Commerce. The Chamber thanked the Board for its efforts citing recreational land acquisitions as important to the economic well being of the community.

Minutes

A motion was made by Commissioner Martin and seconded by Marcia McKeague to approve the May 24, 2005 Minutes of the Meeting. Vote was unanimous.

Project Acquisition Votes

→ Lower Kennebec – United Way parcel, Topsham, Sagadahoc County (16 ± acres in fee to IF&W)

- Public Notice

Published in the Kennebec Journal on 6/29/05 and The Times Record on 6/30/05.

- Appraisal Committee Recommendation

The ARC recommended accepting an appraised value of \$ 60,000 for this project and further recommends LMF funding of \$ 60,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Jeff Thayer and seconded by Commissioner Martin to support acquisition. Vote was unanimous.

Note: the following 3 projects were seeking additional allocation along with the required acquisition vote.

→ Sawyer Mountain Highlands – Dickinson parcel, Limington, York County (310.5 ± acres in fee under a PA with FSHT)

- Public Notice

Published in the Kennebec Journal on 6/29/05 and the Portland Press Herald on 6/29/05.

- Appraisal Committee Recommendation

The ARC recommended accepting an appraised value of \$ 230,000 for this project and further recommends LMF funding of \$153,333.00 (not including all other costs).

*Note: The Round 2 allocation of \$50,984.64 plus a supplemental allocation of **\$102, 348.36** will enable the Francis Small Heritage Trust to acquire the second more substantial parcel, the Dickinson property, which abuts the Harris land.*

\$ 50,984.64 original allocation
\$102,348.36 supplemental allocation
 \$153,333.00 total LMF allocation

- Public Comments

Sherwood Libby [Francis Small Heritage Trust] expressed his gratitude to the Board & the Department of Inland Fisheries & Wildlife for all their help in moving the project forward and noted that LMF funds have accomplished miracles enabling them to purchase recreational lands vital to the region. Furthermore, once LMF funds help jump-start the project calls from other landowners have come in offering to sell significant lands that abut properties owned by the Trust. This current parcel which Mr. Dickinson has offered to sell to the Trust, at a bargain sale, is the largest remaining unprotected parcel in the Sawyer Mountain Highlands. Mr. Dickinson is giving us a tremendous gift as this parcel will allow for a new access path and expand the protected area in the highlands significantly. We hope the board will approve our request for additional funding.

- Vote to Support Acquisition & Supplemental Allocation

A motion was made by Marcia McKeague and seconded by Carole Dyer to support both the acquisition of the Dickinson parcel and allocation of supplemental funding [**\$102, 348.36**] for the project. Vote was unanimous.

➔ **Royal River – Phase II**, Yarmouth, Cumberland County (13.2 ± acres in fee under a PA with DOC)

- Public Notice

Published in the Kennebec Journal on 6/29/05 and the Portland Press Herald on 6/29/05.

- Appraisal Committee Recommendation

The ARC recommended accepting an appraised value of \$ 900,000 for this project and further recommends LMF funding of \$250,000.00 (not including all other costs).

*Note: The Round 4 allocation of \$100,000 plus a supplemental allocation of **\$150,000.00** will enable the Town of Yarmouth to reclaim the natural landscape of the Royal River Estuary.*

- Public Comments

Nate Tupper, Yarmouth Town Manager, stated that the Town and its partners are grateful for the commitment that the LMF Board has demonstrated to the project and that this commitment has been matched with investment from the Town and others who are eager to protect their riverfront and link up with the Royal River corridor. He further noted that land in southern Maine is very hard to come by these days, including escalating land prices and how critical it is to save such lands before they are placed on the open market as private sales. The property commands terrific views of the river and creates the possibility for a trail corridor that could eventually link with Phase I of the project and with other parcels currently under discussion. Both Henry Nichols and Sam Hodder echoed Nate sentiments and stressed the partnership efforts that have moved both phases of the project forward.

- Vote to Support Acquisition & Supplemental Allocation

A motion was made by Warren Balgooyen and seconded by Jeff Thaler to support both the acquisition and allocation of supplemental funding [**\$150,000.00**] for the project. Vote was unanimous.

\$ 100,000.00 original allocation
\$ 150,000.00 supplemental request
 \$ 250,000.00 total LMF allocation

→ **Sabbathday Lake Lower Kennebec** New Gloucester, Cumberland County & Poland, Androscoggin County. (1,667± acres of conservation easement under PA between New England Forestry Foundation, Dept. of Agriculture Food & Rural Resources and the Dept. of Conservation.

- Public Notice

Published in the Kennebec Journal on 6/29/05, Portland Press Herald on 6/29/05 and Lewiston Sun Journal on 6/29/2005.

- Appraisal Committee Recommendation

The ARC recommended accepting an appraised value of \$ 2,150,000 for this project and further recommends LMF funding of \$805,000.00 (not including all other costs).

*Note. This request for supplemental allocation of **\$115,000.00** is due to purchase price being significantly higher than the earlier (October 2003) appraisal. This supplemental allocation will be matched by the USDA Farm and Ranch Land Protection Program which will close the funding gap for the 'agricultural' land.*

\$ 500,000.00 conservation and recreation funding
 \$ 190,000.00 farmland funding
\$ 115,000.00 supplemental allocation
 \$ 805,000.00 total LMF allocation

- Public Comments

None.

Tim Glidden noted that he did receive a phone call from the Town Manager of Poland regarding tax status. He noted that this acquisition would not reduce taxes for the town because the land in Poland is registered under the Tree Growth Tax Program and the acquisition of a conservation easement should not change that assessed value.

Sam Hodder, Trust for Public Lands, one of several project partners, stated that a consultant has been hired and that they are ready to kick-off private fund raising efforts in a few weeks.

- Vote to Support Acquisition & Supplemental Allocation

A motion was made by Commissioner Spear and seconded by Carole Dyer to support both the acquisition and allocation of supplemental funding [**\$115,000.00**] for the project. Vote was unanimous.

5 % Access Improvement Requests

The Frenchman Bay Conservancy is requesting a grant of \$12,750 for access improvements at Indian Point Park in Ellsworth. They intend to construct a parking area and loop trail to provide pedestrian access to the park. The entire trail will be approximately a mile long. Phase I includes the parking area and a footpath leading out to the tip of the point and Phase II will consist of a return loop which will be wheelchair-accessible constructed to ADA specifications.

Vote

A motion was made by Carole Dyer and seconded by Commissioner Spear to approve access improvement funds in the amount of \$12,750.00. Vote was unanimous.

Other Business

➔ **Bangor & Aroostook Rail Road**

The Maine Bureau of Parks & Lands (BPL); Department of Conservation has reached an agreement with the Bankruptcy Court Trustee regarding purchase price for the rail corridor which will be used for public access for multi-use recreational activities. The sales contract is expected to be executed shortly. David Rodrigues from the Department of Conservation (DOC) is working with officials from the various towns to finalize the acquisition. BPL will be using eminent domain to assist in clearing up the title(s) to these sites. The Trustee has agreed to this condemnation. DOC has obtained the necessary approvals from the affected towns.

➔ **Brae Maple Farm Update**

In March 2005, the Department of Agriculture had to restructure several projects in order for the State to access Federal Farm & Ranch Land Protection matching funds. The Brae Maple Farm is one of those three restructured projects. While discussions were temporarily stalled due to complications from the integration of State and Federal regulations, the Georges River Land Trust continues to work with the Smith family regarding the purchase of an easement on their Union property with funding from LMF and assisting them with their strategic business and estate planning. The Trust will provide a full status report for the September 2005 LMF Board meeting. The owners remain committed to protecting the land they've been farming for years.

No action required.

➔ **Sand Hill Farm Update**

The landowners are contemplating a substantive change to the proposal submitted to the Board in October 2003. The Sheepscot Valley Conservation Association is assisting the landowners with analyzing their options and funding opportunities. SVCA will bring an updated proposal to the LMB Board at their September 20, 2005 meeting.

No action required.

➔ Bond Update

Tim noted that the State Legislature's leadership met July 7th for about 3 hours. No specifics yet about the possible dollar amount for LMF funding. A special one-day session is planned for July 29th.

Note: On Monday, August 8, 2005 Governor Baldacci signed an \$83 million bond package with \$12 million allocated for LMF and pilot program for working waterfront protection. The bill, enacted by lawmakers July 29th is slated for referendum vote on November 8, 2005.

➔ Project Status Update

Highlights of project progress and completions since May 2, 2005

The following projects are of or near completion:

Caribou Bog- Penjajawoc parcel, (Phase I)

Downeast Lakes – McClellan Cove

Bangor & Aroostook Rails-to-Trail corridor

RiverLink – Haselton tract

Mowry Beach

Hanson Farm

Steady progress is being made for Marshall Island (Phase II), Pike Lands, Schoodic Bog, and Greater Mt. Agamenticus – ATP parcel. Appraisals for Kathadin Iron Works, Quarry Woods, and Varnum Farm are underway. All of LMF farmland protection projects for Round 1 have been completed and no change in status for Water Access projects since last reported in May 2005.

➔ Next Board Meeting

Next Board meeting is scheduled for September 20, 2005 at the Pine Tree State Arboretum in Augusta.

Adjourn

Meeting adjourned at 2:30 p.m.