



**Land for Maine's Future Board**  
**November 18, 2003**  
**Minutes of the Meeting**

Pine Tree State Arboretum  
Augusta, Maine

**Members Present:**

Carole Dyer  
Martha Freeman, Director, SPO  
Roger Milliken

Marcia McKeague  
Warran Balgooyen  
Commissioner Martin

Leon Gorman  
Commissioner Spear

**Members Absent:**

Commissioner Lapointe

Commissioner McGowan

Linda Pagels

**LMF Staff Members Present:**

Tim Glidden  
Aline Lachance

Steve Brooke  
Surran Pyne

R. Collin Therrien

**Others Present:**

Alan Brooks, Quoddy Regional Land Trust  
U. Santos, Quoddy Regional Land Trust  
Chris Fichtel, Maine Coast Heritage Trust  
Tom Rumpft, The Nature Conservancy  
Stephanie Gilbert, Dept of Agriculture, Food & Rural Resources  
Bob Cummings, Phippsburg Land Trust  
Sam Hodder, The Trust for Public Lands  
Bob Williams, Dept Inland Fisheries & Wildlife  
Eugene Dumont, Dept. Inland Fisheries & Wildlife  
Steve Walker, Town of Freeport  
Ralph Knoll, Dept. of Conservation

**Minutes of the Meeting**

A motion was made by Carole Dyer and seconded by Marcia McKeague to accept the September 25, 2003 Minutes of the Meeting. Vote was unanimous.

## **CONSERVATION & RECREATION PROJECTS**

- **Lower Kennebec Project** – [Holstein & McCarthy Property, Topsham and Woolwich] 45.7 ± acres fee

- **Public Notice**

Published in the Kennebec Journal on 11/6/03 and Portland Press Herald on 11/6/03.

- **Appraisal Committee Recommendation**

The committee recommends that the appraised value for the Holstein parcel be \$160,000 and that the appraised value for the McCarthy parcel be \$190,000. It further recommends LMF funding based on the applicant's request of \$160,000 for the Holstein parcel and \$150,000 for the McCarthy parcel (not including all other costs).

- **Public Comments**

None.

- **Vote**

A motion was made by Marcia McKeague and seconded by Carole Dyer to support fee acquisition for both the Holstein and McCarthy parcels. Vote was unanimous.

- **RiverLink Project** – [Wade Property, Newcastle] 19.2 ± acres in fee

- **Public Notice**

Published in the Kennebec Journal on 11/6/03 and Portland Press Herald on 11/6/03.

- **Appraisal Committee Recommendation**

The Committee felt that the appraisal documents adequately supported an appraisal value of \$60,000 and further recommends LMF based on the applicant's request of \$60,000 (not including all other costs).

→ Public Comments

Both Eugene Dumont [IF&W], and Chris Fichtel [MCHT] supports the project. It ties in nicely with several other projects in the Marsh River corridor.

→ Vote

A motion was made by Carole Dyer and seconded by Roger Milliken to support fee acquisition for the Wade parcel. Vote unanimous.

■ **Mowry Beach Project in Lubec**– 48+ acres fee under a project agreement

→ Public Notice

Published in the Kennebec Journal on 11/6/03 and Bangor Daily News on 11/8/03.

→ Appraisal Committee Recommendation

The committee recommends that the appraisal value be \$125,000 and further recommends LMF funding based on the applicant's request of \$73,000 (not including all other costs).

→ Public Comments

Both Ukey Santos and Alan Brooks from the Quoddy Regional Land Trust support the acquisition stating the project provides open space and access to the beach for the community and school. It fits nicely into the town's trail system as well.

Tom Rumpf from The Nature Conservancy also supports acquisition and added that the site location blends into the overall geographic dispersion of various LMF acquisitions.

→ Vote

A motion was made by Commissioner Danny Martin and seconded by both Carole Dyer and Roger Milliken to support fee acquisition. Vote was unanimous.

■ **Sprague Pond** – [Phippsburg] 38 + acres in fee under a project agreement

→ Public Notice

Published in the Kennebec Journal on 11/6/03 and Portland Press Herald on 11/6/03.

→ Appraisal Committee Recommendation

The committee recommends that the appraised value be \$38,000 and further recommends LMF funding based on the allotted amount of \$26,000 (not including all other costs).

→ Public Comments

Bob Cummings, Phippsburg Land Trust, favors acquisition and stated that the Trust is ready to move forward.

→ Vote

A motion was made by Warren Balgooyen and seconded by Carole Dyer to support fee acquisition. Vote was unanimous.

■ **Newport to Dover-Foxcroft Rail Trail** – 26.88 miles in fee plus 1295' x 15' of a trail corridor right-of-way on four other properties [Newport, Corinna, Dexter, Sangerville, and Dover-Foxcroft]

→ Public Notice

Published in the Kennebec Journal on 11/6/03 and Bangor Daily News on 11/8/03.

→ Appraisal Committee Recommendation

The committee recommends an appraised value between \$1,100,000 - \$1,250,000 and further recommends LMF funding based on the applicant's request of \$537,000 (not including all other costs).

→ Public Comments

Ralph Knoll mentioned that the communities are extremely excited about the project and that the trail corridor will help business districts of four towns creating opportunities for economic development.

→ Vote

A motion was made by Marcia McKeague and second by Warren Balgooyen to support acquisition by the Department of Conservation. Vote was unanimous.

■ **Mt. Blue/Tumbledown –Phase III** - 6,874 ± acres in fee  
[Avon, Perkins Plantation, Weld and Township 6 North of Weld]

→ Public Notice

Published in the Kennebec Journal on 11/6/03 and Lewiston Sun Journal on 11/6/03.

→ Appraisal Committee Recommendation

The committee recommends that the appraisal value be \$2,330,000 and further recommends LMF funding not to exceed \$1,125,000 [not including all other costs].

→ Public Comments

Ralph Knoll stated that this phase of the project would protect all of the key trails, mountain tops, alpine resources and scenic values of the Tumbledown range. Sam Hodder and Tom Rumpf both noted that roughly \$5 million of Forest Legacy dollars have been earmarked for the Machias River and Tumbledown Mountain projects in Maine and that Sen. Snowe and Sen. Collin are working to secure additional funding for this and other regional projects.

→ Vote

A motion was made by Leon Gorman and seconded by Marcia McKeague to support acquisition. Vote was unanimous.

■ **Bradbury-Pineland Corridor Project** – 21.5 ± acres of trail corridor and conservation easement [Ayers/Swain parcel, Pownal]

→ Public Notice

Published in the Kennebec Journal on 11/6/03 and Portland Press Herald on 11/7/03.

→ Appraisal Committee Recommendation

The committee recommends that the appraisal value be \$49,000 and further recommends LMF funding based on the applicant request of \$49,000 (not including all other costs).

→ Public Comments

None.

→ Vote

A motion was made by Commissioner Martin and seconded by Carole Dyer to support acquisition of a trail corridor and a conservation easement. Vote was unanimous.

■ **Camden Hills State Park** – 28.6 ± acres in fee [Connor parcel, Camden]

→ Public Notice

Published in the Kennebec Journal on 9/6/03 and Portland Press Herald on 9/6/03.

→ Amendment Request

A request to amend the action taken at the September 25, 2003 Board meeting was proposed. At that time it was anticipated that LMF funds would be used for three parcels in this project. Match will now come from the fee acquisition of two of the three parcels: Millington and Laite.

→ Appraisal Committee Recommendation

At the September 25, 2003 Board meeting the appraisal committee recommended that the appraisal value be \$272,000 and it also recommended \$166,667 in LMF funding for project acquisition. The LMF staff is now recommending an increase in LMF funding totaling \$250,000 based on match provided by the applicant.

→ Public Comments

None.

→ Vote on Amendment

A motion was made by Marcia McKeague and seconded by Carole Dyer to approve the funding increase. Vote was unanimous.

## 5 % ACCESS IMPROVEMENT GRANT REQUEST

**Note:** Tim noted that access funds are not tied to the bond(s) that acquired the parcel(s) so that requests for access funds can come at later times.

■ **Florida Lake** – Freeport (Cumberland County)

Access improvement funds in the amount of **\$10,450** are being requested (less than 5 % of the \$269,000 appraised value) by the Freeport Conservation Commission to fund construction of an information kiosk, a park entrance sign, and trail improvements.

→ Vote

A motion was made by Marcia McKeague and seconded by Leon Gorman to approve \$10,450 for access improvements. Vote was unanimous.

■ **Presumpscot Falls Site** – (Cumberland County)

[Note: the request for access funds for the Presumpscot Preserve site removed from the table]

Access improvement funds in the amount of **\$7,000** are being requested (5 % of the \$100,000 appraised value *plus* \$40,000 for the two additional donated riverfront parcels ) by the Portland Trails to fund construction of trail access to the site.

→ Vote

A motion was made by Carole Dyer and seconded by Marcia McKeague to approve \$7,000 for access improvements. Vote was unanimous.

■ **Robinson Wood** – Cape Elizabeth (Cumberland County)

Access improvement funds in the amount of **\$12,500** are being requested (less than 5 % of the \$1,700,000 appraised value) by the Cape Elizabeth Land Trust to fund design of 'take away' maps of Robinson Woods, trail signs, interpretive signs, boardwalk/bridges, building a kiosk, and parking design.

→ Vote

A motion was made by Marcia McKeague and seconded by Commissioner Martin to approve \$12,500 for access improvements. Vote was unanimous.

*Note:* Tim mentioned that the program asks that LMF Logo signs be posted on LMF funded properties.



## OTHER ITEMS

Copies of the book 'Wilderness Voices from Maine' was distributed to board members by Tim Glidden.

### ■ Staff Report

#### A) Round #4 of \$50 million Land Bond

We've received a great selection of projects, a total of 28 applications noted Tim, with a total LMF funding request of \$ 16,860,399.

The Scoring Committee met on November 12, 2003 and the Nominations Committee will meet on December 17, 2003.

#### B) Update on Bond discussion

New legislation has been introduced to propose a new LMF Bond at the upcoming legislative session. Also a number of proposals are out there for new LMF initiatives and responsibilities raising significant policy issues which Tim briefly outlined for Board discussion:

- ✓ **Authorize limited-term easements.** The agriculture and forestry sectors are advocating for term easements. Currently LMF fund easements of not less than 99 years [permanent].
- ✓ **Increase existing set-asides.** There is some sentiment to increase the farm *set-aside* dollars. The Dept of Agriculture would like to remove the “up to” phrase so that the State’s farmland protection program would have a known quantity of funds to which to plan and to match federal farmland dollars.
- ✓ **Working waterfront protection.** This proposal would amend the State’s conservation easement statutes to allow the use of conservation easements on developed working waterfronts and direct LMF to fund such easements.
- ✓ **Community Involvement.** Allow integration of community and economic development objectives with land conservation. In essence allow bond funds (capital investment) for what is essentially a planning function.
- ✓ **Smart Growth.** Integrate State land conservation efforts with “smart growth” efforts.
- ✓ **Timberland Acquisition.** Impose further restrictions on the State’s ability to buy forest land currently being operated commercially.
- ✓ **Local capacity building.** Increase LMF support for transaction costs. Helping smaller land trusts or organized groups having difficulty in raising working capital to put deals together.

Milliken and others expressed concerns that many of the new initiatives would be stretching the Board beyond its capacity and that the Board would be addressed business related issues vs. protecting lands such as liability pertaining to working waterfronts, providing funds for regional community involvement in land conservation planning and negotiations, etc. Members felt that the proposed commercial forestry language might halt future forest land acquisitions as Maine is roughly 90 percent forested.

#### C) Outreach Meetings

A meeting was held on October 14<sup>th</sup> in Kennebunkport sponsored by the Kennebunkport Land Trust and Town of Kennebunkport. The theme for the evening was ‘Coastal Access, Land Conservation & Smart Growth; Municipal Partnerships’.

On October 22nd another outreach meeting was held at the County Commissioners Office in Caribou sponsored by the Aroostook County Commissioners. The theme for the evening was 'Experience with railtrails'.

D) Project Status Report

Tim reviewed the Project Status Report. He also mentioned cooperative agreements LMF has with the Maine Natural Areas Program and the Maine Historic Preservation Commission. These agreements allow the Program to assess the ecological and historical values on LMF funded projects. A summary sheet outlining archaeological activities was included in the board packet.

■ **Next Board Meeting**

January 26-27, 2004 at the Maple Mill Farm in Hallowell.

Board meeting adjourned at 3:05 p.m.