



Land for Maine's Future Program
Minutes of the Meeting
January 12, 2010

Pine Tree State Arboretum
Augusta, Maine

Board Members Present:

Commissioner George Lapointe
Act. Commissioner Eliza Townsend
Martha Freeman, Director

Diane Doyle
Ben Emory
Bucky Owen

Don Marean
Leon Gorman

Board Members Absent:

Commissioner Seth Bradstreet

Commissioner Danny Martin

Jeff Thaler

LMF Staff Members Present:

Tim Glidden
R. Collin Therrien

Steve Brooke
Aline Lachance

Jim Connors

Others

Representative Jayne Crosby Giles
John Phillips, Chair, Ellsworth City Council
Michelle Beal, Ellsworth City Manager
Tom Hall, Town Manager, Town of Scarborough
Keith Bisson, Coastal Enterprises, Inc.
Eleanor Everson, public
Shirley Stockson, public
Tom Sidar, Frenchman Bay Conservancy
Vasco Carter, Dept. Inland Fisheries & Wildlife
Scott Dickerson, Coastal Mountains Land Trust
Stacy Gambrel, Maine Farmland Trust
John Marshall, Pleasant River Wildlife Foundation
Roger Clapp, Downeast Coastal Conservancy
Jeff Romano, Maine Coast Heritage Trust
Wolfe Tone, Trust for Public Lands
Kris Hoffman, Forest Society of Maine
Peter McKinley, Forest Society of Maine
Linda Shapleigh, Dept. of Conservation-Maine Conservation Corps
Stephanie Gilbert, Dept. Agriculture, Food & Rural Resources
Jim Connolly, Dept. Inland Fisheries & Wildlife
Jessica Siegal & Chandra Simon (Yale students joined via conference phone)

Update: Commissioner Lapointe stated that he recently met with the Legislative Marine Resources Committee and reported on the accomplishments to-date of the Working Waterfront Access Pilot Project and to affirm our mandate. He stated that the meeting went extremely well. Also, he noted that the Sprucehead project just closed.

- Minutes of the Meeting

A motion was made by Ben Emory and seconded by Martha Freeman to accept the November 10, 2009 Minutes of the Meeting. Vote was unanimous.

OLD BUSINESS

- **GREAT POND LOWER PENOBSCOT FOREST, GMO 24,661± acre Working Forest Easement**, T-32 MD and Great Pond, Hancock County; and Milford and Greenfield, Penobscot County to the Maine Department of Conservation

A motion was made by Martha Freeman and seconded by Bucky Owen to remove this project off the TABLE. Vote was unanimous

LMF staff recommended that this project be RE-TABLED as appraisal is currently under federal review. The working forestry agreement is also being reviewed.

A motion was made by Martha Freeman and seconded by Ben Emory to RE-TABLE this project. Vote was unanimous

- **GREAT POND LOWER PENOBSCOT FOREST, Madden parcel**, Bradley & Milford, Penobscot County, 251.38± acres in fee plus an access ROW to the Maine Department of Conservation

A motion was made by Bucky Owen and seconded by Martha Freeman to remove this project off the TABLE. Vote was unanimous

LMF staff recommended that this project be RE-TABLED.

A motion was made by Bucky Owen and seconded by Ben Emory to RE-TABLE this project. Vote was unanimous

NEW BUSINESS

- **BELFAST MOOSEHEAD RAIL TRAIL, Head of Tide parcel, Belfast, Waldo County**, 92± acre in fee to the Coastal Mountains Land Trust under a Project Agreement with the Maine Department of Conservation

- Public Notice

On December 23, 2009 published in the Kennebec Journal and on December 24, 2009 published in the Republican Journal.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$195,000 and further recommends LMF funding of \$75,000 for this parcel (not including All Other costs).

- Public Comments

Representative Jayne Crosby Giles expressed her support for acquisition of the parcel stating that it was a valuable addition to the community and a lovely part of the river.

Scott Dickerson stated that the Coastal Mountain Land Trust conducted a conservation plan identifying a greenway concept for the region which resulted in the Passagassawakeag Greenway Focus area. The Belfast and Moosehead Lake Railroad corridor was identified as a vital element of the Focus Area providing a link to the Greenway along the Passagassawakeag River from downtown Belfast. This parcel is the biggest piece of the project and will connect a large network of trails into one recreational corridor.

Peter McKinley stated he lives in the area and this acquisition would make his day. The area includes undeveloped forested bluffs along the river north of downtown Belfast for enjoyment as well.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous.

→ **HEADS OF ESTUARIES, Redimarker Parcel, Addison, Washington County, 4.5 ±** acres in fee to the Pleasant River Wildlife Foundation under a Project Agreement with the Maine Department of Inland Fisheries & Wildlife

- Public Notice

On December 23, 2009 published in the Kennebec Journal and on December 22, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$125,000 and further recommends LMF funding of \$76,500 for this parcel (not including All Other costs).

- Public Comments

John Marshall stated that protecting the entirety of Long Cove has been a strategic objective of Pleasant River Wildlife Foundation and Maine Coast Heritage Trust for some time.

- Vote

A motion was made by Ben Emory and seconded by Eliza Townsend to support acquisition of this parcel. Vote was unanimous.

→ **BRANCH LAKE, Ellsworth, Hancock County**, 1,196± acres of conservation easements to the Forest Society of Maine and the Frenchman Bay Conservancy under a Project Agreement with the Maine Department of Conservation

- Public Notice

On December 23, 2009 published in the Kennebec Journal and on December 24, 2009 published in the Ellsworth American.

- Scoring Committee Report

In December 2009, the Board's Scoring Committee reviewed a proposed reconfiguration of the Branch Lake Project in part due to the complexities of the project and ownership structure having changed substantively over the course of the project. The Committee agreed to accept the reconfiguration stating that it did not impact the overall value of the project.

- Vote to approve Reconfiguration

A motion was made by Ben Emory and seconded by Martha Freeman to approve the reconfiguration of the Branch Lake Project. Vote was unanimous.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$2,500,000 and further recommends LMF funding of \$640,000 for this parcel (not including All Other costs).

- Public Comments

Wolfe Tone thanked the Board and LMF staff for their help in moving this project forward in the face of numerous complexities that had to be navigated surrounding funding, ownership, management, and satisfying conditions required by the Land for Maine's Future Program.

Peter McKinley stated that many folks have played an instrumental role in moving this project forward particularly the City of Ellsworth.

Alan Stearn updated the Board regarding boat ramp discussions. He stated that the City of Ellsworth's Planning Board has not yet issued a permit for the boat ramp, however, he believes that in a few more months, the City of Ellsworth will be signing off on the boat ramp permit. There has been a fair deal of progress within the last two years.

Michelle Beal, Ellsworth City Manager, stated that the City's Management Plan is going before the Council on February 8, 2010. If all goes well, a permit will be issued by June 2010. The boat ramp will be managed by the City of Ellsworth.

John Phillips, Ellsworth Council Member, stated that the town plans to purchase conservation rights through either a conservation easement or deed covenant to a 37 acre parcel of land in the watershed of Branch Lake. In addition, the town will purchase conservation rights to and restore a 26 acre parcel of land directly adjacent to the site known as the Stoney Ridge Road site. Furthermore, the City of Ellsworth plans to set aside some funds as match to acquire the easement. Branch Lake is the water source for the City of Ellsworth and outlets to the Union River.

- Vote

A motion was made by Diane Doyle and seconded by Ben Emory to support acquisition for this project. Vote was unanimous except for Bucky Owen who abstained.

WATER ACCESS PROPOSAL

→ **HIGGINS BEACH PARKING LOT, Scarborough, Cumberland County, 1.5± acre** to be acquired in fee by the Town of Scarborough under a Project Agreement with the Maine Department of Conservation.

- Public Notice

On December 23, 2009 published in the Kennebec Journal and on December 22, 2009 published in the Portland Press Herald.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$930,000 and further recommends LMF funding of \$632,145 (not including all other costs).

- Public Comments

Tom Hall, Scarborough Town Manager, stated that the Town has provided a letter of support for the project and plans to commit roughly \$635,000 towards the project.

- Vote

A motion was made by Ben Emory and seconded by Leon Gorman to support acquisition of this project. Vote was unanimous

FARMLANDS

- **FIELDS & FORESTS FOREVER, Hunter Farm, Unity, Waldo County, 150±** acres of agricultural conservation easement to be acquired by the Friends of Unity Wetlands under a Project Agreement with the Maine Department of Agriculture, Food & Rural Resources

- Public Notice

On December 23, 2009 published in the Kennebec Journal and on December 24, 2009 published in the Republican Journal.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$ 90,000 contingent on confirmed acreage and further recommends LMF funding of \$45,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous

- **KELLEY FARM, Bowdoinham, Sagadahoc County, 88.15±** acres of agricultural conservation easement to be acquired by the Maine Farmland Trust under a Project Agreement with the Maine Department of Agriculture, Food & Rural Resources

- Public Notice

On December 23, 2009 published in the Kennebec Journal and on December 22, 2009 published in the Times Record.

- Appraisal Review Committee Recommendation

The ARC recommends accepting a 'before value' appraisal of \$1,400,000 and an easement value of 1,290,000 or 92 percent of full value and further recommends LMF funding of \$510,000 not including all other costs. This recommendation is contingent on

the final proposed farmstead area being in substantially the same location as indicated in the appraisal.

- Public Comments

None.

Stephanie Gilbert, Department of Agriculture, concurred with Paul Mattor's assessment that the 2 acre farm stead be located on tax map R-10 Lot 15 as a condition of the easement. The easement will be held by the Maine Farmland Trust.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to support acquisition of this parcel. Vote was unanimous

ACCESS IMPROVEMENT GRANT PROPOSALS

→ **SCHOODIC TRAIL CONNECTOR, Sullivan, Hancock County**, 253± acres in fee to the Frenchman Bay Conservancy under a Project Agreement with the Maine Department of Conservation

- Proposal

The Frenchman Bay Conservancy is seeking an access improvement grant in the amount of \$4,550.

- Vote

A motion was made by Ben Emory and seconded by Martha Freeman to approve an access improvement grant in the amount of \$4,550. Vote was unanimous.

→ **COLONIAL PEMAQUID, Bristol, Lincoln County**, 0.37± acres in fee to the Maine Department of Conservation

- Proposal

The Department of Conservation is requesting an access improvement grant in the amount of \$4,900 to construct an Entrance Booth at the site.

- Vote

A motion was made by Diane Doyle and seconded by Ben Emory to approve an access improvement grant in the amount of \$4,900. Vote was unanimous.

→ **CAMDEN HILLS, THE STATE PARK, Lincolnville, Waldo County, 235 ± acres** in fee to the Maine Department of Conservation

- Proposal

The Department of Conservation is requesting an access improvement grant in the amount of \$51,400 to complete the Cameron Mountain Trail which allows access to the peaks of Cameron Mountain, Bald Rock and Maiden Cliff.

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to approve an access improvement grant in the amount of \$51,400. Vote was unanimous.

→ **AMHERST LANDS, Amherst, Hancock County, 4,974± acres** in fee to the Maine Department of Conservation

The Department of Conservation is requesting an access improvement grant in the amount of \$35,000 to rehabilitate certain roads for public access and management; erosion control; and rebuild two bridges.

- Vote

A motion was made by Diane Doyle and seconded by Ben Emory to approve an access improvement grant in the amount of \$35,000. Vote was unanimous.

→ **LOWER KENNEBEC RIVER ESTUARY – Round 2**

The Department of Inland Fisheries & Wildlife is requesting for Round 2 of the Lower Kennebec River Estuary Project an access improvement grant in the amount of \$35,000 for the following projects:

- Parking area and signage in Topsham at the Muddy River Compartment in one location – McCarthy requesting \$5,000;
- Parking area and signage in Bowdoinham at the Abagadasset River Compartment in one location – Mariner/Lamb requesting \$5,000
- Parking area and signage in Woolwich at Chopps Creek in one location – Bonzagni requesting \$5,000
- Upgrade of the field road at Green Point where duck hunters are accessing Merrymeeting Bay at a time of year when the existing road is unable to handle the traffic – Gleason requesting \$20,000

- Vote

A motion was made by Bucky Owen and seconded by Diane Doyle to approve an access improvement grant in the amount of \$35,000. Vote was unanimous.

→ **KENNEBEC RIVER ESTUARY – Round 6**

The Department of Inland Fisheries & Wildlife is requesting an access improvement grant in the amount of \$10,000 in order to build one parking area at the Wallentine parcel (estimate \$5,000) and one parking area at the Wallace parcel (estimate \$5,000).

- Vote

A motion was made by Bucky Owen and seconded by Ben Emory to approve an access improvement grant in the amount of \$10,000. Vote was unanimous.

→ **EXPANDING WILDLIFE MANAGEMENT AREAS**

The Department of Inland Fisheries & Wildlife is requesting an access improvement grant in the amount of \$4,000 to upgrade road surface into Spectacle Pond, improve drainage and protect the road from use during mud season. The improved road will allow families without off road vehicles to access the property.

- Vote

A motion was made by Ben Emory and seconded by Diane Doyle to approve an access improvement grant in the amount of \$4,000. Vote was unanimous.

→ **THORNE HEAD, Bath**

The Department of Inland Fisheries & Wildlife is requesting an access improvement grant in the amount of \$8,750 to improve access to the property and the trails on it including building an ADA trail.

- Vote

A motion was made by Bucky Owen and seconded by Diane Doyle to approve an access improvement grant in the amount of \$8,750. Vote was unanimous.

PROJECT UPDATES & RECONFIGURATIONS

→ **Bangor Hydro's expansion of transmission corridor**

No update at present.

OTHER BUSINESS

- **Limited call for new conservation proposals** (reallocating \$1.2 million of remaining funds in the conservation & recreation category)

Reallocation criteria for expansions of existing and recently completed LMF projects which:

- have a high degree of readiness for closing in 2010;
- offer significant opportunity to enhance value of previous LMF investment with new parcels, or
- are at significant risk for failure due to funding shortfall despite diligent fundraising efforts

Electronic submission of application document and maps is required. Deadline is February 5, 2010.

Recommendations will be presented for action at the March 2010 Board meeting.

- **Supplemental guidelines for LMF Project Scoring** (report from the ad-hoc Board committee)

The Board is looking into how it can attract land conservation projects that have direct economic benefits for communities. An ad-hoc group comprised of board members presented to the full Board a draft Scoring Criteria of Economic Benefits for discussion.

Working concept outlined:

- Create a separate section in the LMF scoring criteria to focus on economic benefits. Give this section modest “weight” in the scoring system.
- In this part of the application, require the applicant to discuss economic benefits of the proposal with as much specificity as possible (avoid platitudes and truisms).
- Where recreational/tourism benefits are expected, ask the applicant to describe the specific steps planned to facilitate and publicize public recreational use of the conserved area with specific attention on links to local tourism and recreational businesses (this could include a proposal for the additional “5% capital investment” funds the Board dispenses to improve public access).
- Request that letters of support be solicited from local businesses and economic development entities that can offer evidence of specific economic benefits to be provided by the proposed project.

Some members expressed concern as to how to ‘quantify’ economic impact and might it create difficulties for applicants. It was suggested that Mike LeVert, SPO Economist, could put a model together for review.

The Board recommended that LMF staff take this ‘economic’ criteria out to a wider constituency for their reaction, provide an update in March, and wrap up by July.

→ **LMF Signage Initiative**

The purpose of this initiative is to improve LMF Program visibility by installing appropriate signage on LMF supported lands.

This fall LMF staff noted that many properties had inadequate, and often no acknowledgment of LMF’s role in funding the acquisition. Therefore, LMF staff recommends that the Board adopt new guidance to increase Program visibility on lands that have been acquired with LMF public funding by:

- Initiating an out-reach program that, after consulting with State Agencies and a select number of land trusts that have received LMF
- Adding new language to award letters following final Board allocation of funds stating “Agreement on signage acknowledging LMF support: We can supply you with a silk-screened metal sign with the language the Board has approved. On conservation and recreation projects, this signage is to be located at suitable public access points. Please review your signage plan and the time line with your LMF staff.”
- Adding a new standard condition to all future LMF project agreements: “The Cooperating Entity shall ensure that appropriate signage is established and maintained on the Premises in a prominent location to acknowledge the support of the Lands for Maine’s Future Program.”
- Continuing to monitor the presence of appropriate signage over time by adding a review of existing signage to the 2011 annual monitoring report that is filed for all LMF project agreements.

Collin noted that the LMF signage is sometimes issued when 5 % business grants are made rather than at the closing of the agricultural conservation easement.

Board members were in favor of increasing LMF visibility and were in favor of the initiatives recommended by LMf staff.

→ **Updates on:**

- Mason Bay project (Head of the Estuaries)

This November 3 parcels in Mason Bay closed: Concore, Cormo and Rowse. Pleasant River Wildlife Foundation (PRWF) has been awarded three federal grants (a small NAWCA grant, a National Coastal Wetlands Grant and a large NAWCS grant) directed to Mason Bay. They have also negotiated to add five parcels to the three funded under LMF. The Waite parcel closed in October 2009 and Bronfeld, Chartier, Dowling and Kennedy should close in 2010. The PRWF has submitted 2 additional grants that, if

awarded, would complete funding for what has grown to be an eight parcel 656 acre project and 4.2 miles of intertidal frontage with a total project value of \$2.19 million.

- Project closing since last meeting

Tim stated that there has been quite a bit of activity in the recent weeks and that LMF staff has closed on 20 projects which is remarkable work.

Next board meeting scheduled for:

March 9, 2010

Pine Tree State Arboretum

Augusta, Maine

Adjourned at 3:35 p.m.