

Land for Maine 's Future Program

Minutes of the Meeting

May 18, 2004

Maine Department of Transportation

Augusta , Maine

Board Members present :

Carole Dyer Marcia McKeague Martha Freeman, SPO Director

Roger Milliken Leon Gorman Jeff Thaler

Commissioner McGowan Commissioner Spear Warren Balgooyen

Board Members not present :

Commissioner Lapointe Commissioner Martin

LMF Staff members present :

Tim Glidden Aline Lachance Jim Connors

R. Collin Therrien

Others :

Denny Phillips, Belgrade Regional Conservation Alliance

Bob Williams, Dept. Inland Fisheries & Wildlife

Bob Leone, Town of Edgecomb [Schmid Preserve]

Jerry Bley, Creative Conservation

David MacDonald, Maine Coast Heritage Trust

William Brune & Keith Fletcher, The Nature Conservancy

Doreen MacGillis, York Land Trust

Kathy Eickenberg, Scott Ramsay & David Rodrigues, Dept. of Conservation

W. Tone, The Trust for Public Land

Minutes of the Meeting

A motion was made by Roger Milliken and seconded by Jeff Thaler to approve the April 13, 2004 Minutes of the Meeting. Vote was unanimous.

CONSERVATION & RECREATION PROJECTS

· **Mount Agamenticus to the Sea – Davis parcel** (269 + acres in fee)

-- Public Notice

Published in the Kennebec Journal on 5-8-04 and Portland Press Herald on

5-7-04.

-- Appraisal Review Committee Recommendation

The ARC is of the opinion that the appraised value is more than adequate to support LMF funding at the recommended level of \$ **230,000** (not including all other costs) due partly to an increase in acreage [260 to 296] and the unexpected substantial value of the timber found on the parcel.

-- Public Comments

None.

Tim Glidden did, however, read memo from the York Land Trust thanking the Board for “selecting our conservation project in southern York County ” and outlining the progress the Trust has made to date.

-- Vote

A motion was made by Jeff Thaler and seconded by Warren Balgooyen to support acquisition by the York Land Trust. Vote was unanimous.

· **Killick Pond – Hollis** (93 + acres in fee)

-- Public Notice

Published in the Kennebec Journal on 5-4-05, the Portland Press Herald on 4-5-04, and Smart Shopper on 5-4-04.

-- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraised value of \$320,000 and further recommends LMF funding at \$ 213,333 (not including all other costs).

-- Public Comments

Will Brune of The Nature Conservancy thanked the Board for their support noting that this acquisition will add additional riparian lands to an existing wildlife management area as well as a red maple swamp.

-- Vote

A motion was made by Roger Milliken and seconded by Commissioner Spear to support acquisition by the Department of Inland Fisheries & Wildlife. Vote was unanimous.

· **Kennebec Highlands – May & Thorndike parcels** (240 + acres in fee)

-- Public Notice

Published in the Kennebec Journal on 5-8-04.

-- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraised value of \$ 93,700 for the May parcel and \$30,000 for the Thorndike parcel and further recommends a combined LMF funding for these two parcels at \$ 65,406 (not including all other costs).

-- Public Comments

Jerry Bley, Land Use Consultant, explained that the last remaining parcel to be acquired under the Belgrade Regional Conservation Alliance's proposal was the Allen parcel on Vienna Mountain . Negotiations with Mr. Allen have been ongoing for several years and just recently Mr. Allen, passed away. The property would become part of his estate. While BRCA is still very committed to acquiring the Allen property, two other abutting parcels (May & Thorndike) are available for acquisition. BRCA would like to propose that the Allen parcel be dropped from the current Kennebec Highlands project and that the May & Thorndike parcels be added instead which would allow LMFB and BRCA to close out the current project.

Tim Glidden noted that earlier this month Denny Phillips, President, Belgrade Regional Conservation Alliance and Jane Eberle received the 2003 *Land Heritage Award* from the Maine Coast Heritage Trust for their work in conserving land in the Belgrade Lakes Region.

-- Vote

A motion was made by Roger Milliken and seconded by Carole Dyer to support addition of parcels (May & Thorndike) and acquisition by the Department of Conservation. Vote was unanimous.

· **Marshall Island-Phase II** (111 + acres in fee under a PA with DOC)

-- Public Notice

Published in the Kennebec Journal on 5-4-04, the Bangor Daily News on 5-4-04, and The Ellsworth American on 5-6-04.

-- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraised value of \$1,110,000 and further recommends LMF funding at \$ 600,000 (not including all other costs).

-- Public Comments

David MacDonald (Maine Coast Heritage Trust) expressed his gratitude to Board members for its earlier support of Marshall Island- *Phase I* and now wished to thank the Board for *Phase II* .

Tim mentioned that a member of the family that had previously owned the abutting parcel called to encourage the Board to support protection for Marshall Island-Phase II.

Ralph Knoll chimed in saying this was truly a great project.

-- Vote

A motion was made by Marcia McKeague and seconded by Warren Balgooyen to support acquisition by Maine Coast Heritage Trust. Vote was unanimous

· **RiverLink – Hazelton parcel** (94.17 + acres in fee)

Note : acquisition by the Town of Edgecomb

-- Public Notice

Published in the Kennebec Journal on 5-4-04, the Portland Press Herald on 5-4-04, and the Lincoln County News on 5-6-04.

-- Appraisal Review Committee Recommendation

The ARC is of the opinion that the appraised value is adequate to support LMF funding at the recommended level and further recommends LMF funding at \$ 31,796 (not including all other costs).

-- Public Comments

Bob Leone stated that this parcel is in the middle of the RiverLink landscape and provides a key connection between two previously protected lands that make up the Schmidt Preserve. The town of Edgecomb ; owner of the Constance & Charles Schmidt Preserve, has long recognized the need to preserve the character of the town and fully supports the RiverLink proposal. Bob, as a member of the Management Team periodically reports to the Town selectmen on the progress being made.

-- Vote

A motion was made by Carole Dyer and seconded by Roger Milliken to support acquisition by the Town of Edgecomb . Vote was unanimous.

WATER ACCESS PROJECTS

· **Schoodic Lake – Lakeview Plantation** (5.7 + acres in fee)

A motion was made by Roger Milliken and seconded by Carole Dyer to remove from the Table the Schoodic Lake proposal. Vote was unanimous.

-- Public Notice

Published in the Kennebec Journal on 5-4-04, the Bangor Daily News on 5-4-04, and The Piscataquis Observer on 5-5-04.

-- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraised value of \$ 93,500 and further recommends LMF funding at \$ 62,333 (not including all other costs).

-- Policy for acquisition at above appraised value

After Board discussion, members were in agreement that this proposal met the LMF policy regarding purchase price exceeding Fair Market Value. The following exceptions were met:

a) The public values present on the subject property are exceptional, there is imminent threat that the public values will be severely compromised if the property is not purchased immediately, and the risk of losing the opportunity if outweighed by the difference between appraised value and the asking price; and

b) Two-thirds of the board members present and voting agree that the project meets these conditions.

-- Public Comments

None.

Tim Glidden noted that he did receive several letters of support for the project.

-- Vote

A motion was made by Jeff Thaler and seconded by Roger Milliken to support acquisition by the Dept. of Inland Fisheries & Wildlife. Vote was unanimous.

5 % ACCESS IMPROVEMENT REQUEST

· **Schoodic Lake – Lakeview Plantation**

Access improvement funds in the amount of \$ 4,675.00 for gravel, equipment and labor sufficient to repair sections of the Lakeville Plantation access site serving Schoodic Lake is being requested by the Department of Inland Fisheries & Wildlife.

-- Vote

A motion was made by Roger Milliken and seconded by Commissioner Spear to approve a total of \$4,675.00 for access improvements. Vote was unanimous.

· **Boothbay Harbor Wetlands – Penny Lake parcel**

Access improvement funds in the amount of \$ 3,750.00 for construction of a 130-foot bridge over wetlands; Penny Lake Preserve, part of a handicapped accessible trail is being requested by the Boothbay Region Land Trust.

-- Vote

A motion was made by Roger Milliken and seconded by Marcia McKeague to approve a total of \$ 3,750.00 for access improvements. Vote was unanimous.

· **Newport – Dover Rail Trail**

Access improvement funds in the amount of \$ 61,625.00 for gating and other barriers; improvements to numerous trestles and bridges (decking, railings, and fencing); ditching, culverts, trail surface improvements and directional signage is being requested by the Department of Conservation for trail improvements to the Newport to Dover-Foxcroft Rail Trail.

-- Vote

A motion was made by Roger Milliken and seconded by Carole Dyer to approve a total of \$ 61,625.00 for access improvements. Vote was unanimous.

STAFF REPORT

· **Project Status Update**

Five projects completed since February: Camden Hill State Park , Hooper Pond, Marshall Island , Jordan Farm and Meserve Farm. A number of appraisal reports ready for upcoming review; Parker Pond, Indian Lake , and Crooked Brook Flowage. Sunrise Farm is on hold.

· **Update on Bond issue**

It appears, at this point, that a special legislative session for bonds is unlikely. Supporters of the program are going back out and talking to legislators about the importance of another land bond.

· **EPA Annual Environmental Merit Award**

Tim attended an award ceremony at Faneuil Hall (Boston) on April 22, 2004 to receive EPA's Annual Environmental Merit Award on behalf of the Land for Maine 's Future Program.

EXECUTIVE SESSION (2:00 p.m. – 2:25 p.m.)

A motion was made by Roger Milliken and seconded by Carole Dyer to go into Executive Session for the purpose of updating Board members regarding the Bangor & Aroostook RR project.

NEXT BOARD MEETING – July 20, 2004

Tim indicated that the Board will hold its next meeting outside of Augusta . Planning is underway to use the **MBNA conference facility** and for a field visit along the Ducktrap River in that immediate area. Anyone interested in camping at the Camden Hills State Park should let Tim know ahead of time.

Adjourn

2:45 p.m.