



**Land for Maine's Future Program**  
Minutes of the Meeting  
**September 21, 2009**

Pine Tree State Arboretum  
Augusta, Maine

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**Board Members Present:**

Commissioner George Lapointe  
Commissioner Patrick McGowan  
Commissioner Danny Martin

Diane Doyle  
Ben Emory  
Bucky Owen

Jeff Thaler  
Don Marean

**Board Members Absent:**

Commissioner Seth Bradstreet

Martha Freeman, Director

Leon Gorman

**LMF Staff Members Present:**

Tim Glidden  
R. Collin Therrien

Steve Brooke  
Aline Lachance

Jim Connors

**Others**

Lisa Martin, Bangor Hydro-Electric Co.  
Steve Sloan, Bangor Hydro-Electric Co (conference call)  
Gary Edwards, Selectman, Town of Sullivan  
Joseph Hayes, Town Manager, Town of Stockton Springs  
Bill Durkin, Biddeford Open Space Committee  
Tom Sidar, Frenchman Bay Conservancy  
Jerry Bley, Creative Conservation, LLC  
Jim Hinds, Orono Land Trust  
Mike Little, Island Heritage Trust  
Dick Clime, Coastal Enterprises, Inc. (WWAPP)  
Jim Gooch, Trust for Public Lands  
Tom Rumpf and Will Brune, The Nature Conservancy  
Ciona Ulbrich, Maine Coast Heritage Trust  
Jim Connolly, Department of Inland Fisheries & Wildlife  
Leon Bucher, Department of Inland Fisheries & Wildlife  
Misha Mytar, Department of Conservation, BPL  
Stephanie Gilbert, Dept. of Agriculture, Food & Rural Resources

## New Board Member

Commissioner Lapointe welcomed Don Marean to the Board expressing pleasure that he is a member of the Board.

- **Minutes of the Meeting**

A motion was made by Ben Emory and seconded by Bucky Owen to approve the July 14, 2009 Minutes of the Meeting. Vote was unanimous.

## — CONSERVATION & RECREATION PROJECTS —

- **HEADS OF ESTUARIES, Outward Bound parcel, Addison, Washington County**, 40± acres in fee to the Downeast Coastal Conservancy (formerly Great Auk Land Trust) under PA with IF&W.
  - Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.
  - Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$200,000 and further recommends LMF funding of \$208,350 for this parcel and direct transaction costs. *Note: match is provided by parcel value of Adler parcel.*
  - Public Comments

Jerry Bley indicated that these outstanding estuarine properties are part of the larger Heads of the Estuaries Partnership effort to protect this valuable natural resource and that there is great enthusiastic support for the project.
  - Vote

A motion was made by Jeff Thaler and seconded by Bucky Owen to support acquisition of this parcel. Vote was unanimous except for Ben Emory who abstained.
- **HEADS OF ESTUARIES, Adler parcel, Addison, Washington County**, 86.5± acres in fee to the Downeast Coastal Conservancy (formerly Great Auk Land Trust) under PA with IF&W.

- Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$625,000 of this donated parcel and further recommends LMF funding of \$6,650 for direct transaction costs.

- Public Comments

None.

- Vote

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

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

Staff recommended that this project be TABLED as discussions are still on-going.

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

- **CLARK FARM & FOREST, Windham, Cumberland County (an Agricultural Easement, a Recreational easement, and a fee acquisition)**

- Public Notice

On August 28, 2009 published in the Kennebec Journal and the Portland Press Herald.

- Appraisal Committee Recommendation

The ARC recommends accepting the following appraisal value(s):

- (A) \$1,070,000 for 210± acres (*comprised of 3 undeveloped parcels*) of Agricultural Conservation easement to the Windham Land Trust;

- (B) \$1,000,000 for 236± acres (*comprised of 2 undeveloped parcels*) of Recreational Conservation Easement to the Windham Land Trust;
- (C) \$ 380,000 for 68± acres of forested land purchased in fee to the Windham Land Trust

for a combined total appraisal value of \$2,450,000 and further recommends LMF funding of (A) \$50,000 (*farmland funds*) and \$518,000 for B and C for a total of \$568,000 (not including all other costs).

- Public Comments

Jim Gooch spoke in favor of the project which combined both farmland and conservation and recreational use. He hopes the next Bond package scheduled to go out to the voter in November 2010 will increase farm preservation. He would like to see a change in the ‘match’ formula for farmlands.

- Vote

A motion was made by Commissioner Martin and seconded by Ben Emory to support acquisition for the project. Vote was unanimous.

- **CARIBOU BOG – PENJAJAWOC PHASE III, Benson parcel, Bangor, Penobscot County; 40.8± acres in fee to the Bangor Land Trust under a Project Agreement with the Maine Department of Conservation**

- Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$ 112,000 or \$2,745/acre and further recommends LMF funding of \$98,000 for this parcel (not including all other costs).

- Public Comments

Jim Gooch noted that this project builds upon the acquisitions of Phase I and II protecting an unbroken swath of undeveloped land within the focus area. He noted that twelve municipalities have recently signed an agreement with the Trust for Public Lands for regional open space planning and a Greenprinting project.

- Vote

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

- **KENNEBEC HIGHLANDS EXPANSION, Krause II parcel, Vienna, Kennebec County, 29± acres in fee to the Maine Department of Conservation**

- Public Notice

On August 28, 2009 published in the Kennebec Journal and the Waterville Morning Sentinel.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$27,000 and further recommends LMF funding of \$12,185 for this parcel (not including all other costs).

- Public Comments

None.

- Vote

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

- **PINEY KNOLL, Orono, Penobscot County, 20.6± acres in fee to the Orono Land Trust under a project agreement with the Maine Department of Conservation.**

- Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$335,000 and further recommends LMF funding of \$118,000 for this parcel (not including all other costs).

- Public Comments

Jim Gooch thanked the board for its consideration of the project stating that Piney Knoll forms an important link in two much larger regional projects; an extensive

and growing network of trails that will connect Veazie, Orono, the University of Maine campus, and Old Town and connect into the Penobscot River Restoration Project.

- Vote

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

## – WATER ACCESS PROJECTS –

- **STOCKTON HARBOR, Stockton Springs, Waldo County, 1.12± acres** in fee to the Town of Stockton Springs under a project agreement with the Maine Department of Conservation.

- Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$125,000 for this water access parcel and further recommends LMF funding of \$50,000 (not including all other costs).

- Public Comments

Joseph Hayes, Town Manager, Town of Stockton Springs, stated that the town is seeking support for this project in hopes to preserve and expand access to the water from downtown Stockton Springs.

- Vote

A motion was made by Jeff Thaler and seconded by Diane Doyle to allocate funds for this water access project. Vote was unanimous

- **LILY POND, Deer Isle, Hancock County, 6.45± acres** in fee to the Island Heritage Trust under a project agreement with the Maine Department of Conservation.

- Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$230,000 for this water access parcel and further recommends LMF funding of \$140,000 (not including all other costs).

- Public Comments

Mike Little, Executive Director, Island Heritage Trust, stated that this access site was very important for both Stonington and Deer Isle.

- Vote

A motion was made by Bucky Owen and seconded by Jeff Thaler to allocate funds for this water access project. Vote was unanimous.

- **GORDONS WHARF, Sullivan, Hancock County, 1.6± acres in fee to the Town of Sullivan under a project agreement with the Maine Department of Conservation.**

- Proposal

The Town of Sullivan is seeking to acquire a parcel of property locally known as Gordon's Wharf in order to: (1) provide public access to the Taunton River, Egypt Bay, Taunton Bay and Hog Bay (there is currently no public access point in these water bodies); (2) preserve an important part of Sullivan's history and (3) provide a site for traditional recreational water based activities. The project would also open the wharf to clambers and lobster fishermen who fish in this area, as well as local and out-of-town recreational boaters.

- **Preliminary Vote.**

A motion was made by Commissioner Danny Martin and seconded by Ben Emory to allocate \$215,740 of water access funds contingent upon an appraisal and recommendations by the Appraisal Review Committee. Vote was unanimous.

## **-- WORKING WATERFRONT PROJECTS --**

- **VINALHAVEN FISHERMAN'S COOP, Carver's Harbor, Vinalhaven, Knox County, 1± acre of Working Waterfront Covenant to be acquired from Vinalhaven Fisherman's Coop.**

- Public Notice

On August 28, 2009 published in the Kennebec Journal and on August 29, 2009 published in the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommends accepting an appraisal value of \$715,000 and further recommends LMF funding of \$178,750 (25% of the Fair Market Value) for this parcel (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Ben Emory and seconded by Bucky Owen to allocate funds for this working water project. Vote was unanimous.

## — Project UPDATES & RECONFIGURATIONS —

- **LOWER KENNEBEC RIVER ESTUARY, Kelley parcel, Bowdoinham, Sagadahoc County**, 87 ± acres of agricultural conservation easement to be held by the Maine Department of Agriculture

- Proposal from the Maine Department of Agriculture (DAF&RR)

The Department of Agriculture requested that the Kelley parcel be classified as an Agricultural Project and supported with LMF farmland funds only. Originally the project was part of the Department of Inland Fisheries & Wildlife's Kennebec River Estuary Project-Phase II. Further examination revealed that the parcel was more suited as an agricultural project and with the landowners desire to retain an agricultural focus the Department endorsed the reconfiguration as an Agricultural Easement Project under the auspices of the Department of Agriculture. The agricultural easement will include ecological protection areas to address wildlife resource issues. This ecological designation will be used to protect the areas that serve to buffer the wetlands that are in and around the Kelley farm. In addition to the \$150,000 of farm funds already allocated to this project, the Department requested an additional \$360,000 allocation of farm funds.

- Vote to amend project proposal

A motion was made by Bucky Owen and seconded by Jeff Thaler to accept reconfiguration of 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



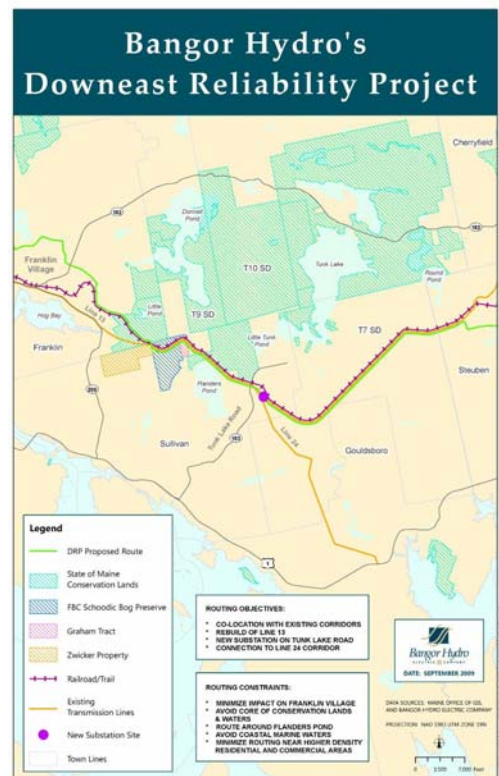
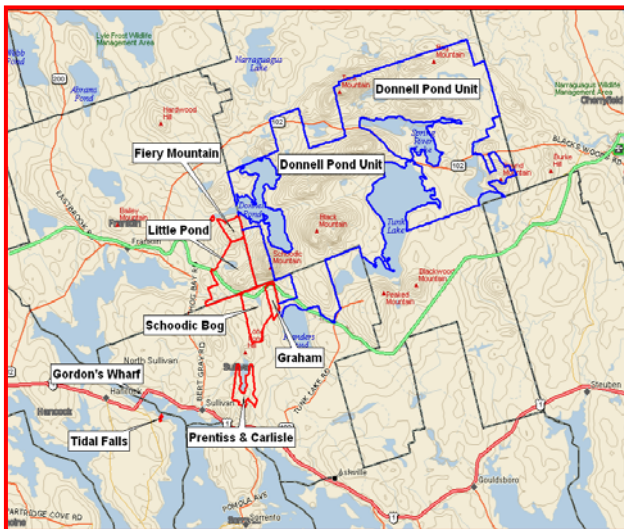
- A motion was made by Ben Emory and seconded by Jeff Thaler to remove off the Table for discussion. Vote was unanimous.

Due to further negotiations, staff recommends that the project be TABLED.

- A motion was made by Ben Emory and seconded by Jeff Thaler to re-TABLE discussions until the next Board meeting in November. Vote was unanimous.

## — OTHER BUSINESS —

- Briefing by Alan Stearns regarding Bangor Hydro Electric (BHE) proposed 115 KV transmission line to connect Ellsworth and Cherryfield (and beyond). BHE's preferred alternative crosses Bureau of Parks & Lands and Frenchman's Bay Conservancy parcels; parcels funded by LMF funds. As such, LMF Board has a consultative and limited decision-making role in the project. Details are preliminary, and all routing options remain under discussion. Bangor Hydro Electric proposes to use, as much as possible, existing railroad corridor and existing powerline corridors parallel to the railroad. The parties also need to have further discussions to determine compensation (valuation, appraisal, mitigation) for the intended disposition or adverse affect upon LMF funded conservation lands. Alan stated that the Department of Conservation is required to give Public Notice, that additional outreach is needed, and that the Maine Legislature would need to give their approval before any Board action was required. Also required would be PUC Certificate of Necessity and permit(s) from the Department of Environmental Protection.



- Balance of LMF funds by account

Staff is still doing an analysis, however, there is:

- roughly \$1 million for Conservation & Recreational projects
  - a little less than \$2 million for water access projects
  - roughly 1.6 million for farmland projects
  - all working waterfront funds have been allocated
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- Project Updates & Closings since last meeting
- Isle of Haut just closed
  - the Bremen Lobster Co-op would be closing shortly
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- Next Scheduled Meeting of the Board

**November 10, 2009**  
Pine Tree State Arboretum  
153 Hospital Street  
Augusta, Maine

## **Adjournment**

Adjourned at 3:10 p.m.