



Land for Maine's Future Program

April 7, 2003

Maple Hill Farm, Hallowell

Minutes of the Meeting

Members Present:

Carol Dyer
Roger Berle
Commissioner P. McGowan
David Keeley, Act. Dir., SPO*

Marcia McKeague
Warren Balgooyen
Commissioner R. Martin

Roger Milliken
Commissioner G. Lapointe
Commissioner B. Spear

*present morning session only

Members Absent:

Linda Pagels

LMF Staff Members Present:

Tim Glidden
Surrán Pyne

Steve Brooke
Aline Lachance

R. Collin Therrien Jim Connors

Others Present:

Ken Elowe, IF&W
Bob Williams, IF&W
Stephanie Gilbert, Dept. Agriculture
Keith Fletcher, Mt. A to the Sea
Dennis Doughty, Francis Small Heritage Trust
George Maendel, Maine Farmland Trust
Laurene Swaney, Scarborough Land Cons. Trust
Maureen Hoffman, Sheepscot Valley Cons. Assoc.
Sam Hodder, Trust for Public Land
Marcel Polak, Spruce Mountain

Herb Hartman, DOC
Tom Rumpf, The Nature Conservancy
Mark DesMeules, Damariscotta River Assoc.
Frank Strout, CE Land Trust
Bos Savage, Francis Small Heritage Trust
Bob Cummings, Phippsburgh Land Trust
Bud Newell, DOC, Public Lands
David MacDonald, MCHT
Jeremy Wintersteen, Trust for Public Land
Penny Jordan

Minutes of the Meeting

A motion was made by Roger Berle and seconded by Roger Milliken to accept the February 18, 2003 Minutes of the Meeting. Vote was unanimous.

Sawyer Mountain Highlands – Harris Parcel

➔ Public Notice

Published in the Kennebec Journal on 3/28/03 and Portland Press Herald on 3/28/03.

➔ Appraisal Review Committee Recommendation

It is the Committee recommendation that the appraised value be \$120,000.

➔ Public Comments

This parcel fits very well with the open space scheme for this part of the state and we fully support this project, said Ken Elowe.

Bos Savage, Project Coordinator, stated that the Trust was very very pleased to have gotten this far and that steady progress continues.

➔ Vote

A motion was made by Roger Berle and seconded by Roger Milliken to support acquisition of this parcel. Vote was unanimous

Note: The special conditions placed on this project by the Board have been met. They are:

- 1) This parcel meets the Board's special condition that limited funding to the acquisition of new fee and easement parcels that connect existing holdings.
- 2) The Board also conditioned the award upon satisfactory resolution of proposed trapping restrictions via an existing IF&W regulatory mechanism. The management of beaver can be addressed in the Project Agreement.

Great Mt. Agamenticus Initiative

➔ Request to revise the Mt. Agamenticus Project List

Note: During the discussion of the Mt. A. update at the beginning of the meeting, the Board decided that match lands on that project should be located within the “IF&W focus area” of that project.

At the last Board meeting, the project team provided an overview of progress to date and indicated that they would like to request formal designation of some additional parcels within the original project area that were not specifically included as part of the original proposal. While there has been significant progress, some of the previously identified parcels have proven difficult to acquire. The largest issue is the 1400 acres originally identified for the Parent and Goodwin properties. In order to maintain momentum, the partners are suggesting new parcels that will contribute to the project’s core purpose. A map was provided identifying the various parcels.

The principle question before the Board is whether the parcels being offered as additions make a substantial contribution to the goals and vision of the project.

Roger Milliken proposed that a ‘core/focus’ area be designated. Inside this core area partners could depend on financial assistance.

Keith Fletcher indicated that a feasibility study has been completed and a Management Plan should be drafted by July.

Vote:

A motion was made by Roger Milliken and seconded by Carol Dyer to adopt these additional core target areas as “areas of opportunities”. Vote was unanimous.

Will Brune, TNC, will provide a map outlining the boundary of the ‘focus area’ for the Lower the Kennebec River and report back to the Board at the June meeting.

Tibbetts Pond – Water Access Project

9.5 acres land; 5.4 surface acres of water

➡ Project Summary

Tibbetts Pond is 32 feet deep and without an outlet stream. The water conditions and habitat are suitable to create a quality brook trout fishery in this pond. There is no legal public access to the pond and all surrounding lands are in private ownership. Acquisition of the surrounding lands will assure that Tibbetts Pond will become a public water with legal access. This action is needed to assure opportunity to establish youth fishing for this area of Maine and to provide limited canoeing opportunities. The 5 % access improvement funds will be used to create a small area near the north end of the property for an entrance/exit from Route 16 and a limited parking area just off the road.

Preliminary costs to the State for managing this land are expected to be minimal and it is likely that local organizations would contribute to this effort through volunteer services.

➔ Vote

A motion was made by Roger Milliken and seconded by Roger Berle to move forward with this acquisition pending appraisal review and final Board vote at the June 17th meeting. Vote unanimous.

Staff Report

- ➔ Tim mentioned that the 2000-2002 Biennial Report is currently being drafted.
- ➔ The proposed four pieces of legislation affecting the Land for Maine's Future Program have been voted 'ought not to pass', said Tim.
- ➔ Looking to schedule a LMF Public Informational Meeting in Millinocket sometime in June. Tim will contact Senator Stephen Stanley and Rep. Joseph Clark regarding the meeting. It was also suggested that a similar meeting be schedule in southern Maine as well. When the dates have been confirmed, Tim will notify Board members.

Selection of 2003 Project Finalists

Standard Motion to Adopt a Proposal as a Finalist

The following requirements and process is included by reference with any proposals adopted as a finalist project by the Land for Maine's Future Board:

Once the Board selects finalists, this sets in motion a series of process steps that must be completed to the satisfaction of the Board. Committees of the Board oversee this process, make recommendations to the Board, and determine if new information or developments require further Board review.

Required elements:

- Board acceptance of an appraisal to LMF standards to determine fair market value;
- Completion of title work or, in the case of a Project Agreement, evidence of good title;
- Completion of a Level 1 Environmental Hazard Assessment;
- Completion of a land survey or acceptance of an existing suitable survey;
- Documentation of matching funds provided by applicant;

- Approval by elected municipal officials (organized townships) if the property represents more than 1 % of State valuation of town / approved by County Commissioners (unorganized territories) if the property represents more than 1% of State valuation of county;
- Execution of a Purchase & Sales Contract signed with all appurtenant conditions. If action involves the purchase of a conservation easement, easement is finalized. If action involves a Project Agreement, the Project Agreement is finalized.

In addition to these standard conditions, the Board may place specific conditions on a project, which must be addressed before Land for Maine’s Future funds are made available.

Final Board action to approve a project following completion of the requirements described above will follow publication of notice of the pending action with meeting time and date (with opportunity for public comment prior to the vote to approve).

Scoring and Nomination Process

At the close of a Call for Proposals, all proposals are reviewed by the LMF Program staff and judged to be complete. Proposals are then reviewed and scored the by Board’s Scoring Committee. A full list of scored proposals is then forwarded to the Board’s Nomination Committee. The Committee may flag any issues and re-evaluate the scored assigned by the Scoring Committee. Both the Scoring and Nomination Committee can recommend a change in category; statewide, regional, local. The Nominations Committee recommendation is forwarded to the full Board for their review.

Both Committees meet in February to review each proposal.

Scoring Committee members are: Commissioner George Lapointe (chair), Warren Balgooyen, Roger Berle, and Linda Pagels.

Nomination Committee members are: Carole Dyer (chair), Marcia McKeague, Roger Milliken, and Commissioner Spear.

Project Recommendations

A brief description of each project was given by a member of either the Scoring & Nomination Committee. Votes are as follows:

[Note: Allocated amounts are not being made public at this time in order to protect privacy at this stage of the negotiations.]

Farmlands

- **William Jordan Farm**

A motion was made by Roger Berle and seconded by Carole Dyer to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Elwell Farm**

A motion was made by Roger Berle and seconded by Commissioner Spear to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Meserve Farm**

A motion was made by Marcia McKeague and seconded by Carole Dyer to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

Projects of Statewide Significance

- **Camden Hills State Park**

A motion was made by Commissioner Martin and seconded by Roger Milliken to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Frenchman's Hole**

A motion was made by Marcia McKeague and seconded by Roger Milliken to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Katahdin Forest Project**

A motion was made by Commissioner Martin and seconded by Roger Berle to move this project forward to the negotiation stage. Board vote was unanimous, except for Roger Milliken and Marcia McKeague who abstained due to conflict of interest.

Additional Condition(s):

This is an existing, signed easement and will require careful review against the LMF guidelines.

- **Kennebunk Plains WMA**

On March 11, 2003 Marie Louise St. Onge, Executive Director, Kennebunk Land Trust submitted a letter requesting that the Trust's application for funding for the Mousam River Corridor [Kennebunk Plains WMA] be withdrawn. They have encountered hurdles that prevent them from continuing with the project at this time.

- **Mt. Blue/Tumbledown (Phase 3)**

A motion was made by Roger Milliken and seconded by Roger Berle to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

Funding provided only for the Mead Parcel with the expectation that a future application is possible to support acquisition of remaining interests in the project.

- **Newport to Dover-Foxcroft Rail Trail**

A motion was made by Roger Berle and seconded by Marcia McKeague to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Varnam Farm**

The Nominations Committee recommended that this proposal be reconfigured and resubmitted at a later date with a more thorough evaluation of real estate values and more complete description of the proposed management. Board vote was unanimous.

Projects of Regional Significance

- **Big Hill & Second Pond**

A motion was made by Roger Berle and seconded by Carole Dyer to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

Expenditure of the allocated funds is contingent on execution of a suitable project agreement which defines and guarantees a mutually acceptable level of public outdoor recreational use of the protected property and resolution of trapping provisions in easement.

- **Crooked Brook Flowage**

A motion was made by Carole Dyer and seconded by Marcia McKeague to move this project forward to the negotiation stage. Board vote was unanimous, except for Roger Milliken who abstained.

Additional Condition(s):

None.

- **Crowley Island**

A motion was made by Roger Milliken and seconded by Roger Berle to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Ferry Beach State Park**

A motion was made by Roger Berle and seconded by Commissioner Martin to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Kennebunkport Greenbelt**

A motion was made by Roger Milliken and seconded by Roger Berle to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Marshall Island**

A motion was made by Roger Berle and seconded by both Carole Dyer and Roger Milliken to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Mt. Agamenticus to the Sea**

A motion was made by Marcia McKeague and seconded by Commissioner Martin to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

The portion of the project being supported includes only the upland parcels away from the river.

- **Mt. Blue State Park Acquisition**

The Department of Conservation, the applicant, withdrew the proposal due to failure in negotiations with the landowner.

- **River Link**

A motion was made by Roger Berle and seconded by Carole Dyer to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

- ➔ Recommended amount is a Phase 1 contribution with future contributions contingent on demonstration of a successful start and future application.
- ➔ Use of the allocated amount is contingent on the establishment of a suitable mechanism for project coordination and management of this multi-parcel and multi-partner project. The Board asks that a description of this mechanism be presented for discussion at the June 2003 Board meeting.
- ➔ Use of the allocated amount is contingent on the establishment of a defined project area that clearly indicates the acquisition priorities envisioned by the Coalition for this first phase of the project and for succeeding phases. The Board asks that a description of this mechanism be presented for discussion at the June 2003 Board meeting.
- ➔ Addition of new parcels contingent on submission of “willing potential seller” letters.

Projects of Local Significance

- **Hooper Pond**

A motion was made by Roger Milliken and seconded by Carole Dyer to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Mowry Beach**

A motion was made by Commissioner Martin and seconded by Marcia McKeague to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Mill Pond Park**

[Board members recommended changing this Conservation & Recreation proposal to a “**Water Access**” project.]

A motion was made by Roger Milliken and seconded by Marcia McKeague to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Indian Point**

A motion was made by Carole Dyer and seconded by Roger Berle to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

- **Sprague Pond**

A motion was made by Commissioner Martin and seconded by Commissioner McGowan to move this project forward to the negotiation stage. Board vote was unanimous.

Additional Condition(s):

None.

➡ **VOTE**

A motion was made by Roger Milliken and seconded by Carole Dyer to move-in/accept the Nominations Committee recommendations* regarding **FARMLAND** projects. Board vote was unanimous.

A motion was made by Roger Milliken and seconded by Commissioner Martin to move-in/accept the Nominations Committee recommendations* regarding statewide significant Conservation & Recreation Proposals. Board vote was unanimous.

A motion was made by Carole Dyer and seconded by Commissioner Martin to move-in/accept the Nominations Committee recommendations* regarding regional significant Conservation & Recreation Proposals. Board vote was unanimous.

A motion was made by Warren Balgooyen and seconded by Marcia McKeague to move-in/accept the Nominations Committee recommendations* regarding local significant Conservation & Recreation Proposals. Board vote was unanimous.

* includes standard and/or specific conditions

Executive Session: 3:20 – 5:05

To discuss negotiations in connection with the acquisitions of the above projects selected as finalists by the Board.

Other

Jim Connors indicated that the Coastal Program will be creating a water access outreach program this spring.

Stephanie Gilbert distributed to Board members copies of Saving Maine's Farmland – A Collaborative Action Plan.

Next Call for Proposals will be early in October 2003.

Next meeting of the Board

June 17, 2003 at the Pine Tree State Arboretum from 1-5 p.m.