



**Land for Maine's Future Program**  
Minutes of the Meeting  
**March 13, 2007**

Pine Tree State Arboretum  
Augusta, Maine

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**Board Members Present:**

Commissioner George Lapointe  
Commissioner Patrick McGowan  
Commissioner Seth Bradstreet

Carole Dyer  
Leon Gorman

Warren Balgooyen  
Martha Freeman, Director

**Board Members Absent:**

Commissioner D. Martin  
[one vacancy]

Marcia McKeague

Jeff Thaler

**LMF Staff Members Present:**

Tim Glidden  
R. Collin Therrien

Steve Brooke  
Surran Pyne

Aline Lachance  
Jim Connors

**Others**

Bill Mangum, President, Holbrook Community Foundation  
Mike Kersey, Whitecap Project  
Colleen Martineau, Whitecap Project  
Bob & Diane Milligan, Whitecap Project  
Jon Starr, Rumford, Whitecap Project  
Phil Blampied, Rumford resident  
Dick Andren, Bangor Land Trust  
Lucy Quimby, Bangor Land Trust  
Heather Bruce, Coastal Mountains Land Trust  
Jim Mitchell, Mahoosuc Land Trust  
Steve Wight, Mahoosuc Land Trust  
Bob and Lida Iles, Mahoosuc Land Trust  
Vicky Fimiana, Mahoosuc Land Trust  
Bob DeForrest, Maine Coast Heritage Trust  
Jeff Romano, Maine Coast Heritage Trust  
Tom Boutureira, Great Auk Land Trust  
Maureen Hoffman, Sheepscoot Valley Conservation Association  
Sam Hodder, Trust for Public Lands  
Vasco Carter, Dept. Inland Fisheries & Wildlife  
David Rodrigues, Dept. of Conservation

**Minutes of the Meeting**

A motion was made by Commissioner Bradstreet and seconded by Carole Dyer to approve the January 16, 2006 Minutes of the Meeting. Vote was unanimous.

*Note:* typo error on page 10; should read *bear baiting* and not bear ~~beating~~.

**Hancock Lands Phases 1 & 2**

There are still issues to be resolved. Therefore, Tim suggested that the Board once again TABLE voting on the project.

A motion was made by Commissioner McGowan and seconded by Carole Dyer to TABLE to the vote on the project until the next Board meeting in May. Vote was unanimous.

**Conservation & Recreation Projects**

**Additions to IF&W Management Areas**, 4 Clark parcels, Augusta & Vassalboro, Kennebec County, 83± acres in fee to the ME Dept. of Inland Fisheries & Wildlife

- Public Notice

On March 2, 2007 published in the Kennebec Journal and the Waterville Morning Sentinel.

- Appraisal Review Committee Recommendation

The ARC recommended accepting the following appraisal values for the following 4 parcels:

Stickney Brook.....	\$30,000
Peninsula.....	\$50,000
Spectable Pond Lot.....	\$73,000
Hannaford Road lot.....	<u>\$70,000</u>
Total	\$223,000

and further recommends a total LMF funding of \$80,000 for all four parcels (not including all other costs).

- Public Comments

None

- Vote

A motion was made by Martha Freeman and seconded by Carole Dyer to support acquisition of these four parcels. Vote was unanimous.

**Greater Pleasant Bay**, Pigeon Hill parcel, Steuben, Washington County, 117± acres in fee to the Great Auk Land Trust under PA with ME Dept. of Inland Fisheries & Wildlife

- Public Notice

On March 2, 2007 published in the Kennebec Journal and the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$700,000 for this parcel and further recommends LMF funding of \$345,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Warren Balgooyen and seconded by Martha Freeman to support acquisition of this parcel. Vote was unanimous.

**Caribou Bog Penjajawoc**, Kelly parcel, Bangor, Penobscot County, 55 ± acres in fee to the Bangor Land Trust under PA with ME Department of Conservation

- Public Notice

On March 2, 2007 published in the Kennebec Journal and the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$184,000 for this parcel and further recommends LMF funding of \$181,000 (not including all other costs).

*Note: Match for this acquisition comes from the “all other” costs from this parcel’s acquisition and the project match bank.*

- Public Comments

None. However, Lucy Quimby, President of the Bangor Land Trust, did thank the Board for the wonderful work the program has accomplished.

- Vote

A motion was made by Carole Dyer and seconded by Commissioner Bradstreet to support acquisition of this parcel. Vote was unanimous.

## Farmland Project

**Fields & Forests Forever**, Rudolph parcel, Unity, Waldo County, 114.28+ acres, an agricultural conservation easement to the Friends of Unity Wetlands under PA with ME Department of Agriculture, Food & Rural Resources

- Public Notice

On March 2, 2007 published in the Kennebec Journal and the Bangor Daily News.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$93,000.00 for this parcel and further recommends LMF farmland funding of \$46,500.00 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Commissioner Bradstreet and seconded by Warren Balgooyen to support acquisition of this parcel. Vote was unanimous.

## Working Waterfront Project

**Holbrook's Wharf**, Cundy's Harbor, Harpswell, Cumberland County, 0.77± acres of Working Waterfront Covenant to be acquired from the Holbrook Community Foundation

- Public Notice

On March 2, 2007 published in the Kennebec Journal and the Portland Press Herald.

- Appraisal Review Committee Recommendation

The ARC recommended accepting an appraisal value of \$ 1,200,000 for this parcel and further recommends LMF funding of \$300,000 (not including all other costs).

- Public Comments

None.

- Vote

A motion was made by Carole Dyer and seconded by Commissioner Bradstreet to support funding for this working waterfront parcel. Vote was unanimous.

## 5 % Access Improvement Request

### Amend 5% minor capital grant program for DAP Access

At the January 2007 Board meeting it was suggested that LMF staff examine the feasibility of increasing access improvement funds for trail projects that are designed to facilitate use by people who may have physical limitations or impairments. These folks are sometimes described as “differently-abled persons”, hence the acronym, DAP trails.

The Board’s standard practice has been to limit access improvement funds to 5% of the program’s *financial contribution* to any given acquisition project. The Board, at today’s meeting, will be voting to increase access improvement funds to the full 5% of the property’s appraised value where the funds are clearly related to trail design and construction costs to improve access for DAP use.

In order to ensure that the Board is not over-committing available funds, LMF staff will report back to the Board, in 1 year’s time, on the available dollar amounts for access improvement.

Tim noted that he will be attending a trail conference in the fall.

- Vote

A motion was made by Martha Freeman and seconded by Carole Dyer to allow the full 5% appraised value for access improvement funding when being applied to DAP trail design and construction costs.

### Sebec River, Milo, Piscataquis County, 40+ acres in fee by the Department of Conservation

The Maine Department of Conservation is requesting a grant in the amount of \$3,200.00 for access improvement to improvement existing snowmobile trail for it to become the summer access road to the water access launch site, construction of a small parking area at the hand carry boat launch/fishing site, construction of a DAP “differently-abled persons” accessible site, trail construction and signage. Estimate cost: \$25,500.00 LMF is being asked to fund \$3,200 of the total cost with the remaining funds coming from the Department of Conservation’s Boating funds and IF&W funds.

- Vote

A motion was made by Warren Balgooyen and seconded by Carole Dyer to approve access improvement funds in the amount of \$3,200 (*5% of the appraised value*). Vote was unanimous.

## Project Updates & Reconfigurations

### **Bald & Ragged Mountains**, Hope, Camden & Rockport, Knox County

The Coastal Mountains Land Trust is seeking approval from the Board to include the 68± acre Wright parcel as part of the Bald & Ragged Mountains project. This new parcel is larger than the Thomas and Rockport parcels combined and includes conservation and recreational values that are at least equal to those other two properties.

- Vote to amend project proposal

A motion has been made by Carole Dyer and seconded by Warren Balgooyen to include this new parcel as part of the overall project. Vote was unanimous.

### **Heart of the Watershed**, Alna and Newcastle, Lincoln County

Under this amended plan, all of the Land for Maine's Future funds will go to SVCA's fee acquisition of 180± acres in two parcels from the Barth family and that match for the LMF funds will come from the budget of this same 180± acre acquisition.

Also, the 254± acre Weary Easement to be acquired by the Small Woodlot Owners of Maine will be negotiated to include language guaranteeing public access equivalent to LMF standards. There will be simultaneous closing of all the properties that were initially a part of the Heart of the Watershed, Land for Maine's Future proposal.

The Board is also requesting that all partners in this project make it expressly clear that the 90± acre Barth easement without public access will not receive Land for Maine's Future funding and that the value from this easement will not be counted as match for the grant from the Land for Maine's Future Program.

- Vote to amend project proposal

A motion was made by Warren Balgooyen and seconded by Commissioner Bradstreet to amend the project proposal. Vote was unanimous.

### **Grafton Notch**, Oxford County

The Department of Conservation does not have state funds available for fee acquisition of lands located in Oxford County but does have funds which can be dedicated to fee acquisition for lands in Piscataquis County. Since the Grafton Notch closing is expected to take place soon, the Department of Conservation, working with the Forest Society of Maine, is seeking an approval from the Board to make the following shift in funding from one project to another (*not to exceed match limits*) in order to meet their funding gap (\$300,000-\$400,000) challenge:

- The LMF Board reduced its previously made allocation of \$525,000 to FSM's Big Spruce Saddleback (*Piscataquis County*) project by an amount to be determined not to exceed \$400,000.
- The LMF Board applies funds from the Big Spruce Saddleback reduction to closing the Grafton Notch project.
- The Department of Conservation and its Bureau of Parks & Lands makes a firm commitment of the same amount of funds from its Piscataquis County fee acquisition account to the Big Spruce Saddleback project.
- That Bureau of Public Lands funds for Big Spruce Saddleback will be disbursed essentially as if they were LMF funds recognizing that the DOC funds must be used for FEE acquisition.
- That LMF agrees to consider in the future on a case by case basis the application of any currently appropriated LMF funds that become available, such as LMF funds freed by project cancellation, to displace BPL's commitment to Big Spruce Saddleback.

- Vote

A motion was made by Martha Freeman and seconded by Carole Dyer to approve the shift in funding as requested by the Department of Conservation. Vote was unanimous.

### **Rumford Whitecap - Update**, Rumford, Oxford County

The Board heard concerns raised by a local resident and the children of a landowner with land abutting the Whitecap parcel. After reviewing these concerns and the history of the project, the Board declined to reconsider its earlier position of support for the project.

## Other Business

- River Park & Recreation Project

The project is being withdrawn due to the fact that negotiations for the purchase of the property had broken down with no possible resolution in the near future. The Town of Searsmont hopes

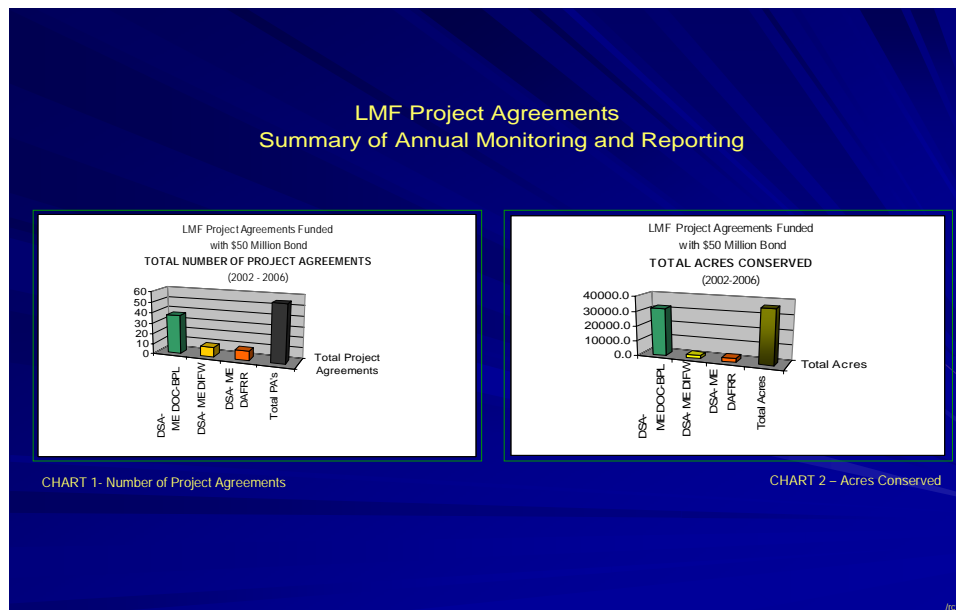
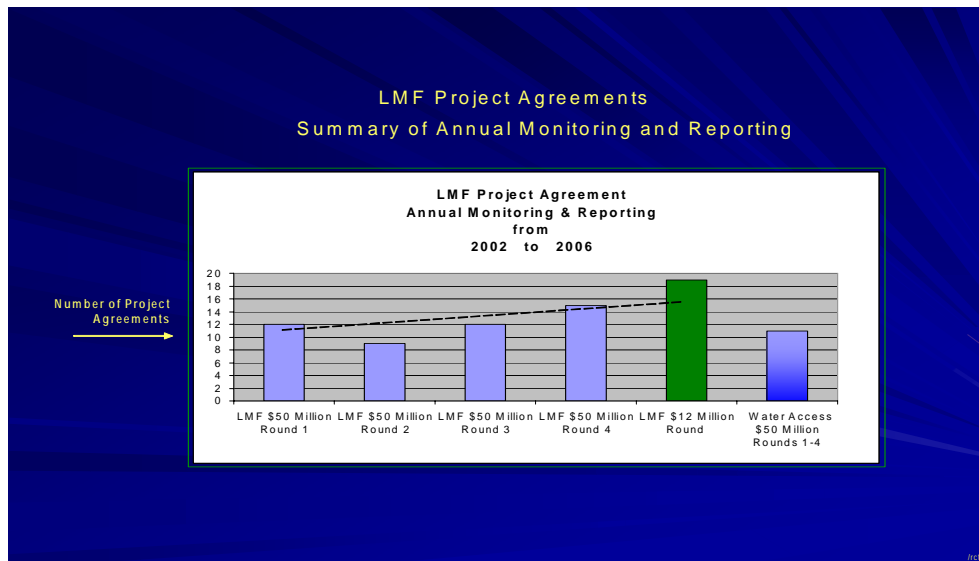
that at some point in the future this property may become available and considered for funding by LMF.

- Update regarding LMF Annual Monitoring Reports of Project Agreements

On the anniversary date of each Project Agreement, using a monitoring report form provided by the Land for Maine’s Future Program, cooperating entities report to: (1) the Director of the Land for Maine’s Future Program and (2) the designated state agency for that project.

These yearly monitoring reports outline the activities of the various entities ensuring that the terms of the Project Agreements are being met. These Project Agreements are legally binding contracts between various entities and the State of Maine for the use of the LMF’s public funds.

The following presentation was made by Collin Therrien.





- Bond & Other Legislation Updates

*Governor's Council on Maine's Quality of Place.*

Following a recent Brookings Institution study on Maine's economy, the Governor signed an Executive Order creating the Governor's Council on Maine's Quality of Place. This advisory group will examine the way land-use decisions are made and will recommend a plan for protecting, investing in, and enhancing Maine's distinctive qualities all of which play a vital role in Maine's economy and quality of life.

Tim reviewed pending legislation before the Legislature that could affect LMF.

*Other*

Commissioner McGowan noted that the Margaret Chase Smith Policy Center in conjunction with the Maine Department of Conservation conducted a survey [*The Economic Contributions of Maine State Parks: A Survey of Visitor Characteristics, Perceptions and Spending*] to examine the contribution to Maine's economy as the result of spending related to Maine state parks and historic sites as well as from the operation of those parks. It is estimated that visitors spent \$60.3 million on goods and services and that overall they rated their experience as very good and expressed satisfaction with the way State parks operate.

- New board Nominees

The Governor has nominated the following persons to the LMF Board:

- Diane Doyle
- Jeanne M. Mattson
- Benjamin Emory
- Leon Gorman (to serve a 2<sup>nd</sup> term)

Each appointment will need to be confirmed by the Legislative Committee on Agriculture, Conservation and Forestry.

Next board meeting: May 8, 2007

Adjourned 3:10 p.m.

