

# MAINE STATE LEGISLATURE

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(Governor's Bill)  
FIRST REGULAR SESSION

ONE HUNDRED AND THIRTEENTH LEGISLATURE

Legislative Document

NO. 1771

H.P. 1293 House of Representatives, June 8, 1987  
Reference to the Committee on State and Local Government  
suggested and ordered printed.

EDWIN H. PERT, Clerk

Presented by Representative LEBOWITZ of Bangor.

Cosponsored by Representative DUFFY of Bangor, Senators  
MAYBURY of Penobscot and BALDACCI of Penobscot.

STATE OF MAINE

IN THE YEAR OF OUR LORD  
NINETEEN HUNDRED AND EIGHTY-SEVEN

1           **Resolve, Authorizing the Exchange by the**  
2           **Department of Defense and Veterans'**  
3           **Services of a Certain Parcel of Land**  
4           **in Bangor, Fronting Main Street, for 2**  
5           **Parcels of Land at the Bangor**  
6           **International Airport, being Part**  
7           **of the Former Dow Air Force Base.**  
8

9           Department of Defense and Veterans' Services; ex-  
10          change of land in Bangor. Resolved: That the Depart-  
11          ment of Defense and Veterans' Services, Military Bu-  
12          reau, shall exchange with the City of Bangor a parcel  
13          of land fronting Main Street, being the Bangor Armory  
14          lot, for 2 parcels of land at the Bangor Internation-  
15          al Airport. The State shall convey to the City of  
16          Bangor as follows:

1           The rights of the State in:

2                           The Bangor Armory

3           The rights of the State in a certain lot or parcel  
4 of land situated in the City of Bangor, County of  
5 Penobscot, together with buildings thereon known as  
6 the Bangor Armory and bounded and described as follows:  
7

8           Beginning at a point on the northwesterly  
9 sideline of Main Street one hundred (100) feet distant  
10 from the northeasterly sideline of Dillingham  
11 Street, measured at right angles to said northeasterly  
12 line of Dillingham Street, thence in a generally  
13 northeasterly direction on and along said northwesterly  
14 side of Main Street four hundred and six (406)  
15 feet to a point; thence in a generally westerly direction  
16 making an interior angle of ninety-three  
17 (93° ) degrees twelve and one half (12 1/2') minutes  
18 with last named course, one thousand seventy-eight  
19 feet and six tenths (1,078.6) feet to a point. Thence  
20 in a generally southwesterly direction and making an  
21 interior angle of eighty-four (84° ) degrees  
22 twenty-two and one half (22 1/2') minutes, two hundred  
23 twelve (212') feet to point in rear of line of  
24 the Dillingham Street lots, thence in a generally  
25 southeasterly direction on and along the rear line of  
26 the said Dillingham Street lots, one thousand  
27 ninety-nine (1,099) feet to point of beginning.

28           Being the same premises conveyed by the City of  
29 Bangor to the State of Maine by quitclaim deed dated  
30 October 28, 1931 recorded in Penobscot County Registry  
31 of Deeds, Book 1052, Page 494. Excepting and reserving  
32 a portion of the above described lot previously  
33 reconveyed by the State of Maine to the City of  
34 Bangor in Book 1596 Page 38 of said registry described  
35 as follows:

36           Beginning at a point on the southwest sideline of  
37 the above described premises a distance of 910.0 feet  
38 more or less from the northwesterly sideline of Main  
39 Street; thence continuing along the southwesterly  
40 sideline of the above described lot, a distance of  
41 189.19 feet more or less to a point; thence following  
42 a course making an interior angle of 105° 37' 00"

1 with the first described course a distance of 212.0  
2 feet more or less to a point; thence following a  
3 course making an interior angle 84° 22' 30" with the  
4 aforementioned line, a distance of 222.15 feet more  
5 or less to a point; thence following a course making  
6 an interior angle 80° 25' 30" with the aforementioned  
7 line, a distance of 250.0 feet more or less to the  
8 point and place of beginning; and be it further

9 **Bangor Armory conveyed; condition. Resolved:** That  
10 the the Military Bureau shall convey the above de-  
11 scribed parcel only on the condition that the City of  
12 Bangor convey to the State, to be accepted by the  
13 Military Bureau, for no monetary consideration, any  
14 right the City of Bangor may now hold in the below  
15 described so-called National Guard and Reserve train-  
16 ing site and a 50-year leasehold interest in the be-  
17 low described so-called alert aircraft parking area.

18 1. The National Guard and Reserve Training Site

19 The rights of the City of Bangor in a certain lot  
20 or parcel of land situated in the City of Bangor,  
21 County of Penobscot, (see Exhibit A) containing ap-  
22 proximately 178 acres more or less to be known as the  
23 National Guard and Reserve training site bounded and  
24 described as follows and provided the State of Maine  
25 shall lease for a period of 50 years said parcel to  
26 the United States Air Force with the provision that a  
27 National Guard Reserve training site be constructed  
28 thereon; and be it further

29 **Rights conveyed. Resolved:** That the Military Bu-  
30 reau shall convey the above described parcel only on  
31 the condition that the City of Bangor convey to the  
32 State, to be accepted by the Military Bureau, for no  
33 monetary consideration, any right the City of Bangor  
34 may now hold in the following 2 parcels of land; and  
35 be it further

36 **State of Maine to lease. Resolved:** That the  
37 State of Maine shall lease for 50 years the below de-  
38 scribed parcel 1 to the United States Air Force with  
39 the provision that a National Guard and Reserve  
40 training site be constructed thereon and that the be-  
41 low described parcel 2 shall be leased for 50 years  
42 to the United States Air Force subject to reversion

1 to the City of Bangor after 10 years if the premises  
2 remains unused for aircraft-related purposes.

3 1. The National Guard and Reserve Training Site

4 The rights of the City of Bangor in approximately  
5 178 acres to be known as the National Guard Reserve  
6 training site bounded and described as follows:

7 A certain lot or parcel of land situated in the  
8 City of Bangor, County of Penobscot, (Exhibit A) de-  
9 scribed as follows:

10 Beginning at a point on the centerline of Fuller  
11 Road and northeasterly border of land identified as  
12 "Parcel Two" that Gladys K. Carleton conveyed to the  
13 United States of America in Penobscot County Registry  
14 of Deeds, Book 1526, Page 153 known as Tract #386 E1,  
15 said point of beginning being on the easterly border  
16 of the easterly right-of-way of the Bangor and  
17 Aroostook Railroad; thence southeasterly along the  
18 centerline of the Fuller Road and northeasterly  
19 boundary of Tract #386 E1 a distance of 65 feet more  
20 or less to other land that Gladys S. Carleton con-  
21 veyed to the United States of America recorded in  
22 said registry in Book 1866, Page 11 known as Tract  
23 #702; thence continuing southeasterly along the cen-  
24 terline of Fuller Road and the northeasterly boundary  
25 of Tract #702 a distance of 415 feet more or less to  
26 other land described as "Parcel One" in deed of  
27 Gladys K. Carleton to the United States of America  
28 recorded in said Registry of Deeds, Book 1526, Page  
29 153 known as Tract #386; thence continuing along the  
30 centerline of Fuller Road and northeasterly border of  
31 Tract #386 a distance of 345 feet more or less to the  
32 Bangor-Hermon town line; thence continuing along the  
33 centerline of Fuller Road and land formerly taken by  
34 the United States of America by eminent domain from  
35 Rose Smith heirs, recorded in said Registry of Deeds,  
36 Book 1526, Page 177, known as Tract #388 a distance  
37 of 300 feet more or less to a point; thence S 11° 45'  
38 W to the intersection of an extension of the so-  
39 called building restriction line, which is parallel  
40 to and 750 feet from an extended center line of  
41 Bangor International Airport runway 15; thence along  
42 the said extended building restriction line S 45° 30'  
43 50" E a distance of 4,550 feet more or less to a

1 point; thence along a line perpendicular to the said  
2 building restriction line along a line S 44° 29' 10"  
3 W a distance of 2,250 feet more or less to a point  
4 forming the most northwesterly corner of land that  
5 the United States of America formerly took by eminent  
6 domain from the heirs of Murtagh Hughes recorded in  
7 said Registry of Deeds Book 1189, Page 193 known as  
8 Tract #303; thence N 76° 00' 30" W following the  
9 southerly sideline of land that the United States of  
10 America formerly took from George H. Hunt in said  
11 above described eminent domain proceeding, known as  
12 Tract #302A a distance of 96 feet more or less to the  
13 southwesterly corner of said Tract #302A; thence N  
14 80° 17' 30" W along the southerly border line of oth-  
15 er land formerly taken by the United States of Ameri-  
16 ca from George H. Hunt in said described eminent do-  
17 main proceeding; known as Tract #302B; thence in a  
18 northwesterly direction N 9° 34' 30" E along the  
19 westerly sideline of said tract #302B which runs  
20 along the Bangor-Hermon town line and continuing  
21 along the same course and westerly sidelines of lot  
22 formerly taken by the United States of America from  
23 Flora E. Whitney, recorded in said Registry of Deeds,  
24 in Book 1189, Page 185, known as Tract #332, and land  
25 that the United States of America purchased from  
26 Albert I. Chandler, recorded in Book 1189, Page 197,  
27 known as Tract #333, and another parcel that the  
28 United States of America formerly took by eminent do-  
29 main from James H. Kelleher et al., recorded in said  
30 Registry of Deeds, Book 1941, Page 124, known as  
31 Tract #384, a total distance of 4,815 feet more or  
32 less to monument #14; thence from monument #14, N 45°  
33 50' 26" W along the southwesterly sideline of land  
34 identified as "Parcel One" conveyed to the United  
35 States of America by Gladys K. Carleton in Book 1526,  
36 Page 153, known as Tract #386 a distance of 820 feet  
37 more or less to monument #13 and land conveyed by  
38 Gladys S. Carleton to the United States of America in  
39 Book 1866, Page 11, known as Tract #702; thence from  
40 monument #13 along the southwesterly sideline of  
41 Tract #702 N 45° 35' 50" W a distance of 286 feet  
42 more or less to an easement conveyed by Gladys K.  
43 Carleton to the United States of America as "Parcel  
44 Two" in a deed recorded in said Registry of Deeds in  
45 Book 1526, Page 153; thence along the Bangor and  
46 Aroostook Railroad right-of-way N 31° 04' 30" E a  
47 distance of 279 feet more or less to the centerline

1 of Fuller Road and point and place of beginning con-  
2 taining approximately 86 acres.

3 Being a portion of the premises conveyed by the  
4 United States Air Force to the City of Bangor by  
5 quitclaim deed dated 28 April 1968, recorded in  
6 Penobscot County Registry of Deeds in Book 2156, Page  
7 450. For further description of the westerly bounda-  
8 ries of said within described premises, see Descrip-  
9 tion of Bangor International Airport recorded in said  
10 Registry of Deeds in Book 2148, Pages 89 and 90.

11 Excepting and reserving a lot with buildings  
12 thereon, said lot being 150 feet by 150 feet desig-  
13 nated as "Parcel 2" (Airport Surveillance Radar) re-  
14 tained by the United States Air Force by exception to  
15 deed from the City of Bangor dated 28 April 1968, re-  
16 corded in said Registry of Deeds, Book 2148, Page 67,  
17 at Schedule A, Page 91.

## 18 2. The Alert Aircraft Parking Area

19 A 50-year leasehold right and interest held by  
20 the City of Bangor in a certain lot or parcel of land  
21 situated in the City of Bangor, County of Penobscot  
22 (see Exhibit B) containing approximately 145 acres  
23 with buildings thereon known as the alert aircraft  
24 parking area bounded and described as follows and  
25 provided said parcel shall be leased for a period of  
26 50 years to the United States Air Force subject to a  
27 right of reversion to the City of Bangor after 10  
28 years if the premises remain unused for  
29 aircraft-related purposes.

30 All that tract or parcel of land situated in the  
31 City of Bangor, County of Penobscot, State of Maine:  
32 Comprising Tracts D-401, D-402, D-403, D-404, D-405,  
33 and portions of Tracts 24, 309, 323, 324, D-400,  
34 D-406, D-408, D-409 as shown on Department of the Ar-  
35 my real estate map entitled "Bangor International  
36 Airport," Audited Installation Number 2958, Sheets 1  
37 and 4, dated January 1968, and filed with the City  
38 Engineers, City Hall, Bangor, Maine, said parcel be-  
39 ing more particularly described as follows:

40 Beginning at a point in the centerline of Hammond  
41 Street at the northwest corner of Tract D-403, a dis-

1 tance of 4,060 feet, more or less, easterly along  
2 Hammond Street from its intersection with the  
3 Bangor-Hermog town line; proceeding thence northerly  
4 33 feet, more or less, to a concrete bound in the  
5 northerly line of Hammond Street; proceeding thence  
6 the following five (5) courses and distances along  
7 the southerly boundary line of the 1757.112 acre par-  
8 cel conveyed to the City of Bangor by Quitclaim Deed  
9 dated April 28, 1969: (1) N 44° 24' 10" E, 1677.21  
10 feet to an iron pipe; (2) S 45° 35' 50" E, 3303.72  
11 feet to an iron pipe; (3) S 15° 02' 10" W, 500.65  
12 feet to an iron pipe; (4) S 21° 19' 40" W, 169.95  
13 feet to an iron pipe; (5) S 26° 23' 21" W, 314.89  
14 feet to a concrete bound in the southerly boundary  
15 line to Tract 324; thence running along said southerly  
16 line N 55° 49' 59" W, 509.93 feet to the easterly  
17 line of Tract D-409; thence running along said east-  
18 erly line S 33° 30' 45" W, 428.70 feet to the south-  
19 erly line of Tract D-406; thence running along said  
20 southerly line S 81° 15' W, 875 feet, more or less,  
21 to the southerly line of Tract D-404; thence running  
22 along said southerly line N 79° 10' W, 1130 feet,  
23 more or less, to the southwesterly line of Tract  
24 D-403; thence northwesterly along said southwesterly  
25 line, 759 feet, more or less, to the southwesterly  
26 line of Tract D-400; thence along said southwesterly  
27 line N 53° 25' 15" W, 435 feet, more or less, to the  
28 southerly line of lands conveyed to Kenneth M. Kurson  
29 and Sidney Epstein by quitclaim deed dated May 18,  
30 1965; thence running along said southerly line S 89°  
31 E, 310 feet, more or less, to the westerly line of  
32 Tract D-403; thence running along said westerly line,  
33 N 7° 45' W, 210 feet, more or less, to the westerly  
34 line of Tract D-401; thence running along said west-  
35 erly line N 7° 30' W, 1021.66 feet to the southerly  
36 line of Hammond Street; thence northerly 33 feet,  
37 more or less, to a point in the centerline of Hammond  
38 Street; thence along said centerline easterly 234.50  
39 feet to the point of beginning.

40 Meaning and intending to convey all of Parcel A,  
41 so-called, of land described in an indenture between  
42 the United States of America and the City of Bangor  
43 dated 13 December 1978 recorded in said Registry of  
44 Deeds in Book 2940, Page 172 at 184.



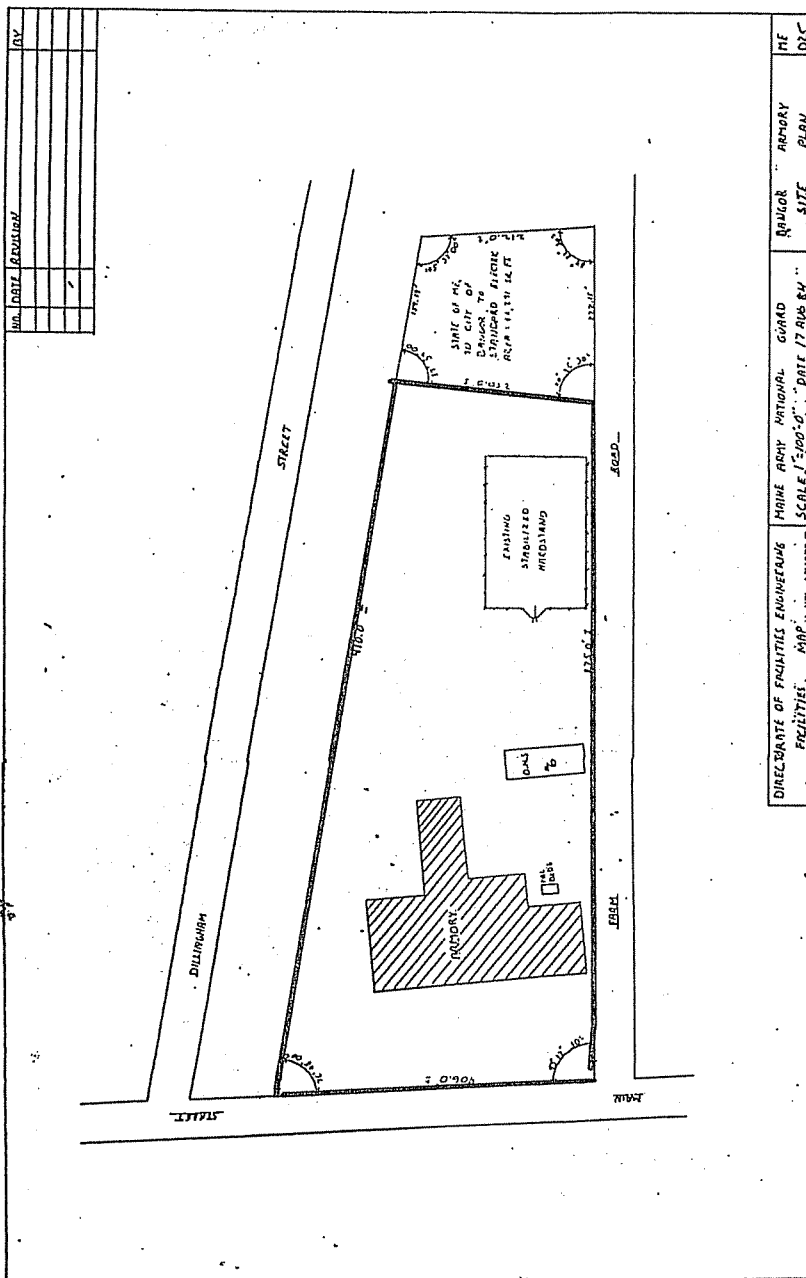
1 Excepting and reserving the so-called "BanAir In-  
2 dustrial Park" to be retained by the City of Bangor  
3 described as follows:

4 Beginning at an iron pin forming the northeasterly  
5 ly corner of other land of the City of Bangor re-  
6 corded in said Registry of Deeds in Book 2129, Page  
7 875; also being a point which is 649.65 feet, more or  
8 less, N 79° 02' 00" W from monument #26; thence along  
9 the same course a distance of 401.07 feet, more or  
10 less, to monument #25 and northeasterly sideline of  
11 US Route #2; thence along the northeasterly sideline  
12 of US Route #2, N 53° 24' 45" W a distance of 1174.95  
13 feet, more or less, to an iron pin; thence S 89° 26'  
14 23" E a distance of 310.00 feet, more or less, to an  
15 iron pin; thence N 5° 23' 05" W, a distance of 210.00  
16 feet, more or less, to an iron pin; thence N 5° 08'  
17 05" W, a distance of 1021.66 feet, more or less, to  
18 an iron pin and southerly sideline of Hammond Street;  
19 thence along the southerly sideline of Hammond Street  
20 N 81° 08' 39" E a distance of 189.55 feet, more or  
21 less, to monument #22; thence continuing in the same  
22 course along the southerly sideline of Hammond Street  
23 767.20 feet, more or less, to an iron pin; thence S  
24 5° 08' 05" E a distance of 2156.18 feet, more or  
25 less, to an iron pin and point and place of begin-  
26 ning, containing 42.92 acres.

27 The interest conveyed to grantees herein is sub-  
28 ject to a prior lease of a certain lot or parcel of  
29 land with buildings thereon contained within the  
30 boundaries of the above said described premises, des-  
31 ignated as building 600, said lease dated May 1,  
32 1986, to Lawrence A. Maul D/B/A AREO FUSION.

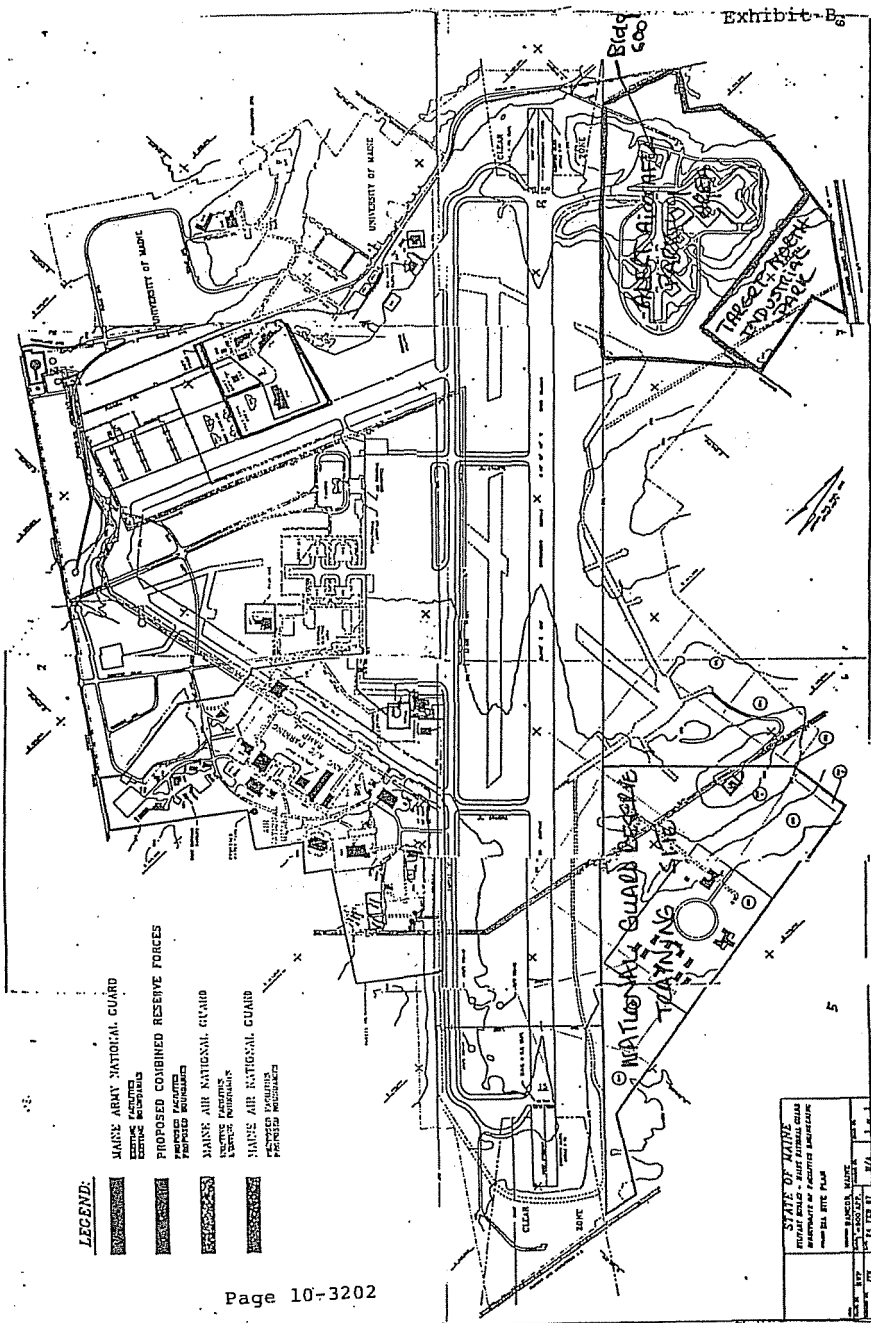
33 Excepting and reserving unto the grantor, City of  
34 Bangor, a certain reversionary interest in the lease-  
35 hold premises herein described as follows: Should the  
36 premises not be utilized for 10 years for  
37 aircraft-related purposes following the commencement  
38 of the lease herein, the leasehold property will be  
39 relinquished to the City of Bangor and the underlying  
40 lease to the State of Maine will be extinguished.

41 The parcel to be conveyed by the City of Bangor  
42 to the State of Maine, after subtracting the said ex-  
43 cepted portion of land, contains 145.60 acres of  
44 land.



NO.	DATE	REVISION	BY

NO.	DATE	REVISION	BY



**LEGEND:**

- MAINE ARMY NATIONAL GUARD
- MAINE AIR NATIONAL GUARD
- PROPOSED COMBINED RESERVE FORCES
- PROPOSED AIR FORCE
- PROPOSED AIR NATIONAL GUARD
- PROPOSED NATIONAL GUARD

STATE OF MAINE	
PROVIDES - BUT DOES NOT GUARANTEE	
ACCURACY OF INFORMATION	
DATE: 11/19/71	
BY: [Signature]	FOR: [Signature]
11/19/71	11/19/71

1 STATEMENT OF FACT

2 By unanimous vote of the Bangor City Council on  
3 27 May 1987, the City of Bangor will transfer owner-  
4 ship of a 178-acre parcel of land on the southwest  
5 corner of Bangor International Airport (See Attach-  
6 ment A) to the State, the Maine Revised Statutes, Ti-  
7 tle 37-B, section 301, subsection 2, for Maine Na-  
8 tional Guard construction of a combined reserve  
9 forces training center. Also, the city will grant the  
10 United States Air Force a 50-year lease to the alert  
11 aircraft parking area on the southeast end of the 33  
12 runway (see Attachment B) for use by military air-  
13 craft.

14 The State of Maine will relinquish, in turn, the  
15 Bangor State Armory to the city through this legisla-  
16 tive action. The appraised value of the armory prop-  
17 erty is \$900,000.

18 The State needs clear title to the 178-acre par-  
19 cel so that the property may be leased to the Federal  
20 Government. This will permit the Maine National Guard  
21 to program federal funds for construction in fiscal  
22 year 1989. Similarly, once a lease agreement has been  
23 obtained from the City of Bangor for the aircraft  
24 parking area, federal funds can be requested for re-  
25 pair and maintenance. A reversion clause in the lease  
26 stipulates that the lease area will revert to the  
27 City of Bangor if the Alert Aircraft Parking Area is  
28 not used for 10 years following the signing of the  
29 lease. The total exchange package is contingent upon  
30 approval of the Legislature to quit claim the Bangor  
31 Armory to the City of Bangor in return for a quit-  
32 claim deed of the 178-acre parcel described in this  
33 Act and 50-year lease of the Alert Aircraft Parking  
34 Area to the United States Air Force; the State of  
35 Maine will in turn lease the 178-acre parcel to the  
36 United States Air Force, subject to the addition of  
37 adequate funding by the United States Congress.

38

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