

# MAINE STATE LEGISLATURE

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# 128th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2017

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Legislative Document

No. 1049

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H.P. 732

House of Representatives, March 16, 2017

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**Resolve, Directing the Department of Agriculture, Conservation and Forestry To Convey Certain Lands to Roosevelt Conference Center Doing Business as Eagle Lake Sporting Camps**

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Reference to the Committee on Agriculture, Conservation and Forestry suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative DUCHESNE of Hudson.

Cosponsored by Representatives: BLACK of Wilton, DUNPHY of Old Town, MARTIN of Sinclair, Senators: DILL of Penobscot, JACKSON of Aroostook.

1           **Preamble.** The Constitution of Maine, Article IX, Section 23 requires that real  
2           estate held by the State for conservation or recreation purposes may not be reduced or its  
3           uses substantially altered except on the vote of 2/3 of all members elected to each House.

4           **Whereas,** certain real estate authorized for conveyance under this resolve is under  
5           the designations described in the Maine Revised Statutes, Title 12, section 598-A; and

6           **Whereas,** the Director of the Bureau of Parks and Lands within the Department of  
7           Agriculture, Conservation and Forestry may sell or exchange lands with the approval of  
8           the Legislature in accordance with Title 12, sections 1837 and 1851; and

9           **Whereas,** Aroostook County has experienced significant economic reductions over  
10          the last 20 years, with a 5.5% unemployment rate, aging workforce and declining  
11          population; and

12          **Whereas,** an existing business, Eagle Lake Sporting Camps, established in 1889 and  
13          located on Eagle Lake Public Reserve Lands east of Route 11, desires to invest  
14          significantly in its business to grow into a year-round operation and to upgrade facilities  
15          and improve amenities, thus stimulating the economy, creating jobs and increasing local  
16          and state tax revenues; and

17          **Whereas,** such investment would not be feasible or commitment made without the  
18          acquisition of fee simple ownership of sufficient land to develop and expand the business  
19          and without the lease of additional adjoining land to support a modern wilderness  
20          destination resort; and

21          **Whereas,** the subject land is now used as a developed commercial sporting camp  
22          property, and no vital conservation land or wildlife habitat nor outdoor recreation  
23          opportunities, such as hunting and fishing, are affected by the change in land ownership,  
24          and the investment permitted by this conveyance would increase access and opportunities  
25          for public use of the Eagle Lake Public Reserve Lands; now, therefore, be it

26          **Sec. 1. Director of the Bureau of Parks and Lands to convey certain land**  
27          **in T16 R6. Resolved:** That the Director of the Bureau of Parks and Lands within the  
28          Department of Agriculture, Conservation and Forestry, referred to in this resolve as "the  
29          director," shall convey, by quitclaim deed without covenant and at appraised fair market  
30          value agreed to jointly by the director and the purchaser, to Roosevelt Conference Center,  
31          doing business as Eagle Lake Sporting Camps, and its successors and assigns, the land  
32          described in the lease of land in Township 16, Range 6 current as of the effective date of  
33          this resolve from the State to Eagle Lake Sporting Camps and such additional contiguous  
34          land as agreed to by the director and the purchaser to the east of the leased land for a total  
35          of 12.86 acres, subject to the State's retaining or withholding any rights to subdivide the  
36          land conveyed. In addition, the director shall convey to Eagle Lake Sporting Camps, for  
37          the appraised fair market value agreed jointly by the director and the purchaser, an access  
38          right-of-way that is no greater than 66 feet wide along the service road to the Square Lake  
39          Road. The conveyance of the right-of-way must include conditions that allow Eagle Lake  
40          Sporting Camps to maintain the road and make road improvements after acquiring prior  
41          written approval from the State. The conveyances required by this section must contain

1 conditions granting the State the right of first refusal, within 90 days following notice by  
2 Eagle Lake Sporting Camps of intent to transfer the land or the right-of-way, to reacquire  
3 the parcel and the right-of-way at the appraised fair market value agreed to jointly by the  
4 director and the purchaser, if the use of the land for a year-round sporting camp or Class  
5 A restaurant, as defined in the Maine Revised Statutes, Title 28-A, section 2, subsection  
6 15, and lodge open to the public is discontinued or if Eagle Lake Sporting Camps fails to  
7 maintain appropriate licenses to conduct those activities from the Department of Health  
8 and Human Services.

9 If the director intends to lease any land to Eagle Lake Sporting Camps other than that  
10 required by this resolve, the director shall provide an opportunity for and consider  
11 comments regarding public access to the Eagle Lake Public Reserve Lands from  
12 representatives authorized by the Town of Eagle Lake.

13 **SUMMARY**

14 This resolve requires the Director of the Bureau of Parks and Lands within the  
15 Department of Agriculture, Conservation and Forestry to convey to Roosevelt  
16 Conference Center, doing business as Eagle Lake Sporting Camps, a 12.86-acre parcel of  
17 land in Township 16, Range 6. The resolve requires the director to sell the land at fair  
18 market value and to retain or withhold any rights to subdivide. The director is also  
19 required by the resolve to convey to Eagle Lake Sporting Camps a right-of-way along the  
20 service road to the Square Lake Road for appraised fair market value. The resolve also  
21 stipulates that the State must retain a right of first refusal to reacquire the parcel and  
22 right-of-way from the owner if the use of the parcel for a year-round sporting camp or  
23 Class A restaurant and lodge is discontinued or appropriate licenses are not maintained.