

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied  
(searchable text may contain some errors and/or omissions)

# Land for Maine's Future Board Biennial Report



HD  
243  
.M2  
L44  
1995  
c.2

Executive Department  
Maine State Planning Office

Land for Maine's Future Board  
January 1995



# LAND FOR MAINE'S FUTURE BOARD

Evan D. Richert, Chair  
Director  
State Planning Office

## Public Members

Marion Fuller Brown  
York, Maine

Alice H. Rand  
Cape Elizabeth, Maine

Robert E. Suminsby  
Northeast Harbor, Maine

Clinton B. Townsend  
Canaan, Maine

Richard J. Warren  
Bangor, Maine

## State Agency Members

Robin Alden, Commissioner  
Department of Marine Resources

Ronald Lovaglio, Commissioner  
Department of Conservation

Edward McLaughlin, Commissioner  
Department of Agriculture, Food  
and Rural Resources

Ray B. Owen, Jr., Commissioner  
Department of Inland Fisheries and  
Wildlife

## *Staff*

Mark DesMeules, Co-Director Natural Resources Policy Division, January 1995-present.

James R. Bernard, Director, Natural Resources Policy Division and Land for Maine's  
Future Coordinator, November 1987-July 1994

Lissa Widoff, Senior Planner, August 1988-June 1992

## *Report Preparation*

James R. Bernard, Edgecomb, Maine

Submitted to the Joint Standing Committee on Energy and Natural Resources of the  
117th Maine Legislature

January 1995

# **LAND FOR MAINE'S FUTURE BOARD BIENNIAL REPORT TO THE LEGISLATURE**

**JANUARY 1995**

## **INTRODUCTION**

This report to the Maine Legislature complies with the amended reporting requirement (5 MRSA Chapter 353, Section 6206-E) that states it is the responsibility of the Land for Maine's Future Board to "on January 1, 1995 and on January 1st every 2 years thereafter, report to the joint standing committee of the Legislature having jurisdiction over natural resources matters on expenditures from the Land for Maine's Future Fund and the Public Access to Maine Waters Fund and revisions to the strategy and guidelines."

The Board's legislative mandate is to acquire natural lands of state significance. The Board has defined properties of state significance as those which "make a substantial and lasting contribution towards assuring all of Maine citizens, present and future, the traditional Maine heritage of public access to Maine's land and water resources or continued quality and availability of natural resources important to the interests and continued heritage of Maine people."

Since the Board's first Biennial Report in January 1990, the Board has continued to apply its carefully designed guidelines and procedures that have enabled non-profit conservation organizations, land trusts, conservation commissions, towns, landowners, and interested private citizens to become involved in nominating properties of state significance for acquisition.

Working cooperatively with State agencies and a variety of public and private organizations over the last six years, the Board has been able to obligate funds to acquire 31 new areas including 43 separate parcels that the citizens of Maine will be able to enjoy in perpetuity.

As the Director of the State Planning Office, the lead State agency coordinating the land acquisition process, it is my particular pleasure to offer this report as a detailed description of the activities of the Land for Maine's Future Board from February 1, 1990 to December 31, 1994.

Evan D. Richert, Chair  
Land for Maine's Future Board

## TABLE OF CONTENTS

### I The Land For Maine's Future Fund

Purpose of the Fund .....	1
Amendments to the Land for Maine's Future Legislation Since January 1990 .....	2
Board Composition .....	4
Board Staff .....	5
Board Operations .....	5
Status of Cooperative Arrangements .....	6
Status of Working Arrangements .....	8
Land for Maine's Future Board Outreach Activities .....	8
Land Conservation Map Update Project .....	9

### II Land For Maine's Future Board Acquisitions 1990-1994

Land for Maine's Future Acquisition Summary, December 1988 - January 1990 .....	11
<i>Exhibit I--Land for Maine's Future Acquisitions--Natural Geography Map</i> .....	13
Completed Land for Maine's Future Acquisitions February 1990 - November 1994:	
Alice Wheeler Farm .....	14
James River Timber Company/Diamond Occidental Lands .....	16
Nahmakanta Lake .....	18
Androscoggin River .....	20
Androscoggin River Acquisitions .....	21
Sabattus Mountain .....	23
Sabattus Mountain Acquisitions .....	23
Mattawamkeag River .....	25
Mattagodus Stream .....	25
Little Concord River .....	28
Little Ossipee Pond .....	30
Morgan Meadow .....	32
Bradbury Mountain State Park Addition .....	34
Mount Agamenticus .....	36
Amoskeag Property .....	40
Paul Property .....	40
Ramsdell Property .....	40
Weare Property .....	41
Parent Property .....	41
Nowell Property .....	41
Ruch Property .....	41
Moore's Falls Property .....	41
Jamies Pond .....	42
Sebago Lake Beach .....	44
Aroostook Valley Right-Of-Way .....	46
Mark Island & South Lubec Sand Bar .....	48

Forest City .....	52
Dodge Point Inholding .....	54
Lake George .....	57
Horan Head .....	60
Salmon Brook Lake Bog .....	63
Bald Mountain .....	66
Spring River Lake .....	69
Spednic Lake .....	72
Bangor and Aroostook Railroad Right-of-Way .....	75

### **III Land for Maine's Future Access Improvements**

Access Improvements Process and Progress Report .....	78
<i>Exhibit II--Status of Land for Maine's Future Access Improvements</i> .....	80

### **IV Land for Maine's Future Program: Financial Report**

Land for Maine's Future Fund Obligations .....	82
<i>Exhibit III--Land for Maine's Future Fund Obligations</i> .....	84
Land for Maine's Future Acquisitions and Financial Summary .....	85
<i>Exhibit IV-- Land for Maine's Future Acquisitions and Financial Summary through December 31, 1994</i> .....	85
Land for Maine's Future Program General Fund Expenditures .....	92
<i>Exhibit V--Land for Maine's Future Program General Fund Expenditures, January 1, 1990-June 30, 1994</i> .....	93

### **V Land for Maine's Future Program: Measures of Success**

Land for Maine's Future Measures of Success: Financial and In-Kind Contributions .....	95
Land for Maine's Future Measures of Success: Real Property Contributions .....	95
Land for Maine's Future Measures of Success: Public/Private Partnerships .....	96
Land for Maine's Future Measures of Success: Geographic Distribution of Acquisitions .....	96
<i>Exhibit VI--Land for Maine's Future Geopolitical Map</i> .....	97
Land for Maine's Future Measures of Success: Shorefront Acquisitions .....	98
<i>Exhibit VII--Analysis of Land for Maine's Future Properties Associated with Shorefront</i> ...	98

### **VI Land for Maine's Future Program: Opportunities for the Next Biennium .....**

100

### **VII Appendices**

<i>Appendix I--Land for Maine's Future Board Meeting Dates January 1990-December 1994</i>
<i>Appendix II--Land for Maine's Future Purchases December 1988-November 1994</i>

# **LAND FOR MAINE'S FUTURE BOARD BIENNIAL REPORT TO THE LEGISLATURE**

**JANUARY 1995**

## **I The Land For Maine's Future Fund**

### **Purpose of the Fund**

In November 1987, Maine voters approved by an overwhelming vote a referendum to create a \$35 million fund for purchasing lands of statewide significance for recreation and conservation. With the realization that traditional use of privately-owned recreation lands was not guaranteed and that lands of conservation value were becoming increasingly threatened by development and incompatible land uses, it became apparent to Maine voters that the State of Maine should actively identify and acquire lands for public use and protection.

Maine, as most New England states, has a very low percentage of publicly owned lands, about five percent. State and federal agencies, private non-profit conservation organizations and land trusts and municipalities do not have the capacity to identify, purchase, and manage new public lands alone, and at a sufficient pace to prevent the loss of all significant lands. The Land for Maine's Future Fund has established a coordinated program in which priority lands can be acquired by the State using the expertise and resources of these various groups to complement the use of the Fund, as intended by the Legislature.

The companion legislation to the bond referendum establishing the Land for Maine's Future Fund (5 MRSA c. 353), also known as the Land for Maine's Future statute, defined the kinds of lands that should be acquired and the criteria that should be used in selecting these lands; as well as the land protection tools available for use and how the Land For Maine's Future Board should be composed, undertake its decision-making responsibilities and fulfill its obligations to the Legislature. All lands acquired with use of the Fund are to be held by the appropriate land-holding agency and are intended to remain in public ownership for the benefit of future generations. Unless there is specific language in a deed prohibiting resale, lands acquired through the use of the Fund cannot be sold or used for purposes other than those stated in the statute unless approved by a 2/3 majority of the Legislature.

The Land for Maine's Future Fund has been financed by the sale of \$35 million in bonds. The allocation schedule of the bond funds took effect in November 1987, when the referendum was approved. At that time, \$5 million was authorized for Board use. In July 1988, a subsequent \$10 million of the bond was authorized to be available to the Board. Another \$10 million was authorized for use in July 1989 and the last \$10 million was made available in July 1990. All \$35 million of the bonds have been sold at this time.



Although allowed by the Land for Maine's Future Fund companion legislation, the federal Tax Reform Act of 1986 prohibits collection of interest from bond proceeds.

The Fund may be used for acquiring land that meets the criteria outlined in the companion legislation, in either fee or less-than-fee simple interest. Less-than fee purchases may include, but not be limited to, conservation easements, access easements, scenic easements and other permanent interests in land. Long-term leases of at least 99 years in length are also possible.

Other uses of the Fund include direct expenses related to authorized acquisition projects, such as appraisals, surveys, title work, associated legal costs, and project consultants when the expertise required for the completion of a project is not available within state government.

Minor capital improvements on acquired lands to improve accessibility are an allowable expense of the bond proceeds, as long as the improvements do not exceed 5% of the appraised value of the acquired property. This funding cannot be used for organized recreational facility construction or improvement, such as tennis courts, ballfields and playgrounds.

The Land For Maine's Future Fund statute requires that all lands acquired with the Fund be evaluated for rare, threatened and endangered species, exemplary natural communities, features of historic significance and other high priority natural features and ecological functions. If such evaluations are not complete by the time of purchase, the Fund may be used for these activities.

A stewardship account may be established for the purposes of managing Land for Maine's Future Board-acquired lands. In acquisitions with matching funds not derived from a bond request, up to 20% of the appraised value of the property, or the amount of cash contributed as matching funds, whichever is less, may be placed into a stewardship account.

### **Amendments to Land for Maine's Future Legislation**

Since February 1990, there have been two amendments to the Land for Maine's Future companion legislation. Earlier amendments increased the number of Land for Maine's Future Board members from nine to eleven members, specified the process by which landowners whose property is of interest to the Board would be notified, and clarified when and how state agency eminent domain powers may be used in a Land for Maine's Future acquisition.

Most recently, in April 1994, the legislature passed LD 1767, An Act to Establish the Public Access to Maine Waters Fund, that streamlined the language of the Land for Maine's Future statute and added a second fund to administer, the Public Access to Maine Waters Fund. To date there has been no funding source identified for the Public Access to Maine Waters Fund. Board responsibilities were amended to include a needs assessment for public

access and a strategy and a set of guidelines based on that assessment for allocating the proceeds of the Public Access to Maine Waters Fund (5 MRSA 6206 A). Also included in the legislation was a requirement for a biennial report "on January 1, 1995 and on January 1st every 2 years thereafter" concerning "expenditures from the Land for Maine's Future Fund and the Public Access to Maine Waters Fund" (5 MRSA 6206 E). The legislation was signed into law by Governor John R. McKernan, Jr. on April 20, 1994.

In April 1990, the passage of LD 1945, An Act to Authorize a General Fund Bond Issue in the Amount of \$19,000,000 to Finance the Acquisition of Land For Public Purposes and Construction to Replace the Churchill Dam, included minor changes in the Land for Maine's Future companion legislation that explicitly allowed for the Board to acquire land with wilderness values and to acquire lands which may be accessed by motorized or non-motorized means.

The \$19 million bond issue went before Maine voters in November of 1990 and failed. Passage would have provided \$9.5 million to the Board with \$ 1 million dedicated to farmland preservation, \$8.5 million to the Department of Inland Fisheries and Wildlife and \$1 million to the Department of Conservation for repairs to Churchill Dam on the Allagash Wilderness Waterway. Defeat of this bond issue was largely attributed to the confusing wording in the ballot question which read as if the entire \$19 million request might be spent on the Churchill Dam alone.

[In November 1991, a second attempt at continued funding for the Land for Maine's Future Program through a bond referendum also failed. This time, even the modest \$5 million request with a understandably-worded ballot question was not favored by the voters, although polls showed consistent support and approval of the Land for Maine's Future program. Recessionary influences caused a number of bond proposals to be defeated in 1991.]

In reviewing the engrossed version of LD 1767, An Act to Establish the Public Access to Maine Waters Fund, described above, Board staff discovered that the words "wilderness" and "nonmotorized or motorized" had been omitted from §6207. This language had been added as Part B of LD 1945, the 1990 bond bill that was ultimately defeated at the polls as explained above.

In researching this omission with the Office of Policy and Legal Analysis and the Revisor of Statutes, Board staff realized that Part B, which also allowed the Commissioner of Agriculture to hold title to property, had never been enacted into law because the bond had failed to pass. In the legislative drafting by the Appropriations Committee, Part B enactment was tied to Part A passage by the voters instead of independently amending the original statute. The ability of the Commissioner of Agriculture to hold title to land which was also part of LD 1945 was also not enacted but this fact was noticed as a problem earlier and is law through a corrective legislative action. Since the other language did not present a conflict with any other statutory language and because the amended words made it into the pocket portion of the Maine Revised Statutes Annotated (published by a private firm), the language

problem went unnoticed. Since the legislative history and clear intent of the Legislature was to add the additional clarifying language to §6207, the Revisor has agreed to the staff request to include the language in the supplemental portion of the 1995 errors bill rather than have a separate bill introduced with associated public hearings. On passage of the errors bill, the language will be effective retroactive to July 14, 1990, the date Part B should have taken effect.

In the interim, "wilderness" is not a statutory condition of determining state significance and "nonmotorized and motorized" public access do not have to be provided. However, the Board has acted on a number of occasions since July 1990 to acquire wilderness and has always considered nonmotorized and motorized public access in its decisions.

### **Board Composition**

The eleven-member Board has been meeting since February 1988 after the first private citizen members were appointed in January 1988. As called for in the companion legislation, the private members of the Board "provide broad geographic representation." The private members of the Board and their terms for service are:

<u>Board Member</u>	<u>Term began</u>	<u>Term ended</u>
Marion Fuller Brown (York)	January 1990	January 1994
Clinton B. Townsend (Canaan)	January 1988	January 1992
Robert Suminsby (Northeast Harbor)	January 1988	January 1991
Richard Warren (Bangor)	January 1988	January 1992
Alice Rand (Cape Elizabeth)	November 1988	November 1991

The terms of the six private Board members all expired by January 1994. The Board members were held over in their positions without reappointment. Mira Michaud of St. David resigned in April 1993 for personal and travel-related reasons and was not replaced.

The current state agency members of the Board are:

Evan D. Richert, Chair, Director of the State Planning Office

Robin Alden, Commissioner of Marine Resources

Ronald Lovaglio, Commissioner of Conservation

Edward McLaughlin, Commissioner of Agriculture, Food and Rural Resources

Ray B. Owen, Jr., Commissioner of Inland Fisheries and Wildlife

### **Board Staff**

Administration of the bond fund and coordination of the Board's process is the statutory responsibility of the State Planning Office. In August 1988, one full-time Senior Planner was hired to facilitate Board activities. This staff person, Lissa Widoff, was primarily responsible for the day-to-day activities of the Board, including the workings of its committees and the ongoing cooperative arrangements between the Board, State agencies, and cooperating entities. Ms. Widoff was also primarily responsible for field evaluation of properties to be considered by the Board and for tracking the progress of authorized acquisition projects. Ms. Widoff's position with the Land for Maine's Future Program was terminated June 30, 1992 as part of budget and staffing reductions at the State Planning Office. At the time, it was expected that most of the remaining Land for Maine's Future funds would have been expended by that time.

James R. Bernard, as Director of the Natural Resources Policy Division of the State Planning Office, served as the Land for Maine's Future Board Coordinator, overseeing all aspects of the Program, including fund disbursement and Board policy development. Mr. Bernard served as sole staff person to the Board through the needs assessment phase of the Board's process up to the final drafting and submission to the Legislature of the *Strategy and Guidelines for Acquisition* document (November 1987-July 1988) and again after June 30, 1992 until July 20, 1994 after Ms. Widoff was laid off. Mr. Bernard resigned in July 1994 to pursue other environmental management opportunities.

Mark DesMeules, Co-Director of the Natural Resources Policy Division took charge as Coordinator of the Land for Maine's Future Program since January of 1995.

In addition, the Board has drawn extensively on State agency staff from the Departments of Conservation and Inland Fisheries and Wildlife for all phases of its activities, and on the Department of Transportation's Legal staff for support during and after negotiation on acquired properties.

Secretarial and support staff is provided by the existing staff at the State Planning Office, primarily in the Natural Resources Policy Division, but also in the financial unit of the agency.

### **Board Operations**

The Board continues to receive inquiries and proposals for acquisition of lands around the state. Telephone calls and letters concerning prospective purchases are received

at the average rate of one per day. The Board's original criteria remain in place and the process for evaluating them is the same as outlined in the February 1990 Biennial report. Highlights of the Board's acquisition criteria and selection process are outlined here.

The primary criterion for the selection of lands to be purchased by the Land for Maine's Future Program is that they be natural lands of state significance and contain recreation lands, prime physical features of the Maine landscape, areas of special scenic beauty, farmland or open space, undeveloped shorelines, wetlands, fragile mountain areas, or lands with other conservation or recreational values; contain habitat for plant or animal species or natural communities considered rare, threatened or endangered in the State; or provide public access to recreation opportunities or those natural resources described above.

A proposed acquisition has been recognized to be of state significance when the resource values or recreational opportunities are documented to be the best or among the best in the State by information from a data base, comprehensive published reports, or credible testimony. Such properties would provide public access to outdoor recreational opportunities or natural resources or contain multiple outstanding resources or recreational values of statewide significance as supported by the above-mentioned sources. In some cases, a property may contain a single exceptional value that is the best or among the best of that type or category of land in the State.

Priority is also given to projects with matching funds from cooperating entities and to those lands which provide geographic representation and build upon or connect existing State holdings.

### **Status of Cooperative Arrangements**

The Land for Maine's Future Board has developed and signed a number of memorandums of agreement and has developed working arrangements with a number of State agencies to facilitate portions of the acquisition process. The agreements cover a number of functions essential to meeting the legal mandate of the Program that could not be met with existing staff resources.

The memoranda of agreement cover undertaking archeological investigations on acquired properties, the facilitation of commissioning appraisals and surveys, providing essential legal services, and transferring access improvements funding to titleholding agencies. Working arrangements have been developed to enable the timely evaluation of proposals for their fish and wildlife habitat values and to expedite the contracting of survey and appraisal work and its subsequent review.

### **Memorandum of Agreement: Maine Historic Preservation Commission**

In October 1989, the Board signed an agreement with the Maine Historic Preservation Commission to enable the Board to meet the mandate of 5 MRSA 6209(5) of the Land for Maine's Future Fund companion legislation which states that "all lands acquired

with fund money shall be evaluated for ...features of historic significance...with reference to the best inventory data available to the State." Under the agreement, the Board periodically requests that the MHPC undertake archeological surveys designed to find all sites eligible for listing in the National Register of Historic Places, and recover enough information to nominate them.

The extent of the surveys is determined by proposals developed by MHPC for each specific property that is acquired by the Board. Reports developed as a result of the surveys are furnished to the Board and the titleholding agency for review. The MHPC has undertaken, with Board approval, 19 archeological surveys, yielding some important finds and resulting in a number of National Register of Historic Places designations.

As 5 MRSA 6209(5) states further that "subsequent management by State agencies holding properties found to have such important features...shall reflect the objective of maintaining and protecting those features...". The MHPC and the Board have agreed that the archeological survey information will be used in fulfilling the archeological site management component of any management plan for newly purchased lands that is submitted to Board as part of a request for access improvement or stewardship funding.

#### **Memorandum of Agreement: Department of Inland Fisheries and Wildlife**

The Board and the Department have simply agreed formally that land appraisal and surveying work on properties of mutual interest will be undertaken with DIF&W responsible for contracting and the Board responsible for funding.

#### **Memorandum of Agreement: Department of Transportation, Legal Services Division**

In November 1989, the Board and the Department of Transportation, Legal Services Division (DOT Legal) entered into an agreement for legal services in connection with acquisitions of lands by the Board, including undertaking title searches, development of purchase and sale agreement contracts, and preparation of closing documents. In providing these services to the Board, DOT Legal will work in cooperation with the Department of the Attorney General. When insufficient legal staff are available to perform the necessary work, DOT Legal may retain the services of outside private counsel.

All purchase and sale agreements, documents of title and other agreements entered into by the Board are reviewed by DOT Legal and the Department of Attorney General prior to execution. DOT Legal also retains a set of closing documents for each property acquired.

The agreement also instituted a process of holding monthly "check-point meetings" to coordinate the acquisition process and to review significant acquisition and legal issues.

## **Memoranda of Agreement: Access Improvements Funding**

To maintain accountability and to facilitate transfer of planning funds for access improvements on acquired properties and Board-approved funds for capital improvements to enhance public access, the Board has signed memoranda of agreements covering most properties. The titleholding agencies have created separate accounts for each property requiring access improvements so that appropriate funds can be transferred to reimburse approved expenditures on the properties in an accountable fashion.

## **Status of Working Arrangements**

### **Working Arrangements: State Natural Resources Agencies Field Evaluation Assistance**

On an informal basis, the DIF&W regional biologists provide field data and evaluations of land proposed for acquisition by the Board. The information provided by the regional biologists concerns the natural characteristics of the land as fish or wildlife habitat and its use pattern by recreational users. This data is used to evaluate and more accurately score the proposed properties.

Similarly, field staff in the Department of Conservation Bureaus of Public Lands and Parks and Recreation have provided essential local knowledge of properties under consideration by the Board. For instance, BPL staff have analyzed the health and stocking levels of forested lands. BPR staff have analyzed raw land and river corridor areas for their recreation potential.

### **Working Arrangements: Department of Conservation, Engineering and Realty Division**

Almost all contracts for appraisals, environmental tests, and surveys on lands to be acquired by the Board were developed by the Engineering and Realty Division, DOC after being commissioned by the Board, until the Division was eliminated by budget cutting and reallocation of staff in 1993. This contribution of the Engineering and Realty Division in formulating precise contract descriptions facilitated the work of the Board while adhering to State contractual procedures. Contractors for the Board are drawn from approved lists maintained by the Bureau of Public Improvements or selected if they have site specific expertise or knowledge.

## **Land for Maine's Future Board Outreach Activities**

The Land for Maine's Future Board and Staff have made numerous presentations to civic groups and conservation organizations concerning the work of the Program. Board Staff keeps an updated slide show of acquired properties and has presented it to land trusts,

forestry groups and at state, regional, national, and international conferences. Display materials have also been developed for conferences, Board meetings and other presentations.

An informational brochure, *Land for Maine's Future: Significant Maine Lands Purchased for Maine People*, summarizing all of the Board's acquisitions to date was first published in January 1992 and updated in November 1993 and July 1994. Copies of each update have been provided immediately to all members of the Legislature as a form of progress report concerning the Program. The brochure is available for distribution to individuals and groups and is meant to provide preliminary information about state ownership and location of the properties. Specific guidelines about property use are available directly from the titleholding agencies as they develop management plans and access improvements for each of the properties.

The Board's newsletter, *Gaining Ground*, was produced on a monthly or bi-monthly basis depending upon the frequency of Board meetings and volume of Board activities. In January 1991, the mailing list for *Gaining Ground* was updated and currently holds approximately 600 individuals and organizations, down from over 2,000 names. The newsletter was discontinued after June 1992 due to staffing reductions and reduced budgetary resources.

### **Land Conservation Map Update Project**

In initially addressing the legislatively-mandated "needs assessment" process in 1988, the Land for Maine's Future Board discovered that there was no single data source or map that illustrated all of the current conservation lands in public ownership. As one of the criteria for the purchase of land was proximity to existing holdings, the Board decided to collect data and map all state and federal conservation ownerships on one set of maps at a usable scale.

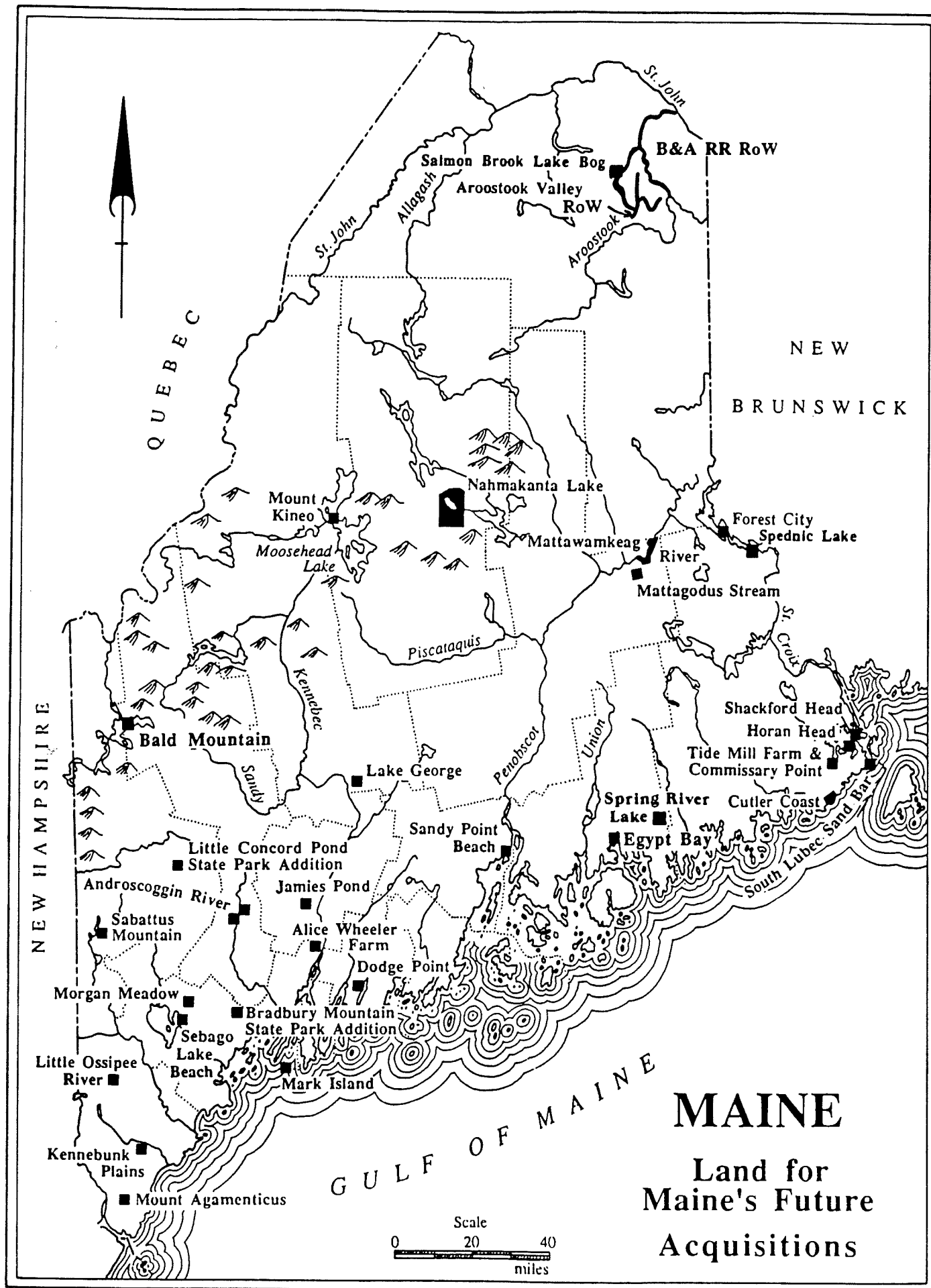
The scale selected to map the properties was 1:250,000, or one inch equals four miles. This scale is small enough to cover the whole state of Maine with a reasonable number of sheets (eight), and large enough to delineate actual property boundaries in most instances.

The initial series of maps and data base was completed in March 1989 including the map set and a booklet, *Maine Land in State and Federal Conservation Ownership*, providing a listing of the lands appearing on the maps in a convenient form. The booklet also contained information concerning some of the agencies and organizations that hold land in Maine for conservation and/or recreation purposes. A cartographer in the Natural Resources Policy Division of the State Planning Office, Richard D. Kelly, Jr., completed the project. The maps were printed using funds from the National Park Service, U.S. Department of the Interior, under provisions of the Land and Water Conservation Act of 1965 through the Maine Bureau of Parks and Recreation.



Stewardship funds for long-term management of a site may be contributed directly to the titleholding state agency for this purpose, provided the amount does not exceed 20% of the appraised value of the property, and may be raised by the local municipality or organization offering to be responsible for on-site management of the property on behalf of the state. To date, there has been only one case where funds were contributed directly for management. There have been three instances where towns have decided to take on full management responsibilities and associated costs (Sandy Point Beach in Stockton Springs, Sebago Lake Beach in Raymond, and Lake George in the towns of Skowhegan and Canaan) operating on a non-profit basis.

The 24 properties and 34 individual tracts acquired from February 1990 - November 1994 are described in the following pages. A map locating all of the Land for Maine's Future acquisitions on a map of Maine's natural geographic features appears on the facing page.





## **ALICE WHEELER FARM**

Within one-half mile of Merrymeeting Bay, Alice Wheeler's 307-acre farm in Richmond and Bowdoinham is a popular stopover for Canada geese and other migratory waterfowl. Rising land values and development pressures led Wheeler to consider conservation alternatives to protect her working dairy farm.

The Board acquired the development rights to Wheeler's farm via the purchase of a conservation easement that allows Wheeler to continue to own and farm the land, preventing any future development or subdivision of the land. This was the first purchase of development rights (PDR) project in Maine. The purchase serves as a successful model for a farmland preservation program in Maine similar to programs elsewhere in the northeast.

The proposal for the development rights purchase was submitted by the Androscoggin County Soil and Water Conservation District, with strong support from the Department of Agriculture, Food and Rural Resources. The DAFRR played a lead role in negotiating the purchase.

Public use of the farm property is permitted, provided such use does not interfere with the farming operation. Hunters and local residents continue to enjoy access to this property which abuts the Richmond elementary school and extends down to Baker Stream which drains into Merrymeeting Bay. The development rights easement also provides for the use of the property as undeveloped open space should the property ever cease to be actively farmed.

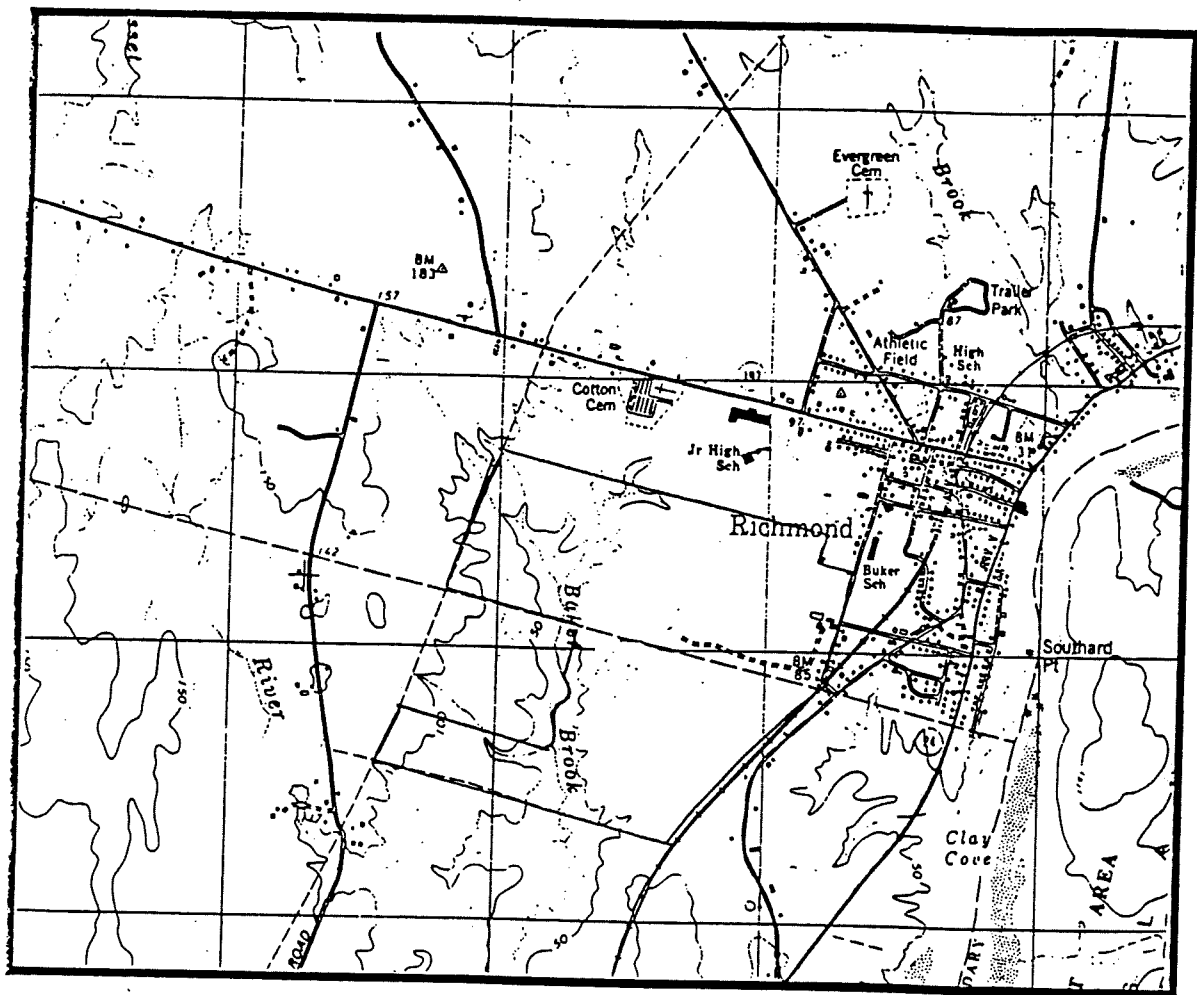
A land management plan is prepared by Wheeler for the Androscoggin County Soil and Water Conservation District to ensure that sound farming practices are undertaken. The Department of Agriculture, Food and Rural Resources now holds this easement, following a legislative change in June 1990 allowing the Department to hold title to property interests such as the Wheeler Farm easement.

The development rights easement was purchased from Wheeler for \$380,000. The purchase was strongly supported by the towns of Richmond and Bowdoinham which considered protection of this important open space as a more favorable alternative to the potential infrastructure and services costs to each town if the property were to be developed for residential subdivision.

The Board approved this purchase on February 12, 1990 and closed the transaction on March 8, 1990.

# LAND FOR MAINE'S FUTURE BOARD

## ALICE WHEELER FARM



### SUMMARY OF ALICE WHEELER FARM ACQUISITION

**Proposal:** Androscoggin Soil and Water Conservation District

**Land Category:** Farmland and Open Space

**Acreage:** 306

**LMFB Score:** 97

**Lead Negotiator:** Carl Flora, Department of Agriculture, Food and Rural Resources

**Board Liaison:** C. Edwin Meadows, Department of Conservation

**Seller:** Alice L. Wheeler, Richmond, Maine

**Appraised Value:** \$395,000 for development rights (\$660,000 market value  
less \$265,000 farmland value)

**Obligation of Bond Funds by LMFB:** February 12, 1990

**Total Purchase Price:** \$380,000 for development rights

**Titleholding Agency:** Department of Agriculture, Food and Rural Resources

**Closing Date:** March 8, 1990

## **JAMES RIVER TIMBER CORPORATION/DIAMOND OCCIDENTAL FOREST INC. LANDS**

The most significant land acquisition approved by the Board involves seven different properties comprising 37,348 acres purchased from The James River Timber Corporation and Diamond Occidental Forest Inc. with the close cooperation of The Nature Conservancy. This is the largest land conservation purchase in Maine history and was the result of intense cooperation between the sellers, The Nature Conservancy as lead negotiator, the Board and state agency staff, and the National Park Service.

The seven unique properties located in north-central and southwestern regions of the state offer a diverse range of recreational opportunities and conservation values. Remote ponds, major river frontage lands, wetlands, endangered species habitat, lakes, ponds and trails are among the outstanding features of the properties. As part of the deal, The National Park Service purchased the Appalachian Trail corridor along Nahmakanta Lake and through Nahmakanta and Rainbow Townships southwest of Baxter State Park.

The Nature Conservancy successfully negotiated this purchase on behalf of the state as a bargain sale of \$13,612,000 representing over \$15 million worth of property. As part of the negotiated deal, the National Park Service acquired the twelve-mile Appalachian Trail corridor including all of the shoreline on Nahmakanta Lake for \$1.376 million and the Board purchased the entire package of lands less the trail corridor for \$11,718,762.

Diamond Occidental donated \$200,000 to the Department of Conservation for a stewardship account designated for management costs associated with properties acquired by DOC in this transaction. The Board approved this purchase on June 25, 1990 and closed on the deal on October 11, 1990 with the diligent support of the Department of Transportation legal staff.

Subsequent to the purchase of the seven properties included in this deal, additions to two of these [the Androscoggin River tract in Turner and Sabattus Mountain in Lovell] have been acquired. These additions are important complements to the acquisitions and create a more cohesive management unit in each case. These additions are described and mapped with the primary purchases of the Diamond deal described below.

## **SUMMARY OF DIAMOND OCCIDENTAL FOREST INC. LANDS ACQUISITION**

**Land Categories:** Recreation Lands; Conservation Lands; Rare, Threatened or Endangered Natural Communities, Plants or Wildlife Habitat

**Acreage:** 37,348

**Shorefrontage:** 74.25 miles

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Negotiators:** Tom Morrison, Bureau of Public Lands; Herb Hartman, Bureau of Parks and Recreation

**Legal Services:** Janet Myers, Department of Transportation

**Seller:** Diamond Occidental Forest, Inc.; James River Corporation

**Appraised Value:** \$13,612,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000

**Cooperator:** National Park Service, purchase of 1820 acres for \$1,376,000

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc. to Department of Conservation

**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Bureau of Public Lands and Bureau of Parks and Recreation, Department of Conservation; Department of Inland Fisheries and Wildlife

**Closing Date:** October 11, 1990

## NAHMAKANTA AND RAINBOW TOWNSHIPS

The centerpiece of the acquisition package is the 29,692-acre parcel surrounding Nahmakanta Lake, including all of Township 1 Range 11 and the lower third of Rainbow Township. This remarkable property contains 24 lakes and ponds with a total of at least 50 miles of shore frontage, old-growth forests, productive wildlife habitat, a remote, essentially roadless forested area of more than 8,000 acres in the Debsconeag Lakes region, and a twelve-mile stretch of the Appalachian Trail corridor.

The exceptionally scenic terrain is highlighted by a number of significant physical features. Nesuntabunt Mountain is crossed by the Appalachian Trail and affords spectacular views of Nahmakanta Lake, Mt. Katahdin and surrounding hills and harbors a unique old-growth forest that is a registered Critical Area. The many remote ponds include Wadleigh Pond, Musquash Pond, Fourth, Fifth, Sixth, Seventh and Eighth Debsconeag Ponds among others. Numerous streams and brooks wind through the property, with Pollywog Stream coursing through an impressive gorge along the Appalachian Trail.

Hunters, fishermen, hikers, canoeists and other outdoor recreationists have enjoyed this diverse property, and naturalists have only begun to explore the unique ecological features of the landscape. The Bureau of Public Lands is the title-holding agency and has undertaken a natural resources inventory to facilitate management and access improvements planning process for this major property.

### SUMMARY OF NAHMAKANTA AND RAINBOW TOWNSHIPS ACQUISITION

**Proposal:** Lissa Widoff, Land for Maine's Future Board Staff

**Land Category:** Recreation Lands

**Acreage:** 29,692

**LMFB Score:** 193

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Negotiators:** Tom Morrison, Bureau of Public Lands; Herb Hartman, Bureau of Parks and Recreation

**Seller:** Diamond Occidental Forest, Inc.; James River Corporation

**Appraised Value:** \$12,200,000, revised to \$10,712,000 based on National Park Service appraisal and purchase

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire DOFI lands deal

**Cooperator:** National Park Service, purchase of 1820 acres for \$1,376,000

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

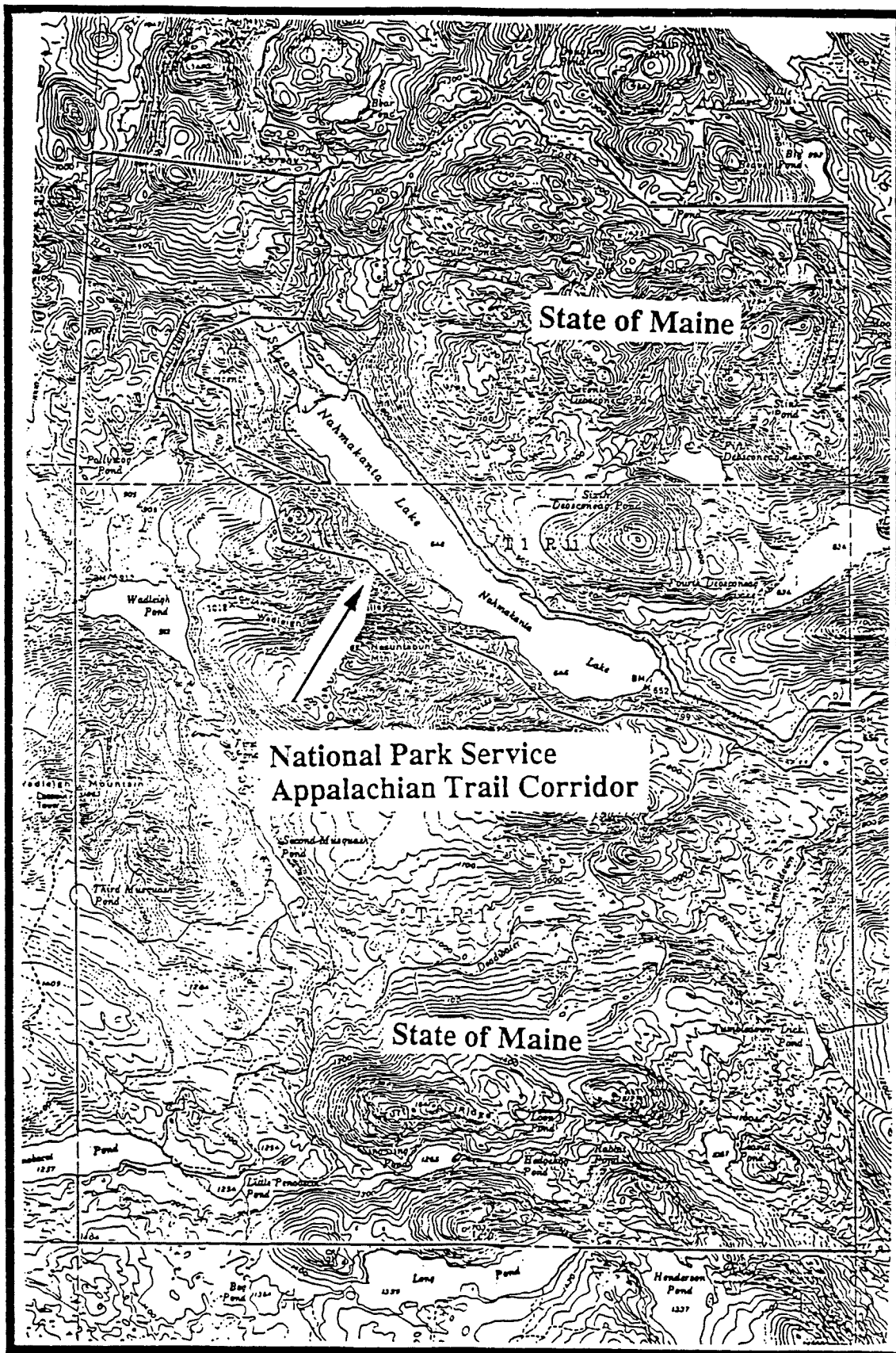
**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Bureau of Public Lands, Department of Conservation

**Closing Date:** October 11, 1990



**LAND FOR MAINE'S FUTURE BOARD**  
**Nahmakanta and Rainbow Townships**



## **ANDROSCOGGIN RIVER IN TURNER AND LEEDS**

One of the most important recreation properties acquired as part of the package is the 1,972-acre wooded tract located along the Androscoggin River in Turner and Leeds. This piece includes 12 miles of river frontage only five miles north of Lewiston-Auburn. A variety of recreational uses have been associated with the property including hunting, fishing, boating, snowmobiling and cross-country skiing. The property is held by the Bureau of Parks and Recreation (BPR).

This property was also proposed to the Board by a local group, the Androscoggin Riverlands Preservation Council, during the September 1989 proposal period. The group later became an official land trust organization and hopes to continue conservation efforts along the Androscoggin River as well as assist BPR in developing management and use guidelines for the property.

Following title work associated with the purchase of this parcel, a 20-acre outholding known as the Walker lot was identified. The landowner of record indicated willingness to sell the property to the state and purchase of the tract for \$20,000 was approved by the Board on June 10, 1991. The parcel is an historic homestead site and contains a small old field and mixed woodland with opportunities for recreational use nearby the river shore. Closing was held April 30, 1992.

On March 25, 1994, the Board approved the purchase of 240 acres abutting the previously-acquired Androscoggin River property in the town of Turner from Robert Bradford of Dixfield. The property was identified through a boundary survey as being able to provide additional access and buffer protection to the core property. Closing was held June 30, 1994.

## **SUMMARY OF ANDROSCOGGIN RIVER ACQUISITIONS**

**Proposal:** Androscoggin Riverlands Preservation Council, September 1989

**Category:** Recreational Lands

**Acreage:** 1,972

**LMFB Score:** 180

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Seller:** Diamond Occidental Forest Inc.; James River Corporation

**Appraised Value:** \$2,050,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire  
DOFI lands deal

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** October 11, 1990

**Property:** Walker Inholding

**Acreage:** 20

**Seller:** Marion Walker, Borrego Springs, California

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation, Department of Conservation

**Appraised Value:** \$20,000

**Obligation of Bond Funds by LMFB:** June 10, 1991

**Total Purchase Price:** \$20,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** April 30, 1992

**Property:** Bradford

**Acreage:** 240

**Seller:** Robert Bradford, Dixfield, Maine

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation

**Appraised Value:** \$59,000

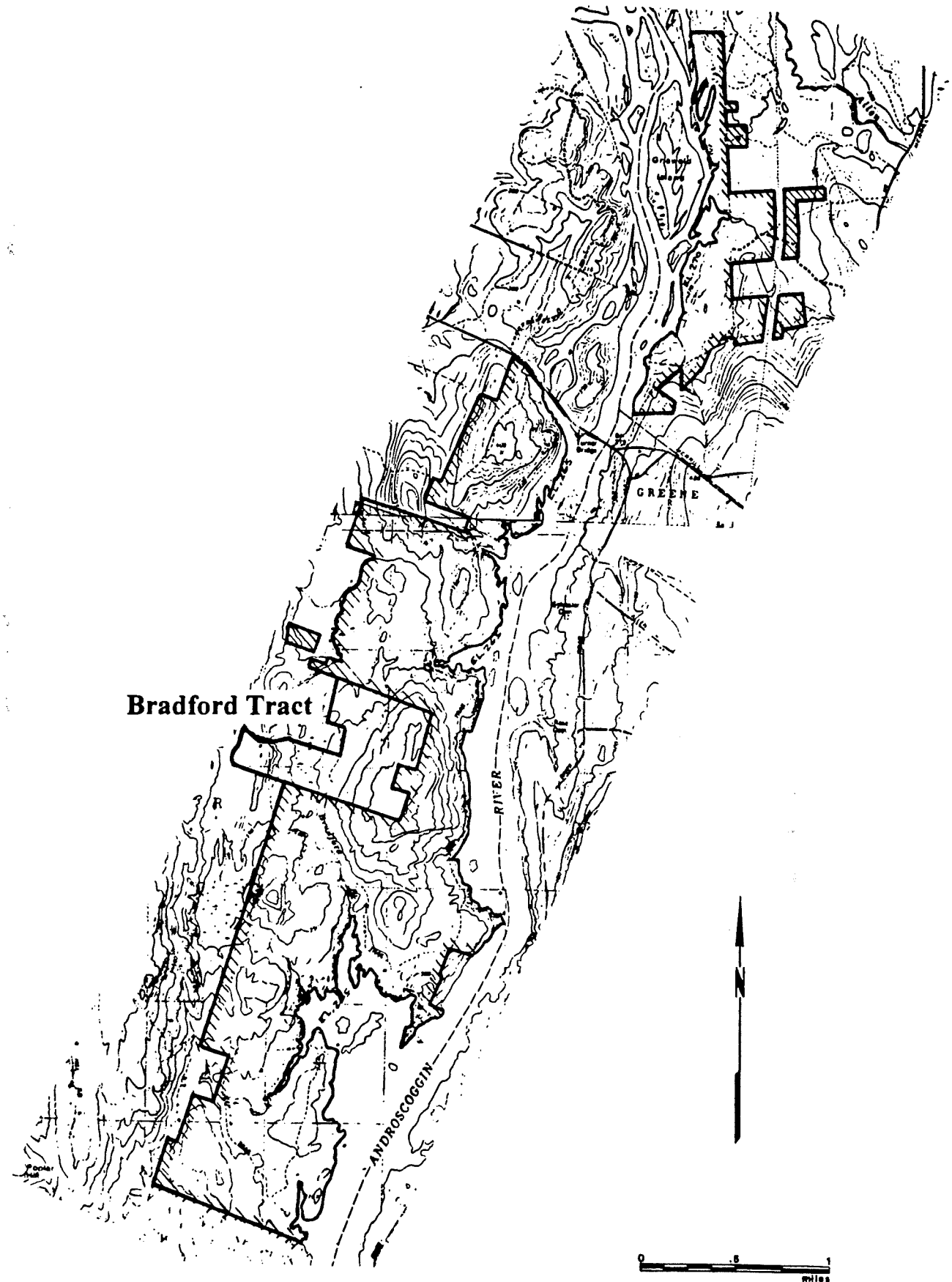
**Obligation of Bond Funds by LMFB:** March 25, 1994

**Total Purchase Price:** \$59,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** June 30, 1994

# Androscoggin River



## **SABATTUS MOUNTAIN**

Among the smaller parcels acquired by Board, 90 acres on Sabattus Mountain in the western Maine town of Lovell was included in the Diamond land purchase. The 1,253-foot summit of the mountain at the end of a one-mile trail provides hikers with the opportunity for scenic views of the White Mountains and the Kezar Lake region three miles to the west.

Wildlife biologists consider the cliffs of Sabattus Mountain to be possible nesting sites for Maine's expanding peregrine falcon population.

This property is held by the Bureau of Parks and Recreation and also has been supplemented by an additional purchase. On December 16, 1991 the Board approved the purchase of a 87-acre addition to the Diamond tract for \$63,602. This addition includes the summit cliffs and trail corridor access. Additional properties on Sabattus Mountain may be acquired as opportunities permit.

### **SUMMARY OF SABATTUS MOUNTAIN ACQUISITIONS**

**Land Category:** Recreation Lands

**Acreage:** 90

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Seller:** Diamond Occidental Forest Inc.; James River Corporation

**Appraised Value:** \$130,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire DOFI lands deal

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** October 11, 1990

**Property:** Sabattus Mountain Addition

**Acreage:** 87

**Seller:** Hannah W. Ashley, Yarmouth, Maine

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation, Department of Conservation

**Appraised Value:** \$55,000

**Obligation of Bond Funds by LMFB:** December 16, 1991

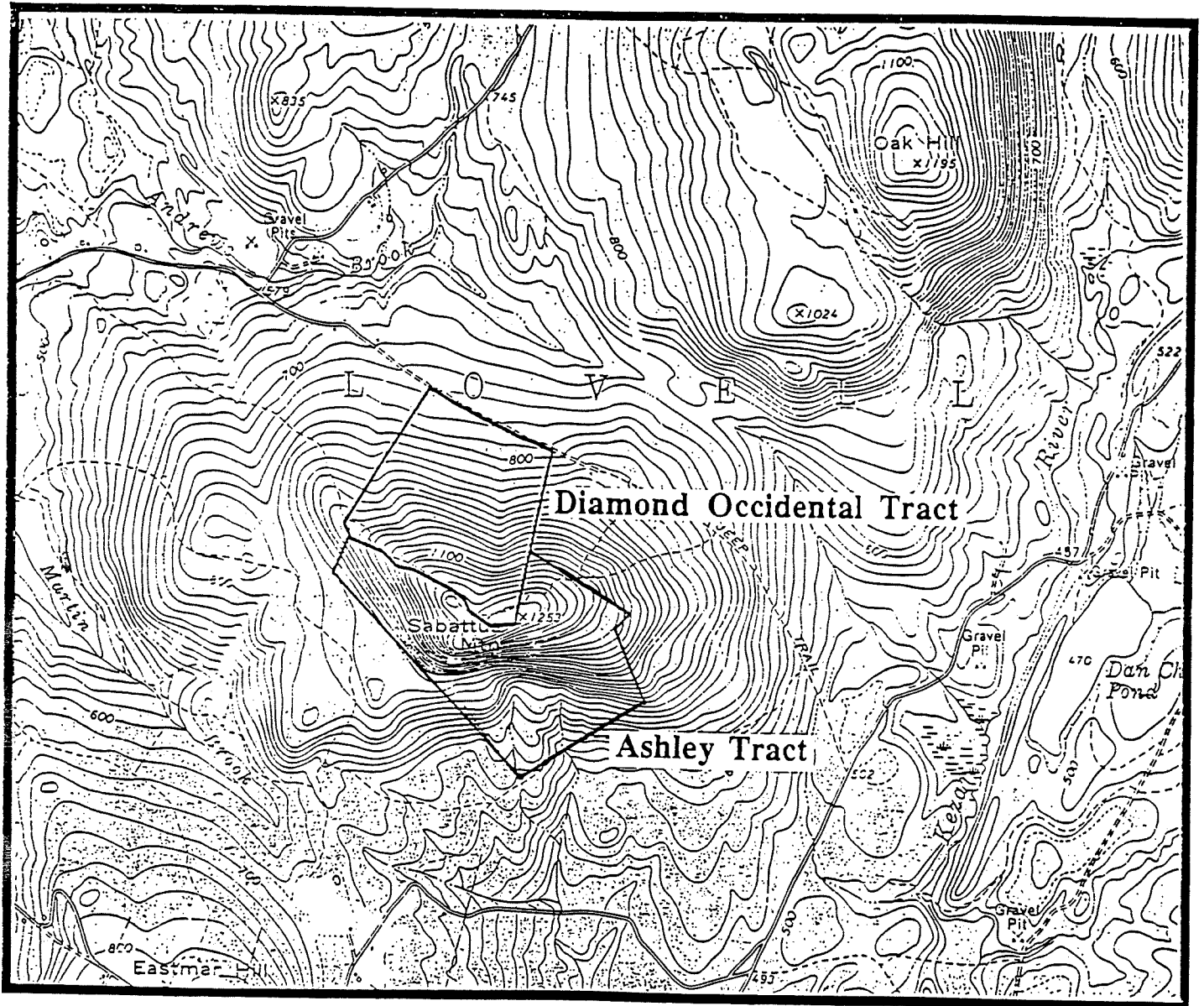
**Total Purchase Price:** \$55,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** March 9, 1992

# LAND FOR MAINE'S FUTURE BOARD

## SABATTUS MOUNTAIN



## **MATTAWAMKEAG RIVER**

In Drew Plantation and Kingman Township in eastern Penobscot County, 4,119 acres of woodland, open wetlands, heaths and cedar swamps along 15 miles of the Mattawamkeag River and several of its tributary streams was acquired from Diamond. The highly productive wetlands are characterized by outstanding waterfowl and wildlife habitats.

The Department of Inland Fisheries and Wildlife now owns and manages the property for hunting fishing and trapping. Recreational use of the Mattawamkeag by boaters and canoeists is also a long-standing tradition of use on this lowland river.

## **MATTAGODUS STREAM**

The Department of Inland Fisheries and Wildlife also received 1,425 acres of wetland and woodland along four miles of Mattagodus Stream, a tributary of the Mattawamkeag River in Webster Plantation. A portion of the property includes a large wetland system along the stream that contains cedar wetlands, marshlands and a fen (a groundwater-fed wetland) which is one of the most ecologically significant in New England.

The rich fen community is habitat for at least ten endangered plant and animal species including the showy lady's slipper orchid, the globally rare Dorcas Copper butterfly which requires the shrubby cinquefoil found in abundance at the fen and a rare mayfly species known to occur only in Maine.

The Department of IF&W intends to preserve the values of the wetland communities as well as maintain traditional opportunities for fishing, hunting, canoeing, cross-country skiing and scenic enjoyment.

## **SUMMARY OF MATTAWAMKEAG RIVER ACQUISITION**

**Land Category:** Conservation Lands

**Acreage:** 4,119

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Seller:** Diamond Occidental Forest Inc.; James River Corporation

**Appraised Value:** \$411,900

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire  
DOFI lands deal

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** October 11, 1990

## **SUMMARY OF MATTAGODUS STREAM ACQUISITION**

**Land Category:** Rare, Threatened or Endangered Natural Communities, Plants or  
Wildlife Habitat

**Acreage:** 1,425

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Seller:** Diamond Occidental Forest Inc.; James River Corporation

**Appraised Value:** \$131,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire  
DOFI lands deal

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** October 11, 1990



# MATTAWAMKEAG RIVER AND MATTAGODUS STREAM



## **LITTLE CONCORD POND ADDITION**

The smallest tract included as part of the Diamond deal is a 64-acre property which is adjacent to the Bureau of Parks and Recreation (BPR) holding on Little Concord Pond in Woodstock. This wooded upland property in the town of Peru adds additional protection to the resources of Little Concord Pond and enhances recreational opportunities at the site. Little Concord Pond has been suggested as a possible ecological reserve site in Maine. BPR is managing this parcel as part of the Little Concord Pond unit.

### **SUMMARY OF LITTLE CONCORD POND ADDITION**

**Land Category:** Recreation Lands

**Acreage:** 64

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Seller:** Diamond Occidental Forest Inc.; James River Corporation

**Appraised Value:** \$15,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire  
DOFI lands deal

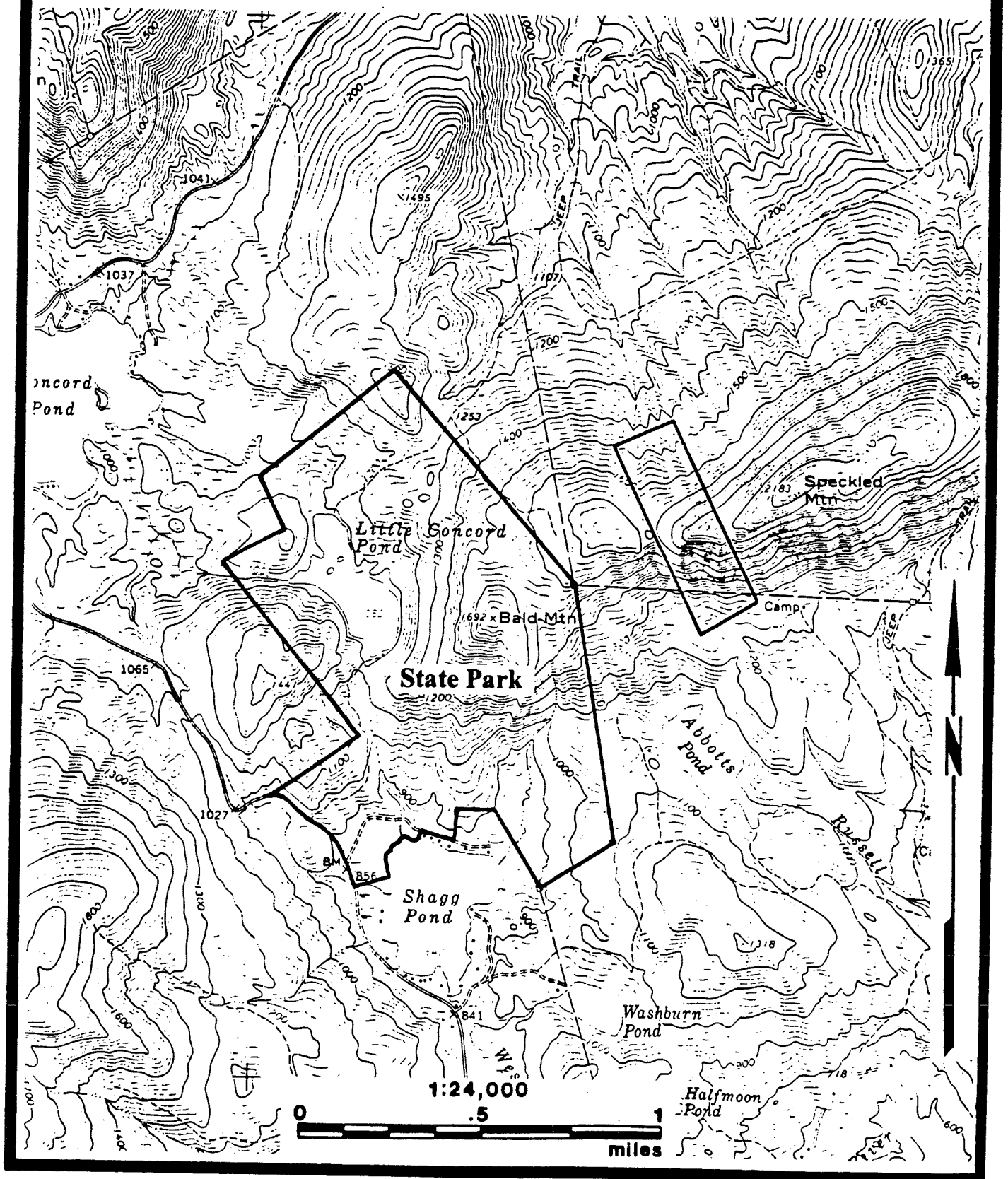
**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** October 11, 1990

# Little Concord Pond Addition



## **LITTLE OSSIPEE RIVER**

One mile of frontage and 300 acres on the popular Little Ossipee River in Waterboro, York County is another significant land purchase from Diamond. The tract is adjacent to 1,100 acres of one of New England's best examples of a pitch pine/scrub oak forest community currently being purchased by The Nature Conservancy.

The Ossipee River tract is now held and managed by the Department of Inland Fisheries and Wildlife for recreational use by canoeists, fishermen and hunters.

### **SUMMARY OF LITTLE OSSIPEE RIVER ACQUISITION**

**Land Category:** Recreational Lands

**Acreage:** 300

**Lead Negotiator:** Kent Wommack, The Nature Conservancy

**Seller:** Diamond Occidental Forest Inc.; James River Corporation

**Appraised Value:** \$162,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, up to \$11,715,000 for entire  
DOFI lands deal

**Contribution to Management:** \$200,000 from Diamond Occidental Forest Inc.

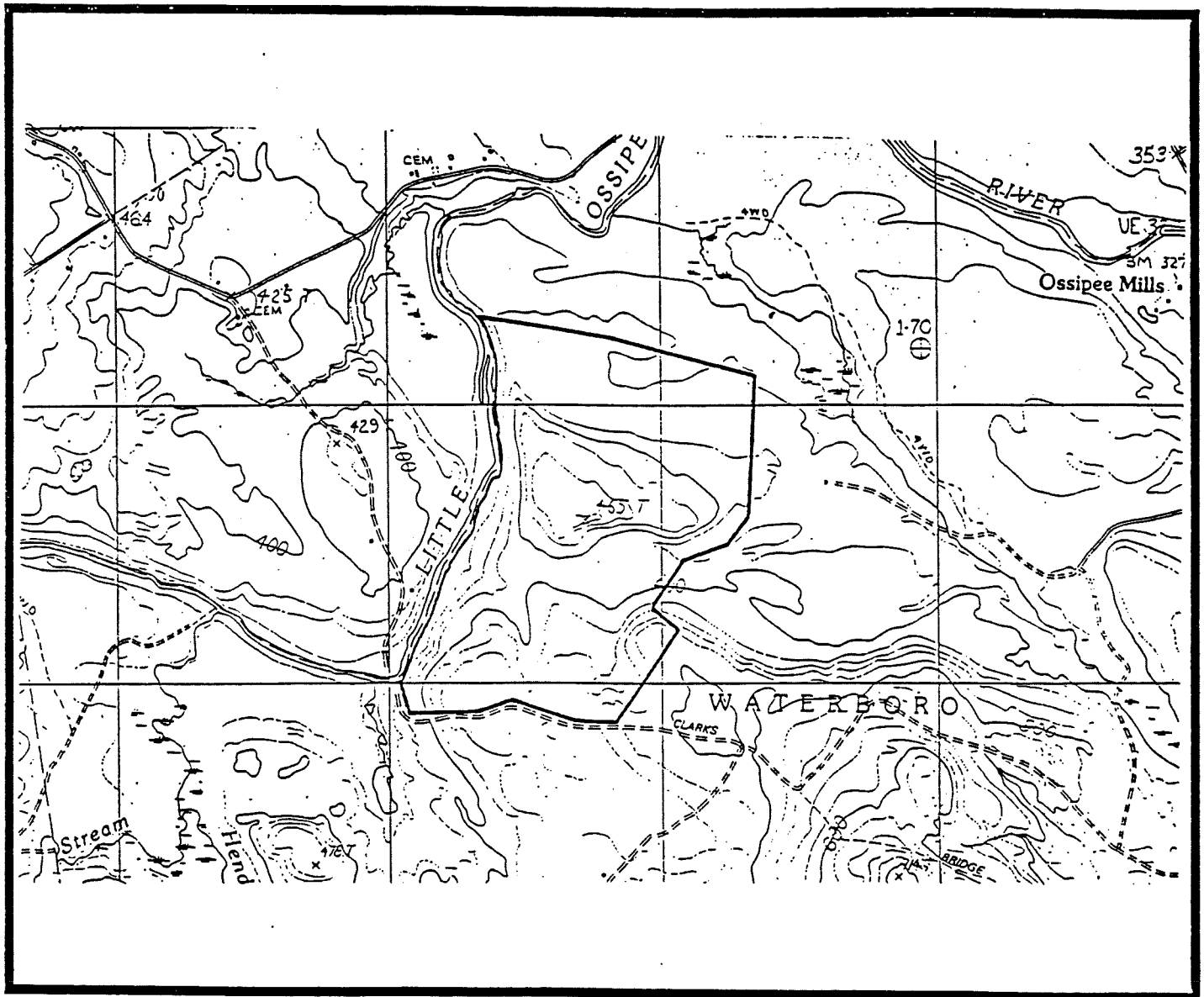
**Total Purchase Price:** \$11,688,420

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** October 11, 1990

# LAND FOR MAINE'S FUTURE BOARD

## LITTLE OSSIPEE RIVER



## **MORGAN MEADOW**

In the town of Raymond, a 1,072-acre undeveloped property with important wildlife habitat and open space values was purchased by the Board from the L A Marshall Company, the long-time owner of the property. The purchase price of \$650,000 represented a significant bargain sale to the state.

The large tract of mixed forestland and significant wetland habitats represents one of the largest pieces of open-space in this region of southern Maine. Located within 20 miles of nearly 250,000 southern Maine residents, the site is attractive to hunters, winter recreationists, naturalists and hikers. The varied landscape includes ridges and hardwood slopes with some views of the surrounding land. There are a few stands of black birch, an uncommon tree species in Maine and areas of well-stocked white pine up to three feet in diameter.

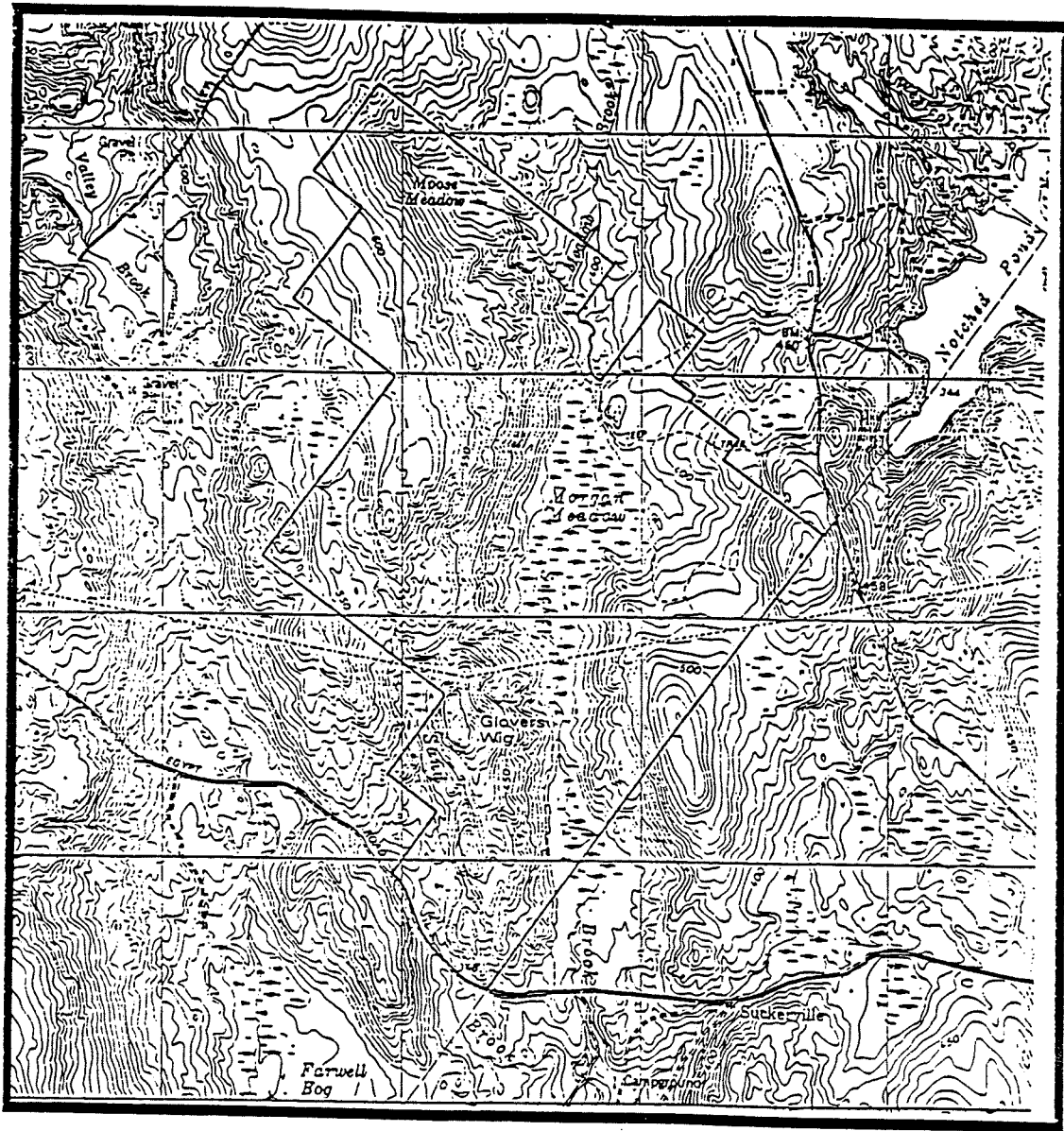
Morgan Meadow itself is an extensive wetland area with significant potential for improved waterfowl habitat. The Department of Inland Fisheries and Wildlife as titleholding agency is considering restoration of the dam on Morgan Meadow to improve the productivity of the wetland for a number of waterfowl species including black ducks, wood ducks, mallards as well as other non-game, water-dependent birds and mammals. Moose Meadow is another small wetland area at the northern end of the property.

Both duck hunting and deer hunting are extremely popular activities on this land providing the Department with an unusual opportunity for management of the wildlife resources as well as fostering public use of this recreational property.

The Board approved this purchase on June 25, 1990 and closed on the property December 5, 1990.

# LAND FOR MAINE'S FUTURE BOARD

## MORGAN MEADOW



### SUMMARY OF MORGAN MEADOW ACQUISITION

**Proposal:** L A Marshall Company

**Land Category:** Recreational Lands

**Acreage:** 1,072

**LMFB Score:** 117

**Seller:** L A Marshall Company

**Appraised Value:** \$825,000

**Obligation of Bond Funds by LMFB:** June 25, 1990, \$650,000

**Total Purchase Price:** \$650,000

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** December 5, 1990

## **BRADBURY MOUNTAIN STATE PARK ADDITION**

One of the priorities for land acquisition by the Board is to "build upon or connect existing holdings" in state ownership and under other conservation ownership. The selection of an 100-acre addition to Bradbury Mountain State Park in Pownal meets this mandate and allows the Bureau of Parks and Recreation to offer additional recreational opportunities and scenic protection at this heavily used facility.

The wooded tract purchased by the Board adjoins the original 320-acre Bradbury Mountain State Park at its southern boundary. The property protects the primary viewshed from the top of Bradbury Mountain and offers additional opportunities for hiking, cross-country skiing, camping, picnicking and nature study. The summit of Bradbury Mountain offers commanding views of mid-coastal Maine from Bath south to Portland and on clear days views of the White Mountains in western Maine and New Hampshire.

In response to population growth in the communities around the park and increased visitation at the park, the property was proposed for acquisition by a local group, the Committee for the Expansion of Bradbury Mountain State Park, to the Land for Maine's Future Program in March 1989. Co-sponsors of the proposal were the Town of Pownal, the Pownal Land Trust, and the North Yarmouth Land Trust.

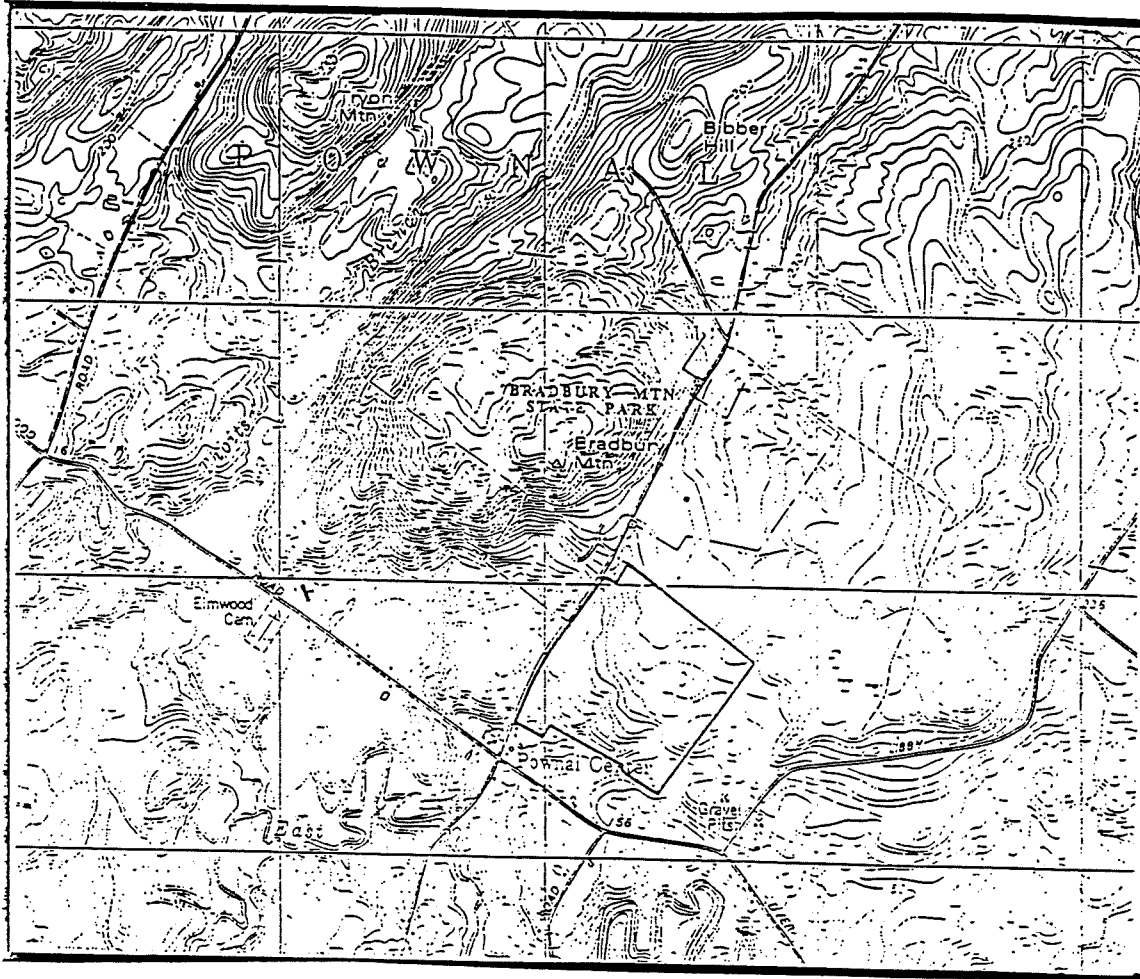
The property was acquired from the heirs of Wilma Knight of Pownal for a total of \$400,000 including \$225,000 from the Board, and matching funds of \$150,000 from the Bureau of Parks and Recreation and \$25,000 from the Pownal Land Trust.

The Board approved this purchase on August 6, 1990 and closed on October 4, 1990.



LAND FOR MAINE'S FUTURE BOARD

BRADBURY MOUNTAIN STATE PARK  
ADDITION



SUMMARY OF BRADBURY MOUNTAIN STATE PARK ADDITION

**Proposal:** Committee for the Expansion of Bradbury Mountain State Park

**Land Category:** Recreational Lands

**Acreage:** 100

**LMFB Score:** 82

**Seller:** The Heirs of Wilma Knight

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation, Department of Conservation

**Appraised Value:** \$400,000

**Obligation of Bond Funds by LMFB:** August 6, 1990, \$225,000

**Matching Funds:** Bureau of Parks and Recreation, \$150,000;  
Town of Pownal, \$15,000; Pownal Land Trust, \$10,000

**Total Value of Matching Funds:** \$175,000

**Total Purchase Price:** \$400,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** October 4, 1990

## **MOUNT AGAMENTICUS**

One of Board's most important land purchases is in the Mount Agamenticus area spanning two towns, York and South Berwick, and eight separate tracts totaling 1,463 acres. Purchase of each of the individual parcels was negotiated by The Nature Conservancy on behalf of the Board. The Department of Inland Fisheries and Wildlife is the titleholding agency and will create a wildlife management area that recognizes the unique features of the land.

The Mount Agamenticus hills have long provided the most extensive and important open space and recreational lands in southern York County. In 1978, when the summit of Mount Agamenticus was threatened with further development following the failure of a ski development, the town of York purchased 300 acres on and around the mountain summit. Used by hunters, hikers and naturalists, the area is popular for watching annual hawk migrations, day use, picnicking and scenic enjoyment.

The land was proposed for acquisition by the Board in September 1988 by the Tri-Town Coalition, a group of interested citizens from the towns of York, South Berwick and Eliot. The site received 196 of 200 points using the Land for Maine's Future Board scoring system, the highest score received by any single property that has been evaluated. The high evaluation score of the property is attributed to the diversity of natural and recreational features associated with the property.

The Mount Agamenticus region contains a cross-section of ecosystem types more common in the landscape pattern found in central New England. Extensive mixed hardwood forests with chestnut oak and shagbark hickory dominate the ridgetops. Black gum or Tupelo, is found with other unusual plant species such as Spicebush in red maple swamps and an Atlantic White Cedar stand is found at the base of the mountain in a fen (a groundwater-fed wetland). A portion of a chestnut oak stand that is a registered Maine Critical Area is protected through the purchase. Mount Agamenticus has also been found to be a major habitat area for the rare Blanding and spotted turtles

Some of the current uses of Mount Agamenticus are hiking, picnicking, hunting, cross-country skiing, snowmobiling and nature study. There are several deer wintering areas and the mountain was the first release site in Maine for wild turkey. The variety of natural ecosystems and the number of rare and endangered species of plants and animals in the area is likely to provide a basis for ecological research and environmental education.

The series of land purchases by the Board began with the approval of 280 acres for purchase from Amoskeag Corporation of Boston, Massachusetts for \$750 per acre or \$210,000 that was approved by the Board on November 13, 1990. The largest of the three separate tracts that were acquired from Amoskeag is contiguous with the town-owned land on the summit and extends northeast to Second Hill. Following extensive title and survey work, 223 acres of the purchase closed on June 17, 1991. The remainder closed following additional title and boundary work on July 31, 1992.

On February 7, 1991, the Board approved the purchase of two additional properties, also for \$750 per acre. On Second Hill and adjoining the Amoskeag land, 55 acres of land were purchased from Neil Ramsdell of York for \$41,250. This parcel includes the summit of Second Hill and the steep eastern face of the ridge. The deal closed on September 27, 1991 following title and survey work.

The second property approved on February 7, 1991 was a 144-acre tract owned by Roger Paul of York, Maine and is contiguous with the southwestern boundary of the town-owned land on the mountain. Purchased for the same price of \$750 per acre, the cost of this acquisition came to \$108,000. This parcel also protects an important section of the Mt. Agamenticus Road below the mountain, guaranteeing that the natural character of the area as well as access to it will be maintained. This transaction closed on April 30, 1991.

During the course of survey work on the previously-described Mount Agamenticus acquisitions, an eight-acre parcel within the state purchases was identified. The landowners, Michael and Patricia Weare, were willing to sell the parcel to the state for inclusion in the Mount Agamenticus project area. The property was purchased for \$6,000 as approved by the Board on June 10, 1991. Closing on the property took place on August 29, 1991.

The largest purchase on Mount Agamenticus was approved on December 16, 1991 by the Board. An expanse of just over 600 acres of lowland forest and wetlands connects the two previously acquired tracts from Amoskeag Corporation. The parcel is located in York and South Berwick and includes significant stream and wetland habitats along Chick's Brook. The landowners, the Parent Family, retain an inholding and share a right-of-way with the state. Due to problems uncovered in verifying title work with a survey, closings took place in two phases on September 11, 1992 and June 25, 1993.

The Board next worked with Ronald Nowell, Mount Agamenticus landowner and one of the original proposers of acquisition of the area by the Land for Maine's Future Program. The purchase of 19.56 acres for \$14,670 abuts land previously acquired by the Board and property owned by the town of York on First Hill of Mount Agamenticus. A donation of a 55-acre conservation easement from Mr. Nowell is located on Second Hill of Mount Agamenticus. The conservation easement restricts development and allows pedestrian access across the property for hunting, fishing, and transitory recreational purposes by the public.

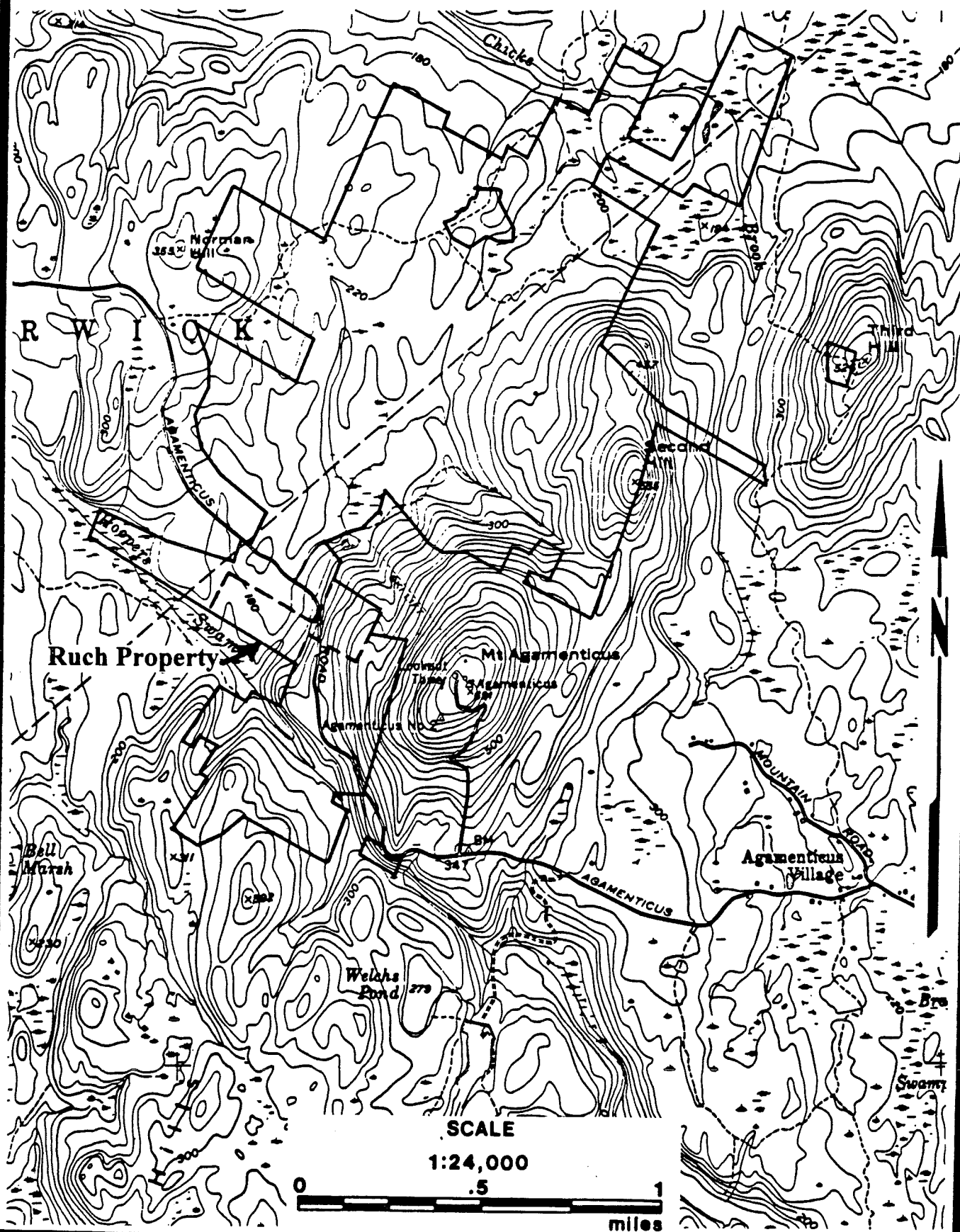
The July 20, 1994 purchase of 31 acres for \$23,250 from the estate of Henry Ruch, a York resident who passed away during the winter of 1994, abuts land previously acquired by the Board and property owned by the town of York on First Hill of Mount Agamenticus. The town of York will provide \$4,650 in matching funds to support the project. The purchase of the Ruch property enables the Board to connect two pieces of the large contiguous tract of open space on Mount Agamenticus that have already been acquired. Closing on the property took place September 16, 1994.

The most recent and second largest single purchase of land in the Mount Agamenticus area was approved by the Board November 28, 1994 covering 292 acres of lowland and wetland

habitat in South Berwick. The Board approved \$175,000 for the purchase of 233 acres and The Nature Conservancy provided matching funds of \$35,925 covering the costs of an additional 59 acres. The acquisition was supported by the in-kind contribution of a \$7,500 appraisal by the Great Works Land Trust. A partial closing on 279 acres took place February 15, 1995.

Department of Inland Fisheries and Wildlife intends to coordinate the management of the Mount Agamenticus area, preserve its scenic quality and endangered species, and promote responsible recreational use including hunting, hiking, cross-country skiing, nature study, birdwatching and other dispersed, low-impact uses of the land.

# Mount Agamenticus



## **SUMMARY OF MOUNT AGAMENTICUS ACQUISITIONS**

**Proposal:** Tri-Town Coalition

**Land Category:** Conservation Lands

**Overall Acreage:** 1,463.295

**LMFB Score:** 196

**Lead Negotiators:** Kent Wommack, James Dow, and Roberta Jordan, The Nature Conservancy

**Supporting Negotiators:** Janet Myers and Surran Pyne, Department of Transportation Legal Services; James R. Bernard and Lissa Widoff, Land for Maine's Future Program Staff

**Total Matching Funds:** \$40,575 (\$4,650, Town of York; \$35,925, The Nature Conservancy)

**Total In-kind Match:** \$7,500 appraisal, Great Works Land Trust

**Total Purchase Price:** \$972,559

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Property:** Amoskeag Corporation

**Acreage:** 266

**Seller:** Moore's Falls Corporation, Boston, Massachusetts

**Obligation of Bond Funds by LMFB:** November 13, 1990

**Total Purchase Price:** \$175,250

**Closing Dates:** June 17, 1991 and July 31, 1992

**Property:** Paul

**Acreage:** 144

**Seller:** Roger Paul, Brookville, Ohio and Dorcas Frost, York Beach, Maine

**Obligation of Bond Funds by LMFB:** February 7, 1991

**Total Purchase Price:** \$108,000

**Closing Date:** April 30, 1991

**Property:** Ramsdell

**Acreage:** 55

**Seller:** Neil Ramsdell, York, Maine

**Obligation of Bond Funds by LMFB:** February 7, 1991

**Total Purchase Price:** \$41,250

**Closing Date:** September 27, 1991

**Property:** Weare  
**Acreage:** 8  
**Seller:** Michael G. Weare, Cape Neddick  
**Obligation of Bond Funds by LMFB:** June 10, 1991  
**Total Purchase Price:** \$6,000  
**Closing Date:** August 29, 1991

**Property:** Parent  
**Acreage:** 600.295  
**Seller:** Martin Parent, August Realty, Berwick Maine; Kenneth, Paul X., John J. and Richard Parent, Parent Construction Co., Vero Beach, Florida  
**Obligation of Bond Funds by LMFB:** December 16, 1991  
**Total Purchase Price:** \$429,153  
**Closing Date:** September 11, 1992 and June 25, 1993

**Property:** Nowell  
**Acreage:** 67 acres, 19.56 in fee and 47.04 in conservation easement  
**Seller:** Ronald Nowell, Cape Neddick, Maine  
**Obligation of Bond Funds by LMFB:** September 2, 1993  
**Total Purchase Price:** \$14,670  
**Closing Date:** June 9, 1994

**Property:** Ruch  
**Acreage:** 31  
**Seller:** The Estate of Henry Ruch  
**Obligation of Bond Funds by LMFB:** \$23,250, July 20, 1994  
**Matching Funds:** \$4,650, Town of York  
**Total Purchase Price:** \$27,900  
**Closing Date:** September 16, 1994

**Property:** Moore's Falls  
**Acreage:** 292  
**Seller:** Moore's Falls Corporation, Boston, Massachusetts  
**Obligation of Bond Funds by LMFB:** \$175,000, November 28, 1994  
**Matching Funds:** \$35, 925, The Nature Conservancy  
**In-Kind Match:** \$7,500 appraisal, Great Works Land Trust  
**Total Purchase Price:** \$210,925  
**Closing Date:** February 15, 1995 on 279 acres only

## **JAMIES POND**

In the towns of Hallowell, Farmingdale and Manchester, 550 acres of land surrounding Jamies Pond was approved for purchase by the Board on March 18, 1991. The property was acquired in a bargain sale from the Hallowell Water District which needed to sell the land in order to raise funds to develop a new deep well water source for its customers. The City of Hallowell contributed \$125,000 in matching funds towards the \$450,000 purchase. In addition, \$25,000 was contributed by a private citizen for the purchase. This project exemplifies the kind of partnership the Board has sought for land purchases with local groups and municipalities.

The property contains over 10,500 feet of shorefrontage along the 107-acre pond and over 8,000 feet of brook frontage and is accessible by two town roads to the north and south. The watershed and riparian areas of the property include undeveloped habitat that has wildlife values for waterfowl, shorebirds, loons, aquatic furbearers and deer. The pond has good coldwater gamefish habitat and supports a healthy brook trout population as well as other fish species, including rainbow smelt, smallmouth and largemouth bass.

In addition to fishing, the property offers hunting opportunity for deer, snowshoe hare, upland gamebirds and waterfowl. Beaver, muskrats and other furbearers can be trapped on the property and its associated waterways. Canoeing, cross-country skiing, and skating are other recreational activities that have attracted people to the area.

The property is now held by the Department of Inland Fisheries and Wildlife which has had a long-standing interest in Jamies Pond as a coldwater fishery and for the recreational opportunity the land offers to the residents of the Augusta area.

Since the Hallowell Water District is a public utility, activities concerning purchase or sale of assets requires approval of the Public Utilities Commission. The sale of the property was approved by the PUC on February 5, 1991. Part of the purchase and sale agreement allows the District to use Jamies Pond as a drinking water supply in the future if necessary and as used historically in accordance with the District's charter. Closing on the property took place on June 27, 1991.

[A Maine law passed in 1990 permits water district trustees to sell land to the State at a price below market value if the land is used for one of four purposes: retaining or protecting natural, scenic or open space values of the property; assuring availability of property for recreational or open space use; protecting natural resources; or maintaining or enhancing air quality.]



# LAND FOR MAINE'S FUTURE BOARD

## JAMIES POND



### SUMMARY OF JAMIES POND ACQUISITION

**Proposal:** Hallowell Water District

**Land Category:** Conservation Lands

**Acreage:** 550

**Shorefrontage:** 10,500 front feet

**LMFB Score:** 159

**Seller:** Hallowell Water District

**Lead Negotiators:** Fred Hurley, Department of Inland Fisheries and Wildlife; Surran Pyne, Department of Transportation, Legal Services; Lissa Widoff, Land for Maine's Future Program Staff

**Appraised Value:** \$590,000

**Obligation of Bond Funds by LMFB:** March 18, 1991, \$300,000

**Matching Funds:** City of Hallowell, \$125,000; Anonymous Citizens, \$25,000

**Total Purchase Price:** \$450,000

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** June 27, 1991

## **SEBAGO LAKE BEACH, RAYMOND**

On June 10, 1991, the Board voted to obligate \$1,250,000 for the purchase of 35 acres and 980 shorefront feet of high natural quality sand beach on Sebago Lake in the town of Raymond backed by 35 acres of towering white pine and attractive hardwoods.

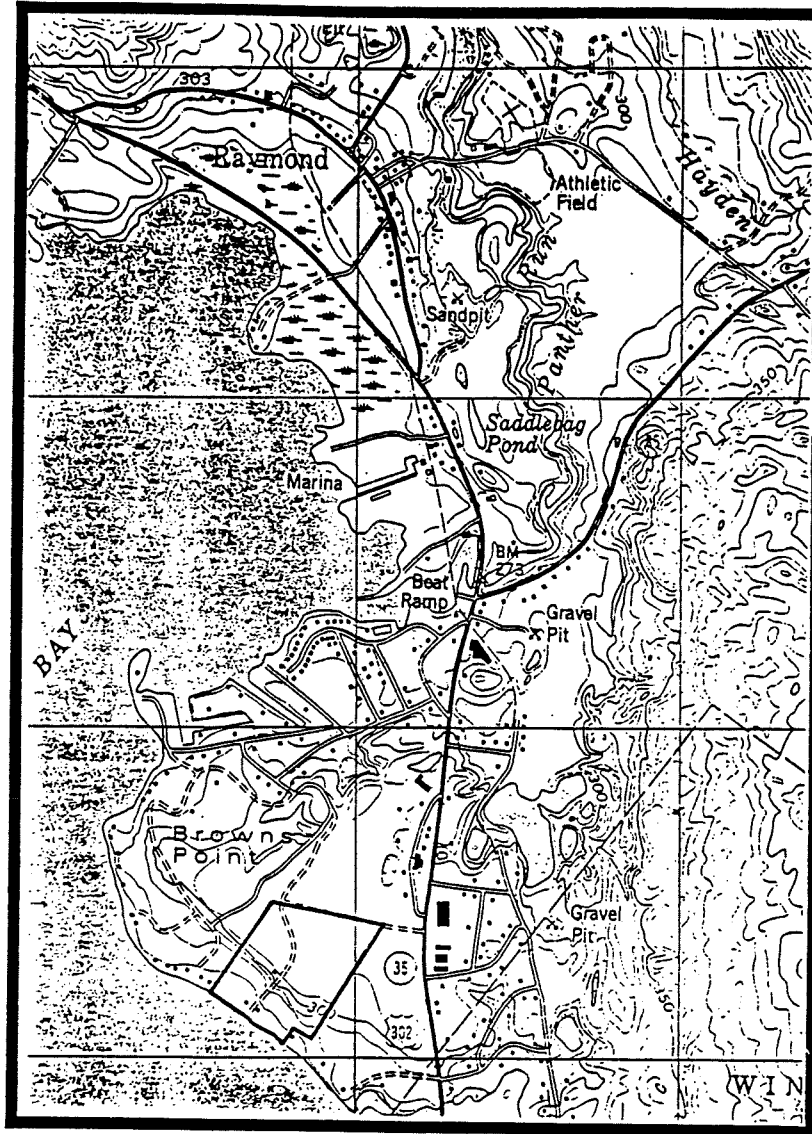
The beach was identified in Lake Beaches in Maine's Organized Towns, an inventory prepared for the Maine Critical Areas Program in the State Planning Office, as one of the eight most outstanding beaches (all on Sebago Lake) in the organized towns of the state. Although Sebago is extensively developed, the lake shore contains a number of accessible, large sandy beaches. According to the State Planning Office study, this is the largest undeveloped sand beach remaining on Sebago Lake. The property is unusual for the area in its undeveloped character. The state significant property received a score of 164 out of a possible 200 points using the Land for Maine's Future Board scoring system.

The property is now held by the Bureau of Parks and Recreation and is managed by the town of Raymond under a lease arrangement with BPR. The park will be a day-use facility with swimming, sunbathing and picnicking opportunities. The town has named the property Tassel Top Park and has been operating the facilities as a heavily-used day-use area since July 1, 1992.

Closing on the property was held on June 28, 1991.

# LAND FOR MAINE'S FUTURE BOARD

## SEBAGO LAKE BEACH



### SUMMARY OF SEBAGO LAKE BEACH ACQUISITION

**Proposal:** Bureau of Parks and Recreation, Department of Conservation

**Land Category:** Water Access Lands

**Acreage:** 35

**Shorefrontage:** 980 front feet

**LMFB Score:** 164

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation

**Seller:** James Hall, Raymond, Maine

**Appraised Value:** \$1,250,000

**Obligation of Funds by LMFB:** June 10, 1991, \$1,250,000

**Total Purchase Price:** \$1,250,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** June 28, 1991

## **AROOSTOOK VALLEY RIGHT-OF-WAY**

The Board's first "rails-to-trails" project was approved on October 21, 1991. The Aroostook Valley Right-of-Way is 18 miles and 144 acres of abandoned railroad right-of-way to be used as a recreational trail through the towns of Washburn, Woodland, New Sweden and Caribou. The approved purchase price is \$125,000 for the entire trail corridor.

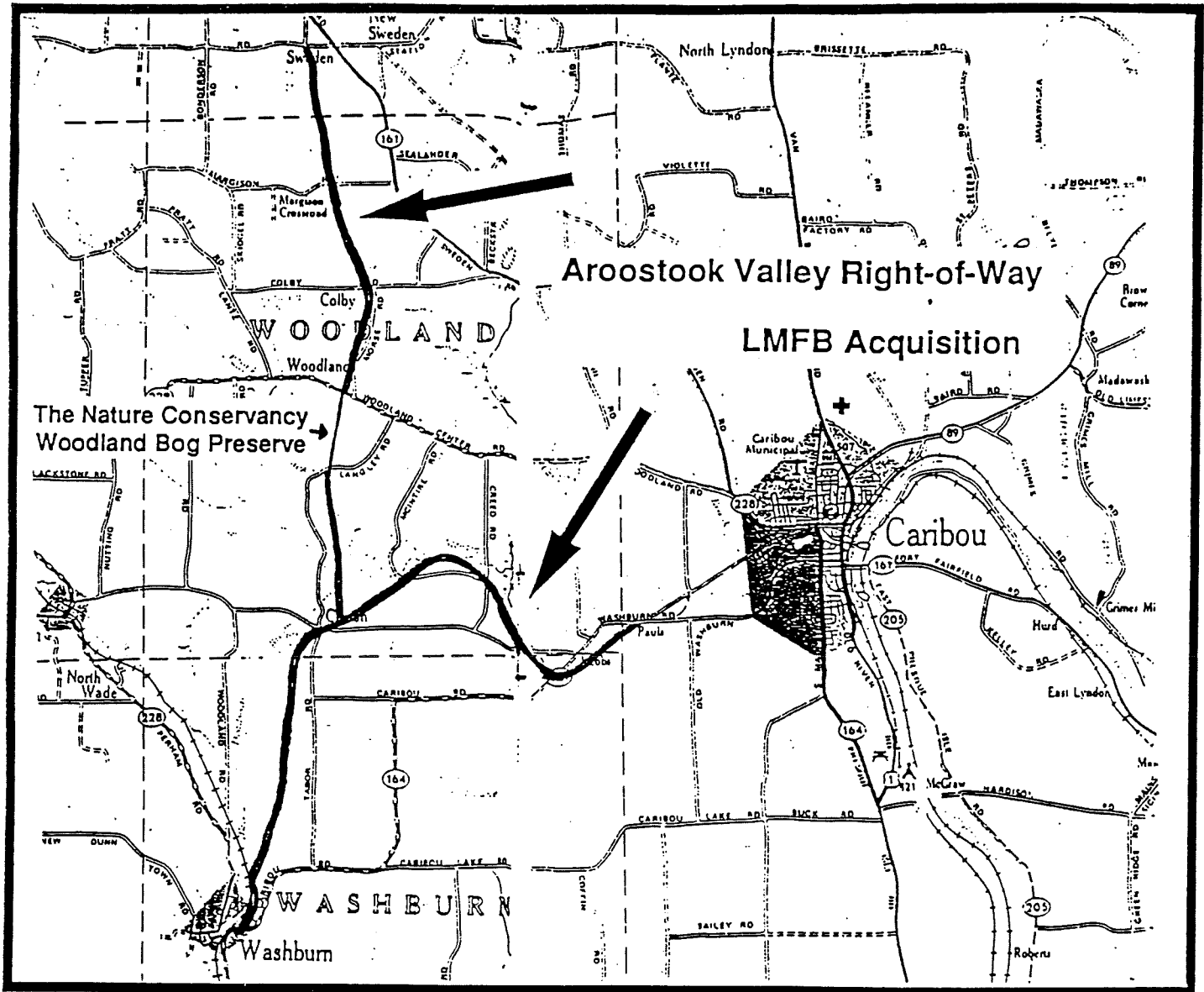
The rail line crosses farmland, Caribou Stream and other smaller streams, as well as a variety of other natural habitats. There is heavy wintertime use of the trail by snowmobilers and cross-country skiers. Use of trail in all seasons will be sought by the Bureau of Parks and Recreation, the titleholding agency.

Legal issues of state ownership of abandoned railroad lines for recreational use had to be resolved before the Board could pursue this acquisition, first proposed in September 1988. Legislation in 1991 creating a mechanism for trail use of abandoned rail corridors and clearance of title issues enabled the Board to pursue this project in earnest in the summer of 1991.

The Board's purchase of the AVROW fulfills the desired protection of a major recreational asset treasured by local residents and visitors. The trail corridor provides several communities with a connected trail system and will be incorporated into the main statewide snowmobile artery and the Bangor and Aroostook right-of-way to the north for other recreational use. The AVROW also has the potential of connecting future rights-of-way abandonments by the Bangor and Aroostook and the Canadian Pacific Railroads.

The purchase closed in October 1992.

**AROOSTOOK VALLEY RAILROAD  
RIGHT-OF-WAY**



## SUMMARY OF AROOSTOOK VALLEY RIGHT-OF-WAY ACQUISITION

**Proposal:** Bureau of Parks and Recreation, Department of Conservation, September 1988

**Land Category:** Recreation Lands

**Acreage:** 144

**Railbed:** 18 miles

**LMFB Score: 169**

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation

**Special Legislation:** Janet Myers, Department of Transportation, Legal Services; Representative Malachi Anderson; Senator Raynold Theriault

**Seller:** Aroostook Valley Railroad

**Appraised Value: \$125,000**

### Obligation of Funds by LMFB: October 21, 1991

**Total Purchase Price: \$125,000**

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** October 29, 1992

## **MARK ISLAND AND THE SOUTH LUBEC SAND BAR**

With the assistance of The Nature Conservancy, 24-acre Mark Island in Casco Bay with one mile of shoreline and considered to be the most valuable seabird and great blue heron nesting island in southern Maine was acquired in March 1992 for \$90,000 from Helen C. Tupper of Brunswick, Maine.

A 12-acre property with 3,500 front feet valued at \$40,000 known as the South Lubec Sand Bar, a valuable resting area for migratory shorebirds near West Quoddy Head State Park on Cobscook Bay, was contributed as match.

Both properties are being managed by the Department of Inland Fisheries and Wildlife. The closing on the Mark Island property was May 22, 1992 and the South Lubec Sand Bar has been transferred to the state.

## **SUMMARY OF MARK ISLAND AND SOUTH LUBEC SAND BAR ACQUISITION**

**Proposal:** The Nature Conservancy

**Land Category:** Conservation Lands

**Acreage:** 24

**Shorefrontage:** 1 mile

**Seller:** Helen C. Tupper, Brunswick, Maine

**Lead Negotiators:** Kent Wommack, The Nature Conservancy

**Appraised Value:** \$90,000

**Obligation of Bond Funds by LMFB:** March 2, 1992

**Matching Property:** South Lubec Sand Bar

**Matching Property Acreage:** 12

**Matching Property Shorefrontage:** 3,500 front feet

**Matching Property Value:** \$40,000, The Nature Conservancy

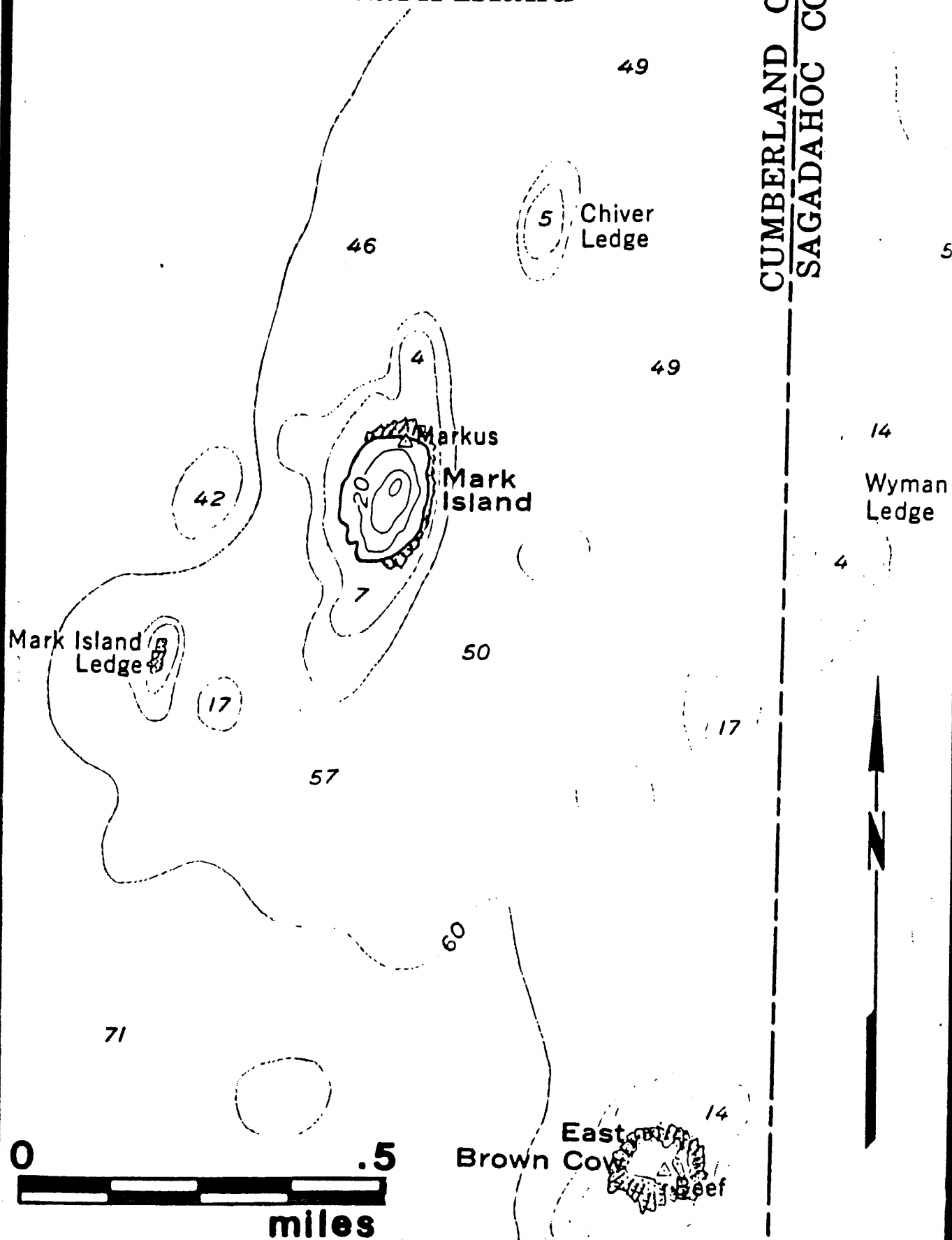
**Total Purchase Price:** \$90,000

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** May 22, 1992

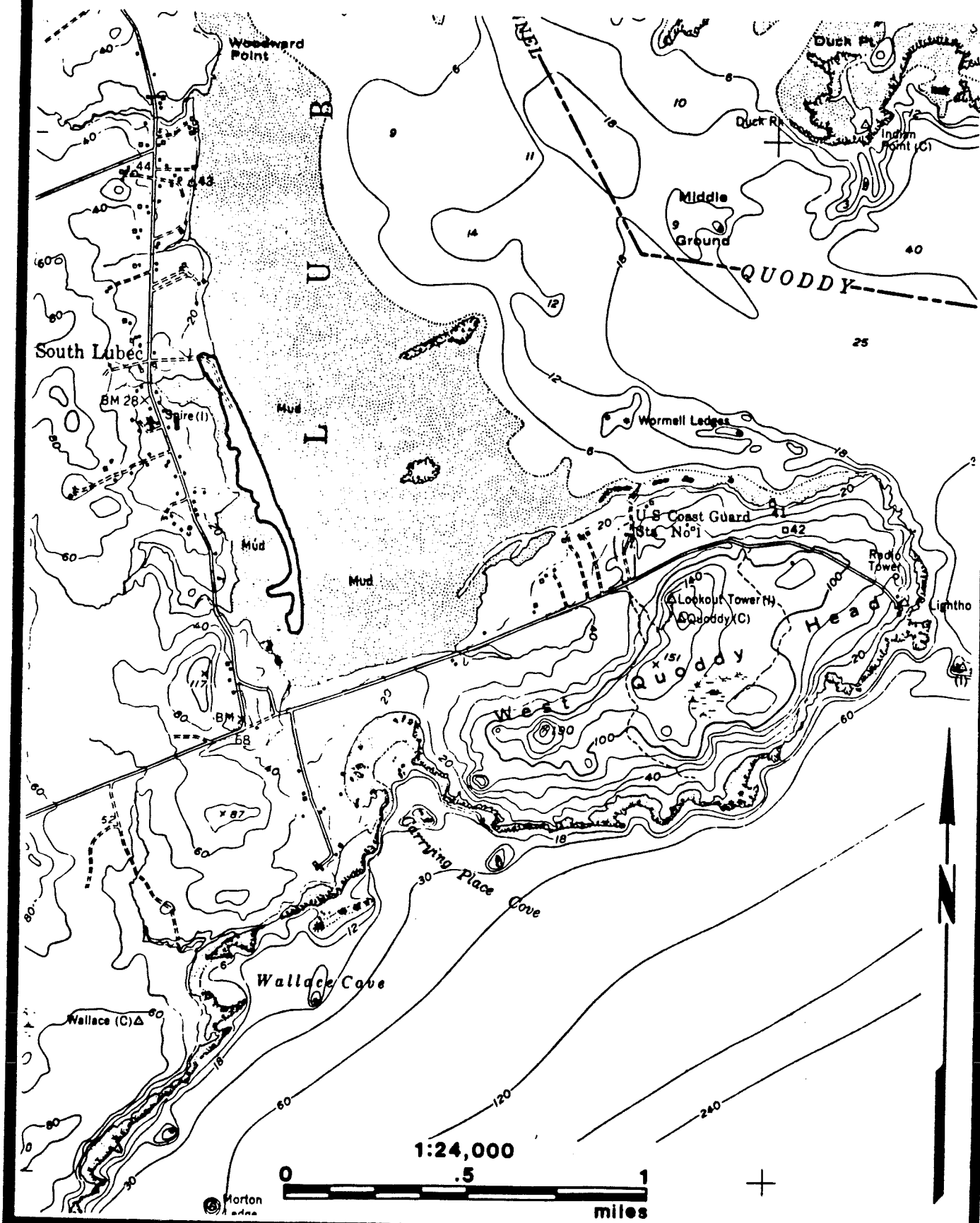
# Mark Island

CUMBERLAND CO  
SAGadahoc CO





# South Lubec Sand Bar



## FOREST CITY

In May 11, 1992, 536 acres, composed of 523 acres purchased in fee and a 13-acre conservation easement, and 4 miles of shoreline in the Forest City township on Spednic Lake were acquired by the Board from Georgia-Pacific Corporation for \$272,000 to maintain outdoor recreation opportunities including hunting, fishing and canoeing.

The 523-acre property includes a peninsula of land bounded on three sides by the St. Croix International Waterway. This area is known as the Chiputneticook Lakes and forms the headwaters of the St. Croix, including Mud Lake and part of Spednic Lake. The property also includes land located east of the main road into Forest City and west of Spednic Lake, north of the Castle Road. The conservation easement is a 100-foot wide strip along and adjacent to the south side of the road, providing a scenic buffer.

The natural features of the property include extensive areas of mature hemlock and spruce forest and other forest types in natural condition occurring on rugged and bouldered terrain. The property includes two wetlands and over four miles of completely undeveloped river and lake shoreline in a wilderness setting. A traditional canoe route follows this section of the waterway with a set of falls, known as Mud Lake Falls, and three portage trails. The property was proposed for consideration by the Board by the Citizens of the Forest City Area, including local hunting and fishing guides, and scored 184 out of 200 possible points using the Board's scoring system. The proposal was the very first one received in September 1988 by the Land for Maine's Future Program.

The Department of Inland Fisheries and Wildlife has been managing the property since the closing date August 14, 1992.

### SUMMARY OF FOREST CITY ACQUISITION

**Proposal:** Citizens of the Forest City Area, September 1988

**Land Category:** Recreation Lands

**Acreage:** 536 acres; 523 acres in fee and 13 in conservation easement

**Shorefrontage:** 4 miles

**LMFB Score:** 184

**Seller:** Georgia Pacific Resins, Inc., Woodland, Maine

**Lead Negotiator:** Fred Hurley, Department of Inland Fisheries and Wildlife

**Board Liaison:** William Vail, Department of Inland Fisheries and Wildlife

**Appraised Value:** \$272,000

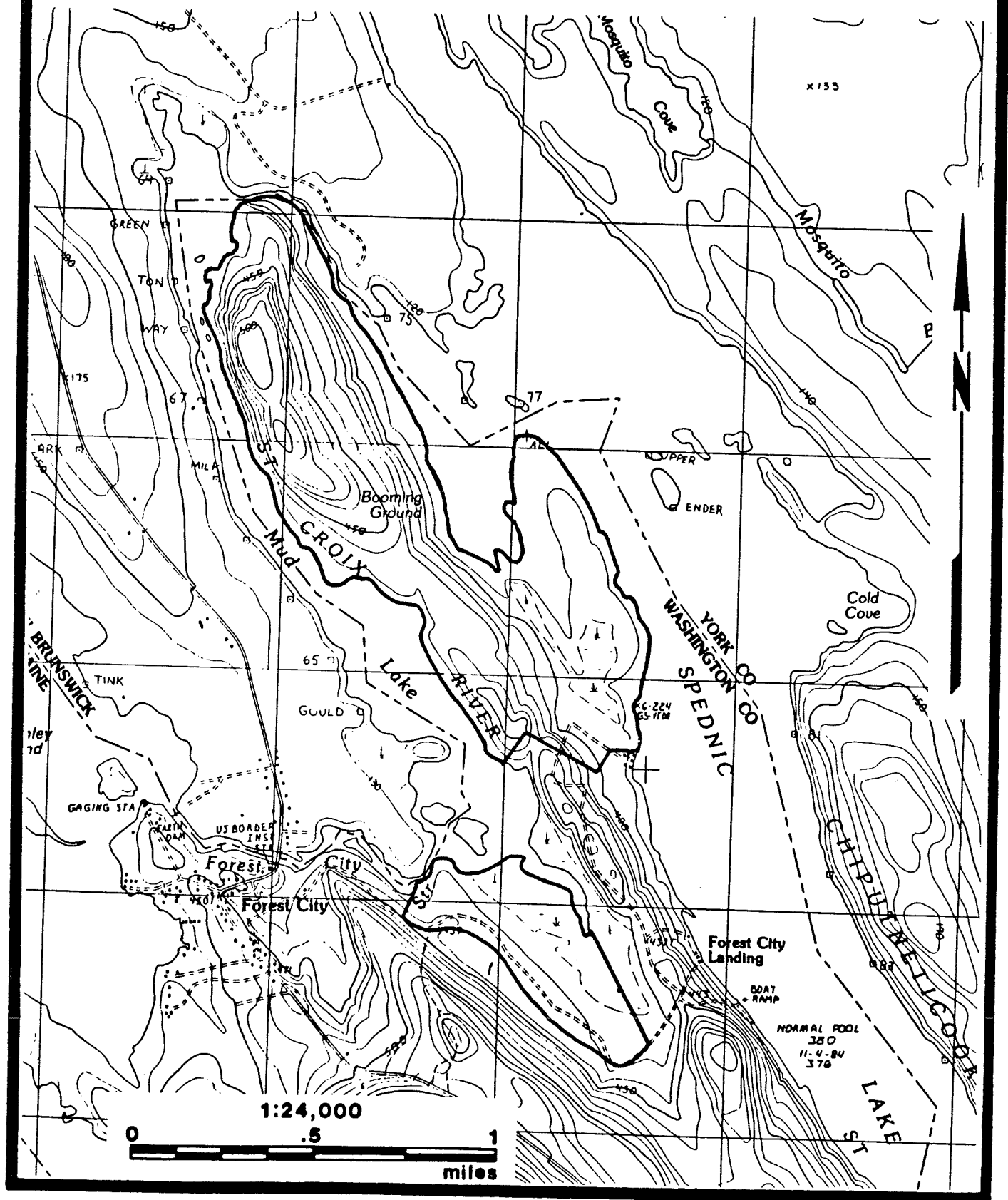
**Obligation of Bond Funds by LMFB:** May 11, 1992

**Total Purchase Price:** \$272,000

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** August 14, 1992

# Forest City



## **DODGE POINT INHOLDING**

In June 1992, the Board obligated \$80,000 toward the purchase of an additional 9 acres for the Dodge Point property previously acquired in March 1989 supplemented by \$90,000 from the Damariscotta River Association and \$80,000 from the Bureau of Public Lands in cash matching funds.

The property lies within the boundaries of the 497-acre Dodge Point Public Reserved Land area. Dodge Point, the second Land for Maine's Future purchase announced in March 1989, was acquired with matching funds from the Damariscotta River Association (DRA) and the Maine Coastal Program. The property features an extensive red pine plantation, three pocket beaches, an ice pond, accessible trails and scenic views of the Damariscotta River. Since the initial acquisition in March 1989, the Bureau of Public Lands (BPL) has developed a management plan with a local advisory committee and has developed a parking area with assistance from the Damariscotta River Association.

The purchase of the 9-acre parcel enables the Bureau to more effectively manage the Dodge Point Management Unit and continues a positive working relationship with the Damariscotta River Association, a regional land trust. The property offers some of the best views of the Damariscotta River.

In a phased deal negotiated by the Damariscotta River Association, a house located on the property will be removed by the DRA, an associated powerline has been removed by the BPL, and a right-of-way to the property will be extinguished. The property also includes a dock on the Damariscotta River estuary.

## **SUMMARY OF DODGE POINT ACQUISITIONS**

**Proposal:** Bureau of Public Lands and the Coastal Access Program of the Maine Coastal Program with assistance from Maine Coast Heritage Trust, November 1988

**Land Category:** Water Access Lands

**Acreage:** 497

**Shorefrontage:** 7000 front feet

**LMFB Score:** 184

**Lead Negotiator:** Tom Doak, Bureau of Public Lands

**Seller:** Edward W. Freeman Family Trust

**Appraised Value:** \$2,510,000

**Obligation of Bond Funds by LMFB:** March 2, 1989, \$2,050,000

**Matching Funds:** Damariscotta River Association, \$250,000; Maine Coastal Program, \$50,000; two acres adjacent donated to Damariscotta River Association and transferred to the State

**In-Kind Contributions to Management:** Town of Newcastle, \$20,000;  
Damariscotta River Association, \$20,000

**Total Value of Matching Funds:** \$340,000

**Total Purchase Price:** \$2,350,000

**Titleholding Agency:** Bureau of Public Lands, Department of Conservation

**Closing Date:** March 27, 1989

**Proposal:** Bureau of Public Lands and the Damariscotta River Association

**Acreage:** 9

**Shorefrontage:** 1,200 front feet

**Seller:** Damariscotta River Association

**Lead Negotiators:** Tom Morrison and Henry Whittemore, Bureau of Public Lands

**Appraised Value:** \$355,000

**Obligation of Bond Funds by LMFB:** \$80,000, June 8, 1992

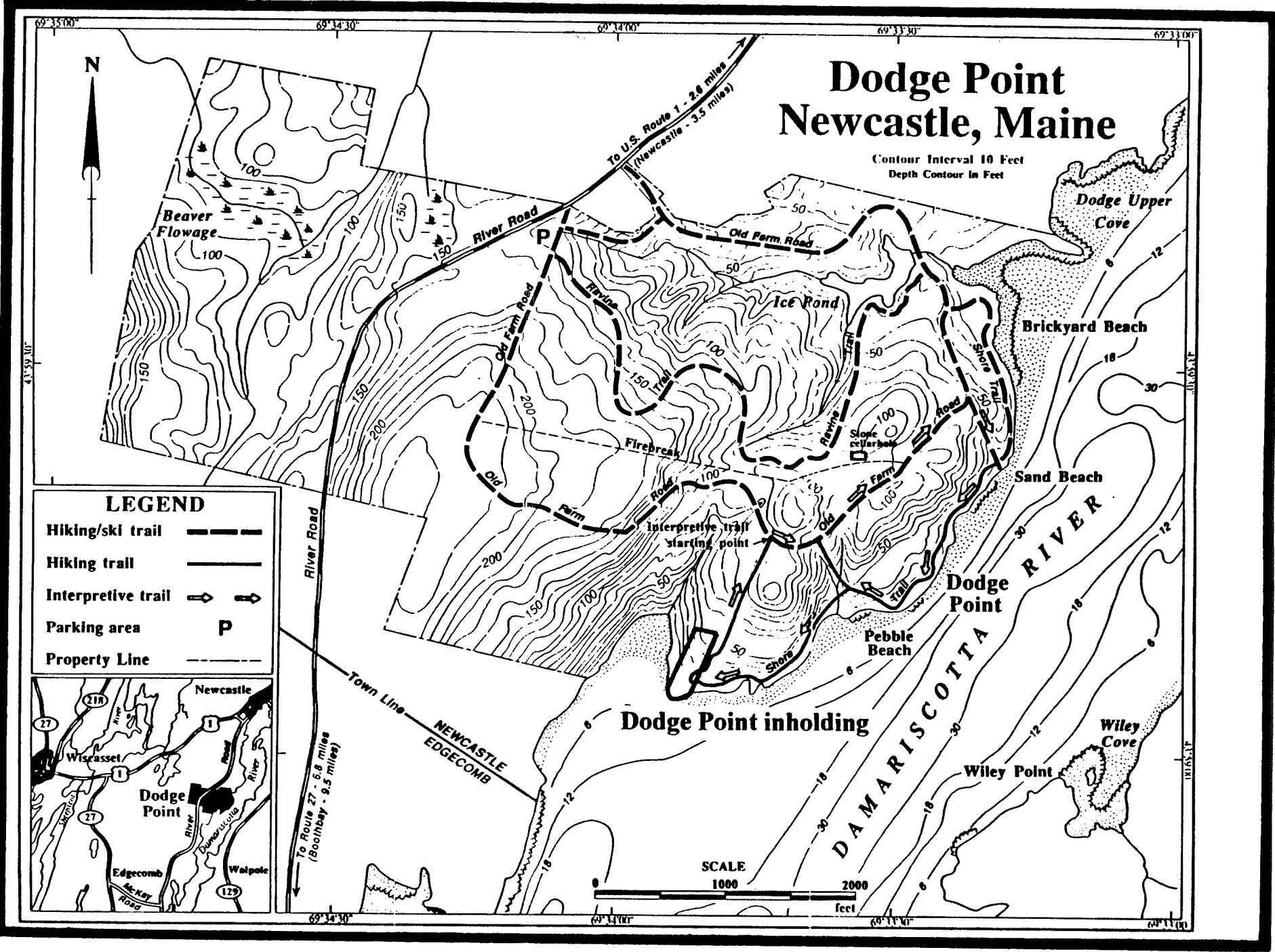
**Matching Funds:** \$80,000, Bureau of Public Lands; \$90,000, Damariscotta River Association

**Total Matching Funds:** \$170,000

**Total Purchase Price:** \$250,000

**Titleholding Agency:** Bureau of Public Lands

**Closing Date:** July 31, 1992



## **LAKE GEORGE**

In June 1992, the Board obligated \$355,000 toward the purchase of 254 acres and 8,070 front feet on Lake George in the towns of Skowhegan and Canaan that was matched by \$495,000 in cash matching funds from the Bureau of Parks and Recreation to enable the development of a water-based regional recreation-oriented park in central Maine.

At the southern end of Lake George in Canaan and Skowhegan, a summer camp property known as Camp Modin was acquired by the Board. Two large, broad high quality sand beaches of over 1,000 feet on both the east and west sides occur along the shoreline of 335-acre Lake George. Both are located at the southern end of the lake within the former Camp Modin property. A State Planning Office study of beaches in the organized territories rated the Lake George beaches as regionally significant recreational and natural resources.

The Bureau of Parks and Recreation had been looking for a major property in the central Maine region for more than 12 years. With some renovations and restoration made possible through access improvements funding provided by the Board and from the federal Land and Water Conservation Fund, the property has become an important water-based natural recreation area combining swimming, picnicking and hiking opportunities with landscape protection.

Proving that the residents of central Maine have long-desired a state park that can provide the recreational and nature study opportunities that the Lake George property offers, residents of the towns of Skowhegan and Canaan whose boundary divides the lake, have signed an interlocal agreement to manage the regional park. During school year mornings, the remaining buildings of the camp facility are used to provide regionally-available day care. Entrance fees and day care fees are used on a non-profit basis to fund a ranger for the park.

## **SUMMARY OF LAKE GEORGE ACQUISITION**

**Proposal:** Patrick McGowan, Canaan

**Land Category:** Recreation Lands

**Acreage:** 254

**Shorefrontage:** 8,070 front feet

**LMFB Score:** 164

**Seller:** Camp Modin, Inc., Pleasantville, New York

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation, Department of Conservation

**Appraised Value:** \$850,000

**Obligation of Bond Funds by LMFB:** \$355,000, June 8, 1992

**Matching Funds:** \$495,000, Bureau of Parks and Recreation

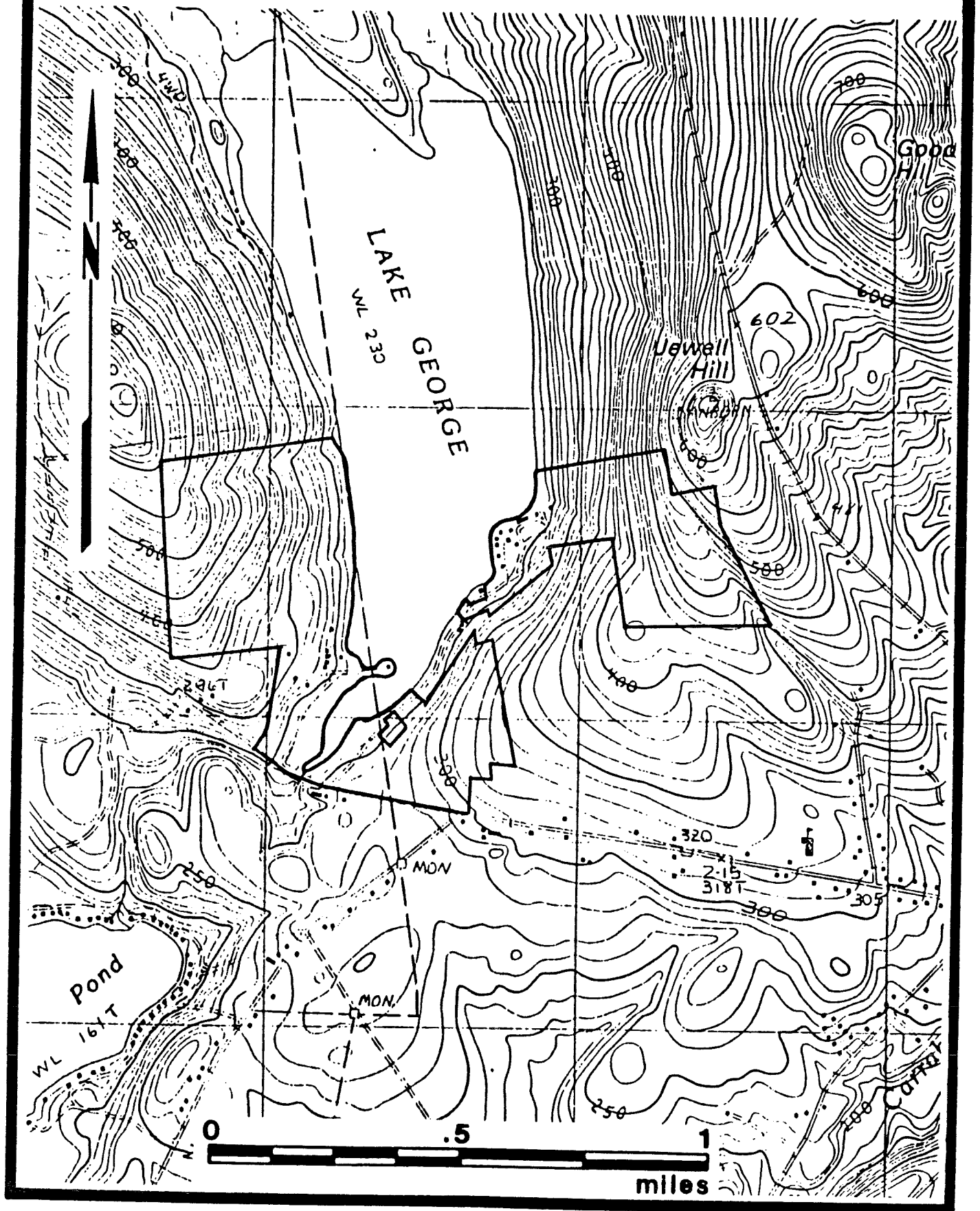
**Total Purchase Price:** \$850,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** July 24, 1992



# Lake George



## **HORAN HEAD**

On January 11, 1993, the Board purchased 235 acres and over 12,000 shorefront feet of land on Cobscook Bay in the town of Lubec for \$350,000.

Horan Head is bordered on the east by South Bay, an arm of Cobscook Bay, and on the south by Federal Harbor. About half of the shorefrontage is on deep water and the other half opens to mud flats and rocks at low tide. The shore is a mixture of ledge, rocks, and gravel beaches. Horan Head itself is bold ledge dropping sharply into malachite green water. The interior of the property features rolling terrain and steep bluffs with elevations exceeding 100 feet at the highest points. Mixed growth woodland covers the property with some areas of mature spruce and cedar as well as some scattered older growth pine and mature hardwood.

The property is managed by the Department of Inland Fisheries and Wildlife and is available to the public for low-intensity recreational uses including hunting. Local people had traditionally used the property for hunting and other outdoor activities.

The natural beauty of Cobscook Bay, coupled with availability of affordable undeveloped land along its shores, has led to increasing subdivision and development of its shorelands, particularly into residential house lots. However, Cobscook Bay supports an extraordinarily wide variety of wildlife species making it important for the Board to protect the high quality habitats within the Bay ecosystem.

The marine and estuarine habitats within Cobscook Bay are significant for migrating and wintering waterfowl, particularly black ducks. Waterfowl congregate in South Bay immediately offshore of Horan Head. Sixteen breeding pairs of bald eagles, the highest density in the northeastern United States, are found in Cobscook Bay, including an active nest on Hog Island adjacent to Horan Head. Marine mammals, including seals, porpoises, and whales utilize the Bay's waters. Cobscook Bay habitats provide staging areas for over 20 species and hundreds of thousands of individual shorebirds during peak migratory periods.

Horan Head was purchased from the estate of Francis Bradley, whose family had owned the property for many years, as a significant bargain sale to the Land for Maine's Future Board. The property had been placed on the market in order to settle the estate. Negotiations with the heirs of the estate were undertaken on behalf of the Board by The Nature Conservancy.

Due to some title problems, two closings were held for the property on March 29, 1993 and March 7, 1994.

## **SUMMARY OF HORAN HEAD ACQUISITION**

**Proposal:** The Nature Conservancy

**Land Category:** Conservation Land

**Acreage:** 235

**Shorefrontage:** 12,000 front feet

**LMFB Score:** 184

**Seller:** The Estate of Frances H. Bradley, Lubec, Maine

**Lead Negotiators:** James Dow, The Nature Conservancy with Gary Donovan,  
Department of Inland Fisheries and Wildlife

**Appraised Value:** \$451,000

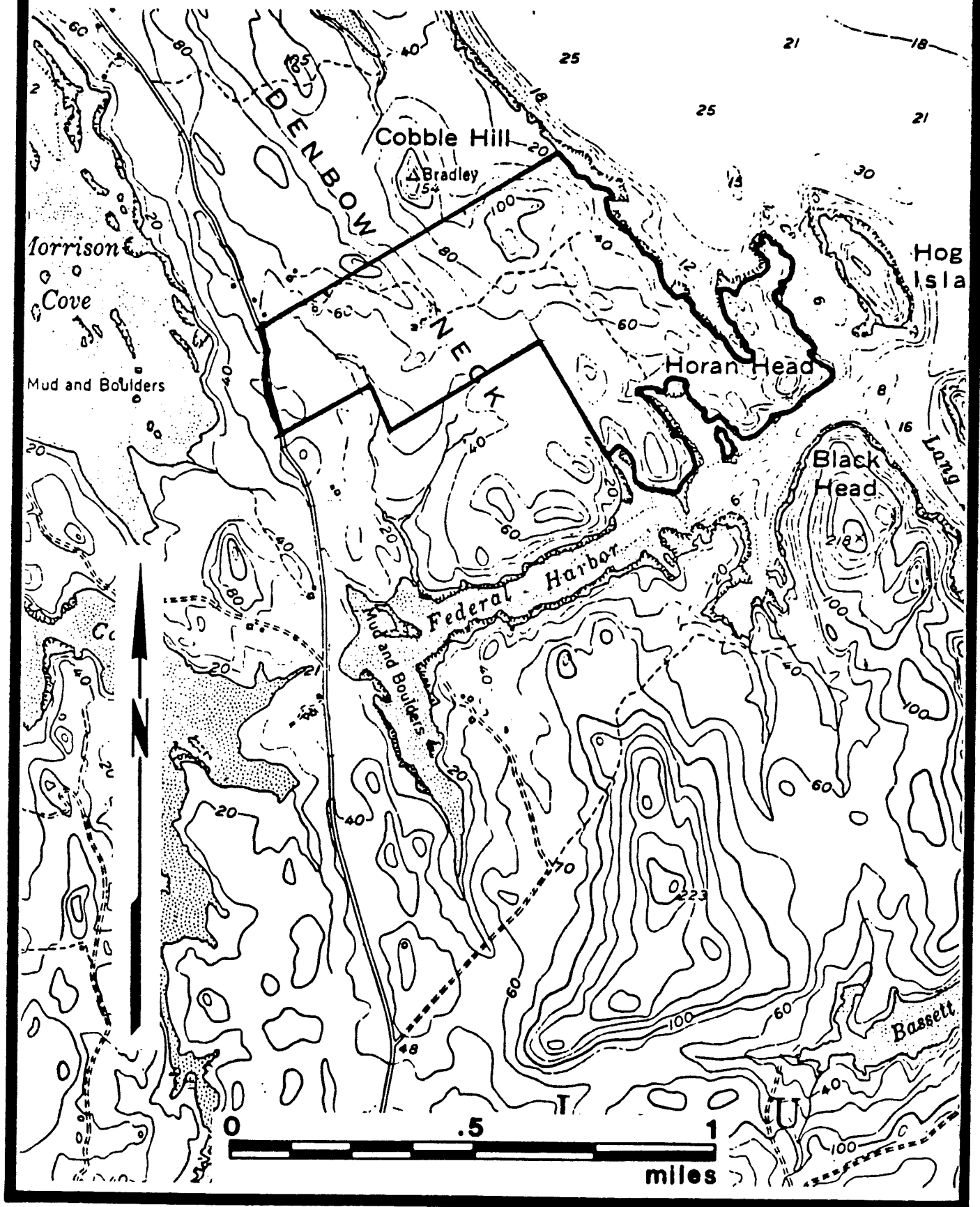
**Obligation of Bond Funds by LMFB:** January 11, 1993

**Total Purchase Price:** \$350,000

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** March 29, 1993 and March 7, 1994

# Horan Head



## **SALMON BROOK LAKE BOG**

On September 2, 1993, the Board purchased 1,857 acres and 1.5 miles of shorefront property know as Salmon Brook Lake Bog located the Aroostook County town of Perham from the Maine Chapter of The Nature Conservancy contingent on their purchase, negotiated on behalf of the Board, of the property from Consolidated Rambler Mines, Ltd., a subsidiary of J.D. Irving, Ltd. The Nature Conservancy contributed \$12,000 to the total purchase price of \$290,000 and contributed 11.5 acres and 5,000 feet of abandoned railroad right-of-way running through TNC's Woodland Bog Preserve as matching property adding to a previous Board acquisition, the Aroostook Valley Railroad Right-of-Way (see AVROW map).

The action by the Board was taken after municipal approval by the town of Perham was granted in a 45-33 vote taken August 26, 1993 after a three-hour public hearing August 24, 1993 attended by Land for Maine's Future Program staff and staff of The Nature Conservancy. The purchase represented 1.74% of the town's state valuation triggering 5 MRSA 6208 of the Land for Maine's Future statute that states that "approval by the elected municipal officials is required when more than 1% of a municipality's state valuation is considered for acquisition under a bond issue."

Salmon Brook Lake Bog is an extensive northern white cedar bog with a pond in its middle located. The bog is underlain by calcareous siltstone and slate that leach special nutrients into the groundwater enabling the bog to support a number of northern plant species that are rare in Maine, including the White Waterlily, the Northern Valerian, Swamp Pink, Swamp Fly-Honeysuckle, the Small Round-leaf Orchis, the Purple Pyrola and the Showy Lady's Slipper. The property includes two registered state Critical Areas, the Salmon Brook Rare Plant Station and the Perham Lapland Buttercup Station.

The Department of Inland Fisheries and Wildlife considers the area to be of high value for waterfowl. Hunting, fishing, and trapping occur on the Salmon Brook Lake Bog property reflecting a variety of wildlife, including deer, moose, furbearers and wading birds. The cedar woods, which were logged in the early 1900s, have recovered well and the area reflects little disturbance. An abandoned railroad bed runs through the property and is now part of a major snowmobile trail, part of the ITS Trail System. The area is also regularly used for nature study.

Salmon Brook Lake Bog will be managed for a variety of purposes and users by BPL, paying attention to the ecological diversity of the property while working with the local community in developing a management plan for timber management, recreation, and environmental education.

At the request of The Nature Conservancy, the GCO Minerals Company of Houston, Texas, a subsidiary of International Paper, agreed to release the mineral rights to the property to BPL. Closing was held September 29, 1993.

## **SUMMARY OF SALMON BROOK LAKE BOG ACQUISITION**

**Proposal:** The Friends of Salmon Brook Lake Bog and The Nature Conservancy, March 1989

**Land Category:** Rare, Threatened and Endangered Natural Communities, Plants or Wildlife Habitat

**Acreage:** 1,857

**Shorefrontage:** 1.5 miles

**LMFB Score:** 165

**Seller:** Consolidated Rambler Mines, Ltd., a subsidiary of J.D. Irving, Ltd. through The Nature Conservancy of the Pine Tree State, Inc., Brunswick, Maine

**Lead Negotiators:** James Dow and Roberta Jordan, The Nature Conservancy

**Supporting Negotiators:** James R. Bernard, Land for Maine's Future Program and Surran Pyne, Department of Transportation Legal Services

**Appraised Value:** \$278,000

**Obligation of Bond Funds by LMFB:** \$278,000, September 2, 1993

**Matching Funds:** \$12,000, The Nature Conservancy

**Total Purchase Price:** \$292,000

**Titleholding Agency:** Bureau of Public Lands, Department of Conservation

**Closing Date:** September 29, 1993

# Salmon Brook Lake Bog



## **BALD MOUNTAIN**

On September 21, 1993, the Board purchased 1,873 acres of Bald Mountain, a prominent landmark on the upper Rangeley Lakes.

Bald Mountain is the dominant physical feature of the landscape in the area, rising to an elevation of 2,443 feet with several large rock outcroppings at the peak affording magnificent views of the Rangeley Lakes and the surrounding mountains. Existing hiking trails on the property make it one of the most popular mountain day-hikes in the Rangeley Lakes region. Several popular snowmobile trails also traverse the property. Other recreational opportunities include hunting, nature study and environmental education. International Paper managed the property for commercial timber prior to selling an option on the property to the Rangeley Lakes Heritage Trust in December 1992.

Bald Mountain has a history of being both multiple use forestland and recreational land by both residents and visitors to the Rangeley Lakes offering the Bureau of Public Lands an opportunity for creative management. BPL will work with the local community in developing a management plan for recreation, forest management, wildlife habitat enhancement, and open space.

Several recent conservation initiatives in the area complement the Land for Maine's Future purchase:

- In 1991 and 1992, the Maine Coast Heritage Trust received gifts of two conservation easements from Mrs. Stephen Phillips protecting 3,100 acres and 9.5 miles of shorefrontage on the eastern side of Cupsuptic Lake and the Kennebago River.
- A 1,260-acre property with 3 miles of lakeshore owned by Boise Cascade, situated directly across Cupsuptic Lake from the Phillips property that is under easement, has become the first Forest Legacy Program project in Maine after a proposal from Rangeley Lakes Heritage Trust.
- Abutting the Boise Cascade property to the south are 2,000 acres on the west shore of Mooselookmeguntic Lake and 250 acres on Toothaker Island with a combined total of more than 10 shorefront miles. Mrs. Stephen Phillips will grant a conservation easement on this property to Maine Coast Heritage Trust, permanently protecting the land while transferring the title to the Stephen Phillips Memorial Preserve Trust, a nonprofit trust managing lands for conservation and outdoor recreation.

In undertaking the Bald Mountain acquisition, the Board saw itself as an integral partner in the larger conservation effort in the area by being part of an opportunity to link undeveloped forest and recreational lands comprising more than 30,000 acres together with 40 miles of outstanding lake and river frontage in western Maine.



## **SUMMARY OF BALD MOUNTAIN ACQUISITION**

**Proposal:** Rangeley Lakes Heritage Trust and the Maine Coast Heritage Trust

**Land Category:** Areas of Scenic Interest/Prime Physical Features

**Acreage:** 1,873

**LMFB Score:** 174

**Seller:** International Paper Co. through the Rangeley Lakes Heritage Trust, Portland, Maine

**Lead Negotiators:** Henry Whittemore and Tom Morrison, Bureau of Public Lands,  
Department of Conservation

**Appraised Value:** \$450,000

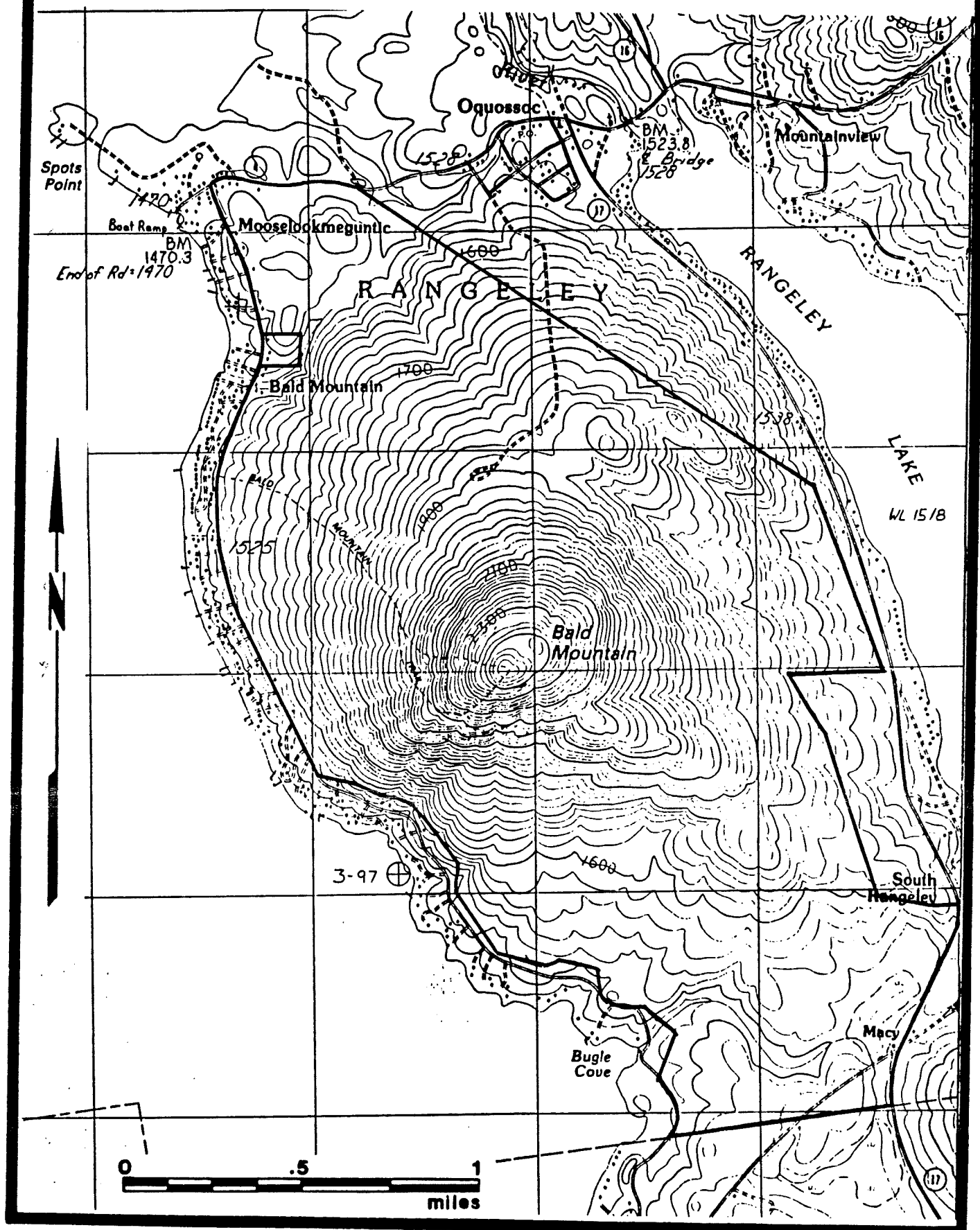
**Obligation of Bond Funds by LMFB:** September 21, 1993

**Total Purchase Price:** \$450,000

**Titleholding Agency:** Bureau of Public Lands, Department of Conservation

**Closing Date:** September 30, 1993

# Bald Mountain



## **SPRING RIVER LAKE**

The Board obligated \$2.6 million for the purchase of 7,316 acres and over 16 miles of shorefront on Tunk Mountain and around Spring River Lake and Tunk Lake in township T10 SD March 25, 1994. The purchase from longtime owners John Pierce and Mary Ridlon represented a significant bargain sale to the State and was the Board's second largest single deal and its first in Hancock County.

The property offers extensive undeveloped shorelines, high-quality beaches, spectacular mountain views, outstanding wildlife habitat and wetlands on a beautiful and varied landscape bisected by one of Maine's three designated scenic highways. The land abuts the Bureau of Public Land's 6,952-acre Donnell Pond Management Unit that was acquired in 1988 through a complex, five-way land trade and purchase transaction.

The purchase of the Pierce family land represents a significant addition to the Donnell Pond Management Unit and doubles the size of the Public Reserved Lands available to Maine citizens in the area. The mixture of shorelands and mountains proposed for purchase represents some of the best recreation land in the State.

Recreational values associated with the property include hunting, fishing, camping, snowmobiling, picnicking, canoeing and sightseeing. From the treeless top of Tunk Mountain and its ridgeline, there are outstanding views of Acadia National Park and the downeast coast. The property was first offered to the Board by Mr. Pierce in 1990 "as a means of retaining the availability of the scenic and undeveloped condition of the land for the public."

The property contains outstanding freshwater resources, including two highly-rated lakes, all or major portions of six other ponds, and an extensive wetlands bog complex. Tunk Lake, Spring River Lake, and Little Long Pond were identified as outstanding scenic resources by the Land Use Regulation Commission's Wildlands Lake Assessment. Tunk Lake and Spring River Lake were given the highest resource classification of 1A by LURC and are accessible by public boat landings. Spring River Lake has many sand beaches, views with dramatic physical relief, and a significant landlocked salmon fishery. Tunk Lake, Maine's clearest lake, possess an outstanding fishery, valuable wildlife habitat, and a distinctive shoreline character. The property offers the opportunity to significantly expand dispersed backcountry recreation and high-quality water-oriented activities for public use in this area of the State.

State Route 182, a designated scenic highway bisects the property, but is not easily visible from the mountain tops in area. The varied terrain and the contrasts between mountains with exposed rock ledges and the boulder-edged lakes and ponds are visually striking.

Closing on the property was August 8, 1994.

## **SUMMARY OF SPRING RIVER LAKE ACQUISITION**

**Proposal:** Bureau of Public Lands, 1990

**Land Category:** Conservation Lands

**Acreage:** 7,187

**Shorefrontage:** 16.3 miles

**LMFB Score:** 171

**Seller:** John Pierce, Woodstock, Vermont and Mary Ridlon, Punta Gorda, Florida

**Lead Negotiators:** Tom Morrison and Henry Whittemore, Bureau of Public Lands

**Supporting Negotiators:** Caroline Pryor, Maine Coast Heritage Trust and James R. Bernard, Land for Maine's Future Program Staff

**Appraised Value:** \$3,200,000

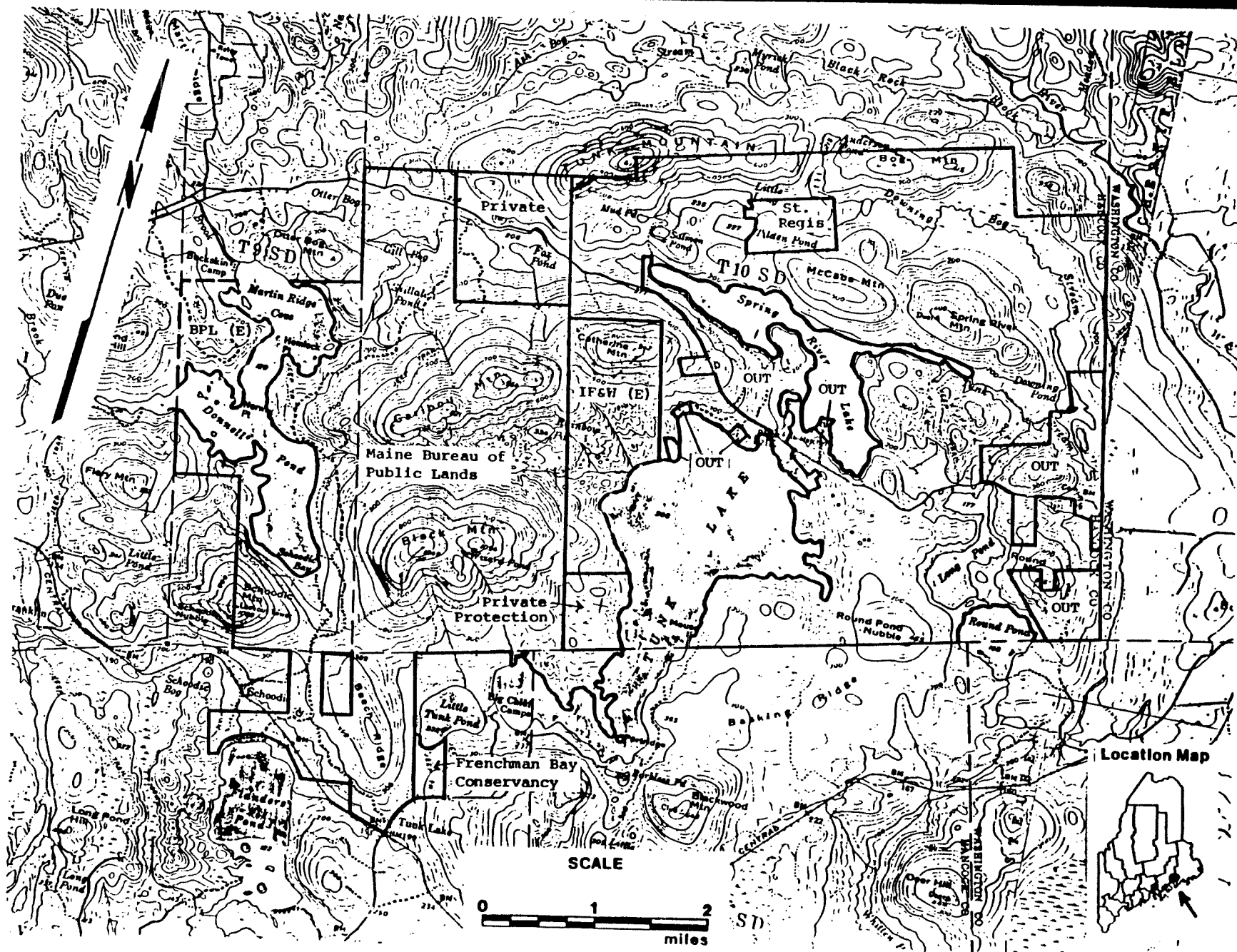
**Obligation of Bond Funds by LMFB:** March 25, 1994

**Total Purchase Price:** \$2,600,000

**Titleholding Agency:** Bureau of Public Lands, Department of Conservation

**Closing Date:** August 8, 1994

# Spring River Lake



## SPEDNIC LAKE

The Board obligated \$775,000 for the purchase of a conservation easement covering 831 acres and over 16 miles of shorefront and 11 small islands totaling 19 acres in fee on Spednic Lake in Township 11 Range 3 NBPP on May 16, 1994. The purchase from the longtime owner, the Baskahegan Company, was the Board's second acquisition on Spednic Lake, part of the St. Croix River system in northernmost Washington County on the New Brunswick border.

The purchase of the conservation easement took place in the context of the following conservation measures that are in place or are expected in the near future:

- The Land for Maine's Future acquired 523 acres and four miles of shorefrontage on Mud Lake, Mud Lake Stream and Spednic Lake in August 1992;
- Maine has established a 250' Protection zone along significant sections of the St. Croix River;
- New Brunswick has established Spednic Lake Provincial Park and a number of heritage sites on Spednic Lake;
- New Brunswick owns a 66' shoreland strip on approximately 20 miles of Spednic Lake shorefront;
- The New Brunswick provincial government has implemented a 328' (100 meter) protection zone along the shoreline of Spednic Lake; and
- The proposal of the St. Croix International Waterway Commission to create a Waterway Conservation Area focusing on Spednic Lake.

Spednic Lake and its shorelands are a unique natural resource supporting a great diversity of wildlife, including moose, deer and bear and provide habitat for endangered species such as the bald eagle. Spednic Lake supports one of the most productive smallmouth bass fisheries in eastern Maine and also provides significant landlocked salmon and smelt spawning and nursery areas. The conservation easement protects the Spednic Lake shorelands 500' back from the water from development for 16.13 miles and maintains public access in perpetuity.

Conservation easements are a means of donating or selling land to public agencies or to a variety of private conservation groups. Conservation easements are designed to limit uses of property in order to permanently protect or maintain the specific characteristics of the land such as natural, scenic or open space values. With a conservation easement, the land remains privately owned, the agreement is tailored to a landowner's needs and the specific attributes of the land, and the land is permanently protected.

Spednic Lake and its associated islands, shorelands, wetlands, and upland areas provide a variety of unique recreational opportunities including fishing, hunting, boating, camping, nature study and other backcountry activities. Public access to these recreational opportunities and natural resources has been a priority for the Board and the Department of Inland Fisheries and Wildlife, the agency that holds and monitors the conservation easement. In addition to the terms of the conservation easement, forestry activities in the vicinity of specific fish and wildlife habitat are covered by a separate Memorandum of Agreement between Baskahegan and IF&W.

Closing was held October 26, 1994.

## **SUMMARY OF SPEDNIC LAKE ACQUISITION**

**Land Category:** Recreation Lands

**Acreage:** 849.3 acres, 830.6 in conservation easement and 18.7 in fee

**Shorefrontage:** 16.13 miles

**LMFB Score:** 184

**Seller:** Baskahegan Company, Brookton, Maine

**Lead Negotiator:** Fred Hurley, Department of Inland Fisheries and Wildlife

**Supporting Negotiators:** Surran Pyne, Department of Transportation Legal Services and  
James R. Bernard, Land for Maine's Future Program Staff

**Appraised Value:** \$1,100,000

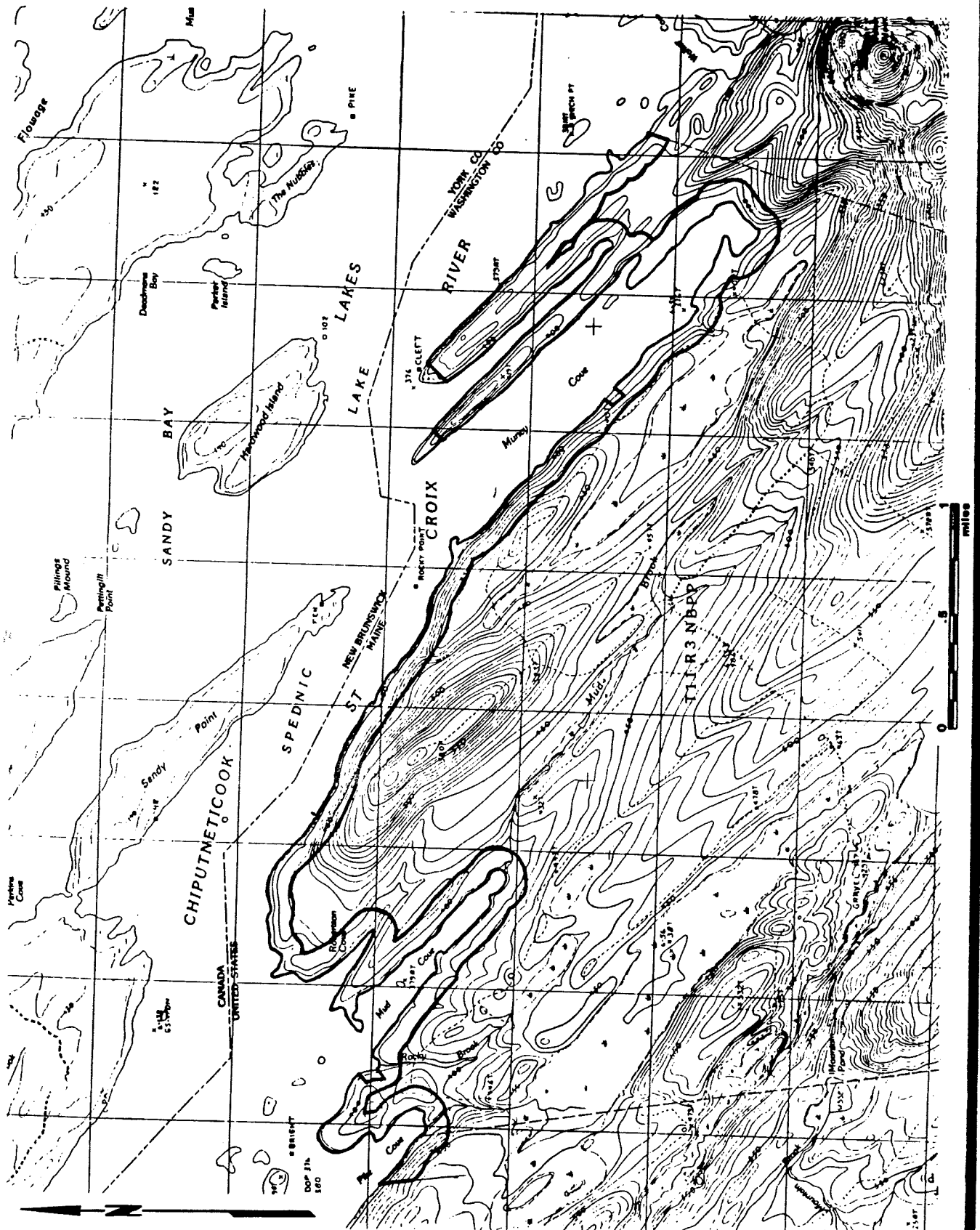
**Obligation of Bond Funds by LMFB:** May 16, 1994

**Total Purchase Price:** \$775,000

**Titleholding Agency:** Department of Inland Fisheries and Wildlife

**Closing Date:** October 26, 1994

# Spednic Lake





## **BANGOR AND AROOSTOOK RAILROAD RIGHT-OF-WAY**

On July 20, 1994, the Board purchased 53 miles of abandoned railroad right-of-way covering 746.38 acres from the Bangor and Aroostook Railroad Company for \$410,000.

The Bangor and Aroostook Railroad Right-of-Way (BARR ROW) is in two sections, one starting in the town of Washburn and the other in the city of Caribou, that join in the town of Stockholm and continue to the town of Van Buren. The BARR ROW connects in Washburn with the Aroostook Valley ROW previously acquired by the Board in October 1991 and passes through the Salmon Brook Lake Bog property in Perham acquired by the Board in September 1993. The BARR ROW is the third Land for Maine's Future purchase in Aroostook County.

The abandoned rail corridor, 100 feet wide along most of the line, passes through several towns that currently experience heavy wintertime recreational use by snowmobilers and other seasonal recreationists. Railroad corridor projects such as this one can provide a wide range of benefits to users, local landowners, and trail communities. Residents and visitors enjoy the benefits of trail use, aesthetic beauty, and protected open space, while local communities enjoy bolstered economies and increased community pride.

The Board has been interested in purchasing the BARR ROW since it was abandoned in June 1991. The Bureau of Parks and Recreation will manage the property with the assistance of local trail user groups.

Closing on the property took place December 14, 1994.

## **SUMMARY OF BANGOR AND AROOSTOOK RAILROAD RIGHT-OF-WAY**

**Land Category:** Recreation Lands

**Acreage:** 746.38

**Railbed:** 53 miles

**LMFB Score:** 169

**Seller:** Bangor and Aroostook Railroad Company

**Lead Negotiator:** Herb Hartman, Bureau of Parks and Recreation, Department of Conservation

**Supporting Negotiator:** Surran Pyne, Department of Transportation, Legal Services

**Appraised Value:** \$410,00

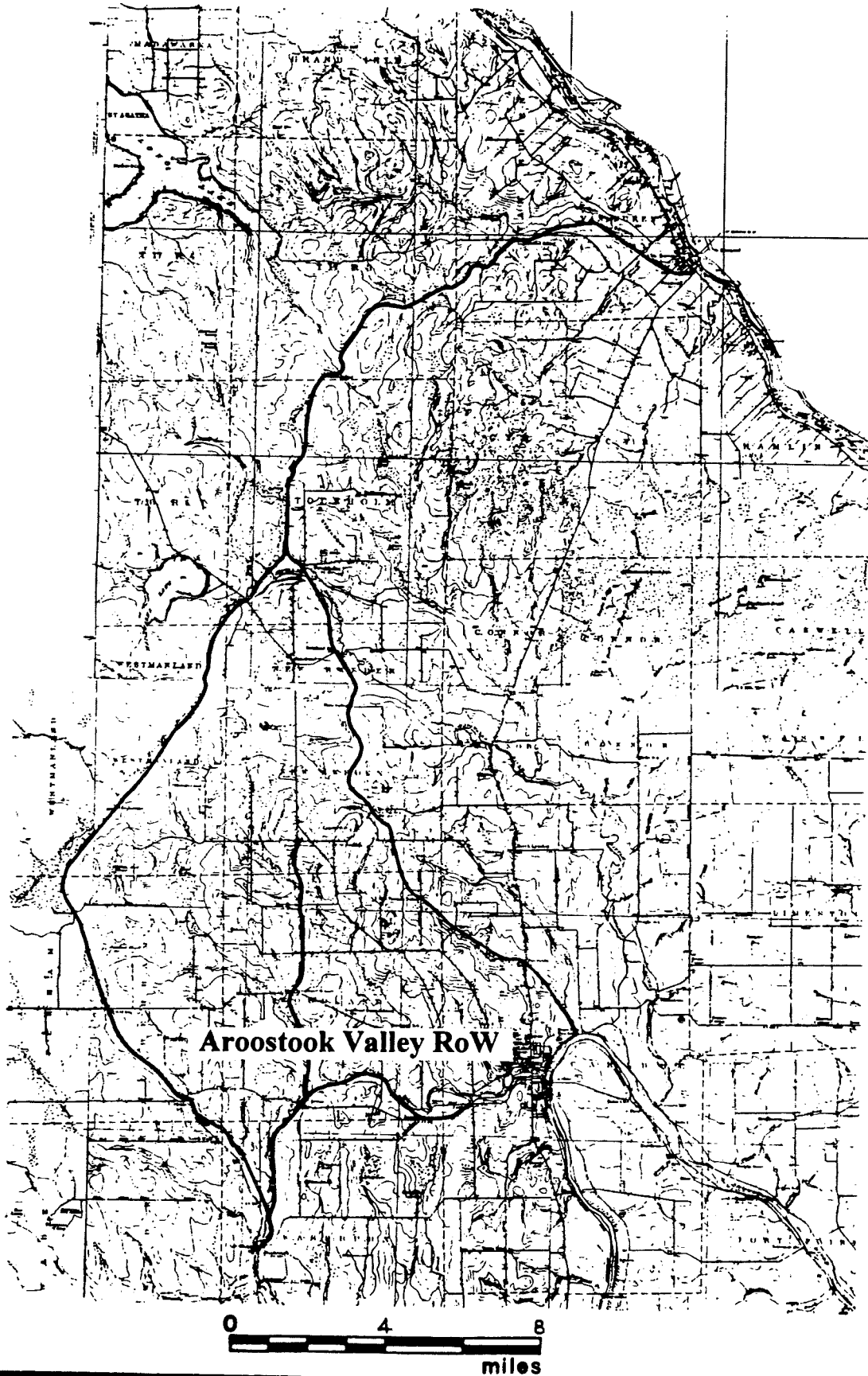
**Obligation of Bond Funds by LMFB:** July 20, 1994

**Total Purchase Price:** \$410,000

**Titleholding Agency:** Bureau of Parks and Recreation, Department of Conservation

**Closing Date:** December 14, 1994

# Bangor and Aroostook RoW



### **III Land for Maine's Future Access Improvements Process and Progress Report**

The Land for Maine's Future statute (5 MRSA, Chapter 353), as enacted April 20, 1994, section 6203 (3) B states that proceeds of the Land for Maine's Future Fund may be applied and expended to:

"B. Fund minor capital improvements on lands acquired by proceeds from the Land for Maine's Future Fund to improve accessibility, as long as these improvements do not exceed 5% of the appraised value of the acquired property."

Section 6207 (4) B, dealing with nonqualifying expenditures, reiterates that the Fund may not fund:

"B. Except as provided in section 6203, subsection 3, paragraph B...capital improvements on any publicly owned facilities."

According to the statute, only "lands acquired with fund money" are eligible to receive access improvement funding. Lands received by the Land for Maine's Future Program in trade or as "matching funds" are not eligible to receive access improvement funds.

In developing guidelines for obtaining access improvements funding, the Board determined that "necessary access improvements" include access trails, roads and associated parking lots, lighting, gates and directional or informational signs. Boat launching facilities are an eligible use of funding if they provide access to a lake, river or the ocean considered to be "the outstanding resource or recreational value required by the Land for Maine's Future statute. Associated engineering and design costs are eligible uses of the funds as are selective removal of vegetation to enhance visual access to the resource being conserved, and removal or demolition of hazardous obstructions impeding access, particularly those human created.

The process of obtaining access improvements funds is that, after the Board determines an appraised value for the acquired property, the Board (at the time of obligating funds to acquire the land) reserves the maximum of 5% access improvement funds for possible use by the titleholding agency for one year from the date of closing, with the possibility of a reasonable extension of time at the request of the agency. In only one case has the Board decided not to reserve access improvement funds. In March 1992, the Board decided that access improvements on Casco Bay's Mark Island would disturb the nesting habitat of great blue herons and seabirds.

If all or part of the reserved funds are not required by the titleholding agency for access improvements, the Board has asked that the agency inform the Board so that the funds can be turned to other purposes. The recissions voted by the Board are detailed in the footnotes accompanying Exhibit II--Status of Land for Maine's Future Access Improvements.

After taking title, the titleholding agency is to develop a plan for the “necessary access improvements.” Such plans have included conceptual design, projected budgets, and expected expenditures. The Board’s guidelines allow for up to 10% of the reserved amount, or additional monies as specifically approved by the Board, can be used for planning and design of the access improvement and can be transferred to the titleholding agency as an advance on the total reserved. On approval by the Board of an access improvements plan, an amount up to the 5% maximum can be transferred to an account held separate and apart from all other money and funds established for that property by the titleholding agency for access improvement purposes.

The experience of the Board with access improvements is one of mixed success. Generally, completion of access improvements projects has not been able to proceed as rapidly as anticipated due to state government budget and staffing reductions in the titleholding agencies. In other cases, timely access improvements have enable the public to more thoroughly enjoy the Land for Maine’s Future acquisitions.

All of the titleholding agencies have worked with crews from the Maine Conservation Corps to undertake access improvements. MCC crews have involved local people in building trails, campsites, or parking lots at Dodge Point, Shackford Head, Mount Kineo, Cutler Coast, Tide Mill Farm, and Commissary Point.

The planning and design funding option has been used by the Bureau of Public Lands and the Bureau of Parks and Recreation. While the Bureau of Parks and Recreation has used the preliminary funding mostly for design work, the Bureau of Public Lands has used the funding to conduct natural resources inventories that have the dual purpose of identifying special features and resources on the properties and allowing them to be managed effectively. The Bureau of Public Lands management plans that have been developed for Land for Maine’s Future Program-acquired properties reflect the natural resources inventory information in trail, campsite and parking area location and construction methods.

Access improvements funding has been primarily used for the development of parking areas and trails. Funding has also been used for the construction of restroom facilities, signage, gates, boundary markers, campsites and bridges and roads.

A listing of access improvements funding reservations, requests, Board approvals and status of capital improvements keyed to the structure of the Board’s guidelines follows as Exhibit II.

**Exhibit II – Status of Land for Maine's Future Access Improvements**

<i>Property</i>	<i>5% Access Improvements Reservation</i>	<i>Latest Closing Date</i>	<i>Amount Requested</i>	<i>Board Approval/ MOA Date</i>	<i>Status of Access Improvements</i>
Kennebunk Plains	\$ 40,000 <sup>1</sup>	May 1, 1990	\$ 14,210	Mar. 18, 1991	Complete?
Dodge Point	\$ 25,000 <sup>2</sup>	March 27, 1989	\$ 25,000	Feb. 7, 1991	Complete?
Shackford Head	\$ 35,150	November 3, 1989	\$ 35,150	June 25, 1990	Complete
Mount Kineo	\$ 60,000	January 3, 1990	\$ 60,000	June 10, 1993	In Process
Sandy Point Beach	\$ 45,200	January 31, 1990	\$ 45,200	Jan. 27, 1992	Complete
Cutler Coast	\$ 85,878 <sup>3</sup>	January 4, 1990	\$ 85,878	Mar. 25, 1994	In Process
Tide Mill Farm	\$ 75,951 <sup>4</sup>	February 22, 1990	\$ 75,951	Mar. 18, 1991	Complete?
Commissary Point	\$ 15,802 <sup>5</sup>	April 13, 1990	\$ 10,802	Mar. 18, 1991	Complete?
Alice Wheeler Farm	\$ 0 <sup>6</sup>	March 8, 1990	NA	NA	NA
Morgan Meadow	\$ 21,250 <sup>7</sup>	December 5, 1990	\$ 10,054	June 10, 1993	In Process
Bradbury Mountain SP Addition	\$ 20,000	October 4, 1990	\$ 20,000	June 10, 1991	Complete
Mt. Agamenticus-Amoskeag	\$ 8,762	June 17, 1991			
Mt. Agamenticus--Paul	\$ 5,400	April 30, 1991			
Mt. Agamenticus--Ramsdell	\$ 2,062	September 27, 1991			
Mt. Agamenticus--Weare	\$ 300	August 29, 1991			
Mt. Agamenticus--Parent	\$ 21,458	June 25, 1993			
Mt. Agamenticus--Nowell	\$ 733	June 9, 1994			
Mt. Agamenticus--Moore's	\$ 8,750	February 15, 1995			
Mt. Agamenticus Total	\$ 48,628		\$ 11,684 <sup>8</sup>	July 20, 1994	In Process
Diamond Occidental Lands	\$ 485,010	October 11, 1990			
Nahmakanta Township	\$ 339,990	October 11, 1990	\$126,600	Nov. 28, 1994	In Process
Androscoggin River	\$ 102,500	October 11, 1990	\$102,500	Sept. 2, 1993	In Process
Walker Inholding	\$ 1,000	April 30, 1992			?
Bradford Property	\$ 2,950	June 30, 1994	\$ 295	10%--7/1/94	Planning
Mattawamkeag River	\$ 20,600	October 11, 1990			?
Mattagodus Stream	\$ 6,570	October 11, 1990			?
Little Ossipee River	\$ 8,100	October 11, 1990			?
Sabattus Mountain	\$ 6,500	October 11, 1990	\$ 968 <sup>9</sup>	10%--3/25/94	Planning
Sabattus Mtn. Add.	\$ 3,180	March 9, 1992			
Little Concord Pond	\$ 750	October 11, 1990			?
Jamies Pond	\$ 29,500	June 27, 1991	\$ 29,500	Sept. 14, 1992	In Process
Sebago Lake Beach	\$ 62,500	June 28, 1991	\$ 62,500	Jan. 27, 1992	Complete
Aroostook Valley ROW	\$ 6,250	October 29, 1992	\$ 625	10%--7/26/93	In Process

<sup>1</sup> \$110,000 of original \$150,000 access reservation rescinded to acquisition use by Board action January 27, 1992.

<sup>2</sup> \$80,000 of original \$125,500 access reservation moved to acquisition use for Dodge Point Addition by Board action June 8, 1991. \$20,500 of original reservation rescinded to acquisition use by Board action September 14, 1992.

<sup>3</sup> \$51,622 of original \$137,500 was rescinded to acquisition use by Board action March 25, 1994.

<sup>4</sup> \$279 of original \$76,200 rescinded to acquisition use by Board action January 27, 1992.

<sup>5</sup> \$10,698 of original \$26,500 rescinded to acquisition use by Board action January 27, 1992.

<sup>6</sup> All of original \$19,750 rescinded to acquisition use by Board action January 27, 1992.

<sup>7</sup> \$20,000 of original \$41,250 rescinded to acquisition use by Board action January 27, 1992.

<sup>8</sup> Figure covers access improvements for all Mount Agamenticus properties.

<sup>9</sup> Figure covers planning for access improvements on both Sabattus Mountain properties.

<i>Property</i>	<i>5% Access Improvements Reservation</i>	<i>Latest Closing Date</i>	<i>Amount Requested</i>	<i>Board Approval/ MOA Date</i>	<i>Status of Access Improvements</i>
Mark Island	\$ 0 <sup>10</sup>	May 22, 1992	NA	NA	NA
Forest City	\$ 13,600	August 14, 1992			?
Lake George	\$ 42,500	July 24, 1992	\$ 42,400	Dec. 7, 1992	Complete
Horan Head	\$ 17,500	March 7, 1994	\$ 17,500	Nov. 28, 1994	In Process
Salmon Brook Lake Bog	\$ 14,500	September 29, 1993	\$ 2,750	June 16, 1994	Planning
Bald Mountain	\$ 22,500	September 30, 1993	\$ 2,980	June 16, 1994	Planning
Spring River Lake	\$ 130,000	August 8, 1994	\$ 13,000	10%--7/5/94	Planning
Spednic Lake	\$ 38,750	October 26, 1994			?
Bangor and Aroostook ROW	\$ 20,500	December 14, 1994			?
Totals	\$1,363,098		\$795,647		

<sup>10</sup> Board voted to reserve no access improvements funds as part of acquiring Casco Bay's Mark Island March, 1992.

#### **IV Land for Maine's Future Program Financial Report**

This section of the Biennial Report covers the financial side of the Land for Maine's Future Program. Overall obligations by the Board, a financial summary integrated into a chronological listing of Land for Maine's Future acquisitions, and a discussion of general fund expenditures since the January 1990 Biennial Report follow.

##### **Land for Maine's Future Obligations**

Through December 31, 1994, the Board had obligated \$33,945,162 of the \$35,000,000 approved by voters in November 1987. Of this amount, \$31,738,095 has been direct expenditures to acquire property or pay necessary property and excise taxes. Support expenditures (negotiation services, appraisal, survey, environmental testing and legal services) to acquire properties have totaled \$734,054 or 2.31% of total acquisition costs. This percentage is a remarkable figure achieved because of the contributions of state agency staff, nongovernmental organizations, and the prudent actions of the Board and its staff.

The Board has elected to pay for negotiation services in only one special case, the James River Corporation/Diamond Occidental Forest Inc. seven-property deal, where extensive and lengthy negotiations conducted by The Nature Conservancy on behalf of the Board resulted additional costs. The Board is authorized in the Land for Maine's Future statute (5 MRSA 6209(4)) to pay a cooperating entity's expenses in acquiring land.

The Board has undertaken 31 appraisals of property spending \$103,680. Using appraisals costing \$63,810, 18 of the appraised properties have been acquired by the Board. The other 13 appraisals, using in decisionmaking and negotiation by the Board, total \$39,870.

The Board has commissioned 20 surveys costing a total of \$192,196 to define boundaries and to verify title work on the ground on purchased properties.

The Board has paid \$8,999 for environmental testing on several properties to identify underground storage tanks or the presence of hazardous materials on site. In one case, the Board required the landowner to remediate the property prior to taking title.

Legal services have been provided by the Department of Transportation Legal Services Division covering title searches by paralegals, support negotiations, closings, recording titles, legal notification, and quiet title actions. Of the \$419,179 expended on legal services by the Board, \$377,713 has been spent on the 42 properties acquired by the Board. The eight properties of the Mount Agamenticus acquisition have required extensive title work and support negotiation resulting in legal costs of \$122,769 or 29.29% of the legal services total.



In pursuing the mandate of the Land for Maine's Future statute to evaluate all acquired lands for "features of historic significance" (5 MRSA 6209 (5)), the Board has funded archeological surveys by the Maine Historic Preservation Commission on 19 properties at a total cost of \$109,415.

Of the \$1,363,598 reserved by the Board for access improvements, the Board has approved \$795,647 to develop or implement access improvements plans for 30 properties. \$567,951 remains reserved for access improvements pending the request of the titleholding agencies to the Board for those funds and the Board's approval of proposed capital improvements.

Exhibit III listing the Land for Maine's Future Fund obligations by category and Exhibit IV breaking out all expenditures in a chronological listing for all properties acquired by the Board follow.

***Exhibit III – Land for Maine's Future Fund Obligations by Category***  
(through December 31, 1994)

<u>Expenditure Category</u>	<u>Amount Obligated</u>
Property or an Interest in Property	\$ 31,691,719
Pro-rated Property and Excise Taxes as a Cost of Acquisition	46,376
Negotiation Services	10,000
Appraisals of Property	103,680
Surveys of Land	192,196
Environmental Testing	8,999
Legal Services	419,179
Archeological Surveys of Land	109,415
Access Improvements	795,647
Total LMFF Obligations	\$ 33,377,211
Reserved for Access Improvements (5% of appraised value)	\$ 567,951
<b>Grand Total</b>	<b>\$ 33,945,162</b>

Support expenditures (negotiation services, appraisal, survey, environmental testing and legal services) = 2.31% of total acquisition costs.



**Exhibit IV--Land for Maine's Future Acquisitions & Financial Summary through December 31, 1994**

<b>Property/MI/FF/Acres Titleholding Agency</b>	<b>LMF Funds</b>	<b>Cash Match</b>	<b>Property Match</b>	<b>In-kind Match</b>	<b>Appraisal</b>	<b>Testing/Survey</b>	<b>Legal Services</b>	<b>Archaeological Survey</b>	<b>5% Access Improvement</b>
Kennebunk Plains 1,041 acres IF&W	\$ 2,061,000 + 14,853 <sup>7</sup> \$ 2,075,853	\$ 300,000 IF&W 50,000 KKWWD 13,398 Kennebunk 10,000 RLT	\$540,000 TNC (Egypt Bay, 110 acres, 1 mile, IF&W)	\$175,000 TNC 80,000 KKWWD	\$ 4,400	\$ 52,886	\$ 11,205	\$ 3,070	\$ 14,210
Dodge Point 7000 FF 497 acres BPL	\$ 2,050,000	\$ 250,000 DRA 50,000 MCP	\$ 40,000 DRA (Dodge Point, 2 acres, 500 ff, BPL)	\$ 20,000 DRA 20,000 Newcastle	--	--	\$ 4,007	\$ 3,200	\$ 25,000
Shackford Head 2.5 MI 90 acres BPR	\$ 525,000	\$ 35,000 MCP			\$ 1,800	--	\$ 11,090	--	\$ 35,150
Mt. Kineo 3.5 MI 800 acres BPR	\$ 750,000				--	--	\$ 1,156	\$ 2,934	\$ 60,000
Sandy Point Beach 3000 FF 100 acres BPR	\$ 822,125	\$ 35,000 MCP			--	\$ 18,094	\$ 5,803	--	\$ 45,200
Cutler Coast 4.5 MI 2,100 acres BPL	\$ 2,500,000				\$ 2,400	--	\$ 4,122	--	\$ 85,878
Tide Mill Farm 5.25 MI 1,523 acres <sup>1</sup> IF&W	\$ 1,075,000				\$ 2,400	\$ 7,000	\$ 6,461 <sup>4</sup>	\$ 3,204 <sup>4</sup>	\$ 75,951

<u>Property/MI/FF/Acres</u> <u>Titleholding Agency</u>	<u>LMF Funds</u>	<u>Cash Match</u>	<u>Property Match</u>	<u>In-kind Match</u>	<u>Appraisal</u>	<u>Testing/Survey</u>	<u>Legal Services</u>	<u>Archaeological Survey</u>	<u>5% Access Improvement</u>
Commissary Point 2 MI 250 acres <sup>2</sup> IF&W	\$ 515,000				\$ 7,400 <sup>4</sup>	\$ 4,000	\$ 633	--	\$ 10,802
Alice Wheeler Farm 306 acres <sup>3</sup> DAFRR	\$ 380,000				\$ 1,300	\$ 8,450	\$ 537	--	--
<u>DOFI/James River Deal</u> 74.25MI 37,348 acres	\$11,688,420 30,342 <sup>7</sup> + 10,000 <sup>8</sup> \$11,728,762	\$ 200,000 DOFI <sup>6</sup>			--	--	\$ 52,371	\$ 5,200 <sup>9</sup>	--
Nahmakanta/Rainbow Townships 42.25 MI 29,692 acres BPL					--	--	-- <sup>5</sup>	\$ 9,650	\$126,600 <sup>11</sup>
Androscoggin River 12 MI 1,972 acres BPR					\$ 3,500	--	-- <sup>5</sup>	\$ 1,660	\$102,500
Mattawamkeag River 15 MI 4,119 acres IF&W					--	--	-- <sup>5</sup>	\$ 7,550	
Mattagodus Stream 4 MI 1,425 acres IF&W					--	\$ 9,720	-- <sup>5</sup>	\$ 2,315	
Little Ossipee River 1 MI 300 acres IF&W					--	--	-- <sup>5</sup>	\$ 2,670	

<b>Property/MI/FF/Acres Titleholding Agency</b>	<b><u>LMF Funds</u></b>	<b><u>Cash Match</u></b>	<b><u>Property Match</u></b>	<b><u>In-kind Match</u></b>	<b><u>Appraisal</u></b>	<b><u>Testing/Survey</u></b>	<b><u>Legal Services</u></b>	<b><u>Archaeological Survey</u></b>	<b><u>5% Access Improvement</u></b>
Sabattus Mountain 90 acres BPR	<sup>5</sup>				--	--	-- <sup>5</sup>	--	\$ 968 <sup>16</sup>
Little Concord Pond Addition 64 acres BPR	<sup>5</sup>				--	--	-- <sup>5</sup>	--	
Morgan Meadow 1,072 acres IF&W	\$ 650,000 + 1,123 <sup>7</sup> \$ 651,123				\$ 2,800	\$ 17,800	\$ 7,492	\$ 4,579	\$ 10,054
Bradbury Mountain State Park Addition 100 acres BPR	\$ 225,000 + 71 <sup>7</sup> \$ 225,071	\$ 150,000 BPR 10,000 PLT 15,000 Pownal			--	\$ 2,650	\$ 2,607	--	\$ 20,000
Mt. Agamenticus Amoskeag 266 acres IF&W	\$ 175,250				--	\$ 9,700	\$122,769 <sup>12</sup>	\$ 3,860	\$ 11,684 <sup>18</sup>
Mt. Agamenticus Paul 144 acres IF&W	\$ 108,000				--	\$ 11,600 <sup>10</sup>	-- <sup>12</sup>	--	-- <sup>18</sup>
Mt. Agamenticus Ramsdell 55 Acres IF&W	\$ 41,250				--	--	-- <sup>12</sup>	--	-- <sup>18</sup>
Jamies Pond 550 acres 10,500 FF IF&W	\$ 300,000	\$ 125,000 Hallowell 25,000 Citizens			--		\$ 16,212	\$ 3,863	\$ 29,500

<u>Property/MI/FF/Acres</u> <u>Titleholding Agency</u>	<u>LMF Funds</u>	<u>Cash Match</u>	<u>Property Match</u>	<u>In-kind Match</u>	<u>Appraisal</u>	<u>Testing/Survey</u>	<u>Legal Services</u>	<u>Archaeological Survey</u>	<u>5% Access Improvement</u>
Mt. Agamenticus Weare 8 acres IF&W	\$ 6,000 - 13 <sup>7</sup> \$ 5,986				--	--	-- <sup>12</sup>	--	-- <sup>18</sup>
Walker Inholding 20 acres BPR	\$ 20,000				\$ 3,000	--	\$ 2,726	--	
Sebago Lake Beach 35 acres 980 FF BPR	\$ 1,250,000				--	--	\$ 4,978	\$ 2,615	\$ 62,500
Aroostook Valley Right-of-Way 144 acres 18 miles of rail line BPR	\$ 125,000				--	--	\$ 24,373 <sup>14</sup>		\$ 6,250
Sabattus Mtn. Addition 87 acres BPR	\$ 63,602				\$ 2,400	\$ 3,955	\$ 3,423	--	-- <sup>16</sup>
Mt. Agamenticus Parent 600.295 acres IF&W	\$ 429,153				--	\$ 18,803	-- <sup>12</sup>		-- <sup>18</sup>
Mark Island 1 mile 24 acres IF&W	\$ 90,000		\$ 40,000 TNC (South Lubec Sand Bar, 12 acres, 3500 ff, IF&W)		--	--	\$ 3,763		--

<b>Property/MI/FF/Acres</b>									
<b><u>Titleholding Agency</u></b>	<b><u>LMF Funds</u></b>	<b><u>Cash Match</u></b>	<b><u>Property Match</u></b>	<b><u>In-kind Match</u></b>	<b><u>Appraisal</u></b>	<b><u>Testing/Survey</u></b>	<b><u>Legal Services</u></b>	<b><u>Archaeological Survey</u></b>	<b><u>5% Access Improvement</u></b>
Forest City 4 miles 536 acres <sup>13</sup> IF&W	\$ 272,000				\$ 3,200	--	\$ 8,026	\$13,920	
Dodge Point Inholding 9 acres 1,200 ff BPL	\$ 80,000	\$ 90,000 DRA 80,000 BPL			--	--	\$ 6,386	--	--
Lake George 254 acres 8,070 ff BPR	\$ 355,000	\$ 495,000 BPR			--		\$ 13,862	\$ 5,010	\$ 42,500
Horan Head 235 acres 12,000 ff IF&W	\$ 350,000				--	\$ 4,970	\$ 4,751	\$ 2,673	\$ 17,500
Mt. Agamenticus Nowell 67 acres <sup>15</sup> IF&W	\$ 14,670				--	\$ 3,240	-- <sup>12</sup>		-- <sup>18</sup>
Salmon Brook Lake Bog 1,857 acres 1.5 MI BPL	\$ 278,000	\$ 12,000 TNC	\$ 4,025 TNC (Aroostook Valley ROW, Woodland 11.5 acres, 5000' of rail line, BPR)		\$ 3,500		\$ 7,552	\$ 2,404	\$ 2,750
Bald Mountain 1,873 acres BPL	\$ 450,000				\$ 4,250	\$ 345	\$ 2,922	--	\$ 2,980



<b>Property/MI/FF/Acres</b>	<b><u>Titleholding Agency</u></b>	<b><u>LMF Funds</u></b>	<b><u>Cash Match</u></b>	<b><u>Property Match</u></b>	<b><u>In-kind Match</u></b>	<b><u>Appraisal</u></b>	<b><u>Testing/Survey</u></b>	<b><u>Legal Services</u></b>	<b><u>Archaeological Survey</u></b>	<b><u>5% Access Improvement</u></b>
Androscoggin River Bradford 240 acres BPR		\$ 59,000				\$ 3,750	\$ 1,200	\$ 2,775	--	\$ 295
Spring River Lake 7,187 acres 16.3 miles BPL		\$ 2,600,000				\$ 5,000	\$ 13,000	\$ 8,360	\$18,278	\$ 13,000 <sup>11</sup>
Spednic Lake 849.3 acres <sup>17</sup> 16.13 miles IF&W		\$ 775,000				\$ 7,710	\$ 9,982	\$ 5,269	\$10,759	
Bangor and Aroostook Railroad ROW 746.38 acres 53 miles of rail line BPR		\$ 410,000				\$ 5,000		\$ 28,358		
Mt. Agamenticus Ruch 31 acres IF&W		\$ 23,250	\$ 4,650 York			--	\$ 3,800	-- <sup>12</sup>		--
Mt. Agamenticus Moore's Falls 292 acres IF&W		\$175,000 <sup>20</sup>	\$ 35,925 <sup>21</sup> TNC		\$ 7,500 GWLT (appraisal)	--	--	-- <sup>12</sup>		-- <sup>18</sup>
<hr/>										
<b>TOTALS</b> 139 MI shoreline 71 MI rail line 59,282 acres in fee 2,471 acres in CE 61,752 total acres conserved		<b>\$31,748,095</b>	<b>\$2,480,973</b>	<b>\$624,025</b> 4 properties 135.5 acres 2 miles of shore 1 mile of rail line	<b>\$302,500</b>	<b>\$63,810</b>	<b>\$201,195</b>	<b>\$377,713</b>	<b>\$109,415</b>	<b>\$801,272</b>

<sup>1</sup> 3 acres fee, 1520 acres conservation easement  
<sup>2</sup> 200 acres fee, 50 acres easement  
<sup>3</sup> purchase of development rights  
<sup>4</sup> figure includes combined costs for both Tide Mill Farm and Commissary Point  
<sup>5</sup> amount included as part of DOFI/James River costs  
<sup>6</sup> for use in managing DOC properties only  
<sup>7</sup> pro-rated property, excise taxes, lease income and closing costs as costs of acquisition  
<sup>8</sup> negotiation services

<sup>9</sup> laboratory work and report preparation for all DO properties assessed  
<sup>10</sup> figure includes combined costs for both Ramsdell & Paul properties  
<sup>11</sup> 10% of access improvement reservation for planning and design work  
<sup>12</sup> figure includes legal services costs for all Mt. Agamenticus properties  
<sup>13</sup> includes 523 acres in fee and a 13-acre conservation easement

<sup>14</sup> includes \$3,495 in legal notice advertisements  
<sup>15</sup> includes 19.56 acres in fee and a 47.04-acre conservation easement  
<sup>16</sup> includes combined amount for both Sabattus Mountain acquisitions  
<sup>17</sup> includes 830.6 acres in conservation easement and 18.7 acres in fee  
<sup>18</sup> figure includes access improvements for all Mt. Agamenticus properties  
<sup>19</sup> figure is minimum number of acres with good title  
<sup>20</sup> figure covers acquisition cost for 233 acres  
<sup>21</sup> figure covers acquisition costs of 59 acres

Key to abbreviations:

KKWWD - Kennebunk, Kennebunkport, Wells Water District  
 DRA - Damariscotta River Association  
 RLT - Ramanascho Land Trust (now Kennebunk Land Trust)  
 BPL - Bureau of Public Lands  
 MCP - Maine Coastal Program

DOFI - Diamond Occidental Forest Inc.  
 PLT - Pownal Land Trust  
 BPR - Bureau of Parks and Recreation  
 DAFRR - Dept. of Agriculture, Food & Rural Resources

IF&W - Department of Inland Fisheries & Wildlife  
 Citizens - Anonymous Citizens of Hallowell  
 TNC - Maine Chapter, The Nature Conservancy  
 York - Town of York  
 GWLT - Great Works Land Trust

## **Land for Maine's Future General Fund Expenditures**

Over the lifespan of the Land for Maine's Future Program, general fund expenditures for the Board and its staff have been held to minimum levels. Providing adequate support funding for Program activities is the responsibility of the State Planning Office.

Board reimbursement costs have been held down because several members have elected not to receive reimbursement for the expenses they incur in serving on the Board.

Exhibit V on the following pages contains a number of highlighted areas that deserve additional commentary. In the area of personnel costs, the sharp drop in costs is due to the layoff of the single staff person directly working for the Land for Maine's Future Program at the end of the 1992 fiscal year. In the all other area, the reduction in staff also caused the Program to discontinue the popular *Gaining Ground* newsletter causing bulk mailing costs to be eliminated.

A largest single general fund expenditure by the Land for Maine's Future Program has been the requirement of 5 MRSA 6206-A that "after the completion of negotiations, the board shall also publish a notice of its intent to designate land for acquisition in a newspaper or newspapers of general circulation that identifies the land proposed by the board for acquisition and that notifies the residents of the area that the board will accept public comments on the proposed acquisitions." In the period from January 1990 to June 1994, the Board spent \$11,124.34 on advertising notices associated with the purchase of properties.

In fiscal year 1994, the dues figure increased to include Program's membership in the Environmental Air Force, enabling the Program at low cost to view properties from the air and monitor conservation easements and access improvements more effectively.

Exhibit V on the following pages provides a complete breakout of all general fund expenses by the Board in the second half of fiscal year 1990 (the portion not reported in the first Biennial Report) and fiscal years 1991-1994. The first half of fiscal 1995 is not presented as Program operated on a caretaker basis. The figures reflect only direct program costs incurred by the Program. They do not include significant contributions of cash and in-kind services provided by the Departments of Conservation, Inland Fisheries and Wildlife, Agriculture, Marine Resources and the State Planning Office.

*Exhibit V—Land for Maine's Future Program General Fund Expenditures, January 1,  
1990—June 30, 1994*

C&O	Description	1/1/90- 6/30/90 Fiscal 1990	7/1/90- 6/30/91 Fiscal 1991	7/1/91- 6/30/92 Fiscal 1992	7/1/92- 6/30/92 Fiscal 1993	7/1/93- 6/30/94 Fiscal 1994
3890	Citizen Board Member Per Diem	\$990.00	\$1,245.00	\$1,210.00	\$880.00	\$770.00
4970	Other Than State Mileage	\$446.60	\$1,374.73	\$1,214.84	\$301.82	\$550.88
4980	Travel Expenses Other Than State	\$141.90	\$650.39	\$362.74	\$234.35	\$14.90
	<b>Total Board Reimbursement</b>	<b>\$1,578.50</b>	<b>\$3,270.12</b>	<b>\$2,787.58</b>	<b>\$1,416.17</b>	<b>\$1,335.78</b>
3110	Permanent Regular (Salary)	\$14,106.40	\$29,186.72	\$31,942.00	\$376.86	\$0
3180	Permanent Vacation Pay	\$0	\$0	\$0	\$137.04	\$0
3184	Permanent Other Leave	\$0	\$0	\$0	\$274.08	\$0
3616	Retro Lump Sum Payment	\$0	\$124.00	\$548.61	\$0	\$0
3901	Health Insurance	\$873.84	\$2,157.26	\$2,405.50	\$0	\$0
3905	Dental Insurance	\$80.76	\$161.25	\$165.36	\$0	\$0
3906	Employee Health Service	\$27.00	\$14.50	\$77.50	\$15.50	\$0
3910	Employer Retirement Costs	\$2,749.37	\$5,873.89	\$6,452.67	\$160.04	\$0
3911	Employer Group Life	\$47.97	\$103.87	\$118.82	\$4.68	\$0
3912	Employer Medicare Costs	\$204.54	\$425	\$471.16	\$11.43	\$0
	<b>Total Personnel Costs</b>	<b>\$18,089.88</b>	<b>\$38,046.49</b>	<b>\$42,181.62</b>	<b>\$979.63</b>	<b>\$0</b>
4021	Entertainment and Caterers Service	\$0	\$0	\$0	\$0	\$0
4056	Research Services	\$0	\$0	\$0	\$300.00	\$0
4099	Misc Prof Fees & Special Services	\$0	\$0	\$0	\$0	\$217.00
4200	Travel Expenses in State	\$257.63	\$47.80	\$0	\$0	\$0
4270	Auto Mileage in State	\$564.16	\$480.92	\$721.60	\$609.14	\$88.44
4271	Other Transportation	\$0	\$20.75	\$203.75	\$46.70	\$0
4272	Room and Board	\$64	\$0	\$0	\$0	\$0
4273	Hotel Room and Lodging	\$0	\$87.10	\$95.00	\$45.00	\$0.00
4274	Meals and Gratuities	\$6.00	\$89.13	\$59.00	\$34.00	\$8.00
4275	Miscellaneous Expense	\$0	\$30.95	\$97.91	\$113.91	\$30.00
4300	Travel Expenses Out of State	\$0	\$0	\$0	\$0	\$0
4380	Auto Mileage Out of State	\$0	\$78.10	\$0	\$0	\$0
4381	Other Transportation Costs	\$0	\$6.15	\$0	\$0	\$1.45
4383	Meals Etc.	\$0	\$6.00	\$0	\$0	\$0
4385	Miscellaneous Expense	\$0	\$0	\$0	\$0	\$45.60
4401	Gasoline	\$6.95	\$65.23	\$36.77	\$0	\$0
4501	Telephone and Telegraph Service	\$496.08	\$877.68	\$495.43	\$292.43	\$233.68
4607	Rent for Mgt/Training Room	\$0	\$0	\$0	\$0	\$55.00
4651	Miscellaneous Rents	\$115.56	\$0	\$0	\$100.00	\$0
4672	Rent of State Vehicle	\$0	\$60.32	\$0	\$0	\$117.60
4901	Stamps Parcel Post Etc.	\$118.00	\$71.77	\$49.50	\$31.00	\$0
4908	Bulk Mailing	\$931.87	\$1,440.29	\$418.74	<b>\$0</b>	<b>\$0</b>

4909	Courier Service	\$1.30	\$13.34	\$1.75	\$25.38	\$79.17
4911	Meter Postage	\$715.53	\$1,548.50	\$1,007.47	\$491.80	\$963.34
4913	Intragovernmental Service	\$235.94	\$442.04	\$222.85	\$80.71	\$166.82
4916	Conference Charges	\$0	\$110.00	\$923.00	\$75.00	\$0
4929	Printing and Binding	\$356.77	\$22.50	\$13.10	\$0	\$627.64
4938	Photocopying	\$0	\$184.50	\$24.12	\$11.40	\$7.50
4939	Printing and Binding Etc. State	\$764.40	\$2,009.62	\$1,050.09	\$495.25	\$298.30
4946	Advertising Notices	<b>\$1,930.79</b>	<b>\$3,838.27</b>	<b>\$2,895.66</b>	<b>\$964.20</b>	<b>\$1,495.42</b>
4961	Other Advertising	\$0	\$105.00	\$0	\$0	\$0
4982	Periodicals	\$48.00	\$30.00	\$227.00	\$48.00	\$20.00
4983	Dues	\$0	\$91.00	\$0	\$0	<b>\$350.00</b>
5301	Office Supplies	\$859.53	\$155.68	\$41.02	\$12.60	\$91.83
5627	Purchase of Books	\$124.40	\$58.90	\$72.42	\$0	\$0
5636	Miscellaneous Supplies	\$41.85	\$149.70	\$287.70	\$166.32	\$344.16
	Total All Other	\$7,638.76	\$12,121.24	\$8,943.88	\$3,942.84	\$5,240.95
	Grand Totals	\$27,307.14	\$53,438.12	\$53,913.08	\$6,338.64	\$6,576.73

## **V Land for Maine's Future Program: Measures of Success**

This section of the Biennial Report looks at different measures of success for the Land for Maine's Program: financial return on investment, matching funds, in-kind contributions, real property contributions, public/private partnerships, the geographic distribution of acquisitions, and acquisitions of property associated with shorefront. In all of these measurement categories, the Board has been able to achieve substantial success in meeting both the mandate of the Land for Maine's Future statute and the expectations of Maine citizens.

### **Land for Maine's Future Measures of Success: Financial and In-Kind Contributions**

The Land for Maine's Future Program has been able to achieve bargain sales totaling \$7,142,678 by being able to acquire properties appraised at \$38,892,773 while using \$31,738,095 of the Land for Maine's Future Fund. This accomplishment is due to the generosity of landowners, enlightened self-interest, skillful negotiating and patience on the part of the Board.

The Board has received \$2,480,973 in cash matching funds from state agencies, non-profit land conservation organizations and land trusts, water districts, towns, corporations, and anonymous citizens in 12 projects.

The Board has also received \$302,500 in in-kind matching contributions from non-profit land conservation organizations and land trusts, water districts, and towns in three projects covering management services, capital improvements, and appraisal costs.

### **Land for Maine's Future Measures of Success: Real Property Contributions**

The Land for Maine's Future statute definition of "matching funds" includes "contributions of real property, or interest in real property" and states that these contributions "must be valued...in the amount of their appraised value" (5 MRSA 6201 (3)). The Board has received four properties valued at \$624,025, covering 135.5 acres, two miles of shorefront and one mile of rail line. These properties are:

- **Egypt Bay**, 110 acres of bald eagle habitat in Hancock with one mile of shorefront, contributed by The Nature Conservancy as part of the Kennebunk Plains deal, valued at \$540,000 in 1988;
- two additional acres in Newcastle with 500 front feet of shorefront forming a buffer to the northern boundary of the **Dodge Point** property contributed by the Damariscotta River Association as part of the original Dodge Point deal, valued at \$40,000 in 1989;
- the **South Lubec Sand Bar**, 12 acres in Lubec with 3,500 front feet of shorefront contributed by The Nature Conservancy as part of the Mark Island deal, valued at \$40,000 in 1992; and

•11.5 acres added to the **Aroostook Valley Right-of-Way** property in Woodland where the right-of-way passes through the Woodland Bog Preserve contributed by The Nature Conservancy as part of the Salmon Brook Lake Bog deal, valued at \$4,025 in 1992.

### **Land for Maine's Future Measures of Success: Public/Private Partnerships**

The Land for Maine's Future process is among the most participatory of any state land conservation program in the country. The Board has purposefully designed guidelines and procedures that have enabled non-profit conservation organizations, land trusts, conservation commissions, water districts, state agencies, towns, landowners, and private citizens to become involved in nominating properties of state significance to be considered for acquisition.

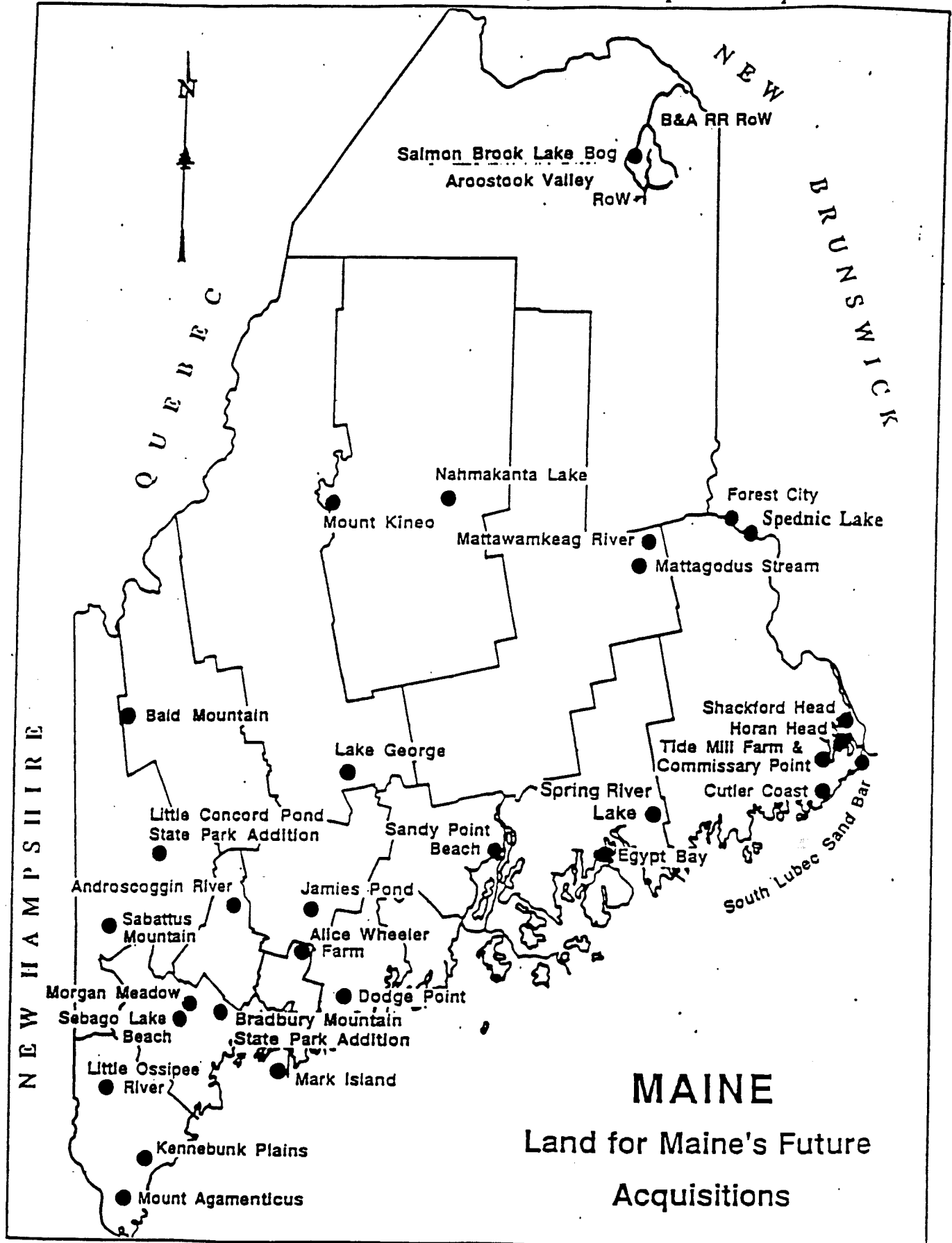
Without the contribution of countless hours provided by all the participants in the Land for Maine's Future process, the shared goal of conserving state significant natural land for future generations of Maine people would have been able to be achieved.

### **Land for Maine's Future Measures of Success: Types of Land and the Geographic Distribution of Acquisitions**

The Land for Maine's Future Program has acquired state significant natural lands of all the types listed for consideration in the Land for Maine's Future statute: recreation lands; prime physical features of the Maine landscape; areas of special scenic beauty; farmland or open space; undeveloped shorelines; wetlands; fragile mountain areas or lands with other conservation or recreation values; habitat for plant or animal species or natural communities considered rare, threatened or endangered in the state; and lands providing public access to recreation opportunities.

In response to the Land for Maine's Future statute that calls for the Board to "give priority" to projects that "provide geographic distribution" (5 MRSA 6207 (3)), the Board has acquired property in each of Maine's counties except Knox. Exhibit IV, a geopolitical map showing the well-distributed Land for Maine's Future acquisitions follows on the next page.

Exhibit VI—Land for Maine's Future Acquisitions—Geopolitical Map







## **Land for Maine's Future Measures of Success: Shorefront Acquisitions**

Of the 42 properties acquired by the Board, 24 or 57.14% of all purchases, have involved shorefront on rivers, lakes and the coast. This is the Board's response to clearly hearing the desire of Maine citizens to be able to gain access to the waters of the state and to meet the mandate of the Land for Maine's Future statute to acquire state significant land that "provides public access to recreation opportunities" (5 MRSA 6207 (2) C). Over 139 miles of shorefront have been acquired by the Board.

A breakout of the Board's success in acquiring land associated with shorefront follows below.

### **Exhibit VII**

#### ***Analysis of Land for Maine's Future Properties Associated with Shorefront***

<u>Property with Shorefront</u>	<u>LMF Funds Expended</u>	<u>Acreage and Associated Shorefrontage</u>		
		<i>Rivers</i>	<i>Lakes</i>	<i>Coast</i>
Dodge Point (2)	\$2,050,000			506 acres 1.325 miles
Shackford Head	\$ 525,000			90 acres 2.5 miles
Mount Kineo	\$ 750,000		800 acres 3.5 miles	
Sandy Point Beach	\$ 822,000			100 acres .56 mile
Cutler Coast	\$2,500,000			2,100 acres 4.5 miles
Tide Mill Farm	\$1,075,000			1,523 acres 5.25 miles
Commissary Point	\$ 515,000			250 acres 2 miles
Nahmakanta Township	\$8,632,000		29,692 acres 42.25 miles	
Androscoggin River (3)	\$2,129,000	2,232 12 miles		
Mattawamkeag River	\$ 412,000	4,119 15 miles		
Mattagodus Stream	\$ 131,000	1,425 4 miles		
Little Ossipee River	\$ 162,000	300 acres 1 mile		

<u>Property with Shorefront</u>	<u>LMF Funds Expended</u>	<u>Acreage and Associated Shorefrontage</u>		
		<u>Rivers</u>	<u>Lakes</u>	<u>Coast</u>
Jamies Pond	\$ 300,000		550 acres 2 miles	
Sebago Lake Beach	\$1,250,000		35 acres .2 mile	
Mark Island	\$ 90,000			24 acres 1 mile
Forest City	\$ 272,000		536 acres 4 miles	
Lake George	\$ 355,000		254 acres 1.53 miles	
Horan Head	\$ 350,000			235 acres 2.27 miles
Salmon Brook Lake Bog	\$ 278,000		1,857 acres 1.5 miles	
Spring River Lake	\$2,600,000		7,187 acres 16.3 miles	
Spednic Lake	\$ 775,000		849.3 acres 16.13 miles	
<b>Totals</b>				
<b>24 properties</b>	<b>\$25,973,000</b>	<b>8,076 acres</b>	<b>41,760 acres</b>	<b>4,828 acres</b>
<b>54,664 acres</b>		<b>32 miles</b>	<b>87.41 miles</b>	<b>19.405 miles</b>
<b>138.815 miles</b>				
 % of shorefront acres		14.77%	76.40%	8.83%
% of shorefront miles		23.05%	62.97%	13.98%

*% of total Land for Maine's Future Expenditures = 81.95%*

*% of total Land for Maine's Future Purchased Acreage = 88.52%*

## **VI Land for Maine's Future Program: Opportunities for the Next Biennium**

Despite the accomplishments of the Land for Maine's Future Program and its cooperators, there is still less publicly owned land in Maine, considering its size, than any other state in the country. Only an estimated 5% of Maine is in public and non-profit organization land conservation ownership. Maine citizens remain committed to the goal of conserving land for future generations.

Over the next few months, the primary task of the Board will be to select projects that will utilize the funds remaining for acquisition in the Land for Maine's Future Fund and to encourage the expeditious completion of access improvements on the acquired properties by the titleholding agencies.

In the middle term, Governor Angus King has proposed that the state offer a Land for Maine's Future affinity card to the public as a way to raise funding for land conservation.

In the long-term, drawn from the seven-year experience of the Land for Maine's Future Program, there are a number of practical recommendations to be made for the future of land conservation in Maine:

- stable funding from an appropriate revenue source(s) totaling \$5 million annually would enable a sustained land conservation program in Maine;
- a single land acquisition entity in state government would produce a cohesive, more consistent approach to conserving land;
- funding for regional or local level projects with understandable criteria and match requirements would be effective addition to land conservation in Maine;
- adequate staffing for any land conservation program is essential to success;
- funding for stewardship of acquired properties is critical to maintaining the credibility of a land conservation program and the willingness of titleholding agencies to take on new responsibilities;
- keeping political influences out of the land conservation process is essential to maintaining credibility;
- public/private cooperation stemming from a commonly held goal is a cornerstone of any successful land conservation program;
- political support for land conservation that is not associated with a particular party is vital; and
- public outreach is essential to maintain accountability with the citizens of Maine who are all part owners of the land that is acquired.

***Appendix I—Land for Maine's Future Board Meeting Dates  
January 1990-December 1994  
(reverse chronological order)***

November 28, 1994  
July 20, 1994  
June 16, 1994  
May 16, 1994  
March 25, 1994  
January 10, 1994  
September 21, 1993  
September 2, 1993  
July 20, 1993  
June 10, 1993  
January 11, 1993  
December 7, 1992  
October 19, 1992  
September 14, 1992  
June 8, 1992  
May 11, 1992  
March 2, 1992  
January 27, 1992  
December 16, 1991  
October 21, 1991  
September 9, 1991  
June 10, 1991

***Appendix II—Land for Maine's Future Purchases December 1988-November 1994***

**Land for Maine's Future Purchases and Contributed Property  
December 1988-November 1994  
(in chronological order)**

<u>Property</u>	<u>Acreage</u>	<u>Shorefrontage</u>	<u>Managing Agency</u>
Kennebunk Plains	1,041		Inland Fisheries & Wildlife
Dodge Point	497	1.5 mi-coast	Bureau of Public Lands
Shackford Head	90	2.5 mi-coast	Bureau of Parks & Recreation
Mount Kineo	800	3.5 mi-lake	Bureau of Parks & Recreation
Sandy Point Beach	100	.6 mi-coast	Bureau of Parks & Recreation
Cutler Coast	2,100	4.5 mi-coast	Bureau of Public Lands
Tide Mill Farm	1,520 CE	5.25 mi-coast	Inland Fisheries & Wildlife
	3 fee		
Commissary Point	200 fee	2.0 mi-coast	Inland Fisheries & Wildlife
	50 CE		
Alice Wheeler Farm	306 PDR		Agriculture, Food, Rural
Resources			
Nahmakanta Township	29,692	42.25 mi-lakes	Bureau of Public Lands
Androscoggin River	1,972	12 miles-river	Bureau of Parks & Recreation
Mattawamkeag River	4,119	15 miles-river	Inland Fisheries & Wildlife
Mattagodus Stream	1,425	4 miles-river	Inland Fisheries & Wildlife
Little Ossipee River	300	1 mile-river	Inland Fisheries & Wildlife
Sabattus Mountain	90		Bureau of Parks & Recreation
Little Concord Pond	64		Bureau of Parks & Recreation
Morgan Meadow	1,072		Inland Fisheries & Wildlife
Bradbury State Park	100		Bureau of Parks & Recreation
Mt. Agamenticus-Amoskeag	266		Inland Fisheries & Wildlife
Mt. Agamenticus-Paul	144		Inland Fisheries & Wildlife
Mt. Agamenticus-Ramsdell	55		Inland Fisheries & Wildlife
Jamies Pond	550	2 miles-pond	Inland Fisheries & Wildlife
Mt. Agamenticus-Weare	8		Inland Fisheries & Wildlife
Androscoggin River-Walker	20		Bureau of Parks & Recreation
Sebago Lake Beach	35	.2 mile-lake	Bureau of Parks & Recreation
Aroostook Valley Row	144	18 mi railbed	Bureau of Parks & Recreation
Sabattus Mountain Addition	87		Bureau of Parks & Recreation
Mt. Agamenticus-Parent	600.295		Inland Fisheries & Wildlife
Mark Island	24	1 mile	Inland Fisheries & Wildlife
Forest City	523 fee	4 miles-lake	Inland Fisheries & Wildlife
	13 CE		
Lake George	254	1.5 miles-lake	Bureau of Parks & Recreation
Horan Head	235	2.25 mi-coast	Inland Fisheries & Wildlife
Salmon Brook Lake Bog	1,857	1.5 miles-lake	Bureau of Public Lands
Bald Mountain	1,873		Bureau of Public Lands
Androscoggin River-Bradford	240		Bureau of Parks & Recreation

<u>Property</u>	<u>Acreage</u>	<u>Shorefrontage</u>	<u>Managing Agency</u>
Spring River Lake	7,187	16.3 mi-lakes	Bureau of Public Lands
Spednic Lake	849.3 CE	16.13 mi-lake	Inland Fisheries & Wildlife
Bangor and Aroostook ROW	746.38	53 mi railbed	Bureau of Parks & Recreation
Mt. Agamenticus-Ruch	31		Inland Fisheries & Wildlife
Mt. A-Moore's Falls	292		Inland Fisheries & Wildlife

**Totals 42 Properties**      59,282 acres fee    139 miles shorefront  
    2,471 acres CE    71 miles rail line  
    61,752 total acres conserved

#### **Properties Contributed as Match**

Egypt Bay	110	1 mile-coast	Inland Fisheries & Wildlife
Dodge Point	2	.1 mile-coast	Bureau of Public Lands
South Lubec Sand Bar	12	.7 mile-coast	Inland Fisheries & Wildlife
Aroostook Valley ROW	11.5	1 mi of railbed	Bureau of Parks & Recreation

**Totals 42 Properties**      135.5 acres      1.8 miles shore  
                                       1 miles of rail line