

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)

STATE OF MAINE

CAPITOL

PLANNING

COMMISSION

REPORT ON

MASTER PLAN OF THE CAPITOL COMPLEX

AND

STATE PROPERTIES LOCATED IN AUGUSTA

AND

SURROUNDING COMMUNITIES

JK
1651
.M21
M356
1971
c.2

JAN 21 1988

1971

SENATOR RODNEY W. ROSS, CHAIRMAN
ALLEN G. PEASE, VICE CHAIRMAN
LAWRENCE J. CLOUTIER
LAWRENCE STUART
LILLIAN UTTERBACK



CAPITOL PLANNING COMMISSION
STATE OFFICE BUILDING
AUGUSTA, MAINE 04330

February 18, 1971

To the Honorable Members of the Senate and
the House of Representatives of the
105th Legislature

In accordance with Chapter 30, Resolves, Laws of Maine, 1969, the following report pertaining to the Master Plan of the Capitol Complex and land use of State properties in Augusta and surrounding communities is forwarded herewith for your consideration.

As a result of this study, the Capitol Planning Commission does not recommend the disposal of any significant State-owned properties at the present time. Several State agencies are making studies that may result in definite recommendations concerning land use in Augusta and surrounding communities as set forth in this report.

Respectfully submitted,

CAPITOL PLANNING COMMISSION

A handwritten signature in cursive script that reads "Rodney W. Ross".

By: Rodney W. Ross
Chairman

TABLE OF CONTENTS

Chapter 30, Resolve, Laws of State of Maine, 1969-----1
Report Concerning the Master Plan of the Capitol Complex-----2
Schedule of State Properties Listed Alphabetically by Departments:
 Adjutant General, Agriculture, Augusta State Hospital, Civil
 Defense and Public Safety, District Court and Education-----4
 Employment Security Commission, Forestry, Inland Fisheries
 and Game, Liquor Commission and Maine State Police-----5
 Mental Health and Corrections-----6
 Park and Recreation Commission-----7
 Public Improvements, Bureau of-----8
 State Highway Commission-----10
 Veterans Services, Department of-----10
General Comments-----10
Summary - Acreages for Each Department or Institution-----10
Acreage Totals by Municipalities-----11
Total Acreages in City of Augusta-----12
Possible Surplus Properties-----12
Appendix-----15
 Capitol Complex-----Exhibit I
 Land of Augusta State Hospital-----Exhibit II
 Land of Stevens School, Hallowell-----Exhibit III
 General Map of Augusta and "Surrounding Areas"-----Exhibit IV
 Key to Properties Indicated on Exhibit IV-----V

RESOLVES, CHAPTER 30, LAWS OF STATE OF MAINE, 1969.

RESOLVE, Proposing the Acceptance of a Master Plan Prepared by the Capitol Planning Commission.

Master plan for development of capitol complex. Resolved: That the Master Plan for the Development of the Capitol Complex, Augusta, Maine, as prepared by the Capitol Planning Commission under chapter 458 of the public laws of 1967, is accepted. Said master plan, dated January 17, 1969, prepared by Frank Grad and Sons, Newark, New Jersey, is incorporated in this resolve by reference.

The Capitol Planning Commission, the State Highway Commission, the Bureau of Public Improvements and the State Planning Office are authorized and directed to continue work on the Master Plan of the Capitol Complex. A revised and extended plan is to be submitted by the Capitol Planning Commission to the 105th Legislature, which plan is to include evidence of a coordinated Highway-Capitol Complex Plan and evidence of plans and uses for other state land in Augusta and surrounding communities.

Historically, the 103rd Legislature through Chapter 458, Public Laws of 1967 created the Capitol Planning Commission for the purpose of assuring that "the development of the Capitol area shall proceed with economy, careful planning, aesthetic consideration, with due regard to the public interests involved".

In addition to the regular appointive members, the Commission has been particularly fortunate in having the counsel of two Advising Architects, Mr. Philip Wadsworth, FAIA, and Mr. Elliot Bates, AIA. The Bureau of Public Improvements is designated as the Secretariat of the Commission, Mr. Niran C. Bates, Director and Mr. Richard G. Bachelder, Planning Engineer.

The Commission has held frequent meetings with representatives of the State Planning Office, the Augusta Planning Board and the State Highway Commission oftentimes being in attendance.

Plans were approved for an addition to the administrative headquarters of the Maine Employment Security Commission and the addition presently is under construction.

Various aspects of the needs of State Government have been considered and the acquisition of properties between Capitol and Child Streets for a site for a future State Office Building has been implemented and negotiations have been completed for eleven properties. The location of the building site follows the recommendations of the Master Plan Report prepared for the Commission by Frank Grad & Sons, Architects, Engineers and Planners.

The State Highway Commission has completed a design for widening Western Avenue, Augusta. When constructed, the development will improve traffic control, relieve traffic congestion and decrease traffic accidents. This will be beneficial to some of the traffic to the Capitol Complex. The first phase is ready for bidding and work will be commenced in 1971. The first phase extends from the west side traffic circle to Amherst Street. It is planned to extend the widening of this traffic artery to the interchange with Interstate 95 in the future, probably in one or possibly two phases.

According to present planning by the State Highway Commission, the so-called North Arterial indicated on the Grad Master Plan is not being given preferential consideration at this time. Rather, consideration is being given to the South Arterial. However, the first phase probably would be to construct that portion of the arterial between State and Armory Streets. It appears this portion would be most beneficial in relieving traffic congestion in the Capitol Complex. The intersection with State Street would be near Glenwood Street which would remove the Arterial from the immediate vicinity of the Capitol area. Undoubtedly, long range planning for this South Arterial will include a third bridge over the Kennebec River with appropriate approaches on the east side of the river and extension of the Arterial to the west.

Parking within the Central Capitol Complex already is a problem and the situation will become more acute as state government continues to grow. Because of the seriousness of the lack of parking facilities, the Commission has authorized Frank Grad and Sons to study conditions and present a report with recommendations for the present and for 1975 and 1980. This report is in preliminary draft form and it is planned to complete and present it to the 105th Legislature.

As a part of this report the Commission was instructed to conduct a study on the "uses for other state land in Augusta and surrounding communities". For the purposes of this study, "surrounding communities" has been defined as those municipalities located within a ten mile radius of central Augusta. Following are the results of this study which was prepared by Henry L. Doten, Consultant to the Commission, with the assistance of the staff of the Bureau of Public Improvements.

SCHEDULE OF STATE PROPERTIES
IN AUGUSTA AREA

ADJUTANT GENERAL

Camp Keyes, Augusta - Located at westerly end of Winthrop Street and adjacent to Augusta State Airport. Area is about 42 acres.

Augusta Armory - 900' x 150' About 3 acres. On northerly side of Western Avenue.

Gardiner Armory - 130,356 sq. ft. Nearly 3 acres.

AGRICULTURE

Augusta, 2.65 acres with brick building thereon on east side of Cony Road. On Hospital land, transferred by Council Order dated 5/16/62. Value of land included in Hospital holdings.

AUGUSTA STATE AIRPORT

Augusta Airport about 280 acres.

Augusta, Homing Beacon site one mile north of Airport. About 1.5 acres adjacent to Leighton Road.

Manchester, Radio Range site. About 2 miles westerly from Airport. This parcel contains about 7 acres. This facility has been phased out and might very well be considered surplus. Small metal building and several wood poles supporting radio range directional devices for use of aircraft.

CIVIL DEFENSE AND PUBLIC SAFETY

Hallowell. Small concrete block building and radio tower located on about 1/3 acre of land in northwest part of city near Manchester line and about 750 feet westerly of Winthrop Street, Hallowell. Purchased from Maine Turnpike Authority. Shown on Hallowell Tax Map as Lot No. 21.

DISTRICT COURT

Augusta. Nearly an acre of land bounded on the west by State Street and on the south by Chandler Street. This is Lot No. 241 on Augusta Tax Map No. 33.

EDUCATION

Augusta. 3.51 acres on Hospital land on east side of Cony Road. Transferred to Education by Council Order dated 6/16/65. Education never has made use of this parcel.

State Properties in Augusta Area - Continued

EMPLOYMENT SECURITY COMMISSION

Augusta. This Commission has its headquarters on the southerly side of Union Street and is currently constructing an addition to its building. To provide for building expansion, an additional property has been acquired, designated as Lot 56A on Augusta Tax Map No. 32. This new acquisition brings the total area used by the Commission to approximately 3/4 acres, (Lots numbered 48, 49, 50, 51 and 56A).

FORESTRY

Augusta. Westerly side of Hospital Street. Forestry Entomology Laboratory and Garage on Hospital land. Value of land included in Hospital holdings. No records of arrangement with Augusta State Hospital but believe it was by letter between commissioners.

Augusta. Bolton Hill. Radio Headquarters and Warehouse. About 16 acres.

Winthrop. Mount Pisgah. Fire Tower. This parcel contains about 93 acres.

INLAND FISHERIES AND GAME

Augusta. Governor Hill Fish Hatchery. Located in northwest Augusta area. Contains about 154 acres of which 33 acres were acquired in 1964 to assist in providing wooded areas to supply cover and protection for the springs which furnish water for the Hatchery. See Lots numbered 94A and 101 on Augusta Tax Map, Sheet No. 1

Augusta. Warden Division, Offices and Storehouse. Located on westerly side of Federal Street. Area has 222 foot frontage by 132 feet in depth or about 2/3 acres. On Augusta Tax Map No. 26, the area is designated as lots numbered 145 and 146.

Belgrade. Wildlife Division. Contains about 2 acres. Has a 30' x 60' wood frame building. Formerly was a fish hatchery. About 6 miles from Belgrade village on easterly side of Great Pond (on Route No. 8).

LIQUOR COMMISSION

Hallowell. Offices and State Warehouse. West side of Route 201, near Hallowell-Augusta city line. Extends from Water Street to the right of way of the Maine Central Railroad Company, Reference Lot No. 82 of Tax Map of the City of Hallowell, Sheet No. 4. As computed from Tax Map, contains about 3-1/2 acres.

MAINE STATE POLICE

Augusta. 36 Hospital Street. Administrative Building and Garage. Located on land of Augusta State Hospital on west side of street. Value of land included with Hospital property.

State Properties in Augusta Area - Continued

MENTAL HEALTH AND CORRECTIONS

Augusta.

1. Augusta State Hospital

(a) About 166 acres in the main facility between Hospital Street and the Kennebec River. From this area the State has permitted the Maine State Police to construct its Headquarters Building and Garage, and the Forestry Department to construct an Entomology Laboratory and Garage with frontage on the west side of Hospital Street. Also, the State quitclaimed about one acre of land on the west side of Hospital Street to the City of Augusta to provide for the erection of a fire substation. This portion of the Augusta State Hospital lands is designated as Lots Numbered 8 and 21 on Augusta Tax Maps Numbered 10 and 13.

(b) Parcel of land between Hospital Street and Cony Road. This parcel contains about 326 acres. Consideration is being given to phasing out the dairy operation of the Hospital. However, it is planned to retain the garden plots as these provide occupational therapy for certain patients. There are two Hospital managed dwellings on this parcel; one on Hospital Street and one on the Cony Road.

Attention is directed to a perpetual easement granted to the Socony-Vacuum Oil Company, Inc. for a pipe line across the property, to the location of two eight inch water lines adjacent to and south of the Piggery Road and a pumping station on Hospital Street at the junction of the Piggery Road. See Exhibit II for approximate locations.

This parcel of land is designated as Lots Numbered 18, 19, 32 and 33 on Augusta Tax Maps Numbered 10 and 13.

(c) Parcel of Land Easterly from Cony Road. This parcel contains about 78 acres, subject to the exclusion of two parcels transferred to the Department of Agriculture containing about 2.7 acres (brick building thereon), Council Order dated May 16, 1962, and the second parcel to the Department of Education, containing about 3.5 acres by Council Order dated June 16, 1965. This latter parcel has not been utilized by the Department of Education. This parcel of Augusta State Hospital land is designated as Lot No. 44 on Augusta Tax Map No. 14.

2. Hallowell, Stevens School

(a) Main Campus. This parcel contains all buildings of the School and has an area of about 43 acres. A pipe line of the Socony-Vacuum Oil Company, Inc. crosses the westerly corner of the parcel. See Exhibit III for approximate location. Located on northerly side of Winthrop Street and designated as Lot No. 27 on Hallowell Tax Map, Sheet 6.

- (b) An area lying northeasterly of the main campus and containing about 20 acres. Currently this area has not been developed for building purposes. A pipe line of the Socony-Vacuum Oil Company, Inc. crosses this parcel. See Exhibit III for approximate location. Designated as a part of Lot No. 27 on Hallowell Tax Map, Sheet No. 3.
- (c) A parcel of land located on the southerly side of Winthrop Street. It contains about 30 acres. It does not border on Winthrop Street but does have a connector strip to the street. This connector strip has an average width of 300 feet and contains about 2-1/2 acres. Entire area is designated as Lot No. 23 on Hallowell Tax Maps Numbered 6 and 7. A water line of the Hallowell Water District crosses this parcel. See Exhibit III for approximate location.

PARKS AND RECREATION

Augusta and Manchester. About 120 acres of land, including in this area Lilly Pond and Tyler Pond. (Both ponds are in Manchester). Portion of land in Augusta estimated at about 15 acres and is the northerly portion of Lot No. 93 as shown on Augusta Tax Map No. 1. This area is nearly one mile westerly of Route 27 and about 6-1/2 miles from central Augusta. As of this date, the Governor and Executive Council have approved the purchase but deed has not been executed pending establishment of property lines.

All the properties listed below are managed by the Waterways Division of Parks and Recreation:

- (a) Belgrade, Great Pond.
Parcel contains 7.4 acres and has a shore frontage of 620 linear feet. Entrance is from the Sahagian Road leading off Route 27.
- (b) Belgrade, Lake Messalonskee.
Parcel contains 4 acres plus 76 acres of marsh land utilized as a wildlife refuge. There is a shore frontage of 906 linear feet with the same amount of frontage on Route 27.
- (c) Gardiner, Pleasant Pond.
Parcel contains 6.5 acres with a shore frontage of 250 linear feet and 400 linear feet along Route 201.
- (d) Hallowell, Kennebec River.
Parcel contains 1.5 acres with a river frontage of 385 linear feet and with 367 linear feet along Water Street.
- (e) Litchfield, Woodbury Pond, of the Tacoma Lakes Chain. Parcel contains 1.5 acres with a frontage of 192 linear feet on the pond and 150 linear feet along a town road.

- (f) Monmouth (East Monmouth), Lake Cobbosseecontee.
Parcel contains 70 acres with a frontage of 1500 linear feet along the shore.
- (g) Readfield, Lake Maranacook.
Parcel contains about 2 acres, has a shore frontage of 800 linear feet and a frontage of 560 linear feet on Route 41.
- (h) Vassalboro, Three Mile Pond.
Parcel contains 8 acres with a shore line of 360 linear feet and about 600 linear feet of frontage of Route 9.
- (i) Pending
Sidney. A gift of 5 acres of land with a frontage of 300 linear feet on the west side of the Kennebec River and extending to Route 104.

PUBLIC IMPROVEMENTS, BUREAU OF

Title 5 M.S.R.A., Section 1742, authorizes the Bureau "to have general supervision of the State House and the public grounds, buildings and property connected with the State House--", and "to control and maintain all that portion of the State lands situated in the City of Augusta and lying between State Street in the west and the location of the Maine Central Railroad Company on the east which is now or hereafter may be designated as a public park."

With the construction of the Maine Cultural Building the central Capitol Complex includes all the area lying southerly from Capitol Street, easterly from the former Jackson Street, northerly of Kennedy Brook and Manley Street and westerly from State Street. Also southerly of Manley Street, the State has acquired three lots Numbered 102, 103 and 104 on Augusta Tax Map No. 32 for use as a parking area.

With the acquisition of the so-called Internal Revenue Building and the construction of the Health and Welfare Wing, the State now owns land indicated on Augusta Tax Map No. 32 as Lots Numbered 71, 72, 73, 74, 75, 76 on Union and State Streets and Lot No. 66 on the westerly side of Columbia Street.

The Capitol Complex, of course, includes the Blaine Mansion and the so-called staff house. These occupy all the Capitol Street (north-side) frontage between Grove Street and State Street.

Capitol Park, occupies all the area between State Street, the Maine Central Railroad Company right of way, Union Street and Capitol Street.

Over the years, the State has purchased properties as they have become available on the market, subject to the appropriation of funds. Lots Numbered 107A, 108 and 110 on the westerly side of Grove Street have been acquired. See Tax Map No. 27. Lot No. 1 at the corner of State and Capitol Streets, see Tax Map No. 32; Lot No. 60 on the east side of State Street and Lot No. 113 on the west side of State Street, see Tax Map No. 33; Lots Numbered 119 and 121 on Grove and Higgins Streets, see Tax Map No. 33; and Lots Numbered 105 and 106 on the north side of Capitol Street, see Tax Map No. 27, also have been purchased.

Also purchased were all the properties on the east side of Sewall Street located between the Nash School and Hayden Lane. The buildings were demolished or sold subject to moving off the premises and all the area between Sewall Street and the former Jackson Street utilized for parking. A strip of land on the easterly side of Sewall Street was allotted by easement to the City of Augusta for the construction and maintenance of a sidewalk between Nash School and Hayden Lane.

Southerly of Hayden Lane the State has acquired the Packard and Watson properties, Lots Numbered 2 and 16 as indicated on Tax Map No. 26.

Of the properties described in the foregoing paragraphs, seven currently are being used as offices for certain State departments. These former residences, designated by the owner from whom purchased, are the Merrill House, 189 State Street; the McLean House, 193 State Street; the McMonagle House, 234 State Street; the Sumner House, 235 State Street; the Ross House, 236 State Street; the Flynn House, 239 State Street and the Packard House, 127 Sewall Street.

In 1970 the Bureau was authorized to purchase properties on Capitol Street and the south side of Child Street to obtain a site for a proposed State Office Building. The Bureau recently purchased outright or obtained a Bond for a Deed for the following properties:

<u>Owner</u>	<u>Street No.</u>	<u>Lot No., Tax Map No. 32</u>
Freeman & Reid	51 Capitol	3
Cottle	45 Capitol	4
Brown	39 Capitol	7
Fortin	37 Capitol	8
Royal	35 Capitol	9
Gibson	32 Child	39
Morin	34 Child	40
Bell	36 Child	41
McGuire	40 Child	42
Bryne	42 Child	43
Freeman & Reid	44-46 Child	44

Negotiations have not been completed with the following:

Dachslager	55 Capitol	2
Jackson	42 1/2 Capitol	5
Foster	41 Capitol	6

All the above listed properties are required as a site for the proposed State Office Building.

In addition to the above described properties which might be considered lying within the immediate Capitol Complex, the Bureau of Public Improvements manages the Blaine Memorial, Blaine Avenue, containing about 3 acres, and the former Vickery & Hill property, with buildings thereon, containing about 0.8 acres. The Vickery and Hill property is designated as Lot No. 172 on Tax Map No. 33.

STATE HIGHWAY COMMISSION

The Commission controls the major portion of the area lying between Florence Street and Sewall Street and extending from Capitol Street northerly to the Plaza Shopping Center and Wade Street. On Augusta Tax Map No. 27, the lots owned are designated as Nos. 225, 226, 227, 228 and 232. Also, on the easterly side of Sewall Street and northerly of Capitol Street, the Commission has purchased Lots Numbered 96, 98, 99, 102 and 103. All buildings on these lots already are or will be razed. See Tax Map No. 27.

VETERANS SERVICES

Augusta. Veterans Cemetery. Located on westerly side of Old Belgrade Road and northerly of Interstate 95. Contains about 57 acres. It is Lot No. 8A on Augusta Tax Map, Sheet No. 5.

No attempt has been made in this report to include any of the properties required for the construction of Interstate Highway 95.

Although removed from the tax rolls, property required by the University of Maine, Augusta Campus, is not included in this report since title is vested in the University rather than the State of Maine. However, the amount acquired to date is approximately 131 acres which includes a gift of about 38 acres deeded to the University by the Augusta Board of Trade.

Also not included in this report is land acquired by the Maine Housing Authority for the development of demonstration homes. It is understood it is planned to sell these homes to private owners and eventually such properties will be added to the tax rolls of the City of Augusta.

SUMMARY

The following schedule indicates total acreages for each department or institution:

<u>Adjutant General</u>	45 acres	Augusta
	3 acres	Gardiner
<u>Agriculture</u>	2.65 acres	Augusta *
<u>Augusta State Airport</u>	281.5 acres	Augusta
	7.0 acres	Manchester
<u>Civil Defense</u>	1/3 acre	Hallowell
<u>District Court</u>	1 acre	Augusta
<u>Education</u>	3-1/2 acres	Augusta *
<u>Employment Security Comm.</u>	3/4 acre	Augusta
<u>Forestry</u>	19 acres	Augusta *
	93 acres	Winthrop

SUMMARY (Continued)

<u>Inland Fish & Game</u>	155 acres	Augusta
	2 acres	Belgrade
<u>Liquor Commission</u>	3-1/2 acres	Hallowell
<u>Maine State Police</u>	3-1/2 acres	Augusta *
<u>Mental Health & Corrections</u>		
(a) Augusta State Hospital	570 acres	Augusta
(b) Stevens School	95 acres	Hallowell
<u>Parks & Recreation</u>	15 acres	Augusta
	11.4 acres	Belgrade
	6.5 acres	Gardiner
	1.5 acres	Hallowell
	1.5 acres	Litchfield
	105 acres	Manchester
	70 acres	Monmouth
	2 acres	Readfield
	5 acres	Sidney (Pending)
	8 acres	Vassalboro
<u>Public Improvements</u>	57 acres	Augusta
<u>State Highway Commission</u>	9 acres	Augusta
<u>Veterans' Services</u>	57 acres	Augusta

* These properties, including about 3 acres of land used by Forestry for its entomology laboratory and garage, are carried on the inventory of the Augusta State Hospital for the value of the land.

TOTALS BY MUNICIPALITIES

Augusta	1,208 acres
Belgrade	13.4 acres (plus 76 acres of marsh land)
Gardiner	9.5 acres
Hallowell	101 acres
Litchfield	1.5 acres
Manchester	112.0 acres
Monmouth	70.0 acres
Readfield	2.0 acres
Sidney (pending)	5.0 acres
Vassalboro	8.0 acres
Winthrop	93.0 acres
	<u>1,623.4 acres</u>

TOTALS IN CITY OF AUGUSTA

Adjutant General's Department	45 acres
Augusta State Airport	282 acres
District Court	1 acre
Employment Security Commission	1 acre
Forestry (Bolton Hill)	16 acres
Gov. Hill	154 acres
Federal Street	1 acre
Augusta State Hospital	166 acres
Augusta State Hospital	326 acres
Augusta State Hospital	78 acres
Parks	15 acres
Public Improvements, Bur.	57 acres
State Highway Commission	9 acres
Veterans Services	<u>57 acres</u>
	1,208 acres

POSSIBLE SURPLUS PROPERTIES

It should be noted that no Head of any Department has expressed a definite recommendation relative to declaring any of the following properties surplus to the requirements of his department.

Augusta State Airport.

Manchester, radio range site. About 7 acres.

Education.

Augusta. About 3.5 acres on Augusta State Hospital land east of Cony Road. This has not been used by the department and consideration should be given to rescinding the Council Order dated 6/16/65 and returning the parcel to Hospital acreage.

Inland Fish and Game

Belgrade. Should check on need by Wildlife Division for this 2 acre plot with 30' x 60' wood building thereon. This site was a former fish hatchery.

Mental Health & Corrections.

(a). Augusta State Hospital. Farm land between Hospital Street and Cony Road. This parcel of land contains about 326 acres. It is believed this parcel should not be declared surplus since the Hospital wishes to retain garden plots for patient therapy even though it is considering phasing out its dairy operation contingent on Legislative authorization. In addition, interest has been evidenced by the State Highway Commission, Parks & Recreation and the Maine Housing Authority regarding certain selected areas.

Currently some areas are used for a softball league, by Little League baseball and by snowmobileists over what is known as the pasture land area.

In making any transfer of this property, when appropriate for certain areas, allowance must be made for the perpetual easement to the Socony-Vacuum Oil Company, Inc. to construct a pipe line for petroleum products across this property. This easement was authorized by Council Order No. 54, dated February 4, 1948, and later ratified by a Legislative Resolve, Chapter 62, Public Laws of 1949. Allowance must be made also for two eight inch water lines located on the south side of the Piggery Road and for a pumping station located on the east side of Hospital Street at the junction of the Piggery Road. Approximate locations are indicated on Exhibit II. Permission to build the pumping station was granted by Council Order No. 913, dated November 28, 1939.

The pipe line right of way was authorized by a quitclaim deed dated September 6, 1887, and by an agreement with Fred S. Thorne, dated June 9, 1888. Thorne later sold to Augusta Insane Hospital by deed dated May 9, 1893, recorded in Kennebec Registry Book 397, page 246. Copies of deed from Trustees of the Augusta Insane Hospital to Augusta Water Company (now Augusta Water District) and Thorne Agreement are on file in the Bureau of Public Improvements.

(b). Augusta. A parcel of Hospital land lying east of Cony Road and containing about 78 acres. This parcel is presently subject to two exclusions. (1) the Department of Education has about 3-1/2 acres which never have been used and possibly might be returned and (2) the Department of Agriculture has about 2.7 acres with a brick building thereon. It should be pointed out that, according to an appraisal made in 1969, the soils are less than ideal for a building development even with public sewage disposal.

Consideration should be given to rescinding the Council Order allocating about 3.5 acres to the Department of Education, dated June 16, 1965, so this acreage could be included with the main parcel. Further consideration should be given to declaring the entire parcel (except the area allocated to the Department of Agriculture) as surplus to the needs of the Hospital. Before declaring it surplus to the needs of the State, contact should be made with Park and Recreation as this Department has indicated an interest in it for "open space and limited recreation". It appears such easily accessible areas are badly needed in Augusta. In any event, before any consideration is given to making this parcel available for other than State use, planning should be developed by the City, the Water District and the Augusta Sanitary District.

(c). Stevens School, Hallowell. A lot of land lying southerly of Winthrop Street. This was former farm land. Parcel about 32.5 acres, including a connector strip to Winthrop Street.

Possible Surplus Properties (Continued)

(Mental Health & Corrections)

(d). Stevens School, Hallowell. There is a parcel of land containing about 20 acres lying northeasterly of the general campus and extending to the Augusta line that has never been developed by the School. There would be no entrance except through the main campus so it is **not recommended** that this be considered surplus unless other access is made possible. This parcel is crossed by the Socony-Vacuum pipe line. See paragraph (a) above for a description of this authorization. Also see Exhibit III for approximate location.

NOTE:

- (a). If Stevens School is to be expanded to include the Women's Correctional Center, Skowhegan, the land in paragraph (d) above could be utilized although, from a practical point of view, it is too remote from the main campus for convenient access and management. Rather than develop this area, consideration should be given to acquiring additional land adjacent to and northwesterly from the main campus. Even if it is decided to develop the land in paragraph (d) above, some additional land should be acquired to enlarge the existing narrow entrance to it.
- (b). When the second State Office Building is completed, consideration should be given to making disposition of the Vickery and Hill property.
- (c). It is understood the Department of Mental Health and Corrections is making a study regarding the total correctional system. After this study is completed, more definite recommendations may be made relative to land that may be considered surplus to the needs of the department.

APPENDIX

The exhibits on the following pages provide information concerning State-owned lands in Augusta and surrounding communities.

Exhibit Number I indicates the boundaries of the Master Plan of the Capitol Complex at Augusta as established by Chapter 380 of the Public Laws of Maine, 1969. The crosshatched areas outline real estate currently owned and managed by the State of Maine. Principal State-owned buildings are designated on the plan.

Exhibit Number II delineates land of the Augusta State Hospital. This is divided into three parcels, conforming to the subject matter of the report.

Exhibit Number III outlines the land at Stevens School, Hallowell. Also, conforming to the subject matter of the report, this property is divided into three parcels.

Exhibit Number IV indicates the municipalities located in Kennebec County and schematic locations of the State of Maine properties listed in the survey.

Exhibit Number V provides a key to the properties indicated on Exhibit IV.

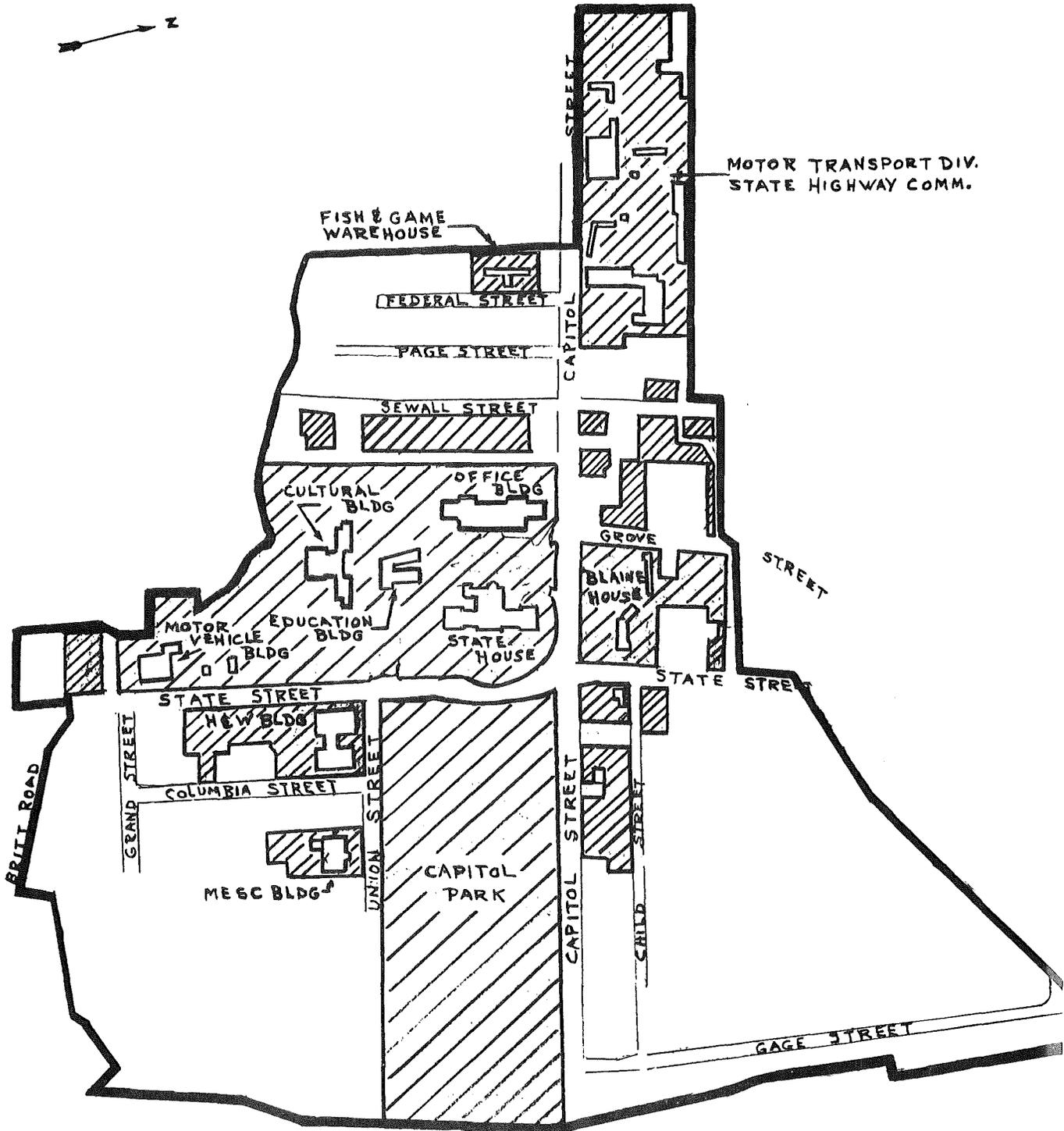


EXHIBIT I
CAPITOL COMPLEX
AUGUSTA, MAINE
 JANUARY 1971

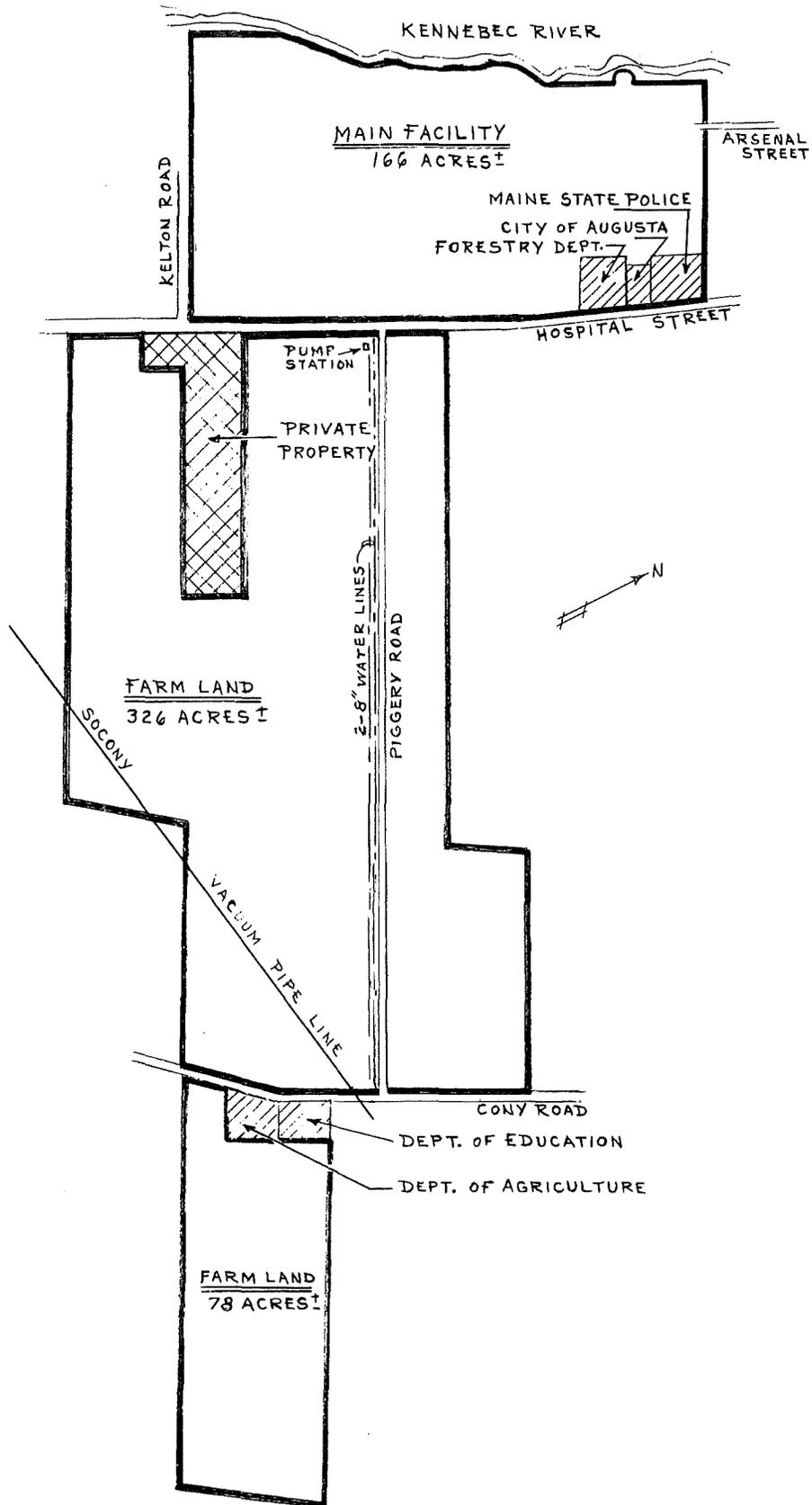


EXHIBIT II
AUGUSTA STATE HOSPITAL
GROUNDS
 JANUARY, 1971

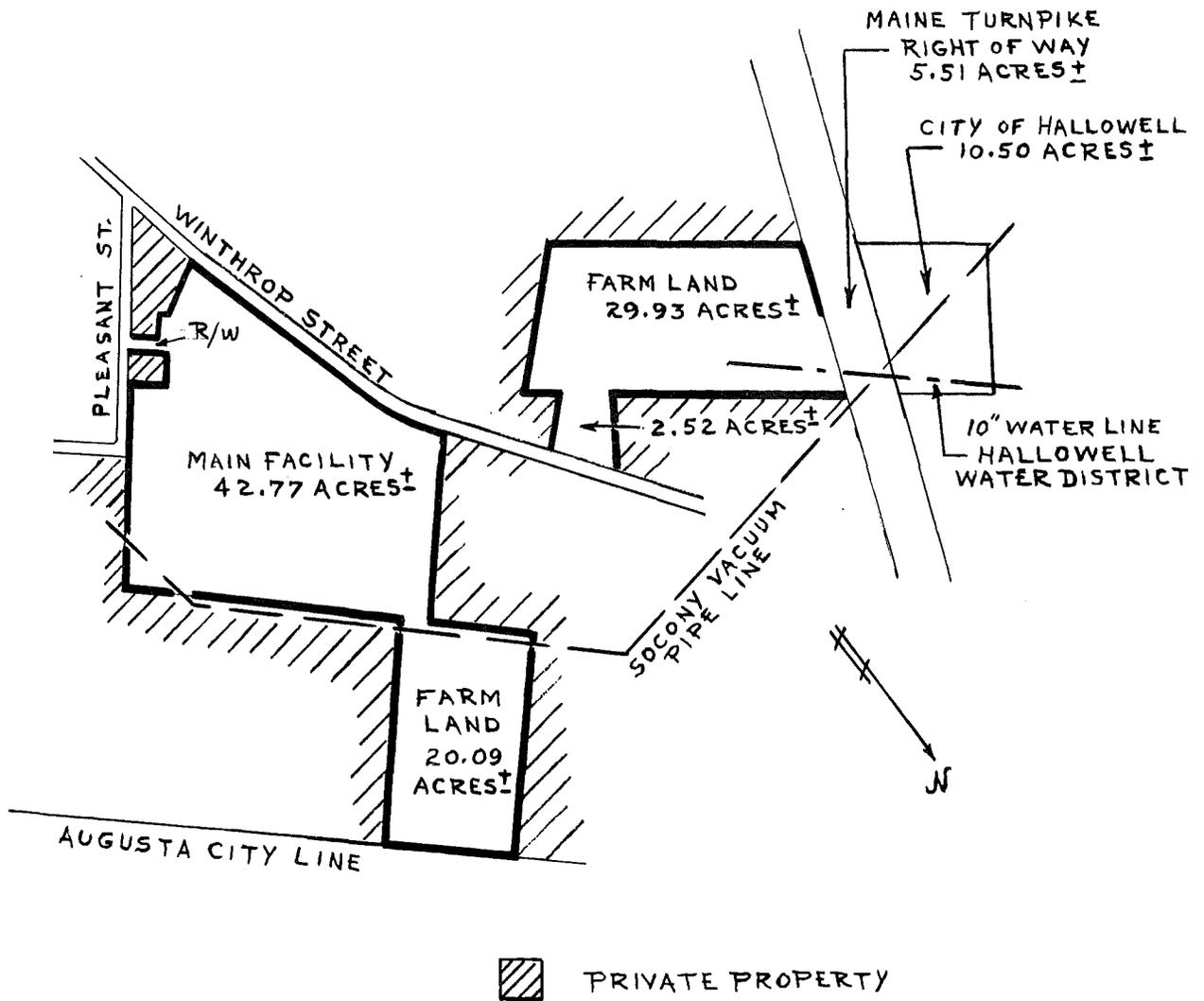


EXHIBIT III
STEVENS SCHOOL GROUNDS
HALLOWELL
 JANUARY, 1971

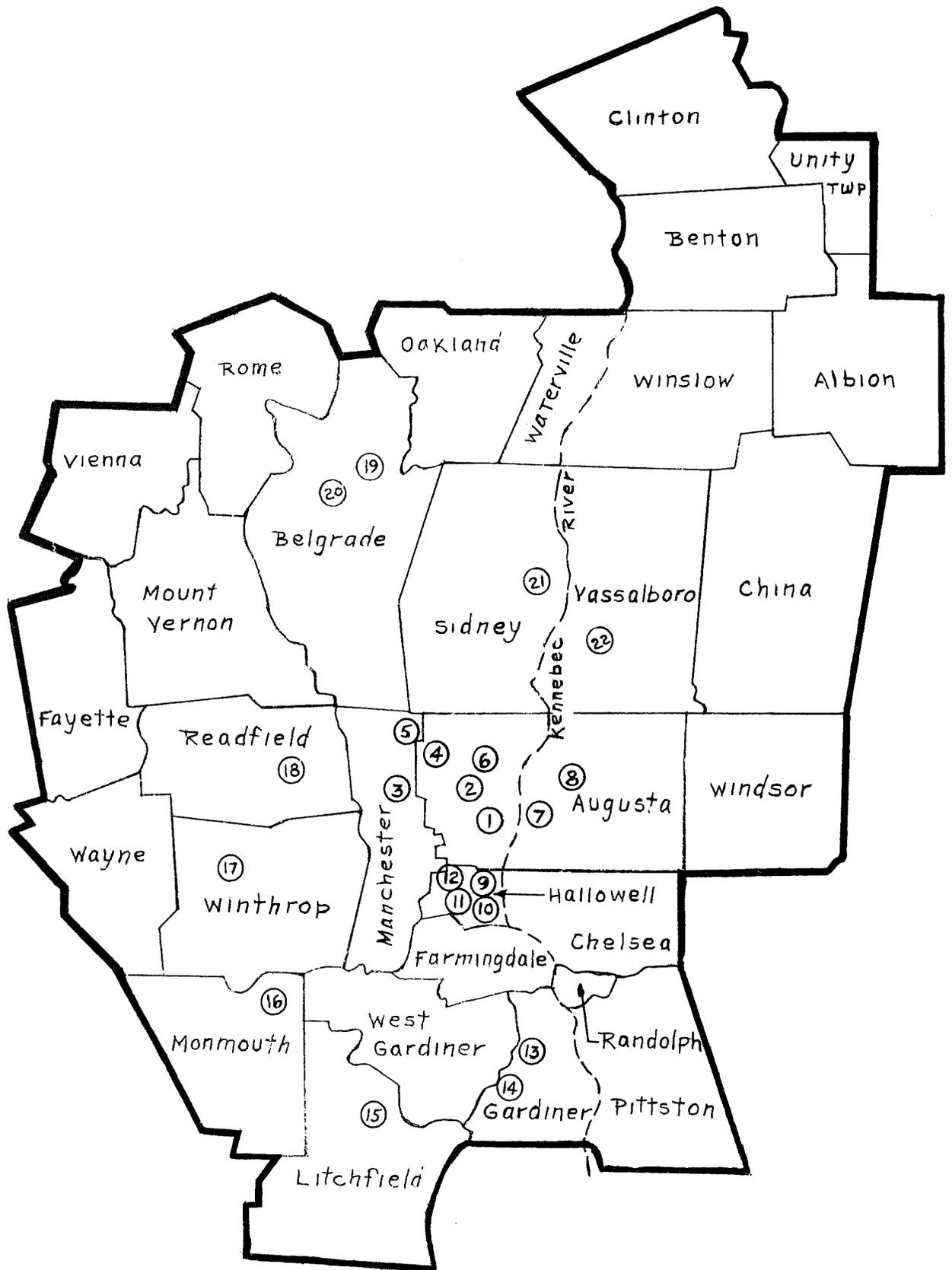


EXHIBIT IV
KENNEBEC COUNTY

January, 1971

Key to State Owned Properties in Augusta and Surrounding Communities,
See Exhibit IV

1. Capitol Complex and District Court, Augusta
2. Augusta State Airport, Camp Keyes, Homing Beacon Site
3. Manchester Radio Range, Manchester
4. Governor Hill Fish Hatchery, Augusta
5. State Park, Augusta-Manchester
6. Veterans Cemetery, Augusta, Veterans Services
7. Augusta State Hospital, Maine State Police, Forestry Entomology Laboratory
8. Forestry Radio Headquarters and Warehouse, Bolton Hill, Augusta
9. Liquor Commission, Hallowell
10. Kennebec River, Hallowell, Waterways Division, Park and Recreation Commission
11. Stevens School, Hallowell, Mental Health and Corrections
12. Civil Defense and Public Safety, Radio Tower, Hallowell
13. National Guard Armory, Gardiner
14. Pleasant Pond, Gardiner, Waterways Division
15. Woodbury Pond, Litchfield, Waterways Division
16. Lake Cobbosseecontee, Monmouth, Waterways Division
17. Fire Tower, Mt. Pisgah, Winthrop, Forestry
18. Lake Maranacook, Readfield, Waterways Division
19. Great Pond, Belgrade, Inland Fisheries and Game (former fish hatchery) and Waterways Division, Park and Recreation Commission
20. Lake Messalonskee, Belgrade, Waterways Division
21. Kennebec River, Sidney, Waterways Division
22. Three Mile Pond, Vassalboro, Waterways Division