

# Land for Maine's Future

*Greenville  
Natural Resource  
Education Center*

*March 11, 2004*



# Meeting Purpose

- Quick LMF refresher
- What's "on the plate"
- What's next?



# LMF Mission

- The Legislature declared that “the future **social and economic well-being** of the citizens of this State depends upon maintaining the quality and availability of **natural areas** for recreation, hunting, fishing, conservation, wildlife habitat, vital ecological functions and scenic beauty...”

*from Title 5 M.R.S.A. Sec. 6200*

# History & Structure

- Created in 1987 with \$35 million bond issue
- 11 member board (5 agencies & 6 public)
- In 1997, new priorities set by a commission of Maine citizens
- \$50 million bond issue in 1999 (passing in every county) rejuvenated the program and amended its charge



# Types of LMF Projects

- Conservation and recreation
  - Such as: outdoor recreation, habitat protection, working forests
- Water access
  - Small parcels for boat ramps, hand-carry launch sites and fishing access
- Farmland protection
  - purchase of development rights from a farmer

# What has been protected?

- How many sites?
  - Over 100 projects completed at 125 sites
- How much land conserved since 1987?
  - Over 192,000 acres – roughly 2/3 fee and 1/3 easement
  - \$53.4 million of LMF funds and \$51.8 million of match
- Where?
  - All counties of the state
- What's next?
  - 60 projects underway
  - Virtually all LMF funds have now been committed

# State's Land Conservation in the "Northern Forest"

- Both fee & easement – distinction is important  
Fee: 148,215 acres Easement: 84,519 acres
- State's fee holdings of "northern forest" land are less than  $\frac{3}{4}$  of 1% of the State. When the pending projects are complete, this will rise to just under 1%.
- From 1994 on, 44% of northern forest land conservation has been achieved via easement.
- Of the pending projects, 85% of the acreage will be in easement.
- This emphasis on easements is expected to continue.

# Working Forest Easements

LMF funds easements to:

- Ensure sustainable forestry on working forests (including protection of productivity, habitat and ecological functions)
- Limit residential, commercial and industrial development and subdivision
- Guarantee public access for outdoor recreation

# What's on the plate now?

- Record number of projects (34 underway and 26 new all over the State)
- Highlights of new applications:
  - Machias Phase 2
  - Katahdin Iron Works
  - Farm Cove (Down East Lakes)
  - Marshall Island (Jericho Bay)
  - Regional farm project in the “Dairy Belt”

# Web Update

The screenshot shows a web browser window displaying the Maine State Planning Office website. The page title is "Land for Maine's Future". The main heading is "Jay to Farmington Rail Trail". Below the heading, there are icons for bicycle, house, and person, and a "Project Description" section. The description states: "For more than a century, trains passed through woods, meadows and wetlands en route between Jay and West Farmington. After train service was discontinued, the rail company that owned this 15-mile corridor generously agreed to sell it for less than its appraised value -- enabling the State and local communities to protect this valuable recreational resource. To help match the Land for Maine's Future grant, local communities contributed funds to the trail's purchase and have helped raise additional money for needed repairs and improvements. Working cooperatively with community representatives, the state has identified and coordinated necessary improvements along the trail -- relying heavily on local volunteers to complete much of the work." A photo of a green landscape is shown with the caption "Photo by credit name here (click photo to enlarge)". To the right, there is a map of Maine with a red star indicating the location of Jay. The map is labeled "Closest Town Jay", "Region Western Mountain", and "Acres 138". Below the map, there are "Directions from closest town" and a "Print this page" link. At the bottom, there is a section for "LMF Project Center" with links for "Project Directory" and "Project Search". The browser's address bar shows "Done" and "Internet".

Maine.gov State Agencies | Web Policies | My Maine.gov | Email this page Statewide search Go

Maine State Planning Office

Land for Maine's Future

### Jay to Farmington Rail Trail

[Guidelines for Use of LMF Properties](#)

#### Project Description

For more than a century, trains passed through woods, meadows and wetlands en route between Jay and West Farmington. After train service was discontinued, the rail company that owned this 15-mile corridor generously agreed to sell it for less than its appraised value -- enabling the State and local communities to protect this valuable recreational resource. To help match the Land for Maine's Future grant, local communities contributed funds to the trail's purchase and have helped raise additional money for needed repairs and improvements. Working cooperatively with community representatives, the state has identified and coordinated necessary improvements along the trail -- relying heavily on local volunteers to complete much of the work.

A diverse array of trail users can now enjoy the gentle grade of this former railroad bed while looking out the more hilly surrounding terrain. The corridor leads past many homes in West Farmington, Wilton, and Jay, making it easy for people to use the route as a safe means of alternative transportation for shopping or commuting to work or school.

The trail has brought economic as well as recreational benefits to the community. Word of the trail has spread (the national Rails to Trails Conservancy named it "Trail of the North" in November 2001), and it has become a destination that lures visitors from beyond the immediate communities. Numerous local businesses now benefit from the trails, particularly those that cater to cross-country skiers, mountain bikers and snowmobilers. One local snowmobile club even purchased a building adjoining the trail to use as a club house and storage building.


Photo by credit name here  
(click photo to enlarge)

**Closest Town**  
Jay

**Region**  
Western Mountain

**Acres**  
138

**Directions from closest town**  
DeLorme Atlas Map 19, E-5 and Map 20 D-1. From Route 4 in Jay (headed north), turn left onto Old Jay Road (just after the Knights of Columbus building). You will see the trail corridor after passing an auto body shop (and before reaching a small park). Parking is available near the trailhead. From Farmington, take Route 43 across the river into West Farmington, and turn right just after the bridge. Bear left at the next intersection and park on your right in the former rail yard. The trail heads south (over a bridge).

 [Print this page](#)

**LMF Project Center**  
[Project Directory](#)  
[Project Search](#)

Done Internet

Visit [www.maine.gov/spo/lmf](http://www.maine.gov/spo/lmf) to explore our new Project Directory with descriptions, available activities and driving directions to LMF funded projects

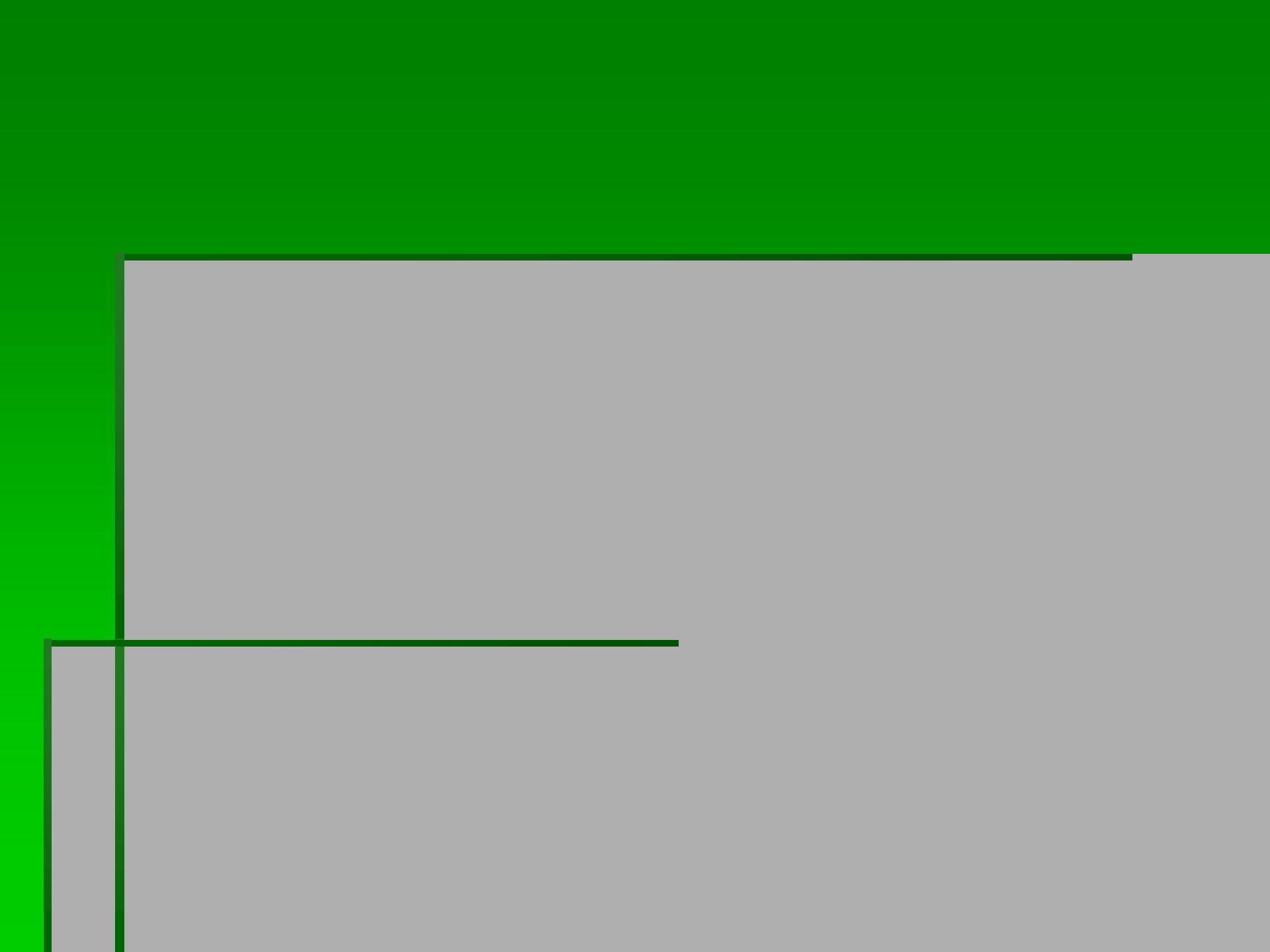
# How have Maine citizens benefited?

- **Conserved land** is a form of infrastructure, just like roads and utilities
- **Tourism** activity enhanced with conserved lands
- **Public Access** to outdoor recreation opportunities improved
- **Rural enterprise** supported by stabilizing land base (agriculture & forestry)
- **Natural heritage** of the State protected for future generations

# What are the next land conservation challenges?



Contact LMF at [tim.glidden@maine.gov](mailto:tim.glidden@maine.gov) or by mail:  
LMF State House Station #38 Augusta, Maine 04333



# General Principles

- Public recreational access is sought on all projects
- Purchase price determined via appraisal
- 'Willing seller only' -- Board policy
- 1/3 Match required to leverage LMF funds
- 2/3 Legislative approval is required to sell parcel or change its use from a purpose stated in the LMF statute

*See Proposal Workbook for more*  
[www.state.me.us/spo/lmf](http://www.state.me.us/spo/lmf)

# Impact on property taxes

- Different for fee vs. easements
- Depends on Tree Growth & F/OS status
- LMF law requires local approval if state valuation of property exceeds 1% of Town's total (similar provision for unorganized areas)

# Public notice & input

- Notice sent to host towns/counties when project finalists chosen
- Notice sent to local legislators and municipal or county officials prior to final board votes
- Public notice and hearing prior to final board vote on any project
- All Board meetings publicized and open
- Call for new proposals is open to all

# What is an easement?

- LMF funds easements to:
  - Guarantee public access for outdoor recreation
  - Protect habitat and ecological functions
  - Ensure sustainable forestry on working forests
- Easement is negotiated with seller
- Residential, commercial and industrial development limited

# How are prices set?

- Negotiation: LMF only works with willing sellers
- A full, professional appraisal is conducted
- LMF typically will not participate in a purchase above appraised value

# How are lands managed?

- Easements – private landowner typically remains the manager subject to easement restrictions (e.g. guaranteed public access; no development)
- Fee – State agency, town or land trust is the land manager. State and local management is public process. On Land Trust properties, a contract between state and trust guarantees key public interest issues like recreational access.