

# BOOTHBAY REGION LAND TRUST

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December 4, 2013

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Town of Boothbay  
PO Box 106  
1011 Wiscasset Road  
Boothbay, ME 04537


Dear Selectmen:

Founded in 1980, Boothbay Region Land Trust (BRLT) has been conserving for the public benefit the natural habitat, scenic beauty and working lands of the Boothbay region for over 33 years.

We are pleased to submit, for your consideration, this proposal for the "Cross River Property".

Sincerely,

  
James Dun  
President

  
Nicholas J. Ullo  
Executive Director

# PROPOSAL INFORMATION SHEET 2013

## Town of Boothbay

### "Cross River Property"

Map/Lot Map R5 Lot 1A

Name: BOOTHBAY REGION LAND TRUST

Address: PO BOX 183, 137 TOWNSEND AVE., BOOTHBAY HARBOR, ME  
04531

Phone Number: 207-633-4818

Monetary Offer: N/A

Refundable Deposit of 10%: N/A

Proposed Use: WORKING WATERFRONT AND PUBLIC RECREATIONAL TRAIL  
ACCESS

Each proposal must minimally complete the Proposal Information Sheet provided by the Town. All requested information on the form must be provided. The Board of Selectmen will consider the proposed use of the property for the most advantageous aspects to the Town, as an organization and a community. This information may be part of the criteria the Board of Selectmen will use for evaluating the proposals and the Board of Selectmen reserve the right to include such details in the purchase and sale agreement (or lease) for the property. The Selectmen will consider:

- A. Sale, lease, or public/private partnership proposals
- B. Amount of the offer on the property
- C. Amount of investment in the property
- D. Estimated future property value
- E. Expected use of the property (Commercial, residential, mixed use)
- F. Potential for area employment
- G. Timeline for property investment
- H. Financing ability
- I. Ability to retain public access

The tax maps, tax card, property survey, and other public information concerning the property may be reviewed at the Town Office during its normal business hours which are 8:30 a.m. to 4:30 p.m. Monday - Friday.

Each proposal must be in writing and in a sealed envelope marked "Cross River Property RFP" on the outside. The property consists of 19.81 acres of undeveloped land with 719 feet of road frontage on Route 27 and 723 feet of water frontage on the Cross River.

All proposals must be delivered to the Town Office located at 1011 Wiscasset Road, Boothbay, Maine 04537 no later than 4:30 p.m. on Friday, December 6, 2013. All proposals will remain sealed until the next available Selectmen's Meeting, in which they will be read aloud. Late proposals will not be opened or considered.

**BOOTHBAY REGION LAND TRUST PROPOSAL  
TO  
TOWN OF BOOTHBAY**

**“Cross River Property”**

**Boothbay Region Land Trust, hereafter “BRLT” proposes that the Town of Boothbay transfer ownership of the “Cross River Property” (Map R5/Lot 1A) to BRLT.**

**A. Transfer of land:**

BRLT proposes that the Town of Boothbay transfer ownership of the Cross River Property described as Assessors’ Tax Map R05, Lot 1A, the so-called “Smith Property” to BRLT for public use and access to the Cross River as approved by the voters of the Town of Boothbay at their May 6, 2002 meeting.

Originally acquired by foreclosure, the Cross River Property was leased by the Town of Boothbay to the Boothbay Civic Association (BCA) in October, 2002. Under the agreement the Association was committed to provide walking and hiking trails and facilities for picnicking and boating. The BCA also proposed to construct a community arts center. These activities were never completed.

BRLT is committed to establishing parking facilities, developing hiking trails for public access, fostering working waterfront access for clam diggers and providing public access to the shore for recreational use. BRLT will consider building handicap-accessible trails and may consider constructing a nature center with BRLT office space and public meeting and educational facilities contingent upon site planning and funding.

**B. Value of the offer on the property:**

BRLT will provide trails, parking and waterfront access free and open to the public and will maintain the property in perpetuity. BRLT will also enhance access to the Cross River for clam diggers, and, should BRLT construct a nature center on site, it will offer significant job opportunities for local contractors.

**C. Amount of investment in the property:**

BRLT’s investment will be the cost of constructing trails, parking facilities, maintenance, insurance and the potential of constructing a new nature center and related amenities. Funds will be provided by granting agencies (public & private), individual donors and the BRLT operating budget.

**D. Future property value:**

The value of the property will be increased with the addition of the infrastructure described above.

The general value of the property is similar to that for all of the preserves. “*Economic Impact and Resident Valuation of the Boothbay Region Land Trust*”(Appendix A), a study dated February, 2013, conducted by Dr. Todd Gabe, a senior researcher at the University of Maine, Orono, shows that the users of BRLT preserves contribute significantly to the region’s economy. Many other studies have demonstrated that conserved land increases land value in adjacent or near properties, contributes to attracting new residents and improves the general wellbeing of the community.

- *Charting Maine's Future: An Action Plan for Promoting Sustainable Prosperity and Quality Places*, The Brookings Institution Metropolitan Policy Program, 2006
- *The Public Benefits of Conserved Lands*, Maine Coast Heritage Trust, 2005
- *Conservation: An Investment that Pays. The Economic Benefits of Parks and Open Space*, The Trust for Public Land, 2009)

**E. Expected use of the property:**

The expected use is consistent with that voted by the residents of the Town of Boothbay and reiterated by the BCA lease: public access. Furthermore, setback requirements limit potential development of this property (Appendix B).

**F. Potential for area employment:**

The Cross River contains 317+ acres of productive mud flat for clamming (Appendix C). Access to this significant resource is currently via boat (12 miles round trip from Knickercane), across private property, or across the unimproved Cross River Property (.3-mile hike each way through the forest). BRLT’s plan would significantly enhance access to these flats for area clammers.

BRLT’s proposal would provide the potential for area employment related to the planning and construction of facilities. (e.g. local contractors for trail building, parking facilities, signage, possible nature center construction)

**G. Timeline:**

BRLT’s timeline for property investment is as follows:

- Trail and trailhead development within one year.
- Visioning and planning process for improving waterfront access and site development, including a nature center with BRLT office space and public meeting and educational facilities to serve as a “gateway” to Boothbay region public lands, within two years.
- Implement construction plan as funds become available.

#### **H. Financing ability:**

BRLT has had great success in raising funds through private and government grant agencies and from private donors.

- Davis Conservation Foundation, Fields Pond Foundation, National Recreation Foundation, Norcross Wildlife Foundation and more (private)
- Land for Maine's Future (state)
- North American Wetlands Conservation Act (federal)
- BRLT has a broad base of voting resident donors who recognize the need for public land access and have shown a willingness to provide support to fulfill that need.

#### **I. Ability to retain public access:**

BRLT's history clearly demonstrates a commitment and ability to retain public access. BRLT has 22 public access preserves and is devoted to maintain that access in perpetuity. BRLT currently provides over 30 miles of hiking trails to the region's residents and visitors and also maintains working waterfront sites on Damariscove Island and on Barters Island. Conserving and increasing access to the area's precious waterfront is one of BRLT's top priorities.

### **Appendix**

- Economic Impact and Resident Valuation of the Boothbay Region Land Trust*, Todd Gabe, Amy Hudnor and Luke Finnemore, School of Economics, University of Maine, 2013
- Cross River Property Land Use Analysis*, Knickerbocker Group; and *Cross River Property – Buildable Area Analysis Survey Map*
- Cross River Property – Aerial Map*
- Letters of Support