



Winter Newsletter
December, 2002

We send Seasons Greetings from the Greater Lovell Land Trust. Despite the uncertainty of these times, we have much for which to be thankful. The town of Lovell is a sanctuary for those who are fortunate enough to live or vacation there. We treasure it, and must continue to preserve and conserve its vulnerable ecology.

This has been another banner year for the GLLT. The summer of 2002 saw the evolution of the town's solidarity as it helped the GLLT and KLWA oppose what could have been a ruinous development for the lake. The Evergreen Valley Marina project, which we undertook, defended the 188 acres of the Great Brook and Northwest Cove of Upper Bay from a devastating development. We thank Todd and Sara Smith who first intervened as conservation buyers to prevent this over development. Subsequently, the GLLT was able to partner with a second conservation buyer so we can guarantee that the conservation values of the area will be maintained. There will be no threat to the water quality of Kezar Lake as we work out the final disposition of this property with our conservation partner.

To all those over 250 individuals and their families who contributed and pledged money to the campaign to save this part of Evergreen Valley, the GLLT wishes to express its deepest gratitude. We also express our gratitude to Pat Noonan and The Conservation Fund of Arlington, Virginia, who offered us aid in terms of a bridge loan when our funding for this project was initially very tenuous. The purchase price for this property was \$2,075,000, before legal fees and expected costs for future planning and management.

Simultaneously, we have been fortunate to have arranged for the purchase from long time Fryeburg residents Rodney and Patricia Wales of their 240+ acre property at the Kezar Lake outlet on Lower Bay. This is a designated critical wildlife area, inhabited by multitudes of moose, deer, bear, beavers, otters and recently returned eagles. It also is home to the Long's Bullrush, an endangered species. This property has 1300 feet of frontage on Lower Bay and encompasses 4000 feet along the eastern bank of the Kezar Outlet down as far as the Fryeburg boundary line. While some of this is wetland and cranberry bog, it is a priceless natural fen and a sanctuary for wildlife. This has been a bargain sale and we have arranged for a \$100,000 mortgage to be paid out in \$20,000 installments starting in 2003.

We have been lucky and successful in our mission to protect and preserve the water quality of Kezar Lake to date. Yet, we have no illusions about the future. There will be more assaults on this lake as developers see its enormous potential. As such, we call on the Town of Lovell to develop and defend zoning and waterfront protection ordinances to keep our lake from being over-utilized and over-developed.

While we await action on the part of the town, we are proposing an additional approach to this problem. The GLLT is making available at minimal expense a unique conservation easement to every waterfront property owner. The essence of this easement is a restriction which prohibits waterfront property from being combined with back land property for funnel development or simply using the waterfront holdings as a right of way for docking or offshore mooring. Please contact us if you are interested in exploring such an easement.

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In response to inquiries and requests, this year we are making available for estate planning a program of planned giving to the GLLT. This includes the opportunity to establish a Charitable Living Trust, which would be administered by the Maine Community Foundation. We thank Marge Stockford and Beth Gallie who researched the best available program. *(Please see the enclosed brochure for more information.)*

The GLLT remains grateful to the Town of Lovell's Milfoil Prevention Committee under George Scala's leadership for its work this past summer to prevent the introduction of that threatening invasive plant. Quisisana particularly provided many volunteers which we deeply appreciate. We encourage the town's continued maximum efforts to educate the public and provide inspectors throughout the boating season. We cannot let down our efforts with this ever-present danger.

We also appreciate the excellent work of the GLLT Preserves Committee. It has developed and cleared new hiking and nature trails in the Sucker Brook Addition and the Chip Stockford Preserve. We thank Kevin Harding for the outstanding summer program of nature walks and educational talks which he arranged.

We wish to broaden our membership base. All who contributed to our Evergreen Valley Marina project will automatically be considered members of the GLLT. We were pleased to have so many of the year round and next generation summer residents join through the Evergreen Valley program this summer. Again we encourage the next generation of property owners, both seasonal and year round, to remain or become members. We would like our members to encourage their children and grandchildren to become members in their own names and participate in our activities. Only as future generations are invested in the heritage of our town through conservation and preservation can we be truly successful in our effort to maintain this beautiful community. We need volunteers to help in our programs and we include in this newsletter a list of areas where we need assistance.

We enclose a contribution envelope for donations to our unrestricted operating or endowment funds. Regular memberships are renewable in July of every year. New memberships are encouraged at any time. Contributions to our endowment or operating funds are necessary and deeply appreciated.

Howard A. Corwin, M.D.
President



Editor's Note...Holiday Greetings

*Our next
newsletter is
scheduled for late
spring or
early summer.*

*We welcome your comments,
questions, suggestions, criticisms
or corrections...especially your
ideas of how the GLLT can serve
better.*

*Write to: GLLT, Box 181
Center Lovell, Maine 04016
(or phone newsletter editor:
John Prescott 212-799-4725
...email: prescottny@aol.com*

A Summary of the plan for protecting the conservation values of the Evergreen Valley Marina property.

The GLLT has agreed to work with our conservation partners to develop a plan over the next two years for the future of the Evergreen Valley Marina property. This plan guarantees to protect the conservation values of the entire 188 acre property and the water quality of Great Brook and Kezar Lake.

Currently being considered is a plan to turn 144 acres in whole or in part over to the University of Maine for the study of mycology (mushrooms) and the Kezar Lake watershed. If so, the GLLT will be granted conservation easements on the property. In addition, the property would revert to the GLLT if ever it were no longer to be used for educational or scientific purposes. Under no circumstances could it be sold to another party.

The conservation easements would include the following provisions:

- There shall be no mining, commercial or industrial use of the property, except that sustainable forestry may be permitted in accordance with sound environmental practices;
- There shall be no dredging or disturbance of the sediments in Kezar Lake or in Great Brook;
- No docks or other structures shall be located within or adjacent to Great Brook or Kezar Lake other than one small seasonal dock for use by canoes and kayaks;

- There shall be no construction of new roads or new buildings on the property;
- The existing marina building on the property may be maintained, repaired, and replaced and may be expanded no more than by 25% of its total floor area for use for tax-exempt governmental or non-profit charitable, scientific or educational purposes.
- The GLLT shall be permitted at its expense to construct an unpaved public trail for daytime pedestrian use from a public road to a view site overlooking Kezar Lake. The trail may include a small unpaved parking lot and educational kiosk constructed and maintained at the expense of the Trust;
- There will be reasonable provisions to protect the Indian petroglyphs on the property.

In the event the property is not given in whole or in part to a non-profit educational organization approved by the GLLT, the ownership of the property would be conveyed in total to the GLLT and be maintained subject to all the above restrictions.

In addition, Todd and Sara Smith have agreed to place conservation easements on the 40 acres they have retained in 2003. This acreage is in the northwest corner of the property and does not have water access or rights.

Random Thoughts About Conservation Easements



If you wish to preserve a cherished property, to continue the appreciation of its natural beauty and special resources, to protect it from inappropriate development, you can donate a conservation easement to the Greater Lovell Land Trust (GLLT). It is a voluntary legal agreement between you as landowner and the GLLT as easement holder. Safeguarding the place you love in this way is a gift to future generations, an enduring legacy.

- ▲ The GLLT is a 501 (c) (3) non-profit organization that accepts gifts of easements, of property and of money to promote natural resource conservation in the Kezar Lake Watershed.
- ▲ Easements offer long-term protection, in perpetuity, forever, no matter who the future owners are. Changes in local laws do not affect conservation easements; deed restrictions can be overturned, but the conservation easement endures.
- ▲ Your land does not have to be spectacular, unusual, pristine or large to qualify for a conservation easement. It does not have to be on Lake Kezar or have shoreland of any kind. There are many different types of land and natural resources in the Watershed that have lasting conservation value.
- ▲ Easements that have been donated to GLLT are rich and diverse, for example: waterfront property including an undeveloped cove with wetlands that serves as habitat for fish and waterfowl; a woodland away from the lake that will remain in its natural condition as a haven for wildlife and a wooded scenic vista for the public; wooded "back land" draining to the lake that will continue to act as a filter to protect the water quality of the lake; farmland that will remain looking like farmland as it will never be developed.

- ▲ Your Rights As a Conservation Easement Donor:
 - The right of retaining title to your property;
 - The right to restrict public access;
 - The right to reserve certain uses on the whole or part of your property;
 - The right to sell it; and
 - The right to give it or bequeath it to whomever you choose.
- ▲ Typically, an easement does not change the way you use your property. You continue to use and enjoy it in ways you always have as those uses do not conflict with the terms of the easement. The GLLT supports the policy of maintaining traditional uses on its easement and owned lands.
- ▲ Most or all rights to develop are restricted or eliminated. However, you decide what you wish to preserve and how you and your family wish to use your land in the future. You may want to reserve the right to build trails in a wooded area; to construct a barn, a wood shed, a garage; to reserve a portion for an additional house lot; to harvest timber; to manage a wood lot; to allow snowmobiles, but not ATVs. These are all examples of terms that have been written in easements held by the GLLT.
- ▲ Receiving a donated conservation easement is more economical for the GLLT than purchasing the property. The cost of maintaining the land and the benefits of its continued use remain with you as landowner.
- ▲ Just about everyone associated with the GLLT is a volunteer.

▲ Interest in conservation easements has grown with the increase in property values, resulting in an increased tax burden. Some landowners may have to sell or subdivide their land to pay the taxes. Estate taxes, too, can be of particular concern. Heirs have been forced to sell land that has been in the family for years in order to pay the inheritance taxes required. Conservation easements are a strategic way to help many landowners preserve their property intact for future generations. But your easement land must have conservation value to be eligible for any tax benefits.

▲ In order for you to enjoy the tax benefits of a donated conservation easement, you must obtain a "qualified appraisal" from a certified appraiser. To determine the easement value, the land is appraised at its fair market value without the easement, and its fair market value with the easement restrictions. The difference between the two appraisals is the easement value from which the tax deduction, a charitable contribution, is derived.

▲ To qualify for a tax deduction, the conservation easement must satisfy the following:

- granted in perpetuity;
- given to a qualified organization such as a land trust; and
- given exclusively for conservation purposes.

▲ The value of the donation is deductible from your federal income tax as long as the donation does not exceed 30% of your adjusted gross income in the year of the gift. The unused amount can be carried over for the next five years.



▲ Accepting the donation of a conservation easement is a tremendous responsibility for the GLLT. It means that we accept the obligation of monitoring and enforcing the easement terms in perpetuity. Once an easement is established, the GLLT documents the site's conservation values. The GLLT Land Monitoring & Stewardship Committee, currently under the direction of Tom Henderson, annually inspects the easements to ensure the terms and conditions you established are being honored.

▲ A Conservation Easement is Appealing Because. . .

- It is voluntary (You elect to donate an easement);
- It is flexible (Each easement is tailored to fit your needs and wishes as well as the goals of the GLLT);
- It is efficient (It is a private agreement that applies to all present and future owners of your land);
- It can save you money (It offers income, capital gains and estate tax savings if certain conditions are met); and
- It saves you peace of mind and creates peace in your heart.

The GLLT becomes your "partner" in protecting your land and your wishes. We become your eyes into the future because we are an organization dedicated to the principle of saving precious ecological and environmental places in the Kezar Lake Watershed to benefit everyone who lives in the Watershed and those who enjoy its resources.

Please write, call or e-mail for more information or to answer questions about conservation easements to the GLLT Easement Committee, c/o Mary Louise Blanchard, P.O. Box 672, Bath, ME 04530; 207-386-1048; e-mail: mlb@gwi.net.

- M. L. Blanchard

TOWN MILFOIL REPORT:

**Nearly 1000 Boat Inspections
During the Year...Efforts Continue**

The Milfoil committee of the Town of Lovell held its final meeting of 2002 on Monday, November 7th. It was a joyous meeting in one big way. . .NO MILFOIL was found on any inspected watercraft entering Kezar Lake. . .that is, after 982 inspections held at the various public launching sites from early June to late September.

In addition, after an extensive paid survey by a group from the Maine Volunteer Lakes Monitoring Program (VLMP), in all of the bodies of water in the Kezar Lake Watershed, only two milfoil plants were found. . .in Cushman Pond. . .which has been loaded with this weed for several years. So the program of education, massive signage and inspection, carried out by volunteers worked for us in 2002.

We have a handle on every penny expended from the Town of Lovell appropriation. We will make a report orally soon to the Selectmen and in writing to the Town Meeting at its March, 2003 meeting. We are especially indebted to the members of the Kezar Lake Watershed Association who contributed so generously to a fund which was used, in part, to finance the excellent signing program. It is worthy to note that the State of Maine DEP and many other statewide communities have copied all or parts of Lovell's model.

Our committee has solid enthusiasm to continue to function in 2003, as now constituted. We will hold our first meeting on January 7th, 2003 in the Town Office. We welcome any and all interested volunteers who wish to help with this all important endeavor.

- C. George Scala

**Property and Trail
Improvements
Continue on GLLT Land**

2002 was a year for maintenance and venue repair. The Sucker Brook venue, continued to be a popular area for hiking and observing, judging from the frequent use of the material which we provide at the Kiosk. The strategically placed viewing platform has provided an excellent point from which to view the various wildlife which inhabit the bog in the preserve. The Bishop's Cardinal walk has been completed and the Red and Blue trails which form an extension of the Sucker Brook trail system. The Red trail connects with the Old County Road which leading to Lord's Hill (owned by the US Forest Service). There is periodic evidence of bear and moose on this trail, as well. The Cardinal flowers along the Sucker Brook trail were glorious this year. Nature lovers should consider using this area in August to view the scarlet colored spires of these beautiful plants. Two new signs have been erected in the Sucker Brook area: one to direct visitors to the bog and viewing platform by using an old logging road; the other to honor Dr. Wing and the enormous contributions which his efforts brought to the establishment of this pristine venue.

In the Chip Stockford preserve, our harvesting plan began in October and will be completed by the end of this year. All efforts are being undertaken to assure that the trail will be protected and enhanced while providing long term health of the forest. A small "view" cutting will occur to provide an opening to the lower bay and the western foothills.

We have acquired an ATV to help our volunteers maintain the trails, especially in the vast Bradley Heald venue. Tom Sheehan and Kevin Harding have been ever faithful to this task, clearing significant blow down and clearing trail ways all with the immense help of this vehicle which has shortened the time factor and enhanced their abilities to do major clean ups. This vehicle has been critical to our ability to stay ahead of the work. Kevin and Tom have developed a "to do" list which is extensive and needed for the ever demanding health of the B-H venue. This work requires VOLUNTEERS so don't be bashful...call any of the below listed members who will joyfully welcome your help.

The faithful members of this commission continue to be Tom Sheehan, Juanita Perkins, Beverly Basset, Sally Davey, Tom Henderson, Diane Billota, Bill Sayles and the writer. Kevin Harding serves as an ex-officio member until he can become a full time resident.

- C. George Scala

**Greater Lovell Land Trust
Officers and Directors. . .2002 - 2003**

OFFICERS:

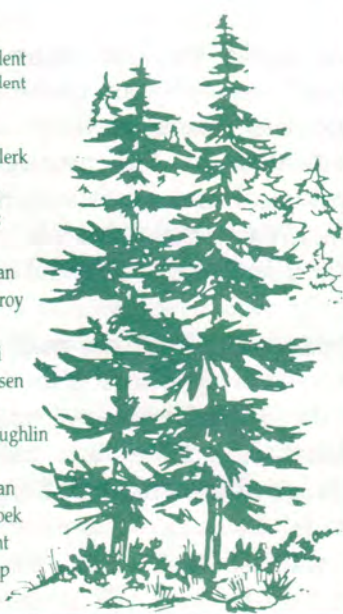
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- Robert Winship





Life on the Preserves

"I made it my task this fall to walk all the trails on all of our preserves with the intention of helping the trails committee and reacquainting myself with the land. Like most folks I have my favorite trails and special spots that I tend to go back to year after year, but it was a worthwhile effort to see it all again. . ."

This year we have encouraging things to report. First, the trails are being used. There are obvious signs of regular foot traffic on many of the trails. It is certainly gratifying to know that some of the GLLT membership and other local residents are taking advantage of these open spaces. Our lands are not spectacular, but a quiet walk in these "typical" samples of the woodlands invite one to slow down and begin the process of looking and understanding.

We see exciting signs of increased animal use. There is an active beaver colony at Bradley Pond with their dam on GLLT land. Beavers are perhaps my favorite woodland creature because they are so easy to find and their work is so impressive. If you wish to see these builders at work you'll need to get up early or stay up late. They do not usually show themselves during the middle of the day. As with all wildlife, just watching is often the best way to learn about them.

On the other hand, you can bring your children and find the evidence on the pond as you notice the peeled sticks or spot the lodge (at the south end of the pond). The dam has no trail to it and it requires some bushwhacking to find the small structure, but you will appreciate the adventure of discovery. Watch for the Wednesday evening lecture series at the library next summer where one session will focus on beavers.

Otters are present at Bradley, Heald, and Moose Pond. These are perhaps nature's most playful creatures. They eat fish, shellfish, and amphibians and with this food supply they have plenty of time to play. In the winter I have found clear evidence that they will repeatedly climb a hill only to slide down - no survival value here, only the joy of living. Yes, I believe that animals can experience emotions, and I invite you to read When Elephants Weep if you need to be persuaded. You can easily find evidence of otters if you search peninsula's and look for their scat. Otters climb up on a bank and roll around creating a small pile of leaves, pine needles and other debris on which they leave their waste which often has remains of the animals they have eaten (crayfish parts and fish scales).

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Docent Activities

Although the docents have a great time keeping track of such activities, we also have begun a more serious study of our lands under the leadership of Dennis Smith, who is working on a comprehensive database of all the flora and fauna found on GLLT preserves. This is a daunting task, but with the help of the docents, Dennis has made an impressive start. As stewards of the land it is important that we create a baseline of such data so that over time we can monitor change.

In addition, we keep our eye out for uncommon or even rare species with the intent of taking special care to protect them. We have made real progress listing plants, mammals, and birds, but we could certainly use help with the challenging identification

of mushrooms, sedges, and grasses. In addition, we welcome input from all who walk the land, and if you should see any plant or animal species that you wish to call to our attention please notify us.

Our docents continue their training every summer both informally and with structured walks led by professional naturalists. As we increase our knowledge base, we can offer experiences in the local woodlands that go beyond simple hikes to include identification of plant species, the identification and interpretation of animal sign, and a look at how these plants and animals relate to one another. All of our walks are led by at least two docents and we do our best to accommodate the needs of all who attend.

If you've never come on one of our walks please reconsider and join us. No matter how often I walk the same trails I can almost guarantee that there will be new things to see and new relationships to ponder. We do not go far and our pace is slow, but the summer season is a wonderful time to saunter through the woods.

* * * * *

Future Plans

Our plans for next season include the usual repertoire of walks. We are very encouraged by a steady attendance at our events. We will provide specific walks for families next summer with the intent of providing a learning experience geared more for children. We have also begun roaming beyond the GLLT lands to explore the nearby White Mountain National Forest with hikes to beaver colonies, waterfalls, and historic sites.

Our lecture series has brought speakers who explore the natural world in a different manner and we will be inviting back several favorite speakers (David Brown and Richard Fortin). Looking back over the last few years we have explored a wide range of topics including Meteorology, botany, rowing, natural history books, coyotes, and the life of a beaver pond. We will continue to seek interesting experienced speakers who can enhance our understanding of the environment and related activities.

Our host (the Charlotte-Hobb Memorial Library) has welcomed us and we appreciate this sharing of a community resource. We are sometimes a bit cramped, and on hot evenings we retreat to the basement room, but with a rare exception we've had very positive feedback about the quality of these programs.

Finally, we thank you all for your support. We were very fortunate to have received a substantial donation this last year by an anonymous donor that helps to fund these activities. Education is a fundamental mission of the GLLT as we work to acquire a greater appreciation of the land.

-Kevin Harding

Kezar Lake - Then and Now The 1940's and Today

Fifty-nine years ago our family bought a bungalow on the Middle Bay of Kezar Lake. There was a sandy beach and crystal clear water. I was twenty-four years old and considered this to be the most beautiful unspoiled lake that I had ever seen.

There were hundreds of tiny silvery minnows that nibbled our toes when we went swimming. Pickerel and bass would nearly ground themselves chasing the minnows toward shore. There were many yellow perch, white perch, sunfish and horned pout despite their numerous big predators, bass and pickerel. The fly fishing for salmon was excellent, and we caught them in the Middle Bay and off the Narrows Bridge. Crawfish were abundant but disappeared from our shore two years ago. Now, there are only smaller numbers of bass.

Also, when disturbed sand rose, it would quickly settle, even in the summer. Now it stays suspended long enough to annoy us when we swim. This slow settling "silt" probably is composed largely of fine, relatively low specific gravity organic matter along with some very fine sub-micron size clay, suspended for relatively long periods of time by Brownian movement.

The attempt to dredge out a marina at Evergreen Valley about thirty years ago produced this type of annoying silt at least as far away as the Middle Bay. I think it was in this suspended form for at least three years, as near as I can recall. Eventually, most of it must have reached the bottom.

In North Carolina, a large development on a mountain (later proven to be illegal) destroyed a beautiful, prized trout stream. Silt kept washing in from the digging and soil disturbance. Comparisons with other bodies of water that have been spoiled make Kezar look relatively good.

But where are we going? Is sixty years so long? We need a baseline of information (pH, silt, diseases, chemical impurities (gasoline engines) and their influence on plankton, etc.) that can be used to explain the related causes of Kezar's changes and to achieve a healthy lake in the future.

- Charles I. Sullivan F.A.I.C.

Land Monitoring and Stewardship. . .

The Land Monitoring and Stewardship Committee has the task of monitoring the use of properties under easement with the Greater Lovell Land Trust. It is a core function of the Trust that is done without fanfare. We meet with owners of property, and ensure that the property will be protected in accordance with the terms of the easement. The committee members are diligent in their work. We find great satisfaction in meeting the fine stewards of these properties. The Trust is fortunate to have landowners committed to land conservation, and water quality preservation. All do their part to contribute to the health and well being of the Kezar Lake watershed. We are pleased to provide support through our monitoring efforts.


Our committee needs a couple more people on board to assist in the yearly monitoring efforts. If you like to work on vital projects, work quietly behind the scenes, and meet with some of the community's finest stewards, we would welcome your assistance. We work year round and time commitment is minimal. Please contact Tom Henderson (603) 367-4486 for more information.

Our Land Trust focuses its protection efforts on the Kezar Lake watershed; however we are not alone in the regional efforts. In our surrounding communities other Trusts are actively working to provide similar protection efforts. Some of the local highlights include:

- The Maine Chapter of the Nature Conservancy – Saco River Project (seeking protection of the ecosystems of the Saco River);
- Loon Echo Land Trust – Pleasant Mt. Project (seeks protection of Pleasant Mountain and its forested habitats); and
- Upper Saco Valley Land Trust – seeking working farm and working forest easements and water quality protection in Fryeburg, Denmark and Brownfield.

It is gratifying to know that our local efforts are contributing to a program that exceeds the bounds of the Greater Lovell Land Trust.

-Tom Henderson



THE GREATER LOVELL LAND TRUST

Box 181, Center Lovell, Maine 04016

- In addition to the extraordinary energy of our membership, the Land Trust needs your continuing support to accomplish land and resource protection.
- We enclose our semi-annual contribution envelope for renewal of dues or new memberships and for donations to our unrestricted operating or endowment funds.
- Regular memberships are renewable in December or July of every year. New memberships are encouraged at any time.

Remember GLLT When Planning Your Estate

When you begin to plan for your retirement and your long-term financial goals, please think of the Greater Lovell Land Trust. Your gift to the GLLT will allow you to invest in the future while simultaneously realizing personal tax and other financial benefits. It will help protect and enhance the water quality of Kezar Lake, maintain the delicate ecology of surrounding areas and provide a legacy for future generations.

We have enclosed a brochure discussing the various options for planned giving to the GLLT. Please consult your financial advisor to discuss how you can take advantage of these possibilities and concurrently support the GLLT. Through your help, we can sustain the GLLT and its good works for perpetuity.

-Marjorie Stockford