



PRESIDENT'S REPORT, DECEMBER, 2003

This has been another year of significant progress for the GLLT and I want to share it with you. Our task is to protect the Kezar Lake watershed and preserve the water quality of its lakes and ponds. The following is what we have done to carry out our mission this year:

1. We have received ownership of the 100 acre Kezar River Tract which we will manage as a working forest under the terms of our deed. This has always been a working forest and the Properties Committee under George Scala will work out guidelines for its future usage. It is located between Route 5 and the Kezar River.
2. We worked with the Kezar Lake Watershed Association, the Farrington Owner's Association, the Quisisana Corporation, and multiple Middle Bay owners in successfully opposing the application of the Pleasant Point Realty Trust/Conway Lake Resorts, Inc. for a change in non-conforming use of the Pleasant Point Inn.

The Lovell Board of Appeals on November 18th, voted 5-0 to deny the application of the Pleasant Point Realty Trust/Conway Lake Resorts, Inc. for a change in non-conforming use. Despite this favorable ruling, we anticipate that there will be a challenge to this ruling in superior court.

We thank the members of the Board of Appeals for all the time and effort they put into reaching this decision.

The Board found that the property was non-conforming as to use, structures, and density. On several points the Board found that the proposed change of use would be "less appropriate...for the district" or "that the impact on abutting properties would not be less adverse...than the existing non-conforming use." Another basis for denial of the application was that the five units with kitchens made this a multi-family development. The density requirement for such a development is 2 acres/dwelling unit, and the property on which these stand is 3+ acres. In addition, the setback and buffer requirements for a multi-family development invalidate the applicant's proposed parking plan. On some points the findings and conclusions of the Board of Appeals were at variance with those of expert witnesses.

We believe if this application had been granted it would have resulted in a dramatic increase in usages at Pleasant Point Inn that would adversely affect the town beach, the Middle Bay and the abutters. We provided the Board of Appeals with important expert testimony on the implications of this proposal that was helpful in making its decision.

...and now we make an urgent appeal for special contributions to the following: (1) a fund to pay our second installment of \$20,000 due in February, 2004, for purchase of the Kezar Outlet Fen; (2) major contributions to our Middle Bay Defense Fund. We must be vigilant and prepared to defend this fragile lake and eco-system which is so vital to the future of our community. Finally, to all who have been so helpful and committed to working with us and supporting our programs...thank you.

This has been a costly legal endeavor for the GLLT, but we believe we have an obligation according to our charter and by-laws to meet these challenges. We need and request further contributions to the Middle Bay Defense Fund.

3. We have completed the GLLT's long range plan which is included in this newsletter. We thank Sara Cope, who was chairperson of this committee, which included Sally Davey, Tom Henderson, George Scala and Tom Sheehan. These guidelines incorporate the results of separate surveys of the membership and board of directors which were collated and interpreted over two years by this committee.
4. We had a very successful education program and lecture series this summer under the direction of Kevin Harding. Our Preserves have become increasingly popular for informal walks and planned nature study events.
5. We are continuing to work with the University of Maine on the Evergreen Valley Marina agreement which will protect this critical site. This will be finalized by October, 2004.
6. We have made progress with our unique non-commercialization easement which we consider critical to our pro-active efforts to protect Kezar Lake. We are exploring such easements with multiple property owners. We are also working on finding general and limited partners to work with the GLLT to ensure that future development is consistent with preservation of the conservation values of potentially vulnerable and threatened properties.
7. We are designing a research project in conjunction with the University of Maine to understand the growing problems of the salmon and other fisheries in Kezar Lake.
8. We are developing a web-site where we can keep you further informed of our activities.

Howard A. Corwin, M.D.
President

MIDDLE BAY FUND

The High Cost of Land Protection

The developer's proposal to expand commercial usage of the Pleasant Point Inn adjacent to the town beach poses a serious threat to water quality, good land management practices and to the quiet and peaceful public areas. This plan includes creation of time-sharing units which is the most intense commercial usage that could be made of this lovely property. A **Middle Bay Defense Fund** has been created by the coalition of KLWA, Farrington Homeowners, Quisisana, and your land trust in our combined effort to prevent damage to the beautiful Pleasant Point/Town Beach area.

Opposition to what we consider to be this inappropriate development requires the presentation of extensive technical data and legal arguments to the town, state regulatory bodies and potentially to the state superior court. There is no outside group waiting to save our beautiful town and lake from excessive and destructive development: the burden is ours. The cost of mounting opposition is very high, and must be borne by citizens and concerned groups concerned about the severity of the threat.

The cost of our opposition to the Pleasant Point time-sharing development thus far exceeds three times the land trust's annual operating budget. (The operating budget is used to oversee the protection of 1938 acres (21 tracts) of land under the land trust easement and ownership.

As you have read elsewhere in this newsletter, we have won the first round, but the battle to protect Pleasant Point is not over. **More funds are needed.** Your land trust would prefer to assist landowners with the development of conservation easements, provide education relating to the economic benefits of natural resource protection, and protect critical tracts from inappropriate development. However, we have no choice at this point and must work with our coalition to call a halt to the inappropriate exploitation of the fragile Pleasant Point/Town Beach area.

Send your contribution to the Middle Bay Defense Fund of the GLLT to support the defense of Lovell as we know and love the area. Once destroyed there is no return: support our efforts to call a halt to this proposed commercial expansion and development of the Pleasant Point Inn.

– John F. Page



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.

How Some Landowners Have Decided To Protect Their Portion of the Lake

The Greater Lovell Land Trust is working with several landowners who share a common shoreland resource to protect this significant area from use as funnel development access to the lake. These property owners, many of whom are long-time seasonal residents, are mindful that excessive development can harm the lake's water quality, disturb the fishery habitat and spoil the surrounding environment.

Believing that the Model Limited Conservation Easement developed by the Land Trust will preserve their shared waterfront resource from activities that could be detrimental to the lake, these landowners decided to work together to craft a special limited easement to protect their significant environmental area. Each owner has his own easement, and each easement is referenced to all others to recognize the common and shared nature of this protected resource.

This unique easement creatively addresses the specific problems of funnel development on this shared property. There can be no right of access to the lake over the common conservation property from back land, thus eliminating the threat from commercial use that would promote over-development.

Everyone wins...the landowners, who have found a way to protect a significant environmental resource while retaining their right to do what they have always done on their property. The GLLT, who can breathe easily knowing that this easement will prevent funnel development, which increases the burden on the lake's fragile ecology. The lake, which will maintain its healthy water quality in this area that is so necessary to enhance fishery habitat and the shoreline environment. And all of us who use and depend on the lake's resources for enjoyment and for economic benefit.

To learn more about the advantages of the Land Trust's Special Limited Conservation Easement, please contact Mary Louise Blanchard, Easement Committee Chair at: 207-386-1048, e-mail: mlb@zwi.net or fax at: 801-340-7797 or Howard Corwin, GLLT President at: 941-591-8244, e-mail: HACGLLT@AOL.COM, fax: 941-591-4177.

– M. L. Blanchard

Our Long Range Plan Has Been Approved in Oct. 2003

The Long Range Planning Committee completed its work when the Greater Lovell Land Trust ratified the Long Range Plan (LRP) at its October meeting. Creation of the LRP began two years ago when distributing a questionnaire to solicit input from our officers, directors and membership.

Using the information provided by the questionnaires, along with additional discussions among the Officers and Directors, the committee wrote a plan outlining four key strategic objectives: 1) Land Conservation, 2) Education, 3) Organizational Capability and 4) Collaboration. Each objective has a series of action items associated with it to help the GLLT achieve its goals. The entire Board of Directors reviewed the LRP and suggestions were incorporated into the final document, on the opposite page.

We thank the members of the committee, Chairman Sara Cope, and members Sally Davey, Tom Henderson and George Scala for their outstanding work on this plan. If anyone has further thoughts or comments, please contact any of the Officers and Directors to give your feedback.

– Sara A. Cope

Greater Lovell Land Trust Long Range Plan

Vision and Mission

Formed in 1985, the Greater Lovell Land Trust (GLLT) is a private, non-profit organization composed of concerned residents and local officials committed to the protection of the Kezar Lake watershed, located in the western Maine towns of Lovell, Stow and Stoneham.

The purpose defined in our articles of incorporation supplemented by our Bylaws as, "To promote reasonable development and resource use of the Kezar Lake watershed in Maine," and "...to do any and all lawful acts which may be necessary, useful, suitable or proper to accomplish or further those purposes, including (a) acquiring, preserving and maintaining ecologically significant land, interests in land, easements and restrictive covenants in the Kezar Lake watershed in Maine; and (b) working with federal, state and local government agencies, and private organizations concerned with environmental conservation and education affecting the Kezar Lake watershed."

Strategic Objectives

1. Land Conservation

The Greater Lovell Land Trust is dedicated to the conservation, preservation and protection of the Kezar Lake Watershed through seeking, holding and monitoring conservation easements and by acquiring land ownership as necessary. The increasing danger for higher density development, prompted in part by increased tax burdens and intergenerational land transfers, requires us to proactively identify and seek protection for lands identified as strategically important through easement, ownership and partnership with like-minded individuals and organizations. We will identify appropriate land parcels, reach out to owners, and explore strengthened relationships with conservation minded developers to create strategies. To facilitate this process, the GLLT must remain informed of the most innovative approaches to land conservation available.

We are dedicated to the effective stewardship of the properties in which it has an interest through careful monitoring and usage plans. This means the actual monitoring of easements and the development of appropriate uses of owned land.

2. Education

We will develop appropriate programs to educate and inform the public about its vision and mission, the resources of the land in the Kezar Lake Watershed, and other relevant educational activities. These make include tours, walks, nature studies, lectures and other appropriate vehicles.

3. Organizational Capability

We must ensure that it has the right resources in the right place at the right time to ensure the success of our mission.

This means reaching out to year-round and seasonal residents of the watershed, encouraging their participation in our goals and establishing the baseline resources needed to complete our work.

This means seeking significant growth in endowment and capital resources through a capital campaign that appeals to foundations for major funding.

This means identifying and developing the future leadership of the GLLT, planning for and implementing an orderly succession.

This means renting space and hiring a full-time, paid, Executive Director to create a permanent presence that drives the goals and objectives of the organization.

This envisions a network of donors who may be called upon on an as-needed basis to fund future land acquisition and land stewardship needs. This may mean seeking the development of a 501(c)(4) general partnership with limited partners for future land acquisition.

4. Collaboration

The GLLT will pursue positive relationships with the town governments of Lovell, Stoneham and Stow through communication of its goals and by identifying areas of mutual agreement and understanding in order to foster the advancement of its conservation mission.

The GLLT will actively pursue the strengthening of our relationship with year round and seasonal residents of the towns in the Kezar Lake Watershed.

The GLLT will actively seek synergies with the Kezar Lake Watershed Association, looking toward strengthening cooperation and to future consolidation of resources into one powerful voice dedicated to maintaining the quality of the Kezar Lake resource.

The GLLT will actively seek synergies with other Land Trusts in the broader region of the Western Maine Mountains and the Saco River Valley in order to foster the advancement of its conservation goals.

The GLLT will continue to contribute its resources and leadership to the Maine Land Trust Network and work for the good of conservation throughout the state.

Greater Lovell Land Trust Officers and Directors. . .2003 - 2004

OFFICERS:

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|---------------------|---------------------------|
| Howard A. Corwin | President |
| Thomas Henderson | Vice-President |
| John F. Page | Vice-President |
| Kevin Harding | Vice-President, Education |
| William McCormick | Treasurer |
| Thomas Sheehan | Secretary |
| John Prescott | Assistant Secretary |
| Daniel C. Stockford | Counsel, Clerk |

ALTERNATE

| | |
|-----------------------|-----------------------|
| DIRECTORS: | DIRECTORS: |
| José Azel | Glen Allison |
| Dan Barker | George Cadigan |
| Mary Louise Blanchard | Philip Fauntleroy III |
| Sara Cope | Peter Fenn |
| Sally Davey | Ron Gestwicki |
| Richard Eastman | Eric Gulbrandsen |
| Elizabeth Gallie | David Morine |
| Elizabeth Gentile | James Owens |
| Joan Irish | Dennis Smith |
| Michael Miller | Charles Sullivan |
| Marjorie Stockford | Walter Van Hoek |
| George Scala | Herman Voigt |
| | Robert Winship |



A Busy Year For GLLT Property and Trail Improvement

We noted in our last newsletter that we had acquired jurisdiction over the Kezar Fens, formerly known as the Wales property and now renamed. To that property we have recently added a fifth venue, the Kezar River Tract...located on the east side of state Route 5, across the road from the Wicked Good Store. It is a plot of 100 acres between the Kezar River and Rte. 5. We have not had a survey completed or a botanical inventory. We know that it will afford access to the river by canoers and kayakers but we have not yet written a forestry/use management plan detailing its highest and best use as a preserve.

Through the efforts of the Snowmobile Club in Lovell and Burgess Smith, an important bridge in the Sucker Brook venue will be rebuilt this fall. Burgess cut the timbers from blow down in the area, and the Club has agreed, through the good offices of Tommy Deukotowski, to provide the manpower to rebuild the bridge. This type of cooperative effort is much admired by us and we urge more of the same. We are building a new bridge in the Bradley Heald venue to connect the Purple trail to the Red trail. This project will be undertaken by Tom Sheehan and friends this winter.

Our committee member, Jane Lansing, made available some Molly Ockett students looking for an outdoor project. Bev Bassett took that opportunity to lead a team in a clean up and repair of trails in the Bradley Heald venue. Once again, cooperative efforts of this nature are most welcome and appreciated.

The forest renewal project in the Chip Stockford Preserve met with mixed reviews by the residents of Ladies Delight. The preserve abuts the cottages and permanent homes that front on the Lower Bay. As the result of a cooperative meeting between the Ladies Delight Association and the land trust, an amicable mitigation was agreed upon. Many fast growing conifers will be planted as screen to the open cut areas...and in five years or less, the density which prevailed will begin to reappear. We have not yet produced the promised brochure or Kiosk for the Stockford Preserve. It is our intention to produce same over this winter to facilitate the Preserve's use in the next season and beyond.

The venues under the Properties Commission's jurisdiction are the Bradley Heald Preserve, the Sucker Brook Preserve, the Chip Stockford Preserve, the Kezar Fens and the Kezar River Tract. These properties represent over 1000 acres under volunteer management.

Your committee members are Beverly Basset, Sally Davey, Hugh Gallagher, Tom Henderson, Jane Lansing, Juanita Perkins, Tom Sheehan, Bill Sayles, Burgess and Barbara Smith, the writer and ex-officio, Kevin Harding. We need all of the help we can get from the community to maintain these marvelous sites. This is a plea for volunteers so please call one of our committee members if you have the interest to join in this rewarding effort to preserve the precious environment in the Kezar lake Watershed.

- C. George Scala

New Programs Planned for Next Year

The natural world continues to amaze me and to teach me. Some of the most entertaining encounters with wildlife occur while we are doing other things outside, but the trick is to stop and take notice.

On a rainy night driving through Fryeburg I was taught yet another lesson from the natural world. It had been raining hard when suddenly I noticed a mink darting around the road way in an erratic manner. There were many small frogs on the road and the mink was having a feast. He (or she) was so intent on catching frogs that my van was ignored. I drove past hoping that the drivers behind me would see this enterprising critter.

Once I was driving to work and spied a brown, short-legged animal moving along a stone wall. I suspected it might be fisher because of its loping movement and because they are frequently found following atop stone walls. I watched as this mysterious shape approached close enough to be identified as a fisher. He (or she) came right across the road to the door of my car as if to say good morning, and then suddenly saw me, and did an about face and bounded off into the wooded lot.

These wonderful glimpses into the lives of animals happen unpredictably, but they are noticed only if you spend the time outside and learn the art of seeing. These stories are a prompt to urge you to join us on our walks and talks. We cannot promise you live animals doing their thing, but we can promise you information, and a great time enjoying the outdoors.

The number of talks at the Library will increase next season. These have been well attended, and next summer air conditioners will improve the climate. We plan to offer at least five talks next year and as we continue to find quality speakers on a wide variety of natural history topics.

Our walks dropped in attendance and although we are not sure why, several people noted the late arrival of the mailing that prevented them from including these experiences in their summer schedules. Next year, all of our walks will be on Thursdays to make it easier to save a place on your calendar. We plan a more aggressive advertising campaign to get the word out sooner. In addition, we will offer several new experiences including hikes on fall weekends in the White Mountains, "gentle walks" designed for those who wish to enjoy a short, informative stroll on flat terrain; family walks designed for families with children above age five; and walks beyond GLLT lands.

Finally, it is important to restate our purpose for providing these services. These offerings are not designed as fund raising opportunities disguised as education. No one will ask you for a donation. We sincerely believe that by providing opportunities to learn more about the natural world that we can only enhance our collective sense of the need to protect our land. This goal offers diversity of views. Our speakers have included foresters and historians to see that our lives are tied to the maintenance of the environment in complicated ways.

So, the next time you are out for a walk or driving down the road on a rainy night keep us in mind. You might see something that you would like to know more about or you might stop and take the time to stop, look and wonder about this fascinating world.

- Kevin Harding