

Easement on Mount Vernon Camp Granted to KLT

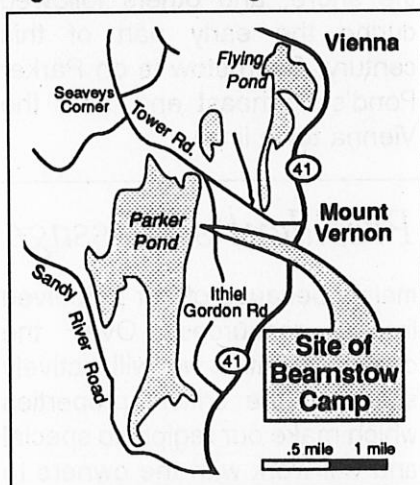
Ramona Pace remembers attending Bearnstow Camp as an 8-year-old just after World War II ended. That summer experience on Parker Pond, which would continue for another nine years, shaped her life.

That's why the Readfield resident is delighted with a decision by the camp's owner to put the wooded land in a conservation easement that forever prohibits development and makes the property accessible for public use.

The 60-acre parcel includes about 1,800 feet of prime shore frontage, stands of mature trees, and a small stream. The easement given to the Kennebec Land Trust is the group's seventh holding protected as open space.

"This is right up there near the top of ones we've acquired. The

land trust has identified shoreland as a top priority," said Vienna resident John Archard, a member of the trust's Board of Directors. He had made camp owner Ruth Gruaert, 75, aware of the easement process about eighteen months ago.



Kennebec Journal Graphic

arrangement will keep the property in its present state.

"The plan is that the existing camps and buildings will stay as they are now," she added. The only new structure that can be built is a theater or performing arts center to replace a 150-seat building that collapsed in 1972 from a snow load.

A land trust subcommittee and the camp's board of directors are expected to meet this summer to draft guidelines for allowing public access to the property. "They're still open (for discussion). They'll have to work out those regulations," said Hilton. She explained one condition will likely specify that public access cannot in any way jeopardize the camp's ongoing summer activities.

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Annual Meeting

Join us in a celebration of Kennebec Land Trust accomplishments at our annual meeting on Sunday, July 17 at Kents Hill School in Readfield. We will have field trips to Monks Hill to see the beautiful Wyman Memorial Forest and then to Camp Bearnstow on spectacular Parker Pond. The annual meeting and dinner will follow. We guarantee good times and a great meal. Look for our invitation and RSVP in your mailbox.

About fourteen buildings are on a 5-acre section near the water. The nonprofit Bearnstow Camp holds classes in July and August. Last year about twenty children were enrolled in classes.

Gruaert, who lives in Jersey City, New Jersey, said she has often been approached by developers who wanted to carve the land into lots.

"That is something we were never interested in. We were offered millions for it," she said. Her partner who helps run the camp is Frances Reid, 84, a Hallowell native who also lives in New Jersey.

Hope Hilton, a Readfield lawyer who helped write the conservation easement, said the

Help Wanted

As you can see in this issue of the newsletter, we have been as busy as ever protecting lands and planning for the future of the land trust. KLT President Howard Lake describes some of the work that needs to be done over the next few years in his message on page two.

To get our work done, we need the help of all KLT members. Please pay special attention to the volunteer opportunities insert and application form included in this newsletter, fill it out, and return it to KLT. Thanks!

When Pace attended Bearnstow, she stayed overnight like other campers. She said Gruaert and Reid influenced the course of her life.

"They were the best teachers I ever had. They expanded my views of music, of life and of the environment," said Pace, 54. She added that Gruaert's decision to place the property in a conservation easement -- and forego large sums of money for selling -- is typical for her character and respect for the environment.

The camp, which is only for day-use now, has stressed non-competitive events along with

fine arts. A number of graduates have performed in Boston and New York.

Hilton, whose son attended the camp last summer, also acknowledged that Gruaert and Reid have put education and a commitment to the environment ahead of financial gain. "They're very unique in that way," she said. Bearnstow is Gaelic for "a child's village."

Gruaert bought the camp in 1945 after it had been closed during the war. The first building was constructed in 1880 along the shore, and others followed during the early part of this century. Bearnstow is on Parker Pond's northeast end, near the Vienna town line.

Hilton said the easement allows some agricultural and forestry practices, but only with non-motorized machinery. For instance, no rototillers or chainsaws will be allowed. And no motor boats will be permitted along the shore.

The five-year-old Kennebec Land Trust also has acquired conservation easements along Torsey Pond in Mount Vernon, at the Fogg Farm in Readfield, and at Vaughan Woods in Hallowell. The trust also owns Perry Island in Winthrop, land along Echo Lake and the Wyman Memorial Forest, both in Readfield.

This article has been adapted from an article by Dan McGillvray that appeared in the Kennebec Journal on April 9-10, 1994.

President's Message

The Kennebec Land Trust Board of Directors recently went through a strategic planning process to set goals for the next five to ten years. We looked back at our many accomplishments over the first five years of existence: seven properties protected, over 400 members, a substantial stewardship endowment, an excellent board, a slide show and display, regular newsletters, an active stewardship committee. And perhaps most important -- a well deserved reputation for leadership and excellence in land conservation.

Realizing that we need to continue our success and to set priorities, we explored several revised goals. One important change is to be more active in pursuing land conservation. We have been very successful in negotiating and closing proposals which come to us. We have not, however, focused on actively identifying important lands,

mainly because of our perceived limited resources. Over the coming months we will actively seek out the critical properties which make our region so special and will work with the owners to try to conserve the land.

We also want to work more closely with municipal Planning Boards and Conservation Commissions to monitor their planning and land use regulation processes and to work in partnership with the Towns.

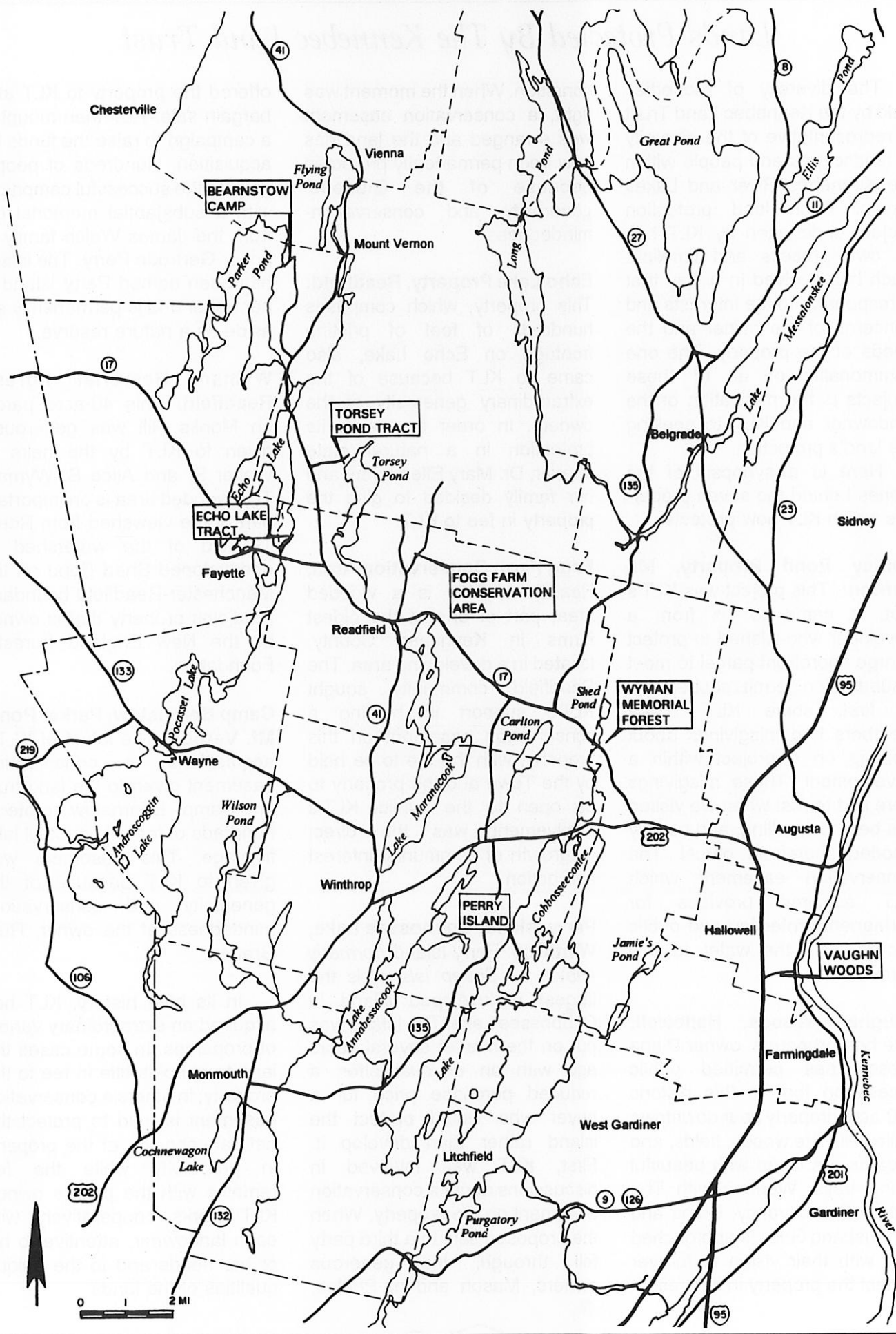
Another goal is to be good stewards of our protected properties. We will develop management plans and recruit a network of land stewards to maintain and monitor.

We also plan to communicate more frequently with our members and the public through the newsletter and other media, to expand our membership and to improve our fund-raising capacity so that we will be able to afford part-time staff and conserve more land.

I have spoken with many in the land trust community around the state who are familiar with our accomplishments. Several have expressed surprise that we are an all volunteer land trust. This is a tribute to those who have given so much of their time over the last five years. It is also proof of the value of dedicated (albeit unpaid) people. After seeing all of the work that remains to be done it is obvious that nineteen board members and our current volunteers cannot be expected to accomplish all of our goals.

We have an ambitious plan for the next five to ten years. We have a tremendous opportunity right now with land prices stable to protect land that will benefit us today and for many generations to follow. But we need your help. We need for volunteers to join in our efforts. Please answer the call!

Howard Lake



Lands Protected By The Kennebec Land Trust

The diversity of properties held by the Kennebec Land Trust is representative of the diversity of landscapes and people within the Kennebec River and Lakes region. Each land protection project undertaken by KLT has its own process and timeline. Each has evolved in a way that is responsive to the interests and concerns of the owner and the needs of the property. The one commonality of all of these projects is the motivation of the landowner and KLT to seeking the land's protection.

Here is a synopsis of the stories behind the seven properties which KLT now protects:

Torsey Pond Property, Mt. Vernon:

This project was KLT's first. It came to us from a developer who wished to protect a large shorefront parcel to meet a subdivision permit requirement. At first, some KLT Board members had misgivings about working on a project within a development. Those misgivings were laid to rest when we visited this beautiful, rolling, and heavily wooded shorefront parcel. The conservation easement which KLT acquired provides for permanent protection and public access from the water to this parcel.

Vaughan Woods, Hallowell:

Like her forbearers, owner Diana Gibson has permitted public access on foot to this historic 150-acre property near downtown Hallowell. The woods, fields, and streams are laced with beautiful hiking trails. Working with The Nature Conservancy, Diana and her husband George approached KLT with their vision to forever protect the property in its present

condition. When the moment was right, a conservation easement was arranged and the land has now been permanently protected because of the Gibsons' generosity and conservation-mindedness.

Echo Lake Property, Readfield:

This property, which comprises hundreds of feet of pristine frontage on Echo Lake, also came to KLT because of the extraordinary generosity of the owners. In order to assure its protection in a natural state forever, Dr. Mary Ellen Avery and her family decided to give the property in fee to KLT.

Fogg Farm Conservation Area, Readfield:

This is a wooded area, part of one of the oldest farms in Kennebec County, located in a developing area. The Readfield community sought KLT's support in holding a conservation easement on this property, with the fee to be held by the Town and the property to be open to the public. KLT's involvement was the direct outgrowth of community interest and action.

Perry Island, Cobbossee Lake, Winthrop:

Perry Island (*formerly known as Sheep Island*) is the largest undeveloped island in Cobbossee Lake. The Island was put on the market several years ago with an unusual offer: a reduced purchase price for a buyer who would protect the island rather than develop it. First, KLT was involved in discussions about a conservation easement on the property. When the proposed sale to a third party fell through, the generous owners, Mason and Ina Phelps,

offered the property to KLT at a bargain sale. KLT then mounted a campaign to raise the funds for acquisition. Hundreds of people gave to the successful campaign, with a substantial memorial gift from the James Welch family to honor Gertrude Perry. The island has been named Perry Island in her honor and is permanently set aside as a nature reserve.

Wyman Memorial Forest, Readfield:

This 40-acre parcel on Monks Hill was generously given to KLT by the heirs of Walter S. and Alice B. Wyman. This wooded area is an important part of the viewshed from Route 17 and of the watershed of undeveloped Shed Pond on the Manchester-Readfield boundary. It adjoins property that is owned by the New England Forestry Foundation.

Camp Bearnstow, Parker Pond, Mt. Vernon:

The latest of KLT's acquisitions, a conservation easement given to the land trust on Camp Bearnstow protects hundreds of feet of beautiful lake frontage. This easement was given to KLT because of the generosity and conservation-mindedness of the owner, Ruth Grauert.

In its brief history, KLT has acquired an extraordinary variety of properties. In some cases the land trust holds title in fee to the property; in others a conservation easement is held to protect the natural condition of the property in perpetuity while the fee remains with the private owner. KLT works cooperatively with each landowner, attentive to his or her needs and to the unique qualities of the lands.

New Phone Number

Now you can reach us easily during working hours -- we have a new phone number. Please call KLT at **377-2848** to request information about the trust, land conservation, membership, volunteer opportunities, or anything else you might need.

KLT Included In United Way Campaign

We are pleased to announce that the Kennebec Land Trust has been selected by the United Way Combined Federal Campaign as one of the organizations included in their 1994 fund raising efforts. KLT will be listed on the United Way ballot circulated to federal employees in the Kennebec County area. Please remember the trust when you designate your contributions!

Summer Reading

Here's a list of some interesting reading you might try this summer:

The Watershed Book and the **Catalog of Water Quality Information and Educational Materials**. Both publications are available from the Maine Department of Environmental Protection, State House Station 17, Augusta, Maine 04333.

Green Development. Available from Maine Tomorrow, P.O. Box 327, Hallowell, Maine 04347. (\$10.60)

How Greenways Work: A Handbook on Ecology. Available from the Atlantic Center for the Environment, 39 Main Street, Ipswich, Massachusetts 01938. (\$5.00)

The Lake Book. Available from the Congress of Lake Associations, Box 391, Yarmouth, Maine 04096. (\$1.00 plus a 9"x12" envelope with \$1.10 postage)

Saving Place: A Guide and Report Card for Protecting Community Character. Available from the National Trust for Historic Preservation, 7 Fanueil Hall Marketplace, Boston, Massachusetts 02109. (\$17.00)

With Regrets

We were sorry to hear that Frances Reid, who helped run Bearnstow Camp for many years, has passed away. She will be sorely missed, and greatly remembered for her contributions to conservation in our region.

THE KENNEBEC LAND TRUST

P.O. Box 261, Winthrop, Maine 04364

You Can Help Save the Kennebec River and Lakes Region.

With a membership in the Kennebec Land Trust, you can help protect the landscape of the shorelands, forests and open spaces of the Kennebec River and Lakes Region. Please join the hundreds of families who have made a commitment to safeguard the future of our lands. Join the KLT today!

Name _____

Name _____

Street/Route _____ Box _____

Town _____ State _____ Zip _____

Summer Address _____

☐ **Individual** **\$15.00**

☐ **Family** **\$25.00**

☐ **Supporting** **\$50.00**

☐ **Sustaining** **\$100.00**

☐ **Sponsoring** **\$250.00**

Membership in the Kennebec Land Trust, which includes a subscription to this newsletter, is available at the following suggested annual dues levels:

Student	\$5.00
Individual	\$15.00
Family	\$25.00
Supporting	\$50.00
Sustaining	\$100.00
Sponsoring	\$250.00

Occasionally, the Kennebec Land Trust makes its membership list available for mailings by others. Members who do not want their names exchanged should send written notice to KLT.

Kennebec Land Trust News

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Kennebec Land Trust Board of Directors

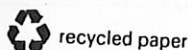
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Ann Judd, Fayette
Judy Kane, Hallowell
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Kenneth Spalding, Wayne
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Paula Thomson, Fayette

Our Mission

The Kennebec Land Trust was formed in 1988 by local citizens who want to work with landowners and communities to protect the natural features, working landscapes, and fragile ecosystems of the Kennebec River and Lakes Region. KLT is a private, nonprofit, membership organization dedicated to preserving these treasures so that we do not spoil the very qualities that make our region a special place to live and visit.



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THE KENNEBEC LAND TRUST

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**Kennebec Land Trust
Volunteer Application Form**

Name _____

Address _____

Home Telephone No. _____ Work Telephone No. _____

Please list previous volunteer experience: _____

Please check the types of volunteer jobs you are interested in:

☐ Special Events

☐ Newsletter

☐ Graphic Art/Illustrations

☐ Membership

☐ Photography

☐ Fund-raising

☐ Maintenance of Natural Areas

☐ Slide Show Presentations

☐ Monitoring of Properties

☐ Office Skills (typing, bulk mailings, etc.)

☐ Volunteer Coordinator

☐ Trust Committee _____

Additional skills and/or experience you would be willing to share with the Land Trust:

Please list times you would be available to work:

☐ Weekdays

☐ Weekends

☐ Year-round

☐ Summer Only

Please list two references (other than family) that we may call:

Signature: _____ Date: _____

Please return form to: Kennebec Land Trust, P.O. Box 261, Winthrop, ME 04364

Volunteer Opportunities

To leave the world a better place, to share one's talents and abilities, to meet others with common goals -- these are the reasons so many members volunteer to support the Kennebec Land Trust. The Trust was created by volunteers. That volunteer spirit continues to grow, helping to enhance and strengthen our land conservation programs.

We seek your enthusiasm, ideas and leadership because volunteer service is so vital to our conservation efforts. Your contribution of time is important, whether you volunteer for one hour, one day or on a more regular basis. This is an excellent chance to preserve the best for the future of the Kennebec Lakes Region.

Maintenance of Natural Areas: The opportunities are limitless for those who want to work to keep the properties free of debris or are skilled in small construction, carpentry projects, trail maintenance and general repairs on Trust signs.

Monitoring of Properties: Our protected properties require ongoing monitoring, so if you enjoy the outdoors, like to walk and are skilled with a map and compass, we welcome your talents.

Membership: If you enjoy the detail work of data base management, membership recruitment/renewal and preparation of bulk mailings, we need your help to ensure the financial resources to carry out the Trust's work.

Fund-raising: Grant writing, personal solicitations and telephone campaigns are a vital part of protecting land and ensuring that we have the funds to provide on-going stewardship.

Newsletter, Graphic Arts, Illustrations, Photography: Your typesetting, photography and/or graphic art talents can help us get the word out.

Slide Show Presentations: If you're a professional or amateur naturalist and would like to share your special knowledge by presenting the Trust's slide show to local civic and/or educational groups, please let us know.

Special Events: Member receptions, annual meetings and field trips are a great way to use your organizational skills and/or culinary talents.

Volunteer Coordinator: If you have the time to help match the skills and talents of other volunteers with the projects to be done, we've got the job for you.

Trust Committee: Serve on one of the Trust's on-going board committees -- Lands, Finance, Education, Newsletter, Membership, Stewardship -- It's these committees that help shape the future plans and goals of the Trust.

This is a sampling of the many volunteer opportunities available at the Kennebec Land Trust. Won't you please help us out? Send in your application today -- we'll do our best to put your talents to good use!