

## *KLT acquires mountain side property in Wayne*

Thanks to a generous gift of land, the Kennebec Land Trust (KLT) is now the owner of a small piece of Mt. Pisgah, a regionally significant open space and recreational area located in Winthrop and Wayne.

"This gift creates a momentum for a major KLT initiative to work towards the protection of the open, undeveloped character of the Mt. Pisgah area," says Jim Connors, Chair of the Lands Committee. This parcel establishes a KLT presence on Mt. Pisgah, and will provide a basis for future activities in the mountain area by KLT.

KLT received this donation as part of a gift of two land parcels in Wayne from Dr. Robert and Mrs. Maril O'Malley. This parcel of 15

acres is located on the lower slopes of Mt. Pisgah with 600 feet of shore frontage on Dexter Stream. There are several brooks running through the heavily wooded parcel.

The second lot of 12 acres is located nearby with approximately 800 feet of frontage on the Mt. Pisgah Road. This parcel was given to the trust with the understanding that it would be sold to raise stewardship funds as well as additional capital for other KLT projects.

This "tradeland" gift is an important tool for KLT. Land which can be used without damaging significant natural values and which does not have a need for special protection can be sold or its value traded leading to the protection of more ecologically important lands.

The O'Malleys, long time KLT members, attended the 1995 annual meeting in July where they approached Lands Committee Chair Jim Connors of Monmouth.

"Dr. O'Malley asked me if we could 'talk turkey' about some land they owned in Wayne," says Connors. "We were immediately interested and within a couple of months we closed the deal."

"The Board is especially pleased with this acquisition in the Mt. Pisgah area because it will provide access to a significant area available for hiking, snowmobiling, skiing and hunting," says KLT President Norm Rodrigue. "We thank the O'Malleys for their generosity and commitment to the goals of the trust."

## *KLT looking for local stewards*

Over the last year the Stewardship Committee has inspected all of the parcels held by KLT and has begun the job of developing a management plan for each.

A common need in each plan is to identify one or more individuals who would volunteer to "adopt" a property and regularly (one or more times a year) visit the property to see that all aspects of the plan are being maintained.

This might include observation of use or misuse by the public, maintenance of signs, boundary markers or trails as needed, and any reports of damage from storms, vandalism, etc. The more ambitious may wish to begin natural resource surveys (a task we hope to work on in the future) or other management chores.

This is a great opportunity to be outside, enjoy some of KLT's properties, and contribute to our role as responsible stewards at the same time. The only cost will be your time, and only payment will be your enjoyment.

### Properties:

Avery -- Echo Lake, Readfield  
Perry Island -- Cobbossee Lake, Winthrop

Hodgdon Island -- Cobbossee Lake, Winthrop

Fogg Farm -- Readfield

Monks Hill -- Readfield

Torsey Shores -- Mt. Vernon

Dexter Stream -- Wayne

Interested individuals should call Dave Courtemanch (293-2244) or George Dragonetti (685-9856).

## *Kanzy bequest*

The Kennebec Land Trust was the recent beneficiary of a substantial bequest from Stanley "Jake" Kanzy of Monmouth. Mr. Kanzy was an active outdoorsman who enjoyed the woods and fields of Kennebec County. The trust will put this money to good use protecting the undeveloped landscape which we all love.

The trust is always willing to discuss ways in which our members can benefit land protection as part of their estate plans. For further information contact KLT at 207-377-2848.



# Readfield's South Road fields preserved

The Kennebec Land Trust recently signed conservation easements that will protect one of the most important open space areas in Readfield. The story leading up to the event is an intriguing tale.

In 1976, John and Bep St.Andre acquired an old farmstead on the South Road in Readfield. The previous owner had grand plans to intensively subdivide and develop 50 acres of fields and woods. Those were heady days for such activity. Maine was in the midst of a land speculation boom. Lands throughout the Kennebec Lakes region, especially along waterways such as nearby Maranacook Lake, were being chopped into small lots. However, the St.Andres had a different idea.

Over the years John and Bep fixed up the farmhouse, built a scenic pond for wildlife at the edge of their fields, and cut hiking and ski trails through the woods. Eventually they turned their attention to the barn. Restoring the barn required more money than they had at the time. So the St.Andres began searching for ways to turn a portion of their property into a small neighborhood, gain some income and preserve the spectacular views of their open fields along the rural South Road.

They sold one houselot behind their farmhouse. Next, under the guiding eye of their surveyor and advisor, Dave Giroux, they put in a gracefully curved gravel road to access a small number of lots tucked into a wooded part of their property located back from the South Road beyond the fields. To maintain the public view of the fields, the St.Andres incurred the extra ex-

pense of installing the utilities underground.

By the spring of 1995, they were ready to seriously discuss long-term protection of the fields with representatives of the Kennebec Land

Trust. John and Bep had been members of the land trust since its founding in 1988. They knew the trust had worked with landowners in communities throughout the Kennebec Lakes and River region to

protect important shorelands, islands and forests. They also knew a farm field project would be new to the trust.

In March, KLT Lands Committee members Jim Connors and Jym St.Pierre met with the St.Andres to talk about conservation options. The powerful attachment John and Bep had to the land, especially the fields, was evident. In the course of meetings over the next several months, the team explored many ideas. But in the end the simple concept of maintaining the fields free of development and available to the community for hiking, picnicking and similar passive recreational activities prevailed.

During the fall, Jeff Pidot, KLT board member and an attorney, joined the discussions to work out the fine points of the easement

documents with the St.Andres and their lawyer, Cliff Goodall. For tax and other reasons, the St.Andres wanted to sign easements covering half of the fields by the end of 1995 and the other half in early 1996.

Today conservation easements

are in place to permanently protect the scenic qualities of the St.Andre's South Road fields. The easements encompass nine acres of fields with more than 900 feet of public road frontage. The view across the fields has been identified in Readfield's re-

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cent comprehensive plan as one of the most important scenic areas in town. To ensure that the field will continue to contribute to the natural beauty of the neighborhood, John and Bep have agreed to donate stewardship funds to KLT. Also, the easements provide that the fields will be mowed annually.

Increasingly open areas in Readfield and surrounding communities are being developed. The look, feel and balance of built and unbuilt land is being dramatically changed. One of the most important values of the St.Andres' effort may be to serve as a model. Already neighbors on the South Road have expressed interest in similar protection of their fields. KLT is interested in talking with any landowners in the region who would like to find out about protecting the unspoiled qualities of their property. Just ask John and Bep St.Andre how good it feels to leave a legacy.

# Annual meeting recognizes contributors

On July 23, 1995, KLT sponsored a walking tour of the property on Hodgdon Island in Cobbossee Lake recently donated to the land trust. In the evening, dozens of KLT members and guests attended the seventh annual membership dinner and meeting of the Kennebec Land Trust at the Augusta Country Club in Manchester.

Land trust President Howard Lake presented highlights of the past year. Jim Connors explained progress on land protection efforts. Sandy Crockett reported that the trust continued to operate in the black. Jym St. Pierre listed accomplishments in outreach and education. Norm Rodrigue described accomplishments in stewardship. Bob Weston discussed fundraising work.

Re-elected as directors were Jim Connors, Sandy Crockett, Wendy Dennis, Bob Mohlar, Ken Spaulding, Jym St. Pierre, and Paula Thomson. Susan Tolman was elected as a new director. Jane

Smith, a retiring board member, was recognized for her contributions.

A plaque was read commemorating the donation of a large portion of Hodgdon in Cobbossee Lake by the Farr family. An award was presented to Jon Lund for his help to KLT on a

variety of projects. Finally, Jym St. Pierre presented a special token of appreciation to outgoing president Howard Lake.

Thanks to all who attended and organized the meeting.



*Jon Lund (right) was recognized for his contributions to KLT by an award presented by Howard Lake, 1995 KLT President.*

## KLT Board activities

Since the last newsletter, KLT has:

- \* continued discussions with landowners on a variety of conservation projects;
- \* elected several new board members and new officers;
- \* adopted a statement of land trust standards and practices to ensure the continued sound functioning of KLT as a nonprofit organization serving the public interest;
- \* endorsed a new stewardship

fund policy to ensure that KLT continues to have adequate financial resources to provide long-term exemplary stewardship for our conservation lands;

- \* participated in a conference on the future of Cobbossee Lake;
- \* conducted field trips to our two newest conservation properties and held our annual meeting;
- \* hosted a statewide land trust conference.

## Thank you

A special thanks to Les Priest and Stan Smith, owners of D.L. Fleury's Sporting Goods in Winthrop, who donated a \$100 gift certificate to support our summer membership drive.

Thanks also to Ann and Fred Carlton, owners of Forshay-Carlton Gifts in Winthrop, and Bob Wing, owner of American Awards in Augusta, who generously made donations for the KLT annual meeting. Finally, a heartfelt thanks to everyone who has given to our first annual land protection appeal.



# President's message

When I was asked to serve as president of the Kennebec Land Trust, I was both honored and at the same time conscious of the significant time and energy commitment that would be needed. I made a list of questions that would help me decide if I was ready to take on this important assignment. I'd like to share some of these with you:

*1. Do I believe in preserving and protecting the natural landscapes of the Kennebec River and Lakes Region?*

I spend a lot of time with my family and friends hiking, canoeing, cross-country skiing and enjoying the outdoors in Maine. I care about the natural landscapes that we live, work and play in and that make Maine such a special place. Each year I visit Baxter State Park and I am always struck by its beauty and magnificence and by the incredible gift Governor Percival Baxter left to us. I shudder to think about what this place we call Baxter Park would look like today were it not for the vision, tireless energy and generosity of Governor Baxter. In a very small way, what we do at KLT, working creatively with thoughtful and generous landowners, allows us to share in the spirit of the Baxter legacy.

I want my great grandchildren to walk in the Vaughan Woods and the Wyman Memorial Forest, canoe to Perry and Hodgdon Islands in Cobbosseecontee Lake, and visit the other undisturbed and enchanting properties that we have protected. I want them to be inspired to continue the work of KLT in the decades to come and to realize the immense satisfaction and fulfillment felt by being a part of this important investment in our surroundings.

So yes, I firmly believe that the work of KLT, and many other land trusts throughout Maine, is of vital importance to the quality of our lives and the future of our children and grandchildren and I want to be a part of it.

*2. Does KLT have an active, talented, and motivated board and members?*

This is a critical question for anyone asked to lead a small, non-profit organization. There is no staff, only the energy and commitment of dedicated volunteers. This was an easy question for me to answer. I've served on a number of non-profit boards throughout my professional life and I have never had the pleasure of serving with a more competent, dedicated, motivated and fully-engaged group.

Several of KLT's founding members are still on the board and are just as actively involved as they were in 1988. We have had great success attracting new board members as well. In short, there is no dearth of available members who are willing to give the additional time and effort that being a board member requires. The business of a land trust is not simple. It takes a variety of skills and disciplines. KLT has an incredible wealth of talent on its board and is frequently solicited by other land trusts throughout Maine for advice. Our board covers the territory in terms of competencies including: law, accounting, biology, cartography, forestry, chemistry, environmental sciences, planning, education and a host of others. We also have members representing most of the communities we serve, including: Winthrop, East Winthrop, North Monmouth, Chelsea, Hallowell, Manchester,

Readfield, Kents Hill, Mt. Vernon and Wayne. Frankly, working with the KLT board is fun and exciting. Serving as president is made a whole lot easier and less intimidating when you have such a great group of people to work with.

*3. How healthy is KLT financially?*

A perennial problem of small nonprofits is their financial strength. They frequently find themselves struggling just to make ends meet. In this regard, KLT is in good health. As of the end of 1995, we had more than \$20,000 in the checking account and more than \$35,000 in our stewardship fund. In addition, we have more than \$30,000 in our land protection revolving fund. We are able to stay in the black thanks to the generosity of our members and donors. Our Development Committee works diligently to assure that these accounts are replenished and grown as funds are used to protect and manage the increasing number of properties entrusted to us. Our recent annual appeal netted several thousand dollars. So on this issue, there were no questions about my comfort level.

*4. What about support from the broader community?*

Since its founding in 1988, KLT has protected nine properties, including the newly acquired Dexter Stream and South Road parcels written about in this newsletter. This kind of success does not happen without the generous support of landowners who want to endow future generations with the beauty and splendor of our natural landscapes. When we appealed to our membership and the greater Kennebec River and Lakes community to raise funds to protect Perry Is-

*continued on next page*

*President's letter**continued from page 4*

land in Cobbosseecontee Lake, we received an outpouring of support in the hundreds of pledges that eventually led to the protection of this threatened island.

The Kennebec Land Trust is a reflection of the sensitivity and soul of the communities it serves. Its mission and work reflect the desires and interests of its members and landowners in preserving our natural heritage. The board and KLT's members simply act as shepherds in bringing together the preservation interests of landowners with the legal and technical resources needed to preserve and protect our natural landscapes.

As you can see, I had no choice but to gratefully accept the invitation to serve as KLT president. I welcome the opportunity and also want to thank all of you who make the Kennebec Land Trust possible. I encourage you to stay in touch and involved with us. Thanks.

Norm Rodrigue

*For sale*

Land for sale in Wayne.

13+ wooded acres on the Mt. Pisgah Road. Soil tested for one home. Attractive rural location.

Asking \$15,000.

For further information contact the Davis Agency, Monmouth 207-933-4441.

*(Being sold as a tradeland to benefit the Kennebec Land Trust)*

*Vaughan Woods  
clean-up party*

On Sunday Oct. 29, 1995, the annual clean-up party was held at the Vaughan Woods preserve in Hallowell. In 1990, Diana Gibson, one of KLT's earliest members, donated to the land trust a conservation easement on the entire 150-acre Vaughan Woods.

This year, there was another outpouring of support for the Vaughan Woods with many volunteers showing up to help work on the trail system. Steve Brooke led this year's efforts with help from Syd Sewall and Chris Gibson. In addition, special mention goes to Frank Wingate, who again brought his landscaping equipment to load mulch and gravel; Dick Barrett, who again provided heavy construction equipment for bridge and culvert repairs; Sam Webber and the City of Hallowell,

who arranged for and donated gravel and mulch for the trails; several supporters who donated use of their trucks; as well as a host of other volunteers.

This year's projects included considerable trail rebuilding and erosion control work, which is vital to the protection of the hiking trails in the Vaughan Woods.

Says KLT board member and Hallowell resident Jeff Pidot, "If you haven't had occasion to visit the Vaughan Woods for a hike, you are in for a treat. Better yet, after your visit, let us know of your interest in helping on future projects to maintain this community treasure."

For information, directions, and to be put on the list of the "Friends of the Vaughan Woods," call Jeff at 207-622-4394.

*Elliot Farr family reception*

On Friday, August 18, 1995, a reception was held at the summer home of the Elliot Farr family on Belle Island in Cobbossee Lake.

Mr. Farr recently passed away, having given to KLT his 17-acre portion of Hodgdon Island, also in Cobbossee. The reception was hosted by Elliott's wife Anne who was joined by daughters Caroline Farr and Martha Kent and others in the Farr family and friends.

Also in attendance were a number of KLT representatives, who ex-

pressed their deep appreciation for the Farr family's generosity and conservation-mindedness. 1995 President Howard Lake gave Mrs. Farr a commemorative plaque as a token of KLT's appreciation.

KLT board member Jeff Pidot gave Mrs. Farr a letter written in Elliott's hand in which he had eloquently described Hodgdon and its neighboring islands and reminisced about his childhood summers on Cobbossee.



## Land trusts go online

The Conservation Land Trust Network of Maine is getting on the information superhighway. CLTN, a coalition of Maine land trusts cooperating for mutual support, has established the first regional land trust presence on the World Wide Web. Land trust information, events and much more will be available. The electronic address for the CLTN home page on the Internet is <http://www.cltn.org>. Address questions over the good old telephone to John der Kinderen, at 207-282-5828.

### Calling KLT

Remember, if you need to contact the Kennebec Land Trust for materials or other information, you can call our Winthrop phone number: (207) 377-2848.

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

Individual	\$15
Family	\$25
Supporting	\$50
Sustaining	\$100
Sponsoring	\$250

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

### KLT T-shirts:

As winter melts into spring and you get the urge to shed your heavy winter clothes, remember KLT T-shirts are still available.

Only \$8.50 each plus \$1.50 for postage.

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