

DONATED EASEMENTS ENHANCE BOLD COAST CONSERVATION

Two families in easternmost Washington County recently granted conservation easements to MCHT that will permanently protect nearly a half-mile of wild shoreline and a potential future trail connection. These easement donations will enhance the public's enjoyment of MCHT's preserves at Hamilton Cove and Boot Head in Lubec.

"Donated easements are a flexible and cost-effective means of conserving private land," says David MacDonald, Director of Land Protection. "We are delighted to partner with these families in the ongoing care of the Bold Coast – conserving some of Maine's wildest remaining shoreline."

Long-time Lubec residents Charles (Lucky) and Madeline Lookabaugh recently gave MCHT a generous easement protecting Katie Point – a prominent headland visible from both Hamilton Cove and Boot Head. Having worked as Lubec's town manager, Lucky knows how vulnerable the shoreline is to development: "This coastline is so fragile — we felt that our own piece of it should be protected – no matter what."

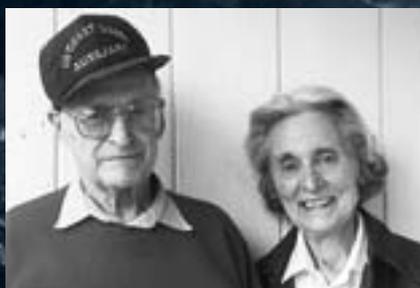
Conservation easements, voluntary deed restrictions that run with the land, can be tailored to the needs of a particular property or family situation. Families like the Lookabaughs can choose to restrict portions of their land – for scenic, ecological or recreational purposes — while retaining a "building envelope" or acreage not subject to conservation restrictions. "MCHT helped us create an easement," Lucky says, "that protects the

shoreline and public views, but gives our kids some future flexibility on land well back from the shore."

Trail easements offer another means of furthering conservation, without sacrificing ownership or the right to build. For Darrell and Laurie Smith, who recently purchased 60 acres just east of MCHT's Hamilton Cove preserve, a trail easement offered a great way to contribute to local land protection efforts.

"We were thrilled to learn that so much conservation had been accomplished in the neighborhood," says Darrell Smith. "We hope that our trail easement will inspire other landowners to consider similar options." The Smiths eventually plan to build a home on the parcel, so any future trail will be carefully sited at a distance from the house to respect their privacy and enhance hikers' experience.

For more information on donating conservation easements, please contact MCHT.



CHARLES AND MADELINE LOOKABAUGH
FELL IN LOVE WITH THE VIEW FROM KATIE
POINT ACROSS GRAND MANAN CHANNEL
WHEN THEY FIRST SAW THE PROPERTY
NEARLY 30 YEARS AGO.



PRESIDENT'S COLUMN *by Jay Espy*

GIFTS THAT HONOR

A CONNECTION TO THE LAND

If someone invited you to give away a generous portion of your estate, how would you respond? One landowner I knew, on the verge of signing a restrictive easement, listened soberly as his attorney outlined how he would forfeit \$680,000 of his family's assets. Then the landowner broke into an easy grin. "Great!" he exclaimed. "Show me where I sign!"

The idea of donating a conservation easement – deliberately giving away some of one's "capital" – can

seem strange to those who see land simply as a financial asset. Yet for many landowners, an easement gift represents a way – not just to realize important tax benefits – but to ensure the future of a cherished place. What represents a loss of value, by one measure, actually serves to enrich one's own life and the ongoing life of the land.

Easement donors – like the Lookabaugh, Smith and Williams families featured in this newsletter – embody the philanthropic spirit that

lies at the heart of land conservation. Their gifts reflect an intimate bond with the land and a commitment to its future. For them, easements help safeguard the cherished places that define their life memories and their hopes for generations to come.

Donated easements are central to MCHT's work and to our ambitious \$100 million Campaign for the Coast. We depend on friends who know the full worth of land and choose to invest in a future that will enrich us all.



NATHAN ISLANDS

With funds from the Trust's Campaign for the Coast, MCHT recently purchased two granite-rimmed islands north of Isle au Haut.

The former owners of Nathan and Little Nathan islands offered the Trust a significant bargain sale price to help stretch campaign dollars farther. "Having enjoyed these islands for nearly 30 years, the owners wanted to know that the islands would be in good hands for decades to come," says project manager Ciona Ulbrich.



DAVID MACDONALD

NORTHEAST HARBOR GOLF COURSE EASEMENT

MCHT has secured an easement protecting 130 acres of open space in the heart of Northeast Harbor. The easement prevents subdivision and residential development of the Northeast Harbor Golf Course (pictured above), and protects public access to a popular network of footpaths that link the village to Acadia National Park. "These trails represent an important community resource," says MCHT's David MacDonald. "The Trust was glad to help maintain the traditional character and local uses of such a well-known property."



©SARA GRAY

THE NATHAN ISLANDS PROVIDE ACCESS OPPORTUNITIES IN AN AREA POPULAR AMONG BOATERS.

ALDERMERE FARM



Thanks to the efforts of numerous volunteers, Aldermere Farm had a productive summer season. “Educational outreach at the farm is off to a great start,” says project manager Ron Howard. “Support from local volunteers allowed us to staff our new visitor center three days a week, sponsor several ‘Off the Road’ guided nature walks, host an art show and construct new trails.”

One of the summer’s most exciting volunteer efforts, the new “Cow Whisperers” program,



THROUGH THE NEW “COW WHISPERERS” PROGRAM, LOCAL TEENS FORGED STRONG BONDS WITH THIS YEAR’S BELTED GALLOWAY CALVES.

this year’s calves. The teens gradually got the calves accustomed to human contact by grooming them and leading them on halters. Youthlinks Executive Director, Shannon Thompson, notes that this pilot project exceeded everyone’s expectations: “Our teens have learned a great deal about the operations of working farm – and, more importantly, they have learned new skills, developed an increased sense of responsibility, and found new strengths in themselves.”



introduced local teenagers to the farm experience. Two days a week for six weeks, seven teens and two adults from the nonprofit organization Youthlinks came to Aldermere Farm to help halter-break

RON HOWARD

JORDAN’S DELIGHT:

RESTORING A SEABIRD NESTING ISLAND

GOING,

GONE!

GOING,



LAST YEAR, MCHT RECEIVED A GENEROUS DONATION OF 24 ACRES ON JORDAN’S DELIGHT ISLAND, INCLUDING A LARGE, UNFINISHED HOUSE. EARLY THIS FALL, CONTRACTORS CAREFULLY DECONSTRUCTED THE HOUSE, SALVAGING THE WINDOWS, DOORS AND 40 PERCENT OF THE LUMBER. HAZARDOUS AND NON-BURNABLE MATERIALS WERE SHIPPED ASHORE WHILE THE REMAINING DEMOLITION DEBRIS WAS BURNED. THE CONTRACTORS THEN REMOVED THE ASHES AND FULLY RESTORED THE SITE.

CHRIS HAMILTON



PATRICK WATSON



A LIVING LEGACY

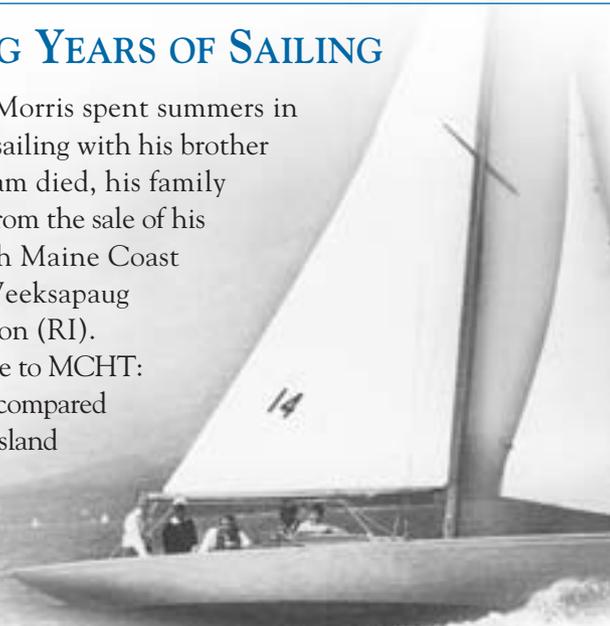
To honor the memory of her late husband Gerald, Lubec resident Janice Wilcox recently donated four wild Cobscook Bay islands to MCHT. “Now these beautiful islands will remain as we have known them,” Mrs. Wilcox says, “helping keep Gerald’s presence alive.”

The Wilcox family had held the 21-acre archipelago in Straight Bay, which includes Parker and Gooseberry islands, for generations. Before his death, Gerald began working with Quoddy Regional Land Trust on their protection. “His family’s generous gift honors Gerald’s wishes for the land,” says QRLT’s Nancy Nielsen.

COMMEMORATING YEARS OF SAILING

As a young man, Sam Morris spent summers in Northeast Harbor – often sailing with his brother Bill Strawbridge. After Sam died, his family decided to share proceeds from the sale of his Herreshoff Rozinante with Maine Coast Heritage Trust and the Weeksapaug Foundation for Conservation (RI).

Mrs. Morris recently wrote to MCHT: “This memorial gift is small compared to the cost of protecting an island or a critical piece of land along the Maine coast. If, however, the gift could be used as seed money to purchase land in the seascape that Sam dearly loved, the family would be most grateful.”



SAM AND ELEANOR MORRIS (IN THE STERN) SAILING SAM’S INTERNATIONAL WITH JIMMY DUCEY, BILLY BRENGLE AND BILL SRAWBRIDGE OFF MOUNT DESERT ISLAND IN 1941.

CELEBRATING A MARRIAGE TO PLACE

Expressing their strong connection to Maine and desire to conserve its special places, two couples recently requested that their wedding guests make donations to MCHT in lieu of traditional wedding gifts. “We decided to do this,” writes Sarah and

Thor Emory, two of the newlyweds, “because we wanted to give something back to Maine. We both love it here and we can’t think of a better gift than to have been blessed by growing up here.”

HONOR FRIENDS AND FAMILY WITH AN ENDURING GIFT

This holiday season, we hope you will consider making a gift on behalf of a friend or family member in support of land conservation. MCHT will inform gift recipients of your donation, and keep them posted throughout the year with the Trust’s newsletter and annual report. Thank you and best wishes for the holiday season!

I would like to make holiday gifts in honor of the following individuals: *(Please use another sheet of paper if space is needed for additional names)*

Name:	Name:
Street:	Street:
City:	City:
State:	State:
Zip:	Zip:
Gift Amount:	Gift Amount:

Please make your check for the total gift amount payable to Maine Coast Heritage Trust and mail to: Bowdoin Mill, One Main Street, Topsham, ME 04086. If you prefer, you may donate by completing the following credit card information.

Donor Name:

Street:

City: **State:** **Zip:**

Telephone /e-mail:

Visa Mastercard expiration date:

signature:

Questions? Please call 207-729-7366 or e-mail us at development@mcht.org. Thank you!

MARINA SCHAUFELER

EASEMENT GIFT PRESERVES TOWN OPEN SPACE



CAROLINE PRYOR

A DONATED CONSERVATION EASEMENT WILL MAINTAIN THE SCENIC WILLIAMS FARM, WHICH LIES BETWEEN DOWNTOWN BAR HARBOR AND THE MOUNTAINS OF ACADIA NATIONAL PARK.

With 16 acres of agricultural land on the outskirts of Bar Harbor, the Williams Farm was ripe for development. The property's open meadows, overlooking Cadillac, Champlain

and Dorr mountains, have appreciated greatly in value. If the farm's 88-year-old owner, Mrs. Frances Williams, had simply left the land to her children, inheritance taxes could have forced a sale. "The family was

concerned that a future buyer might develop the land," observes senior project manager Caroline Pryor. "Zoning would allow for more than 50 housing units on the site."

Instead, Mrs. Williams chose to donate an easement that prevents future development (beyond the existing historic farmhouse) and preserves views from Acadia's mountains and Park Loop Road. The easement will help maintain valuable meadow habitat for ground-nesting birds such as killdeer, bobolinks and meadowlarks. Given to MCHT on an interim basis, the Williams' easement will be transferred to Acadia National Park.

"This far-sighted gift helps ensure a significant open space buffer between downtown Bar Harbor and the Park," notes Pryor. "Mrs. Williams also granted permission, last year, for the new Great Meadow Loop Trail to cross her land, enabling a pedestrian connection between the village and the Park."

A LANDOWNER'S PERSPECTIVE

It has been a great privilege, indeed a blessing, for me to live in this place surrounded by the beauty of Nature. Through the years this land has nourished me and enriched my life. The birds and animals who find a home here became a part of my family. It is time now to ensure that this land will remain forever at peace. I hope that it will always be home for the wildlife and — for friends and neighbors who pass by — a view of quiet beauty in a troubled world.



CAROLINE PRYOR

FRANCES G. WILLIAMS

I am grateful to Maine Coast Heritage Trust for thoughtful and expert guidance in my search for the best way to preserve my property for generations to come.

**Frances G. Williams
October 2001**



MCHT welcomes several new staff members to our Topsham office and bids farewell to those who have moved on to other pursuits.

• **Dan Mahoney** of Brunswick has become MCHT's new finance associate, replacing **Tom O'Connor** who went to work for Friends of Casco Bay. Dan previously worked as a staff accountant for Coastal Enterprises, Inc.

• **Peter Ainsworth** of Freeport joined the development team as community outreach coordinator. Peter was formerly president of The Freeport Group, a private wood products distribution company.

• **Charleen Montz** of Topsham brings years of development experience to her new post as development assistant. Charleen worked most recently with the University of Southern Maine library system.

• **Jesse Jacobs** of Mount Vernon is now MCHT's technical resources associate, replacing **Tomlin Coggeshall** who now works as a sales representative with Cutter Technical, a computer company. Jesse was formerly a GIS mapping specialist with the Androscoggin Council of Governments.

• **Jonathan Labaree**, formerly a project manager in the midcoast, has assumed a new role within the Trust as the Major Gifts Officer, directing the Campaign for the Coast. **Betsy Ham** of Bowdoinham, who has worked for Maine Rivers and Friends of Merrymeeting Bay, will become the Trust's new midcoast project manager.

• **Rupert Neily**, on staff for more than a decade as land trust program coordinator and a project manager, moved on to new pursuits this fall. We are grateful for his passionate commitment to land preservation and his many contributions to Maine's land trust community. **Megan Hellstedt**, who was the Topsham office Land Protection Associate, will now serve as southern coast project manager.



MAINE COAST HERITAGE TRUST

is dedicated to protecting land that is essential to the character of Maine, its coastline and islands in particular. Since 1970, more than 111,000 acres have been permanently protected. MCHT provides conservation advisory services to landowners, local land trusts and state and community officials free of charge. A membership organization, MCHT welcomes your support and inquiries.

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207-276-5156

Aldermere Farm, 70 Russell Ave., Rockport ME 04856
207-236-2739

View our site at www.mcht.org

LTA LAUNCHES FUND DRIVE

The national Land Trust Alliance (LTA) has launched a campaign to honor the legacy of Jean Hocker, who is stepping down after leading the organization for 14 years. The fund will enhance training and information services that LTA offers

to 1,200 land trusts around the country. According to Jay Espy, former LTA board chair, gifts "will be multiplied thousands of times by assisting each land trust and land conservationist



JEAN HOCKER AND JAY ESPY

to protect their part of America's land and resources."

Gifts can be mailed to: In Honor of Jean, Land Trust Alliance, 1331 H St. NW, Suite 400, Washington, DC 20005-4711.

WISH LIST

- 18' aluminum skiff with a 25-45 HP motor and trailer
- Sea kayak
- Clippers, loppers and bow saws
- PowerPoint projector
- Conference table and chairs
- Refrigerator
- Microwave
- Vacuum cleaner

NORTHEAST HARBOR OFFICE TO MOVE

After 26 years at 12 Summit Road in Northeast Harbor, MCHT's field office will be moving. The new office will open in January, housed in the Kittredge Office Building at 1049 Main Street in Somesville (across from the One-Stop).

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