



Summer Newsletter  
July, 2003

Last year was an excellent year for the GLLT and our projects. Last summer saw the successful defense of the 188 acres of the Evergreen Valley Marina tract and Great Brook. We also acquired the 250-acre Kezar Outlet Fen property in the Lower Bay. The conservation values of Evergreen's 188 acres will be preserved, and the Kezar Outlet Fen will remain available for its traditional usages.

We are fortunate and successful to date in our mission to protect many critical areas around Kezar Lake. We are pleased that the Planning Board of the Town of Lovell is introducing constructive new dock and mooring ordinances. The GLLT welcomes the town's efforts at thoughtful regulation. As former Governor Angus King said, the challenge in the next decade will be "to keep Maine, Maine." We work towards that end and look forward to continuing our close cooperation with the town as in pursuit of our goal for a balance between conservation and development.

Unfortunately, there is a new threat that has appeared on Middle Bay. Pleasant Point Inn is now represented by Conway Lake Resorts, Inc. (CLR). This entity is trying to increase its number of units and convert to a condominium and time-share form of ownership. Although they are reducing the number of seats at the restaurant, they are increasing the season to a year round operation. They have been advertising as a private marina and yacht club. CLR contends there will be a decrease in density through these changes.

Our assessment is that there will be an increase in usage of this area with negative effects including increased septage, traffic, noise, number of boats, as well as increased crowding on the town beach and the Middle Bay of Kezar Lake. The developer behind this proposal was also involved last summer at Evergreen Valley. To counter this threat, the GLLT has joined with the Farrington Homeowner's Association, the Kezar Lake Watershed Association and Quisisana Corporation in opposing this development.

In the past, the GLLT has twice come to the aid of the Upper Bay with the Heald and Bradley Ponds project to protect Boulder Brook and the Evergreen Valley Marina project to save Great Brook. Thrice we have risen to the challenge in Lower Bay with the Sucker Brook Addition, the Ladies Delight Project, and the Kezar Outlet Fen. This summer we are called upon to help Middle Bay. We have created the Middle Bay Defense Fund and have hired the services of Richard Spencer, Esq., of Drummond, Woodsum & McMahon, who represented our interests last summer in the Evergreen Valley Marina challenge.

As part of our proactive approach to stay ahead of development pressures, the GLLT is making available at minimal expense a unique conservation easement for waterfront property owners. The essence of this easement is a restriction, which prohibits waterfront property from being combined with back land for funnel development or



simply using the waterfront holdings as a right of way for docking or offshore mooring. Primarily, it prevents the commercializing of waterfront properties which results in a significantly increased burden on Kezar's vulnerable ecology. Please contact either Mary Louise Blanchard, chairperson of our easements committee, or me, for further information. We hope many will make use of this easement.

We also appreciate the excellent work of the GLLT Preserves Committee. Some necessary logging was done on the Chip Stockford Preserve which now boasts a view site. The Greater Lovell Land Trust is contributing \$3000 to the Town of Lovell *in lieu* of taxes to be used for a project to be agreed upon by the town and representatives of GLLT. This sum comes from funds received by the GLLT from timbering in parts of the Preserve.

We have some good news! The Land Trust will soon receive ownership of a 100 acre tract of land between Route 5 and the Kezar River. This land has been owned by The Maine Chapter of The Nature Conservancy. It is subject to deeded restrictions that will run with the land. When this is confirmed, we intend to provide a canoe access road for use of Lovell residents.

The Fourteenth Annual Educational Meeting will take place on August 2, 2003 at the New Suncook School. Our main program will feature "A Visual Adventure: Evergreen Valley and Kezar Outlet Fen" by Jose Azel. We are privileged to have Jose, a local resident and internationally recognized photographer who founded Aurora and Quanta Productions in Portland, a leader in the merging of traditional photography and the digital media. He will share through his camera's eyes the beauty of these properties with those who have helped us preserve them.

We wish to broaden our membership base. All who contributed to our Evergreen Valley Marina project have automatically been considered members. We hope they will renew their memberships. We encourage the next generation of property owners, both seasonal and year round, to remain or become members. We encourage the children and grandchildren of our members to join 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.

Enclosed is a contribution envelope. Regular memberships are renewable in July each year. New memberships are encouraged at any time. Contributions to our endowment, acquisition fund, and operating funds are necessary and deeply appreciated. We also seek contributions this year for the GLLT Middle Bay Defense Fund.

Howard A. Corwin, M.D.  
President

## *"GLLT...Our Members and Our Mission Make Us What We Are"*



*Editor's Note:*  
*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  
207-925-1720.*



*The Greater Lovell Land Trust Presents:*

## **"Natural History at the Lovell Library"**

**Wednesday Evenings in July at 8:00 PM**

### **July 9th, David Brown, Tracker and Naturalist. *Warbler Madness***

Dave is back to share his knowledge and original videos. "Warbler Madness" is what comes over birders in early May when they are found scanning the treetops, ooh-ing and ahh-ing over tiny creatures other people can't even see. After spring migration mixed-species gangs of these brilliant birds, relieved of nesting duties, can be seen again, roaming the August woods in search of insects. A pair of videos on warblers and other North Country birds will be accompanied by live narration, including tips on identification.

### **July 16th, Bart Dewolf, Consulting Ecologist. *Plants and Alpine Natural Communities***

The alpine areas of New Hampshire and Western Maine support a fascinating variety of plants and animals and a range of natural community types. The plants include hardy sedges and rushes, stunted woody species, and breathtaking alpine flora, all adapted to live in the harsh environment found at and above treeline. In this slide-illustrated talk, Bart will describe the natural communities of the alpine zone, and highlight the plants and animals found there. He will explain what is known about the origin and history of these communities, and speculate on their future in an age of global warming.

### **July 23rd, Ron Gestwicki, Environmental Studies candidate at Antioch.**

#### ***Down The Kezar River - A Natural and Historical Journey***

This slide presentation will focus on the natural and human history of the Kezar River with attention to the town of Lovell. The river flows eight miles (as the crow flies) from the Five Kezar Ponds in North Waterford to the Old Saco River. For the past five summers Ron has walked or kayaked the entire length with his sons and friends and this is what they found.

### **July 30th, Richard Fortin, *The Yankee Lumberjack***

Richard will take us on a trip back in time as we look at the 19th century lumberjack, and life in the woods. Last year he dazzled us with his knowledge of the trade and his collection of authentic tools. This year he will take us back to the hard life in an early lumber camp with tales of colorful characters, songs of the camps, and slides of the people and places.

Program Note: For safety and space reasons we can accommodate 35 people in the library, so please understand if we have to turn individuals away after we are full.

*We will conserve only what we love  
We will love only what we understand  
We will understand only what we are taught.*

Baba Dioum (noted African environmentalist)



# Greater Lovell Land Trust:

## WALKS 2003

As the summer begins the GLLT is pleased to offer a number of guided walks. We are expanding our walks this year to several new locations and hope you can join us.

Our free walks are led by trained docents at Heald Pond, Sabbatus Mt. and the Sucker Brook Preserve and other specified locations. See our calendar below for details. No advance sign up is necessary. Docents guide visitors on trails and point out important features, identify plants, identify animal sign, and help participants to read the forested landscape. Be prepared to walk on unimproved trails that are sometimes wet. Bring appropriate clothing, bug spray, and walking shoes to deal with all weather. Pets are not invited. Please park carefully to avoid obstruction of fire services and roadways. Car pooling is encouraged.

### Guidelines for walks:

- A casual walk is on developed trails and mostly level terrain.
- An active walk is on developed and rough trails up and down hill.
- A strenuous walk is on and off trail, up and down hill.

All walks are in the morning.

### Directions:

**The Heald Pond and Flat Hill** walks take place at the Heald and Bradley Preserve. From Lovell drive north on route 5. Turn right on Slab City Road and proceed a short distance over a bridge to a parking area on your left past the launching area.

**The Sabbatus Mt.** walks use the popular state owned hiking area off Sabbatus Mt. Road. From Lovell drive north on route 5 and turn right on Sabbatus Mt. Road. Follow the road bearing right at the fork on a dirt road to a parking lot on the right where a docent will meet you.

**The Sucker Brook** walks use the Sucker Brook Preserve off Horseshoe Pond Road. From Lovell drive north on route 5 to the West Lovell Road on your left. Proceed over the bridge to Foxboro Road (a left at the next fork). Drive about two miles to Horseshoe Pond Road on your right. Proceed down this dirt road a short distance to the Horseshoe Pond parking area.

**The Stockford Preserve** walks will meet at the Library due to limited parking.

## THE CALENDAR FOR GUIDED WALKS

- July 9, Wed. 8 - 12.** *Active. Walk at Great Brook to explore this riparian area and the history of the land. Note: please meet at the Heald Pond Parking Lot.*
- July 18, Fri. 9:30 - 11:30.** *Family walk at Sucker Brook. Designed for your children between ages 5 and 9 with their parents. We will explore the woods and brook, looking for animal signs and wildflowers. Children must be accompanied by a responsible adult. Bring a magnifying glass if you have one.*
- July 24, Thurs. 9 - 11.** *Casual. Heald Pond. Focus on medicinal and edible plants.*
- July 29, Tue. 9 - 12.** *Strenuous. Sabbatus Mt. Wildlife sign, trees and views.*
- Aug. 4, Mon. 9 - 11.** *Casual. Focus on wildflowers at the Stockford Preserve. Note: please meet at the library.*
- Aug. 14, Thurs. 9 - 12.** *Casual. Sucker Brook. Plants in a riparian environment.*
- Aug. 18, Mon. 9:30 - 11:30.** *Active. Whiting Hill. To identify and discuss seeds.*

*NOTE: Call 207-925-1205 if you have any questions about the talks or hikes.*



## A REPORT FROM KLWA...

## WMN Forest Service Begins a 5-Year Great Brook Restoration

*Kezar Lake Watershed Association's August Program*

The August program of the Kezar Lake Watershed Association (KLWA) promises to be both educational and a pay-back, if you will, for the Great Brook marina development threat of last summer.

Jay Milot, Fisheries Biological Technician of the U.S. Forest Service will be giving a power-point presentation entitled, "Great Brook Stream and Fisheries Restoration Project." He will be accompanied by Terry Miller, District Ranger of the Saco Ranger District and Mark Prout, White Mountains National Forest Fisheries Biologist. The first phase of this 5-year project to restore the over-all health of Great Brook, starts this month and is one of the largest stream restoration projects in Maine. It will be fully funded and staffed by the Forest Service.

The work, which will be done by hand and some heavy equipment, will take place on three miles of Great Brook on Forest Service land above the gate. Among the benefits of this project will be addition of woody debris to the stream to restore wildlife habitat; collection of organics; storage of sediments; increase of fisheries spawning and pool habitat; increase in invertebrate diversity; stabilization of the stream channel; and increase in flood plain connectivity.

If you don't know what this all means, please come to the KLWA meeting and find out! It will be held at the New Suncook School on Saturday, August 9th at 10:00 A.M.

Joan Irish  
President, KLWA

## PRESERVING THE LAKE Land Trust Offers Limited Easement

Concerned by threats of excessive commercial development on Lake Kezar, the GLLT has developed a model Limited Conservation Easement to help preserve the lake's water quality, fishery habitat and shoreline environment.

This unique easement creatively addresses the specific problems of "funnel" development and commercial water-based activities by a group or club. In funnel development, a developer purchases land with little or no frontage on the lake and grants the individual lot owners the right to access the water over the small frontage area associated with the development or over an easement acquired for that purpose.

Excessive commercial usage of waterfront property promotes exploitation of lake and shoreline resources that contribute to a healthy lake ecosystem. These development activities are serious potential threats to the lake and its surrounding environment. They permit over-use of the lake, enhance run-off and excessive phosphorous and other contaminants, disturb the fragile fishery ecosystem and diminish the scenic beauty of the lake.

As with all conservation easements, the Limited Easement may be tailored to your needs and desires including the retention of some development rights for you and your family. It may be placed on only a portion of your property or on all of it. Such property will be known as Conservation Property. It may be waterfront land, property off the lake or a combination of the two. The Easement would restrict waterfront property from commercial use, prohibit its being combined with back land for funnel development and disallow its use as access for water-based activities by a group or private club.

The Limited Easement is a creative approach to preserving specific and significant environmental and community resources from over-development.

The Land Trust would like to work with you to answer questions you may have and explore the advantages that a Limited Conservation Easement will provide you, your family, and those who use and depend on the lake's resources.

Please call Howard Corwin, President 207-925-2282, e-mail [HACGLLT@AOL.COM](mailto:HACGLLT@AOL.COM) or Mary Louise Blanchard, Easement Committee Chair, 207-925-2661, e-mail [mlb@gwi.net](mailto:mlb@gwi.net).

M. L. Blanchard

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

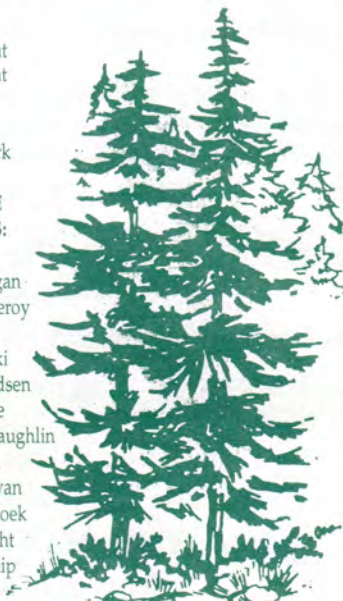
#### OFFICERS:

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

#### ALTERNATE

#### DIRECTORS:

|                       |                   |
|-----------------------|-------------------|
| José Azel             | Glen Allison      |
| Dan Barker            | George Cadigan    |
| Mary Louise Blanchard | Philip Faunteroy  |
| Sara Cope             | Peter Fenn        |
| Sally Davey           | Ron Gestwicki     |
| Richard Eastman       | Eric Gulbrandsen  |
| Elizabeth Gallie      | David Morine      |
| Beth Gentile          | Thomas McLaughlin |
| Joan Irish            | Dennis Smith      |
| Marc Kurnick          | Charles Sullivan  |
| Michael Miller        | Walter Van Hoek   |
| John Prescott         | Herman Voight     |
| Marjorie Stockford    | Robert Winship    |
| George Scala          |                   |





## NEWS OF GREATER LOVELL'S PRESERVES Each Year There's More To Do and View Along Lovell/Kezar's Trails...

Our Properties Commission added a fourth site, the Wales Property, located in the Fryeburg Harbor area. It is pristine land teeming with birds and typical Maine wildlife and plant life. It is not yet ready for tripping and/or viewing since it is being evaluated for its highest and best use and, as always, we will allow the land to dictate its use. We are proud to obtain this property. We hope to have it ready soon for your use.

The process of trail maintenance is ever on going...we have an advantage this season because we have an ATV to facilitate that job. Tom Sheehan and Kevin Harding have been productive moving "blow down" and other trail debris, especially in the Bradley Heald tract.

We have placed eleven benches in the Bradley Heald venue to facilitate viewing and resting. These benches were made of logs found on the site so that little or no damage has occurred in this process.

The Chip Stockford Preserve will be outfitted with a smaller version of our typical Kiosk this summer as well as a memorial bench to Chip...a GLLT stalwart from the beginning of the Land Trust.

We say thank you, good-bye and good luck to our loyal member Dianne Bilotta who is moving to a new position in Hanover, New Hampshire. Dianne and Tom Henderson have been very involved in the development of the Sucker Brook/Lord's Hill trail complex. She has generously given us some new commission members who will become productive very soon. They are Jane Lansing and Barbara and Burgess Smith.

As always, we have a dearth of volunteers for the many commission and/or site work jobs which must be done to groom our properties for optimum tripping and viewing. We hope to recruit several local Life Scouts who are working toward Eagle status to help us with these various tasks.

Our loyal local members continue to shoulder the main burdens brought to us by nature and our plans in the venues. They are Beverly Bassett, Sally Davey, Juanita Perkins, Kevin Harding, Tom Sheehan and Tom Henderson. As Bill Sayles and Ed Clout take up the leadership in the Stockford tract, we look to them to recruit and direct the activities needed to bring that area in to positive use. If you want to volunteer, call one of us and we will welcome you enthusiastically!

C. George Scala,  
Commission Chair

## 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 will send you 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

## Grant Received Toward GLLT Property Acquisition

The Davis Conservation Fund of Falmouth has given a grant of \$10,000 to the GLLT to assist in the purchase and management of the 250 acre Kezar Outlet Fen, formerly owned by Rodney Wales of Fryeburg.

The land was purchased for \$100,000 with a five year mortgage payable in \$20,000 annual installments.

This property has State of Maine designation as a "critical area" with its extensive wetland and its forest wildlife including a pair of nesting eagles.

Under GLLT stewardship, trails will be created to make the property available for traditional usages. Eventually it will be incorporated in our local education program.

The primary purpose for this acquisition is to protect the waters and shoreline of Kezar Lake's lower bay.



**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.

**All Residents of Lovell  
are invited to the Fourteenth  
Annual Educational Meeting**

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**Saturday, August 2, 2003 at 10 A.M.**

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**Our meeting this year will take  
place at the New Suncook School.  
You are welcome!**