

TOWN OF PHIPPSBURG

TOWN LANDS MANAGEMENT COMMITTEE

BASIN PRESERVE LAND TRANSFER RECOMMENDATIONS

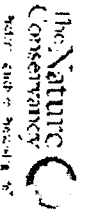
Attachments: The Nature Conservancy Basin Preserve Land Transfer Map
Town Lands Management Committee Supporting Documentation

- Request Town ownership of Parcel # 7- Mill Dam area of the Basin, adjusted to 40 acres. Bordered by Hatch Trail to the east, junction of Basin Road and Hatch Trail to the north, Junction of Basin Road and Hatch Trail to the South, and Basin shoreline to the west.
- Request Town ownership of Hatch Trail (Hatch Road) of adjusted Parcel # 7. Acreage not to be included in 60 acre transfer per The Nature Conservancy.
- Request Town ownership of Parcel # 10, adjusted to 20 acres. Bordered by Basin Road to the north, Phippsburg Elementary School to the east, southern and western boundaries to be determined.
- Request Town right-of-way to Butler Shore (Hatch Landing) over New Meadows Trail of Parcels #4 and #5.
- Request The Nature Conservancy continue monitoring contamination at known and unknown sites and notify the Town of any change.
- Request Conservation Easement to include as follows:
 - Parcel #1- Continue traditional use and access.
 - Parcel #2- Continue traditional use and access, designate area for potential parking and trail.
 - Parcel #3- Continue traditional use and access.
 - Parcel #4- Continue traditional use and access by land and water.
 - Parcel #5- Continue traditional use and access.
 - Parcel #6- Continue traditional use and access.
 - Parcel #8- Continue traditional use and access by land and water, designate parking area accessed by Meadowbrook Road.
 - Parcel #9- Continue traditional use and access.
 - Parcel #10- Continue traditional use and access of remaining acreage.

TOWN LANDS MANAGEMENT COMMITTEE

Anna Varian, Chairman
Doug Alexander
Craig Chapin
Bob Cummings
Ed Hunt
Jason Marco
Clifford Newell

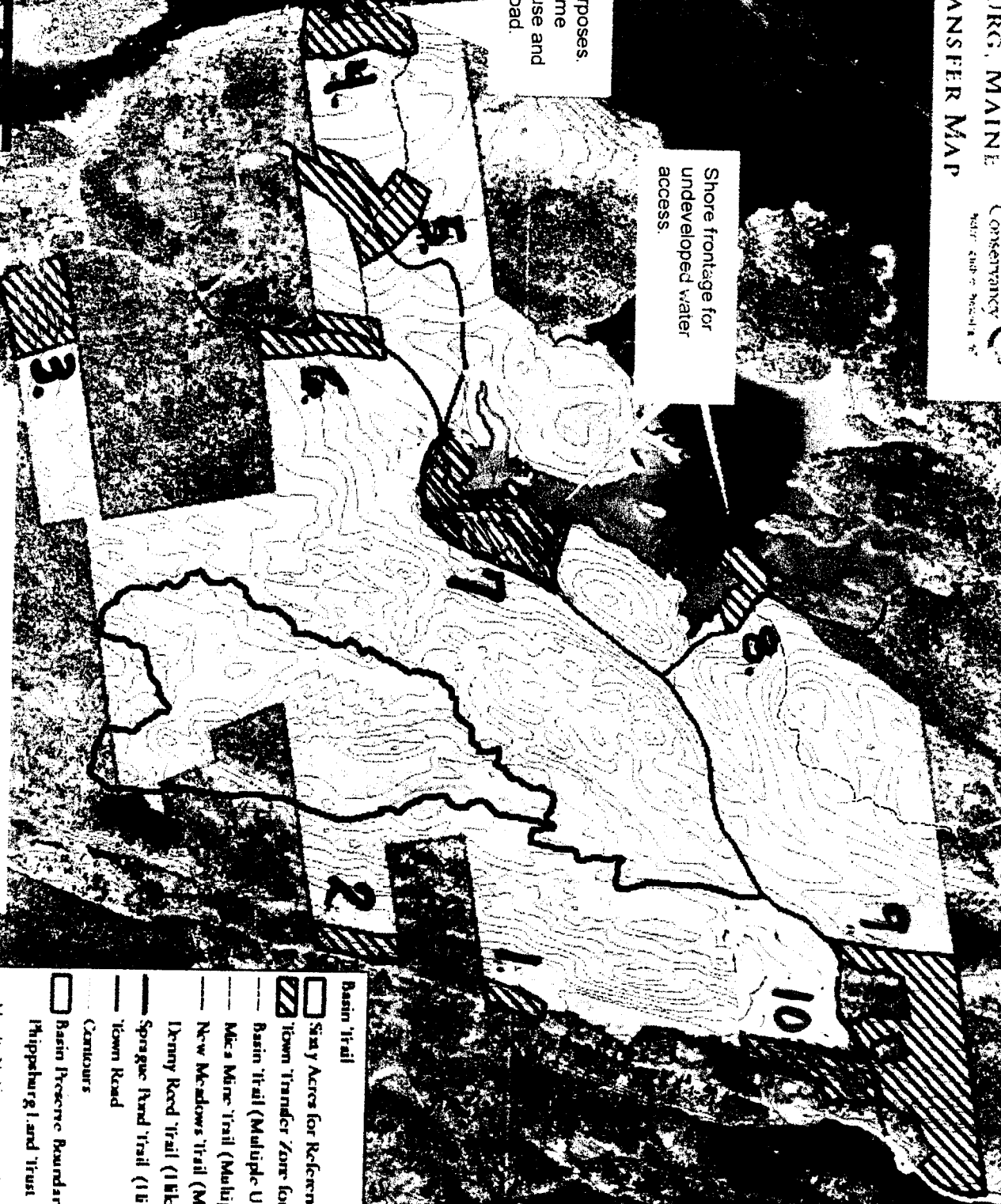
**BASIN PRESERVE
PHIPPSBURG, MAINE
TOWN TRANSFER MAP**



11011 2008-09-01

Water access purposes.
Would require some
negotiation over use and
maintenance of road.

Shore frontage for
undeveloped water
access.



Note: For some purposes, such as undeveloped water access, town ownership may not be necessary.

- Basin Trail
- Stary Acres for Reference
- Town Transfer Zone for Consideration
- Basin Trail (Multiple Use)
- Mica Mine Trail (Multiple Use)
- New Meadows Trail (Multiple Use)
- Denny Reed Trail (Hiking Trail)
- Sprague Road Trail (Hiking Trail)
- Town Road
- Canals
- Basin Preserve Boundaries
- Phippsburg Land Trust

Map by N. Sierra 23 October 2009
 Data Sources: 2002 NADP Flood Boundaries
 Trails: INE



TOWN OF PHIPPSBURG

TOWN LANDS MANAGEMENT COMMITTEE

BASIN PRESERVE LAND TRANSFER SUPPORTING DOCUMENTATION

Attachments: The Nature Conservancy Basin Preserve Transfer Map
Town Lands Management Committee Land Transfer Recommendations

- Richard Hatch donated the Basin Preserve to The Nature Conservancy.
- In 2007, The Nature Conservancy (TNC) offered the Town of Phippsburg 60 acres of the Basin Preserve, per direction of Richard Hatch. Phippsburg's Town Lands Management Committee requested public feedback regarding location(s) and use(s) for the Town's potential acreage. Suggestions were varied, and included but were not limited to, enhancement of existing educational trails behind school, Green Piece, recreational building, area for sale to return to tax paying status, parking to access Preserve and trails, municipal water system, affordable housing, New Meadows River pump-out station, cemetery expansion, shooting range, educational development facility, multi-purpose building, all traditional uses, and all traditional water access.
- The Nature Conservancy provided Basin Preserve Land Transfer Map showing parcels available for potential Town ownership. The Town Lands Management Committee labeled parcels # 1- 10 for site analysis and distinction.
- The Nature Conservancy will place deed restrictions, as necessary, on any Preserve land transferred, to ensure minimal impact to natural resources.
- All available parcels have some degree of natural and educational merit.
- Town roads in the Basin Preserve include Basin Road, Decker's Hill Road, and gravel portions of Meadowbrook and Stonewall Roads.
- Parcel # 1 6 Acres
2/10 of a mile road frontage along Route 209, located between Champagne and Libby properties. Steep, bog, marsh, mixed terrain. Close to Town services. Possible uses include parking for Preserve access, Town sale for housing if suitable site could be determined, not a business site (per TNC), cemetery expansion, traditional use.
- Parcel # 2 10 Acres
3/10 of a mile road frontage along Route 209, located across from Sam Day Hill Road. Steep, bog, marsh, mixed terrain. Close to Town services. Possible uses include parking for Preserve access, trail system joining Sprague Pond Trail, cemetery expansion, Town sale for housing if suitable site could be determined, not a business site (per TNC), traditional use.
- Parcel # 3 23 Acres
2.5/10 of a mile road frontage along Sebasco Road, located between Hunt and Koehling properties. Away from Town services. Mixed terrain, previously farmland and orchards. The Conservancy retains right-of-way through property to access Preserve. Possible uses include parking for Preserve access, recreation, cemetery expansion, community water system, Town sale for housing if suitable site could be determined, not a business site (per TNC), traditional use.

- Parcel # 4 24 Acres Butler Shore/ Hatch Landing
 New Meadows River, deep water, accessed by water and from the junction of Stonewall and Decker's Hill Roads, over New Meadows Trail. The Trail is in need of repair for vehicle access; it is approximately a mile long including a loop, and 1/10 of a mile from loop to the New Meadows shore. Part of recorded subdivision, Merrymeeting Hill Development (1975). Steep, ledge, mixed terrain with views. Located away from Town services. Access road maintenance would be solely Town responsibility and expensive. Parking would need to be away from the shore due to lay of the land. Possible uses include recreation, trails, and traditional use. Negotiation with The Nature Conservancy is required regarding potential use of this parcel. Shoreland zoning rules apply.
- Parcel # 5 32 Acres Hatch's Pond/ County Car Wash/ The Flats
 4.5/10 of a mile road frontage on both sides of Hecker's Hill and Stonewall Roads, and includes 4/10 of a mile of The New Meadows Trail. Part of recorded subdivision Merrymeeting Hill Development. Away from Town services. Gravel, ledge, ponds, steep slopes, mixed terrain, includes Harris-Morrison family cemetery. Location is part of known illegal shooting, dumping, partying area. Possible uses include parking for Preserve access, recreation, cemetery expansion, Town sale for housing if suitable site could be determined, not a business site (per TNC), and traditional use.
- Parcel # 6 17 Acres
 4/10 of a mile frontage along Basin Road. Western portion is part of recorded subdivision Merrymeeting Hill Development. Gravel, ledge, stream, pond, orchard, mixed terrain. Away from Town services. Known illegal dumping area. Possible uses include parking for Preserve access, recreation, Town sale for housing if suitable site could be determined, not a business site (per TNC), and traditional use.
- Parcel # 7 40 Acres Mill Dam / Basin
 5/10 of a mile road frontage on both sides of Basin Road. Shore frontage on the Basin, tidal New Meadows River. Town Lands Management Committee requested The Nature Conservancy adjust this parcel from its original 23 acres to 40 acres. Boundaries are Hatch Trail (Hatch Road) to the east, junction of Hatch Trail and Basin Road to the north, junction of Hatch Trail/ and Basin Road to the south and Basin shoreline to the west. Mixed terrain with views, includes John Rogers family cemetery and homestead site. Accessible by land and water. Heavily used area: boating, swimming, fishing, clam digging, hiking, hunting, parking, picnicking, nature watching. Undevelopable water access per deed restriction. Possible uses include all traditional uses, Town loop trail, cemetery expansion, approved off-road parking area (per TNC). Shoreland zoning rules apply.
- Parcel # 8 12 Acres Mica Mine Landing/ Basin
 2/10 of a mile, west side, road frontage along dirt portion of Meadowbrook Road. Shore frontage on the Basin, New Meadows River. Mixed terrain, steep slopes with views. Accessible by land and water, heavily used recreational area. Pedestrian traffic only and undevelopable per deed restriction.
- Parcel # 9 76 acres
 2.5/10 of a mile north side road frontage along Basin Road. Includes unknown amount of road frontage along Devil's Highway. Northwestern boundary line is unclear. Steep, ledge, gravel, stream, boggy, some level, mixed terrain. Close to Town services. Close to known shooting and illegal dumping area. Possible uses include, parking for Preserve access, recreation, trail system, housing if suitable site can be determined, not a business site (per TNC), and traditional use.

- Parcel # 10 20 acres Behind Phippsburg Elementary School
1.5/10 of a mile south side road frontage along Basin Road. Does not include Green Piece. The Town Lands Management Committee requested The Nature Conservancy adjust this parcel from its original 60 acres to 20 acres. Steep, ledge, stream, boggy, mixed terrain. Existing trail directly behind school follows along stream toward Basin Road and Jewel family cemetery. Close to Town services. Down hill from known shooting and illegal dumping area. Possible uses* include parking for Preserve access, recreation, trail system, housing if suitable site can be determined, not a business site (per TNC), and traditional use.

*The Town Lands Management Committee considered and analyzed the request by independent group, Basin Preserve Educational Initiative, for the entire 60 acre parcel # 10.

- Hatch Trail (Hatch Road)
Eastern boundary line of adjusted Parcel # 7. Heavily used main traveling route circling around the Mill Dam area. Acreage not to be included in 60 acre transfer (per TNC).
- New Meadows Trail
Only passable access by emergency vehicle, if ever necessary, to Butler Shore (Hatch Landing).