

# Oceanside Conservation Trust of Casco Bay

P.O. BOX 10404  
PORTLAND, MAINE 04104

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# Oceanside Conservation Trust of Casco Bay

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## *An Island View ...* **PRESERVING THE BEAUTY OF CLIFF ISLAND'S NORTH POINT**

When asked what contributes most to their quality of life, people frequently cite the natural beauty of their surroundings. The islands of Casco Bay draw seasonal visitors and inspire the loyalty of both summer and year-round residents. Conserving the scenic beauty of a community improves its livability by attracting new businesses, residents, and seasonal visitors. The Keneficks of Cliff Island helped preserve their community's natural character and sense of place by giving a scenic vista conservation easement on their nine acre property to Oceanside Conservation Trust in 1997.



*A view of scenic North Point*

Hani Kenefick's family first came to Cliff Island in 1923. The daughter of "summer rusticators" Warren and Helen Walker, Hani has spent almost all of her summers on the Walker property which constitutes most of the North Point of Cliff Island.

In the 1950s, Hani married John Ryan, a summer resident whose family owned the south end of Cliff Island. Building a house just northeast of the Walkers' Spring Cove compound, the Ryans and their four children became an established North Point family. Following John Ryan's untimely death in 1971, Hani married their friend and neighbor from Omaha, Nebraska, John Kenefick.

By the 1990s, Hani and John Kenefick became concerned about the future disposition of this very special piece of Cliff Island. With four children summering on the island, dividing up their estate but not their nine acre property became a priority. They also became increasingly concerned about inheritance and property taxes being a burden on their heirs.

The family sought counsel for creating a conservation easement on the undeveloped portion of their land, but they had some reservations about public access. They discovered that a view easement would not only suit their privacy concerns but would also be significant enough for a land trust to accept. Because The Bluffs was already under a conservation easement, preserving North Point would ensure that two of the three promontories of the island would be forever free of residential development and would present undisturbed views from the waters of Casco Bay.

Hani has worked tirelessly to keep trails cleared to the very northeast tip of Cliff Island and has temporarily won many battles with the poison ivy. The Kenefick's planning calls for best practicable management of the vegetation; therefore, they participated in the extensive clean-up project of the trees downed by the April 2007 storm.

This lovely property has been well-stewarded for many decades and will remain an attractive feature of Cliff Island for public enjoyment in perpetuity. Oceanside Conservation Trust will continue its commitment to ensure its protection.

~Roger Berle



*North Point*



# MEET OUR NEW DIRECTORS

HARRY R. PRINGLE



Harry R. Pringle brings a wide variety of life experiences to Oceanside. Because his father was a diplomat, Harry’s early years were spent in various Latin American countries and Holland. Following graduation from Princeton University in 1968, he was drafted and served in the US Army as a combat infantry sergeant in Viet Nam. He and his wife, Anne, moved to Portland after Harry graduated from Harvard Law School in 1973.

Harry joined Drummond Woodsum & MacMahon, where he is now the Managing Director. Since 1973 Harry has represented employers on labor and employment issues throughout Maine. In addition to representing private sector employers, he also represents school districts and other public sector entities throughout the state, handling many of the more significant school law cases decided by the Maine courts over the past thirty years. He has been listed for over ten years in The Best Lawyers in America, under the category Labor and Employment Law, and also in the current Chambers and Partners’ USA Guide, which is an independent guide to the top business lawyers in the United States.

Harry’s civic involvement is extensive and includes past service as a member and president of the board of the Portland Public Library, founding director and president of the Associates of the Osher Map Library, board member of the United Way of Greater Portland, and president of the board of The Children’s Museum of Maine.

The Pringles have summered on Little Diamond Island for more than twenty years. According to Harry, “After

looking at other summer cottage options across the state, we realized that the Casco Bay islands are unique ... and we were lucky enough to find a cottage of our own in 1987.” In his spare time, Harry enjoys woodworking, model making, and growing orchids.

*“I treasure the natural spaces we have left in the world, and I believe they are worth protecting.”*

A. J. ALVES



A familiar presence on the islands of Casco Bay, A. J. Alves has been employed by the City of Portland for thirty-two years. Currently he is the Supervisor of Island Services. Through his work he has accumulated a wealth of on-the-ground knowledge about the islands where Oceanside Conservation Trust holds easements or owns properties.

A true islander, A. J. grew up on Peaks Island and resides there today with his black labrador, Dozer. A. J. chuckles warmly when he admits that Dozer is appropriately named, and insists that the lab came to him with that name. When A. J. rescued him, Dozer was being dismissed from the canine guiding eyes program for, of all things, “bad elbows.” They’ve been together ever since.

A. J. likes the outdoors and considers himself an informal island steward. During the extensive clean-up from the April 2007 storm, he was actively involved both as a city employee and as a volunteer. His knowledge of Peaks Island in particular will be an asset to Oceanside. While he is kept very busy with island services, A. J. enjoys working on old Willys trucks when he has spare time.



## OCEANSIDE CONSERVATION TRUST OF CASCO BAY

### BOARD OF DIRECTORS 2007-2008

Roger Berle, President.....	781-5331	Cliff Island
	766-2827	
Brenda Buchanan, Vice President....	854-5824	
Jane Laughlin, Secretary.....	799-9285	Great Diamond Island
	766-2570	
Stephanie Weaver, Treasurer.....	761-4212	Cushing Island
A.J. Alves.....	766-2423	Peaks Island
Mike Beaudoin.....	774-0522	Cliff Island
	766-3028	
Bob Bittenbender.....	892-3818	
Erno Bonebakker.....	874-6664	Chebeague Island
	846-5203	
Priscilla Doucette.....	772-5705	Little Diamond Island
Jeanne Gulnick.....	766-2601	Peaks Island
Michael Johnson.....	232-5778	Long Island
Christine McDuffie.....	829-3231	Long Island
	766-5277	
Harry R. Pringle.....	774-0437	Little Diamond Island
	766-3326	

### ADVISORY BOARD:

Tom Bergh.....	766-2419	Peaks Island
Mark Greene.....	766-4440	Long Island
Eliza Cope Nolan.....	772-5024	Cushing Island
John Whitman.....	766-2211	Peaks Island

## MISSION STATEMENT

The mission of OCT is to facilitate the conservation of wild or undeveloped open space, scenic areas, and historic landmarks in the Casco Bay region and to foster low-impact and respectful access to these resources, as well as to enhance the cultural, economic, and civic well-being of residents and visitors. The Trust may acquire, hold, and transfer interests in land, including easements, in order to accomplish this mission and to assure that a diversity of ecosystems will be available to future generations. In addition, the Trust may hold charitable, cultural, and educational activities for the benefit of residents and visitors.

(Adopted 10/24/96)

## VISION STATEMENT

While maintaining the highest standards of stewardship and land management, OCT will become a leader in coordinating and facilitating land conservation efforts among individuals, island organizations, and land trusts in Casco Bay.

## Oceanside Conservation Trust of Casco Bay

PROPERTY	LOCATION	OWNER	DATE ACQUIRED	APPROXIMATE SIZE
Fowler’s Beach	Town of Long Island	Long Island Civic Association	5/25/1987	6.38 acres
The Bluffs	Cliff Island, Portland	Robert & Josephine Belknap, Tenants in Common	12/26/1989	18 acres
Daveis Sanctuary	Peaks Island, Portland	OCT	5/14/1994	6.8 acres
College Island	Town of Long Island	OCT	9/7/1994	1 acre
Battery Steele	Peaks Island, Portland	Peaks Island Land Preserve	7/28/1995	14.3 acres
North Point	Cliff Island, Portland	Helen W. Kenefick	12/1997	9 acres
ACE Ballfield	Cliff Island, Portland	Cliff Island Corporation for Athletics & Conservation Education	1/31/2000	15.4 acres
Griffin’s Cove	Cliff Island, Portland	Cliff Island Corporation for Athletics & Conservation Education	12/22/2000	.75 acres
Everett & Mildred D. Skillings Woods	Peaks Island, Portland	OCT	2001	2 acres
Wreck Cove	Town of Long Island	Town of Long Island	7/29/2004	11.3 acres
Echo Pond	Peaks Island, Portland	OCT	04/2005	.4 acres
Memorial Woods	Little Diamond Island	Little Diamond Island Association	09/2006	.5 acres

In addition, OCT has a cooperative role in the protection of Cow Island, Stockman’s Island, and Rose’s Point, Chebeague Island.



# LAND MANAGEMENT

Little Diamond Island Association enthusiastically accepts its responsibilities as the owner of conserved land.

The members of Little Diamond Island Association, new owners of a small piece of conserved property, spent the summer recruiting land stewards and writing a management plan.



Many islanders volunteered to be land stewards at the July meeting and accepted the work as caretakers of the property. OCT board members Priscilla Doucette and Susan Ingalls gave tours of

the property to the new volunteers. During large trash item pickup, they worked with steward Marilyn Murphy to remove old machinery and other items of debris. They secured a temporary cover for an old well and kept an eye out for any misuse of the land. At the September meeting of the Island Association, Marilyn described the beauty of the land and the satisfaction of working as a steward. She encouraged all islanders to visit the property and appreciate its beauty.



Marilyn Murphy, Land Steward

After attending a workshop sponsored by Portland North Land Trust Collaborative (See last June's OCT newsletter), Priscilla Doucette began a draft of a land

management plan for Little Diamond's property. Using Peaks Island Land Preserve's plan for Ballfield Woods as a model, she and Susan Ingalls worked with the new land stewards to refine the document. They identified five goals for the new plan: to do no harm to the land; to maintain the aesthetic and passive recreational characteristics of the land; to enrich the forest; to control invasive plants; and to eliminate any safety hazards. For each goal they defined the task, threats and stresses, needs and actions, and work plans to achieve each goal. At the September meeting of LDI Association, the plan was unanimously accepted by the membership.

## WHAT IS A LAND MANAGEMENT PLAN AND WHO IS RESPONSIBLE FOR SUCH A DOCUMENT?

The Land Trust Accreditation Commission, which is an independent program of the Land Trust Alliance, awards an accreditation seal to land conservation organizations that meet the national standards for excellence, uphold the public trust, and ensure that conservation efforts are permanent. OCT and the two other land trusts of Portland North are working to receive accreditation. One element of accreditation is land management. The owner of conserved land is responsible for writing and carrying out a land management plan. This responsibility can be shared with the easement holder under certain circumstances. OCT must make sure that its own properties and the land on which it holds easements have land management plans.

The plans identify the conservation goals and how to achieve them. Permitted activities must be compatible with the conservation goals, stewardship principles, and public benefit mission of the land trust. Permitted activities occur only when the activity poses no significant threat to the important conservation values, reduces threats or restores ecological processes, and/or advances learning and demonstration opportunities. ~ Guidance Document, Indicator Practice 12C. Land Management, The Land Trust Accreditation Commission

## PNLTC REPRESENTED AT NATIONAL CONFERENCE

Land Trust Rally 2008 was held in Pittsburgh, Pennsylvania, an urban landscape graced by two rivers, green pocket parks, and fountains. The Land Trust Alliance, the host of the annual event, granted a scholarship for Portland North Land Trust Collaborative's Jessica Burton to attend for the second consecutive year. She attended workshops on Re-Defining Conservation Success, Making Your Land Trust Relevant to New Constituents, Creating and Maintaining a Conservation Easement File, and Wind Energy and Land Trusts. The Land Trust Alliance is dedicated to sharing its expertise with as many people as possible; therefore, most of the workshops' materials are posted on line at [www.lta.org](http://www.lta.org).

Fourteen hundred people from all over the country and beyond attended the Rally which offered a diverse selection of workshop topics. With the theme of "Bridging our Past – Connecting our Future," some Rally workshops focused on how land trusts should adapt to the pressures of IRS scrutiny, face challenges to conservation easements from new landowners, meet alternative energy needs, and manage other human societal forces. Other workshops pursued the goal of connecting people to the land by reaching all segments of our communities.

Ms. Burton called the Rally an exciting, educational experience which will benefit all three trusts in the Collaborative. She expressed her gratitude for the scholarship.

## JEANNE GULNICK



A resident of Peaks Island, Dr. Jeanne Gulnick teaches in the Department of Natural Science at Saint Joseph's College in Standish. Professor Gulnick studies the biogeochemical controls in bacterial activity and production in aquatic environments and, specifically, the relationship between bacterial production and phytoplankton primary production in Sebago Lake and Casco Bay. She recently co-authored a paper on patterns of carbon mineralization and bio-irrigation in the sediments of Casco Bay. She also holds the position of Sustainability Coordinator at Saint Joseph's, working with students, faculty, and staff to raise awareness over many environmental issues and to move the college as a whole and individuals in their own lives toward a more sustainable future.

Jeanne's lifelong love of nature and especially of the ocean began in Montauk, NY, where she spent entire summers on the beach and in the woods during her formative years. She attended the University of Virginia, majoring in chemistry, where she fell in love with the Blue Ridge Mountains. A graduate program at the Marine Sciences Research Center at the State University of New York at Stony Brook led to a PhD in Coastal Oceanography. Her research focused on how a particular class of toxic, carcinogenic pollutants called Polycyclic Aromatic Hydrocarbons (PAHS), which are a component of fossil fuels, are broken down by bacteria in marine sediments where they are often found in very high concentrations.

As a scientist who understands the importance of undeveloped land to a healthy marine environment, Jeanne will be a valuable asset to the board of OCT. She enjoys trying to bridge the gap between science and policy.

*"Land preservation is of utmost importance to maintaining biodiverse, highly functioning ecosystems. I feel very honored to work with an organization that has been so successful at preserving land on many of Casco Bay islands."*

Her love of the ocean is more than scientific. "I enjoyed swimming Peaks to Portland a couple of years ago, and now my goal is to swim it without a wetsuit!" Jeanne and her husband Dr. Mark Green, who is also a sediment geochemist, moved to Peaks Island in 2000. Their family includes two children – Jonah, 6, and Lilah, 3.

## MAINE LAND TRUST EXCELLENCE PROGRAM

*The Portland North Land Trust Collaborative is very fortunate to be part of the first year of the Maine Land Trust Excellence Program, a pilot program of Maine Coast Heritage Trust and Land Trust Alliance. This new program is designed to increase the operational quality and sustainability of Maine land trusts as they prepare to apply for accreditation through the Land Trust Accreditation Commission.*

*The program will provide funds to guide each trust through a series of steps to prepare for accreditation: an organizational self-assessment analysis; identification of any gaps in documentation, policies, and procedures; and assistance in solving the identified problems.*

*This project will result in sustainable, professional and solid organizations. Each trust will be given direction for creating policies, developing procedures, and updating materials that will help ensure the lands in the trusts' stewardship will be cared for in perpetuity.*

*The Excellence Program will be a model for other land trusts. Portland North Land Trust Collaborative already serves as a model of collaboration in Maine. As the only collaborative chosen to be a participant in the first group of grantees of the Excellence Program, PNLTC will be developing systems and procedures that others may use to their benefit.*

*In addition to the three trusts in the Collaborative, six other Maine land trusts will be participating in this first round of programming: Frenchman Bay Conservancy, Rangeley Lakes Heritage Trust, Vinalhaven Land Trust, Blue Hill Heritage Trust, Mahoosuc Land Trust, and Sheepscot Valley Conservation Association. Congratulations all around!*



# OCT'S 21ST ANNUAL MEETING

*...behind each cloud is a silver lining...*



*Roger Berle and Bob Bittenbender discuss the future of Little Chebeague with Commissioner Patrick K. McGowan.*

Oceanside's 2008 Annual Meeting did not go as planned. However, OCT is now headed in a new direction thanks to the gathering which did take place.

July 29, the scheduled day of the annual meeting of OCT, was a day like many others in the month of July: cold rain, fog, and high winds. Members who had made reservations were canceling them. Guest speaker Patrick K. McGowan, Commissioner of the Maine Department of Conservation, was on his way to Falmouth. Despite the previous decision not to cancel the trip by barge to Little Chebeague Island, a new plan was required.

By 11:00 a hardy crew of board members Priscilla Doucette, Chris McDuffie, Erno Bonebakker, Bob Bittenbender, and Roger Berle had gathered. Joined by Jess Burton, PNLTC;

Shannon Hulst, summer intern; and Margi Huber, fieldtrips manager, Maine Audubon, they met the Commissioner at Handy Boat. The group set off in Roger Berle's boat on the new course for the Annual Meeting.

Despite the roar of the motor, high winds, and rough seas, the next few hours were extremely productive. Commissioner McGowan listened to board members' concerns and questions about the future and the security of Little Chebeague Island. The questions soon included Jewel Island. Both islands are owned by the State of Maine. OCT wanted to know what protection presently exists. Is development or sale possible? What are the threats? What added protection can be provided?

McGowan emphasized that the state owns more than 1300 islands. Obviously funds and manpower are not available to manage each of these islands as well as vast inland areas. The State wants to have many partners involved in managing and protecting its conserved land. After sailing around Little Chebeague and Jewel Island, the group returned to the Falmouth Sea Grill. They were joined by board members Mike Beaudoin, Stephanie Weaver, Jane Laughlin, and Brian Marcaurelle of Maine Island Trails Association. Discussion continued and OCT made plans to work with the Commission of Conservation to draft management and conservation plans for Little Chebeague and Jewel Island. Patrick McGowan believes the project could serve



*Little Chebeague*

as a template for other unrestricted state lands needing further protection. He clearly indicated the importance of a collaborative and community approach to develop new initiatives for Little Chebeague. Addressing these issues would require discussions with a number of stakeholders and partners in the Casco Bay community. – *"Land trusts are the key in land conservation for the State of Maine. I'd like to see them get stronger."*

A committee of OCT board members is meeting to continue work on this project.

## A BRIEF HISTORY OF LITTLE CHEBEAGUE.

Little Chebeague is owned by the State of Maine and administered by the Bureau of Parks and Lands through the Department of Conservation. It was acquired by the state about 1972 with partial funding from the Federal Land and Water Conservation Fund. The northern third of the island is part of the Town of Chebeague and is connected to Great Chebeague Island at low tide. The remainder of the island is owned by the Town of Long Island.

Recreational use of the island began in the late 19th century, when several hotels and numerous private cottages were built. During WWII the US Navy took over the island and used it as a recreation center and a firefighting school. After the war, the island was abandoned and the structures were vandalized.

Beginning in the 1990s, Maine Island Trails, volunteers from Portland High School, and volunteer Richard Innes cleared trails, built a privy, and erected informative signs. Since then the trails have become overgrown, and the island is infested with bittersweet and ticks.

The shore line, however, is a very popular destination of picnickers and campers. Clams are dug on the flats of the west shore, and deer hunting is a seasonal activity. At least one geocache site exists.

*Enclosed with this newsletter, please find a donation envelope. We ask for your financial support twice a year: once, in summer, with your annual membership contribution mailing, and once, at year's end, as members consider their year end giving plans. Please consider including a tax deductible gift to Oceanside Conservation Trust this year, so we can continue to pursue our shared goal of protecting and conserving the lands and islands of greater Casco Bay. Thank you!*



## OCT OFFICERS CHANGE HATS

**NEW PRESIDENT - ROGER BERLE**  
**VICE PRESIDENT - BRENDA BUCHANAN**  
**NEW TREASURER - STEPHANIE WEAVER**  
**SECRETARY - JANE LAUGHLIN**

