



The Old Boston Land on the Ogunquit River

At 157 acres and with 2,000 feet of frontage on the Ogunquit River, the Old Boston Land is the largest undeveloped land parcel in Ogunquit. This historic tract, held by the same family for centuries, sits astride North Village Road with more than 2,800 feet of scenic frontage.

Thanks to conservation-minded landowners, Great Works Regional Land Trust (GWRLT) has a purchase option on the land and has until December 31, 2020 to raise needed funds. If the campaign succeeds the land will be purchased, owned and managed as a preserve by GWRLT, with public access for traditional uses such as hiking, hunting and snowshoeing.

This natural, forested land – with river frontage, tributary streams, vernal pools and forested wetlands – plays an important role in cleaning and filtering water flowing into the Ogunquit River. It abuts York Land Trust’s Hilton-Winn Preserve and will add significant conserved acreage to that preserve and some 6,000 acres of nearby conservation lands.

The Old Boston Land features historic foundations and a cemetery associated with the historic farm. In addition to its importance to Ogunquit, this land is a high conservation priority for the Mt. Agamenticus to the Sea (MtA2C) Conservation Initiative.

Location: Ogunquit

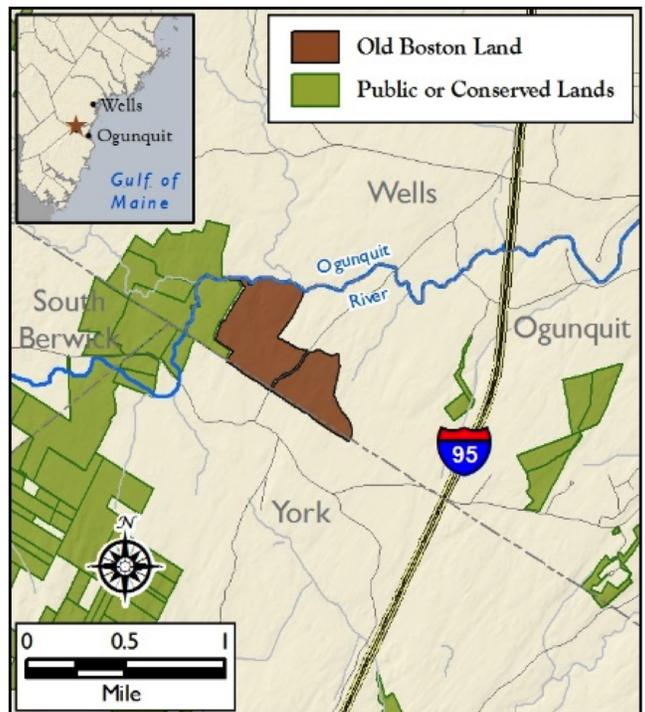
Project size: 157 acres

Total cost: \$1.19 million

Raised as of Dec. 2019: \$863,000

Need: \$327,000

Fundraising covers land acquisition costs, pooled stewardship funds, improvements for recreation, and operational support.



This is a project of Great Works Regional Land Trust in partnership with Maine Coast Heritage Trust and the MtA2C Conservation Initiative. GWRLT has until December 31, 2020 to raise \$1.19 million for the project.

Great Works Regional Land Trust | Beach Plum Farm | 610 Main St, Ogunquit | (207) 646-3604 | info@gwrlt.org

Old Boston Farm (Ogunquit and York)

A proposal to conserve 157 Acres of Woods and Wetlands
along the Ogunquit River
within the Mt. Agamenticus Beginning with Habitat Focus Area



A proposal to the Maine Natural Resources Conservation Program
from
Great Works Regional Land Trust

September 12, 2019

Executive Summary

Project Title: Old Boston Farm

Project Sponsor: Great Works Regional Land Trust, PO Box 151, South Berwick ME 03908

Contact Name: Keith Fletcher (on loan to GWRLT from MCHT)

Contact Phone: (207) 216-3394

Contact email: kfletcher@mcht.org

Project Location: Ogunquit and York, York County

Project Summary: Fee simple purchase of 157 acres of natural lands with 2,050 feet of frontage on the Ogunquit River, forested and scrub shrub wetlands, and ponds, to be managed as a preserve by Great Works Regional Land Trust (GWRLT). The 'Old Boston Farm' (**now a woodland, not a farm**) will be added to the suite of conservation lands owned and managed by GWRLT. This project lies about 6 miles from a project with major wetland impacts, the new Maine Turnpike Toll Plaza in York.

Compatible Property Uses: Low impact passive recreation. We ask that the MNRCP reviewers consider allowing some forestry.

Estimated Project Cost:

- Total Project Cost: \$1,091,500
- MNRCP Fund Request: \$860,000

Type of Conservation: (Note: figures may underestimate the wetlands on the property. Full delineation will be done as part of management planning)

Natural Resource Type		Restored acres*	Enhanced acres*	Preserved acres	Created acres*	Total acres	Significant wildlife habitat acres†
Freshwater Resources	Freshwater wetland, emergent (PEM)			3.7			12.7
	Freshwater wetland, forested (PFO)						
	Freshwater wetland, shrub-scrub (PSS)			18.8			
	River, stream or brook (<i>linear feet</i>)					2,050	4.1
	Lake or pond (L1, L2, PUB, PUS, POW)			.9			
	Vernal pools (<i>indicate # of pools if acres not known</i>)			1 (6+ likely pools)			
	Vernal pool critical terrestrial habitat			27			
Coastal Resources	Coastal wetland, Marine subtidal (M1)						
	Coastal wetland, Marine intertidal (M2)						
	Coastal wetland, Estuarine subtidal (E1)						
	Coastal wetland, Estuarine intertidal (E2)						
Upland buffer (non-wetland or significant wildlife habitat acres)							
Project Total				51.4		2050	16.8

* Note that the restoration, enhancement, or creation of upland habitats for deer wintering areas, New England Cottontail, woodcock or other upland species are not eligible as compensation under MNRCP and may have the potential to adversely impact MNRCP resource priorities.

† Please indicate the acres of significant wildlife habitat (Inland Waterfowl and Wading Bird Habitat, Tidal Waterfowl and Wading Bird Habitat and/or Shorebird Feeding & Staging Areas), if any, that occur in the freshwater or coastal wetlands or uplands on the property.

Potential to Meet MNRCP Goals

Current Conditions¹. The property has been a woodlot for at least a century. There are no structures on the property other than historic rock walls, a cemetery and historic farm foundations along N. Village Road on the eastern parcel; and power transmission lines (of modest size) that bisect the property. There is an old woods road on the western parcel, that leads towards the Ogunquit River from the transmission lines, though it peters out in the woods. There is an intermittent footpath or animal trail beneath the power lines.

The project area is a diverse mix of uplands and wetlands, with mature forest, woodland, and connectivity between multiple wetland types and the Ogunquit River. Notable features include a wide diversity of tree species representing the suite of trees that are common statewide but also those restricted to York County and southern Maine (e.g. shagbark hickory, pitch pine, black gum, and the rare chestnut oak) (Table 1).



Also impressive are the dozens of open grown and gnarled trees that mark old field lines or served as shade trees during agricultural times – many of which are now more than 1m in diameter-at-breast height and marked by old rock dumps (rock piles). In addition, two different rare plants were found on the property and Blandings turtles have been documented in the larger area (Table 1).

Table 1: Rare plants and natural communities located within the Boston Farm project area, Ogunquit.

Common Name	Latin Name	S-Rank	G-Rank	State Status
Chestnut oak	<i>Quercus montana</i>	S1	G5	Threatened
Spotted wintergreen	<i>Chimaphila maculata</i>	S2	G5	Endangered

Wetland and aquatic features on the property include forested wetlands, emergent wetlands, potential vernal pools, ephemeral streams, perennial tributaries to the Ogunquit River, and frontage along the Ogunquit River.

Wildlife and sign observed during the site visits by MNAP ecologist Kristin Puryear include gray catbird, blue jay, common yellowthroat, eastern wood pewee, pileated woodpecker, American goldfinch, green frog, wood frog, garter snake, milk snake, cecropia moth, red

¹Source: Portions of this proposal are excerpted from *Site Visit Summary, Maine Natural Areas Program 2018*, by MNAP ecologist Kristin Puryear.

squirrel, porcupine, and white tailed deer.

Existing wetlands features, including the Ogunquit River, are well buffered by extensive intact woodlands. The western parcel is set within an intact forested block of more than 1,200 acres. This forested block, in turn, is separated by only one paved road from more than 5,000 acres of intact forest surrounding Mt. Agamenticus proper.

The Mt. Agamenticus region is one of two Maine strongholds for the spotted and Blandings turtles. The movement of these turtles has been studied by MEIF&W and DOT, resulting in seasonal ‘Turtle Crossing’ signs being placed at critical crossing points (see photo).



The entire parcel is identified as possible habitat for the Blandings turtle because the element occurrences overlap so much, forming a huge polygon.

The eastern parcel is within a several hundred-acre forested block, also relatively intact and hosting a tributary and wetlands that also feed into the Ogunquit River.

Level of Threat. The almost certain fate of this land, if not conserved in the near future, is subdivision into multiple house lots.

Southern York County is experiencing an unprecedented subdivision boom and parcels such as this are in high demand by developers. Statistics provided by the Town of Wells Code Enforcement Office for the years 2013 and 2014 show York and Wells – which basically surround tiny Ogunquit -- far outpacing other cities and towns in single family home development. (See below). This trend continues and in recent years Wells (for which we have recent numbers from the planning office) has seen an average of 64 new dwellings approved each year. The number of Ogunquit subdivisions have been limited only because of the lack of available parcels of undeveloped land. This property presents an excellent investment opportunity for a developer looking to market homes in Ogunquit, ‘the beautiful place by the sea.’

Nearby subdivisions include a new 8-lot subdivision one mile away on North Village Road in York, whose construction is currently underway; and Winter Hills, a 10 lot subdivision ¼ mile north of the property, also on North Village Road.

Two major regional employers – the Portsmouth Naval Yard and Pratt & Whitney – have

announced major hiring efforts. Pratt & Whitney has fifty jobs listed currently on its web site, as part of a large expansion. Reports are that the shipyard is adding 1,500 new jobs. This will greatly increase demand for housing in the region.

This project is only six miles from the new Maine Turnpike Toll Plaza, which resulted in extensive wetland impacts at the site. It may also shorten travel times and make the area even more attractive to commuters and those seeking second homes in the region.

NEW SINGLE FAMILY DWELLINGS (Maine)

Information taken from the US Census Bureau (<http://censtats.census.gov>)

	2 year total (2014/2013)	2014	2013
Augusta	21	9	12
Bangor	21	14	7
Biddeford	46	22	24
Ellsworth	40	29	11
Freeport	89	39	50
Kennebunk	75	36	39
Kennebunkport	39	26	13
Kittery	52	18	34
Old Orchard	96	46	50
Portland	70	43	27
Saco	116	53	63
Sanford	27	13	14
Scarborough	147	70	77
South Portland	62	32	29
Waterville	51	27	24
York	139	62	77
Wells	197	85	112

The data shows the growth in Wells of new single family development far exceeding all Cities and Towns in Maine over past two years.

Source: Town of Wells Code Enforcement Office

This property has remained intact and with the same family since the 1700s. The current

generation of owners are seniors and a transition is near, so this project must happen soon to avoid further fragmenting of ownership. Their preference is to sell for conservation, and they have given GWRLT time to raise needed funds. The family has been a friendly and cooperative seller for conservation for other MNRCP-funded projects.

Development of this parcel would also affect spotted and Blandings turtles that use the area by eliminating habitat and by increasing traffic on local roads, resulting in higher mortality. Turtles reproduce slowly and populations are eliminated entirely with mortality of only 3% per year or greater. The entire parcel is mapped as potential habitat for Blandings turtles.

Proposed Future Conditions

Freshwater & Coastal Functions	
Education/scientific value.	Groundwater recharge/discharge
Floodflow alterations	Shoreline/sediment stabilization
Fish & shellfish habitat	Retention of sediment/toxicants
Nutrient removal/transformation	Uniqueness/Heritage
Production export	Visual quality/aesthetics
Recreation	Wildlife habitat

Education/scientific value: An interpretive sign will be installed that 1. Interprets the history of the property and 2. Educates the public about the importance of land protecting protecting land in the watershed. There are also opportunities for education about wetland ecology.

Floodflow alterations: Possible future alterations in flow by development, including possible river crossings and culverts leading to the property from adjacent tracts, will be avoided by this project. The forested wetlands and scrub-shrub wetlands on the property have ‘High Value’ for floodflow alteration.²

Fish & Shellfish habitat: This project will help protect water quality in the Ogunquit River, whose productive shellfish beds in the estuary are frequently closed due to high bacteria levels. As described elsewhere in this report, the town Conservation Commission is commissioned an extensive water quality monitoring program in 2016, and is working hard to minimize pollution sources nearer the river’s mouth. This project supports that effort.

Nutrient removal/transformation. This project will ensure that existing functions continue. Both forested and scrub-shrub wetlands have potential for sediment trapping.

Production export. This project will ensure that existing functions continue. Forested wetlands,

² Source: ‘Boston Farm Ogunquit Site Visit Summary’, Maine Natural Areas Program, 2018, by Kristen Puryear.

scrub shrub wetlands and vernal pools all have high wildlife food available in the wetland and promote conversion to higher trophic levels.

Recreation. This project will improve public access for passive recreation to the subject and to the adjacent Hilton Preserve. Wildlife observation and hunting are likely activities.

Groundwater recharge/discharge. Groundwater is discharged into the property's wetlands.

Shoreline/sediment stabilization. This project will prevent the development of impervious surface on the property, preventing rapid runoff that results in shoreline erosion and sediment. It will also prevent sediment loads due to poor sediment control at construction sites, a common problem elsewhere. The vegetation present along streams and wetlands provides bank stabilization.

Retention of sediment/toxicants. The dense vegetation and hummocks in the wetlands are capable of trapping sediment.

Uniqueness/Heritage. The property is an historic farmstead and the remnant farm and cemetery are visible from North Village Road, providing an opportunity for interpretation of the site's history.

Visual Quality/Aesthetics. The wetland plants turn bright colors in the fall. The cleared strip under the power line provides opportunities to view these bright colors as well as the rugged landscape.

Wildlife Habitat. The Ogunquit River is mapped as trout habitat. It also slows and meanders here, providing habitat for ducks, wading birds and waterfowl, which this author has seen there. Approximately 12.7 acres is mapped as Inland Wading Bird and Waterfowl habitat.

Proposed Compatible Uses.

This is primarily a wetlands protection and habitat protection project, however some new trails may be developed for non-motorized access. Trails will be located a minimum of 100' from the Ogunquit River, and will be designed to avoid wetland impacts. There are existing footpaths below the power lines, these may serve as the backbone for trails. Trails will be considered as part of the stewardship plan to be developed as part of this project.

A small parking area for will be developed on an existing dry, gravelly/rocky area along the N. Village Road under or near the existing power lines on the western parcel.

GWRLT would like the MNRCP committees to consider allowing forestry outside 250' buffers from vernal pools and the Ogunquit River (see map, appendices). Judging from soils maps and aerial photos, additional wetlands may be present and these would be identified when wetlands

are mapped for the stewardship plan. However if this request for forestry results in denial of funds, GWRLT is willing to accept funds with a no harvesting provision.

Restoration Work Plan. N/A

Conservation Easements. N/A

Landscape Context

Statewide Focus Areas of Ecological Significance. The Old Boston Farm property is:

- Within the Mt. Agamenticus Beginning With Habitat Focus Area of Statewide Significance.
- Within the Mt. Agamenticus to the Sea Focus Area, identified a by the ten partner coalition seeking to protect a total of 19,000 acres within its 48,000 acre focus area. Conservation is guided by the partner-developed ‘Conservation Plan for the Mt. Agamenticus to the Sea Conservation Initiative’, 2005. Moreover, this parcel is identified as of the highest priority in the tract prioritization done for MtA2C, given its large size and adjacency to other conservation land. It is one of the ten largest tracts in the 48,000 region.
- Within the Farm zoning district as defined in the Town of Ogunquit Comprehensive Plan and zoning map.

Other Conserved Lands. The property abuts the 175 acre Hilton Preserve held by the York Land Trust with an easement by The Nature Conservancy and by extension, connects through this to approximately 10,000 acres of mostly contiguous conservation lands centered around the state-owned Mt. Agamenticus Wildlife Management Area. Other owners of these lands are the Great Works Regional Land Trust, the York and Kittery Water Districts, and The Town of York. These conserved areas protect a portion of what is the largest intact coastal forest between Acadia National Park and the Pine Barrens of New Jersey, as well as the water sheds and drinking water for southern York County communities.

This project is a centerpiece of a planned (by MtA2C) expansion of conservation work in Ogunquit and Wells, seeking additional conservation projects adjacent to and near the Old Boston Farm.

Other Resource Priorities. The Ogunquit River is a critically important resource that flows through this property and onward to the beaches of Ogunquit. In its estuary and near its mouth,

the stream has suffered water quality problems and has been the focus of extensive town efforts to identify and mitigate issues that have resulted in shellfish harvesting closure, a ban on swimming and other closures.³

Important Species. For the USFWS list, please see the appendices. It's just the long eared bat. Rare and threatened plant species present include chestnut oak (S1, G5, threatened), and spotted wintergreen (S2,G5, endangered), as well as spotted turtles (S3, G5).

Very nearby are records for the Blandings turtles (S2, G4), eastern ribbon snake (S3, G5) and northern black racer (S2G5). Other interesting species include black gum, shagbark hickory, and pitch pine.

The entire parcel is mapped as a 'consultation zone' for Blandings turtles, meaning that the surrounding element occurrences overlap so much on a map, that they form a polygon that within which there is a higher a level of review for permitting authorities.

The Ogunquit River is mapped as brook trout habitat. Ducks, geese, and wading birds frequent the meandering river here. A large wetland on the property is mapped Inland Waterfowl and Wading Bird Habitat (see map, appendices).

The Mt. Agamenticus region is well known for being the northern limit for many southern species and natural communities and this site shows those characteristics.

Potential Adverse Impacts. N/A.

Project Readiness

This project is highly ready. The P&S Agreement specifies that closing will occur on the western parcel by December 31, 2020; and on the eastern parcel by August 15th, 2021. This is both to accommodate the request of the landowners to close in two separate tax years and also, to allow adequate time for fundraising. The landowners' expectation, and the expectation of the public during the capital campaign and in the town warrant article, is that both parcels will be acquired, not just one. Specific due diligence completed includes:

- Survey Plan. Completed and Recorded at the Registry of Deeds. Completed June, 2018.
- Appraisal to USPAP standards that justifies the purchase price. Completed July 28, 2018.
- MNAP site visits in August 2018 resulting in the report, 'Site Visit Summary, Maine

³ See Ogunquit River Watershed – 2016 Water Quality Monitoring Report, FB Environmental Associates. Available on the town of Ogunquit website.

Natural Areas Program, 2018' by Kristin Puryear.

- Purchase and Sale Agreement. Completed with effective date August 31, 2019.

Landowner Willingness. Please see the appendix for a signed P&S that specifically mentions the MNRCP program. All landowners are named in the front of the P&S.

Access. There is legal access to the entire property from North Village Road, a paved public road. Total frontage is about 2,600 feet.

Permits. N/A

Sponsor Experience. GWRLT is not the subject of any active federal or state enforcement actions related to wetland or waterway fill or alterations. This is a preservation project. During the past 30 years GWRLT has successfully completed 127 conservation projects and protected more than 6,702 acres including partnership projects. GWRLT owns and manages 2,875 acres of preserves and monitors 2,727 acres of easements on forest, fields and farm lands.

Participating Partners.

- Douglas Mayer is on the project team for this conservation project. He is a long-time member and current acting Chair of the Ogunquit Conservation Commission. The town is very supportive of conservation and we expect Ogunquit to allocate significant funds to it. A town email of support is in the appendices.
- Maine Coast Heritage Trust has declared this an official assist, making the resources of that organization (including Project Manager Keith Fletcher) available to see this project through to completion.
- York Land Trust is actively assisting with the project and will help with fundraising. YLT will make a cash contribution as well.

Long-term Stewardship. The long term stewardship plan will be developed by GWRLT's Stewardship Director with assistance from the Stewardship Assistant and the Stewardship Committee. To fund anticipated stewardship needs, and to follow GWRLT's policy, the capital campaign will raise \$50,000 for the pooled stewardship fund. This will generate \$2,000 annually for stewardship. The pooled stewardship fund currently stands at \$621,000.

Monitoring. There is no restoration work to monitor involving the wetlands directly. However invasive species on upland areas will be assessed and addressed, thereby improving upland buffer to the wetlands. MNAP ecologist Kristin Puryear noted that invasive plant species are not a problem on most of the site, but that some attention should be given to the road frontage, and under the large wolf trees along the property boundary, where invasive plants make an appearance. This will require a monitoring program to ensure that treatments are effective.

Cost Effectiveness

Please see Appendix A for the budget.

MNRCP funds are essential to completing funding for this project. The Town of Ogunquit, which has supported large appropriations for conservation in the past, is expected to support an appropriation of \$150,000 to \$300,000. The balance of the funds will be raised through a combination of contributions from individual donors, foundations, and York Land Trust. Maine Coast Heritage Trust has already contributed half the appraisal cost and will contribute approximately ten thousand dollars of staff time.

An appraisal meeting USPAP standards was completed in July, 2018 and is available for review. It shows a value of \$1,035,000 for the entire property.

Other Benefits

This project will help protect water quality in the Ogunquit River, the town-defining river that flows behind the barrier beaches that are critical to the town's tourist economy. The Ogunquit River Estuary is an impaired waterway and its shellfish beds are currently closed to harvesting due to high fecal coliform indicators. A town-commissioned 2016 water quality monitoring study by FB Environmental Associates found a number of sources of pollution, including animal waste and malfunctioning septic systems. This project will protect a significant portion of the Ogunquit River watershed and prevent human-caused sources of pollution from occurring on this property. Under current zoning, thirty to fifty homes could be developed here, with their attendant septic systems, pets, and other potential pollution sources.

Many town residents know and enjoy the property already by driving by it. It is known as the long stretch of North Village Road with no houses. Along this road frontage, the scrubby cleared corridor for the modest power lines that bisect the property, lays bare the rocky, scenic topography of the place. It's a lovely stretch of road. Just off the road is an historic cemetery and homestead, filled with relatives of the Boston family. This will be interpreted by a roadside sign.

Appendices

Appendix A: Budget

Appendix B: Maps

Appendix C: USFWS letter on threatened and endangered species

Appendix D: Mt. Agamenticus Focus Area Fact Sheet

Appendix E: Purchase and Sales Agreement

Appendix F: Email of support from Town of Ogunquit Conservation Commission

Appendix G: MNAP report by Kristin Puryear

Appendix A: Budget

MNRCP Project Budget

Update estimated costs as actual costs become available.

MNRCP Project Budget	Total Project Costs	Proposed use of MNRCP Funds
Acquisition and Associated Costs		
Value of fee lands to be purchased [1]	\$ 1,030,000	\$ 860,000.00
Value of conservation easements to be purchased [1]		
Subtotal of land and/or conservation easement value	\$ 1,030,000	\$ 860,000.00
Appraisal costs	3,500	
Title, legal and closing costs	1,000	
Land survey	0	
Environmental hazard survey	200	
Baseline documentation (<i>easement only</i>)		
Natural resource survey	300	
Subtotal of associated costs	\$5,000	\$ -
Long-Term Management & Stewardship Costs [2]		
Long-term management planning	1,000	
Long-term management/stewardship costs [2a]	50,000	
Subtotal of long-term management planning and stewardship costs	\$ 51,000	\$ -
Invasive Species Control planning	500	
Invasive Species Control equipment and supplies	1500	
Invasive Species Control personnel, contractors, other	3500	
Subtotal of Invasive Species Control costs	5,500	\$ -
Total Project Cost:		
	\$1,091,500	
Total Maine Natural Resource Conservation Program (MNRCP) Request:		
		860,000
List of Other Funding Sources and Amounts:		
Maine Coast Heritage Trust		5,000
York Land Trust		5,000
Town of Ogunquit		150,000
Individual Donors to GWRLT (Planned Campaign)		71,500
TOTAL		\$1,091,500

[1] Land Acquisition or Conservation Easement Costs must be based on an Appraisal completed within the past two years, in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP), and meeting the requirements of the Uniform Relocation and Real Property Acquisition Policy Act (Public Law 91-646). A copy of the final appraisal must be provided prior to closing.

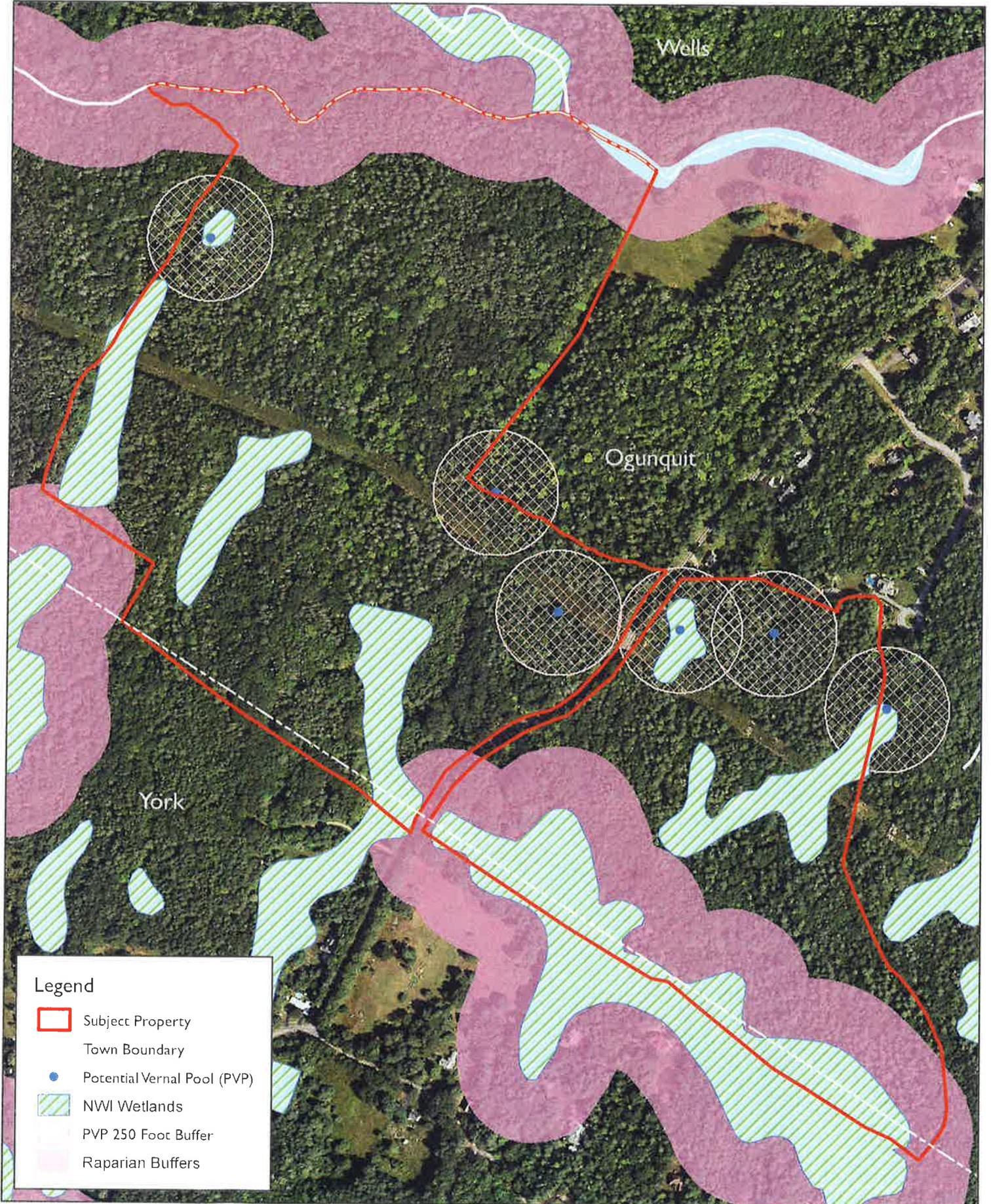
[2] Funded projects are expected to protect priority resources "in perpetuity," which requires an entity with the resources and expertise to ensure long-term management and stewardship. A financing mechanism (e.g., endowment, trust, or long-term financing plan) is required to ensure adequate funding is available over time, though all the funds needed for establishment do not need to be included in MNRCP request. A Management Plan is required for all MNRCP-funded projects.

[2a] A \$50,000 contribution to the pooled stewardship fund @ 4% will generate \$2,000 per year

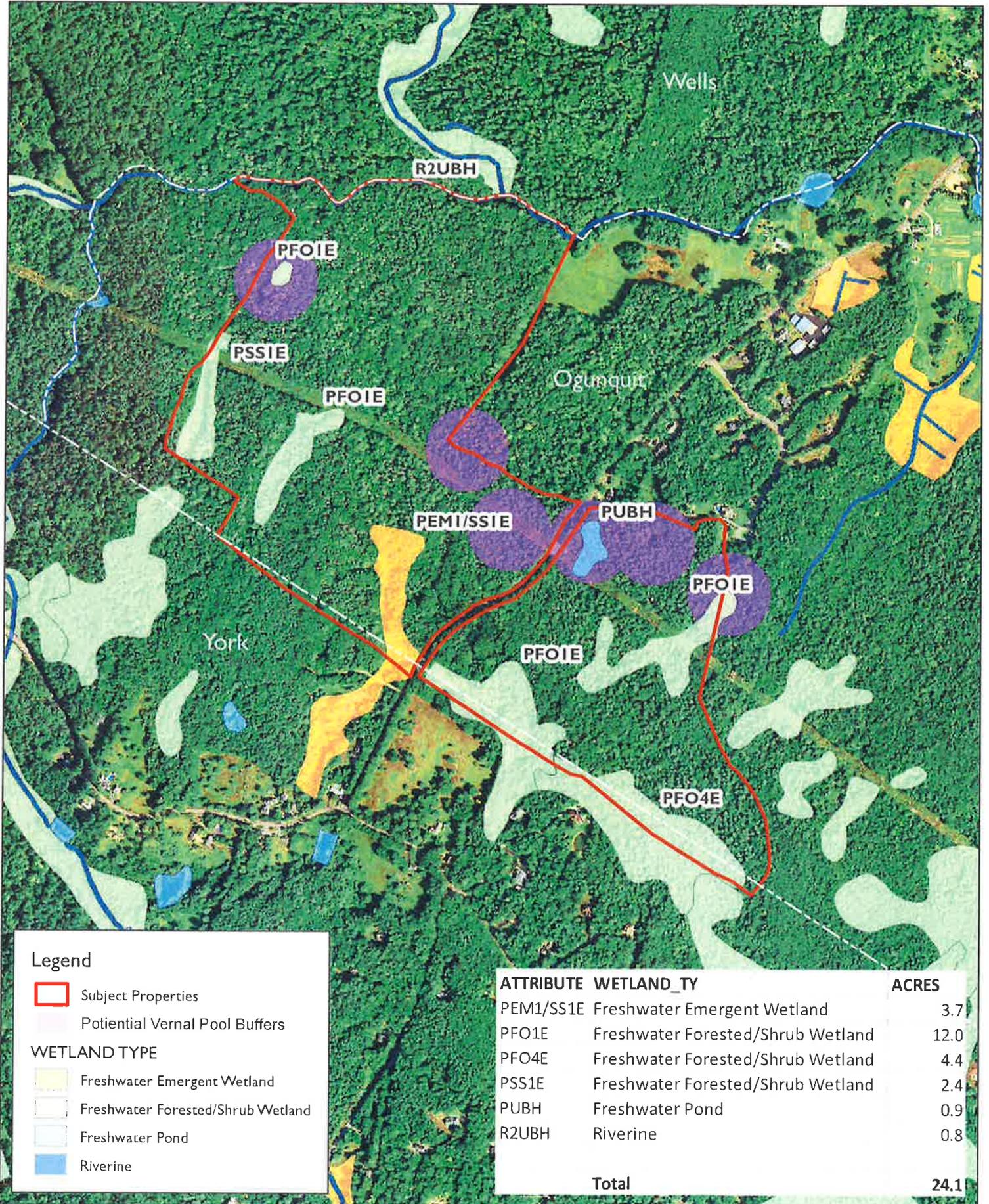
[3] Do not include long-term management & stewardship costs in this section. They should be captured in the section above.

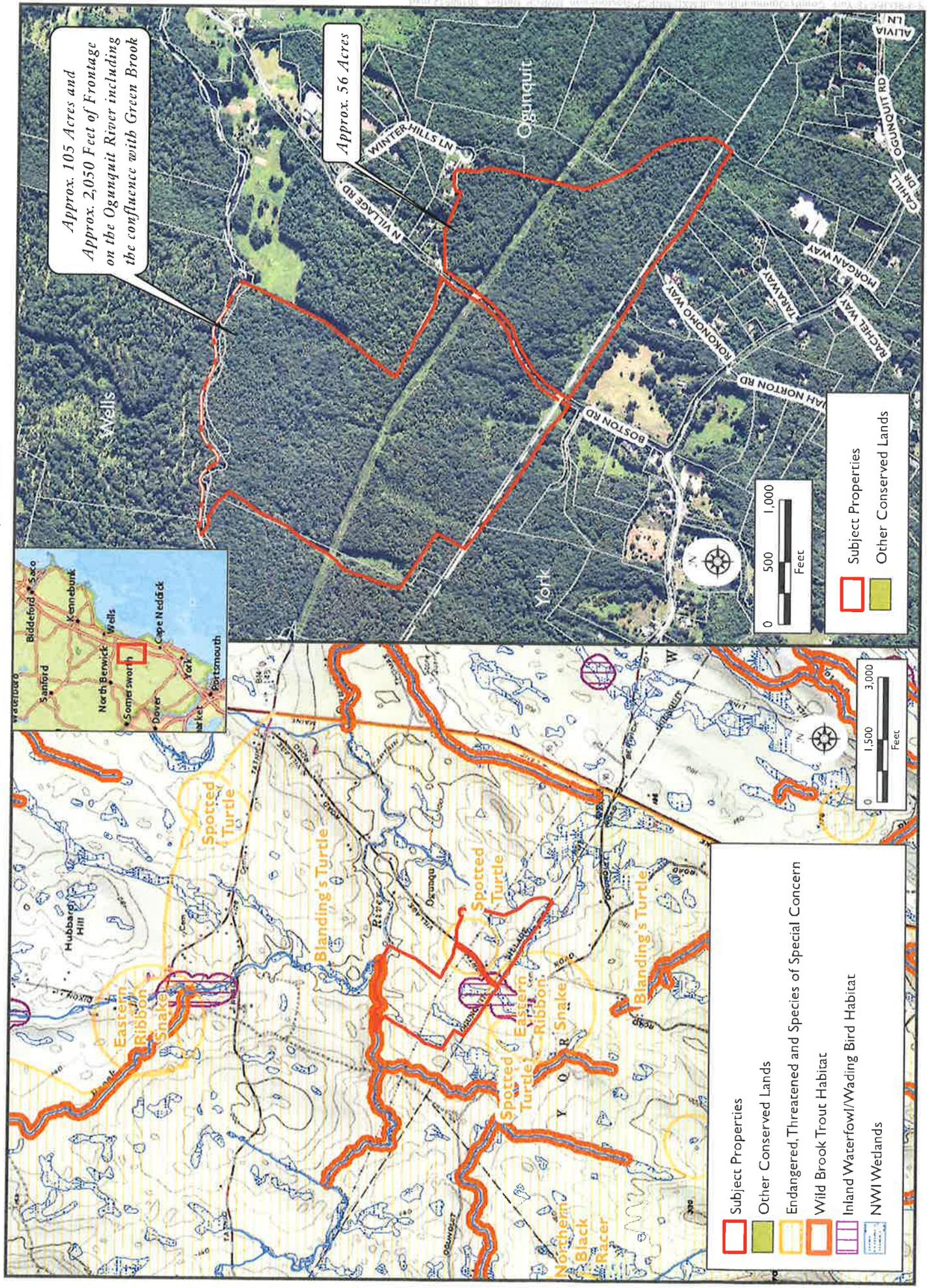
[4] For restoration, enhancement or creation, a five-year monitoring term is typical, with a potentially longer period for resources with slow development rates. Preservation projects do not require short-term monitoring.

Appendix B: Maps



Boston Farm Ogunquit & York, Maine MNRCP Wetlands Analysis





Appendix C: USFWS Letter



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Maine Ecological Services Field Office

P. O. Box A

East Orland, ME 04431

Phone: (207) 469-7300 Fax: (207) 902-1588

<http://www.fws.gov/mainefieldoffice/index.html>

In Reply Refer To:

September 11, 2019

Consultation Code: 05E1ME00-2019-SLI-1136

Event Code: 05E1ME00-2019-E-03078

Project Name: Old Boston Farm, Ogunquit & York, ME

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies the threatened, endangered, candidate, and proposed species and designated or proposed critical habitat that may occur within the boundary of your proposed project or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC Web site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the Endangered Species Consultation Handbook at: <http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

This species list also identifies candidate species under review for listing and those species that the Service considers species of concern. Candidate species have no protection under the Act but are included for consideration because they could be listed prior to completion of your project. Species of concern are those taxa whose conservation status is of concern to the Service (i.e., species previously known as Category 2 candidates), but for which further information is needed.

If a proposed project may affect only candidate species or species of concern, you are not required to prepare a Biological Assessment or biological evaluation or to consult with the Service. However, the Service recommends minimizing effects to these species to prevent future conflicts. Therefore, if early evaluation indicates that a project will affect a candidate species or species of concern, you may wish to request technical assistance from this office to identify appropriate minimization measures.

Please be aware that bald and golden eagles are not protected under the Endangered Species Act but are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.). Projects affecting these species may require development of an eagle conservation plan: http://www.fws.gov/windenergy/eagle_guidance.html Information on the location of bald eagle nests in Maine can be found on the Maine Field Office Web site: <http://www.fws.gov/mainefieldoffice/Project%20review4.html>

Additionally, wind energy projects should follow the wind energy guidelines: <http://www.fws.gov/windenergy/> for minimizing impacts to migratory birds and bats. Projects may require development of an avian and bat protection plan.

Migratory birds are also a Service trust resource. Under the Migratory Bird Treaty Act, construction activities in grassland, wetland, stream, woodland, and other habitats that would result in the take of migratory birds, eggs, young, or active nests should be avoided. Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g.,

cellular, digital television, radio, and emergency broadcast) can be found at:
<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm> and at:
<http://www.towerkill.com>; and at:
<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office

P. O. Box A

East Orland, ME 04431

(207) 469-7300

Project Summary

Consultation Code: 05E1ME00-2019-SLI-1136

Event Code: 05E1ME00-2019-E-03078

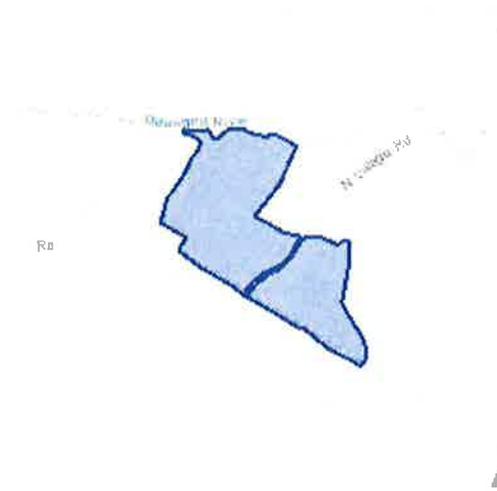
Project Name: Old Boston Farm, Ogunquit & York, ME

Project Type: FORESTRY

Project Description: Two wooded lots for conservation with clauses to forest, happening within the next year.

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/43.260210539975475N70.64512786118021W>



Counties: York, ME

Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

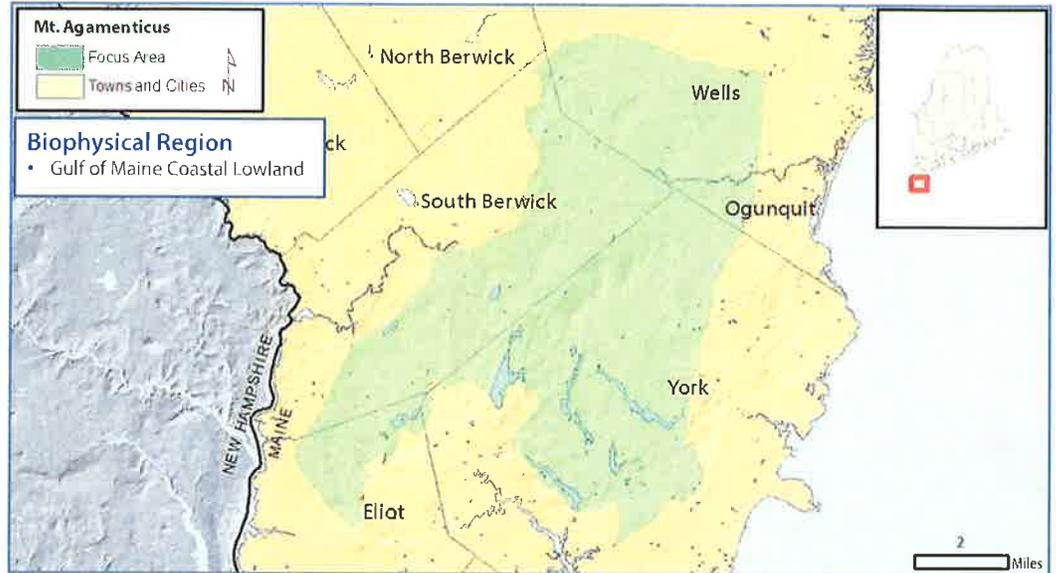
NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Appendix D: Mt. Agamenticus Area Fact Sheet

Mt. Agamenticus



WHY IS THIS AREA SIGNIFICANT?

The Mt. Agamenticus Focus Area comprises and is one of the largest remaining expanses of undeveloped forests in coastal New England. The uplands and wetlands around Mt. Agamenticus are inhabited by 12 animal species and 21 plant species that are considered rare in Maine. Many of these rare species are at the northern limit of their distribution range and are more abundant south of the Maine border. Similarly, some natural communities that occur in the Focus Area are restricted primarily to southern New England. The forest that extends northward from Mt. Agamenticus features Maine's only chestnut-oak woodland.

OPPORTUNITIES FOR CONSERVATION

- » Minimize fragmentation of habitat with development designs that optimize open space.
- » Continue using signs along roads to warn people about turtle crossings.
- » Use strategic open-space planning to maintain functional connections for wildlife among habitats.
- » Work with willing landowners to permanently protect remaining undeveloped areas.
- » Use forest management methods and design developments that protect vernal pools and the amphibians that depend on them.
- » Monitor for and remove invasive species.

For more conservation opportunities, visit the Beginning with Habitat Online Toolbox: www.beginningwithhabitat.org/toolbox/about_toolbox.html.

Photo credits, top to bottom: The Nature Conservancy, The Nature Conservancy, Margaret Pizer, The Nature Conservancy, J. Albright

Rare Animals

Spotted Turtle
Wood Turtle
Blanding's Turtle
Brown Snake
Ribbon Snake
Northern Black Racer

Spring Salamander
New England Cottontail
New England Bluet
Ringed Boghaunter
Dragonfly
Swamp Darter
Scarlet Bluet

Rare Plants

Wild Leek
Slender Blue Flag
Mountain Laurel
Spicebush
Broadbeech Fern
Pale Green Orchis
Chestnut Oak
Tall Beak-rush
Sassafras
Swamp Saxifrage
Featherfoil

White Wood Aster
Upright Bindweed
Atlantic White-cedar
Spotted Wintergreen
Sweet Pepperbush
Flowering Dogwood
Eastern Joe-pye Weed
Columbia Water-meal
Alga-like Pondweed
Smooth Winterberry
Holly

Rare and Exemplary Natural Communities

Atlantic White Cedar Swamp
Chestnut Oak Woodland
Pocket Swamp
Leatherleaf Bog
Grassy Shrub Marsh
Sandy Lake Bottom
Pitch Pine Bog
Red Maple Swamp
White Oak-Red Oak Forest

Significant Wildlife Habitats

Inland Wading Bird & Waterfowl Habitat
Deer Wintering Area
Significant Vernal Pools



The forests and wetlands of Mt. Agamenticus are home to numerous rare animals and plants. *The Nature Conservancy*

FOCUS AREA OVERVIEW

The Mt. Agamenticus Focus Area extends from York Pond in Eliot northeast through the Tattic Hills area in Wells. The Focus Area includes rugged terrain, several lakes and ponds, and numerous small wetlands that together comprise the largest contiguous block of lightly developed land in southern York County and one of the largest remaining areas of undeveloped forest in coastal New England. Mt. Agamenticus is the most outstanding feature in the area, both topographically and ecologically. Other prominent physical features are Horse Hill, Second and Third Hills, Chick's Brook watershed, Chase's Pond, Folly Pond, Middle Pond, Bell Marsh, Warren Pond, Welch's Pond, Round Pond, and York Pond.

The area's numerous upland and wetland areas are ecologically significant because they host plant and animal species that are living at the northernmost limit of their geographic ranges. In Maine, for example, at least three animal and 20 plant species occur only in this extreme southern portion of the state. Many additional species found in the Focus Area occur only sparingly farther northward. Natural communities reflect this pattern as well. For example, the Atlantic white cedar swamp, hemlock-hardwood pocket swamp, and pitch-pine bog that occur in this area are all restricted to southern Maine. The only remaining intact chestnut-oak woodland community in the entire state extends north from Mt. Agamenticus through Third Hill.

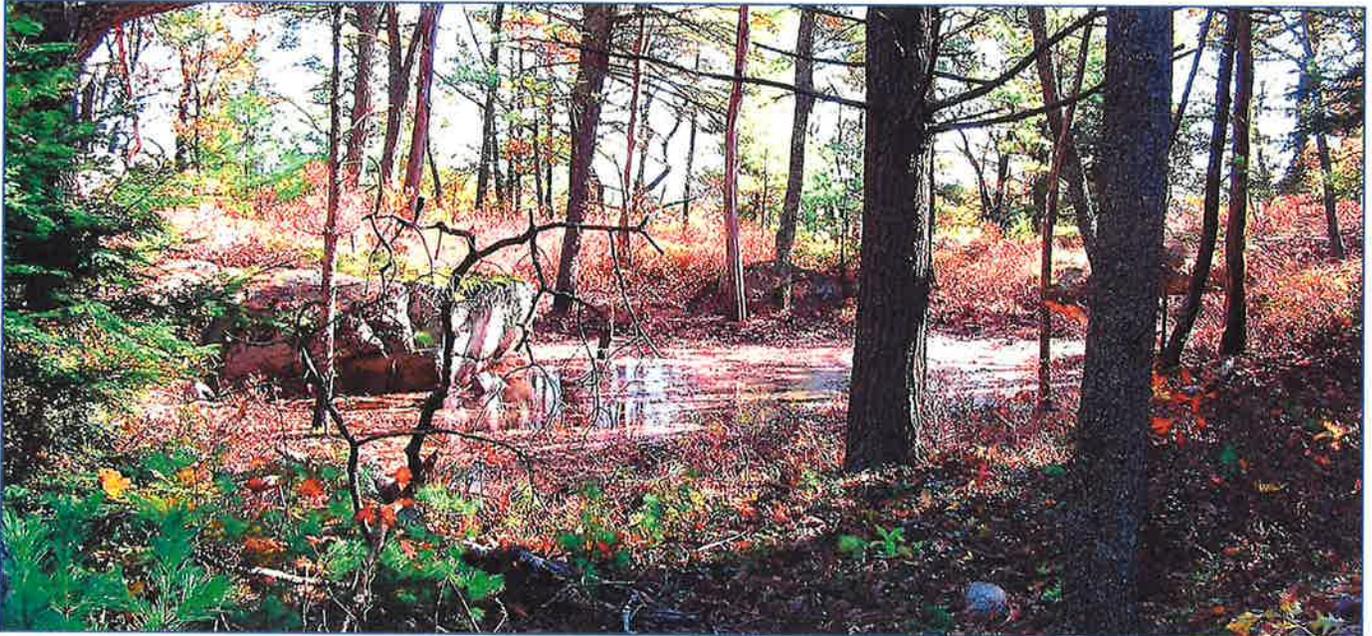
Public Access Opportunities

- » Mt. Agamenticus Wildlife Management Area
- » York Pond Lot

The Focus Area has one of the richest concentrations of vernal pool habitat in the state, supporting state-listed Blanding's and spotted turtles in concentrations rarely encountered elsewhere.

Of the 21 rare plant species known to occur in the Mt. Agamenticus area, 14 are considered rare in Maine because the state represents the northeastern limit of their range. They are much more common to the south and west. The Mt. Agamenticus area, in particular, is the northern limit for a few of these species, such as large beak-rush (*Rhynchospora macrostachya*) and flowering dogwood (*Cornus florida*).

Two rare plant species found in the Focus Area—wild leek (*Allium tricoccum*) and alga-like pondweed (*Potamogeton confervoides*)—do not reach the edge of their geographic range in Maine. However, wild leek is uncommon in Maine because it lives only in nutrient-enriched hardwood forests, while alga-like pondweed occurs only in shallow, soft-water ponds.



The Nature Conservancy

The largely undeveloped expanse of forests in the Mt. Agamenticus region is important for maintaining water quality. York and Kittery Water Districts have been acquiring lands to ensure and protect drinking water supplies for the residents of York and Kittery. Over the past century, the Districts have acquired 4,445 acres of land in the area of Mt. Agamenticus.

CONSERVATION CONSIDERATIONS

- » Minimize fragmentation of habitat through development designs that optimize open space.
- » Continue using signs along roads to warn people about turtle crossings.
- » Use strategic open-space planning to maintain functional connections for wildlife among habitats.
- » Work with willing landowners to permanently protect remaining undeveloped areas.
- » Close adherence to Best Management Practices for forestry (see Forestry Endangered and Threatened Species Guide) and development activities near vernal pools will ensure the protection of these wetlands and the amphibians that depend on them.
- » The integrity of wetland habitats depends on proper maintenance of hydrology and water quality. Intensive logging,

Ecological Services of the Focus Area

- Protection of water quality in numerous streams, ponds, and aquifers
- Source habitat for many wildlife species in rapidly developing landscape

Economic Contributions of the Focus Area

- Acreage for timber management
- Public open space for surrounding communities with benefits to land values
- Tourism and recreation (hiking, biking, and wildlife watching)

clearing, soil disturbance, new roads, and development on buffering uplands can result in greater runoff, sedimentation, and other non-point sources of pollution that harm wetlands and aquatic systems.

- » Preserving natural communities and other sensitive features can be achieved best by maintaining the integrity of the larger natural systems in which these features occur. Conserving the larger systems helps ensure both common and rare natural features will persist in this part of the state.
- » Conservation planning for the uplands should include set-

For more information about Focus Areas of Statewide Ecological Significance, including a list of Focus Areas and an explanation of selection criteria, visit www.beginningwithhabitat.org

ting aside some areas from timber harvests.

- » It is important for off-road vehicles to stay on existing authorized trails and remain out of all wetlands.
- » With expected changes in climate over the next century, plant and wildlife species will shift their ranges. Maintaining landscape connections between undeveloped habitats will provide an important safety net for biodiversity as species adjust their ranges to future climate conditions.
- » Invasive plants and aquatic organisms have become an increasing problem in Maine and a threat to the state's natural communities. Disturbances to soils and natural vegetation and introductions of non-native species to terrestrial and aquatic habitats can create opportunities for colonization. Landowners and local conservation groups are encouraged to become aware of the potential threat of invasives, of methods to limit establishment, and/or of appropriate techniques for removal. For more information on invasive plants visit: <http://www.maine.gov/doc/nrimc/mnap/features/invasives.htm>.



Spotted Turtle, Jonathan Mays

RARE SPECIES AND EXEMPLARY NATURAL COMMUNITIES OF THE FOCUS AREA

	Common Name	Scientific Name	State Status*	State Rarity Rank	Global Rarity Rank	
Animals	Spotted Turtle	<i>Clemmys guttata</i>	T	S3	G3	
	Wood Turtle	<i>Clemmys insculpta</i>	SC	S4	G4	
	Blanding’s Turtle	<i>Emydoidea blandingii</i>	E	S2	G4	
	Northern Black Racer	<i>Coluber constrictor</i>	E	S2	G3	
	Ribbon Snake	<i>Thamnophis sauritus</i>	SC	S3	G3	
	Swamp Darter	<i>Etheostoma fusiforme</i>	SC	S1	G3	
	Brown Snake	<i>Storeria dekayi</i>	SC	S3	G3	
	New England Cottontail	<i>Sylvilagus transitionalis</i>	SC	S2	G4	
	Spring Salamander	<i>Gyrinophilus porphyriticus</i>	SC	S3	G3	
	Scarlet Bluet	<i>Enallagma pictum</i>	n/a	n/a	G3	
	New England Bluet	<i>Enallagma laterale</i>	SC	S1	G3	
	Ringed Boghaunter Dragonfly	<i>Williamsonia lintneri</i>	T	S1	G2	
	Wild Leek	<i>Allium tricoccum</i>	SC	S2	G3	
	White Wood Aster	<i>Aster divaricatus</i>	T	S2	G3	
Plants	Upright Bindweed	<i>Calystegia spithamea</i>	T	S1	G4G5	
	Atlantic White-cedar	<i>Chamaecyparis thyoides</i>	SC	S2	G4	
	Spotted Wintergreen	<i>Chimaphila maculata</i>	E	S1	G3	
	Sweet Pepperbush	<i>Clethra alnifolia</i>	SC	S2	G3	
	Flowering Dogwood	<i>Cornus florida</i>	E	S1	G3	
	Eastern Joe-pye Weed	<i>Eupatorium dubium</i>	T	S1	G3	
	Featherfoil	<i>Hottonia inflata</i>	T	S1	G4	
	Smooth Winterberry Holly	<i>Ilex laevigata</i>	SC	S2	G3	
	Slender Blue Flag	<i>Iris prismatica</i>	T	S2	G4G5	
	Mountain Laurel	<i>Kalmia latifolia</i>	SC	S3	G3	
	Spicebush	<i>Lindera benzoin</i>	SC	S3	G4	
	Broadbeech Fern	<i>Phegopteris hexagonoptera</i>	SC	S2	G3	
	Pale Green Orchis	<i>Platanthera flava</i>	SC	S2	G4	
	Alga-like Pondweed	<i>Potamogeton confervoides</i>	SC	S3	G3G4	
	Chestnut Oak	<i>Quercus montana</i>	T	S1	G3	
	Tall Beak-rush	<i>Rhynchospora macrostachya</i>	E	S1	G4	
	Sassafras	<i>Sassafras albidum</i>	SC	S2	G3	
	Swamp Saxifrage	<i>Saxifraga pensylvanica</i>	T	S2	G3	
	Columbia Water-meal	<i>Wolffia columbiana</i>	T	S2	G3	
	Natural Communities	Atlantic White Cedar Swamp	Atlantic White Cedar Swamp		S2	G3
		Chestnut Oak Woodland	Chestnut Oak Woodland		S1	n/a
		Pocket Swamp	Hemlock–Hardwood Pocket Swamp		S2	n/a
		Leatherleaf Bog	Leatherleaf Boggy Fen		S4	n/a
Grassy Shrub Marsh		Mixed Graminoid–Shrub Marsh		S3	n/a	
Sandy Lake Bottom		Pipewort–Water Lobelia Aquatic-Bed		S1	n/a	
Pitch Pine Bog		Pitch Pine Bog		S1S2	n/a	
Red Maple Swamp		Red Maple–Sensitive Fern Swamp		S4	n/a	
White Oak–Red Oak Forest		White Oak–Red Oak Forest		S3	G3	

State Status*

-  Endangered: Rare and in danger of being lost from the state in the foreseeable future, or federally listed as Endangered.
-  Threatened: Rare and, with further decline, could become endangered; or federally listed as Threatened.
-  Special Concern: Rare in Maine, based on available information, but not sufficiently rare to be Threatened or Endangered.

**State status rankings are not assigned to natural communities.*

State Rarity Rank

-  Critically imperiled in Maine because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres).
-  Imperiled in Maine because of rarity (6–20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
-  Rare in Maine (on the order of 20–100 occurrences).
-  Apparently secure in Maine.
-  Demonstrably secure in Maine.

Global Rarity Rank

-  Critically imperiled globally because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation.
-  Globally imperiled because of rarity (6–20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
-  Globally rare (on the order of 20–100 occurrences).
-  Apparently secure globally.
-  Demonstrably secure globally.

Appendix E: Purchase and Sales Agreement

PURCHASE AND SALE CONTRACT

THIS AGREEMENT (the "Agreement") is made as of the 31st day of August, 2019 (the "Effective Date"), by and between Mark L. Driscoll and Cynthia D. Driscoll, Trustees of the Mark L. Driscoll and Cynthia D. Driscoll Revocable Trust of 2014, with an address of 200 Atlantic Avenue, Wells Maine 04090, Anne J. Rantuccio with an address of 978 Falmouth Road, Mashpee, Massachusetts 02649, and Jami E. Boulier with a mailing address of P.O. Box 1354, Ogunquit, Maine 03907 (the "Seller"), and **THE GREAT WORKS REGIONAL LAND TRUST**, a non-profit corporation organized under the laws of the State of Maine, with a mailing address of P.O. Box 151, South Berwick, Maine 03908, its successors and assigns (the "GWRLT").

1. **PURCHASE AND SALE.** Seller agrees to sell, and GWRLT agrees to buy, upon the terms hereinafter set forth, the following described Property, with any buildings and improvements thereon and fixtures used in connection therewith, if any, and all rights, hereditaments, easements, and appurtenances thereunto belonging, consisting of two parcels, a Western Parcel and an Eastern Parcel (collectively, 'The Property'), divided by North Village Road, located in the Towns of Ogunquit and York, County of York, State of Maine, containing one hundred fifty eight (158) acres more or less as shown on a survey plan recorded at the York County, Maine Registry of Deeds at Plan Book 396, Pages 11 and 12, titled 'Boundary Survey of Land of Anne Rantuccio; Mark L. and Cynthia D. Driscoll, Trustees and Jami E. Boulier Ogunquit Tax Map 22 Lots 1&2 – York Tax Map 238 Lots 70 & 78 North Village Road and Boston Road Ogunquit/York, York County, Maine' by Civil Consultants dated June 29th, 2018, all as more particularly described in Exhibit A attached hereto and by this reference incorporated herein (the "Property").
2. **PURCHASE PRICE.** The Property will be acquired in two parcels, the Western Parcel and the Eastern Parcel, as shown in Exhibit B. The total purchase price for The Property shall be One Million Thirty Thousand Dollars (\$1,030,000.00), payable as follows:
 - a. On the signing of the Contract, Five Thousand Dollars (\$5,000.00) has been paid as a deposit to Mark Driscoll, Trustee of the Driscoll Revocable Trust of 2014, which shall be creditable to the purchase price; after ninety days, these funds are nonrefundable and may be released to the Seller as provided in paragraph 4, below.
 - b. On or before December 31, 2020, Six Hundred Forty- eight Thousand Dollars (\$648,000.00) shall be paid by check or by wire transfer at the time of delivery of the deed for the Western Parcel, to be held in escrow until the deed is recorded.

c. On or before August 15, 2021 but after January 1, 2021, Three Hundred Eighty-two Thousand (\$382,000.00) shall be paid by check or by wire transfer at the time of delivery of the deed for the Eastern Parcel, to be held in escrow until the deed is recorded.

3. CLOSING DATE.

a. Closing for the Western Parcel will occur no later than December 31, 2020 (the "Western Parcel Closing" or the "Western Parcel Closing Date"). The Closing Date may be extended by the mutual written agreement of both parties. At the Closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, the Deed to the Western Parcel of The Property to be conveyed. Seller shall have the Deed prepared, at its expense. Seller will execute the customary Seller's affidavit for title insurance at the Closing. The parties shall deliver to each other at or prior to the Closing such other documents as provided for herein.

a. Closing for the Eastern Parcel will occur no later than August 15, 2021 and no earlier than January 1, 2021 (the "Eastern Parcel Closing" or the "Eastern Parcel Closing Date"). The Closing Date may be extended by the mutual written agreement of both parties. At the Closing, Seller shall execute and deliver to Buyer, against payment of the balance of the purchase price, the Deed to the Eastern Parcel of The Property to be conveyed. Seller shall have the Deed prepared, at its expense. Seller will execute the customary Seller's affidavit for title insurance at the Closing. The parties shall deliver to each other at or prior to the Closing such other documents as provided for herein.

4. TITLE. Buyer shall have ninety days from the effective date of this agreement to prepare a preliminary title commitment. If this commitment demonstrates that Title to the property is good and marketable, the Seller may retain the deposit (Section 2.a.) provided, however, that if this contract is breached by Seller, Seller shall return the deposit. At Closing Seller shall convey The Property to Buyer at the Closings by good and sufficient quitclaim deed with covenant (the "Deed"). Title to The Property shall be good and marketable, subject only to zoning restrictions, customary utility easements, and such taxes for the current tax year as are not due and payable as of the Closing Date. In the event that Seller is unable to convey title as aforesaid, upon written notice from Buyer, Seller shall use diligent efforts to remedy all title defects. In the event that said defects are not remedied within ninety (90) days from the date of such notice, then the Deposit shall be returned to Buyer and this Agreement, and Seller's and Buyer's obligations hereunder, will terminate. GWRLT shall have the election, at either the original or any extended time for performance, to accept such title as the Seller can deliver to The Property and to pay the agreed purchase price.

5. POSSESSION AND CONDITION OF PROPERTY. Full possession of The Property, free of all tenants and occupants, is to be delivered at the time of the delivery of the deed, said Property to be then in the same condition as they now are.
6. TAXES. All taxes, assessments, and encumbrances other than real estate taxes for the then current fiscal year shall be satisfied of record by the Seller at or before the transfer of title. Real estate taxes for the then current fiscal year shall be apportioned as of the closing date and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the GWRLT at the time of delivery of the deed. The Maine real estate transfer tax shall be paid in accord with Maine law, and the practice of the York County Registry of Deeds. Buyer will pay the recording fee for the Deed.
7. RIGHT OF ENTRY AND INSPECTION. The GWRLT may enter upon The Property at reasonable times for surveying, and other reasonable purposes related to this transaction. The GWRLT shall have the right to conduct an environmental inspection and assessment of The Property and to update that inspection and assessment prior to closing. Based upon said inspection or update, the GWRLT may, at its discretion, terminate this Contract at any time prior to closing, in which event all monies deposited by the GWRLT shall be immediately refunded.
8. PRESERVATION OF PROPERTY. The Seller agrees that The Property herein described shall remain as it now is until closing(s) and that the Seller will prevent and refrain from any use of The Property for any purpose or in any manner which would adversely affect the GWRLT's intended use of The Property as a nature preserve or similar use. In the event of such actions, the GWRLT may, without liability, refuse to accept the conveyance of title, in which event all monies deposited under this Contract shall be refunded, or the GWRLT alternatively may elect to accept conveyance of title to such Property or a portion thereof, in which case there may be an equitable adjustment of the purchase price based on the change in circumstances.
9. ENCROACHMENTS/ACCESS. Without limitation, The Property shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:
 - a. All structures and improvements, including any driveways and accessory structures, if any, shall be wholly within the lot lines of The Property and shall not encroach upon or under any Property not within such lot lines;
 - b. No building, structure, improvement or Property of any kind encroaches upon or under The Property from other Property; and
 - c. The Property abuts a public way, duly laid out or accepted as such by the town or city in which The Property are located.

10. **DEFAULT.** If the GWRLT shall fail to fulfill its agreements herein, all deposits made hereunder by the GWRLT shall be retained by the Seller as liquidated damages, which shall be the Seller's sole recourse at law or in equity.
11. **BROKER'S COMMISSION.** The parties hereto represent and warrant to each other that no real estate brokers or agents were responsible in bringing about this transaction and that no real estate commission is due.
12. **ASSIGNMENT.** This Agreement shall be assignable by Buyer, after notice to Seller, to the Town of Ogunquit, or to any bona fide tax exempt non-profit conservation organization operating and existing under the laws of the State of Maine to whom charitable gifts are deductible under the Internal Revenue Code. All acts performed by GWRLT may be performed by any qualified assignee. Any assignment shall be in writing and acknowledged by all parties.
13. **SELLER'S REPRESENTATIONS AND WARRANTIES.** The Seller warrants and represents to the GWRLT the matters contained in the following subparagraphs and agrees to indemnify, defend and hold harmless the GWRLT from any loss or liability resulting from any breach of any of said warranties or representations. Said representations, warranties and indemnities shall survive closing.
 - a. **Notices.** The Seller has not received any notices issued by any municipal or other public authority with regard to any work or improvements done or ordered by such authority to be done either before or after the date of this Agreement. The Seller has no reason to believe that any such notice will be issued after the date of this Agreement. The Seller shall be responsible for any public improvements, assessments, notices or orders received prior to closing.
 - b. **Title to The Property and Authority to Execute Documents.** Other than as specifically set forth herein, the Seller is the sole legal owner of The Property in fee simple and The Property are not subject to any lease or to any other estate or to any outstanding option, interest or agreement of sale, and Seller has the full power and authority to execute and deliver all necessary documents and to otherwise perform all of Seller's obligations under this Agreement.
 - c. **No Condemnation.** There are no condemnation proceedings pending with regard to any portion of The Property and the Seller does not know of or have reason to know of any proposed condemnation proceedings with regard to any portion of The Property.

- d. No Tenants. No portion of The Property shall be occupied by any person or entity under any oral or written lease, agreement or in any other manner at closing including, but not limited to, farm leases, hunting or trapping leases.
 - e. No Hazardous Substance. To the best of the Seller's knowledge: no hazardous substance or toxic waste has been generated, treated, stored, used, disposed of or deposited in or on The Property; there is no hazardous substance or toxic waste in or on The Property that may affect The Property or any use thereof or that may support a claim or cause of action under the common law or under any federal, state or local environmental statute, regulation, ordinance or other environmental regulatory requirement; nor has any action been instituted for enforcement of same.
 - f. Underground Storage Tanks. Notwithstanding that there is an historic well of unknown location located somewhere on the property, to the best of the Seller's knowledge, there have not been and there are not now any underground storage tanks, septic tanks or other wells located on or under The Property or if there have been or are any such tanks or wells located on The Property, their location has been identified to the GWRLT in writing, they have been properly registered with all appropriate authorities, they are in full compliance with all applicable statutes, ordinances and regulations, and they have not resulted in the release of any hazardous or toxic substance, material, or waste into the environment.
14. GWRLT'S REPRESENTATIONS AND WARRANTIES. GWRLT warrants and represents to Seller the matters contained in the following subparagraphs.
- a. GWRLT is a nonprofit corporation duly organized and validly existing under the laws of the State of Maine;
 - b. GWRLT has the right, power, and authority to enter into this Agreement and to perform its obligations hereunder; and
 - c. The execution and delivery of this Agreement, the consummation of the transaction herein contemplated, and the compliance with the terms of this Agreement will not violate any provisions of the Articles of Incorporation, Bylaws, or similar instrument of GWRLT nor conflict with or result in a breach of any of the terms or provisions of or constitute a default under any indenture, mortgage, loan agreement, or instrument to which GWRLT is a party or by which it is bound, or any applicable governmental regulation or any judgment, order, or decree of any court having jurisdiction over GWRLT.
15. GRANTS. The Seller has been informed that this Property is being acquired by GWRLT contingent on receiving funding from various sources, including the Maine Natural Resources Conservation Program (MNRCP). GWRLT will submit a proposal to the 2019

funding cycle for MNRCP and will work to raise other needed funds. Seller acknowledges that the funding process does not have a guaranteed outcome and should funding not be made available in sufficient quantities that GWRLT will not be able to follow through on this contract. In said case, the deposit shall be retained by Seller as sole damages upon written notification by GWRLT that it has failed to obtain the necessary funding.

16. SEPARATE CLOSINGS AND FUNDRAISING UPDATES. It is to the advantage of both Seller and GWRLT to have closings on the Western and Eastern parcels that are eight months apart and in two separate calendar years. GWRLT is however committed to acquiring both the Eastern and Western parcels and will make very effort to raise funds needed to acquire both tracts. GWRLT will keep Sellers informed of fundraising progress by providing quarterly reports on grants and donations that are pending or awarded for purchase of the Property, including the cumulative total of funds raised and pledged to the campaign.
17. AFFIDAVITS. The Seller agrees at or prior to closing hereunder to furnish the GWRLT with a nonforeign affidavit in the form shown in Exhibit C, as well as such other incidental and necessary affidavits as may be required by the title insurance company issuing a title insurance policy for The Property.
18. EXHIBITS. The following exhibits are attached hereto and incorporated herein by reference:
Exhibit A - Property Description;
Exhibit B – Sketch showing the Western Parcel and Eastern Parcel
19. CONSTRUCTION OF AGREEMENT. This instrument, executed in multiple counterparts, is to be construed as a Maine contract, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties and their respective heirs, devisees, executors, administrators, successors and assigns and may be canceled, modified or amended only by a written instrument executed by both the Seller and the GWRLT. If two or more persons are named as Seller, their obligations shall be joint and several.
20. PUBLIC FUNDING LANGUAGE. The Seller has been informed that this Property is being acquired by the Great Works Regional Land Trust with funding from the Maine Natural Resources Conservation Program (MNRCP) or other public funding sources. The deed from the Seller to the GWRLT may contain language acknowledging that The Property was acquired with funding from these sources. The exact language of said acknowledgement shall be in a form approved by GWRLT prior to closing.

SELLER


Witness


Anne Rantuccio

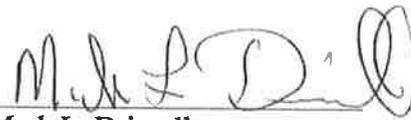
SELLER

Cynthia D. Driscoll
Witness

Jamie E. Boulier
J amie E. Boulier
ma

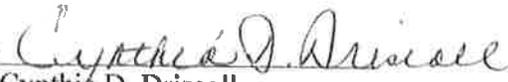
SELLER
Mark L. Driscoll and
Cynthia D. Driscoll Revocable Trust
of 2014


Witness

By 
Mark L. Driscoll

Its: Trustee


Witness

By 
Cynthia D. Driscoll

Its: Trustee

BUYER
The Great Works Regional Land Trust

9L —
Witness Keith Fletcher

By: Thomas Gilmore
Its: President, Thomas Gilmore

EXHIBIT A

“Description of Property to be Conveyed”

A tract of land consisting of two parcels, a Western Parcel and an Eastern Parcel, divided by North Village Road, located in the Towns of Ogunquit and York, County of York, State of Maine, containing one hundred sixty one (161) acres more or less as shown on a survey plan recorded at the York County, Maine Registry of Deeds at Plan Book 396, Pages 11 and 12, titled ‘Boundary Survey of Land of Anne Rantuccio; Mark L. and Cynthia D. Driscoll, Trustees and Jami E. Boulier Ogunquit Tax Map 22 Lots 1&2 – York Tax Map 238 Lots 70 & 78 North Village Road and Boston Road Ogunquit/York, York County, Maine’ by Civil Consultants dated June 29th, 2018.

The Property deeds follow.



BK 16905 PGS 136 - 137 10/10/2014 11:31:36 AM
 INSTR # 2014041633 DEBRA ANDERSON
 RECEIVED YORK SS REGISTER OF DEEDS

RELEASE DEED
 (North Village Road, Ogunquit)

NO R.E. TRANSFER TAX PAID

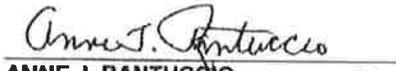
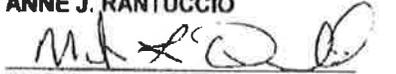
KNOW ALL BY THESE PRESENT that MARK L. DRISCOLL, with a mailing address of 200 Atlantic Avenue, Wells, Maine 04090, and ANNE J. RANTUCCIO, with a mailing address of 978 Falmouth Road, Mashpee, Massachusetts 02649, Releases to ANNE RANTUCCIO, with a mailing address of 978 Falmouth Road, Mashpee, Massachusetts 02649, MARK L. DRISCOLL and CYNTHIA D. DRISCOLL, Trustees of THE MARK L. DRISCOLL and CYNTHIA D. DRISCOLL REVOCABLE TRUST OF 2014, with a mailing address of 200 Atlantic Avenue, Wells, Maine 04090 and JAMI E. BOULIER, with a mailing address of PO Box 1354, Ogunquit, Maine 03907, as *Tenants-in-Common*, any and all interests which the Grantors have in and to two certain parcels of land, together with the buildings, thereon situated on North Village Road, in the Town of Ogunquit, County of York and State of Maine and being further bounded and described as Town of Ogunquit Assessors Map 22, Lot# 2 and Map 22, Lot #1.

Being a portion of premises conveyed by Nahum Boston to Lester C. Boston by deed dated February 19, 1921, recorded in Book 686, Page 104. Lester C. Boston died on November 15, 1958. Pauline B. Gittins was his oldest child.

Meaning and intending to convey and hereby conveying the same premises conveyed to Richard W. Driscoll, Mark L. Driscoll and Anne D. Rantuccio by deed of Pauline B. Gittins dated January 11, 1990 and recorded in the York County Registry of Deeds in Book 5306, Page 325 - 328. See also deed to Richard W. Driscoll, Mark L. Driscoll and Anne D. Rantuccio by deed of Pauline B. Gittins dated December 27, 1989 and recorded in the York County Registry of Deeds in Book 5285, Page 235.

IN WITNESS WHEREOF, our hands this 7th day of October, 2014.

Witness 
 Witness 


 ANNE J. RANTUCCIO

 MARK L. DRISCOLL

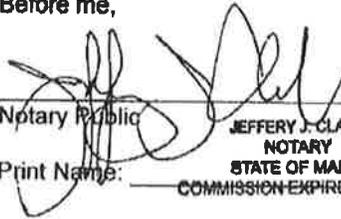
→ Clark & Howard

State of Maine
County of York

October 7, 2014

Then personally appeared the above-named, **MARK L. DRISCOLL** and **ANNE J. RANTUCCIO** and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public _____
JEFFERY J. CLARK
NOTARY
STATE OF MAINE
Print Name: _____
COMMISSION EXPIRES 6-02-18

SEAL



BK 16905 PGS 138 - 139 10/10/2014 11:31:36 AM
 INSTR # 2014041634 DEBRA ANDERSON
 RECEIVED YORK SS REGISTER OF DEEDS

DEED OF DISTRIBUTION

BY

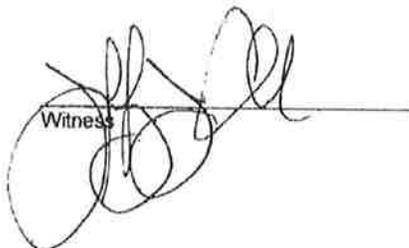
PERSONAL REPRESENTATIVE
 (North Village Road, Ogunquit)

KNOW ALL BY THESE PRESENT that **LESLIE J. DRISCOLL**, with a mailing address of 21 Riverside Avenue, Danvers, Massachusetts 01923, duly appointed and acting Personal Representative of the Estate of **RICHARD W. DRISCOLL**, deceased, whose Will was duly admitted to probate in the Probate Court for the County of York, Maine, Docket No. 2014-0505 by the power conferred by law, and every other power, in distribution of the estate, **Grants** to **ANNE RANTUCCIO**, with a mailing address of 978 Falmouth Road, Mashpee, Massachusetts 02649, **MARK L. DRISCOLL** and **CYNTHIA D. DRISCOLL**, Trustees of **THE MARK L. DRISCOLL and CYNTHIA D. DRISCOLL REVOCABLE TRUST OF 2014**, with a mailing address of 200 Atlantic Avenue, Wells, Maine 04090 and **JAMI E. BOULIER**, with a mailing address of PO Box 1354, Ogunquit, Maine 03907, as **Tenants-in-Common**, any and all interests which the Grantors have in and to two certain parcels of land, together with the buildings, thereon situated on North Village Road, in the Town of Ogunquit, County of York and State of Maine and being further bounded and described as Town of Ogunquit Assessors Map 22, Lot# 2 and Map 22, Lot #1.

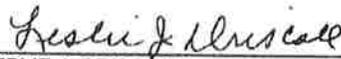
Being a portion of premises conveyed by Nahum Boston to Lester C. Boston by deed dated February 19, 1921, recorded in Book 686, Page 104. Lester C. Boston died on November 15, 1958. Pauline B. Gittins was his oldest child.

Meaning and intending to convey and hereby conveying the same premises conveyed to Richard W. Driscoll, Mark L. Driscoll and Anne D. Rantuccio by deed of Pauline B. Gittins dated January 11, 1990 and recorded in the York County Registry of Deeds in Book 5306, Page 325 - 328. See also deed to Richard W. Driscoll, Mark L. Driscoll and Anne D. Rantuccio by deed of Pauline B. Gittins dated December 27, 1989 and recorded in the York County Registry of Deeds in Book 5285, Page 235.

IN WITNESS WHEREOF, my hand this 7th day of October, 2014.

Witness 

ESTATE OF RICHARD W. DRISCOLL

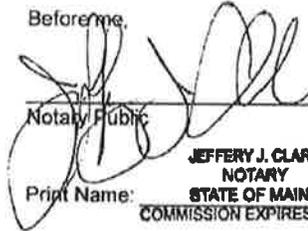
By: 
LESLIE J. DRISCOLL
 Personal Representative

Handwritten note: A -> Clerk of Court

State of Maine
County of York

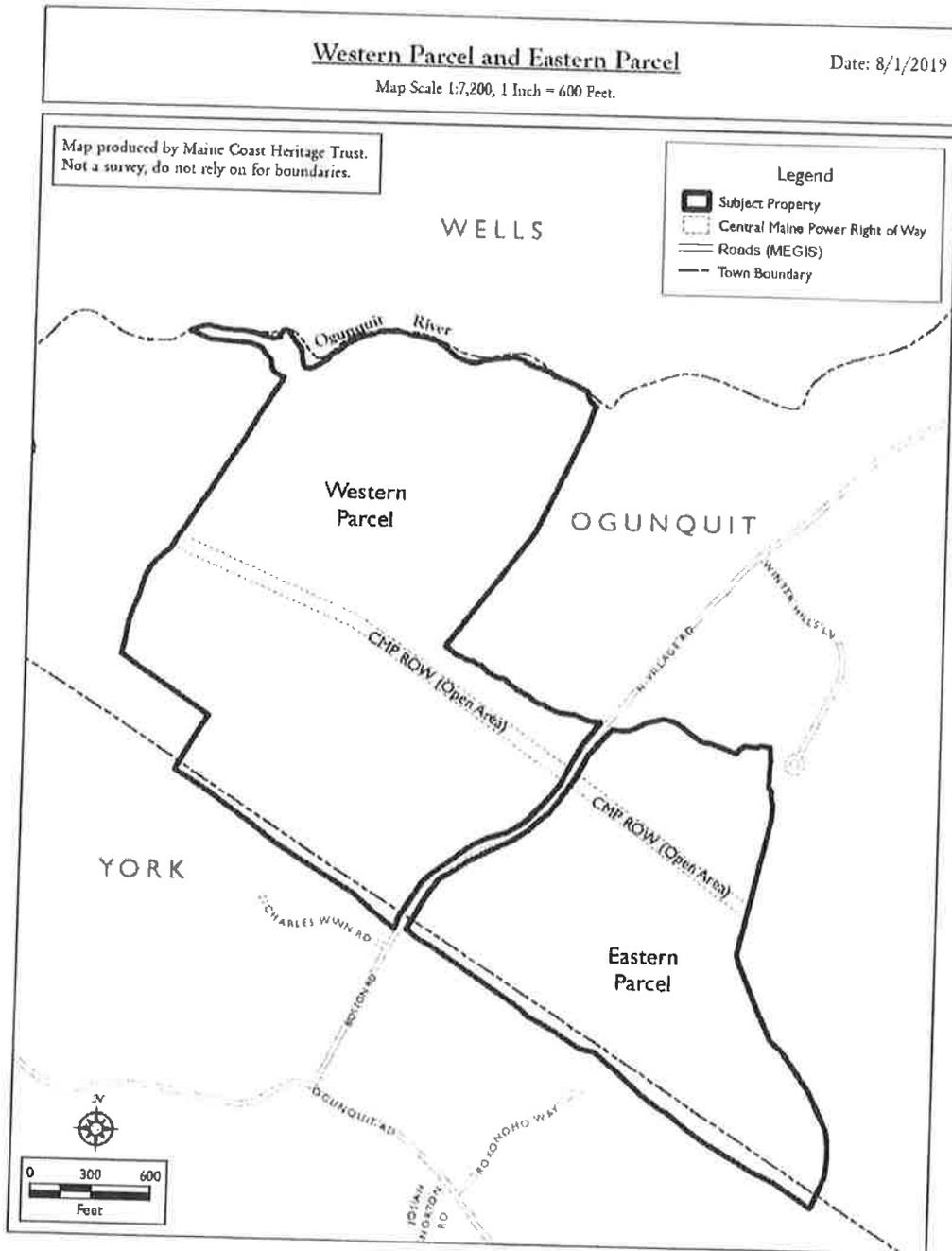
October 7, 2014

Then personally appeared the above-named, **LESLIE J. DRISCOLL**, in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public
Print Name: **JEFFERY J. CLARK**
NOTARY
STATE OF MAINE
COMMISSION EXPIRES 6-02-19

SEAL

EXHIBIT B
Showing the Western and Eastern Parcels of The Property



Appendix F: Town Support Email

Keith Fletcher

From: j.douglas mayer <jdmayer87@gmail.com>
Sent: Wednesday, September 11, 2019 2:03 PM
To: Keith Fletcher
Subject: Old Boston Farm

The Ogunquit Conservation Commission strongly supports this application by Great Works Regional Land Trust to the Maine Natural Resources Program, to purchase the 161 acre Old Boston Farm property along North Village Road. Keeping this land undeveloped will help preserve water quality in the Ogunquit River – which borders this property for more than 2,000 feet – and will provide a valuable natural asset to our community.

Sincerely, J Douglas Mayer, Interim Chair, Ogunquit Conservation Commission

Attachments area

Appendix G: MNAP Report by Kristin Puryear

Boston Farm Ogunquit

Site Visit Summary Maine Natural Areas Program, 2018

MNAP Ecologist Kristen Puryear walked the Boston Farm parcel on August 15th, and August 26th, 2018. The primary focus of the survey was to 1) conduct a functions and values assessment of the wetlands on the property, 2) identify any potential restoration or enhancement opportunities associated with the parcel, and 3) conduct a rapid ecological assessment and rare plant and natural community survey of the property.



Site Overview

The project area is within the Mt. Agamenticus (Mt. A) Focus Area of Statewide Ecological Significance and abuts York Land Trust property along the western boundary. This connection leads to a network of conservation land that makes up the core of the Mt. A Focus Area and Mt. A to the Sea Conservation Initiative region. The property is bisected roughly northeast-southwest by North Village Rd. and roughly northwest-southeast by a powerline right-of-way, but is otherwise unfragmented except for one old woods trail. The Ogunquit River flows along about a third of the northern property boundary.

The project area is a diverse mix of uplands and wetlands, with mature forest, woodland, and connectivity between multiple wetland types and the Ogunquit River. Notable features include a wide diversity of tree species representing the suite of trees that are common statewide but also those restricted to York County and southern Maine (e.g. shagbark hickory, pitch pine, black gum, and the rare chestnut oak) (Table 1).



Also impressive are the dozens of open grown and gnarled trees that mark old field lines or served as shade trees during agricultural times – many of which are now more than 1m in diameter-at-breast height and marked by old rock dumps (rock piles). In addition, two different rare plants were found on the property and Blandings turtles have been documented in the larger area (Table 1).

Table 1: Rare plants and natural communities located within the Boston Farm project area, Ogunquit.

Common Name	Latin Name	S-Rank	G-Rank	State Status
Chestnut oak	<i>Quercus montana</i>	S1	G5	Threatened
Spotted wintergreen	<i>Chimaphila maculata</i>	S2	G5	Endangered

Wetland and aquatic features on the property include forested wetlands, emergent wetlands, potential vernal pools, ephemeral streams, perennial tributaries to the Ogunquit River, and frontage along the Ogunquit River.

Wildlife and sign observed during the site visits include gray catbird, blue jay, common yellowthroat, eastern wood pewee, pileated woodpecker, American goldfinch, green frog, wood frog, garter snake, milk snake, cecropia moth, red squirrel, porcupine, and white tailed deer.

Uplands

In the parcel east of North Village Rd. the uplands are mixed hardwood-softwood and with a stronger component of hemlock in the canopy (verses white pine). The exception is within the southwestern corner near the cemetery and road, where there is more recent disturbance, invasive plants, and a monoculture of locust trees mixed with native hardwoods. Through the rest of the eastern parcel however, the upland forest canopy is dominated by red oak (or red oak-hemlock, red oak-white pine mix), and white oak is a regular component. Some of the hemlock are larger sized. Other typical species include sugar maple, yellow birch, gray birch, and red maple. The subcanopy is a mix of red maple and often white oak. The understory contains herbs typical of this mixed upland forest, to include wild sarsaparilla (*Aralia nudicaulis*), lowbush blueberry (*Vaccinium angustifolium*), Canada mayflower (*Maianthemum canadense*), starflower (*Trientalis borealis*), and creeping snowberry (*Gaultheria hispidula*). Overall the forest type is most similar to a Red Oak-Northern Hardwoods-White Pine Forest natural community.



Large wolf tree – the trunk is close to 1m in diameter.

Within the parcel on the west of North Village Rd., the overall forest composition is similar to the east but with less hemlock. There are also inclusions of oak-hickory type forest, particularly where there is ledge, steep slopes, or a combination of the two. The strong presence of shagbark hickory (*Carya ovata*) was noted on the west-facing slopes above a drainage on the west side, and as two small mature stands – one just to the east above a second finger of wetland and the second along an eastern-facing slope. The forest composition is different than what is found in the surrounding uplands, to include more white oak, red oak, white ash, sugar maple, and different understory species, several of which indicate are typically found in dry, rocky, or slightly enriched sites. These include musclewood (*Carpinus caroliniana*), beaked hazelnut (*Corylus cornuta*), Blue Ridge sedge (*Carex lucorum*), white baneberry (*Actaea pachypoda*), poison ivy (*Toxicodendron radicans*), maple-leaved viburnum (*Viburnum acerifolium*), and



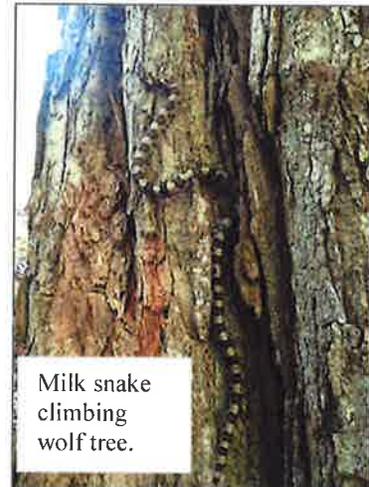
Small stand of shagbark hickory on slope.

whorled loosestrife (*Lysimachia quadrifolia*). Though not large enough to distinguish as its own natural community type at the site, the presence of shagbark hickory, unique landform and surficial deposits, and corresponding change in flora together add a nice component of diversity within the general matrix of Red Oak-Northern Hardwoods-White Pine Forest.

Large wolf pine, old stone walls, a lack of structural diversity, and scattered old stumps across most of the project area indicate the forest has largely regenerated from open agricultural use with selective tree removal during that time. The forest age is variable, ranging from early successional forest and small diameter trees to more mature stands with larger diameter trees and the scattered wolf trees, which as individuals are older than any of the stands. One white pine measured at 37 cm diameter-at-breast-height (dbh) was aged to be ~97 years old. A 45 cm dbh red pine was aged to be 94 years old.

Notably, tree diversity across the project area is high, representing the common species in Maine (sugar maple, red oak, red maple, white pine, gray birch, etc.) but also those that reach the northern extent of their range in southern Maine or are less frequent across the landscape. These include red pine, pitch pine, chestnut oak (rare), white oak (frequent), shagbark hickory (locally abundant), and black gum (wetlands). Together these species contribute to nice biodiversity across the site, representative of a span of ecological regions.

Part of the apparent agricultural legacy of this property are the large, old wolf trees. The “wolf” or “shade” trees stand out for their size in contrast to the surrounding forest (many of these have enormous girth, measured from 83 cm to 117 cm in diameter-at-breast height and multiple split trunks or branches up to 60 cm dbh) and they are seen with some frequency throughout the forest. Interestingly, almost every large tree has a small pile of rocks below - cast asides that were probably left at the base of shade trees in what was otherwise open pasture. Another interesting association with the “large tree-rock dump” combination is the presence of invasive plants at each of these sites. Even though invasive plants such as Asiatic bittersweet or Morrow’s honeysuckle do exist sporadically through the interior forest, they are found almost *without exception* at the base of these old trees. It appears that the limbs of these trees have provided suitable perching spots for birds or other wildlife, where seed could be deposited below. Now these trees provide tremendous wildlife habitat in the cracks and crevices of peeling bark and broken or dead limbs. A milk snake was seen emerging from one of the larger tree cracks of a 104 cm dbh sugar maple, and slithering in and out of large flakes of bark. Cavity nesting birds, mammals, and insects also benefit from these giant legacy trees.



Several species of invasive plants were found growing in the understory within the uplands (see invasives section below), though many areas within the core of the parcel appeared to be free of invasive plants. A small population of the rare spotted wintergreen (*Chimaphila maculata*) was found near the right-of-way corridor, very close to another rare plant – Chestnut oak (*Quercus montana*). Both populations are currently set back from disturbance however could be threatened by any expansion of the right-of-way clearing, due to their proximity.



Spotted wintergreen
(*Chimaphila maculata*)

Forested Wetlands

Forested wetlands on the property occur as long fingers that bisect the land, or isolated pockets, or portions of large wetland complexes that extend off-property. Generally, the forested wetlands in the western parcel are composed of a red maple canopy but include transitional openings to shrub-dominated wetlands, intermittent or perennial stream channels with shrubby floodplains, or rocky banks which make these wetlands diverse and variable. Typical species include hemlock, American elm (*Ulmus americanus*), speckled alder (*Alnus incana*), winterberry (*Ilex verticillata*), maleberry (*Lyonia ligustrina*), highbush blueberry (*Vaccinium corymbosum*), and a mix of herbs such as interrupted fern (*Osmunda claytoniana*), lady fern (*Athyrium angustum*), marsh fern (*Thelypteris palustris*), meadowsweet (*Spiraea alba*), swamp candles (*Lysimachia terrestris*), fringed sedge (*Carex crinita*), and greater bladder sedge (*Carex intumescens*). Composition and density depends upon tree canopy, presence of stream, soils, etc.



On the eastern parcel the forested wetlands included typical Red Maple Swamp, with a red maple canopy and a mix of tall shrubs and thick herbaceous growth on top of hummocks and hollows. Species include highbush blueberry, New York fern (*Thelypteris noveboracensis*), cinnamon fern (*Osmunda cinnamomea*), Jack-in-the-pulpit (*Arisaema triphyllum*), and Sphagnum moss. Also within the eastern parcel, just south of the right-of-way, is another example of Red Maple Swamp with the notable inclusion of several mature black gum trees (*Nyssa sylvatica*). Often the presence of black gum, which is uncommon in Maine, is a good indicator of a rare natural community type called Hemlock Hardwood Pocket Swamp. However, the low number and very localized occurrence of black gum here, combined with other vegetative variability, does not make this site a good fit for the community type. Nevertheless, black gum is a rather unique part of this landscape and part of the site's biodiversity.

Table 2: Functions and values of the forested wetlands on the Boston Farm project area, Ogunquit.

Ecological Functions / Values	Rationale*
Groundwater Recharge/Discharge	Groundwater discharged into wetland
Floodflow Alteration	High Value: Wetland can retain water for long

	periods, absorb water from heavy rain events, overland flow.
Fish and Shellfish Habitat	N/A
Sediment/Toxicant Retention	Dense vegetation and hummocks capable of trapping sediment.
Nutrient Removal	Slow moving water, vegetation, hold potential for trapping sediment, removing and/or converting nutrients.
Production Export	<i>High Value:</i> Wildlife food sources present in wetland, conversion to higher trophic levels
Sediment/Shoreline Stabilization	Perennial stream present; vegetation provides shoreline stabilization
Wildlife Habitat	<i>High Value:</i> Connected to other wetland types and uplands; contains perennial stream; potentially supports rare wildlife habitat; part of large undeveloped block, part of Focus Area of Statewide Ecological Significance
Recreation	Wildlife observation, hunting (if permitted), portions accessible by road.
Educational/Scientific Value	Opportunities for lessons in wetland ecology
Uniqueness/Heritage	N/A
Visual Quality/Aesthetics	Contrasts with surrounding land use, plants turn bright colors in fall.
Endangered Species Habitat	Potentially present
MNAP Natural Community Type	Red Maple Sensitive Fern Swamp, Alder Thicket

*Principle functions and values are indicated as “High Value”

Scrub-shrub and Emergent Wetlands

The largest area of emergent/scrub-shrub is in the western parcel, near North Village Rd. Although other areas of emergent and scrub shrub wetland are present in the project area, these are small and are mostly inclusions within the surrounding forested wetland (and included as forested wetland by NWI). The open wetland near the road contains a perennial stream and a diverse mix of graminoids and tall and dwarf shrubs. Non-native invasive plants are a problem here, and range from single individuals to abundant throughout the southern corner of this parcel in both the upland and the wetlands. Species within the wetland include glossy buckthorn (*Frangula alnus*), Morrow’s honeysuckle (*Lonicera morrowii*), and Asiatic bittersweet (*Celastrus orbiculatus*). The presence of these species is likely a legacy of historic land clearing and proximity to the road, both of



which offer opportunities for invasive plants to become established and spread. For more information on invasives, see that section below.

Table 3: Functions and values of the emergent/scrub shrub wetlands on the Boston Farm project area, Ogunquit.

Ecological Functions / Values	Rationale*
Groundwater Recharge/Discharge	Groundwater discharged into wetland
Floodflow Alteration	<i>High Value:</i> Wetland can retain water for long periods, absorb water from heavy rain events, overland flow.
Fish and Shellfish Habitat	N/A
Sediment/Toxicant Retention	Dense vegetation and hummocks capable of trapping sediment.
Nutrient Removal	Slow moving water, vegetation, hold potential for trapping sediment, removing and/or converting nutrients.
Production Export	<i>High Value:</i> Wildlife food sources present in wetland, conversion to higher trophic levels
Sediment/Shoreline Stabilization	Perennial stream present; vegetation provides shoreline stabilization
Wildlife Habitat	<i>High Value:</i> Connected to other wetland types and uplands; contains perennial stream; potentially supports rare wildlife habitat; part of large undeveloped block, part of Focus Area of Statewide Ecological Significance
Recreation	Wildlife observation, hunting (if permitted), portions accessible by road.
Educational/Scientific Value	Opportunities for lessons in wetland ecology
Uniqueness/Heritage	N/A
Visual Quality/Aesthetics	Contrasts with surrounding land use, plants turn bright colors in fall.
Endangered Species Habitat	Potentially present (wildlife)

*Principle functions and values are indicated as “High Value”

Vernal pools

There are at least six potential vernal pools on the property (see attached map). Because the survey took place in August, these were identified based on their lack of vegetation or sparse hydrophytic vegetation, presence of shallow standing water or mud-stained leaves, and lack of permanent inlet or outlet. The largest of these was along the right-of-way within the eastern parcel,



Potential vernal pool on the Boston Farm property (August, 2018)

mapped as a "PUB" by NWI. This pool supported vegetation such as *Carex vesicaria*, *Scirpus cyperinus*, *Carex lupulina*, and buttonbush (*Cephalanthus occidentalis*), and Sphagnum moss, leafy bottom, and downed logs – conditions that may support Blanding's turtles as well.

A field survey is recommended during spring vernal pool season to assess these and any other possible vernal pools on the property. Aerial imagery assessment suggests that other vernal pools are highly likely to be present.

Invasive species

This field survey does not represent a comprehensive assessment of the project area for invasives. See attached map for invasive plant species locations and general infestation areas. On the positive side, much of the interior is free of invasive plants. However there are a couple of patterns that emerge at the bird's eye level. One is that the largest concentration of invasives is generally in the southwestern region on either side of North Village Rd. A stand of locust trees, combined with thickets of Morrow's honeysuckle, glossy buckthorn, Japanese barberry, Asiatic bittersweet, and likely others are remnants of former land use and more recent disturbance. The other trend is that invasives occur as lone individuals or clusters (as noted, these are often at the base of old wolf trees) sporadically through the interior forest areas.

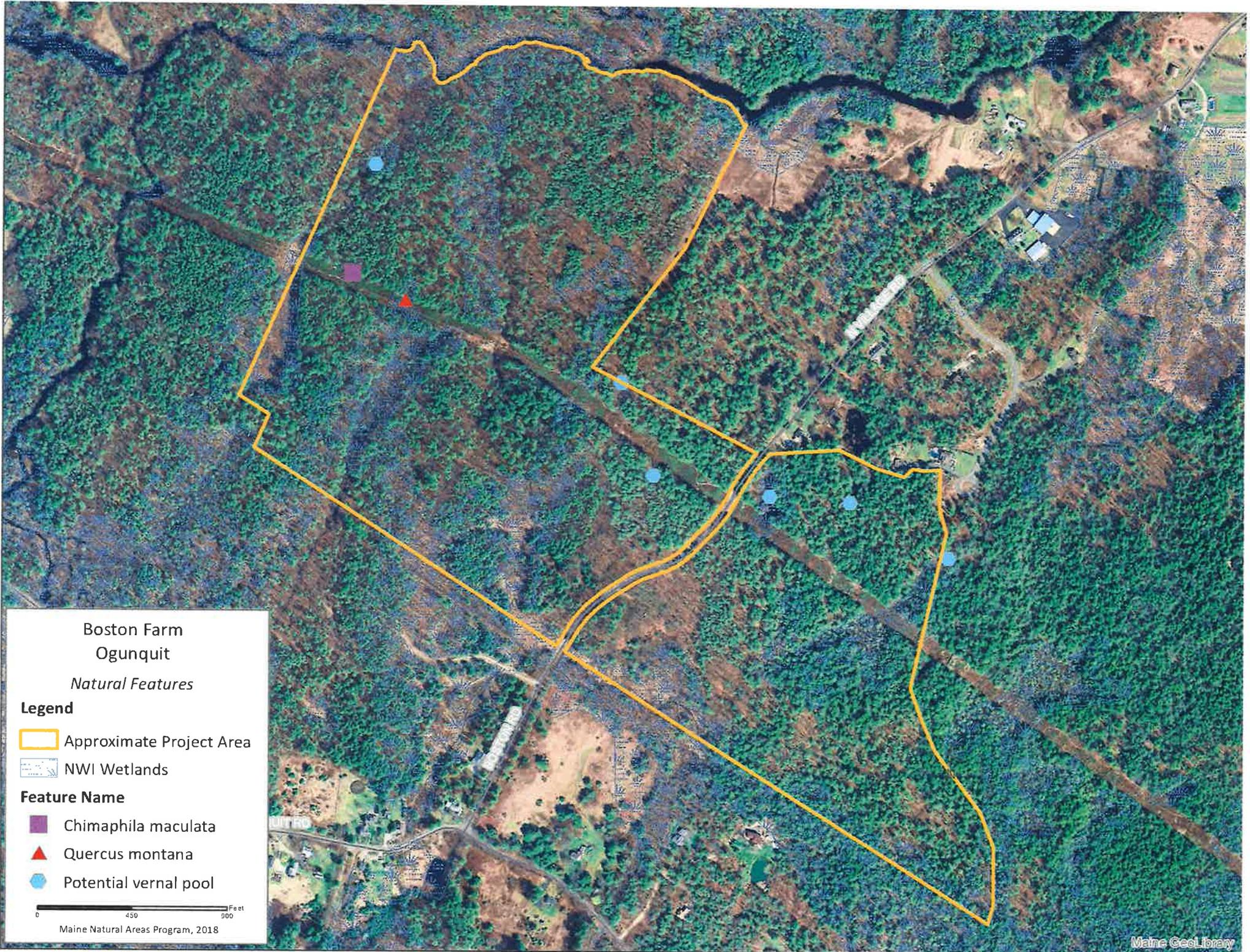


Asiatic bittersweet vine.

Though most of these are very small and localized populations they are firmly established and may take extra care to remove. Because of the variability of species, habitats (wetland and upland), and varying degrees of infestation, additional survey work and a comprehensive management strategy is recommended. While some areas may be treated manually or with a cut-and-treat method, return survey work will be needed to ensure results.

Wetland Restoration and Enhancement Opportunities

None identified.



Boston Farm
Ogunquit

Natural Features

Legend

 Approximate Project Area

 NWI Wetlands

Feature Name

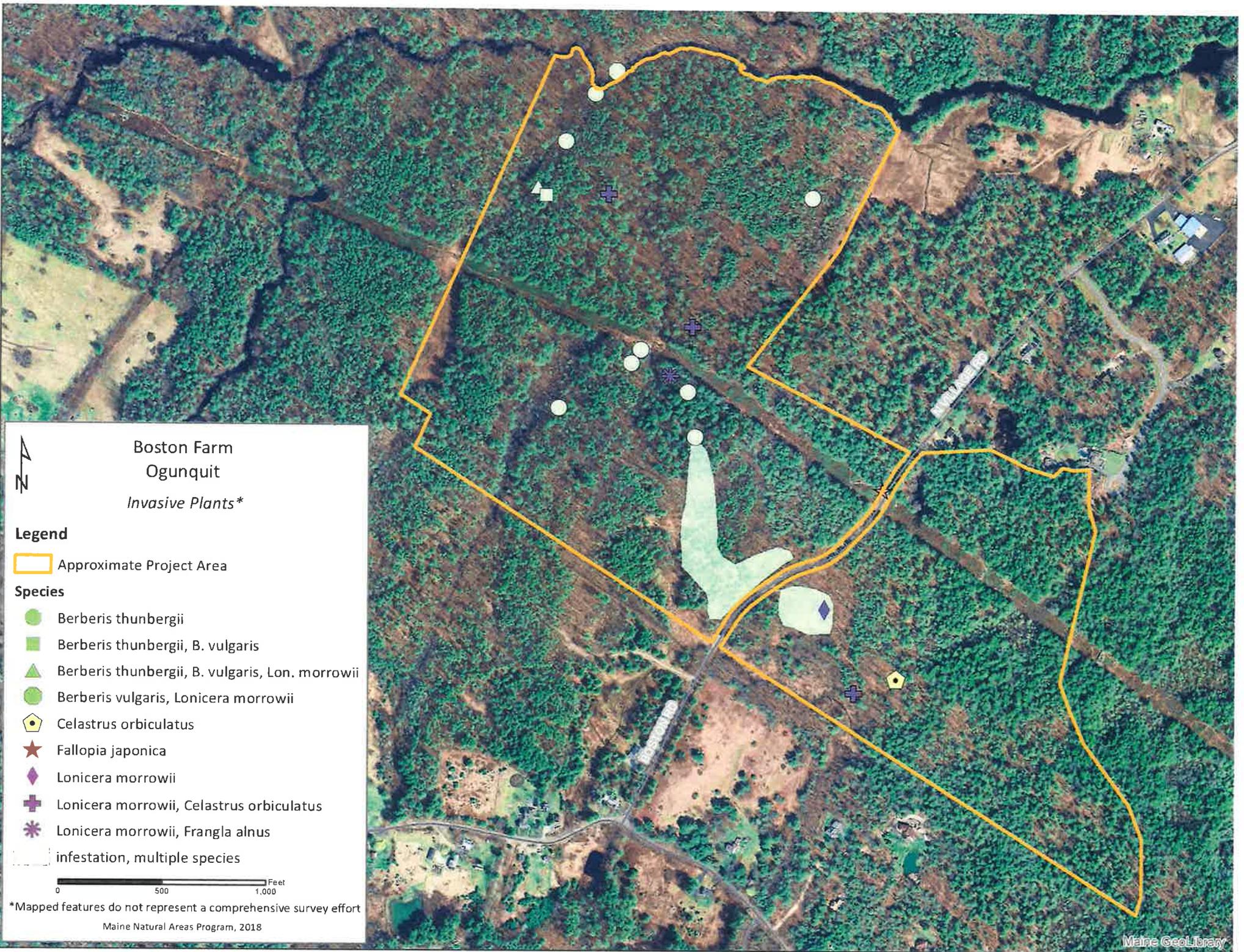
 Chimaphila maculata

 Quercus montana

 Potential vernal pool

0 450 900 Feet

Maine Natural Areas Program, 2018



Boston Farm
Ogunquit
*Invasive Plants**



Legend

Approximate Project Area

Species

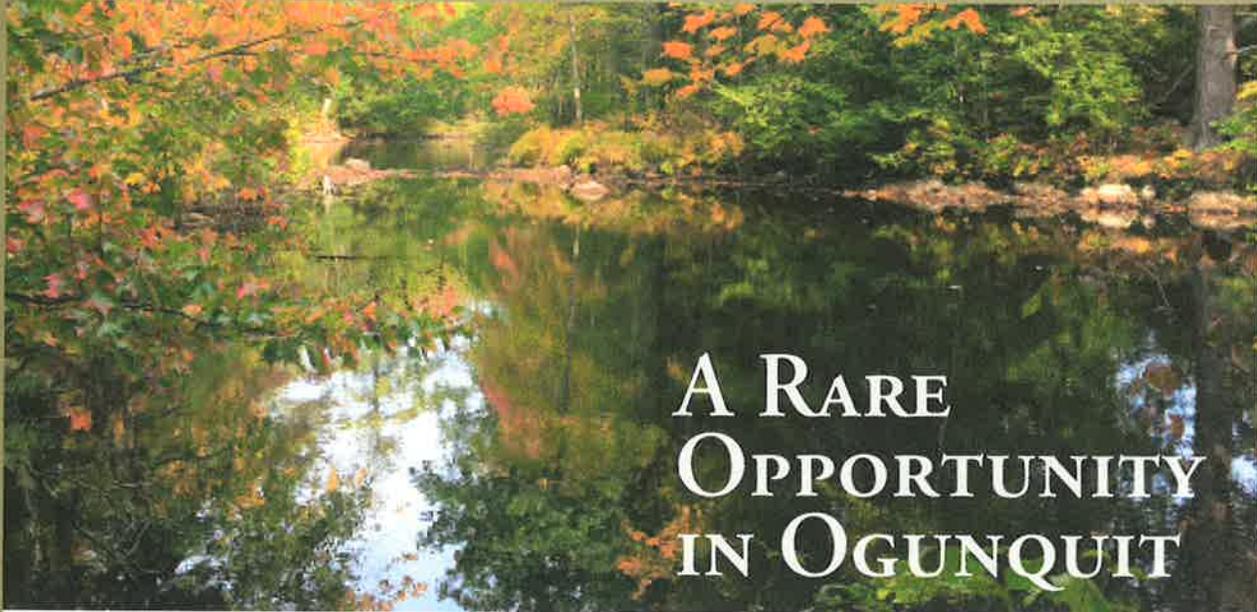
- Berberis thunbergii
- Berberis thunbergii, B. vulgaris
- Berberis thunbergii, B. vulgaris, Lon. morrowii
- Berberis vulgaris, Lonicera morrowii
- Celastrus orbiculatus
- Fallopia japonica
- Lonicera morrowii
- Lonicera morrowii, Celastrus orbiculatus
- Lonicera morrowii, Frangla alnus
- infestation, multiple species



*Mapped features do not represent a comprehensive survey effort

Maine Natural Areas Program, 2018

GreatWorks



A RARE OPPORTUNITY IN OGUNQUIT

Opportunities for large acreage conservation projects are rare in Ogunquit. Great Works Regional Land Trust is working to conserve the Old Boston Land, the largest tract of undeveloped land in Ogunquit, with 157 acres of wooded land and historic farm foundations. It has more than 2,000 feet of frontage on the Ogunquit River, abuts York Land Trust's Hilton-Winn Preserve, and will add to some 6,000 acres of contiguous conservation land at Mt. Agamenticus.

"This land has been with the same family—the Bostons and their descendants—for more than two hundred years," says Keith Fletcher, a project manager for Maine Coast Heritage Trust, the coordinator of the project. "So the opportunity to conserve it is quite literally an historic opportunity. Fortunately, the family has long stewarded the land well and trusts Great Works to do the same.

Great Works faces a deadline of Dec. 31, 2020 to raise the \$1.19 million needed for the project. Fortunately, \$863,000 has been raised already thanks to a grant from the Maine Natural Resources Conservation Program. The Town of Ogunquit has placed a warrant article for \$300,000 on the Nov. 3 Town Warrant. "This funding is absolutely critical to the success of this project,"

says Tin Smith, a Great Works board member who is co-managing the project. "Great Works greatly appreciates the tremendous support from the citizens and leadership of Ogunquit and we urge Ogunquit citizens to vote 'yes' on article #10." Both the Town Budget Review Committee and the Select Board voted 5-0 in favor of the article. In addition to this funding, at least another \$30,000 in private funds is needed for the project to succeed. Any funds raised beyond that will be used to facilitate public access and long-term stewardship of the land.

This land has been with the same family — the Bostons and their descendants — for more than two hundred years.

The permanent protection of the Old Boston Land will help protect water quality in the Ogunquit River,

which in turn benefits the town's beaches and tourist economy. Public access will be ensured with opportunities for traditional recreation including hiking, bird watching, hunting, and fishing. History buffs will enjoy the extensive historic stone foundations and cemeteries that remain from the early 1800s, when it was the Boston Farm.

Go to gwrlt.org to learn more and watch a locally produced and motivating video about this land from the local point of view and what protection of it means to the people of Ogunquit and the region.

Great Works Regional Land Trust

www.gwrlt.org

Your local land trust in the communities of the Berwicks, Eliot, Ogunquit and Wells

