

Wayne Conservation Commission meeting

January 3, 2024, 5:30 P.M, Cary Memorial Library

Attending: Ken Spalding, Fred Hurley, Lloyd Irland, Diana McLaughlin, Leslie Burhoe, and Kelli Hess.

Absent: Chris Jones

Lloyd appointed temporary chair.

1. Minutes from 12/6/2023 unanimously approved.
2. 100-Acre Wood Updates
 - a. Transfer to KLT is moving forward, Leslie and Ken met with Theresa Kerchner and Howard Lake in December to discuss next steps
 - b. Ken has created a list, attached to these minutes, for which issues need to be in the deed or an agreement outside the deed.

Ken moved that the Conservation Commission endorse this document, dated 1/3/2024, as a list of issues we need agreement, whether in the deed or a side agreement, with Kennebec Land Trust to transfer the land.

UNANIMOUS

3. Survey at 100-Acre Wood update
 - a. Parking lot pins have been place
 - b. Still to be completed, blazing of new line between Lane and The Wood and map updates. Due late January early February.
4. Trail update
 - a. After pre-Christmas wind and rain storm the trails were in surprisingly good shape. Work party set for clearing what did come down impacting trails.
5. Jellystone Issue
 - a. Diana to request from DEP a copy of the plan they have and Lloyd to get a copy of the application the town has received.
 - b. After reviewing those come up with some concerns and issues the CC would like consider at a Planning Board review or public meeting.
 - c. Moratorium petition is almost completed.

Document voted on below.

Next meeting February 7th, 5:30 at the Cary Memorial Library.

Issues to be dealt with in the sale of Wayne's 100-Acre Wood to KLT
1/3/2024

Goals agreed upon. Some details will need to be worked out and specific wording will be needed. Documentation of agreement can be found in a

number of places. Each issue has just one place listed where it is documented. Initial thoughts on whether the agreements should be in the deed or a side agreement are noted in red.

- Pursuit of a transfer of title to KLT for \$1 and the Town's closing costs [Original proposal. Never contested. Agreed in 8-29-22 KLT response \(#1\)](#)
- Management for conservation, open space and low impact recreation **Deed**
[Never contested. Agreed to in 8/29/22 KLT response. \(#5\)](#)
- Keeping the property whole or adding to it **Deed**
[Agreed to in 8/29/22 KLT response \(#6\)](#)
- KLT will make annual payments to the Town. Amount based on KLT's general policy. **Deed**
[Agreed to in 8/29/22 KLT response \(#7\)](#)
- Protect water quality of Wilson Pond **Deed**
[Agreed to in 8/29/22 KLT response \(#8\)](#)
- Limitations on structures **Deed**
[Agreed to in 8/29/22 KLT response \(#9\)](#)
- Provide public access via hiking trails **Deed or Agreement?**
[Agreed to in 8/29/22 KLT response \(#10\)](#)
- Allow hunting with restrictions **Deed or Agreement?**
[Agreed to in 8/29/22 KLT response \(#11\)](#)
- Motorized and mechanized public access limited to handicapped mobility devices and bicycles on an ADA accessible trail. Bicycle use to be restricted if there is user conflict or safety issues. **Deed**
[Agreed to in 8/29/22 KLT response \(#12\), and 9/12/22 letter series.](#)
 - No commercial timber harvests. Potential for light management for views, hazard tree removal, clearing trails, cleaning up windthrow and disease. **Deed**
[Agreed to in 8/29/22 KLT response \(#13\)](#)
- Advisory consultation with the Conservation Commission on significant issues. 5-year period. Benchmark progress by KLT during the 5 years include completion of a management plan and at least one loop trail completed. **Agreement**
[Agreed to in KLT letter of 5/9/22.](#)
- Construction of an "easy" hiking trail in a location that could be used for a future ADA trail should funds be donated/become available. **Agreement**
[Agreed to in 8/29/22 KLT response. \(#4\)](#)

Unclear about status of agreement.

- Trail(s) on the eastern/shore portion of the property **Agreement**
KLT is concerned about a trail that crossed the "camp road" will invite vehicle use of that road. WCC feels strongly that the eastern/shore portion of the property to be accessible to the public via a trail and believes that there are better ways to discourage public use of the road than by precluding having a trail that crosses it.

- Name of the property **Agreement**.
KLT doesn't want "Wayne's" in the title.