

A CONSERVATION PLAN



FOR BREMEN

Bremen Conservation Commission
August 2008

A Conservation Plan for Bremen

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Introduction

“Maine is careless . . . We let our open spaces get fenced off. . . . We let our scenic landscapes get cluttered. We let our best and most unique asset lose its special quality.”

How do you envision Bremen years from now? Will it be a town characterized by forests and scenic views as it is today? Will the ponds be clean and fit for swimming, fishing and boating? Will there still be a working waterfront? Or will the forests and fields have given way to house lots, wildlife habitat disappeared, and lobster boats replaced by yachts?

Undoubtedly most Bremen residents prefer the first scenario. Many people choose to live in Bremen for its scenic beauty and rural way of life. We often assume that beauty and way of life will exist forever. That is a false assumption. Population growth is accelerating along Mid-Coast Maine, accompanied by increased development and sprawl. We need to make sound choices now if we want to conserve lands and open space in Bremen for tomorrow. To help make those choices, the Bremen Conservation Commission has prepared a *Conservation Plan for Bremen*.

Research

A great amount of discussion and research went into development of the Conservation Plan. The Commission invited all Bremen residents to a public forum to talk about their favorite places in Bremen and share ideas for what land should be conserved. Those in attendance had the opportunity to point to a map of Bremen and describe what places were special to them. One after another they spoke of a secret swimming spot, a skating area, hiking trails, the Johnston Hill area, the scenic views looking down Muscongus Bay from the shores of Medomak, and other favorites spots in Bremen that are precious to them. The information provided at the forum was invaluable to the Commission as it began work on the Conservation Plan.

The 2004 Bremen Comprehensive Plan played a major role in development of the Conservation Plan. It contains valuable information on Bremen’s natural resources and makes some excellent recommendations for conserving land and water resources. Unfortunately, few of the recommendations have been implemented. Rather than repeat the same research, the Conservation Plan uses and builds upon the natural resource information and recommendations provided in the Comprehensive Plan.

Additionally, the Commission consulted with numerous conservation organizations such as the Medomak Valley Land Trust (MVLТ), the Pemaquid Watershed Association (PWA), the Damariscotta River Association (DRA), the Maine Association of Conservation Commissions (MEACC), the Maine Audubon Society, the Maine Department of Inland Fisheries and Wildlife (MDIFW), and several town committees.

The MVLT suggested areas in Bremen such as the Western Branch and Johnston Hill that should have a high priority for conservation. The DRA described in detail how it is working with towns, other land trusts, and private landowners to establish a River-Link of undeveloped land between the Damariscotta and the Sheepscot Rivers. PWA provided information on water quality of ponds in the Pemaquid Watershed and shared the information it provides to educate landowners on how to maintain pond water quality.

Maine Audubon described its programs and suggested ways we might work together to increase recreational opportunities in Bremen. The Maine Department of Inland Fisheries and Wildlife (MDIFW) provided maps of high-value wildlife habitat areas in Bremen and suggested ways to preserve large blocks of habitat. The Bremen Harbor and Shellfish Committees provided information about the working waterfront and clamflat access points.

The Commission obtained suggestions for conservation of open space from organizations such as GrowSmart Maine, Friends of Midcoast Maine, the Small Woodland Owners Association (SWOAM) and the Maine Farmland Trust. We attended workshops and meetings to learn what other towns are doing to preserve open space.

All town-owned lands and rights-of-way, conservation easements, land in tree growth and open space, areas of high wildlife value, and wetlands were plotted for the first time on one property-line map. By incorporating all these elements on just one map, we were able to see what open space lands exist. We worked with the GIS Unit of the Sheepscot Valley Conservation Association to prepare large-scale computerized versions of resource maps.

Using all this information, the Commission prepared a Draft Conservation Plan for Bremen. In November 2007, all residents were invited to a second public forum to comment on the draft plan, including possible strategies for conserving open space lands in Bremen. Attendees responded with opinions, comments, specific suggestions, and more information. All of this was critical in the development of the final plan.

Quality of Place

While the Conservation Plan was being developed, the Brookings Institution issued a report called *Charting Maine's Future*. The report concluded that Maine's Quality of Place – a “brand” built on an image of livable communities, stunning scenery and great recreational opportunities – is an economic asset of increasing value for the State. Maine's unbroken forests, wild rivers, picturesque downtowns, village greens, historic homes, and grange halls, etc., are what makes it distinctive and sets it apart from other states. But the Brookings Report also concluded that “Maine is careless with this powerful economic asset today. We let our open spaces get fenced off. We let our downtowns and historic buildings deteriorate. We let our scenic landscapes get cluttered. We let our best and most unique asset lose its special quality.”

In response to the Brookings report, Governor Baldacci appointed the Council on Maine's Quality of Place in March 2007. A report issued by the Council this year includes recommendations to conserve landscapes, revitalize communities and downtowns, and use an asset-based development strategy. “We cannot afford to wait and leave the future to chance.

We need to act today to strengthen the Maine we love and, at the same time, assure an economic future for our children,” the Council stated.

Conclusion

What is true for Maine as a whole is also true for Bremen. The good news is that it’s not too late. The town still has large blocks of undeveloped land that can provide wildlife habitat and recreational opportunities, protect the quality of its water resources, and maintain its rural character and quality of life. The bad news is that if we sit back and do nothing, it soon will be too late to conserve any open space for the future. Almost without notice, large blocks of land are being sold and split up, often subdivided into smaller lots. Commercial farming has all but disappeared. Houses appear in the middle of open fields, obstructing views and reducing wildlife habitat. Or they encroach deeper and deeper into the woods, requiring longer driveways which in turn create more impermeable surface and barriers for some wildlife. Only the people who live along the shoreline of Bremen’s ponds have access to the ponds for recreational purposes, and except for the town landing, the situation isn’t much better for coastal waters. Slowly but surely, Bremen’s rural character is giving way to sprawl and suburbanization.

Sprawl is not inevitable. Through conservation planning, the town can maintain undeveloped blocks of land yet still provide plenty of sites for housing growth. Bremen can maintain its own **Quality of Place**.

What follows is a proposed **Conservation Plan for Bremen**. The narrative section is organized by the four goals in the Conservation Commission’s Mission Statement: Maintain Rural Character, Preserve Wildlife Habitat, Protect Water Resources, and Provide Recreational Opportunities. The narrative is followed by a section of **Strategies** which can be used to achieve those goals. The appendices contain reference material.

The Bremen Conservation Commission
August 2008

“We cannot afford to wait and leave the future to chance. We need to act today to strengthen the Maine we love and, at the same time, assure an economic future for our children.”

Maintain Rural Character

“It is the very authenticity of a working fishing community which makes Bremen such an attractive community . . . ”

Like that of many Maine towns, the Bremen Comprehensive Plan¹ has as its primary goal to “Preserve Bremen’s Rural, Sparsely Settled Character. . .” When the plan was approved in 2004, both residents who lived in Bremen all their lives and those who moved here from other areas thought it was important to maintain the town’s rural character. But what exactly is “Rural Character?” There is no “one-size, fits all” definition of Rural Character for towns in Maine. Some towns might define rural character as establishing a town preserve or forest; for others it means keeping a vibrant downtown village and preventing big-box development on its outskirts.

It is easier to define what rural character is not – it is not large subdivisions with cookie cutter houses arranged in cul-de-sacs or clustered around golf courses. It is not high-rise condominiums and apartment buildings towering above their neighbors, blocking scenic views. It is not large-scale manufacturing or retail facilities, surrounded by acres of asphalt. Nor is it a harbor full of only fancy yachts.

What gives Bremen “Rural Character” is a combination of its landscape and its inhabitants. Bremen has large unbroken blocks of forest; open fields and scenic views; ponds and tidal waters; and diverse wildlife populations – all those things that make us want to live here. But more than that, it is a fishing community, a place where lobster traps are piled high beside fishermen’s homes, and lobster boats can be stored beside garages. Bremen has extensive and productive tidal mudflats that provide livelihoods for clambers. There are hundreds of acres of cleared fields that only need new farmers to bring them back to life.

Bremen is also home to talented artists and crafts people, perhaps inspired by the beautiful landscape that surrounds them. There are shops and stands along Route 32 and other Bremen roads where residents sell gifts, crafts, pottery, antiques, baked goods, metal art, etc. Such cottage industry is what helps give Bremen some of its rural character.

The rural character of Bremen is also apparent through its housing patterns, with most homes either clustered in small villages, or scattered along the roads and shores, leaving large blocks of interior open space intact.

In 2006 a new phrase entered the Maine vocabulary, “Quality of Place,” from the Brookings Institution Report *Charting Maine’s Future*.² All the elements that comprise Bremen’s Rural Character go into determining its own **Quality of Place**.

Forests

The importance of Bremen's forested lands in defining its rural character cannot be overstated. Whether seen by land, sea or air, Bremen's forests are its most predominant feature, broken here and there by houses, fields, ponds and roads. Aerial views of Bremen show land almost completely covered by forest. Most roads through town, even parts of Route 32, are lined by trees. Viewed from the water, Bremen shores are still primarily covered by trees, thanks in part to the Shoreland Zoning Ordinance.

But forests provide much more than scenery. They protect the quality and quantity of our water resources. (See section on Protecting Water Resources).

Forests provide essential habitat for birds and wildlife – food, water, and the protection they need to live and reproduce. Healthy wildlife habitats are indicators of a healthy environment, for both people and animals.³ Forests also provide recreational opportunities such as hunting, hiking and snowshoeing. Currently, most forest land in Bremen is open to individuals who want to hunt, look for mushrooms, sight a moose or special songbird, or simply take a walk in the woods.

A healthy forest also has an economic factor. Sustainable forest management can provide wood for stoves and fireplaces, logs for paper and building, maple syrup, Christmas trees and wreaths, thereby producing a small income for landowners.

The loss of much of Bremen's forest land to development would have harmful effects on not just the town's "rural character" but almost all aspects of life in Bremen as we know it.

Fields, Farms and Scenic Vistas

Farms, fields and scenic vistas go hand in hand since the fields used for crops and forage also provide the scenic vistas that give rural areas their distinctive character. In the early part of the 20th century, open fields were common in Bremen, providing clear views to the Medomak River and beyond to Waldoboro and Friendship.

Farms were an integral part of life in Bremen. Just about every family did some farming. Fields were mowed for hay to feed the family cow and horses, gardens and orchards provided fruits and vegetables, and forests provided firewood and logs for buildings. Most men who didn't make their living from the sea were farmers, and some were both. The rocky soils in Bremen don't lend themselves easily to growing commercial crops,⁴ but some commercial farming was carried on in Bremen up through the late 20th century. Potatoes, corn, and hay crops were common. Wild blueberries were raked and sold. Apples were an important crop, and remnants of old heritage apple trees can still be found, often producing edible fruits. Considerable dairying was carried on in Bremen, with milk shipped via train as far away as Boston. Some dairy farming continued up to the 1970s. Raising sheep was common in early days and numerous farms at mid-century raised poultry to sell their eggs and for meat.

Today there is little commercial farming in Bremen, nor any farmstands selling produce. Many residents have gardens for their own use, and several have pastures for riding horses.

There are goats, chickens, some sheep, a couple cows, a few llamas, and a donkey or two, none of which require the large fields of hay once common throughout town. Fields which provided grazing for farm animals, and at the same time offered glimpses of Broad Cove and the Medomak River, are slowly but surely being overtaken by brush and trees.

Why should we care about preserving farmland? As spelled out by the Maine Farmland Trust⁵ in their Spring 2008 newsletter, reasons for preserving farmland include open space, rural character, scenic views, water recharge, water quality, wildlife habitat, hunting, snowmobiling, local jobs, local food, smart growth, culture, heritage, and much more.

Without working farms in Bremen, many fields will give way to subdivisions with the resultant loss of wildlife habitat, scenic views, resource protection, recreational opportunities, and rural character.

Working Waterfront and Fishing Community

The fishing community plays a key role in defining Bremen's rural character. As pointed out in a recent article in *Down East*,⁶ "the reason people come to Maine and want to stay in Maine is because of its traditional livelihoods that are still found here. Without that, this becomes a place like any other coastal state in the United States."

This same thought was expressed in Bremen's Comprehensive Plan⁷:

"It is the very authenticity of a working fishing community which makes Bremen such an attractive community for year round retired living."

Bremen still has this sense of place. Lobster boats and buoys are a common sight on the Medomak River, Muscongus Bay, and Greenland Cove. At low tide, the tidal flats are worked by the clambers. According to the 2004 Comprehensive Plan, there were about 50 lobster licenses of all classes in Bremen.⁸ In 2006, there were 32 resident and 4 non-resident commercial shellfish harvesters in Bremen, plus another 5 shellfish licenses went to students, and 31 for recreational use.⁹ There is some shrimping in winter and eeling in the spring.



Although the fishing industry in Bremen seems stable, new state and federal rules, high fuel costs, diseases that affect shellfish and reduce catches, pollution and red tides that close clam flats all take their toll. Another problem is the potential loss of access, not just in Bremen but throughout the Maine Coast.. In 2007, the Island Institute completed a comprehensive inventory of the state's Working Waterfront and public access infrastructure. It reported that:

“within the 142 coastal towns and 5,300 miles that make up the coast of Maine, 1,555 points were identified as providing saltwater access Of the 1,555 identified saltwater access points, 88 points support commercial fishing activities; of these, 66 percent are privately owned and vulnerable to conversion to other, incompatible uses Only 81 access points have all three criteria for “prime” working waterfront: adequate parking, all-tide access and on-site fuel availability. Only 62 of these 81 ‘prime’ working waterfront points currently support commercial fishing.”¹⁰

The situation in Bremen reflects those findings. The town maintains one dock in Medomak that is available to commercial and recreational boaters. The dock has semi-adequate parking and all-tide access, but does not have on-site fuel availability. Nor does it have launching capability for any boat larger than a kayak or canoe. Most lobstermen use one of five or six private docks and landings, all of which are vulnerable to conversion for private use only. Two other prime working waterfront locations are owned by non-profit organizations and not available for commercial fishing purposes.

Conversion of current fishing docks to private marinas or recreational use only could leave fishermen with only the town dock available for their use, with no fueling capability, inadequate parking and no boat launching capability.

Clammers in Bremen can use the town dock or the town boat ramp at the end of Storer road which has very limited parking. They can also use a town right-of-way at the head of Greenland Cove. Most access to clam flats is over private land, access that can be lost at any time.

In 2007 the town approved a new Harbor Ordinance that the Harbor Committee felt “reflects the growing needs and demands of a changing waterfront while helping Bremen’s desire to maintain its commercial fishing industry.”¹¹ The ordinance recognizes the importance of the fishing industry by giving first priority for additional moorings in the Hockomock Channel/Keene Narrows area to “municipal resident commercial fishing watercraft” (except for initial single requests from shorefront residents and town resident grand-fathered moorings).

Maintaining Rural Character

The greatest threat to maintaining the rural character of a town like Bremen comes not from large-scale industry or commercial development, but from slowly creeping suburban sprawl. Almost without notice, residential development divides large tracts of forest land into smaller parcels. Houses sprout in fields where cows used to graze. Modest cottages along the shore give way to much larger houses and septic systems, with greater run-off potential. Recreational boats gradually take the place of working boats. Acre by acre, mooring by mooring, a town’s distinctive rural character, its **“Quality of Place,”** is lost.

Objectives:

- Preserve the predominately forested landscape.
- Retain open fields for scenic views, wildlife habitat, and agriculture.
- Maintain waterfront access for commercial fisherman and clammers.
- Keep Bremen an inviting place for fishermen, clammers, farmers, and craftspeople.

Preserve Wildlife Habitat

“ . . . a decline or elimination of one or more wildlife species from an area has associated consequences. It is more than just a simple decline in local wildlife; it is a disruption of the balance of nature which has far reaching impact”

Unplanned Development

When we think of wildlife habitat loss, the common assumption is that development is the cause and more development will surely further erode the remaining habitat. This is not entirely wrong, but it is more accurate to say that unplanned development is a major cause of wildlife habitat loss. Unplanned development results in the elimination and/or fragmentation of natural habitats. Fragmentation of habitat occurs when roads, utility corridors, buildings, and parking areas break the landscape into smaller blocks, leaving less undeveloped space for wildlife. As undeveloped space is reduced, various forms of wildlife begin to disappear because they no longer have the habitat size sufficient to support their existence in the area.

Almost all of the non-marine animal species on the Maine Endangered and Threatened Species List are native to southern and coastal areas of the state, the same areas that are under the most development pressure.¹² As development pressures increase, wildlife species that are unable to adapt begin to disappear from the landscape. In a completely developed landscape the wildlife population is diminished to gulls, English sparrows, skunks, pigeons, raccoons, and a few others that are able to adapt to urban living. The disappearance of wildlife from a landscape is also a signal that other environmental changes are occurring, such as diminished water quality and a reduction in plant species. Some species found in Bremen such as the bald eagle and musk turtle are already on the threatened and endangered species list, and over fifty-five percent of all frogs, toads, and salamanders are listed as rare, threatened, or endangered in at least one northeastern state.⁵ These creatures need all the protection we can provide. The more you think about this, the more you realize it is true that the existence of all life is linked.



Table 1¹³ shows the amount of undeveloped land necessary to support various wildlife species. It should be noted that most of the animals can survive in a smaller block than optimum if suitable undeveloped corridors are available to allow movement through developed areas to adjacent undeveloped blocks. Suitable corridors are different for different species. Areas that provide cover, terrain such as ridge lines, and riparian areas along streams and wetlands are generally good corridors.

Table 1

Habitat Block Size Requirements For Wildlife in Maine

Tier 5 1 - 19 Acres	Tier 4 20 - 99 Acres	Tier 3 100 - 499 Acres	Tier 2 500 - 2500 Acres	Tier 1 Undeveloped
Raccoon	Raccoon Hare	Raccoon Hare	Raccoon Hare	Raccoon Hare Coyote
Small Rodent	Small Rodent Porcupine Beaver	Small Rodent Porcupine Beaver	Small Rodent Porcupine Beaver	Small Rodent Porcupine Bobcat Beaver Black Bear
Squirrel	Squirrel Weasel Woodchuck	Squirrel Weasel Mink Woodchuck Deer	Squirrel Weasel Mink Woodchuck Deer	Squirrel Weasel Mink Fisher Woodchuck Deer
Muskrat	Muskrat	Muskrat	Muskrat Moose	Muskrat Moose
Red Fox Songbirds	Red Fox Songbirds	Red Fox Songbirds Sharp-Shinned Hawk	Red Fox Songbirds Sharp-Shinned Hawk Bald Eagle	Red Fox Songbirds Sharp-Shinned Hawk Bald Eagle
Skunk	Skunk	Skunk Cooper's Hawk Harrier Broad-Winged Hawk Kestrel Horned Owl Barred Owl Osprey Turkey Vulture Turkey	Skunk Cooper's Hawk Harrier Broad-Winged Hawk Goshawk Kestrel Red-Tailed Hawk Horned Owl Raven Barred Owl Osprey Turkey Vulture Turkey	Skunk Cooper's Hawk Harrier Broad-Winged Hawk Goshawk Kestrel Red-Tailed Hawk Horned Owl Raven Barred Owl Osprey Turkey Vulture Turkey
Most Reptiles	Most Reptiles Garter Snake	Reptiles Garter Snake	Reptiles Garter Snake	Reptiles Garter Snake
Most Amphibians	Most Amphibians	Amphibians Wood Frog	Amphibians Wood Frog	Amphibians Wood Frog

The group of animals presented for each acreage level assumes that development along the block perimeters (roads) is heavy enough to prevent movement of animals between adjoining blocks of open space. Reproduced from the Maine Environmental Priorities Project.

In Bremen we are lucky to have large contiguous tracts of undeveloped land which support numerous forms of wildlife. If we plan future buildings and roads properly, we can retain what many other towns have lost or are losing. Simply put, proper planning means preserving enough undeveloped land to support the environment and wildlife we already have. Along with protecting undeveloped property, we must also be sensitive to various nesting sites, deer wintering areas, and feeding areas necessary to various animals and birds. More detail on this may be found in the Wildlife Habitat section of the Bremen Comprehensive Plan.

Part of proper planning is to identify and protect unfragmented blocks of land of at least 125 acres. These blocks do not necessarily have to consist of just a single parcel, but can be multiple connected parcels of undeveloped land. Additionally, we should identify and preserve larger tracts of at least 2,500 acres.

Among the measures used to protect/preserve wildlife habitat are easements, outright acquisition, acquisition through a bargain sale, land donation, and multiple lot requirements.

Conservation Easements

A conservation easement¹⁴ is a legal agreement between the landowner and a land trust that permanently limits the uses of the land in order to protect its conservation value. The land owner continues to own and use the land and may sell it or pass it on to heirs. When an easement is written, the landowner does give up some rights associated with the land; however, these are rights that each individual landowner agrees to. Every easement is written to satisfy the desires of both the landowner and easement holder (land trust). In some cases a portion of a property is exempted from the easement and therefore has no restrictions. Easements may also specify that specific types of structures may be built in specific locations on the property. Land covered by an easement is not required to allow public access. To sum it up, while an easement will protect the land's conservation value, it can be flexible enough to also meet the financial and personal goals of the landowner.

An additional benefit to creating a conservation easement that meets federal tax code requirements is the associated federal income tax reduction provided for in the recently enacted Food, Conservation, and Energy Act of 2008. Under this Act, the owner of a qualifying easement may take a tax deduction equal to 50% of their adjusted gross income for the current year and fifteen additional years. For example, a landowner who has \$50,000 in adjusted gross income puts property valued at \$1 million in a conservation easement. The new rules allow that landowner a deduction of \$25,000 for the year of the donation and then for an additional fifteen years. That is a total of \$400,000 in deductions.¹⁵

In order to qualify for this tax benefit the easement has to be established prior to December 31, 2009. For more detail on the Food, Conservation, and Energy Act of 2008, see the Land Trust Alliance web site (www.lta.org).

Land Acquisition

Acquisition by local government or a land trust¹⁶ is another way to insure protection of wildlife habitat on a property. Funds to purchase property can be raised through public appeal, appropriation of town funds, or application to private foundations or public funds. The State of Maine administers funds which can be used for land acquisition. Some of them are: The Land and Water Conservation Fund, administered by the Maine Department of Conservation; Maine Outdoor Heritage Fund, administered by the Maine Department of Inland Fisheries and Wildlife; and Land For Maine's Future Program, administered by the State Planning Office. Information on federal grants for land protection is available through the USFWS Gulf of Maine Coastal Program. Maine Coast Heritage Trust and The Nature Conservancy may be contacted for information on private funding sources.

A bargain sale provides both income and a tax benefit to the seller and lower than market value price for the buyer. In this scenario the land is sold for less than fair market value, giving the seller a tax deduction based on the difference between the land's fair market value and its sale price. The benefit to the land trust (buyer) is a more affordable price.

If an owner wants to control land during his or her lifetime, but make sure it is protected after death, it can be donated to a land trust in a will or through a reserved life estate. Both options permit a land owner or other designated person(s) to live on and use the land during their lifetime. At the end of the owner's or designated person's life-title to the property goes to the land trust. The reserved life estate has provisions for an income tax benefit for the land owner at the time the reserved life estate is established.

Protective Measures

As noted earlier the idea is not to stop development, but to stop unplanned development. A popular conception is that establishing minimum lot sizes will help conserve wildlife habitat and a rural atmosphere. Actually, the opposite is usually true. Minimum lots of, for example, five acres do create private space for the landowner, but over time enough of those five-acre parcels create a low density suburban development and counter any efforts to preserve rural character and wildlife habitat.

An alternative that may overcome the minimum lot size problem is the establishment of multiple lot requirements for Bremen. One set of lot size/building requirements would be applicable in areas designated as rural, while the balance of the town would have a different set of development requirements. Building requirements in the rural sections of town would be designed to conserve wildlife habitat, whether it is woods, field, swamp or other landscape type.

An additional way we can help protect wildlife habitat is to be aware of and defend those areas already designated as high-value animal habitat such as deer wintering areas. These areas are shown on map number two produced by the Beginning With Habitat program. Local ordinances should be worded to encourage landowners and/or applicants to contact Maine Natural Areas Programs, a division of the Maine Department of Conservation (www.state.me.us/doc/) and Maine Department of Inland Fisheries and Wildlife (www.mefishwildlife.com) prior to submittal of development applications to determine potential habitat impact and steer development away from sensitive areas.

We all have to understand that the loss of any wildlife species may not in itself be a major detriment, but it certainly is a sign of a general decline in the health of our environment and eventually in our own health. What benefits wildlife also benefits the air we breathe, soil and water quality, and plant life. Likewise, whatever is detrimental to wildlife is also detrimental to all other life forms.

To sum it up, a decline or elimination of one or more wildlife species from an area has associated consequences. It is more than just a simple decline in local wildlife; it is a disruption of the balance of nature which has far-reaching impact. If, for example, a carnivorous predator species is eliminated from our landscape the species formerly preyed upon will now increase in numbers. Some of those species are going to be herbivores which, through increased numbers, will at some point significantly reduce or eliminate their own food supply. Some of that food supply will be flowering plants. The lack of flowers will reduce our bee population which in turn

will reduce the production of plants needing pollination. At this point our own food sources become affected. This is just one example of how all life is connected and why we need to act to prevent irreversible problems in the future.

A recommendation is for the citizens of Bremen to pursue ways to insure protection of wildlife habitat and to ask that neighboring towns follow our lead and establish protective guidelines for their properties. The five means of protection cited earlier in this document can serve as a starting point for that discussion.

Remember, all living things are in this together.

Objectives

- Preserve existing wildlife habitat in Bremen.
- Discuss habitat preservation with people in contiguous towns.

Protect Water Resources

For a town with a relatively small land area, Bremen is fortunate to have diverse fresh and coastal water resources, including ponds, streams, wetlands, coves, estuaries, mud flats and

“Conservation of Bremen’s water resources is vital to its economy and ecology. Protecting the town’s water resources must be a part of all planning and development activities.”

deep-water frontage. Water resource conservation is critical in any community, and is especially so in Bremen. Without a municipal water supply, clean and safe groundwater is a basic necessary for drinking and other household needs.

Many residents of Bremen are dependent on water-based economic activity such as lobstering, clamming and marine services. Our lakes, ponds, wetlands and coastal waters provide habit for wildlife and recreational opportunities for all to enjoy. Waterfront property is highly desirable for homes, but the economic value of waterfront property depends on the ecological well-being of the water resources. For all these reasons, it is important that water resource conservation be seriously considered in development and municipal planning.

Freshwater

There are four freshwater ponds in Bremen. Two, Webber and McCurdy, are contained entirely in town; Biscay and Pemaquid are shared respectively with the neighboring towns of Damariscotta and Bristol, Waldoboro and Nobleboro. All but Webber are in the Pemaquid River watershed; Webber Pond drains into Muscongus Bay.



Lakes and ponds are fragile. They are settling basins which over time receive and store harmful pollutants from stormwater and snowmelt. Often the injury is subtle and the damage isn’t noticeable until a lake has already entered a state of decline.¹⁷

Reports available through Maine Department of Environmental Protection¹⁸ and the Pemaquid Watershed Association¹⁹ representing data over several years, most recently 2006, indicate the water quality in Biscay and Webber Ponds are “average.” McCurdy Pond is “above average” and Pemaquid Pond is slightly “below average.”

All these freshwater bodies have sediment which contains average phosphorous content, and all have moderate oxygen depletion by late summer, which could potentially allow released

phosphorous to produce algal blooms, thus negatively impacting aquatic animal species in these lakes and ponds.

Coastal Waters

Bremen has a large coastal waterfront area stretching from Broad Cove south to Greenland Cove and Muscongus Harbor. Several large islands in Bremen's coastal waters have seasonal residential development and other smaller islands and ledges that are important wildlife habitat areas.

Bremen is home to a working waterfront in the form of commercial fishing operations and services, shellfish harvesting, recreational boating services, and ecotourism and education. Commercial fishing and shellfish harvesting are important parts of Bremen's heritage and continue to be important to the local economy. Currently there are six private wharfs that support commercial fishing activities in town, in Medomak, Greenland Cove and Muscongus Harbor. Additionally, there is a town pier in Medomak, a boat launching area in Broad Cove, and access to tidal flats in Greenland Cove. (See also section on "Working Waterfront" in Chapter *Maintaining Rural Character*.)

Due to pollutants in the water clamflats in Medomak and Muscongus Harbors have been closed to shellfish harvesting for many years. More recently, large areas of Broad Cove have been closed.²⁰

Bremen's coastal waterfront is also home to many residential properties.

Groundwater

Bremen has no municipal water or sewer systems. With the exception of some lake cottages, all household water comes from private wells, and all homes and business depend on septic systems. Since there are no sand and gravel aquifers in Bremen,²¹ all wells are drilled into bedrock and depend on finding water that is stored in fractures in the rock.²² Any contaminant, especially of chemicals, that reaches the fractures in the bedrock can affect the quality of drinking water throughout a large area. Failing septic systems can also contaminate drinking water supplies. A substantial increase in the use of groundwater can lower the water table and increase saltwater intrusion of wells.

The Comprehensive Plan recommended that the protection of the ground water resources of the Town should be a major.²³

Contaminants

Freshwater and coastal waters are integrally related to the land areas called a watershed which surround and drain into them. Water runoff from shore properties can upset the ecological balance by adding pollutants and sediment to a body of water, causing changes in plant growth and effecting aquatic animal species. Runoff of this nature is called nonpoint source pollution (NPS).²⁴

Some major causes of contamination are: erosion and sedimentation; gravel roads that contribute to erosion and sedimentation; soil disturbance alongside a lake or stream; and phosphorus that flows from a development site.²⁵

High concentration of phosphorus content in bottom sediment can result in an algal bloom thereby upsetting delicately balanced ecosystems. Algal blooms rob the water of oxygen, adversely impacting the aquatic wildlife habitat; an imbalance in pond water animals becomes probable. In 2004 there was a high potential for algal blooms in Biscay Pond, which has the most developed sub-watershed in the Pemaquid River Watershed. A state grant provided funds for a joint project by the Knox-Lincoln Soil and Water Conservation District and PWA to identify erosion sites.²⁶

Other dangers to lake quality are the introduction of invasive plants and fish.

Groundwater sources of contamination include: failed septic systems; poorly maintained or improperly sited roadways; imprudent and irresponsible use of lawn chemicals; along with the improper disposal of toxic chemicals (paint products and fuels). These chemicals will eventually enter the aquifer. In the survey done for the Bremen Comprehensive Plan, 78% of the respondents wanted to protect ground-water quality. The Comprehensive Plan recommended “The protection of the ground water resources of the Town should be the highest priority of the Town.”

Bacteria from failing septic systems and overboard discharge systems can pollute coastal waters and lead to shellfish bed closures.

Conservation

Coastal and lake properties must be developed conservatively to avoid environmental problems. There are state regulations that govern development activities in these sensitive areas, such as Shoreland Zoning restrictions, Natural Resource Protection Act requirements, and the Uniform Plumbing Code. Bremen has taken actions to protect its water resources by increasing lot size, shore frontage and set-back distance for future development.

In addition to their value as fish and wildlife habitats, marshes act as a filtration system, preventing harmful pollutants and excess sediment from washing into, and possibly contaminating, water sources.

Forests play a major role in protecting water resources. Rain tumbles through tree canopies, understory trees, shrubs and other plants before being absorbed by the “litter” of the forest floor.²⁷ Underlying forest layers can store large quantities of water, water that eventually is available for wells. Thanks to forests, water is absorbed into the soil instead of running off and causing erosion. Forests provide vegetative buffers, mitigating some of the harmful effects of inevitable water runoff.

When impervious surfaces such as roofs, driveways, parking lots and roads replace trees and shrubs, rain and snowmelt aren’t absorbed but run over the land, carrying with them soil particles and other pollutants. This reduces the storage of water for wells and affects the quality of water in ponds, streams, and coastal wetlands, especially increasing phosphorus levels.

The Comprehensive Plan of 2004²⁸ discusses in great detail the quality of Bremen's ponds and wetlands and its marine resources and makes many good recommendations for their protection. Conservation of Bremen's water resources is vital to its economy and ecology. Protecting the town's water resources must be a part of all planning and development activities.

Objectives:

- Maintain forest cover around all water bodies and critical upland watershed areas
- Conserve ground water supplies
- Protect and potentially expand access for working waterfront and recreation
- Maintain high water quality by preventing pollution
- Practice stewardship

Provide Recreational Opportunities

“...conservation planning will protect land and water resources while ensuring recreational opportunities”

Introduction

The Town of Bremen offers outdoor recreation enjoyable to young and old alike. Preservation of rural character and proximity to water are important to outdoor activities such as walking, hiking, biking, kayaking, swimming and hunting. Open space, forested islands, Johnston Hill, healthy ponds, Maine Audubon, a vibrant working waterfront and the beauty of the Medomak River and Muscongus Bay define recreational opportunities available in Bremen. The National Study on Recreation and the Environment (NSRE)²⁹ indicates that 97% of the population participates in outdoor recreation. Whether to enhance overall health and well being or simply to enjoy the outdoors, recreation is an important aspect of life in Bremen.

Access to private land

Bremen has a unique understanding between private landowners and public recreationists: centuries of tradition and culture have created an open-land expectation of private property. Public access is assumed to be allowed unless the land is posted.

However, attitudes regarding traditional access over private lands are fast changing. According to a report prepared by the Maine State Planning Office (MSPO), “The Maine tradition of public access to private land is without parallel in the nation. At the same time, the amount of private land posted to restrict public access in Maine is on the rise. The “open-land” tradition, unique to Maine and respected for generations, is increasingly being overruled by “No Trespassing” signs.³⁰ Private landowners indicated past abuse such as trash dumping, ATV damage and landowner liability as the biggest issues that determine the access status of their lands. Although Maine has a strong law to protect landowners, known as the “landowner liability law” or “recreational statute” (Title 14 MRSA Section 159-A),³¹ few landowners understand the level of protection it provides. With 94% of Maine land privately owned, educating landowners may be instrumental in keeping natural areas open to recreationists.

Trails and Recreation

Generations of Bremen residents have enjoyed access to trails and footpaths that have served recreational interests through the years. While many of these trails were created by logging operations, some have existed as narrow wildlife paths or known as old Abenaki Indian trails. Most of these trails are multiple use. Activities such as hiking and wildlife watching occur primarily in the summer months, whereas hunting, cross-country skiing and snowshoeing may be more prevalent in the winter. These interconnecting trails are common and traverse large

undeveloped blocks of land. Trail users can explore Bremen without ever having to travel public roads.

There can be no greater resource to Bremen residents who enjoy wildlife watching than having Maine Audubon in your back yard. The Todd Audubon Sanctuary provides three interpretive trails totaling two miles of walking trails that are open to the public. Hog Island with its rugged 330 acres provides an additional 3 miles of nature trails for hiking and nature viewing.

The 2004 Bremen Comprehensive Plan identified the aforementioned Audubon trails and noted a trail accessing the Johnston Hill Fire Tower via Route 32 as sufficient in meeting the needs of residents.³² While this assessment may have been true in 2004, it now appears outdated. In 2007 the fire tower and surrounding land were sold again. This property and local landmark is notable because over the past sixty years Bremen and nearby residents have developed a fondness for hiking to the fire tower and enjoying its breathtaking views.

With the exception of Maine Audubon trails, *none* of the beloved trails enjoyed by so many people over the years has guaranteed public access. The informal network of trails that are enjoyed today exist on private land with landowners holding the option to discontinue their use at any time. At the same time development threatens to fragment the trails' existence.

Wildlife Based Recreation

Wildlife-based recreation is a large part of the quality of life in Bremen and is dependent on unfragmented forests and water quality. Hunting and fishing have formed the backbone of our proud recreational heritage for generations. The 2007 Town of Bremen annual report indicates there were a total of 160 hunting and fishing licenses issued to Bremen residents.³³ While deer and waterfowl are most popular, the recent emergence of turkey and coyote has expanded traditional hunting opportunities. With restoration efforts underway, alewives may soon thrive in Webber Pond.

Traditional recreation relies on access over private lands to waterbodies supporting healthy populations of fish and game. In support of this access, Maine state law 17MRS §3860 states that "No person on foot shall be denied access to or egress over unimproved land..."³⁴ Without the introduction of this law, hunting and fishing on Bremen's ponds would have serious limitations.

In addition to traditional hunting and fishing, Bremen is home to Maine Audubon, one of the leading ecological organizations in the state. Since 1936 thousands of visitors from around the country have visited the Todd Audubon Sanctuary. These visitors bring with them a strong appreciation for conservation and are given the opportunity to learn about the ecosystems of the Coast of Maine.

Saltwater access and recreation

Access to Bremen's coastal waters is a requirement for a healthy working waterfront. Such access should also be available to the general public. One of the greatest quandaries facing

Mainers has been understanding how to strike a balance between the access for the fishing industry and recreationists.

Bremen is fortunate to have multiple coastal access points. The Town Landing in Medomak is owned by the town of Bremen and used primarily by island residents and occasionally by fishermen and local recreationists. Ample parking, a pier and two floats assure access, regardless of tide or time of day. There is no boat launch facility but small boats such as kayaks may be wheeled or carried to the floats. With the popularity of kayaking, the fastest growing water-based recreation in the state, commercial recreational outfits and non-resident kayakers are discovering the Bremen Town Landing.



The Creek Road Landing in Medomak is used primarily by residents who launch small watercraft there or go smelting in the spring. Depending on the tide, one may occasionally see children swimming in warm weather. Lack of parking helps prevent overuse.

A right of way to Greenland Cove provides access for recreationists and clambers. Lack of signage and parking area for only a few vehicles keep recreational use limited.

Storer Road landing provides public access to Broad Cove. A tidal boat launch facility is available to clambers, but the rising popularity of kayaking finds the landing a popular destination among recreationists. Parking is problematic and seems to limit the extent of recreational opportunities.

Access to and from Bremen Long Island is available near the northern and southern ends of the island. These access points connect to the town road that runs nearly the length of the island. They are difficult for recreationists to locate because they are not signed or maintained by the town. The Berger Preserve, owned by the Medomak Valley Land Trust, will have some small-boat access from both Hockomock Channel and The Flying Passage. Aside from private piers, there exists no convenient way to land on the island. If one can get to the island, the town road is trail-like and provides opportunity to explore the beauty of the island with its simpler way of life.

Additional access is available to recreationists through Broad Cove Marina for a daily parking fee.

Freshwater access and recreation

Access to great ponds is important to water-related recreation such as swimming, ice skating, fishing and non-motorized boating. However, public access to Bremen’s fresh waterbodies is limited. With the exception of a footpath off Fogler Road accessing Biscay Pond, there is no other public recreational access to Bremen’s great ponds. (See Table below) While many use the causeway on Turner Road to access McCurdy and Pemaquid Ponds, it is less than ideal and does not provide safe parking for recreationists.

Without public access to fresh water, recreational opportunities for Bremen residents will remain limited. Although access should be ensured to every resident, without a conservation plan, water access will continue to be enjoyed only by waterfront property owners.

Table 2 - Town Owned Water Access Points

Access Location	Access	Type	Parking	Primary User
Town Landing	Yes	Deep water/Tidal	Yes	Commercial Fisherman/Recreationist
Storer Landing	Yes	Tidal access	Yes-Limited	Clamming Industry/Kayakers
Creek Road Landing	Yes	Tidal	No	Seasonal traditional use/residents
Greenland Cove	Yes	Right of way (ROW)	Yes-Limited	Day hikers
Bremen Long Island – North	Yes	Tidal – ROW	No	Day visitor access to and from island
Bremen Long Island – South	Yes	Tidal – ROW	No	Day visitor access to and from island
Biscay Pond	Yes	Footpath	No	Resident recreationist
McCurdy Pond	None			
Pemaquid Pond	None			
Webber Pond	None			

Waterway Recreational Opportunities

As mentioned as a tool in conservation of wildlife habitat, easements can be useful in conserving open space for recreation. Since easements are designed by the property owners, they can be written in such a way as to allow public access to high value-recreational areas. Unfortunately a small percentage of easements in Bremen are written in this manner. Of the nine known conservation easements in Bremen (see [Conservation Easements in Appendix](#)) only Hungry Island and its 140 acres of undeveloped land specifically allows public access for such

traditional recreation as hiking, swimming, picnicking and daytime landing of watercraft. The island provides four campsites, the only campsites in Bremen available for public use.

Downriver from Hungry Island, the Bremen Conservation Commission is working with the Medomak Valley Land Trust to manage open space for Bremen's future. The recently established 165-acre Karl F. Berger Preserve on Bremen Long Island will serve as a model for future collaborative land conservation projects in Bremen. With access from the east and west shores of Bremen Long Island, the property contains open space that allows for hiking and wildlife watching. Though there are currently no easements held on the property, conservation efforts will ensure that the preserve protects deer wintering grounds, allows continued traditional hunting and fishing, and conserves land for a multitude of recreational activities.

Through the generosity of the late Elizabeth (Betty) Noyce, Bremen is fortunate to own Clam Island. Situated between the eastern shore of Bremen Long Island and the Medomak shore, it is accessible by boat. Although it was given to the town to be enjoyed by the people of Bremen, the town does not manage the property for any specific uses. Aside from occasional visits from daytime recreationists it is rarely used by Bremen residents.

The State of Maine owns all of the smaller islands south of Clam Island, which include Crotch, Strawberry, Narrows and Jim's Island. Unsuitable for development, these islands are well suited to such daytime activities as picnicking, kayaking and wildlife watching. Important to the view corridors along the Medomak River, these islands add to the beauty and recreational opportunities available.

Not surprisingly, Hog Island is a naturalist's dream. Comprising 330 acres, the island is dominated by one of the state's largest and most mature coastal spruce stands. By boat the public can access the island's three-mile Hog Island Trail, which gives bird-watching enthusiasts the opportunity of spotting some of the 150 known bird species that have been identified on the Island. In meeting with the director of the Todd Audubon Sanctuary, interest was expressed in working with the Bremen Conservation Commission in forging a stronger relationship with the Town of Bremen in areas such as recreation and nature conservation.

Town-Owned Properties

The Town of Bremen has a very modest inventory of undeveloped town-owned land. Aside from Clam Island (Map 5 Lot 20) and the former ballfield beside the Town Center, the 40-acre parcel of land north of the Town House is the only other property available for recreational opportunities. Undeveloped and gently sloping, the property consists of a field, forestland and access to Crabapple Creek. In the early 1990's the town selectmen appointed an ad hoc committee to explore possible uses of the property. One recommendation made by the

committee called for a town park area with recreation trails. To date the property remains undeveloped.

Conclusion

The 2004 Comprehensive Plan states that Bremen *is rich in recreational resources*.³⁵ Given the rising popularity of Lincoln County as a place to live, demand for outdoor recreation in Bremen will increase. As it does, conservation planning will be critical in the protection of land and water resources while enhancing recreational opportunities for the people of Bremen.

Objectives

- Inventory recreational activities in Bremen
- Encourage traditional recreation

Strategies

Each of the four main goals of the *Conservation Plan for Bremen* has specific objectives. Some objectives for one goal overlap with those of others. The overall strategies proposed by the Conservation Commission would each achieve more than one objective. For example, the first strategy, “**Identify and Protect Large Undeveloped Blocks**,” pertains to all Conservation Goals. Large blocks of undeveloped land are vital to maintaining wildlife habitat. If all the town’s land becomes fragmented, many species of wildlife, such as moose, will disappear from Bremen. Blocks of undeveloped land are also critical to protection of water resources, to provide outdoor recreation opportunities, and to maintain the town’s rural character.

1. Identify and Protect Large Undeveloped Blocks

- **Identify unfragmented blocks of land, including multiple connected parcels, of at least 125 acres, and determine which are most critical to future open space needs of the town.**
 - Add parcel size in acres to the Commission’s Bremen map.
 - Plot potential wildlife habitats and corridors, using the habitat block size chart from the Patterns of Development Task Force-Maine Environmental Priorities Project as a guide.

- **Protect critical parcels through a combination of measures such as easements, donations, and acquisitions. Work with the local land trusts to provide information for landowners of applicable properties.**
 - Commission members invite landowners having property identified as critical to wildlife habitat to an informational meeting on the importance of their properties to wildlife and how they can protect that property.
 - Conduct meeting(s) for land trust representatives, mainly Pemaquid Watershed Association (www.pemaquidwatershed.org) and Medomak Valley Land Trust (www.medomakvalley.org), to meet with landowners and explain the need to protect undeveloped land and the methods available for providing such protection.
 - Promote the federal income tax benefits available to landowners creating conservation easements. The tax benefits may be viewed on the Land Trust Alliance web site (www.lta.org) under the heading Food, Conservation, and Energy Act of 2008.
 - Start the easement information process as soon as possible because income tax benefits resulting from land placed in a conservation easement may be reduced or eliminated after December 31, 2009.

- **Work with neighboring towns to protect even larger blocks of land.**
 - Discuss habitat issues and protection with conservation commissions, land trusts, and neighboring towns.
 - Create wildlife habitat and/or corridor with other towns on the peninsula.² Identify and Protect Designated High Value Wildlife Areas

- **Locate habitat areas designated as high value on the Beginning with Habitat map No. 2.**
- **Propose plans to protect the high-value areas**
 - Give maps to the Bremen Code Enforcement Officer, members of the Planning Board, and other interested Bremen officials showing designated high-value habitat areas.
 - Have the same map available for viewing by citizens in the Bremen town office.
 - Encourage the protection of high value habitat as a consideration in the building permit process.

3. Protect Water Sources

- **Maintain forested watersheds to absorb precipitation, renew ground water aquifers, and prevent nonpoint source pollution.**
 - Encourage property owners to maintain forested acreage.
 - Work with landowners and appropriate town officials to maintain the maximum amount of forested area when development occurs.
 - Enforce forest harvesting regulations requiring restocking of trees in clearcuts.
- **Reduce amount of erosion from gravel roads and driveways and other impervious surfaces in critical watershed areas.**
 - Encourage shoreland property owners to prevent erosion from gravel roads.
 - Sponsor a “Camp Road Workshop” and invite all lake front property owners to attend.
 - If erosion from gravel roads continues to pollute lakes and streams, the town should require steps to stop further runoff.
- **Encourage maintenance and installation of vegetated shoreline buffers.**
 - Work with conservation groups such as the PWA to provide education and information to shoreland owners about the importance of maintaining vegetated buffers
 - Survey shorelands from the water and make note of lots with no or inadequate vegetated buffers.
 - Provide shoreland owners, as appropriate, with a copy of the Bureau of Land & Water Quality’s Buffer Handbook and the DEP LakeSmart pamphlet.
 - Encourage lake front owners to be LakeSmart.

- **Protect lakes from invasive plants.**

- Support PWA and other volunteer efforts to inspect all boats entering Bremen's ponds for invasive plants.
- Help provide information about dangers of invasive plants to the lakes.

- **Protect Water from Contamination.**

- Take immediate steps to determine what is contaminating Bremen's shellfish beds and to correct the problems.
- Encourage all homeowners to periodically inspect septic systems to ensure they are working properly, and to have systems pumped out every 3-5 years.
- Provide information contained in the "Safe Home Program" bulletins to town residents to help maintain clean and safe well water.
- Encourage homeowners to inspect wells to ensure their water is clean and safe to drink.
- Enforce all regulations requiring separation between wells and septic systems, and require a further setback of new septic systems from bodies of water.

- **Encourage minimal residential use of fertilizers and chemicals on lawns.**

- Educate all homeowners, not just shoreland owners, about the consequences of overuse of residential fertilizers and chemicals on lawns.
- Minimize use of phosphorus to prevent algal blooms in lakes.
- Reduce use of chemical pollutants that could run off into coastal waters and affect the shellfish beds.

- **Consider Need for Future Town Water Supply.**

- Take exploratory steps to identify future town drinking water sources
- Manage and protect those sources.

4. Enhance Recreational Opportunities

- **Identify and inventory existing high-value recreational areas.**

- Provide a recreational map outlining existing recreational areas for Bremen residents
- Create a map highlighting areas of town that are appropriate for specific recreational activities for Bremen residents
- Create a map showing waterways that connect to town-owned properties and other public water access properties for Bremen residents

- **Improve fresh and saltwater access for recreational purposes**
 - Provide public access to McCurdy, Webber or Pemaquid Pond through land acquisition, right-of-way or easement.
 - Be aware of saltwater access opportunities for recreational purposes and work with interested landowners and land trusts to enhance access.

- **Consider ways to utilize existing town-owned properties for low impact, non-motorized recreation**
 - Establish a nature trail on town-owned property.
 - Work with conservation groups to build and maintain trails
 - Work with adjacent landowners to explore connective trail systems to town owned properties

- **Encourage landowners to keep open traditional hunting areas with an emphasis on firearms safety.**
 - Work with hunting enthusiasts, concerned residents and the Maine Department of Inland Fisheries and Wildlife to understand adverse impacts on wildlife populations in Bremen
 - Assist landowners in understanding the State of Maine landowner liability laws and how they can tailor their access preferences, as opposed to simply posting “No Trespassing” signs.
 - Explore conservation incentives for landowners whose properties lie within traditional hunting grounds and would otherwise restrict hunting
 - Provide a hunting map that highlights access to traditional hunting areas versus lands posted against hunting by individual property owners

- **Work directly with local land trusts, neighboring towns, conservation minded organizations and individuals.**
 - Work directly with Medomak Valley Land Trust in planning for and managing the Karl F. Berger Preserve on Bremen Long Island for Bremen residents and property owners.
 - Sponsor and encourage volunteer-based efforts in connecting river/pond and trail links.
 - Coordinate recreational opportunities with neighboring towns and land trusts.
 - Work with interested property owners in understanding the recreational value of their properties.
 - Explore ways to recognize private landowners for the important public benefit they provide by allowing others to use their land for recreational purposes.

● **Establish a Recreation Sub-committee of the Bremen Conservation Commission that would:**

- Keep the Conservation Commission informed when it is felt that any inventoried high-value recreational areas are threatened by inadequate ordinances or modes of development.
- Review any proposed ordinances or ordinance amendments for the same purpose. Provide input to ordinance developing process to ensure recreational opportunities are protected.
- Encourage public awareness and participation in creating healthy lifestyles through outdoor recreation.
- Hold public discussion groups, seminars, workshops and forums on recreational topics.
- Be responsible for implementing recreational strategies

5. Encourage Traditional Rural Occupations

● **Provide information that will assist current and potential farmers.**

- Educate residents on importance of maintaining farmland and agriculture in Maine, specifically in Bremen.
- Publicize availability of information from GrowSmart Maine (www.growsmartmaine.org), Friends of Mid-Coast Maine (www.friendsmidcoast.org), the Maine Farmland Trust (www.maineFarmland.org), and the Maine Department of Agriculture (www.state.me.us/agriculture/mpd/farmland/) on ways to maintain Maine farmland.
- Provide information on Maine Farmland Trust programs that help preserve farmland, put preserved farmland to better use, and link farmland owners with prospective farmers.

● **Provide information to assist Working Waterfront property owners.**

- Publicize new tax law which allows working waterfront property to be valued for its worth as working waterfront land and not what its market value would be if the property could be converted to other uses. (www.maine.gov/revenue/forms/property/pubs/workingwaterQ&A.htm).
- Provide information on Department of Marine Resources Working Waterfront Access Pilot Program (www.wwapp.org).
- Work with the Harbor Committee to sponsor an information session for working waterfront owners and commercial fishermen on the tax and access programs.

- **Ensure residents can continue to make agricultural use of their land, including timber harvesting, crop growing and livestock grazing; that fishermen can store boats, traps and other gear beside their homes; and farmers, artists, craftspeople and other residents can provide services or sell products from their homes or yards.**
 - Bring to attention of the Ordinance Review Committee any part of an existing town ordinance that would prevent any of the above.
 - Review any proposed new ordinances or ordinance amendments for the same purpose.

6. Manage Town Conservation Account

- **Establish criteria for use of town Conservation Account to acquire land, easements, and rights-of-way to maintain open space for Bremen's future.**
 - Invite interested residents to join with Conservation Commission to develop criteria.
 - Work with Selectmen and other town committees to determine priorities for use of Conservation Account.
- **Seek sources of additional funding for Conservation Account, such as matching grants and donations.**
 - Make potential donors aware of fund's existence.
 - Research available grants.
 - Work with Planning Board to suggest situations when a payment into the fund by a subdivision developer might be more appropriate than dedication of open space acreage.
 - Put percentage of fines imposed for abuse of Shoreland Zoning, Subdivision and other Land Use Ordinances and state regulations in Conservation Account.

7. Promote Education & Participation

- Provide conservation-minded educational programs to encourage conservation awareness.
- Encourage year-round and seasonal residents to participate in conservation planning.
- Share ideas to satisfy the stated strategies listed above.

About the Bremen Conservation Commission

In 2006 the Town of Bremen established a five-member Conservation Commission for the purpose of conserving land and open space in Bremen. One of the first Commission's first acts was to define its mission, as follows:

The mission of the Bremen Conservation Commission is to work with town citizens, government agencies and natural resource organizations to conserve undeveloped land in Bremen that will maintain the rural character of the town, protect its water resources, preserve wildlife habitat and provide recreational opportunities.

The Commission decided the first step in carrying out its mission was to develop a Conservation Plan for Bremen. To do this, the Commission has:

- Held two forums to learn public opinions on conserving lands in Bremen.
- Sponsored three public informational presentations: "Beginning with Habitat," "Alewives and other Anadromous Fish," and "Conservation Easements."
- Sought information and advice from Medomak Valley Land Trust, Pemaquid Watershed Association, Damariscotta River Association, Maine Audubon Society, Maine Association of Conservation Commissions, Friends of Mid-Coast Maine, GrowSmart Maine, and other organizations.
- Completed a list of Conservation Easements in Bremen and prepared a town map portraying easements, town-owned lands and rights of way, tree-growth and open-space lands, essential wildlife habitat areas, wetlands, special spots selected by the public, developed sites, and other features.
- Worked with Sheepscot Valley Conservation Association GIS Support Center to prepare large computerized versions of maps depicting conservation features.
- Is working with Medomak Valley Land Trust's Stewardship Committee on plans to manage the 165-acre Karl F. Berger Preserve on Bremen Long Island.
- Participates in the annual Medomak River Festival.
- Proposed articles for Town Meeting to establish and fund a town conservation account.
- Joined the Maine Association of Conservation Comissions and attended several meetings.

Getting Involved

Would you like to work with the Conservation Commission? We are looking for associate members to help implement some of the strategies outlined in the Conservation Plan, such as appointment of a recreation subcommittee, developing plans for the Berger Preserve, and promoting stewardship. If you would like to work with us or have any questions, please leave a message at the Town Office (529-5945) or contact us by email bcc@tidewater.net.

Please attend one of our regularly scheduled meetings on the 4th Thursday of each month at 7 p.m in the Bremen Town Center. Everyone is welcome. We also sponsor several information forums a year on various conservation topics. These will be announced in the local newspaper and at the Town Office, Library and Post Office.

The Town of Bremen has established a Conservation Account for the purpose of acquiring land, easements and rights-of-way to maintain open space for Bremen's future. If you are interested in contributing to this account, you may send donations to Conservation Account, Town of Bremen, P.O. Box 171, Bremen, ME 04551.

Get Involved - Attend a meeting of the Bremen Conservation Commission

Consultations and Contacts

Natural Resource Organizations and Government Agencies

Damariscotta River Association, www.draclt.org, Steven Hufnagel, Lands Officer
Harbor Committee, Town of Bremen, Olivia Atherton, Chairman
Island Institute, www.islandinstitute.org, Shey Conover
Maine Audubon Society, www.maineaudubon.org, Seth Benz, Director, Hog Island
Camp
Maine Association of Conservation Commissions, www.meacc.net, Bob Shafto,
Executive Director
Maine Coast Heritage Trust, www.mcht.org, Betsy Ham, Project Manager
Maine Dept. of Inland Fisheries & Wildlife, Steve Walker
Medomak Valley Land Trust, www.medomakvalley.org, Liz Petruska, Executive
Director
Pemaquid Watershed Association, www.pemaquidwatershed.org, Donna Minnis,
Executive Director
National Audubon Society, www.audubon.org, Debi Osborne, Director of Real
Estate
Sheepscot Valley Conservation Association, www.sheepscot.org, Paul Hoffman, GIS
Support Center
Shellfish Committee, Town of Bremen, Lisa Prior, Chairman

Landowners

Thomas and Ellen Kaplan-Maxfield
Dan Goldenson

Public Meetings and Workshops

Public Forum to Share Conservation Ideas, November 15, 2006
Beginning With Habitat Presentation, January 24, 2007, Steve Walker, Program
Coordinator, Maine Dept of Inland Fisheries and Wildlife
Slideshow presentation on Alewives and other Anadromous Fish, May 24, 2007,
Don Austin, Coordinator for the Medomak River Alewife Enhancement Project.
Conservation Easement Workshop, July 25, 2007, Liz Petruska, Executive Director,
Medomak Valley Land Trust and Preston Kelley, Pemaquid Watershed Association
River Fest, Waldoboro, September 1, 2007 & August 30, 2008, sponsored by the
Medomak Valley Land Trust.

Conferences

Maine Association of Conservation Commissions, Regional Conference,
Lincolntonville, ME, October 25, 2007

Other References/Resources

- Boothbay Region Land Trust, www.brlt.org, *The Economics of Conservation*, Boothbay Register, March 22, 2007.
- Brookings Institution, *Charting Maine's Future: An Action Plan for Promoting Sustainable Prosperity and Quality Places*, 2006.
www.brookings.edu/reports/2006/10cities.aspx
A Profile of Mid-Coast Maine: Knox, Lincoln, Sagadahoc, and Waldo Counties.
Use URL above and click on Project Links, Midcoast.
- Bureau of Land & Water Quality, Maine Department of Environmental Quality, [The Buffer Handbook](http://www.maine.gov/dep/blwq/docwatershed/bufb.htm), www.maine.gov/dep/blwq/docwatershed/bufb.htm
- Cooperative Extension, University of Maine, and Maine Department of Environmental Protection, Safe Home Program*, fact sheets and works sheets to help understand how to protect your health, the health of your family and the safety of your drinking water. Contact local extension office.
- Forest Service, U.S. Department of Agriculture. *Open Space Conservation Strategy*.
www.fs.fed.us/openspace Information on Open Space Strategy and other information about conserving open space.
- Friends of Mid-Coast Maine, 5 Free St., Camden ME 04843
www.friendsmidcoast.org Helps people develop an effective voice for the protection of our natural and cultural legacy, while planning for the healthy growth of their community. Helps communities identify and save what is valued, while promoting change in a way that serves us now and is sustainable for generations to come.
- GrowSmart Maine, 81 Bridge St., Yarmouth, ME 04096; www.growsmartmaine.org
Various "Educational Briefs" designed to help people understand the issues and some of the possible tools, techniques, and resources available to accommodate growth that protects our quality of life and the unique character of our State.
- Maine Association of Conservation Commission, www.meacc.net Information about conservation commissions in Maine; list of known commissions.
- Maine Audubon, 20 Gilsland Farm Rd., Falmouth, ME 04005.
www.maineaudubon.org
Conserving Wildlife in Maine's Shoreland Habitat, Loon Protection, and other publications and information.
- Maine Farmland Trust www.maineFarmlandtrust.org, Fact Sheets and other information on saving Maine's farmland.

Pemaquid Watershed Association, PO Box 552, Damariscotta, ME 04543.

www.pemaquidwatershed.org, *Pemaquid Ponders Packets*.

Includes: The Lake Book; Lakes Like Less Lawns; Be LakeSmart; Maine's Lake Plants; Be Aware of Aquatic Invaders; A Laker's Dozen; Why YardScape; and other publications useful to lake front property owners.

Quebec-Labrador Foundation, Inc., www.qlf.org, Muscongus Bay Atlas, Jennifer F. Atkinson and Stephen T. Engle (2008), Ipswich, MA, 50 pp.

Small Woodland Owners of Maine, 153 Hospital St., PO Box 836, Augusta, ME 04332-0836; www.swoam.org, Provides education and promotes stewardship for small woodland owners.

Please Note: we have provided website addresses of organizations, government agencies, references and resource material throughout this document for your convenience. However, web addresses change and you may find that a site is no longer available. If you do, please contact us at bcc@tidewater.net so that we may correct the address or delete.

Thank you.

The Bremen Conservation Commission

Conservation Easements in Bremen

<u>No.</u>	<u>Location</u>	<u>Holder</u>	<u>Grantor</u>	<u>Acres</u>	<u>Date of Grant</u>
1.	Bremen Long Island, Map 8, Lot 25	Audubon Society	Hockomock Corporation	44	87
2.	Bremen Long Island, Map 5, Lot 10	Audubon Society	Elizabeth B. Noyce to Lincoln Audubon Society	70	12/28/77
3.	Storer Road Map 10, Lots 37, 35 (partial)	Damariscotta River Association	John and Kristi Hay	26	12/24/98
4.	Oar Island Map 4, Lot 1-1	Maine Dept. IF&W			
5.	Keene Island, Webber Pond Map 4, Lot 93	PWA	Joan Gregoire	6.5 of 9	12/02/02
6.	Wyman Way Map 4, Lot 74B	PWA	Bob Wheeler	4.3 minus residential areas	3/08/02
7.	Hungry Island Maps 5 & 8	Maine Coast Heritage Trust	Island Institute	140	8/01/06
8.	Cow Island Map 2, Lot 4	Maine Coast Heritage Trust	Madaleine Ryan	110	11/16/98
9.	Bremen Long Island Map 8, Lot 27	Medomak Valley Land Trust	Nature Conservancy (Trade Land)		10/07

(Permitted Structures and Notes continued on next page)

No.	Permitted Structures	Notes
1.	Building areas: I: built out w/cottage, outhouse, tent platform II: built out w/cottage, outhouse III: tent platform, dock – additional cottage permitted IV: built out w/cottage, tent platform, outhouse	Hog Island is appurtenant parcel; still owned by family members that make up the Hockomock Corporation (Briggs Family)
2.	Existing structures	Hog Island is appurtenant parcel; current fee owner is Donald and Jane Leeber
3.	Only minor rustic structures to enhance the opportunity for low-impact outdoor recreation, nature observation and study. No docks, floats or piers.	No general public access but grantors have the right to allow public access if such use has no adverse impact on natural and scenic character of the protected property.
4.		Eagle nest area
5.	Has existing sheep enclosure. 2.5 acres not subject to CE	No public access granted.
6.	16 ft. gravel driveway. One house each and accessory buildings allowed on two areas (one on Webber pond, one on shore road, not part of protected property.	No public access granted. Protected property between two residential areas.
7.	Protected area divided into “Building Area” of 9.5 acres and “Natural Area.” Within building area buildings not to exceed 20 ft. in height , tent platforms, decks, etc., may be constructed. Within natural area minor structures to accommodate low impact recreation allowed.	Island Institute conveyed the property to the Chewonki Foundation. Traditional low impact outdoor recreation allowed on protected property. Dispersed rustic overnight camping allowed.
8.	Existing structures only, which may be repaired or rebuilt.	No public use
9.	Forever Wild.	Encumbered property sold to private party.

This table contains Conservation Easements only. It does not include deeded preservation areas such as the property on Keene Neck deeded to the Audubon by the Goldensons; the Karl F. Berger Preserve on Bremen Long Island donated to the Medomak Valley Land Trust; or Audubon's Todd Wildlife Sanctuary.

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29. National Survey on Recreation and the Environment

30. Public Access to Maine's Private Lands: A Cultural and Economic Asset. Maine State Planning Office, February 26, 2008.
31. State of Maine Liability Law (Title 14 MRSA Section 159-A), <http://janus.state.me.us/legis/statutes/search.asp>
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