



STATE OF MAINE
DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT
59 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0059



JOHN ELIAS BALDACCI
GOVERNOR

JOHN RICHARDSON
COMMISSIONER

September 30, 2008

Nathan Poore, Town Manager
Town of Falmouth
271 Falmouth Road
Falmouth, ME 04105

Dear Mr. Poore,

The Office of Community Development (OCD) has reviewed the Letter-of-Intent to Apply you submitted for the 2008 Riverfront Community Development Bond Program. Our review showed that you have met the requirements established by Riverfront Community Development Bond Final Rules. Therefore, you are eligible to submit a RCDB program application.

All matching funds **must** be fully committed and secure by the application deadline date and additionally, the applicant must demonstrate that the financial resources are available to complete the entire project as presented in the application. Please remember that eligibility to submit a final application does not imply final project approval or funding and that the application is due at the OCD by 4:00pm on Friday October 24, 2008 and must meet all the requirements of the 2008 RCDB program.

Please feel free to contact me at 624-9816 with any further questions regarding the 2008 RCDB application process.

Sincerely,

Michael D. Baran, Acting Director
Office of Community Development



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"Healthy Rivers Equal
Healthy Communities"

State of Maine
2008 Riverfront Community Development Bond Program
Letter of Intent to Apply

All communities wishing to apply for a 2008 Riverfront Community Development Bond Program (RCDB) grant must use this Letter of Intent to document compliance with requirements established under 5 MRSA §13083-T and the Final Rule adopted by the Department of Economic and Community Development. Applicants who submit a completed Letter of Intent and comply with applicable RCDB requirements will be notified in writing by OCD that they are eligible to submit a final application. Eligibility to submit a final application does not imply final project approval or funding.

A. ELIGIBILITY

1. Eligible Applicant:

Applicant:	Town of Falmouth	Phone:	781-5253
Address:	271 Falmouth Rd	Fax:	781-8677
City, ZIP:	Falmouth, ME 04105	E-Mail:	npoore@town.falmouth.me.us
Chief Official:	Nathan Poore, Town Manager		

2. Applying on Behalf or Partnering with Sub-Grantee: (e.g.: Non-Profit, Developer, etc.)

Sub-Grantee:	N/A	Phone:	
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3. Engineer/Architect consulted for project & providing cost estimates (if applicable):

Name:	John Libby	Phone:	865-4160 x201
Firm:	johnlibby@housesandbarns.com	Fax:	865-6169
Address:	17 Post Rd	E-Mail:	johnlibby@housesandbarns.com
City, ZIP:	Freeport, ME 04032		

4. Recognized Maine River as defined in Section 1 (8) of the Final Rule. All RCDB activities must take place on or adjacent to a Recognized Maine River.

Insert name of Maine River in box to the right.	Presumpscot River
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B. ELIGIBLE USES (Please see Page 6 for a complete list of Ineligible Uses.)

Place an "X" to the left of the RCDB activity which your application seeks to undertake. For projects undertaking multiple uses please place an "X" to the left of each activity that applies.

	1. Rehabilitation of run down or abandoned buildings and related sites, such as former mills, warehouses and other commercial or industrial facilities.
X	2. Restoration and improvement of habitat for fish and wildlife.
X	3. Development of public access points for boating and fishing.
X	4. Creation of riverfront parks, walking trails and other recreational amenities.
X	5. Development of facilities in support of the arts, local agriculture and crafts relating to furthering the Creative Economy along Maine's Rivers.

*Mailed via UPS
overnight 9/17/08
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C. ELIGIBLE PROJECT SITES

To be eligible to receive assistance from the RCDB ownership of all Project Sites must be clearly established in one of the following categories at the time of submission of the Letter of Intent. Place an "X" to the left of the applicable project site where the RCDB activity which your application seeks to undertake will take place. **(Attach documentation of ownership or lease to your submission)**

X	1. Municipally Owned.
	2. Owned by a recognized not-for-profit organization such as a 501(C)(3) and designated for a public use.
	3. Secured by a minimum 75 year lease for a public use, unless otherwise expressly covered under an existing state statute.
	4. In the case of assistance to run-down or abandoned buildings such as former mills, warehouses or other commercial or industrial facilities, the property may be privately owned if it is located in a defined downtown area or another area on a Maine River that is part of a growth area designated in a Comprehensive Plan adopted by the municipality and approved by the State Planning Office under the Growth Management Act, and so long as a public benefit such as provision of municipal recreational opportunities, affordable housing, public open space or access or is realized as a long-term benefit of the project.

D. DEMONSTRATED CAPACITY OF APPLICANT AND RCDB PARTNERS

Using the space below please describe applicant's and all partner's level of debt; fund-raising ability; past economic and community development activities; grants from federal, state or local sources; previous environmental conservation, restoration or enhancement activity; organizational history; scope of economic or environmental vision; and evidence of success in previous efforts.

The town of Falmouth has the highest bond rating of any municipality in Maine (AA+, Standard & Poor's). Total outstanding debt is \$18,414,000 and its undesignated fund balance is \$17,717,01. Both figures are current as of 30 Jun 08.

For the past two years, the town has been heavily committed to implementing its open space plan. In June 2006, the town council adopted its comprehensive open space plan. In August 2006, the council established a 10-member open space implementation committee and authorized and funded a half time person to lead the implementation work. In November 2007, its citizens authorized the town council to spend \$5,000,000 over the next ten years for open space land acquisition. Over the past 18-months, the town has raised over \$665,000 through grants, land donations and other contributions in support of its open space plan.

Management of its protected properties is a key focus of our open space plan. In particular, we intend to manage these properties in ways that offer tangible benefits to Falmouth residents. Those benefits would include recreational opportunities, income to the town from its natural resource management (forestry, agriculture) activities, and, in the case of the River Point property, development of more locally based agriculture in our community.

E. PROJECT INFORMATION

Provide a clear, concise description of the proposed project using the space below. The scope of work should be very specific in identifying how RCDB funds will be used and how the project relates to a Maine River. A projected project timeline should be included.

River Point is a 41-acre of town-owned land that borders the Presumpscot River and East and West Branches of the Piscataqua Rivers. The property is the location of one or more Native American archaeological sites of pre-Columbian age, and one or more sites dating just after European contact (17th century). A state led archeology dig will be conducted this October on the site, which the state archeologist rates as "highly significant", with a more extensive inventory of the property planned for the summer of 2009.

First homesteaded in 1775, River Point was continually farmed until the town acquired it in 1995. A farmhouse and one outbuilding, both in need of repair, are located on the site. The property is bordered on the west by Guilford Industries railroad right of way and accessed by a town-owned wooden bridge over that right of way. The current condition of the bridge greatly limits access to the property at this time. Although basically sound, it needs to be completely renovated in order to meet current safety standards. An engineering study of the bridge has been conducted by Caswell Engineering and a rebuilding proposal submitted by John Libby House & Barns, specialists in such construction.

Isolated by the river and railroad in such a way as to create a unique natural area, River Point is has significant value open space and habitat value, located just six miles from downtown Portland. It is home to two rare or endangered species and a diverse population of plants and animals.

The town, as part of its comprehensive open space plan, has placed a high priority on the preservation and protection of this property. The town's open space committee has proposed a comprehensive management plan for the site focused on four factors: (1) wildlife management; (2) agriculture; (3) archeology; and (4) recreation. Briefly, that plan would:

- ❖ Preserve and manage ±8 acres of the property for New England cottontail rabbit populations. This area of the property also contains significant vernal pools and wood turtle habitat. Also reestablish a 60-foot wide vegetative buffer along the Presumpscot to serve as a wildlife corridor and barrier to soil erosion and run-off into the river.
- ❖ Restore agriculture to the property, in the form of a community support agriculture (CSA) farming operation. We have had the property evaluated by the Cooperative Extension Service and Maine Farmland Trust and both rate the property very high for the reestablishment of an active farm on the property. With an increasing focus by consumers on buying healthy, locally grown food, CSAs are becoming a dynamic part of the agricultural economy in Maine. Yet they are very hard to establish in the greater Portland area – home of the largest market for their products – due to the high cost of land. Besides growing food, successful CSAs also provide educational, cultural and recreation opportunities to area residents, such as educational programs, summer camps for kids, or cross-country ski centers.
- ❖ Protect the archeological integrity of the property and use the site and the findings of recent excavations to educate the public about the history of the area.
- ❖ Create walking, mountain biking and cross-country skiing trails on the property, particularly along the river banks, including construction of a pedestrian bridge over the West Branch that would extend the trail system up the East Branch on an abutting property protected by a conservation easement that includes deeded public access. These trails would also allow access to fishing in all three rivers. The plan would also including creation of a wildlife viewing platform that would provide an overlook to a small pond and establishment of a canoe landing on the property (a public canoe launch is located just upstream from the River Point).

Work done through this grant would partially support the implementation of all four elements of that management plan. The costs are estimated to be:

Activity	RCDB Funds	Town/Other Funds
Rehab farmhouse & buildings	\$0	\$100,000
Bridge engineering study	\$0	\$15,000
Rebuild RR bridge	\$160,000	\$100,000
Wildlife corridor planting	\$0	\$15,000
Pedestrian suspension bridge	\$0	\$25,000
Wildlife viewing platform	\$0	\$13,500
Trail construction	\$0	\$2,000
Trail signage	\$0	\$2,500
Other interpretative signage	\$0	\$5,000
Archeological digs (2)	\$0	\$17,000
Video production	\$0	\$10,000
Project management	\$0	\$15,000
Total =	\$160,000	\$320,000

F. COST ESTIMATES & PROJECT FUNDING

Provide the estimated project cost, amount of RCDB funds to be requested and sources, amounts and dates secured for all anticipated cash and in-kind matching funds. All construction estimates should be prepared by the Engineer/Architect (from section A-3). Take into account the inflation rate in relation to the anticipated starting date of the project as they apply to construction costs.

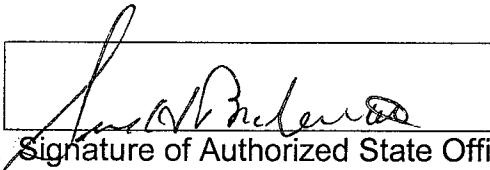
Total Estimated Project Cost:	\$490,000	RCDB Request:	\$160,000
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Funding Source	Amount	Date Secured	Cash or In-Kind
Town of Falmouth	\$228,000	Ongoing	Cash
Let's Go grant (trail bldg, signs)	\$5,000	Sep 08	Cash
Recreational Trails Grant	\$29,000	Mar 09 (anticipated)	Cash
Casco Bay Cons. Corps	\$15,000	Summer 09	In-kind
Maine Historic Preservation	\$17,000	Oct 08, Oct 09	In-kind
Donated volunteer labor	\$11,000	Ongoing	In-kind
Video production	\$10,000	Ongoing	In-kind
Town equipment use	\$5,000	Ongoing	In-kind
TOTAL:	\$320,000		

G. Sponsorship of State Agency

Each Letter of Intent submitted for the Riverfront Community Development Bond program must be accompanied by a sponsorship from a State Agency as defined in Section 1(12) of the Final Rule. An authorized official of the State Agency must sign below in order for the Sponsorship to be considered official and for the Letter of Intent to be complete.

By signing this Sponsorship, the State Agency does not assume any responsibility for the implementation or completion of the project and is held harmless from the prosecution of all work and related aspects of RCDB activities. In addition this Sponsorship does not influence project merit or need determination.

	Department of Agriculture, Food & Rural Resources	09 / 16 / 08
Signature of Authorized State Official	State Agency	Date: mm/dd/year

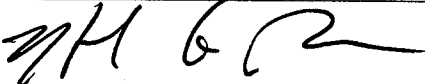
Seth H. Bradstreet, III
Commissioner

H. Applicant Certifications

The Applicant Certifications must be signed by the applicant community, participating non-profits, developers or other agencies, public or private, which will benefit from RCDB activities and be a participant in the RCDB project. Those entities acting solely as a provider of financial assistance do not need to sign.

- a. To the best of my knowledge and belief, the information in this Letter of Intent and all attached documentation is true and correct;
- b. This Letter of Intent complies with all applicable State laws and regulations; and
- c. Approval of this Letter of Intent by OCD to submit a final application does not imply final project approval or funding.

Applicant Community

	Falmouth	9/21/08
Signature of Chief Executive Officer	Name of Community	Date: mm/dd/year