

Town of Fayette, ME

Regular Planning Board Meeting

Monday, August 19, 2024 at 6:30 pm

1. Call to Order

2. Attendance

a. Board Members

b. Members of the Public

3. New Business

a. Kennebec Land Trust

Land Purchase off Richmond Mills Rd

Theresa Kerchner from the Kennebec Land Trust will speak about the new land purchase in Fayette.

Attachments:

- **Photos from Annual Celebration** (Annual_Celebration_Photos.pdf)
- **Workforce Housing Final Research Paper** (Workforce_housing_research_FINAL.pdf)

b. 99 Fellows Farm Rd North

Philip Chase– 99 Fellows Farm Rd – U013-11

Replace camp and add 4'x24' Expansion in the Lakefront District

Attachments:

- **Chase Application** (Philip_Chase_99_FF_North.pdf)
- **Conditions of Approval** (CONDITIONS_OF_APPROVAL_FOR_99_FFNorth.pdf)
- **Findings of Facts** (FINDING_OF_FACTS_FOR_PB_99_FFNorth.pdf)
- **Picture 1** (PXL_20240815_194343913.jpg)
- **Picture 2** (PXL_20240815_194718076.jpg)
- **Picture 3** (PXL_20240815_194120103.jpg)

4. Approval of Minutes

5. Other Business

6. Adjournment

Contact: Jess Leighton (fayetteceo@gmail.com 207-685-4373) | Agenda published on 08/19/2024 at 10:20 AM

It was wonderful to see so many long-time members and meet new supporters at KLT's Annual Conservation Celebration this week. Over 20 people attended each hike at Howard Hill and Mount Pisgah and over 100 people attended the annual meeting at Absolem Cider with the White Fox Taverna food truck. Land donors Jim & Jane Brogan and Dian White were recognized as well as many dedicated KLT volunteers. What a beautiful evening - and a dramatic ending!

Photos: Tyler Keniston (TK), Janet Sawyer (JS), Jym St. Pierre (JSP) and Jean-Luc Theriault (JLT)



Annual Meeting at Absolem Cider, *JSP*



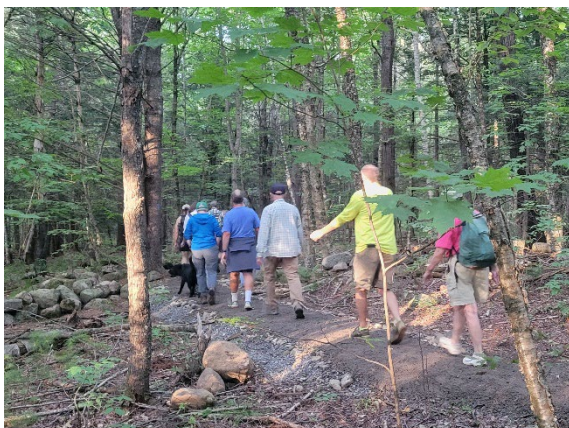
Absolem Cider, *JLT*



White Fox Taverna food truck, *TK*



KLT staff, board and interns, *TK*



Mount Pisgah Hike, *JS*



Howard Hill Hike, *JS*



Intern Alexa, TK



Intern Elena, JSP



Stewardship Award - Don Whittaker, with Jean-Luc Theriault, JS



Lifetime Achievement Award - Deb Sewall, with Howard Lake, JS



Land Donor Award - Dian White, with Susan Caldwell, JS



Land Donor Award - Jim and Jane Brogan, with Howard Lake, JS



Forest Stewardship Award - Julie Davenport, with Ken Laustsen and Theresa Kerchner, JS



Forest Stewardship Award - Shane Duigan, with Ken Laustsen, JS



Board Service Award - Marty Keniston, with Matt and Sophie Mullen, JS

Not pictured -
Outstanding Volunteer Award - Dave Fuller



Conservation Land Trust and Community Land Trust Partnerships: Workforce Housing with Community, Conservation and Ecological Benefits

By: Alexa Livingston

Kennebec Land Trust Summer Intern 2024

University of New England Class of 2024



Jones Marsh Neighborhood <https://www.islandhousingtrust.org/>

Key Definitions

Affordable housing: At a federal level, the United States Department of Housing and Urban Development (HUD) defines affordable housing as housing for which the occupant is paying no more than thirty percent of their household's gross income for housing costs, including utilities. At a more granular level, HUD sets the specific income limits for federally assisted affordable housing programs.¹

Area median income (AMI): A key metric in the world of affordable housing, AMI is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by HUD. This figure may also be referred to as median family income, based on a four-person household. Because the HUD figure is tied to a four-person household, these values are not absolute and are adjusted depending on the size of a household¹.

Community land trust: A community land trust (CLT) is a nonprofit organization that holds land on behalf of a place-based community and serves as the long-term steward for affordable housing, community gardens, civic buildings, commercial spaces, and community facilities that are located upon its land. The buildings are typically owned by any number of individuals, families, businesses, or nonprofits, as the CLT continues to own the underlying land. Splitting the ownership of these two assets allows the buildings atop the land to be sold (or rented) for a more affordable price.²

Conservation land trust: A land trust or land conservancy is a community-based, nonprofit organization that actively works to conserve land permanently, and trusts may acquire land outright, or partner with willing landowners using a conservation easement. Land trusts also manage or restore land once it has been conserved.

Ground lease: A ground lease is a contractual agreement through which a person or organization is permitted to pay rent to develop or own the property sitting atop the land, while the landlord retains ownership of the land underlying any development. In the case of a CLT, the typical lessee is a family who owns and occupies a house on land that is leased from the CLT for a modest annual fee. Splitting the value of these two assets allows the property atop the land to become more affordable. If the homeowner-lessee decides to sell the house, or after the term of the lease, the land and all above ground assets are turned over to the CLT. The CLT can then resell the house to another income-eligible buyer who signs a new ground lease for the underlying land.¹

Historic underproduction: Historic underproduction is the deficit of available homes needed to support the existing population and workforce with a healthy housing market rate of five percent availability.

Low-income: Describes households earning at or below 80% of an area's median income.

Shared equity homeownership: Shared equity homeownership is the general name for a family of housing strategies that include community land trusts, deed-restricted houses and condominiums, and limited equity cooperatives. In these models, the housing is owner-occupied and resale-restricted to ensure its continuing affordability. These models are designed to support families with modest-to-low incomes so they can access stable homeownership and establish a material foundation to improve their lives. The design supports economic justice and inclusion by promoting permanently affordable homes, building wealth for families, and creating vibrant, diverse, and healthy communities.

Workforce housing: Workforce housing is housing deemed affordable for residents earning between 80% to 120% of area median income. It supports workers living close to their places of work and community while reducing commute time and cost¹.

¹ Definition adapted from *Breaking Ground: An Affordable Housing Resource Guide for Land Trusts*, Sindoni et al. Published by the Land Trust Alliance.

² Definition adapted from the [International Center for Community Land Trusts](#).

Introduction

In recent years, conservation land trusts across the United States have been participating in conversations with community land trusts (CLTs) and other nonprofit providers of affordable housing to address the need for housing and regional smart growth strategies in communities with workforce and housing shortages.³

Historically, conservation land trusts have focused on permanently protecting land from development. While these efforts remain essential to providing public access, helping to mitigate climate change, protecting wildlife habitat, and conserving natural resources, some land trusts are beginning to see the additional benefits of participating in broader land use discussions.

Considering land trusts' expertise in evaluating land for its conservation values, it is a natural evolution for them to offer their knowledge as a resource for community land use planning. This research paper highlights several examples of successful partnerships between conservation land trusts and CLTs, and several that are evolving, including a potential project in the Kennebec Land Trust's (KLT) service area. By developing new partnerships, these nonprofits have opportunities to enhance community health and resilience and increase public access to permanently conserved land.

Existing partnerships between nonprofit housing organizations and conservation land trusts have leveraged the strengths of both sectors to meet multiple community needs. Collaboration across these disciplines is imperative given the intersecting topic of community land use planning and issues of climate change, affordable housing shortages, biodiversity loss, and social and economic justice.

Maine and Kennebec County Housing Needs

Because real estate prices have risen dramatically in Maine in the past decade, many low-to-moderate income residents are not able to afford to buy, keep, or find real estate. The average home value in Maine reached \$409,785 in 2024, a 6% increase from 2023. Median household incomes have not kept pace with median real estate prices. (Figure 1).



Figure 1: Figure 29 shows how median home prices have risen in recent years and the annual median household earning required to purchase median-priced homes have not kept up.⁴

³ [Smart Growth](#) is an overall approach to development based on ten principles.

According to the 2023 State of Maine Housing Production Needs Study:

While trends vary across the state, homes are becoming less affordable and harder to find in Maine. There are demand-side drivers, including sudden in-migration [demand for seasonal homes, and by asylum seekers] and declining labor force participation amongst Maine’s aging population, and supply-side drivers, including low housing production and an aging housing stock.⁴

Over the next decade, Kennebec County is expected to have a 5.3% population increase – the largest growth in the Central Western Region. (Figure 2). This growth is surpassed statewide only by Washington, Waldo, and York counties.

Kennebec County has the greatest weighted allocation of homes needed in the Central Western region (third in the state), reflecting its population and job share of 32% and 39%, respectively. The study concludes that Kennebec County has a historic underproduction of 4,600 homes. (Figure 3). This number does not include the number of homes needed to support the growing workforce, only what is needed for existing residents.⁴ The study states:

In some areas of the state, addressing historic underproduction might reflect the need for new homes to address population and economic growth, while in other areas of the state that have not seen significant population growth, this may reflect the need to invest in or replace aging housing stock that is deteriorating past its useful life.⁴

Maine currently has a high share of unfilled job positions, with more vacancies than available workers in many areas. Many of these jobs are low wage jobs, generating a mismatch between home prices and what workers can afford.⁴

In Kennebec County, estimated housing needs fall between 4,500 and 5,100 units by 2030. These numbers reflect the annual production need, both to compensate for historic underproduction and to fill future needs, assuming that historic underproduction and future needs can be addressed incrementally.⁴

County	2020 Population	2030 Population	% Growth	Added /Lost People
Northeastern Region				
Aroostook	66,994	66,937	-0.1%	-57
Penobscot	152,007	153,327	0.9%	1,320
Washington	31,062	33,555	8.0%	2,493
Central Western Region				
Androscoggin	111,039	113,477	2.2%	2,438
Franklin	29,418	29,603	0.6%	185
Kennebec	123,754	130,259	5.3%	6,505
Oxford	57,849	58,321	0.8%	472
Piscataquis	16,768	15,935	-5.0%	-833
Somerset	50,404	49,781	-1.2%	-623
Coastal Region				
Cumberland	303,312	308,124	1.6%	4,812
Hancock	55,460	56,707	2.3%	1,247
Knox	40,609	41,130	1.3%	521
Lincoln	35,192	35,364	0.5%	172
Sagadahoc	36,688	36,921	0.6%	233
Waldo	39,635	42,405	7.0%	2,770
York	212,089	225,816	6.5%	13,727
Statewide				
Maine	1,362,280	1,397,663	2.6%	35,383

Figure 2: Table 17 shows the estimated population change per county over the next decade.⁴

⁴ [State of Maine Housing Production Needs Study](#); Maine State Housing Authority, 2023.

Counties	Population Share	Job Share	Weighted Allocation	Historic Underproduction
Maine Historic Underproduction				38,500
Hancock County	8%	7%	7%	1,500
Cumberland County	42%	54%	48%	10,200
Knox County	6%	5%	5%	1,100
Lincoln County	5%	3%	4%	870
Sagadahoc County	5%	5%	5%	1,100
Waldo County	6%	3%	4%	900
York County	29%	22%	26%	5,500
Piscataquis County	4%	4%	4%	510
Androscoggin County	28%	30%	29%	3,800
Franklin County	8%	7%	7%	900
Kennebec County	32%	39%	35%	4,600
Oxford County	15%	11%	13%	1,700
Somerset County	13%	10%	12%	1,500
Aroostook County	27%	24%	25%	1,100
Penobscot County	61%	66%	64%	2,700
Washington County	12%	9%	11%	460

Figure 3: Table 16 shows county level distributions for historic underproduction.⁴

Counties	Future Need Low	Future Need High
Maine Future Need	37,900	45,800
Hancock County	1,900	2,200
Cumberland County	7,200	8,600
Knox County	1,400	1,700
Lincoln County	880	1,100
Sagadahoc County	770	950
Waldo County	2,100	2,300
York County	10,100	11,100
Piscataquis County	-30	110
Androscoggin County	2,200	2,700
Franklin County	820	1,000
Kennebec County	4,500	5,100
Oxford County	1,900	2,300
Somerset County	330	600
Aroostook County	720	1,100
Penobscot County	1,400	3,000
Washington County	1,700	1,900

Figure 4: Table 21 shows county level housing distribution estimates future needs by 2030.⁴

The Intersection Between Housing and Conservation

It is well recognized that land trusts have made significant contributions to the ecological, community, and human well-being of their service area communities, and that in some cases, their roles are shifting and becoming more complex. A paper published by the National Audubon Society in the spring 2024 notes that, “Land trusts are rethinking their missions, asking not only what they are preserving, but for whose benefit.”⁵ As part of this process, many land trusts are engaging in conversations about land use planning in their communities. Given that protecting land in each geography does not prevent development but merely shifts it to a new location, discussions on the question of how best to conserve natural resources while also considering future development can help steer development away from land with high ecological value.

Most land trusts use science-based tools to evaluate the conservation values of potential property acquisitions or donations. Land trusts also hold a distinctive role as proactive buyers in the real estate market. Thanks to the support and trust of community members, they sometimes engage with potential sellers of land early, and are at times among the first to learn about properties that may be going on the market that have significant conservation values.

Landowners who are fortunate enough to live close to land trust, state, or federal lands experience many benefits – access to trails, scenic beauty, shoreline access and hunting in season, protected groundwater, and in some cases, higher real estate values. When a property next to conservation lands is advertised, it can at times only be purchased by those who are wealthy enough to be able and willing to pay an above-market price.

Where affordable housing development is a municipal priority, especially workforce housing, conservation land trusts and their community partners can proactively identify properties near or adjacent to conservation land that might be suitable for housing. Working together, they can develop a plan that allows for both workforce housing development and important land conservation.

In considering and adopting such approaches, conservation organizations can continue to achieve long lasting conservation outcomes along with significant climate, rural economic, and socio-ecological benefits that may broaden how conservation land trusts measure success.⁶ A paper published through the Lincoln Institute of Land Policy explained:

Success, for land trusts, has historically been measured in the number of acres protected and dollars leveraged, but these conventional measures “don’t really capture the full impact” of smaller or more complex projects, said [Katie] Michels. Protecting green space and building housing on five acres could take the same time, effort, and resources as conserving 10,000 rural acres, she notes.⁶

Partnership Dynamics

One way a conservation land trust can support a workforce housing project is by allocating or donating land or entering into a bargain sale agreement with a CLT (or some other shared equity housing model) for a property suitable for development. As described earlier, land trusts are actively

⁵ [*Conservation Groups Retool Their Missions to Address the Affordable Housing Crisis*](#) Sarah Sax, published by the National Audubon Society

⁶ [*Finding Common Ground: Land Trusts and CLTs Explore New Collaborations*](#) Audrea Lim, published by the Lincoln Institute of Land Policy July 2023.

engaged in the real-estate market, and can leverage these opportunities with CLTs, as reflected in the examples below.

As more conservation land trusts make community needs and equitable development part of their missions, a variety of models that pair land conservation with affordable housing are emerging.

In cases, such as the Jones Marsh Neighborhood, (see below) where large parcels of land suitable for both development and conservation are available, CLTs and conservation organizations can partner to design mixed-use projects that include both affordable housing and open space that is conserved.

Other examples of collaborative projects may look more like Bridger View Homes and Story Mill Park (see page 9), where housing organizations may create housing developments that are contiguous with conserved spaces, giving residents walkable access to public parks, trails, community gardens, and other recreational benefits.

Case Studies

Jones Marsh Neighborhood - Bar Harbor, Maine

Island Housing Trust (IHT) and Maine Coast Heritage Trust (MCHT)

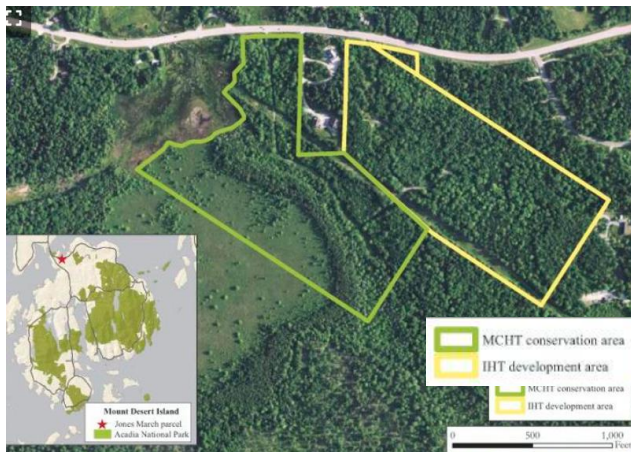


Figure 5: Jones Marsh neighborhood and conservation area

A 60-acre parcel of land in Bar Harbor was listed for sale in 2018. The western half of the property was primarily a peat bog and forested wetland abutting an ecologically significant marsh, while the eastern half was primarily woodland with proximity to Route 3. (Figure 5).

MCHT was interested in conserving the western half, as a wildlife corridor and marsh, but was told that the property would only be sold as a whole parcel. Not wanting to conserve the thirty-acre upland portion, MCHT granted a purchase option to IHT that was accepted.

IHT had to apply to the Bar Harbor Planning Board for approval to build a Planned Unit Development (PUD), with the purpose of providing, “an opportunity for residential subdivision developments on large tracts of land to embody the principles of clustering of dwelling units...reducing infrastructure needs and reducing negative impacts on the environment,” according to the town’s Land Use Ordinance. The IHT has since constructed and sold all ten units, six single-family homes and two townhomes, while retaining ownership of the underlying land. Homeowners pay annual ground lease fees (approximately \$240) to the IHT.

The factors that made this project successful were community support and need, existing relevant zoning ordinances, and the town’s housing policy framework which outlined housing strategies and targets.⁷ The project was primarily privately funded. (see Appendix B for additional pictures).

⁷ [Bar Harbor Housing Policy Framework](#)

Story Mill Park and Bridger View Homes – Bozeman, Montana

Trust for Public Land and Headwaters Community Housing Trust

In 2012, the Trust for Public Land (TPL) purchased a sixty- acre vacant parcel that had been slated for a development that had fallen through. TPL opened the discussion about the property’s future to community members and organizations.

After a year, a plan was formed that included affordable housing units as part of a broader park and nature preserve project. TPL began working with a workforce housing firm, Navigate LLC, to create a plan that would allocate eight acres on the park’s edge for a blend of thirty-one permanently affordable housing units and thirty-one market-rate homes.

The development process was anything but simple.

As is common for housing projects, the current city zoning ordinance didn’t allow for cluster housing. TPL and Navigate were granted nineteen separate variances by the City of Bozeman. This form of Municipal support was essential. To build high-quality, energy efficient housing requires additional initial investment to reduce the price of the HCHT homes. Funding for this portion of the project came from multiple sources: institutional funding from TPL, private donations, support from the Kendeda Fund, and cross-subsidization from the sale of market-rate homes. Each home costs about \$300,000 to build. One-bedroom market-rate homes were priced at around \$550,000, and two-bedroom around \$660,000. One-bedroom below market-rate homes were priced around \$300,000, two-bedroom homes around \$350,000, and three-bedroom homes around \$420,000.¹

As the project grew, TPL recognized the value of enlisting help from an organization that was more experienced with housing projects. In 2019, TPL donated the housing parcel to the Human Resources Development Council (HRDC), a comprehensive social service nonprofit organization that developed affordable housing projects in Montana.

After two years of planning and design work, HRDC transferred the land to the newly established Headwaters Community Housing Trust (HCHT). Applicants for the affordable homes were required to make less than 120% of the AMI (a maximum of \$101,000 for a two-person home). Applicants who had lived longer in Bozeman were given priority.

There’s another major difference between the two types of homes in the development. Buyers of market-rate homes buy the house and land outright from ERA Landmark Real Estate, while the land beneath the affordable rate homes is leased from the HCHT and protected by a land lease. A HCHT homeowner-lessee who later decides to move will be allowed to sell the house for the original price they paid plus compound interest of 2.5 percent for each year they owned the home.

Homeowners in Bridger View have walkable access to Story Mill Community Park which includes a community garden, multiple playgrounds, a climbing boulder, hiking trails, fishing access, and a dog park.⁸ (See Appendix C for pictures).

⁸ *'We've set a standard': As Bozeman's Bridger View neighborhood comes online, developers hope it will be a model* Nora Shelly. Published by the Bozeman Daily Chronicle 2022.

Evolving Projects

Easthampton Massachusetts

Kestrel Land Trust and Community Builders

A fifty-three-acre parcel of undeveloped forest, floodplain, and Connecticut River tributary in Easthampton will be divided into forty-two acres for conservation and eleven acres for affordable housing. The Community Builders, a national affordable housing nonprofit, plans to develop eighty-seven affordable rental units on the eleven-acres. Low-income housing tax credits, a federal program designed to encourage private investment, will help subsidize the development.

The goal is to make the units solar-powered and affordable to households, earning sixty percent or less of the area's AMI. The other forty-two acres will include accessible trails for residents.

The project has not yet been approved as of July 30, 2024. It will require a state zoning permit, since most zoning laws in New England towns largely support low-density, single-family homes.⁹

Kennebec Land Trust - Kennebec County, Maine

KLT has a service area of 413,000 acres which includes 21 communities in Kennebec, Franklin, and Androscoggin Counties. As of August 2024, KLT has conserved 2% of the land in this service area, with 5,231 acres of fee-owned land and 2,674 acres in conservation easements. KLT has developed positive relationships and earned the trust of residents and public officials in its communities. It has the resources to fundraise and may be able to purchase land that is offered for sale within a short time window.

The Trust has recently started to incorporate workforce housing considerations into its land acquisition evaluation process.

KLT evaluates purchasable land or donations using a framework that considers thirteen conservation values as well as the broader community values reflected in the comprehensive plans of the cities and towns in its service area. KLT organizes the information in each community's comprehensive plan into seven value categories to assess its land acquisition, development, and partnership priorities:

Water Resources	<ul style="list-style-type: none">• Undeveloped Shoreland, especially shores of undeveloped ponds• Lake Islands• Aquifer / Drinking Water Protection
Connectivity	<ul style="list-style-type: none">• Freshwater Connectivity, i.e., lands that protect watersheds, biodiversity, and/or habitats• Connection or Expansion Potential with existing conservation properties
Habitat and Climate Resilience	<ul style="list-style-type: none">• Large Unfragmented Habitat, i.e., valuable plant and animal habitat• Unique or Fragile Ecosystems, including rare or uncommon plants/wildlife• Climate Change, i.e., lands that improve habitat resilience
Working Landscapes	<ul style="list-style-type: none">• Working Forest Lands with timber production as well as ecological/recreational/cultural values• Agricultural Lands

⁹ [Massachusetts Land Trust to Tackle Affordable Housing and Land Conservation in One Project](#) Lydia Larson, The Sierra Club 2024.

Cultural Significance	<ul style="list-style-type: none"> • Strong Visual Qualities, including physical features • Prehistoric / Historic Significance • Low Impact Recreation Potential
Potential Partners	Partnerships mentioned specifically: <ul style="list-style-type: none"> • Local Conservation Organizations
Potential for Affordable Housing Development	Stated as a development goal or municipal priority

Fayette Housing Needs

KLT has recently acquired a seven-acre property adjacent to Hales Pond in Fayette, one of its service area towns, that has a preexisting drilled and dug well, septic system, and extensive town road frontage. (Figure 6).

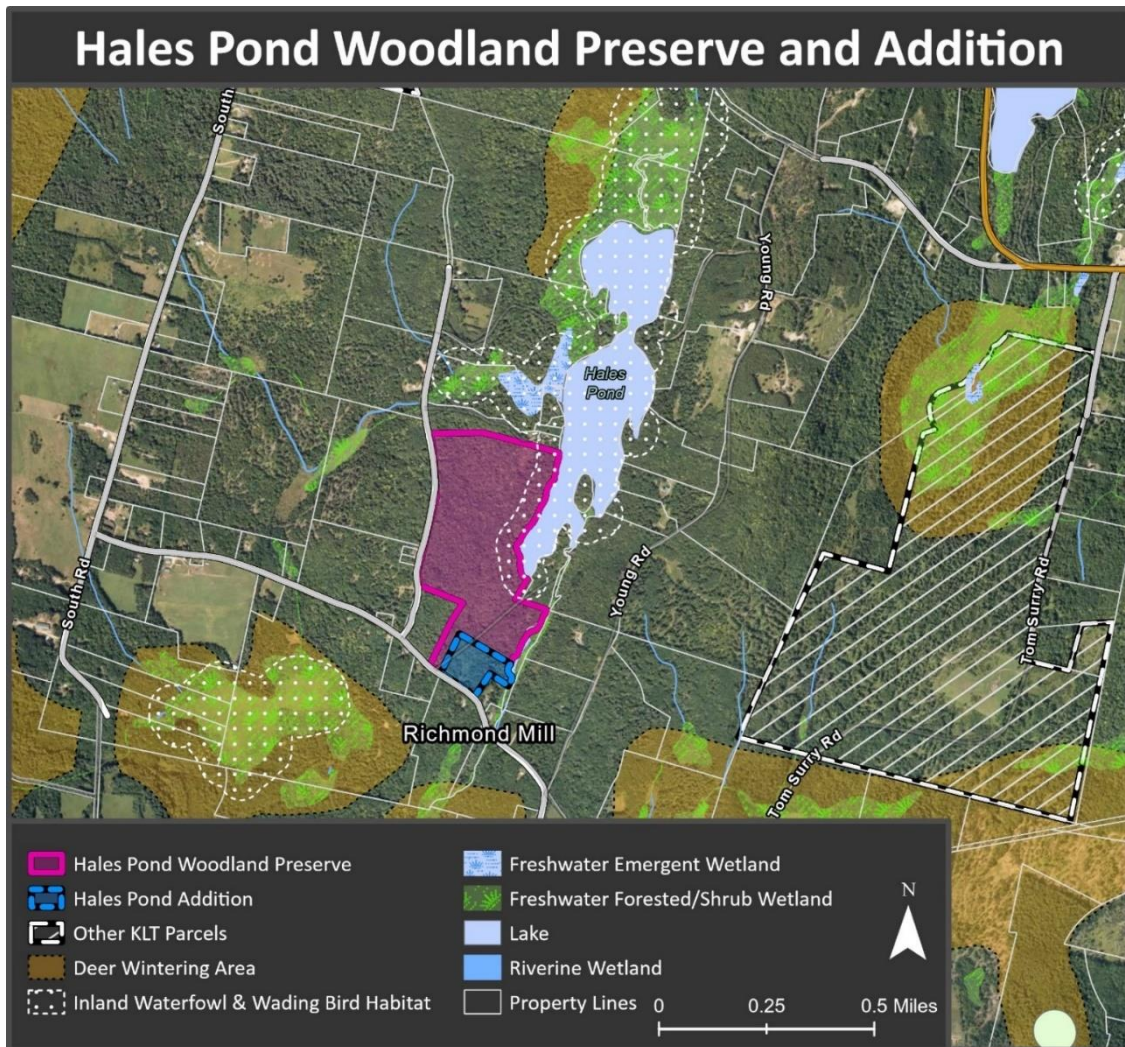


Figure 6: Map of Hales Pond Preserve Addition

In late April, KLT’s Executive Director met with the Town Manager and the Chair of the Fayette Selectboard to discuss a potential workforce housing project for this site. Town officials provided two examples of current workforce housing needs:

- The town has employees who are currently unable to afford homes in Fayette, where they would like to live.
- There is a need for small modest homes for seniors who do not want to leave Fayette but are looking to move out of their larger homes.

The Maine State Housing Authority estimates that Fayette’s median home price rose by 116.7% between 2000 and 2018. (Figure 7). The median home price in 2022 reached \$244,800, reflecting an additional 18.5% increase in two years.¹⁰ The town’s population is expected to grow between about 100 and 250 residents by 2030. Using 2017’s average household size data of 2.33 persons, new residents would require between approximately 45 and 100 new homes.

Table 25: Median Home Price Fayette

Median Home Price			
	2000	2018	% Change
Fayette	\$95,300	\$206,500	116.7%
Readfield	\$104,900	\$205,000	95.4%
Wayne	\$130,900	\$210,000	60.4%
Livermore Falls	\$69,600	\$67,000	-3.7%
Mt. Vernon	\$90,500	\$207,500	129.3%
Manchester	\$124,300	\$193,000	55.3%
Winthrop	\$97,300	\$189,450	94.7%
Augusta	\$80,500	\$140,000	73.9%
Kennebec County	\$87,200	\$160,000	83.5%

Source: 2000 Census, Maine State Housing Authority

Figure 7: Table 25 shows the rising median home price trend in Kennebec County from 2000-2018

In June 2024, Fayette approved amendments to the land use strategies and requirements sections of its comprehensive plan. As a general recommendation for local development goals, the plan suggested that the town should, “encourage and promote a range of affordable, decent housing opportunities and options for Fayette residents.”¹¹

The Hales Pond addition is located within Fayette’s rural zoning district, where the minimum lot size per dwelling is one acre, with the exception that densities may be increased by the Planning Board if the project qualifies as an “Affordable Housing Development, or in an approved cluster development including permanently protected land with greater combined public benefit.”¹²

As KLT continues to evaluate the possibility of a collaborative project, the KLT board will develop criteria for lands considered for workforce housing. These criteria might include adjacency to a road, proximity to services and/or other KLT properties, employment opportunities, access to/or preexisting infrastructure (septic, well, electricity, etc.), an overall community need, and the absence of a wetland and/or valuable wildlife habitat. This land use consideration would only be applied to future acquisitions, or in the case of a donation, where a housing project is approved of by the donor. Additionally, a project would only be likely if there were a willing shared equity housing entity that could manage a workforce housing development and ensure the homes’ long-term affordability.

¹⁰ [State of Maine Housing Data Portal](#) Fayette Housing Snapshot View.

¹¹ [Town of Fayette 2022 Comprehensive Plan](#), a public document guiding future development decisions, amended in February 2024.

¹² [Town of Fayette Land Use Ordinance](#), amendments were approved in June 2024.

Currently there is not a CLT that covers KLT’s service. Given that there are only 302 established CLTs in the country compared to approximately 1,200 conservation land trusts, KLT might consider working with another shared equity housing model. Maine Shared Equite Housing Network is forming an association of the eighteen plus equity organizations.¹³ (see Appendix A).

As part of this housing initiative, KLT would advocate for the Local Wood Works’ vision of sustainable housing development using New England wood.¹⁴ This vision is built upon the values established by Local Wood Works and articulated in the “Triple Win” white paper. The paper is a collaborative work-in-progress manuscript focused on tying together the topics of housing, rural economic development, and conservation. The Triple Win team, made up of seven state and regionally focused for profit and nonprofit organizations, expects the white paper to be completed by early 2025.¹⁵

The key action areas in the Triple Win paper include but are not limited to:

1. Collaborating with regional planners and partners to identify land suitable for development, including sites with existing housing and building stock, following smart growth guidelines;³
2. engaging the broader conservation community in discussions related to sustainable forest management and forestland conservation, which could leverage a multistate approach to climate action implementation; and
3. expanding the production and use of high value local and regional wood products as building materials.

The Triple Win paper is informed by the research publication *Beyond The “Illusion of Preservation”*, a report which identifies three strategies for addressing the wood production-consumption imbalance in New England; protecting forests, reducing consumption, and expanding ecological forestry.¹⁶

One way to reduce consumption is through the renovation of outdated housing and historic buildings, which can allow for an efficient use of existing materials and energy. This idea is reflected in the study by Maine Housing⁴ and more recently in the article *Housing crisis creates ripple effects for many Mainers* which states:

increasing housing doesn’t have to mean a tall building– or even a new structure. “I would love to see a focus on the value of redeveloping historic buildings,” she [Nancy Smith, CEO of GrowSmart Maine] said. She said that might soften the impact of development on communities.¹⁷

¹³ [*Building Collaboration among Community Land Trusts Providing Affordable Housing and Conservation Land Trusts Protecting Land for Ecological Value*](#) Michels et al. Published by the Lincoln Institute of Land Policy 2023.

¹⁴ [Local Wood WORKS](#) partners and supporters are committed to sustainable forestry, strong and resilient local economies, conservation of both working woodlands and ecological reserves, reduced energy consumption and transportation costs based on local products, and providing support to landowners, loggers, processors, manufacturers, and consumers.

¹⁵ *Rural Housing, Climate Forestry, and Community Development: A Triple Win for Rural New England*. (Manuscript in Prep). For questions, contact Theresa Kerchner (tkerchner@tklt.org), Connor Horton (connor.horton@tnc.org), Jennifer Dann (jennifer@localwoodworks.org) Brian Donahue (bdonahue@brandeis.edu)

¹⁶ [*Beyond the “Illusion of Preservation”: Taking Regional Responsibility by Protecting Forests, Reducing Consumption, and Expanding Ecological Forestry in New England*](#). Littlefield et al. March 2024.

¹⁷ *Housing crisis creates ripple effects for many Mainers*, Eric Russell. Printed in Central Maine Sunday, August 11, 2024.

Final Thoughts on Community and Conservation

Organizations engaged in land conservation are generally not specialized in development, and housing development organizations are generally not specialized in conservation land management. It could be beneficial if these sectors worked together to provide the strategic, creative, and expansive thinking necessary to manage land in ways that can address conservation and housing needs. This may include planning for the impacts of climate change, unplanned growth associated with climate migration, and biodiversity loss.

Integrating affordable housing development into land conservation efforts represents a strategic and mindful approach to addressing community needs. By reimagining suitable properties near conservation lands as opportunities for housing that serves a region's growing need for low-income and workforce housing, conservation land trusts can significantly increase their community impacts. This collaborative effort ensures that instead of a single family benefiting from a parcel of land, multiple low-to-moderate income families can gain access to stable, comfortable, and affordable housing while enjoying the advantages of living close to conserved natural spaces.

Given that land conservation and housing organizations often have different areas of expertise, their partnerships can enhance one another's potential to achieve holistic, equitable, and sustainable community development.

When land is owned for the common good of a place-based community, present and future; when development is done by an organization that is a creature of that community, rooted in it, accountable to it, and guided by it; when stewardship is deliberate, diligent, and durable . . . justice is more likely to be achieved. And more likely to last. (John Emmeus Davis)¹⁸

A special thank you to the following people for helping to make this project a reality:

Katie Epstein	Connor Horton	John Emmeus Davis
Jennifer Dann	Donna Bissett	Janie Matrisciano
Natalie Osborne	Harald Bredesen	Theresa Kerchner
Kathy Lasher	Jessica Leighton	KLT donors and members
Nancy Williams	Brian Donahue	

KLT's generous donors for the funding that makes this internship possible.

¹⁸ *Why Community Land Trusts: The Philosophy Behind an Unconventional Form of Tenure* Davis et al. Terra Nostra Press, 2020.

Appendix A

A partial list from Maine Shared Equity Housing Network's Association, which is still in the process of being developed.

For more information contact Anne Gass (agassmaine@gmail.com)

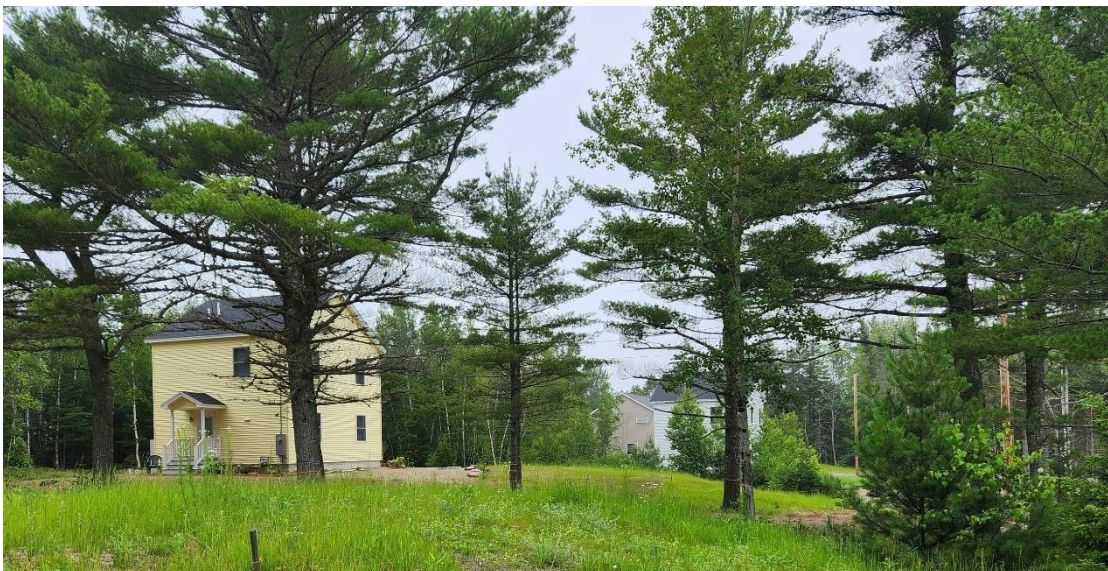
Maine Shared Equity Housing Network	Service Area
CommonTerra	Monroe
Greater Portland Community Land Trust	Portland
Island Housing Trust	Mount Desert Island
Waterville Community Land Trust	Waterville
Land in Common	Greene
Covenant Community Land Trust	Orland region
North Haven Sustainable Housing	North Haven
Islesboro Affordable Property	Islesboro
Kennebunkport Heritage Housing Trust	Kennebunkport
Island Workforce Housing	Deer Isle
Monhegan Island Sustainable Community Association (MISCA)	Monhegan Island
St. George CDC	St George
Vinalhaven CLT	Vinalhaven
Cranberry Isles Realty Trust	Cranberry
Midcoast Regional Housing Trust	Rockland
Freeport HT	Freeport
Raise-Op	Lewiston

Appendix B

Images of Jones Marsh neighborhood and conservation area in Bar Harbor, Maine.

Top photo provided by [Maine Coast Heritage Trust](#).

Second and third photos provided by [Island Housing Trust](#).



Appendix C

Bridger View Neighborhood and Story Mill Community Park in Bozeman Montana.

Photos provided by [Gallery - Bridger View Neighborhood](#).

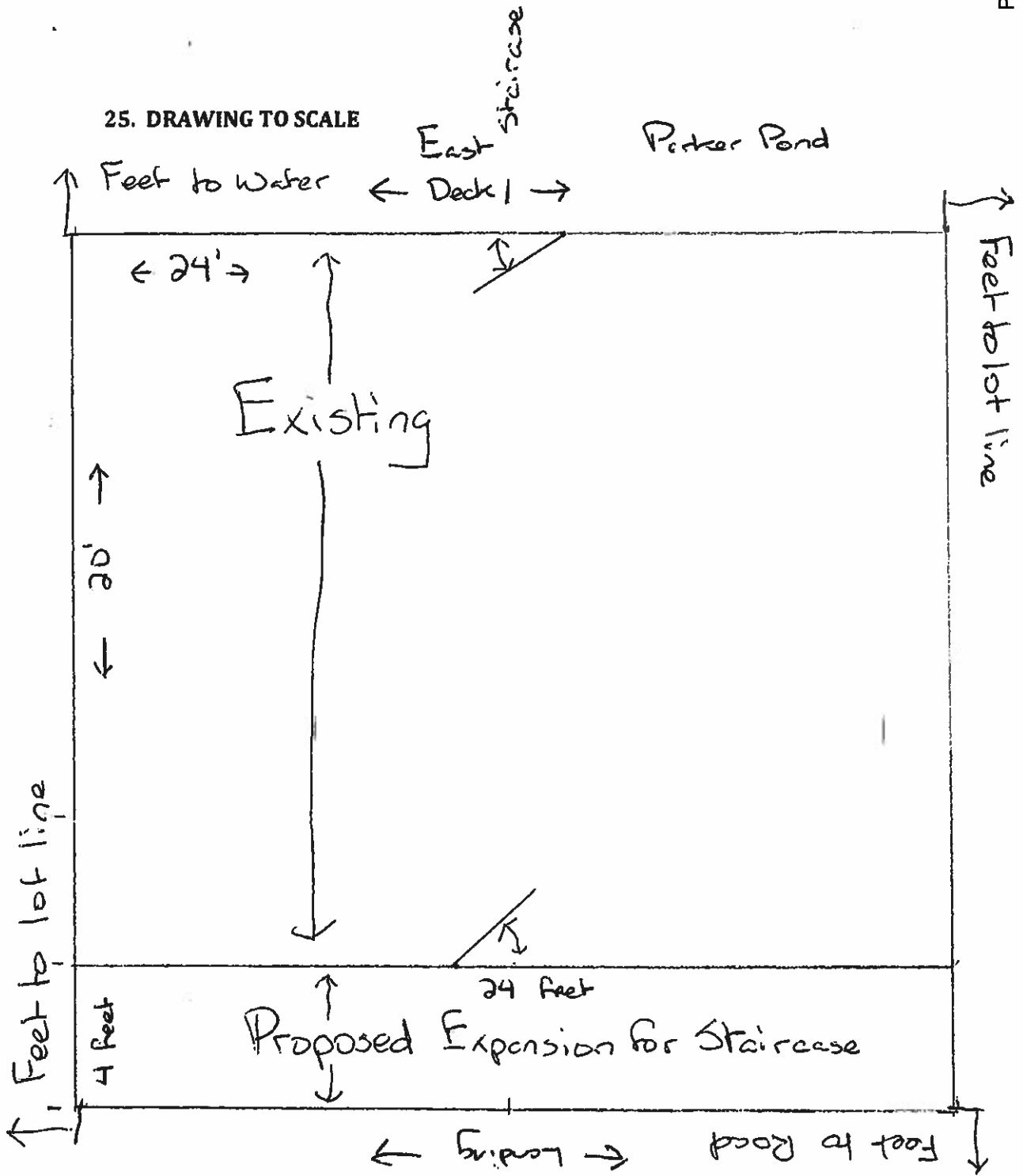


OFFICE USE ONLY:	FEE: \$ <u>105-</u>	DATE PAID: _____
PERMIT #: _____	DATE APPLICATION SUBMITTED: _____	
PROJECT START DATE: _____	DATE APPLICATION DECLARED COMPLETE: _____	
	DATE APPLICANT NOTIFIED OF PLANNING BOARD HEARING: _____	
	DATE ABUTTERS NOTIFIED OF PLANNING BOARD MEETING: _____	

FAYETTE PROTECTED DISTRICTS PERMIT APPLICATION

1. Applicant(s): Philip R. Chase
2. Mailing Address: P.O. Box 505 W. Harwich, MA 02671
3. Applicant Tel. #: 508 432-2130
4. Applicant E-mail: PRChase7@Icloud.com
5. Property Owner(s): Philip R. Chase
6. Owner(s) Address: 57 Tirrells Way S. Chatham, MA 02659
7. Owner(s) Tel. #: 508 432-2130
8. Owner's E-mail: PRChase7@Icloud.com
9. Contractor/Agent: Mike ~~Est~~ Coulombe
- 9-a. D.E.P. Certification # _____
10. Contractor/Agent Address: _____
11. Contractor/Agent Phone #: 207 357-7045
12. Contractor/Agent E-mail: _____
13. Location/Address of Property: 99 Fellows Farm Rd. North
14. Tax Map & Lot: Map U013 Lot 11
15. Land Use District(s): Lake Front
16. Is the Lot Part of a Subdivision? No Yes _____ Name: _____
17. Lot Area Sq. Ft. or Acreage: .11 Acres
18. Property Dimensions in Feet:
- 18-a) Front: 50 Ft. 18-b) Sides 99 East North 96 South Ft. 18-c) Front: 52' - width Ft. or (See Attached Map)
19. Structure Height After Completion: _____ or N/A
20. Sq. Ft. of Lot to be covered by Non-vegetative Surfaces: _____
21. Current Use of Property: Summer Camp
22. Proposed Use of Property After Completion: Summer Camp
23. Estimated Cost of Construction (Based on Fair-Market Value): _____

25. DRAWING TO SCALE



West Road Scale: $\frac{1}{4}'' = 1 \text{ Ft.}$

28. BUILDING PERMITS INVOLVING NON-CONFORMING CONDITIONS

A "non-conforming condition" (grandfathered) is a non-conforming lot, structure or use that is allowed solely because it was in lawful existence at the time the current Ordinance or subsequent amendment took effect. Grandfathered structure(s) may be expanded after obtaining a permit only if the expansion(s) are no closer to the waterbody than the original structure. Expansion(s) may be allowed if they comply with the requirements of "increase in non-conformity of a structure" found in the Fayette Land Use Ordinance. Such expansions of floor area are limited based on the location of the grandfathered structure to the protected waterbody. No expansion is allowed to any portion of a structure within 25 feet of the normal high-water line of a waterbody, tributary stream, or upland edge of a wetland. Silt fences or other erosion control measures must be properly installed at the upland extent of the buffer area below any construction.

The maximum height of any proposed expansion / structure in areas described below is limited to: 1) no more than 20 Ft. within 75 Ft. of waterbody; 2) 25 Ft. if more than 75 Ft. but less than 100 Ft. from waterbody; 3) No restriction beyond 100 Ft. from waterbody.

Directions for questions 31 A-D: You must include the square footage of all structures.

If your structure(s) is square or rectangular, measure the length of one side line of the structure, then measure the length of one end of the structure, then multiply the two measurements to get the square footage. If your structure has an irregular shape, add together the length of both sides & divide by 2; then add together the lengths of both ends & divide by 2; then multiply the two answers (dividends) to get the square footage.

A. What is the current square footage (floor space) of the existing structure(s) or the portion of your structure(s) that is located between 25 feet and 75 feet, horizontal distance, from the normal high-water line of a waterbody, tributary stream, or upland edge of a wetland?

740 Sq. Ft.

B. What is the square footage (floor space) of the proposed expansion of your structure(s) or the portion of your structure(s) that is located between 25 feet and 75 feet, horizontal distance, from the normal high-water line of a waterbody, tributary stream, or upland edge of a wetland?

96 Sq. Ft.

C. What is the current square footage (floor space) of the existing structure(s) or the portion of your structure(s) that is located between 75 feet and 100 feet, horizontal distance, from the normal high-water line of a waterbody, tributary stream, or upland edge of a wetland?

N/A Sq. Ft.

D. What is the square footage (floor space) of the proposed expansion of your structure(s) or the portion of your structure(s) that is located between 75 feet and 100 feet, horizontal distance, from the normal high-water line of a waterbody, tributary stream, or upland edge of a wetland?

N/A Sq. Ft.

See Instructions page 11 #28 for square footage measurement requirements.

29. Expected start date: 10/1/24

30. Expected completion date: 12/1/24 - 6/1/25 *Weather Depending*

31. Recommendation:

The Applicant is advised to read the Town of Fayette Land Use Ordinance and consult with the Code Enforcement Officer and appropriate agencies to determine if other additional permits, approval and reviews are required before the Application will be declared complete and ready for Planning board consideration.

32. Certification of Information:

I certify that all information given in this Application is accurate and truthful. All proposed uses shall be in conformance with this Application and with the Town of Fayette Land Use Ordinance.

I understand that a building permit will be issued only on the condition that all material representations made by this applicant are true. I also understand that the Planning Board may revoke or amend this permit if, after a hearing, it concludes that a material representation was inaccurate or missing.

I agree to future inspections by the Code Enforcement Officer and / or Planning Board members at reasonable hours.

<u>Philip R. Chase</u> Applicant signature	<u>7/18/24</u> Date
_____ Other Applicant signature (if applicable)	_____ Date
_____ Owner signature (if other than Applicant)	_____ Date
_____ Agent signature (if applicable)	_____ Date

Information Missing

- 1) Contractor address - E Mail
- 2) Structure Height
- 3) Front or Rear View Photos and side photo

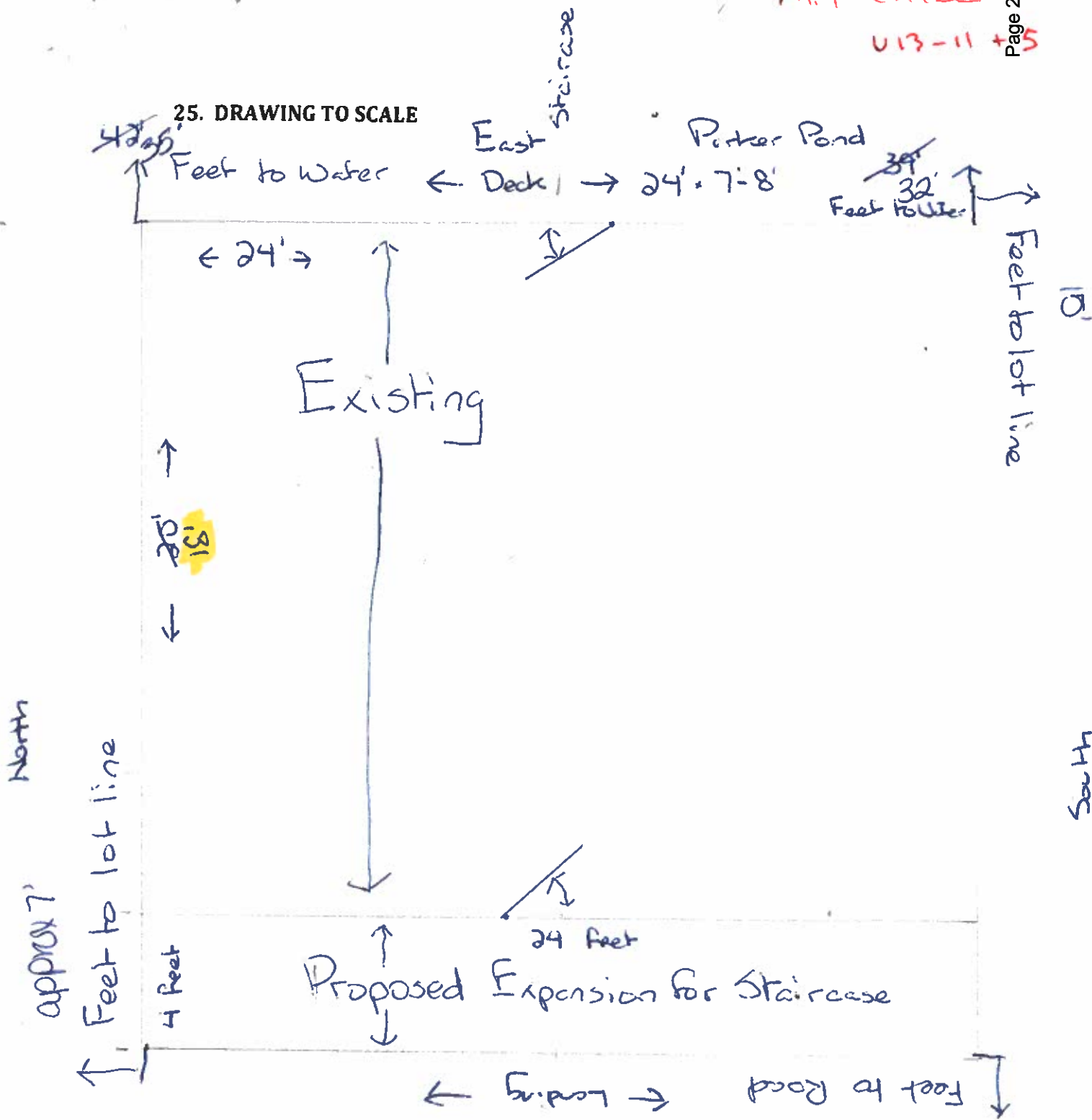
Need to go to Melno to get.

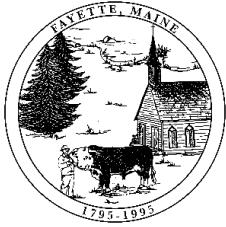
ASAP

Thanks.

PRC

25. DRAWING TO SCALE





Total Non-Vegetated: w/in 25-75ft: 600 w/in 75-100 ft: ~450
Total w/in 100ft: 1050
96 sf expansion for a total of 1146 sf
 Total Impervious Percentage w/in 250ft: 19.6%
 (1146SF/5837SF=19.6333)

Town of Fayette
 Code Enforcement Office
 2589 Main St.
 Fayette, ME 04039

CONDITIONS OF APPROVAL

1. No additional conditions are needed.
2. All conditions of the permit previously issued on (date) _____ shall apply.
3. All trees to be cut shall be marked by the applicant/agent and inspected and cutting plans need to be approved by CEO prior to cutting.
4. Erosion control measures shall be in place prior to, during and after construction to prevent erosion until the site is stabilized. Erosion Control Mulch (ECM) is required.
5. A contractor certified by DEP in erosion control practices shall oversee the site during soil disturbance and may be held responsible for violations of erosion until the site is stabilized.
6. The Code Enforcement Officer shall be contacted to set up a meeting prior to construction to ensure effective erosion control measures are in place.
7. The Code Enforcement Officer shall be contacted to inspect form placement prior to any pouring of concrete.
8. All applicable plumbing permits shall be acquired prior to construction and copies shall be submitted to the CEO.
9. All required setbacks shall be met. Special limitations: **No closer to the lake or side property line. It is the applicant's responsibility to make sure that setbacks are met. The town is not obligated to sign a letter of no action for infractions of the setback requirements if a formal survey reveals a violation.**
10. Crushed stone, adequate to prevent erosion shall be placed under all drip edges (where rainwater runs off the roof onto the ground) or other methods as approved by the CEO, and must be permanently maintained.
11. The flow of traffic on the road shall not be blocked for extended periods of time.
12. Repair of any damage done to the road shall be the responsibility of applicant/owner/contractor to repair. The applicant/owner/contractor may be held civilly to repair any damages done to the road.
13. This building shall NOT be utilized for residential purposes.
14. Any new building shall not be utilized for residential purposes until a certificate of occupancy has been issued by the CEO.
15. The Code Enforcement Officer shall be contacted for a final inspection to determine compliance with the Fayette Land Use Ordinance and to determine if any re-vegetation is needed.
16. OTHER: _____

In approving a construction permit, the proposed use must comply with the purpose and requirements of the 2017 Fayette Land Use Ordinance. This permit is issued on the condition(s) that all material representations made by the applicant(s) are true. The Code Enforcement Officer may revoke or amend a permit if they conclude that a material representation was inaccurate or missing. **FAILURE TO FOLLOW AND/OR MEET CONDITIONS MAY RESULT IN FINES!**

VOTE: Motion by _____ Seconded by _____ VOTE: _____

 Planning Board Chair

 Date

 Code Enforcement Officer

 Date

Town of Fayette – Planning Board – Findings of Facts

FINDINGS OF FACT

KEY: Y=Yes N=No N/A=Not Applicable YC=Yes w/ conditions FD=Needs Further Discussion

- Y A. Application is complete and the applicable permit fee has been paid.
- YC B. The proposal conforms to all applicable provisions of Ordinance.
- YC C. The proposal will not result in water pollution, erosion, or sedimentation to surface waters.
- YC D. All wastewater will be properly disposed of by use of an approved treatment method.
- YC E. The proposal will not have an adverse impact upon spawning grounds, fish, aquatic life, birds, or other wildlife.
- YC F. The proposal will conserve shore cover, vegetation and visual quality, as well as actual points of access to inland waters.
- N/A G. Archeological and historic resources as designated by Fayette Comprehensive Plan will be protected.
- YC H. The proposal will avoid problems associated with floodplain development and use.
- YC I. The proposal will maintain safe and healthy conditions.
- YC J. The proposed use will be established and maintained in accordance with an approved erosion and sediment control plan.
- Y K. Access to the site from existing or proposed roads is safe and adequate.
- YC L. The proposed use will not cause nor aggravate undue traffic conditions.
- Y M. The proposed use will have adequate water supplies to meet the demands of the proposed use and for fire protection.
- YC N. The proposed use will provide for adequate management of a storm water run-off without adverse impact on the site, adjacent land, receiving waterbodies, wetlands, or aquifers.
- Y O. The proposed use will not decrease the quality nor significantly decrease the quantity of groundwater.
- Y P. The proposed site design provides adequate buffer space and on-site drainage and landscaping to protect neighboring property from detrimental factors of the proposed development (e.g., visual quality, noise, lighting, glare, etc.).

Motion to approve the findings of fact as written/as amended _____/_____

(VOTE: ____ - ____ - ____)

Motion to approve the application with conditions/as amended with conditions/without conditions

_____/_____ (VOTE: ____ - ____ - ____)

CEO Signature

Date

Planning Board Chair

Date



SHOW ROOM
For Customers 1st Floor
Phone No. 432-0845 (See for details)



**NO
TRESPASSING**

