



TOWN OF BRUNSWICK  
**CONSERVATION  
COMMISSION**

**CONSERVATION COMMISSION**

**AGENDA**

**BRUNSWICK STATION  
16 STATION AVE, SUITE 202**

**TUESDAY, JULY 23, 2013  
4:30 P.M.**

- 1. Approval of Minutes:** March 13, 2013 & May 8, 2013
- 2. Election of Officers**
- 3. Conservation Commission Activities:**
  - a) Brunswick Landing**
    - Draft Baseline Inventory for Kate Furbish Preserve (Tristan)
    - Acceptance document for Rec- 9, 12, 15 (Anna)
  - b) Natural Resource Stewardship**
    - Update on the easement monitoring schedule (Jeremy)
  - c) Public Education**
    - Report on school project (Kurt)
  - d) Natural Resource Inventory and Planning**
    - Discussion on draft Town Owned Open Space Inventory (Kurt)
  - e) Subcommittee Updates**
    - Website/ Media
    - Public Outreach
    - Future subcommittee meeting schedules
- 4. Other Business**
  - a) Next meeting – August 14, 2013
- 5. Adjourn**

Please call the Brunswick Department of Planning and Development (207-725-6660) with any questions or comments. Individuals needing auxiliary aids for effective communications, please call 725-6659 or TDD 725-5521

**BRUNSWICK CONSERVATION COMMISSION  
MARCH 13, 2013**

**MEMBERS PRESENT:** Chairman Kurt Stinson, Amanda Bunker, Jason Coombs, and David Kilgour

**STAFF PRESENT:** Jeremy Doxsee

A meeting of the Brunswick Conservation Commission was held on Wednesday, March 13, 2013 at Brunswick Station, Suite 202. Chairman Kurt Stinson called the meeting to order at 4:30 p.m.

**Approval of Minutes:** February 13, 2013

**MOTION BY DAVID KILGOUR TO APPROVE THE MINUTES OF FEBRUARY 13, 2013. SECONDED BY AMANDA BUNKER, APPROVED UNANIMOUSLY.**

**Conservation Commission Activities:**

**a) Brunswick Landing**

1) Letter from Denise Clavette regarding approved conveyances: Jeremy Doxsee reviewed the letter provided in the packet from Denise Clavette on the status of the conveyance. Kurt Stinson noted that Rec 1 Rec 2 and Rec3 is pitch pine habitat and located around the Bowdoin College property. Rec 4 is primarily for Parks and Recreation and near the entrance to the golf course; Rec 5 is also intended for Parks and Recreation. Rec 7 is the largest and will be primarily the park that is being named.

2) Review of approved MRRA Subdivision Application (Jeremy): Jeremy Doxsee stated that MRRA decided to remove parcels that were not developed, had important natural resources located on them, and were environmentally sensitive after several meetings with the Planning Board. The parcels which were identified as being sensitive will go back to the Planning Board as Phase II when the parcels can be delineated according to the Town Ordinance. Jeremy reviewed the subdivision map with the Commission and discussed the delineation issues the Planning Board was presented with. Amanda Bunker asked if the approval was going to set any precedence for future subdivisions; Jeremy replied that the Town Attorney was present at the Planning Board meetings.

**b) Review and Approve Mission Statement & Objectives (Kurt): Postponed**

**c) Open Space Report**

1) Status update on deed research (Jeremy): Kurt Stinson stated that Jeremy Doxsee has been looking through the deed restrictions. Jeremy replied that 45 of the 100 Town owned parcels have been inventoried. Kurt and Amanda Bunker discussed how the list was generated and agreed that it should be review for accuracy. Jeremy stated that it would

be helpful to work with someone between meetings to get a handle on what has been done and what needs to be done; Jeremy to touch base with Amanda Bunker and Amanda Mahaffey. Kurt replied that prioritizing parcels that the Town may want to discuss transferring easements to a land trust needs to be done prior the next BTLT meeting.

- d) Adoption of 2012 Annual Report (All):** Amanda Bunker reviewed the minor changes since the last update.

**MOTION BY REG ELWELL TO ADOPT THE 2012 ANNUAL REPORT.  
SECONDED BY JASON COOMBS, APPROVE UNANIMOUSLY.**

**e) Public Education**

1) Continued discussion on joint project with school district (Kurt): Kurt Stinson stated that there is a parcel southwest of the Junior High and Coffin Elementary School; Kurt stated that the next step is to meet with the teachers and principals about what they want to accomplish. Kurt stated that the target is May; cleanup will consist of garbage, invasive and trail maintenance. Amanda Bunker suggested a site visit, possible date March 24, 2013.

**f) Natural Resource Inventory and Planning**

1) Site visit scheduling for April: Jeremy Doxsee to set up a site visit of the area southwest of the Junior High and Coffin School.

2) April Easement Inspections:

- Arrowhead Farms
- Breezy Point
- John's Point & Miller Point

Jeremy Doxsee replied that he has spoken with Jeff Hutchinson and the goal is to inspect these in April.

**Other Business:**

**a) Schedule April Workshop with BTLT:** Amanda Bunker suggested a workshop at Hawthorne as the next level of discussion revolves looking at maps; Jeremy Doxsee replied that non recorded workshop can be accommodated in a situation such as this. Possible meeting date April 10<sup>th</sup> in lieu of regularly scheduled business meeting.

**b) Future subcommittee meeting schedule**

**c) Next business meeting – May**

**d) Steve Walker to be sending out content for the proposed signage for the Casco Bay Estuary project later this month and would like feedback from Commission members.**

**Adjourn:**

This meeting was adjourned at 5:24 PM.

Attest:

Tonya Jenusaitis

Recording Secretary

**BRUNSWICK CONSERVATION COMMISSION  
MAY 8, 2013**

**MEMBERS PRESENT:** Chairman Kurt Stinson, Amanda Bunker and Reg Elwell

**STAFF PRESENT:** Jeremy Doxsee

A meeting of the Brunswick Conservation Commission was held on Wednesday, May 8, 2013 at Brunswick Town Hall, 28 Federal Street. Chairman Kurt Stinson called the meeting to order at 4:00 p.m.

**Approval of Minutes:** March 13, 2013  
Due to lack of quorum, this item was postponed.

**Election of Officers:**  
Due to lack of quorum, this item was postponed.

**Adjourn:**  
This meeting was adjourned into workshop at 4:05 PM.

Attest:

Tonya Jenusaitis  
Recording Secretary



**DEPARTMENT OF THE NAVY**  
BASE REALIGNMENT AND CLOSURE  
PROGRAM MANAGEMENT OFFICE, NORTHEAST  
4911 SOUTH BROAD STREET  
PHILADELPHIA, PA 19112-1303

4500  
BPMO NE/SZ  
Ser 13-112  
July 16, 2013

Ms. Elyse R. LaForest  
Program Manager  
Federal Lands to Parks Program  
United States Department of the Interior  
National Park Service  
Northeast Region  
15 State Street  
Boston, Massachusetts 02109-3572

Dear Ms. LaForest:

By letters of September 5, 24 and 26, and November 7, 2012 we assigned approximately 739.24 acres of land at the former Naval Air Station Brunswick, Maine to your Agency for conveyance to the Town of Brunswick for public park and recreational purposes. The purpose of this letter is to assign an additional 6.49 acres of land of the total 815.26 acres, as requested in your amended assignment request of July 26, 2012. Please note that the correct total acreage to be assigned is 810.50 acres, as explained in our letter of September 24, 2012.

Pursuant to the authority vested in the Administrator of the General Services by the provisions of the Federal Property and Administrative Services Act of 1949 (FPASA), as amended, and a delegation of that authority to the Secretary of Defense (SECDEF) in accordance with Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, 10 U.S.C. §2687, as amended, and delegation of the authority by SECDEF to the Secretary of the Navy, and subsequent delegations of the authority through the Commander, Naval Facilities Engineering Command to the Director, Base Realignment and Closure Program Management Office, by enclosure (1), I hereby assign approximately 6.49 acres of land (Parcels REC-9, REC-12 and REC-15) located at the former Naval Air Station, Brunswick, Maine, to the Department of Interior/National Park Service for subsequent conveyance to the Town of Brunswick for public park and recreational purposes, at a public benefit allowance of 100%, as authorized by and pursuant to Section 550(e) of FPASA (40 U.S.C. § 550 (e)), subject however, to the terms and

conditions of the Finding of Suitability to Transfer (FOST) dated June 28, 2013 and the covenants contained in the Programmatic Agreement between the United States Navy and the Maine State Historic Preservation Officer dated September 27, 2010. Excepted from the conveyance are the existing utilities and utility distribution system, which were conveyed to the Midcoast Regional Redevelopment Authority on September 30, 2011.

The former NAS Brunswick, including the property subject to this assignment, has been identified as a National Priorities List Site and is subject to the enclosed Federal Facilities Agreement. The enclosed FOST, including the environmental requirements and notifications specified in Exhibit G thereof, along with the covenants contained in Attachment A of the Programmatic Agreement shall be made a part of and included in the conveyance documentation for the aforementioned property. Please note that Section 3.6 of the FOST advises that the possibility remains for asbestos containing material (ACM) in the buildings, along with the presence of undiscovered ACM associated with underground utilities and miscellaneous building materials. Also, Section 3.7 of the FOST addresses the possibility of lead in the buildings. Accordingly, the Town will be required to execute an Asbestos-Containing Materials Hazard Disclosure and Acknowledgment Form, and Lead Based Paint Hazard Disclosure and Acknowledgment Form (Exhibits E and F respectively, to the FOST) at the time of property conveyance. The Town of Brunswick will be required to perform annual inspections of the property to ensure compliance with all established land use controls, and to submit to the Navy an annual written certification in accordance with enclosure (6).

The assignment of this property is subject to your compliance with the National Environmental Policy Act of 1969, as amended, Executive Order 11988 concerning Floodplain Management, Executive Order 11990 concerning protection of Wetlands, the Clean Air Act of 1990, as amended, and other appropriate guidelines, regulations, laws and executive orders pertaining to the future use of the property.

An assignable easement in favor of the United States of America and its assigns must be reserved from the conveyance. The purpose of this easement is to provide a general and non-specific right of ingress and egress to remaining Government-owned property, along with the specific easements as outlined in the enclosure. The property is encumbered by the Agreement Granting Reciprocal Easements for Ingress and Egress, General Access and Utility Service dated March 28, 2011, between the

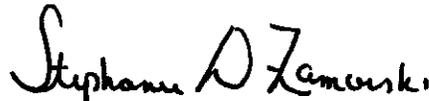
Midcoast Regional Redevelopment Authority and the United States of America regarding the Naval Air Station, Brunswick. Please provide this office with a draft of the proposed deed, including the reserved easements, at your earliest convenience.

Enclosed for your records is a copy of the Navy's Real Estate Summary Map, surveys and legal descriptions for the parcels, Community Environmental Response Facility Act (CERFA) Identification of Uncontaminated Property Report and Environmental Condition of Property Report. The United States of America acquired fee simple title to the parcels under two condemnation proceedings. Copies of the acquisition documents can be found in enclosure (13).

No objection is interposed to the proposed conveyance of the property at 100% public benefit allowance, subject to the usual terms and conditions in transfers of property for on-site use. The responsibility for custody and accountability of the property and the protection and maintenance thereof, pending disposition will be governed by the provisions of the Federal Management Regulation 102-75.970.

Upon completion of the conveyance, please provide this office with a copy of the executed deed. If you have any questions, please contact me at (215) 897-4905.

Sincerely,



STEPHANIE D. ZAMORSKI  
Real Estate Contracting Officer

Enclosures: (CD)

1. BRAC PMO Memorandum of 23 Aug 2012
2. Federal Facilities Agreement
3. Finding of Suitability to Transfer, FOST 2013-3  
dtd 28 Jun 2013
4. Programmatic Agreement dtd 27 Sep 2010
5. ACM & LBP Disclosure Forms
6. Land Use Control Certification Form
7. Specific Easements Reserved
8. Agreement Granting Reciprocal Easements dtd 28 Mar 2011
9. Real Estate Summary Map
10. Surveys and Legal Descriptions

11. CERFA Report dtd Dec 2006
12. ECP Report - Final (Rev 2) dtd 30 May 2006
13. Acquisition Documents

Copy to:

Mr. Gary Brown, Town of Brunswick  
Ms. Denise Clavette, Town of Brunswick  
Mr. Thomas Farrell, Town of Brunswick  
Mr. Steven Levesque, MRRA  
CSO Brunswick



DEPARTMENT OF THE NAVY  
BASE REALIGNMENT AND CLOSURE  
PROGRAM MANAGEMENT OFFICE  
1455 FRAZEE ROAD, SUITE.900  
SAN DIEGO, CA 92108-4310

11011  
Ser BPMO/0035  
23 Aug 2012

From: Laura Duchnak, Director, Base Realignment and Closure  
Program Management Office  
To: Stephanie Zamorski and/or Gregory Preston, Real Estate  
Contracting Officer, Base Realignment and Closure Program  
Management Office Northeast

Subj: ASSIGNMENT OF REAL PROPERTY AND IMPROVEMENTS AT THE FORMER  
NAVAL AIR STATION BRUNSWICK, MAINE, TO THE DEPARTMENT OF  
INTERIOR

Ref: (a) Your memo Ser 12-104 of 10 Aug 2012

1. Per reference (a), and pursuant to the authority vested in the Administrator of General Services by the provisions of the Federal Property and Administrative Services Act of 1949 (FPASA), as amended, and a delegation of that authority to the Secretary of Defense (SECDEF) in accordance with the provisions of Public Law 101-510, the Defense Base Closure and Realignment Act of 1990, 10 U.S.C. § 2687 note, as amended, and a delegation of the authority by SECDEF to the Secretary of the Navy, and subsequent delegations of the authority through the Commander, Naval Facilities Engineering Command to the Director, Base Realignment and Closure Program Management Office, I hereby approve the assignment of 137.66+/- acres of land and improvements at the former Naval Air Station Brunswick, Maine to the Department of Interior for ultimate use by the Town of Brunswick.

2. You are hereby authorized to complete the assignment of the subject property to the Department of Interior. You are further authorized to assign the remaining 677.60+/- acres of property related to this public benefit conveyance request subject to the completion and execution of applicable Findings of Suitability to Transfer.

*Laura Duchnak*  
LAURA DUCHNAK



## Town of Brunswick, Maine

INCORPORATED 1739  
OFFICE OF THE TOWN MANAGER

GARY L. BROWN, MANAGER

28 FEDERAL STREET  
BRUNSWICK, MAINE 04011  
TELEPHONE 725-6659  
FAX # 725-6663

July 19, 2013

Ms. Elyse R. LaForest  
Program Manager, Federal Lands to Parks Program  
National Park Service, Northeast Region  
15 State Street  
Boston, MA 02109-3572

Reference: Naval Air Station Brunswick  
Properties located at former Naval Air Station Brunswick  
6.49 Acres including Parcels REC-9, REC-12 and REC-15 (Building 211)  
Brunswick, Maine

Dear Elyse,

Thank you for your correspondence dated July 18, 2013, informing me that the Town of Brunswick's application to acquire the surplus Federal property, consisting of 810 + / - acres has been approved by the National Park Service and accepted by the Department of the Navy.

Pursuant to condition #4 in Part A of the Town's application, I have signed and am returning the Acceptance of Constructive Possession for Surplus Federal Property at the Naval Air Station Brunswick, as required. **Effective at Noon on Friday, July 19, 2013**, the Town of Brunswick acknowledges and accepts that it "shall have all obligations and liabilities of ownership, and will assume responsibility for the care and handling of, and all risks of loss or damage to, the property described as follows:

4.59 acres of land (Parcel REC-9)  
0.79 acres of land (Parcel REC-12)  
**1.11 acres of land (Parcel REC-15, which is land and structure Building 211)**  
6.49 acres of land (all properties are located in Brunswick, Maine)

On behalf of the Town of Brunswick, I want to thank the Department of the Navy and the National Park Service for conveying this open space acreage for the people of Brunswick to enjoy in perpetuity.

Sincerely,

Gary L. Brown  
Town Manager

**Acceptance of Constructive Possession for Surplus Federal Property at the  
Naval Air Station Brunswick  
Brunswick, Maine**

In accordance with the terms and conditions provided in the Application for Federal Surplus Property for Public Park or Recreational Purposes submitted to the U.S. Department of the Interior, National Park Service by the Town of Brunswick, Maine on November 21, 2007, and acting by and through the undersigned, the Town of Brunswick hereby acknowledges that it shall have all obligations and liabilities of ownership, and will assume responsibility for the care and handling of, and all risks of loss or damage to, the property described as follows:

Approximately 6.49 acres composed of parcels REC-9, REC-12 and REC-15.

The aforementioned responsibility shall begin at noon on the 19<sup>th</sup> day of July, 2013.

By: Jay L Brown  
Title: Town Manager



## United States Department of the Interior

NATIONAL PARK SERVICE  
Northeast Region  
15 State Street  
Boston, Massachusetts 02109-3572

July 18, 2013

Mr. Gary L. Brown  
Town Manager  
Town of Brunswick  
28 Federal Street  
Brunswick, ME 04011

Dear Mr. Brown:

Reference: Naval Air Station Brunswick  
Properties located at former Naval Air Station Brunswick  
6.53 Acres including Parcels REC-9, REC-12 and REC-15  
Brunswick, Maine

The Town of Brunswick's application to acquire the surplus Federal property consisting of a total of 810 +/- acres has been approved by the National Park Service and accepted by the Department of the Navy. As stated in the enclosed letters dated July 16, 2013, the Department of the Navy has assigned another portion of the subject property to the Secretary of the Interior for disposal for public park and recreational use pursuant to 40 U.S.C. § 550 (e).

Pursuant to condition #4 in Part A of your application, we request that the Town of Brunswick take constructive possession of the property within 15 days of the receipt of this letter. On the date that the Town accepts constructive possession, it shall have all obligations and liabilities of ownership, and will assume responsibility for the care and handling of, and all risks of loss or damage to, the property. Please acknowledge the Town's acceptance of constructive possession by completing the enclosed statement and returning the original to this office at your earliest convenience.

We will furnish a quitclaim deed that conveys title to the property to the Town in the near future. Please call me at (617) 223-5190 if you have any questions.

Sincerely,

Elyse R. LaForest  
Program Manager  
Federal Lands to Parks Program

Enclosures

**Acceptance of Constructive Possession for Surplus Federal Property at the  
Naval Air Station Brunswick  
Brunswick, Maine**

In accordance with the terms and conditions provided in the Application for Federal Surplus Property for Public Park or Recreational Purposes submitted to the U.S. Department of the Interior, National Park Service by the Town of Brunswick, Maine on November 21, 2007, and acting by and through the undersigned, the Town of Brunswick hereby acknowledges that it shall have all obligations and liabilities of ownership, and will assume responsibility for the care and handling of, and all risks of loss or damage to, the property described as follows:

Approximately 6.49 acres composed of parcels REC-9, REC-12 and REC-15.

The aforementioned responsibility shall begin at noon on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_

Title: \_\_\_\_\_