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July 22, 2008

Dear BTLT Supporter:

We are writing to update you on the potential sale of seven acres of land in the Crystal Spring Farm - North (CSF-North) property for the construction of a long term care facility within the Medical Use Zone. As you know, we sent a letter to our membership in April explaining the proposed sale and soliciting comments from our members on this proposal. We have received a considerable amount of feedback from Brunswick-Topsham Land Trust (BTLT) members and the public at-large about this sale through phone calls, letters, emails, local newspapers, and our annual meeting in May. In addition, the BTLT Board has spent a significant amount of time discussing the pros and cons of this sale in relation to our broader conservation objectives and in the context of the comments we have received from our supporters.

Overwhelmingly, the comments we have received have been supportive of the sale of the 7-acre parcel. 80% of comments were in favor of the sale, 18% were opposed, and there were a few non-committal inquiries. While this information is important, the responses came from only a small percentage of our membership, and the Board felt obliged to carefully weigh the concerns raised by those opposed to the sale, and to seek options for addressing these concerns.

To this end, we have spoken with or met with many of those opposed to the sale and have compiled a list of conditions that are crucial to consider if we move forward with the sale of the property. These conditions include 1) ensuring a fair market value sale of the property not only by having three local realtors review the two appraisals that have been conducted, but also by placing the property on the open market for a thirty day period to enable other potential buyers to come forward; 2) granting a public and agricultural right of way over Maurice Drive so that the remainder of the CSF-North property can be accessed from Baribeau Drive; 3) creating a parking area and information kiosk at the end of Maurice Drive for better access to the CSF-North trail system; and 4) requiring an adequate permanent vegetated buffer along the CSF-North boundary and the boundaries of residential abutters.

With all of this in mind, the BTLT Board of Director's voted at its July 15 Board Meeting to pursue the proposed sale of the 7-acre CSF-North parcel in the medical use zone, starting with the following steps:

- Notify the BTLT membership by letter of the July 15 vote and steps to be taken;
- Notify the general public of the July 15<sup>th</sup> vote and steps to be taken through outreach to the Times Record and the Portland Press Herald;
- Post public notice in the Times Record and Portland Press Herald that the property is for sale and accept additional offers for 30 days;

- Review all offers and draft a purchase and sales agreement;
- Put the draft purchase and sale agreement to a vote at a meeting of the BTLT membership in October, 2008;
- Work with the buyer to close on the sale in a timely manner, if the BTLT membership votes to move forward with the sale.

The BTLT board is considering negotiating this sale so that we can use these funds for strategic land conservation objectives. If you have a viewpoint to share with us or would like additional information, we encourage you to contact us via e-mail (btlt@gwi.net), phone (729-7694) or letter (BTLT, 108 Maine Street, Brunswick, ME 04011). We deeply appreciate your ongoing support.

Sincerely yours,

*The Brunswick-Topsham Land Trust Board of Directors*