

**Brunswick-Topsham Land Trust**  
**Membership Meeting**  
**Jan.14, 2009**  
**Minutes**

The meeting was held at 7:00 p.m. in the Crooker Theater at the Brunswick high School.

Board Members present: Tom Settlemyre, Brad Babson, Dana Cary, Lloyd VanLunen, Carla Rensenbrink, Lisa Martin, Eileen Johnson, Christine Sloan, Bob Biette, Jeff Nelson, Jerry Galleher, Ted Allen, Steve Tibbetts, Nelia Dunbar,

Executive Director Angela Twitchell.

The meeting, attended by about 50 members, was called to order by Tom Settlemyre.

Board President, Tom Settlemyre, addressed those present with an overview of the history and accomplishments of the land trust, which has been successful in preserving just over 1500 acres in Brunswick and Topsham. Turning to the topic of the meeting, the sale of a 7 acre parcel of Crystal Spring Farm – North, he specified that, from the beginning, it was determined that this parcel was of lower environmental value than the rest of the farm and could be sold to further the mission of the land trust. With the window of opportunity for land protection estimated to be limited to the next 10-15 years, the trend toward purchase of easements instead of donation, and opportunities for preserving highly desirable parcels in the offing, the BTLT board, after careful consideration, decided to respond with interest to an offer from Mitch Rousseau of Rousseau Management, to purchase the 7 acres..

Board Vice-President, Brad Babson, continued the meeting with a description of the parcel and plans of the buyer for future use as a long-term care nursing facility. He emphasized that, from the start, BTLT had been open with members and the general public and responsive to expressed concerns. The process has been in compliance with the Land Trust Alliance best practices and the BTLT By-Laws and in consultation with legal counsel. The Purchase and Sale agreement specifies the price of \$450,000 plus costs up to \$22,000 and exhibits A, B, and C detail future plans and constraints on the property. BTLT By-Laws require a vote of members to approve sales of BTLT owned property.

Mitchell Rousseau introduced himself and described the professional experience of the Rousseau family, owners of Rousseau Management, in the health care business. He responded to questions from the audience and left the meeting before further discussion and the vote.

Tom and Brad took questions from the audience.

Dana Cary moved to approve the sale of the 7 acre parcel of land off of Maurice Drive in Brunswick in accordance with the signed P&S agreement dated November 20, 2008 and attached amendment and exhibits and to authorize the president or vice-president of the BTLT board of directors to sign the deed and all related documents necessary to facilitate the sale. The motion was seconded by Lloyd VanLunen. The motion was approved with 46 for, 1 against, and 1 abstention.

The meeting was adjourned.

Nelia Dunbar  
BTLT Secretary

Following is cut and paste from e-mail from angela – Check with above to see if there are any errors above.

To approve the sale of the 7 acre parcel of land off of Maurice Drive in Brunswick in accordance with the signed P&S agreement dated November 20, 2008 and attached amendment and exhibits and to authorize the president or vice president of the BTLT board of directors to sign the deed and all related closing documents necessary to facilitate the sale."