

**ANDROSCOGGIN LAND TRUST
PROJECT SELECTION**

STANDARD 8: SELECTING PROJECTS

ALT is a non-profit organization that legally must demonstrate that its land protection projects are consistent with ALT's goals. Each land protection proposal is carefully reviewed by the Board of Directors before ALT accepts protective interests in a property.

Favorable Criteria:

- The property provides benefits to the general public;
- The property is productive agricultural or forestland (or has the potential to become one);
- The property protects a scenic view or is part of a scenic vista;
- The property protects a lake, stream, river, wetlands or an important watershed area;
- The property contains significant wildlife habitat, an important ecosystem or natural features;
- The property is contiguous or close to land that is already protected;
- The property provides public access and/or recreational use
- The property is part of an ALT Board of Directors-adopted Focus Area
- The property is part of open space or recreation connected to community development plan.
- The property is supported by a municipal comprehensive plan.
- The property presents ALT with an opportunity to generate revenue to support stewardship include, but not limited to, farmland leases or sustainable forestry.

Situations that would cause ALT to decline:

- Protection of the property primarily benefits a single landowner or developer for personal gain, including tax benefits or to insure personal privacy;
- The property would be a monitoring or stewardship problem, which would make it difficult to ALT to protect in perpetuity;
- The property would be expensive for ALT to protect and use up significant financial resources or goodwill of ALT;
- The development of abutting properties is possible and would diminish the conservation values of the proposed property;
- The landowner is unable to obtain mortgage subordination;
- The property owner insists on retaining rights to land that are inconsistent with relevant criteria;
- The property is found to be contaminated with solid wastes, hazardous substances, hazardous materials, petroleum products, or hazardous wastes.

Proposed scorecard matrix:

The following will be used to quantitatively guide the selection process for a proposed land protection project. Other criteria as mentioned above will also be used (i.e. financial ability.)

- Habitat Value _____ (20 points)
- Water Protection _____ (20 points)
- Accessibility and Visibility to the Public _____ (20 points)
- Recreational Value _____ (20 points)
- Adjoining Lands _____ (10 points)
- Androscoggin Greenway _____ (10 points)

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- Development Pressure _____ (10 points)
- Community Development/Quality of Life _____ (10 points)
- Potential Stewardship Revenue Generation _____ (20 points)

Selection Process:

Prior to selection of a project, the ALT Board is given materials regarding each potential project to review including:

- Location of property (municipality, tax map and lot number).
- Acreage.
- Landowner vision/possible restrictions.
- Probable timeline of completion including considerations of stewardship needs, likelihood of funding sources and overall organizational workload.
- Maps showing approximate property boundary and any pertinent features.
- Any available due diligence materials (prior title work, boundary surveys, past appraisals, natural resource information, etc...).

Project Development Timeline:

1. Executive Committee reviews materials, as listed under Selection Process, and directs staff to collect additional information as needed, or determines a project does not meet criteria to be an ALT project. Additional information would include, but not be limited to, financial and stewardship risk analysis and Public Benefit assessment.
2. Executive Committee recommends to Board before initiating a project.
3. Board approves initiation of project.
4. Staff works to complete project with Executive Committee input as needed.
5. Executive Committee reviews final materials prior to closing.
6. Board approves closing of project.

Public Benefit Test:

This form is used by ALT staff and Board of Directors to document factors supporting the significant public benefit required by the IRS for acceptance of a conservation easement. This Public Benefit Test would also be applied to ALT's fee-owned projects. In accordance with IRS Regulations, open space contributions must yield a *significant* public benefit. Regs §1.170A-14(d)(i)(A) and (B).

Analysis of the 11 factors measuring public benefit for the _____ donation:

FACTOR	ANALYSIS	SUPPORTING DOCUMENTATION
1) Uniqueness of property subject to easement to the area, Regs §1.170A-14(d)(4)(iv)(A)(1);		
2) The intensity of existing and planned development in the area, Regs §1.170A-14(d)(4)(iv)(A)(2);		

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<p>3) The consistency of proposed open space with public conservation programs in the region, Regs §1.170A-14(d)(4)(iv)(A)(3); including:</p> <ul style="list-style-type: none"> a) outdoor recreation, b) irrigation or water supply protection, c) water quality maintenance or enhancement, d) flood prevention and control, e) erosion control, f) shoreline protection, g) protection of land areas included in or related to a government master plan or land management area; 		
<p>4) The consistency of proposed open space with existing private conservation programs in the area, as evidenced by other land protected by easement or fee ownership in close proximity to the property. Regs §1.170A14(d)(4)(iv)(A)(4)</p>		
<p>5) The likelihood that development of the property would lead to degradation of scenic, natural or historic character of area. Regs §1.170A14(d)(4)(iv)(A)(5)</p>		
<p>6) The opportunity of the public to use property or enjoy its scenic values. Regs §1.170A-14(d)(4)(iv)(A)(6)</p>		
<p>7) The importance of the property in preserving a local or regional landscape or resource that attracts tourism or commerce in the area. Regs §1.170A-14(d)(4)(iv)(A)(7)</p>		
<p>8) The likelihood that the donee organization will acquire equally desirable and valuable property or property rights. Regs §1.170A-14(d)(4)(iv)(A)(8)</p>		
<p>9) The cost to donee of enforcing the easement. Regs §1.170A-14(d)(4)(iv)(A)(9)</p>		
<p>10) The population density in the area of property. Regs §.170A-14(d)(4)(iv)(A)(10)</p>		
<p>11) The consistency of the proposed open space with a legislatively mandated program identifying specific parcels for future protection. Regs §1.170A-14(d)(4)(iv)(A)(11).</p>		

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Notes:

Adopted by Board: 5-28-13
Amended: 1-28-14