

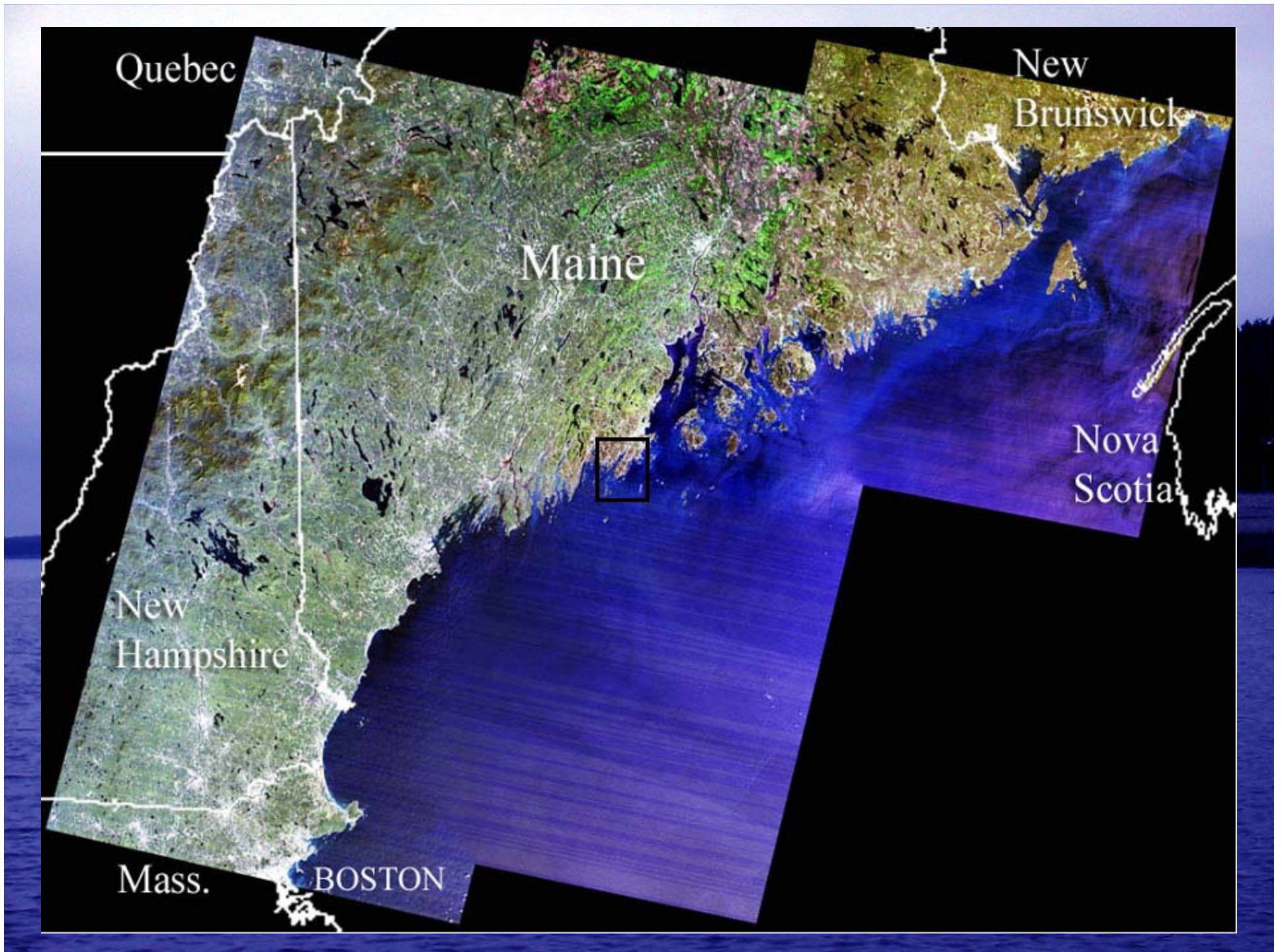
Maine Waterfront Access

Status and Future

June 2006



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Quebec

New
Brunswick

Maine

Nova
Scotia

New
Hampshire

Mass. BOSTON

Maine's Marine Community Assets



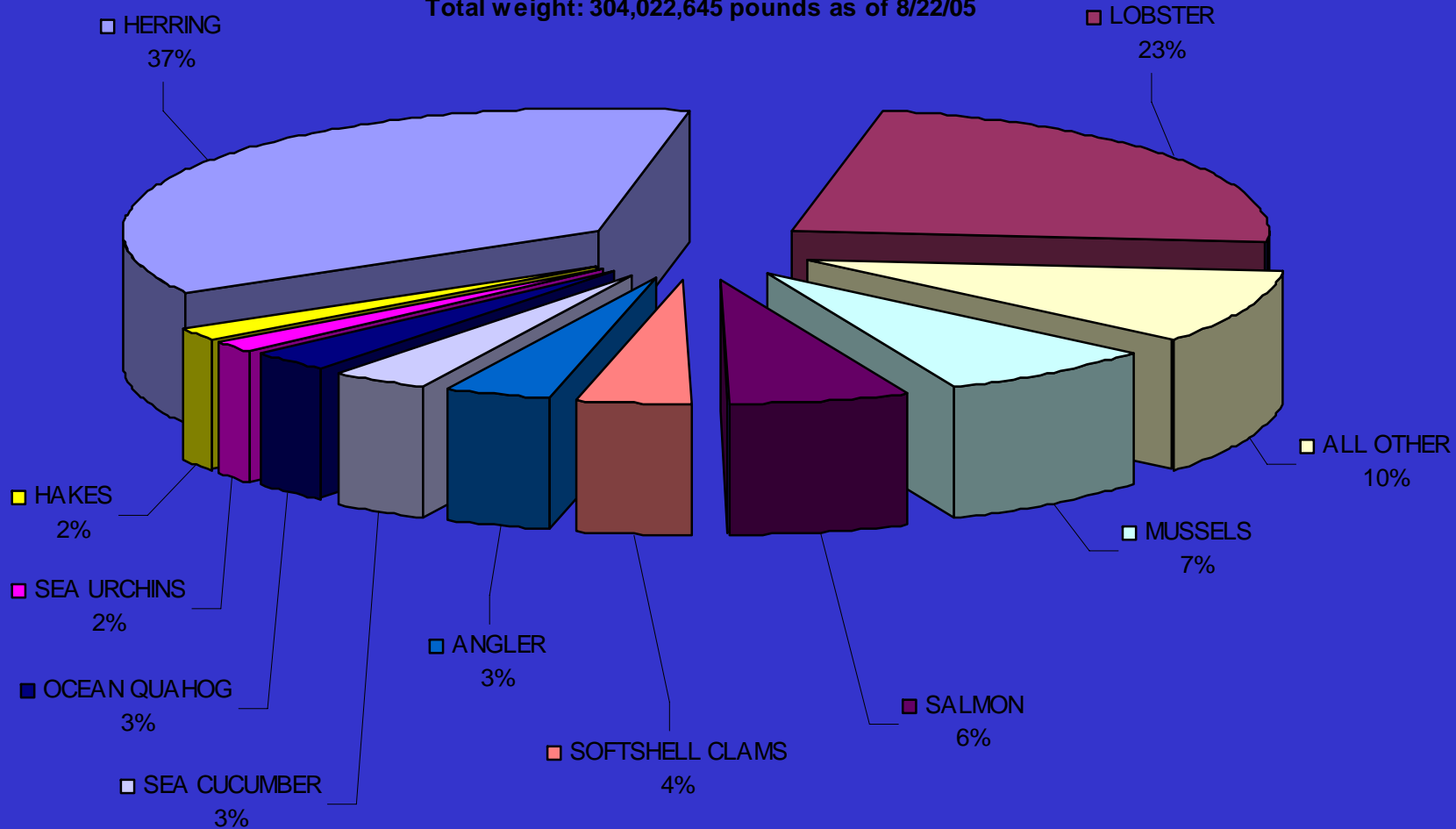
- 5,300 mile shoreline
- 149 towns in the coastal zone
- 10,300 marine harvesters
- 26,000 fishing related jobs
- \$740M in annual income
- 25 miles of working waterfront

For Our Heritage - Working waterfronts define the soul and character of the Maine islands and coast for residents and visitors alike.



Preliminary 2004 MAINE LANDINGS BY LIVE POUNDS

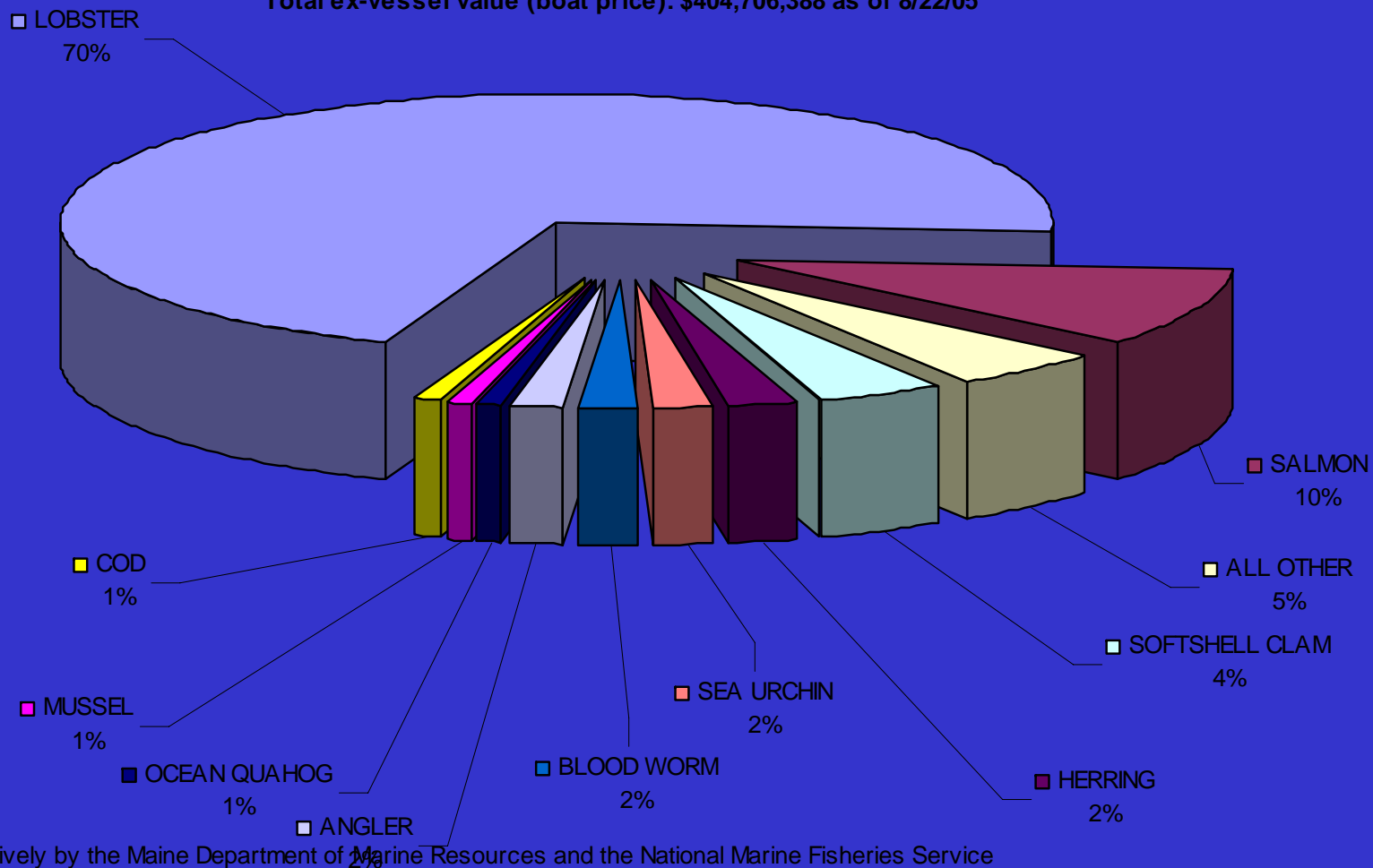
Total weight: 304,022,645 pounds as of 8/22/05



Data compiled collectively by the Maine Department of Marine Resources and the National Marine Fisheries Service

Preliminary 2004 Maine Landings By Value

Total ex-vessel value (boat price): \$404,706,388 as of 8/22/05



Data compiled collectively by the Maine Department of Marine Resources and the National Marine Fisheries Service

Table 7
Economic Impacts of Marine Trades

	Direct Employment	Indirect Effect	Total Employment
Hancock-Washington	904	713	1,617
Penobscot-Piscataquis	185	125	310
Kennebec-Somerset	48	14	62
Waldo-Knox	591	578	1,169
Lincoln-Sagadahoc	291	134	425
Cumberland	486	584	1,070
Androscoggin-Franklin-Oxford	32	28	59
York	141	125	266
Statewide	2,679	2,300	4,978

From: Colgan, *Profile of Marine Trades in Maine, 2002*

Tourism in Maine, some stats

- \$13.4B in sales and goods, 2003
- \$3.8B in wages (176,633 jobs), 2004
- \$530M in tax revenues
- Larger than fisheries and aquaculture combined

From: Longwoods Int'l, *Maine Visitor Study*, 2004

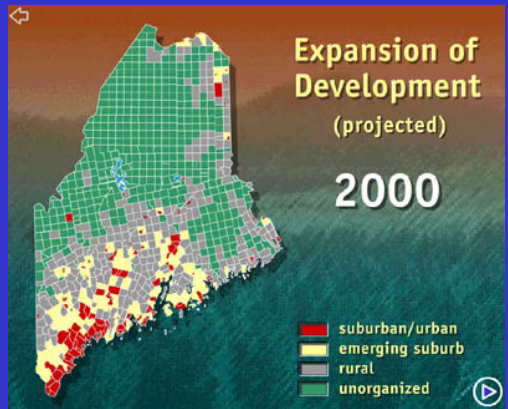
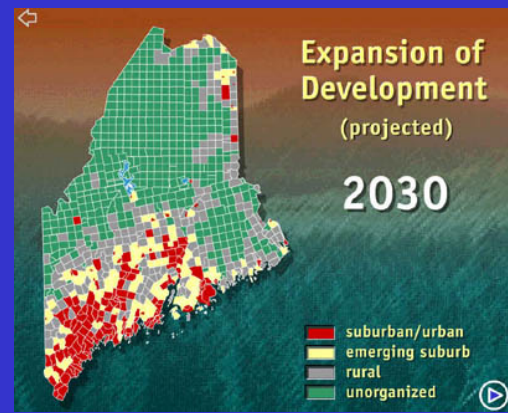
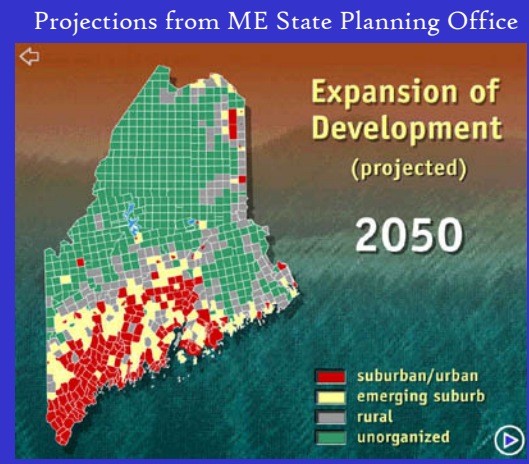


The leading regional destinations for tourists in 2004 were all on the coast:

- Southern Maine coast (29%),
- The Downeast Acadia Region (18%),
- Greater Portland and CascoBay (17%)



Maine has become all the more attractive as a place still relatively unspoiled as much of the country struggles against sprawl.



But for how long?

Maine State Planning Officer

By 2050 the majority of Maine's coast will be classifiable as suburban/urban

Comparison of Contribution of Coastal Residential Construction and Working Waterfront Activities to Maine Gross State Product 2001

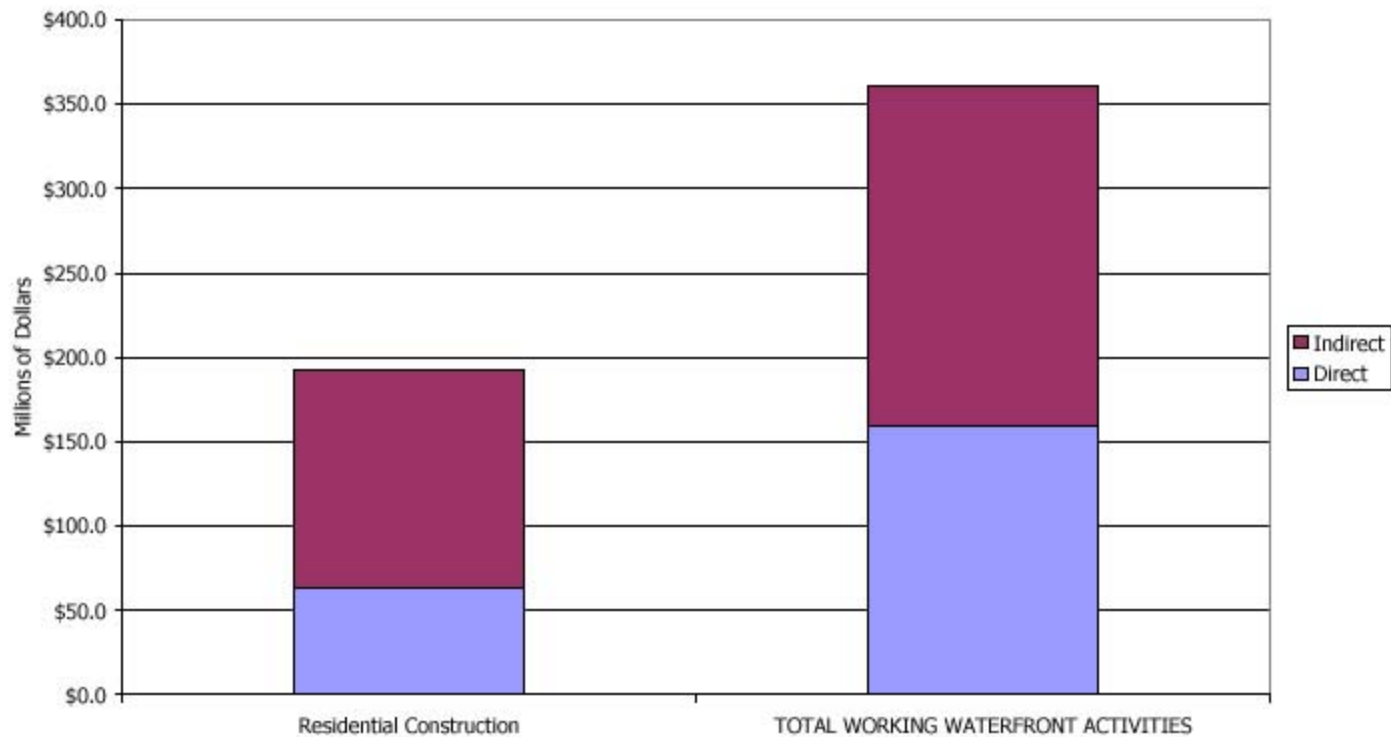


Figure 1

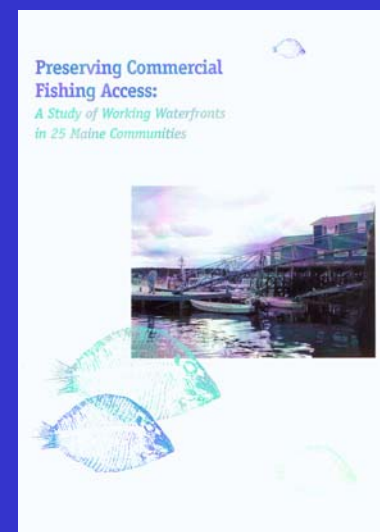
Construction: 500 homes valued at \$650,000

WW: Seafood processing, marinas, lobster landed value, and boat building

(From Colgan, *Contribution of WW to Maine Economy*)

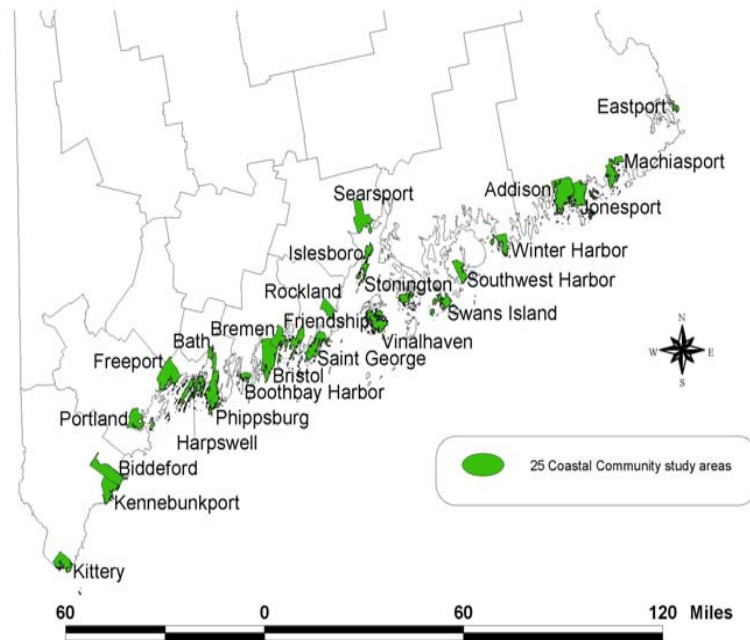
Waterfront access

- On the ground experience but lack of hard data documenting decline
- Legislative Task Force formed in 2000 recommended research
- Maine Coastal Program commissioned study with CEI in 2002



Coastal Enterprises Inc. 2002 Access Study

**Commercial fishing access study
in 25 Maine communities.**



64% of communities
have an access problem
right now

80% are taking action

75% of access is in
private ownership

25% of access is
publicly owned

Town data fields collected

- Miles of coastline
- Total # of commercial resource harvesters
- Change in land valuation (from 2000 to 2004).
- Total current boat access (registered moorings + berthing + slips + tie-ups).
- # of commercial fish moorings
- % of total current boat access used by commercial fishermen
- Commercial & recreational mooring waiting list status

Current Access Challenges



Some quotes from the study...

- *“In Jonesport, 7 waterfront properties changed hands in 1998, the following year 32 waterfront properties were sold.”*
- *“The majority of commercial access is privately owned and operated. The fear is that if these disappear there will be no access for the fleet.”*
- *“Unless you can park a truck, access means nothing.”*
- *“New coastal property owners don’t understand the historical rights that people have to access the water.”*

2002 to 2004 Study Findings

- From 2000 to 2004 there has been an overall *increase* (58%) in land valuation across the 25 municipalities.
- 15% in Eastport to 104% in Kennebunkport
- Result: Increased pressure to sell
 - Pull to sell at high market value
 - Push to sell because of higher taxes

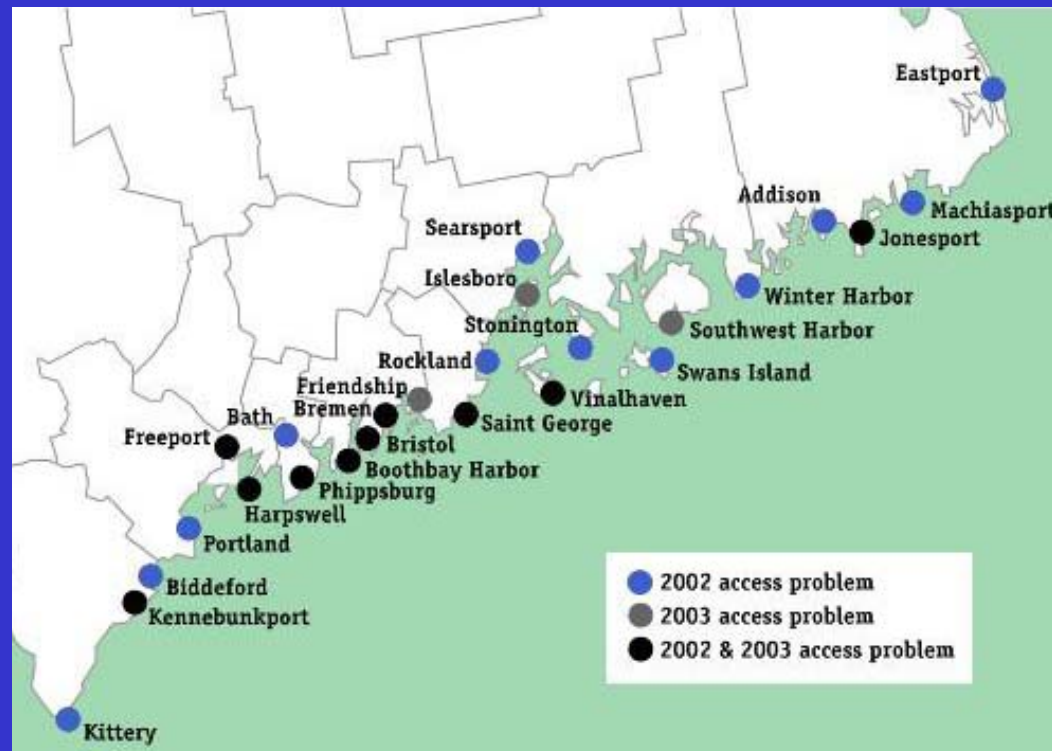
2002 to 2004 Study Findings

- Demand for boat access through moorings is *very high*. Commercial moorings are down and recreational moorings are up.
- There are over 1,000 people are on waiting lists
 - 9% commercial fishermen
 - 91% seek recreational moorings

- **Development pressures impact waterfront access**

- **Gap between market value and affordability growing rapidly for waterfront lands**

- **Conversion and competition lead to closed off access points – 52% of communities**



Maine Working Waterfront Coalition



A statewide group of over 100 industry associations, nonprofits, state agencies and individuals dedicated to supporting and enhancing Maine's working waterfront through policy, planning, investment and education.

Maine Working Waterfront Coalition

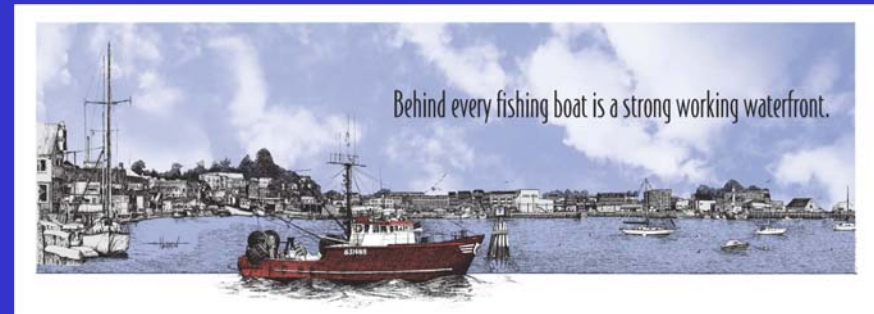
Associated Fisheries of Maine,
Bagaduce River Oyster Co.,
Coast of Maine Organic Products
Coastal Enterprises, Inc.,
Commercial Fisheries News,
Commercial Fishermen,
Downeast Lobstermen's Association,
Farm Credit of Maine,
Interested Citizens,
Island Institute,
Maine Aquaculture Association,
Maine Aquaculture Innovation
Center,
Maine Department of Marine
Resources,
Maine Department of Transportation
Maine Fishermen's Cooperative
Association,

Maine Fishermen's Wives Association,
Maine Harbor Masters Association,
Maine Lobstermen's Association,
Maine Marine Trade Association,
Maine Sea Coast Mission,
Maine Sea Grant Program,
Maine State Planning Office,
Maine Windjammer Association,
Members of the Maine State
Legislature,
Muscongus Bay Realty,
Northend Lobster Cooperative,
Northwest Atlantic Marine Alliance,
Portland City Council,
Raynes Marine,
Spinny Creek Shellfish,
Sunrise County Economic Council
York Land Trust

Expressed Needs

Each locality has unique needs:

- 84% tax relief
- 76% waterfront planning assistance
- 72% assistance purchasing access rights



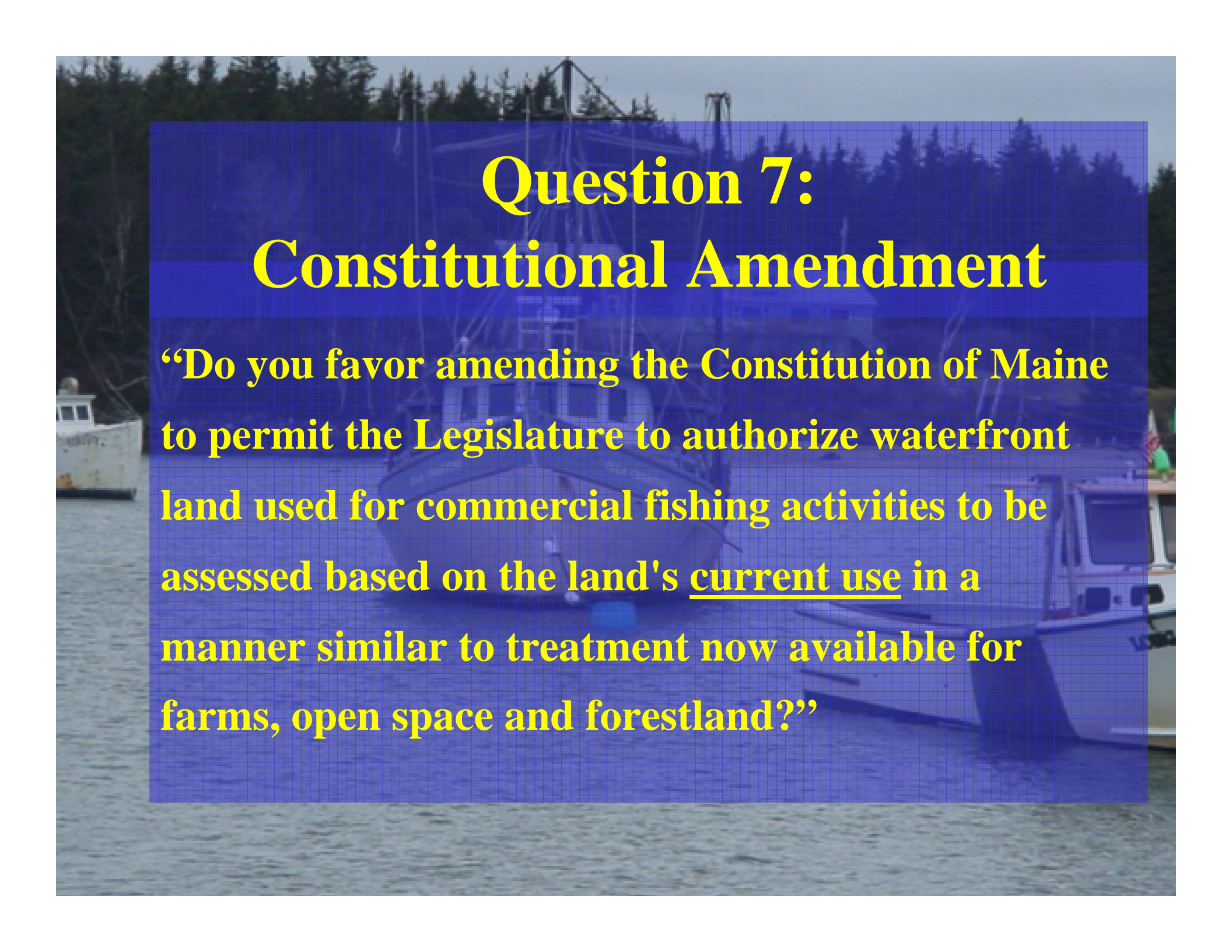
Reprinted courtesy of Foster's Daily Democrat, Dover, NH. Photo by Steve Drozell.

Coalition Response

Building a Powerful Tool Box:

- **Improved Financing**
- **Outreach and Education**
- **Initiating Creative Partnerships (eg Land Trusts)**
- **Legislation**
 - **Working Waterfront Bond:** Respond to gap between market value and available financing for fishermen.
 - **Current Use Taxation:** Equity in tax policy for Fishing similar to what was already available to our Farming and Forestry





Question 7: Constitutional Amendment

“Do you favor amending the Constitution of Maine to permit the Legislature to authorize waterfront land used for commercial fishing activities to be assessed based on the land's current use in a manner similar to treatment now available for farms, open space and forestland?”

Rationale

- Existing waterfront property tax valuation is at “highest and best use”
- Often unaffordable to fishing families
- Incentive to sell
- Lost as working waterfront lands



Tax relief to Maine's working waterfront will help ensure the continuation of multi-generation family ownership, jobs, and commitment to this vital Maine industry.

How will it work?

- Allow working waterfront property owners to apply through town as of 2007 to have their property taxes based upon the “current use” of the property, a rate that would be lower than “highest and best use.”
- Working waterfront land = tidal land used to provide access to or support the conduct of commercial fishing activities
- How will Current use value be determined?
 - a) Comparative analysis of market sales
 - b) Assessed values of the land reduced by a % dependent on the predominance of commercial fisheries use
- There is a penalty for withdrawal from the program
- The State Tax Assessor will report to the Legislature every two years

Question 5: Bond Issue

“Do you favor a \$12,000,000 bond issue to purchase land and conservation easements statewide from willing sellers for conservation, water access, wildlife and fish habitat, outdoor recreation, including hunting and fishing, farmland preservation and working waterfront preservation to be matched by at least \$7,000,000 in private and public contributions?”

Working Waterfront Access Protection Program

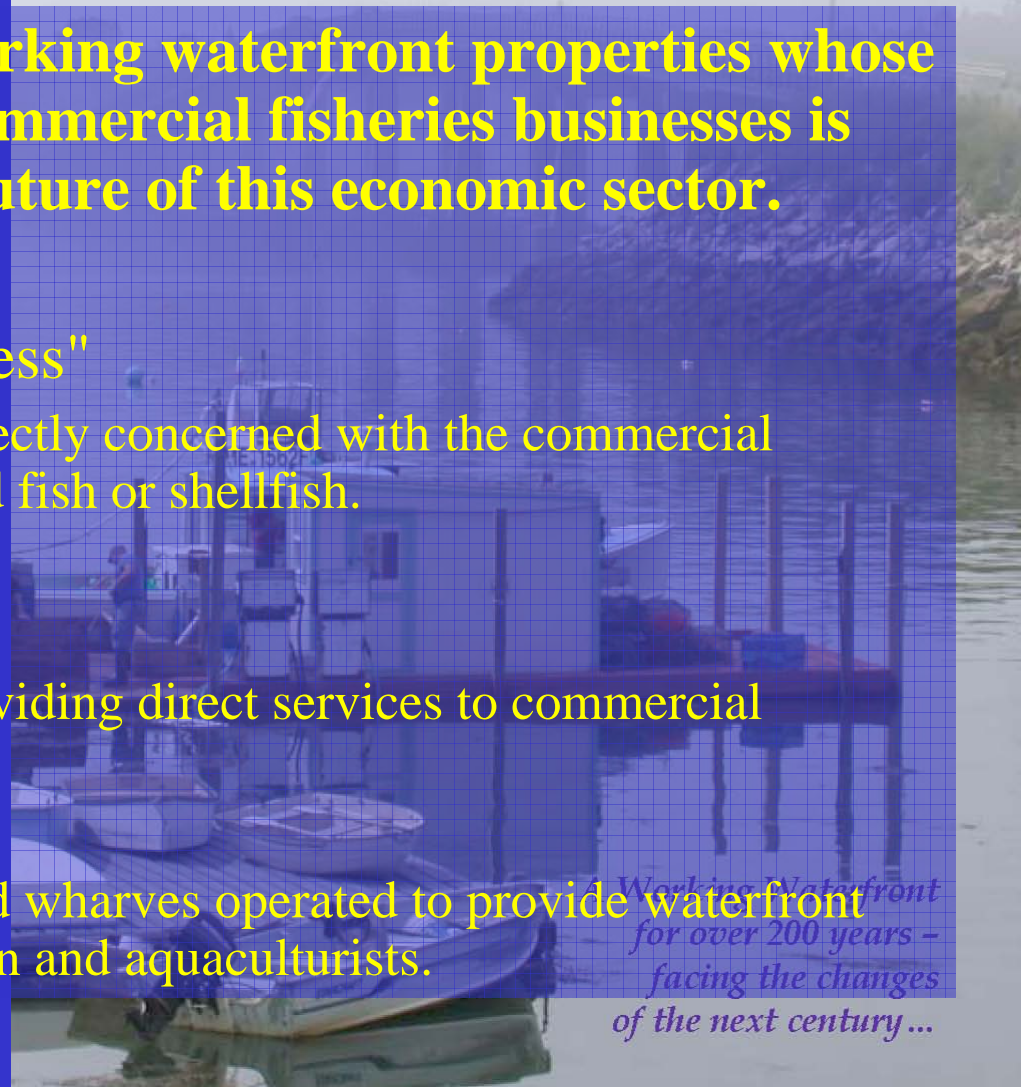
- Voter approved with \$2 million to support working waterfronts
- Led by the Department of Marine Resources and the Land for Maine's Future Board
- Provides "gap financing" for projects that secure working access to the coast
- Grant recipient provides permanent protection of the property for commercial fishing uses
- A "working waterfront covenant" has been created as a real estate device to be used with WWAPP

Who will it help?

- **Strategically significant working waterfront properties whose continued availability to commercial fisheries businesses is essential to the long-term future of this economic sector.**
- “Commercial fisheries business”
 - any enterprise directly or indirectly concerned with the commercial harvest of wild or aquacultured fish or shellfish.
 - commercial fishermen,
 - aquaculturists,
 - individuals and businesses providing direct services to commercial fishermen and aquaculturists,
 - fishermen's cooperatives
 - municipal and private piers and wharves operated to provide access to commercial fishermen and aquaculturists.

Moosabec:

*the Downeast fishing community
of Beals and Jonesport*



*Working Waterfront
for over 200 years -
facing the changes
of the next century...*

National Legislation

S. 1723 “...to establish a grant program to ensure waterfront access for commercial fishermen...”

- Introduced by Sen. Collins, September 2005
- \$50 million to acquire property in coastal states to provide access to commercial fishing or aquaculture industry
- Tax break for willing sellers
- **NO ACTION** at this time



The Nation's Waterfronts: Finding the Balance into the Future...

