



ANGUS S. KING, JR.
GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
22 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0032

HONALD B. LOVAGLIO
COMMISSIONER

November 23, 1999

Representative John Martin
Eagle Lake, Maine 04739

RE: Camplot Lease # 03891-0001, T16 R6 WELS, Eagle Lake Unit

Dear John:

As you know, for over a year, we have been discussing with you the issue regarding vehicle access to your camplot lease site on T16 R6. Since the Bureau has concluded that there is nothing more it can do to assist you, and in recognition of your concern for paying for a lease you can no longer access by vehicle, the Bureau will allow for a reduction in your lot size, with a commensurate reduction in the annual rental.

In this regard, John Titus has developed several options for your consideration. Your current lease rate is based upon 285' of water frontage and an average depth of 363', resulting in a valuation of \$17,888.00. The actual lease rate is based upon 4% of the valuation for the land. This results in the \$715.52 rental fee the Bureau currently charges for this lease. The Unorganized Territories Property Tax Division charges a front foot value of \$60.00 per foot on Eagle Lake, and allows up to 220' of depth with no increase to the front foot rate.

option 1

A lot size of 100' X 220' would provide you with standard lot that meets LURC set back requirements, and the maximum lot depth without adding to the front foot value. A 100' X 220' lot would be valued at \$6,000.00, and would have a yearly rental of \$240.00 per year.

option 2

Frontage amounts up to 150' with a depth of 220' are figured as described above. 150' of frontage would be valued at \$9,000.00 for a lease rate of \$360.00.

option 3

Frontage amounts in excess of 150 feet are figured at reduced rates. Up to 199 feet of frontage (with the same standard depth, 220') is figured at 96% of the full front foot rate (\$60.00); the valuation for 199 feet of frontage would be \$11,462.40 with a lease rate of \$458.50. From here, the more frontage you have, the greater the reduced rate.

BUREAU OF PARKS AND LANDS
THOMAS A. MORRISON, DIRECTOR



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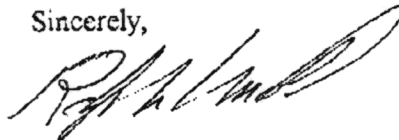
PHONE: (207) 287-3821
FAX: (207) 287-3823
TTY: (207) 287-2213

option 4

If you wish to retain the original depth of 363 feet, you would add an additional 23% to the front foot value. For 199 feet of frontage, the valuation would be \$14,098.00 with a lease rate of \$564.00. A reduction in frontage or depth would constitute a proportionate reduction in value.

As we discussed, your 1999 fee should be remitted to the Bureau upon receipt of this letter. Assuming you are agreeable to one of these options, we will have a staff person from the Ashland office meet with you to lay out the new lot configuration. The Bureau would make the new configuration and lease rate effective January 1, 2000. If you have any questions regarding this proposal, please call me at 287-4911. John Titus (287-4916) can assist you with questions regarding the lot valuation figures. Please let me know how you wish to proceed. Thank you for your cooperation.

Sincerely,



Ralph Knoll,
Division of Planning, Acquisitions,
and Special Services

cc: Tom Morrison, Del Ramey, John Titus ✓