Maine Waterfront Access

Status and Future

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Natalie Springuel
Maine Sea Grant College Program
College of the Atlantic
Bar Harbor, Maine 04609
207-288-2944x298 nspringuel@coa.edu
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

- LOBSTER: 23%
- HERRING: 37%
- MUSSELS: 7%
- SALMON: 6%
- ALL OTHER: 10%
- SOFTSHELL CLAMS: 4%
- ANGLER: 3%
- SEA CUCUMBER: 3%
- OCEAN QUAHOG: 3%
- SEA URCHINS: 2%
- HAKES: 2%

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

- LOBSTER: 70%
- SALMON: 10%
- HERRING: 2%
- SEA URCHIN: 2%
- SOFTSHELL CLAM: 4%
- ALL OTHER: 5%
- ANGLER: 2%
- BLOOD WORM: 2%
- OCEAN QUAHOG: 1%
- COD: 1%
- MUSSEL: 1%
- OTHER: 5%

Data compiled collectively by the Maine Department of Marine Resources and the National Marine Fisheries Service
<table>
<thead>
<tr>
<th></th>
<th>Direct Employment</th>
<th>Indirect Effect</th>
<th>Total Employment</th>
</tr>
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<tbody>
<tr>
<td>Hancock-Washington</td>
<td>904</td>
<td>713</td>
<td>1,617</td>
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<tr>
<td>Penobscot-Piscataquis</td>
<td>185</td>
<td>125</td>
<td>310</td>
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<tr>
<td>Kennebec-Somerset</td>
<td>48</td>
<td>14</td>
<td>62</td>
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<tr>
<td>Waldo-Knox</td>
<td>591</td>
<td>578</td>
<td>1,169</td>
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<tr>
<td>Lincoln-Sagadahoc</td>
<td>291</td>
<td>134</td>
<td>425</td>
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<tr>
<td>Cumberland</td>
<td>486</td>
<td>584</td>
<td>1,070</td>
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<tr>
<td>Androscoggin-Franklin-Oxford</td>
<td>32</td>
<td>28</td>
<td>59</td>
</tr>
<tr>
<td>York</td>
<td>141</td>
<td>125</td>
<td>266</td>
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<tr>
<td>Statewide</td>
<td>2,679</td>
<td>2,300</td>
<td>4,978</td>
</tr>
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</table>

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%)

From: Longwoods Int’l, Maine Visitor Study, 2004
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?

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

Data from CEI and SPO: Tracking Commercial Fishing Access – A survey of Harbormasters, twenty five Maine coastal communities 2004
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,

Expressed Needs

Each locality has unique needs:

• 84% tax relief

• 76% waterfront planning assistance

• 72% assistance purchasing access rights

Data from CEI and SPO: *Tracking Commercial Fishing Access* – A survey of Harbormasters, twenty five Maine coastal communities 2004
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
“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 waterfront access to commercial fishermen and aquaculturists.
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...