



POTTS POINT PRESERVE PHOTO  
BY BRANDON ANDRUSIC

## A New Conservation Project on Great Island

By Doug Warren

**H**arpowell Heritage Land Trust (HHLT) has launched an ambitious campaign to preserve 57 acres of woodlands, undeveloped shoreline and associated intertidal areas at the northern end of Quahog Bay across the street from Harpswell Community School on Great Island. HHLT signed a purchase and sale agreement for the parcel with the Tondreau family, which has owned the property since the late 1940s, on Sept. 2.

HHLT now needs to raise

approximately \$520,000, plus \$45,000 to support the property's long-term stewardship costs, to close on the new acquisition. Thanks to the Tondreau family's strong desire to have the land conserved forever, HHLT is benefitting from a 70 percent discount on the cost of the property, which was valued at \$1,650,000 by HHLT's appraiser in March.

Five siblings, Rod, Beth, Greg and Claire Tondreau, and Nancy Tondreau Neely, decided together that they wanted to see the land they inherited from their mother

*Continued on page 2*



GREG TONDREAU PHOTO

## Changes at Stover's Point Preserve

By Tim McCreight

**I**t's interesting to think about the changes that have taken place since Captain John Stover built his house near the Point that would eventually bear his name. At that time, the slopes were covered in tall trees that yielded valuable wood for masts, lumber and firewood. Once the land was cleared and the stumps pulled out by oxen, the land could be used for farming for personal use and selling to Brunswick and other nearby markets.

The people of Harpswell can be grateful to the generous

private citizens who donated the 4.2 acres of Stover's Point to The Nature Conservancy in 1969. Two years later, that organization passed it along to the Harpswell Garden Club, who cared for the beloved property for 29 years

before passing along care and stewardship to the Harpswell Heritage Land Trust in 2000.

The stated mission of the Harpswell Heritage Land Trust (HHLT) is to "preserve and protect Harpswell's natural resources,

cultural heritage and access to the outdoors." Some may argue that the best way to protect Harpswell's natural resources is to leave land and shore untouched except by the plants and animals that live there. However, access to the outdoors for humans is also a core part of the mission. These two objectives can be at odds with each other and a middle ground must be found. In a way, that is the very definition of the work of land trusts.

This is a difficult needle to thread, as we are seeing at the national parks, including our own



LOU PICCONE PHOTO

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### Our Mission:

To preserve and protect Harpswell's natural resources, cultural heritage and access to the outdoors now and forever through conservation, stewardship and education.

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## New Project

Continued from page 1

stay wild forever. They wrote, "We've taken quiet pleasure in having signed the land our mom left us over to the HHLT. Our brother Greg has spent time on all of the HHLT's trails and has given us many glimpses into your caretaking. Part of our happiness with the agreement we've made is knowing what good stewards you are. We know how much work is still ahead of you as we make progress towards the closing. Our sincerest thanks for getting us to this stage, and for your efforts and your commitment moving forward."

HHLT Executive Director Reed Coles said, "Thanks to the Tondreau family, we have a unique opportunity to help protect the water quality of Quahog Bay while also potentially creating new outdoor recreation opportunities for Harpswell residents and our many visitors."

Coles pointed out that the Tondreau Point property is located in the Brickyard Watershed Focus area of Harpswell's Open Space plan. "That makes its conservation a top priority for us," he added.

The property has 2,648 feet of undeveloped shorefront, with 754 feet on Orr's Cove, north of the Safe Harbor Great Island Marina and 1,894 feet on Mill Cove to the east. The intertidal areas associated with the property contain approximately 5.2



acres of mudflat, fringing salt marsh and intertidal rocky shore. Both coves and the part of Quahog Bay they drain into contain habitat for soft-shell clams, European and American oysters and quahogs.

Quahog Bay is fairly shallow with limited tidal flushing because of its narrow entrances. The bay's waters are warmer than Harpswell's deeper bays, with less capacity for oxygen. In addition, much of the bay shore is heavily developed with small



Greg Tondreau gives HHLT trustee Sharon Oehmig a tour of the future preserve. (Amelia Graham photo)

lots created before shoreland zoning was established in the 1970s, resulting in a significant amount of nitrogen reaching the bay from subsurface waste disposal systems. As a result, the bay is susceptible to algal growth, which adversely affects its water quality and the viability of its abundant marine resources.

If the Tondreau Point parcel was to be developed, Coles said, as many as 20 to 22 residences could be built there and the nitrogen from the accompanying subsurface waste disposal systems would increase the flow of nutrients into Quahog Bay.

The forest on the property is predominantly mixed species of mixed ages.

Near the western boundary with the Harpswell Islands Road is a six-acre deciduous forested wetland. These forests and wetlands filter and slow runoff into Quahog Bay. The property also provides habitat for at least 11 bird species of "greatest conservation concern" listed in the state's Wildlife Action Plan.

Coles pointed out that the property is part of a large, 178-acre habitat block that includes properties to the east of the Tondreau property and

enhances its value as wildlife habitat. The property will also provide connectivity for wildlife movement by its location across Harpswell Islands Road from the conserved Austin Cary Lot, managed by the Baxter State Park Authority as a demonstration forest.

"It's a really important piece of property for preservation on so many fronts," Coles said. He added that finding a feasible location for parking will be the key to developing a trail system. "We plan to provide public access, but a lot of details still have to be worked out," he said. "Our focus now is to raise the money to make HHLT's newest preserve a reality."

For more information about the property, visit [www.hhlmaine.org](http://www.hhlmaine.org).

# NEWS AND UPDATES

CURT CHIPMAN PHOTO

## Conservation

The Lands Committee and staff continue to work diligently to pursue new land conservation opportunities. You can read about a new preserve in the works on page one of this newsletter. We expect to announce a new conservation easement by the end of the year.

## Stewardship

It was a very busy summer on the land trust's preserves. Walking many of the trails now it is easy to see the impacts of so many feet. In some cases the original trails have doubled in width, in others there is more erosion. Mosses, lichens and other plants have been repeatedly stepped on. Mosses and other plants can recover given the chance, but lichens grow very slowly—on average only 1-2 millimeters per year.

For years now trails throughout the country have been coping with what is often

referred to as being “loved to death,” accelerated by Covid as more and more people head outdoors. And it is wonderful having more and more people enjoying our preserves and trails. All of us can help ensure that the trails remain as lovely and safe as possible this fall by taking a moment to notice where a trail was designed to go, and doing our best to follow that trail.

This autumn stewards will be assessing trails and addressing the more urgently needed repairs. Thanks as always for their hard work!

—Priscilla Seimer

## Community Outreach and Education

### Books and Field Guides

We continue to expand our educational resources to help you learn about nature in Harpswell. To this end, we produced a brand new folding, waterproof Pocket Naturalist Guide to the Seashore Life of Harpswell this year. We're selling them for \$8 each and offering them free to educators.

By the time you receive this newsletter, we expect to have in hand a new Nature Notes book!

Read more about this book on page five of this newsletter.

Finally, we continue to produce the popular Junior Ranger Activity Book. Though we've been sold out for several months, we expect to have a new shipment very soon. This activity book guides young people through discovery of Harpswell trails and many science topics.

## Living and Working in a Waterfront Community: A Conversation Series

Harpswell is a vibrant coastal community that is full of waterfront activity, culture and history. There is an amazing breadth of expertise and knowledge in the community that is worthy of being shared. To that end, a group of local organizations have come together to present a series of informal presentations entitled, “Living and Working in a Waterfront Community: A Conversation Series.” These presentations will be given by



GINA SNYDER PHOTO

a suite of community members and representatives from the participating organizations in order to share stories and information about Harpswell's working waterfront. The events and accompanying articles are part of a collaboration between the Harpswell Heritage Land Trust, the Harpswell Anchor, the Holbrook Community Foundation, and the Maine Coast Fishermen's Association.

## Stories of Change Webinar Series

Throughout 2021 we have offered free monthly webinars on the theme of “Stories of Change” from a wide variety of inspiring speakers. Check our website to watch recordings of past webinars and to sign up for the last few of the year.

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# The Mystery of the Five Williamses at the Doughty Point and Island Preserve

By Nancy West

**N**ancy Drew or the Hardy Boys might have had a heyday at the Doughty Point and Island Preserve. Nancy and her friends George and Bess would try to drive her convertible roadster there and would be foiled! Dashed! You can't get there by road. Instead, they'd kayak!! Frank and Joe Hardy might have zipped west through the Gurnet on a speedboat adventure and stopped at Doughty Island. There was something about the Point and Island that called to them all....what was it?

Was it the family cemetery? James Doughty, his wife, Anna, and three grandchildren, Jesse Doughty, David Barstow, and Priscilla Barstow are buried near the tip of the point. Headstones for the last four remain. But family graveyards were common in Harpswell's early days. That's not the source of the detectives'



frisson.

Where to begin? Follow the deeds, of course. Fifty years ago, two couples did great deeds by donating their land to The Nature Conservancy. Dr. and Mrs. Donald Macomber donated the northern 40 acres of Doughty Point; Robert and Jeanne Zottoli donated Doughty Island. The deeds stipulate that the land essentially be left to nature. The Nature Conservancy turned them over to Harpswell Heritage Land Trust (HHLT) in 1996, and the Preserve was created.

The deed for the Island, however, contains this unusual clause: "This conveyance is made with this express condition and proviso, that no beverages now held by the laws of Maine to be intoxicating shall ever be sold on the aforescribed premises." And so the mystery develops.

The earliest deed with this proviso is a sale by Helen L. Judkins and her children on November 6, 1911. Two months earlier Maine had passed a constitutional amendment stating:

"The manufacture of intoxicating liquors, not including cider, and the sale and keeping for sale of intoxicating liquors, are and shall be forever prohibited." Maine repealed Prohibition in 1934, yet the Judkins' decree for Doughty Island persists. Why?

The deed has other intriguing features. One is that Helen Judkins, not her husband, Moses M. Judkins, owned the Island.

She purchased Princes Point, including the Island, in 1884. Moses isn't in the deed. When they sold the Island in 1911, Helen and her children separated Doughty Island from their Princes Point farm.

In 1896, Moses Judkins bought

Doughty Point, thereby joining ownership of the Point and Island in one family. In 1911, he sold the Point to their children, and this is where it gets weird: The children were listed as Preston Williams Judkins, Alice Williams Judkins, Mary Williams Judkins, Bertha Williams Judkins, Ethel Williams Judkins, Otis Weld Judkins, and Helen Augusta Judkins. The first five, the "Williams" children, were born in Massachusetts. Otis and Helen were Mainers. What changed? And for whom were the first five children named?



There is no Williams in either Helen or Moses Judkins' families. Moses, though, was a coachman for Moses Blake Williams in Boston in the 1860s. Moses B. Williams and his father, Moses, were wine and liquor merchants who were so successful that in 1871, Moses Williams paid taxes on the equivalent of \$40 million dollars, the second highest assessment in Boston.

Unfortunately for them, the Williams' business was caught in a fraud against US Customs. They paid a settlement of about \$125,000 (\$2.1 million today) in 1866 for years of fake invoices for champagne and sherry. The case included a spy in France, insinuations of bribes to government officials, and an 1866 Congressional investigation. The most shocking outcome was that Moses B. Williams shot himself in the head on October 5, 1866. His death certificate reads: "...by accidental discharge of pistol." The press called it suicide.

Moses Judkins kept working in Boston as a stable keeper into the 1880s. He married Helen Emery of Bath in June, 1873. By 1884 they had the five "Williams" children. They moved to Maine, farmed, worshipped at the Methodist church, and had two more children.

Perhaps Methodism inspired Helen to ban the manufacture and sale of spirits on Doughty Island, but was there more? Did the Williams' scandal and fallout also influence her? How did temperance fit with the Williams' business of selling liquor? Only Nancy, George, Bess, Joe, and Frank can solve this mystery.

A final note: Two weeks before Moses Williams died in 1883, Moses Judkins advertised Williams' horse for sale. The horse was named "Smuggler."



REED COLES PHOTO

REED COLES PHOTO

# Stover's

Continued from page 1

Maine treasure, Acadia, where crowds of people converge to get away from, well, crowds of people. For the last several years, HHLT has pursued a gentle approach at Stover's Point Preserve through signage, sheriff's visits to enforce the dusk to dawn ban on vehicles, and a beach monitor to educate users

and encourage them to follow parking, pet, and other commonsense rules.

This summer, after careful consideration, HHLT decided to create a pedestrian-only section at the tip of the slim peninsula. This area is the most fragile and the first to



ERIKA MCKENNEY PHOTO

suffer from damage to seagrass and marine life.

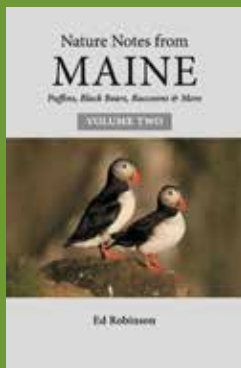
Other related steps include new signs to remind visitors of the preserve guidelines, updated brochures and web content and a new guideline requesting that visitors do not walk on the marsh grass. In addition, the monitor's hours have been increased, providing a friendly

and knowledgeable person on hand (see profile below).

For more information about Stover's Point Preserve and the changes taking place there, please visit Harpswell Heritage Land Trust's website or reach out to Executive Director Reed Coles at 207-721-1121 or info@hhlmaine.org.

## New Book of Maine Wildlife Essays to Support HHLT

In response to the success of his first Nature Notes book, Ed Robinson has written another book of wildlife essays which will soon be available for sale. The new book is titled *Nature Notes from Maine: Puffins, Black Bears, Raccoons & More*.



Resources Council of Maine raved about the first volume, calling the writing "lucid and tranquil." Readers will surely enjoy the many fine photographs in the new book, a number of which were taken by local

photographers. Even better, all profits from sales of both books will continue to support the conservation and education efforts of HHLT.

Books may be purchased by visiting HHLT's website, hhlmaine.org or by stopping by the land trust's offices. The price is \$20 per book plus \$5 for shipping and handling if appropriate. The book will make a great Christmas gift for friends and family alike.

As with the first book, the author has developed a brand new one-hour slide presentation to highlight a number of creatures from the second book. With more than 100 beautiful images, most of them distinct from the book's photos, you will want to see the show! Contact Ed at erobin77@gmail.com to book a presentation.

Readers of the first volume enjoyed not only the stunning photographs and drawings, but also the personal essays on 40 varied species found in Maine. Ed combines detailed information on the biology and life cycle of each subject with humorous anecdotes of his interactions with wild creatures.

The new book features another 40 species including some of the most popular with both tourists and residents. Atlantic puffins are universally loved for their distinctive coloring and comical walk. Black bears are among the most popular animals in Maine but are quite reclusive. Canada lynx are doing well in Maine's big woods but most people know little about these beautiful cats.

A reviewer from the Natural

## Lou Piccone

by Tim McCreight

Regular visitors to Stover's Point Preserve will recognize the smiling face of Lou Piccone, who has been the paid monitor at the popular beach for the last three seasons. Lou spends 24 hours a week at the preserve chatting with visitors, answering questions and keeping the area neat and tidy. Like all the other HHLT preserves, Stover's has seen an increase in traffic over the last year and a half as pandemic-weary people seek the regenerative benefits of time out of doors.

Lou is a native of eastern Pennsylvania where he graduated from Westchester University in 2000. His father was born in Italy and moved to the US where he learned carpentry and made a career as a contractor. Lou's first work experiences were working for his dad in construction, a job he did for several years before shifting to a career in project management. Along the way, he received a real estate license, which is something he might renew in Maine.

Lou met his wife Bethany in college and it was through her family that he came to love



TIM MCCREIGHT PHOTO

Harpswell. Her father was a fisherman here and for many summers they came to Maine to visit, particularly as their family grew to include three boys, now ages 3, 4, and 9. In a classic *The Way Life Should Be* moment, Lou and Bethany moved to Harpswell in 2019 seeking a quiet, safe and beautiful place to raise their children.

When I asked Lou what he thinks is the best part of the monitor job, his instant answer was two words: Stover's Point. He went on to describe the perks — the gentle lapping of the waves, the vibrant marine and plant life and the interesting friendly people he meets every day. He enjoys being the face of the land trust at Stover's Point; next time you see him there, please say hello.

# News & Updates

Continued from page 3

## Harpswell Nature Watchers

Can you tell the difference between a Snowy Egret and a Great Egret? I couldn't until I read the August 2021 edition of Harpswell Nature Watchers, thanks to one of the many enlightening contributions from



HOWARD MARSHALL PHOTO

a member. (Snowy Egrets have black beaks and yellow feet, and Great Egrets have yellow beaks and black feet.) Every month individuals submit posts that prompt me to explore HHLT's many trails. I especially love looking back at previous years, shared on the HHLT website, to know what to be on the lookout for. Currently, we are headed out to find flowering Indian pipes

and Beech drops. Check out the Harpswell Nature Watchers Facebook group, webpage or email list to learn more!

—Katie Neal

## The Forest Playground

The Forest Playground spent the summer at Skolfield Shores Preserve. This temporary play space is engaging for children of all ages and has four areas: Create, Explore & Learn, Play & Imagine

and a Story Walk. Here are a few comments from the sign in book:

"We were out looking for treasure and we found this treasure of a playground."

"What an amazing way for kids of all sizes to enjoy nature. Great and innovative."

"Thank you! These trails are amazing and fun and this just really is a wonderful cherry on top!"

## Nature Day Camp

2021 was a joyful and successful year for Nature Day Camp! We expanded from eight to 12 week-long sessions this summer, and 171 campers and five junior counselors participated. Camp families wrote:

"We feel fortunate to be able to give our children this experience. The nature day camps foster a love of our area and respect for the animals and plants that we share the earth with. Hopefully this nurtures a new generation of conservationists!"

"This is the third summer we've done nature camp. We've tried a lot of camps over the years, and this is definitely at the top of the list in terms of fun and learning."

"In his own words he thought it was 'awesome.' Being outside and doing his nature hobbies."



JULIA MCLEOD PHOTO



JEN MADEAU PHOTO



JULIA MCLEOD PHOTO

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 Your Island Connection, LLC



GRACE GILBERT PHOTO



JULIA MCLEOD PHOTO



JULIA MCLEOD PHOTO

# Leadership Transition at Harpswell Heritage Land Trust

At HHLT's August board meeting, board members and staff shared appreciation for the exemplary service of Lynn Knight, who stepped down as President of HHLT at our Annual Meeting in July. An outstanding leader, she, among many other things, coordinated the writing of HHLT's new 2021-2026 strategic plan, a process that helped us reflect on what we've accomplished and where we want to be in five years. Executive Director Reed Coles recognized her expertise in environmental



Lynn Knight

matters coupled with her patience, thoughtfulness, persistence and capable leadership over the past three years. We are delighted that she will continue to serve on the board and contribute to Harpswell Nature Watchers.

Her role has been taken up by Wendy Batson, who moved to Harpswell with her husband, Bob Eaton in 2011. Like many retirees who chose Harpswell, her family vacationed in Maine every summer since 1979 at a camp near Small Point. Being committed sailors who have built several boats in various

backyards, retirement to Maine was probably inevitable! Wendy worked with NGOs and the United Nations for 30 years, assisting refugees and war-wounded on three continents. Her commitment to land preservation and public access grew out of a childhood spent hiking the Rocky Mountains, shepherded by parents who preferred what were then called "wilderness campsites." During the ten years her family lived in Asia, she witnessed the environmental destruction and loss of habitat that results from an unquestioning drive to develop without parameters to protect land and people.

After serving on the Development Committee and as HHLT's vice-president, she



Wendy Batson

looks forward to working hard with the board, the staff, and the public to live up to the high standards set by Lynn.

Tim McCreight is stepping into the role of Vice President, after serving previously as Secretary. Dan Huber remains as Treasurer and Sharon Oehmig is the new Secretary.

## Thank you to our 2020-2021 Volunteers! We couldn't do it without you!

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## This Week in Harpswell Photo Project: Documenting the beauty of Harpswell in all seasons

Find more photos at [hhltmaine.org](http://hhltmaine.org)



KATHERINE PAGLIONE PHOTO



KATIE RUBER PHOTO



REVEN OLIVER PHOTO



CAROL GREENLAW PHOTO

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