

Kashmer Farm - Great Works Regional Land Trust

York River Wild and Scenic Final Report

March 14, 2025



On March 12, 2025, Great Works Regional Land Trust, in collaboration with Maine Farmland Trust and Maine Coast Heritage Trust and with funding support from the York River Wild and Scenic grant, protected 126 acres of farmland, forest, and saltmarsh along the York River and its tributaries in Eliot, Maine. The property is beautiful, vast, historic, and culturally significant. There are signs of long and frequent use of the property by Native Americans, and artifacts have been found on the site, some as old as 4,500 years.

The landowners have long managed the property as a farm and their family has a long history on the land. The farm has historically been a dairy operation, with at one point there being a herd of 180 Holsteins, currently there are about ten. The property contains a historic house built in 1841, barns and other agricultural structures. The landowner's vision for the property is to keep the land as it is now and prevent it from being developed into McMansions overlooking the river, which has been the fate of nearby parcels.

The easement has three main areas: A farmstead area (3.59 acres), an agricultural area (70.39 acres), and a natural area (52 acres).

The agricultural area provides a significant public benefit protecting the agricultural functions and values on the farm, such as soils, agricultural viability and productivity. The natural area will conserve 6,260 feet of frontage along the York River and 1,800 feet of frontage along its tributaries protecting wetland habitat, as models predict the natural migration of the York River Marsh inland as sea levels rise. The forested portion of the natural area will provide an ecological buffer between the agricultural area and the York River. The property is within a 430-acre Unfragmented Habitat Block, a portion of which is documented as critical habitat for the saltmarsh sparrow by the Maine Department of Inland Fisheries and Wildlife's Beginning with Habitat program. The farmstead area is designated to allow sufficient development to accommodate a residence and future farming and land

management needs. The entire property is within the focus area of the Mount Agamenticus Conservation Initiative and helps push toward their goal of conserving 19,000 acres by 2035.



Great Works Regional Land Trust will hold the easement and be responsible for stewardship and monitoring. Our supporting partners Maine Coast Heritage Trust and Maine Farmland Trust provided funds to cover some of the due diligence and acquisition costs associated with the conservation easement. With the help of the York River Wild and Scenic Grant, we were able to secure the final funds needed to ensure this property is protected in perpetuity. GWRLT has completed a baseline report, a phase 1 environmental site assessment, and secured a boundary survey of the conservation easement and will monitor the property annually.



Attachments

Feature article excerpt from GWRLT's Summer 2025 Newsletter
Recorded Conservation Easement

Kashmer Farm in Eliot Conserved

Once known to locals as Moulton Farm, Kashmer Farm in Eliot has now been conserved, protecting the land from future development. On March 12, 2025, Larry and Nancy Kashmer sold an agricultural conservation easement on their 126-acre farm to Great Works Regional Land Trust. It is a beautiful and extensive piece of land on the York River, with cultural and historical significance. Continuously operated as a dairy farm for 180 years, at one time supporting 180 Holstein cattle, the current dairy herd is ten Holsteins, with 18 acres maintained as hayfields and 104 acres of forested land. A farmhouse on the property has much of the original woodwork and metalwork intact, and there are signs of long and frequent use of the property by indigenous peoples. Many artifacts have been found, some 4,500 years old. The property contains undeveloped land which supports multiple ecosystem types, supporting varying species of plants and animals.

Many farms in Maine have ceased to exist due to increased development pressures and a variety of other social, economic, and global forces. The Kashmers took notice of the development pressure around them and did not want their property to fall to the same fate as nearby parcels. ***"Our farm has been in the Hammond and Moulton families since before the Revolutionary War, when the backfield was cleared, and the original house was built. The current farmhouse, constructed in 1841, stands as a testament to our long heritage,"*** said Nancy and Larry. ***"Given this deep-rooted history, it was crucial for us to preserve the farm as it is, resisting development and maintaining it as a farm and a haven for wildlife."***

The project was initiated by the late Keith Fletcher of Maine Coast Heritage Trust (MCHT) in 2016. Keith recognized the significance of the Kashmers' land and why it was important to protect. The property, which lies within the York River Headwaters Focus Area of Statewide Ecological Significance, has approximately 6,260 feet of frontage along the York River, and 1,800 feet of frontage along its tributaries. The tidal marsh estuary ecosystem is crucial habitat for wading birds and waterfowl. Computer models predict that as sea levels rise the York River

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Great Works Regional Land Trust

Your local land trust in the communities of the Berwicks, Eliot, Ogunquit and Wells

www.gwrlt.org

Kashmer Farm in Eliot Conserved ...continued from page 1

Marsh will migrate onto the Kashmers' property. Due to this expectation, MCHT partnered with GWRLT to protect the upland habitat and tidal marsh along the York River to ensure this climate resilient ecosystem is protected in perpetuity as it naturally migrates. MCHT prioritizes the protection of tidal marshes through *"The Marshes for Tomorrow Initiative"*, an effort to preserve tidal marshes along Maine's coast. Protecting such ecosystems, which are habitat to a wide range of plants and animals, resilient to coastal storms, and effective at storing carbon, is of great importance.

Protection of the forest along the York River protects water quality via an ecological buffer between the river and agricultural lands and also perpetuates the protected property as a sustainable working forest. Chris Schorn, Southern Maine Project Manager for MCHT, shares that ***"Maine Coast Heritage Trust is honored to have been able to support this meaningful project. In addition to supporting our coast's working landscapes and livelihoods, the conservation of Kashmer Farm will allow for the continued existence and health of the York River's vital and dynamic salt marshes. My dearly departed predecessor, Keith Fletcher, was deeply passionate about this project, and would be delighted and proud to see this success if he could be here today."*** MCHT provided funding to support the acquisition of the Conservation Easement with a grant from the 1772 Foundation which supports sustainable regional food systems through the protection of critical farmland within 100 miles of Boston.

Maine Farmland Trust (MFT), recognized the property's significant and prime soils and provided funding toward the conservation of this productive agricultural land in Maine. ***"Maine Farmland Trust is thrilled about the protection of the Kashmer Farm. It is a great story of collaboration between the Kashmer family and multiple conservation partners to achieve protection of this historic farm with important agricultural values in close proximity to dense population centers,"*** says Chris Cabot, Co-Director of Farmland Protection at Maine Farmland Trust. The York River Stewardship Committee provided additional funding for acquisition and associated costs through the National Parks Service under CFDA:15.962 National Wild and Scenic Rivers System.

After eight years, this project has survived a lot: a pandemic, rising land prices, and increasing development pressure. Thanks to the determination of Larry and Nancy Kashmer to protect their farm, and to the strong partnerships among GWRLT, MFT, and MCHT, Kashmer Farm is now protected for generations to come. Great Works Regional Land Trust project manager Tin Smith recognizes Keith Fletcher's commitment to this project, ***"Keith found the funding and worked steadfastly over the years to keep it on track no matter what came up. It was important to him to finish and though he couldn't, it is thanks to his dedication that we have."*** Thank you to Keith Fletcher for his years of effort on making this meaningful outcome a possibility, and for his role conserving land throughout Southern Maine, a legacy that will not go unnoticed. – Dylan Hertzberg

Closing: Larry and Nancy Kashmer (center) with (left to right): GWRLT Board member Tin Smith, Land Protection Coordinator Dylan Hertzberg, Executive Director Jordan Kelley, and Stewardship Director Jill Crosbie.

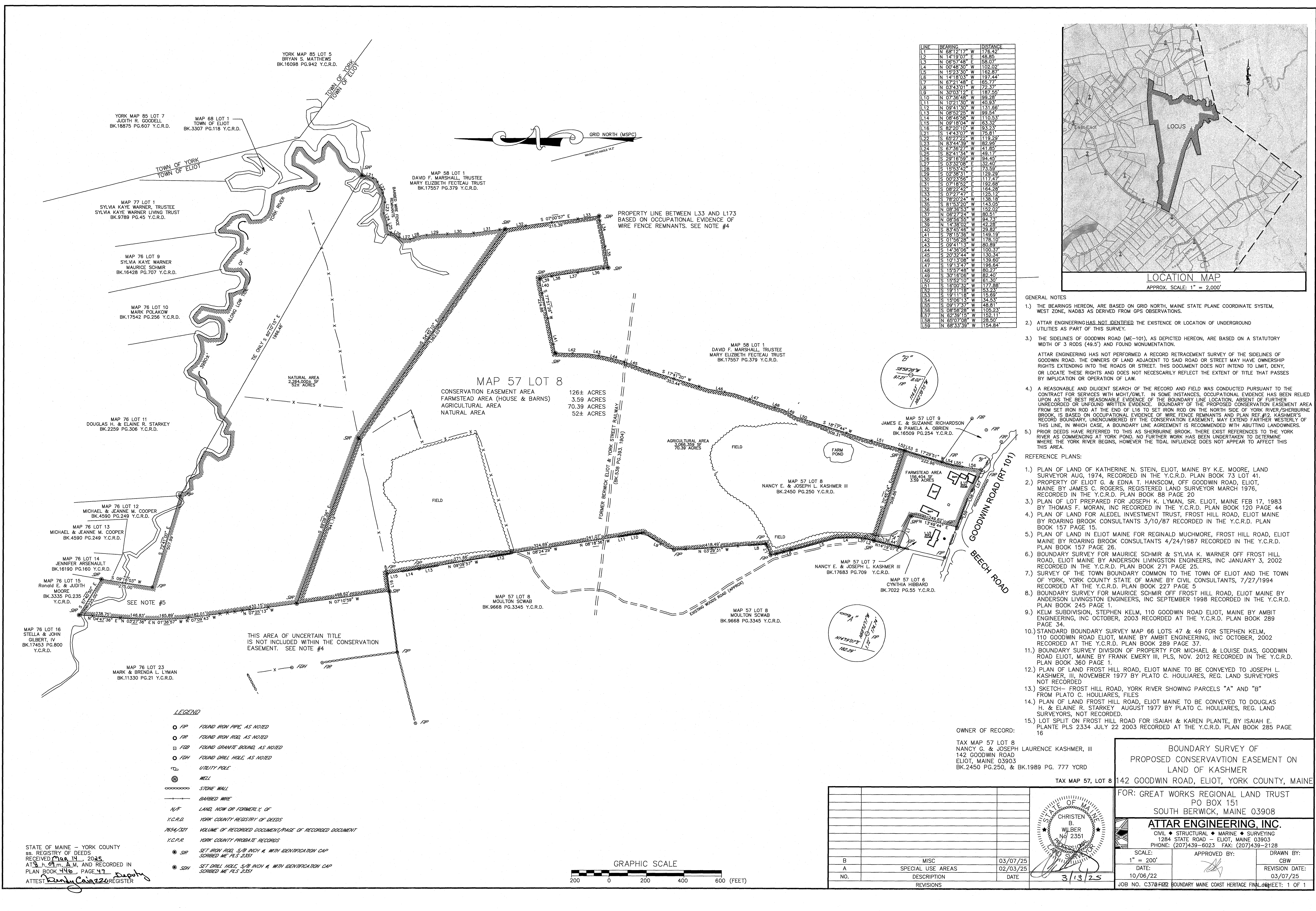
Kashmer Farm is within the Mt. Agamenticus to the Sea (MtA2C) Conservation Initiative Focus Area. MtA2C is an eight-member coalition whose goal, set in 2002, is to conserve 19,000 acres within the focus area by 2035. The protection of Kashmer Farm adds 126-acres to the already conserved 15,632 acres.



YORK RIVER
WILD & SCENIC



Maine Coast
Heritage Trust



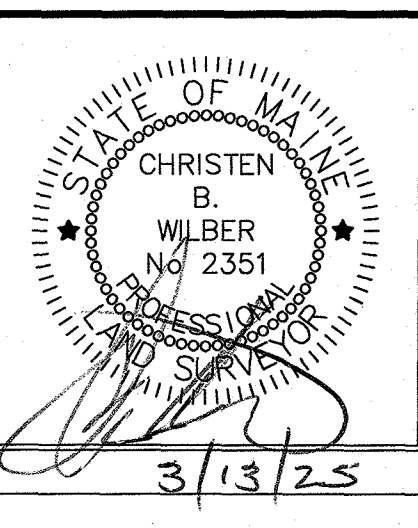
LINE	BEARING	DISTANCE
L1	N 68°17'17" W	76.42'
L2	N 14°19'07" E	48.85'
L3	N 06°57'48" E	58.07'
L4	N 00°48'30" W	102.02'
L5	N 15°23'50" W	152.81'
L6	N 14°18'03" W	197.44'
L7	N 67°21'48" E	65.77'
L8	N 03°43'01" W	72.37'
L9	N 30°03'12" E	187.55'
L10	N 07°36'48" W	99.28'
L11	N 10°21'30" W	40.83'
L12	N 08°41'30" W	131.86'
L13	N 08°52'25" W	99.54'
L14	N 08°46'58" W	110.53'
L15	N 09°18'04" W	83.32'
L16	S 82°20'10" W	93.23'
L17	S 14°43'07" W	75.81'
L18	S 65°27'22" W	119.29'
L19	N 83°44'39" W	82.96'
L20	S 67°36'27" W	41.85'
L21	S 82°41'34" W	49.17'
L22	S 29°16'59" W	94.45'
L23	S 03°32'08" E	32.40'
L24	S 15°53'42" E	73.59'
L25	S 02°38'11" E	129.29'
L26	S 00°23'56" E	117.47'
L27	S 07°18'52" E	192.68'
L28	S 08°22'42" E	164.28'
L29	S 07°07'47" E	125.12'
L30	S 78°20'24" W	138.18'
L31	S 81°53'20" W	143.05'
L32	N 08°36'53" W	152.02'
L33	N 06°27'24" W	80.51'
L34	N 08°56'55" W	94.73'
L35	N 14°38'02" W	139.60'
L36	S 83°45'46" W	29.82'
L37	S 78°15'36" W	149.19'
L38	S 01°56'28" W	176.10'
L39	S 09°41'13" W	80.89'
L40	S 14°36'06" W	100.37'
L41	S 20°32'44" W	130.34'
L42	S 10°13'04" W	139.60'
L43	S 19°13'47" W	196.64'
L44	S 15°57'48" W	80.27'
L45	S 07°18'02" W	139.40'
L46	S 15°52'10" W	81.30'
L47	S 16°00'32" W	177.88'
L48	S 19°11'18" W	53.23'
L49	S 12°11'18" W	15.89'
L50	S 15°06'13" W	34.53'
L51	S 09°17'37" W	48.81'
L52	S 08°58'09" W	109.23'
L53	N 62°39'15" W	152.11'
L54	N 65°07'08" W	28.50'
L55	N 68°33'39" W	154.84'

- GENERAL NOTES
- THE BEARINGS HEREON, ARE BASED ON GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 AS DERIVED FROM GPS OBSERVATIONS.
 - ATTAR ENGINEERING HAS NOT IDENTIFIED THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES AS PART OF THIS SURVEY.
 - THE SIDELINES OF GOODWIN ROAD (ME-101), AS DEPICTED HEREON, ARE BASED ON A STATUTORY WIDTH OF 3 RODS (49.5') AND FOUND MONUMENTATION.
ATTAR ENGINEERING HAS NOT PERFORMED A RECORD RETRACEMENT SURVEY OF THE SIDELINES OF GOODWIN ROAD. THE OWNERS OF LAND ADJACENT TO SAID ROAD OR STREET MAY HAVE OWNERSHIP RIGHTS EXTENDING INTO THE ROADS OR STREET. THIS DOCUMENT DOES NOT INTEND TO LIMIT, DENY, OR LOCATE THESE RIGHTS AND DOES NOT NECESSARILY REFLECT THE EXTENT OF TITLE THAT PASSES BY IMPLICATION OR OPERATION OF LAW.
 - A REASONABLE AND DILIGENT SEARCH OF THE RECORD AND FIELD WAS CONDUCTED PURSUANT TO THE CONTRACT FOR SERVICES WITH MCHT/GWLT. IN SOME INSTANCES, OCCUPATIONAL EVIDENCE HAS BEEN RELIED UPON AS THE BEST REASONABLE EVIDENCE OF THE BOUNDARY LINE LOCATION, ABSENT OF FURTHER UNRECORDED OR UNFOUND WRITTEN EVIDENCE. BOUNDARY OF THE PROPOSED CONSERVATION EASEMENT AREA FROM SET IRON ROD AT THE END OF L16 TO SET IRON ROD ON THE NORTH SIDE OF YORK RIVER/SHERBURNE BROOK, IS BASED ON OCCUPATIONAL EVIDENCE OF WIRE FENCE REMNANTS AND PLAN REF.#12. KASHMER'S RECORD BOUNDARY, UNENCUMBERED BY THE CONSERVATION EASEMENT, MAY EXTEND FURTHER WESTERLY OF THIS LINE, IN WHICH CASE, A BOUNDARY LINE AGREEMENT IS RECOMMENDED WITH ADJUTING LANDOWNERS.
 - PRIOR DEEDS HAVE REFERRED TO THIS AS SHERBURNE BROOK. THERE EXIST REFERENCES TO THE YORK RIVER AS COMMENCING AT YORK POND. NO FURTHER WORK HAS BEEN UNDERTAKEN TO DETERMINE WHERE THE YORK RIVER BEGINS, HOWEVER THE TIDAL INFLUENCE DOES NOT APPEAR TO AFFECT THIS AREA.

- REFERENCE PLANS:
- PLAN OF LAND OF KATHERINE N. STEIN, ELIOT, MAINE BY K.E. MOORE, LAND SURVEYOR AUG, 1974, RECORDED IN THE Y.C.R.D. PLAN BOOK 73 LOT 41.
 - PROPERTY OF ELIOT G. & EDNA T. HANSCOM, OFF GOODWIN ROAD, ELIOT, MAINE BY JAMES C. ROGERS, REGISTERED LAND SURVEYOR MARCH 1976, RECORDED IN THE Y.C.R.D. PLAN BOOK 88 PAGE 20
 - PLAN OF LOT PREPARED FOR JOSEPH K. LYMAN, SR. ELIOT, MAINE FEB 17, 1983 BY THOMAS F. MORAN, INC RECORDED IN THE Y.C.R.D. PLAN BOOK 120 PAGE 44
 - PLAN OF LAND FOR ALEDEL INVESTMENT TRUST, FROST HILL ROAD, ELIOT MAINE BY ROARING BROOK CONSULTANTS 3/10/87 RECORDED IN THE Y.C.R.D. PLAN BOOK 157 PAGE 15.
 - PLAN OF LAND IN ELIOT MAINE FOR REGINALD MUCHMORE, FROST HILL ROAD, ELIOT MAINE BY ROARING BROOK CONSULTANTS 4/24/1987 RECORDED IN THE Y.C.R.D. PLAN BOOK 157 PAGE 26.
 - BOUNDARY SURVEY FOR MAURICE SCHMIR & SYLVIA K. WARNER OFF FROST HILL ROAD, ELIOT MAINE BY ANDERSON LIVINGSTON ENGINEERS, INC JANUARY 3, 2002 RECORDED IN THE Y.C.R.D. PLAN BOOK 271 PAGE 25.
 - SURVEY OF THE TOWN BOUNDARY COMMON TO THE TOWN OF ELIOT AND THE TOWN OF YORK, YORK COUNTY STATE OF MAINE BY CIVIL CONSULTANTS, 7/27/1994 RECORDED AT THE Y.C.R.D. PLAN BOOK 227 PAGE 5.
 - BOUNDARY SURVEY FOR MAURICE SCHMIR OFF FROST HILL ROAD, ELIOT MAINE BY ANDERSON LIVINGSTON ENGINEERS, INC SEPTEMBER 1998 RECORDED IN THE Y.C.R.D. PLAN BOOK 245 PAGE 1.
 - KELM SUBDIVISION, STEPHEN KELM, 110 GOODWIN ROAD ELIOT, MAINE BY AMBIT ENGINEERING, INC OCTOBER, 2003 RECORDED AT THE Y.C.R.D. PLAN BOOK 289 PAGE 34.
 - STANDARD BOUNDARY SURVEY MAP 66 LOTS 47 & 49 FOR STEPHEN KELM, 110 GOODWIN ROAD ELIOT, MAINE BY AMBIT ENGINEERING, INC OCTOBER, 2002 RECORDED AT THE Y.C.R.D. PLAN BOOK 289 PAGE 37.
 - BOUNDARY SURVEY DIVISION OF PROPERTY FOR MICHAEL & LOUISE DIAS, GOODWIN ROAD ELIOT, MAINE BY FRANK EMERY III, PLS, NOV. 2012 RECORDED IN THE Y.C.R.D. PLAN BOOK 360 PAGE 1.
 - PLAN OF LAND FROST HILL ROAD, ELIOT MAINE TO BE CONVEYED TO JOSEPH L. KASHMER, III, NOVEMBER 1977 BY PLATO C. HOULIARES, REG. LAND SURVEYORS NOT RECORDED
 - SKETCH-- FROST HILL ROAD, YORK RIVER SHOWING PARCELS "A" AND "B" FROM PLATO C. HOULIARES, FILES
 - PLAN OF LAND FROST HILL ROAD, ELIOT MAINE TO BE CONVEYED TO DOUGLAS H. & ELAINE R. STARKEY AUGUST 1977 BY PLATO C. HOULIARES, REG. LAND SURVEYORS, NOT RECORDED.
 - LOT SPLIT ON FROST HILL ROAD FOR ISAIAH & KAREN PLANTE, BY ISAIAH E. PLANTE PLS 2334 JULY 22 2003 RECORDED AT THE Y.C.R.D. PLAN BOOK 285 PAGE 16

OWNER OF RECORD:
TAX MAP 57 LOT 8
NANCY G. & JOSEPH LAURENCE KASHMER, III
142 GOODWIN ROAD
ELIOT, MAINE 03903
BK.2450 PG.250, & BK.1989 PG. 777 YORD

NO.	DESCRIPTION	DATE
B	MISC	03/07/25
A	SPECIAL USE AREAS	02/03/25
REVISIONS		



BOUNDARY SURVEY OF
PROPOSED CONSERVATION EASEMENT ON
LAND OF KASHMER
FOR: GREAT WORKS REGIONAL LAND TRUST
PO BOX 151
SOUTH BERWICK, MAINE 03908
ATTAR ENGINEERING, INC.
CIVIL • STRUCTURAL • MARINE • SURVEYING
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:
1" = 200'
DATE:
10/06/22
JOB NO. C378 FIB2 BOUNDARY MAINE COAST HERITAGE FINAL SHEET: 1 OF 1

APPROVED BY:

DRAWN BY:
CBW
REVISION DATE:
03/07/25

STATE OF MAINE - YORK COUNTY
SS. REGISTRY OF DEEDS
RECEIVED Mar 14, 2025
AT 9 h. 09 m. A.M. AND RECORDED IN
PLAN BOOK 446, PAGE 47
ATTEST Christen B. Wilber REGISTER