



# Whitecap Edition

Special Edition Summer 2007



## FROM THE PRESIDENT...

CONGRATULATIONS to all of you for parts you played in enabling the trust to purchase the Mead lands on Rumford Whitecap from Bay Root, LLC, a timber investment management organization (TIMO). This amazing feat would not have been possible without the skills, time commitments, community contacts, financial contributions, and PASSION that you brought to the project.

The campaign produced the largest fund-raising success in the history of small nonprofits in our area, nearly TEN TIMES larger than anything that the trust had accomplished before. In addition to enabling us to preserve the view-shed of the mountain for the residents and visitors in the valleys below and to guarantee access to the mountaintop (and its blueberries!), it has positioned the land trust to move forward as a major player in land conservation efforts in the Mahoosuc Region of Western Maine and Northern New Hampshire.

There are HUNDREDS of you to thank for this success, and you will find stories elsewhere in this publication. However, there are a few leaders of the effort who deserve special recognition and can never be thanked enough. Bill Stockwell, our fund-raising consultant, took a group of doubting amateurs and turned them into a highly skilled team. Leon Akers first brought the notion that this was a very necessary project to the trust. Bob and Lida Iles caught the passion for the idea early and worked tirelessly throughout the three-year effort to ensure that every grant opportunity, corporate giving program, and individual with knowledge of the mountain was approached and given the opportunity to help. The Whitecap Committee, attending more meetings than anyone could imagine, constantly contacted locals and visitors to spread the word of the urgency of the project. Jolan Ippolito stepped in with her incredible organizational skills and engaging personality to keep everyone on task; the MLT staff put aside other projects to do all the necessary record keeping and correspondence. Our MLT treasurer Walt Hatch made sure that all monies were properly accounted for every step of the way.

There is much to do now that we are the owners of the land. Some of the same people who led the campaign are already out on the mountain with neighbors and friends rerouting trails, solving erosion issues and working with neighboring landowners to develop a management plan for the land that takes into account traditional uses and proper stewardship. During the final days of the fund-raising campaign there were expressions of concern and misunderstanding among a few local landowners. Discussions are ongoing to resolve those concerns so that all area residents and visitors may continue to enjoy the beauty and tranquility that Whitecap has to offer now and in the future.

Thank YOU for all your help!

Steve Wight, President

Return Service Requested

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# Celebration

## Please Join Us

The Mahoosuc Land Trust cordially invites you to a celebration of the Successful completion of the Whitecap Conservation Project

### PERENNIAL INN

141 Jed Martin Road, Rumford Point

1.3 miles off route 2

207-369-0309

*A Sunday afternoon of  
music and socializing*

August 5, 2007  
3:00 PM to 5:00 PM

#### BOARD OF DIRECTORS

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## THE WHITECAP STORY

The Mahoosuc Land Trust, with the help and support of its members and friends, purchased the south slope of Rumford Whitecap Mountain on March 30. The project was our largest project to date and the culmination of three years' work by the members, Board of Directors, and the Whitecap Committee.

Rumford Whitecap has been a popular destination for hiking, skiing, berry-picking and picnicking for generations. The relatively low elevation (2,212 feet) and bald summit make it an easy and rewarding walk with 360-degree views. The land trust has letters in its files dating back to the early 1990s suggesting that the organization work to conserve Rumford Whitecap Mountain.

Whitecap was owned by the paper mill in Rumford for many years. Late in 2003, Mead Westvaco Mill sold all its timberland, including part of Rumford Whitecap Mountain, to Bay Root, LLC. The new owners subsequently began marketing small scattered parcels like Whitecap. Because of the high public use and conservation values, Bay Root agreed to withhold the Whitecap parcel from the market until the land trust was able to put together a plan to purchase the property.

In the summer of 2004 the land trust received a grant to help begin working on the Whitecap project. The Whitecap Committee was created that fall. In the spring of 2005 a limited, but successful preliminary fund-raising campaign enabled the committee to continue work on the project.

The committee decided to pursue Land for Maine's Future (LMF) funding for Whitecap if LMF was re-funded by the voters in the November, 2005 general election. Immediately after LMF funding was approved the committee began preparing an application, appraising the property, and negotiating a purchase-and-sale agreement with Bay Root.

In May, 2006, the LMFB approved the Whitecap proposal and granted \$243,000 for the project. The committee got down to the work of raising the balance - \$419,000. The campaign began in earnest in the fall of 2006. The closing date of the purchase-and-sale agreement was March 30, 2007. Between October and March the committee visited donors, hosted cultivation events and prepared mailings. The MLT Board of Directors provided over \$82,000 to the project. The Betterment Fund matched the first \$50,000 of gifts donated by the residents of Rumford, Hanover, and Andover. The successful campaign raised sufficient funds to close on the scheduled date.

The acquisition was possible because of the generosity of our members and friends who donated money and time to the project. Whitecap is a remarkable achievement of which the community and the land trust can be very proud.

## GEOLOGY OF WHITECAP

Whitecap Mountain takes its name from a large exposure of igneous rock called granite pegmatite – more commonly referred to as pegmatite. Pegmatite is similar in composition to the granite from which it is derived. In Oxford County some of these pegmatite bodies contain the pink, green and blue tourmaline as well as aquamarine beryl for which the area is known. The Whitecap Mountain pegmatite is dominated by white to cream-colored feldspars, along with quartz and mica. These minerals give the rock, when viewed from a distance, an almost snow-white appearance.

The granites of northern New England, which in Maine occur from the western mountains to Washington County and north to Katahdin, were intruded into the earth's crust during the Devonian Period more than 300 million years ago. This intrusion was a result of the collision of two continental plates that produced vast quantities of granitic magma that intruded the crust thousands of feet below the surface. The collision also produced the ancestors of the mountains of Maine and New Hampshire.

Subsequent tectonic events, followed by a long period of stream erosion, left a landscape that was not much different from what we see today. However, four periods of glaciation altered the landscape to its present form, but the vegetation that developed 10 to 14 thousand years ago after the last ice sheet melted was much like the arctic tundra and taiga. It is unusual that very little soil developed on Whitecap, preventing forest vegetation from becoming established. These circumstances left us with a distinguished and beautiful landmark.

Jerry W. Vincent, Ph.D.  
Former Vice-President  
Mahoosuc Land Trust



## STEWARDSHIP OF WHITECAP

The Whitecap Mountain Preserve will present the Mahoosuc Land Trust with new stewardship challenges. Whitecap is a popular back-country recreation area accessible only by hiking or snowmobile trail.

The first step will be to develop a Whitecap stewardship plan. The land trust hopes to complete this task within a year. Mahoosuc Land Trust made a commitment to the selectmen of Rumford to involve local citizens in the planning process. It also made a commitment to the Land for Maine's Future Board to consult with the local snowmobile clubs to make certain that there is trail access to the summit area. MLT intends to fulfill both commitments.

Whitecap Mountain Preserve stewardship will be the responsibility of the new Whitecap Mountain Preserve Stewardship Sub-Committee chaired by Bob Iles. We hope that preserve supporters from Andover and Rumford, neighbors of the preserve, will volunteer to serve on the sub-committee. The new sub-committee will report to the land trust's Stewardship Committee. This is the same organizational model used during the acquisition phase of Whitecap when the Whitecap Committee reported to the Land's Committee.

The first action will be to re-locate the Coburn Brook Trail away from the land of a neighbor who does not want hikers crossing his property. The new route is already planned. When the new route is open, the new trail description will be posted on the MLT website: [www.mahoosuc.org](http://www.mahoosuc.org).

## CHRONOLOGY OF WHITECAP

**November, 2003** - The paper mill in Rumford sells 629,000 acres of timberland, including 622 acres on Rumford Whitecap Mountain, to Bay Root, LLC.

**Spring, 2004** - Bay Root begins marketing smaller, scattered, non-contiguous parcels of the former paper mill lands. The MLT Lands Committee identifies three important pieces with very high conservation values: Whitecap, Buck's Ledges in Woodstock and the Gilead canoe launch site.

**July, 2004** - MLT receives a preliminary planning grant from the Betterment Fund to begin working on the three projects.

**February, 2005** - The Whitecap Committee is established and begins reviewing the options to conserve Rumford Whitecap Mountain.

**March, 2005** - The Whitecap Committee raises additional planning funds.

**November, 2005** - Land for Maine's Future Program is re-funded by the state's voters.

**December 16, 2005** - Adam and Bear Gammon (A and B Equipment) of Andover donate a trail easement across their land to guarantee hiking trail access to the Whitecap property.

**December 20, 2005** - Whitecap appraisal is complete. MLT begins formal negotiations with Bay Root to purchase Whitecap.

**January 30, 2006** - MLT submits a formal application to the Land for Maine's Future Program requesting \$435,986 for the Rumford Whitecap Mountain project.

**May 16, 2006** - Land for Maine's Future Board grants initial approval of \$243,000 for Rumford Whitecap.

**June 27, 2006** - The Starr Family donates a trail easement across their land guaranteeing a second hiking trail access to the Whitecap property.

**July 25, 2006** - MLT completes a purchase-and-sale agreement to purchase Whitecap from Bay Root.

**September, 2006** - MLT completes a Whitecap fund-raising feasibility study. The study concludes that the land trust has the capacity to successfully raise the funds needed to acquire Whitecap.

**October, 2006** - The Committee hires Jolan Ippolito of Rumford to serve as the campaign coordinator.

**Capital Campaign Begins!** The Capital Campaign Committee includes Leon Akers, Bill French, Vicki Fimiani, Bob and Lida Iles, Jolene Lovejoy, Linda Macgregor, Marcel Polak.

**November 14, 2006** - The Land for Maine's Future formally allocates \$243,000 to the Whitecap Project.

**November 2006 – April 2007** - The capital campaign is in full swing. MLT raises \$397,402 between October and March to successfully complete the Whitecap campaign.

**March 30, 2007** - MLT completes the Whitecap transaction.

